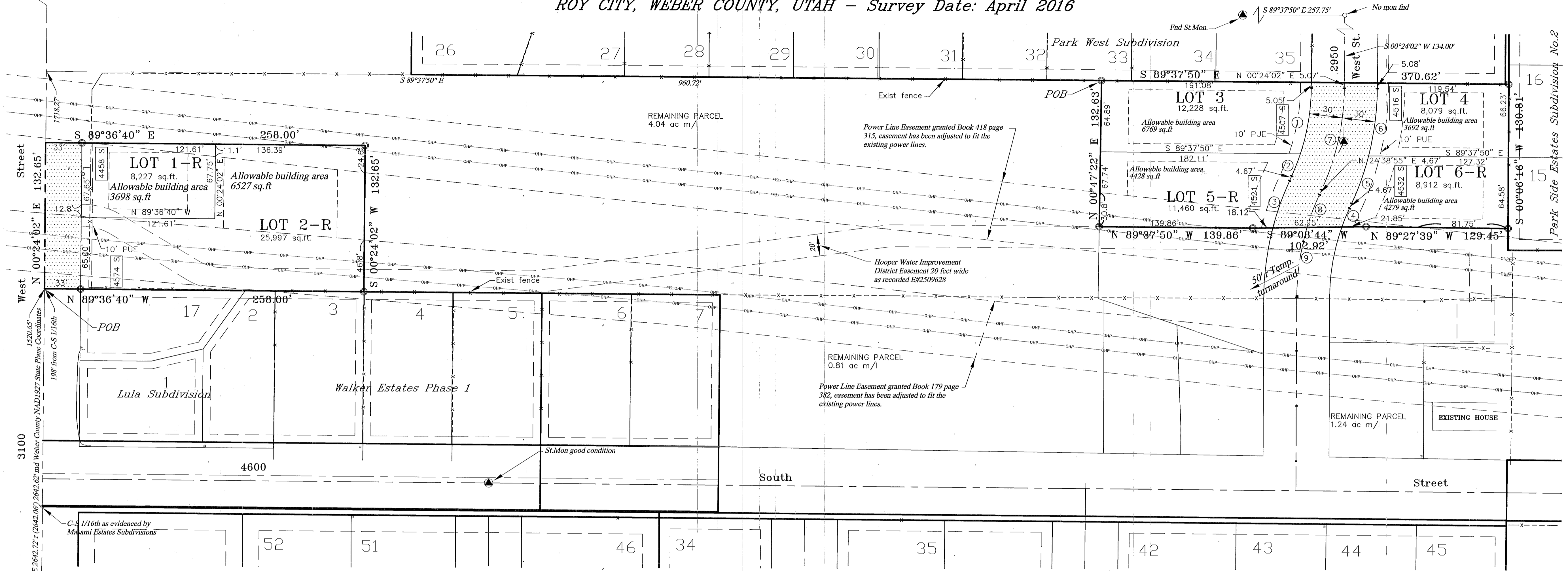


TIGARD SUBDIVISION PHASE 1

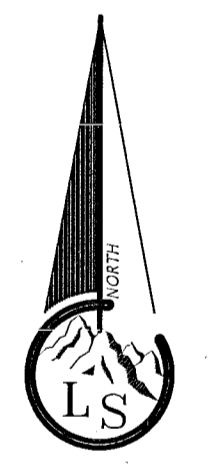
PART OF THE S 1/2 OF NW 1/4 OF SE 1/4 OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
ROY CITY, WEBER COUNTY, UTAH - Survey Date: April 2016

C 1/4 cor Sec. 10, T 5 N, R 2 W, SLB&M,
WCo Brass cap found per the records good
condition dated 1989, NAD27 coordinates of
record X=1847502.27 Y=310212.46



C-S 1/16th as evidenced by
Mammi Estates Subdivisions

S 1/4 cor Sec. 10, T 5 N, R 2 W, SLB&M,
WCo Brass cap found per the records good
condition dated 1980, NAD27 coordinates of
record X=1847483.80 Y=307570.46



Scale ~ 1" = 50'

- Legend**
- - - - - EXISTING FENCE
 - - - - - EASEMENTS (as labeled or granted)
 - - - - - BUILDING SETBACK LINES
 - - - - - STREET CENTERLINE
 - ◆ FND SECTION CORNER
 - ▲ FND STREET MONUMENT
 - FND CURB NAIL
 - FND REBAR AND CAP
 - SET #5x24" REBAR AND CAP STAMPED LANDMARK
 - ▨ ROAD/STREET DEDICATION

- NOTES:**
- Zoning = R-1-8, size: 8,000 sq.ft. min., 65' frontage except corner lots which require 75' frontage.
 - This subdivision has utilities currently stubbed to the lots.
 - Lower Valley Coordinate system is NAD1927 U.S. ft. expanded to ground using a combined factor of 1.0002520877833. The initial coordinates are based on the published values of the Weber County Surveyor's Office.
 - Restricted lots are designated with the letter "R" after the lot number. These lots have specific restrictions relating to the proximity of structures and the location of the power lines. The lot owner is hereby notified that any restrictions relating to the new construction on the lots must comply with the power company standards, specifications, and/or restrictions.
 - Lot 2-R contains an additional requirement relating to the installation of sewer lateral clean outs in which the city may require additional clean out boxes as a condition of building permit application to accommodate the longer length of the lateral line and facilitate ease of access in the event of a blockage.
 - Roy City General Plan has identified the area which these lots are created as having a high risk potential for liquefaction in the event of an earthquake. The owners of the lots are hereby notified of such potential.
 - Distances shown from lot corners to easement boundaries are only approximate and should not be assumed to control the location of the easement. They are being shown at the request of the City Engineer.

BOUNDARY DESCRIPTION

Lots 1 and 2:
A tract of land located in the South half of the Northwest Quarter of the Southeast Quarter of Section 10, Township 5 North Range 2 West, Salt Lake Base and Meridian, having a basis of bearing of North 00°24'02" East between the monumented South Quarter corner (Weber County NAD27 record coordinates X=1847483.80 Y=307570.46) and the Center Quarter corner (Weber County NAD27 record coordinates X=1847502.27 Y=310212.46) of said Section 10, said tract being a portion of that certain parcel deeded by Quit Claim Deed recorded as Entry #2841999 on February 9, 2017, said tract being more particularly described as follows;
BEGINNING at a point located 1520.65 feet North 00°24'02" East along the monumented quarter section line, FROM said monumented South Quarter corner of Section 10;
RUNNING thence North 00°24'02" East 132.65 feet along said quarter section line;
Thence South 89°36'40" East 258.00 feet;
Thence South 00°24'02" West 132.65 feet, to the north boundary of Walker Estates Phase I recorded Plat book 31 page 75, Weber County plat records;
Thence North 89°36'40" West 258.00 feet, along said north boundary of Walker Estates Phase I and along the north boundary of Lula Subdivision recorded Plat book 57 page 91, Weber County plat records to the point of beginning.
Containing 34,224 square feet, more or less.

Lots 3 thru 6:
A tract of land located in the South half of the Northwest Quarter of the Southeast Quarter of Section 10, Township 5 North Range 2 West, Salt Lake Base and Meridian, having a basis of bearing of North 00°24'02" East between the monumented South Quarter corner (Weber County NAD27 record coordinates X=1847483.80 Y=307570.46) and the Center Quarter corner (Weber County NAD27 record coordinates X=1847502.27 Y=310212.46) of said Section 10, said tract being a portion of that certain parcel deeded by Quit Claim Deed recorded as Entry #2841999 on February 9, 2017, said tract being more particularly described as follows;
BEGINNING at a point located 1718.27 feet North 00°24'02" East along said quarter section line and 960.72 feet South 89°37'50" East along a fence and fence extended which represents the south boundary of land described in Warranty Deed recorded as Entry #2241394 on February 9, 2007 and the south boundary of Park West Subdivision recorded Plat book 40 page 31, Weber County plat records, FROM said monumented South Quarter corner of Section 10;
RUNNING thence South 89°37'50" East 370.62 feet along said south boundary of Park West Subdivision, said point being the southeast corner of Lot 13 said Park West Subdivision and on the west boundary of Park Side Estates Subdivision No.2 recorded Plat book 36 page 92, Weber County plat records;
Thence South 00°06'16" West 130.81 feet, along said west boundary of Park Side Estates Subdivision No.2;
Thence North 89°27'39" West 129.45 feet;
Thence South 89°08'44" West 102.92 feet;
Thence North 89°37'50" West 139.86 feet;
Thence North 00°47'22" East 132.63 feet to the point of beginning.
Containing 48,887 square feet, more or less.

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CH BRG & DIST
1	17°52'21"	195.00'	30.66'	60.827'	N 9°20'12" E 60.58'
2	6°22'32"	195.00'	10.86'	21.699'	N 21°27'39" E 21.68'
3	10°12'24"	255.05'	22.78'	45.436'	N 19°32'43" E 45.37'
4	5°19'25"	195.05'	9.07'	18.124'	N 21°59'13" E 18.12'
5	10°22'24"	255.00'	23.15'	46.17'	N 19°27'44" E 46.10'
6	13°52'30"	255.00'	31.03'	61.75'	N 7°20'17" E 61.60'
7	24°14'53"	225.00'	48.34'	95.22'	N 12°31'29" E 94.51'
8	8°06'25"	225.00'	15.95'	31.84'	N 20°35'43" E 31.82'
9	8°50'00"	225.00'	17.4'	34.7'	S 12°07'30" W 17.4'
10					
11					

Landmark Surveying, Inc.
A Complete Land Surveying Service
www.LandmarkSurveyUtah.com

4646 South 3500 West - #A-3
West Haven, UT 84401
801-731-4075

DEVELOPER: Tigard, LC
Address: 1090 N 5900 E, Eden, UT 84310

Record of Survey
Weber County Surveyor

S 1/2 of NW 1/4 of Section 10,
Township 5 North, Range 2 West, Salt Lake Base and Meridian.

Revisions	DRAWN BY: EDR
	CHECKED BY: ...
	DATE: January 9, 2018
	FILE: 3607

RECEIVED
SEP 28 2018
BY: 6110

NARRATIVE

The purpose of the survey is to create the subdivision lots shown. The basis of bearing is as noted in the boundary descriptions.
With respect to Lots 1 and 2 the south and west boundaries are established by the two subdivisions noted and the quarter section line respectively. The existing fences for the Walker and Lula subdivisions fit quite well with the plotted locations shown on the recorded plats. The plot location has been held for the south boundary and the quarter section line for the center line of 3100 West Street.
With respect to Lots 3 thru 6 the north and east boundaries are against two subdivisions. The Park West Subdivision, on the north, matches the location of the existing fence. We also found many curb nails that match the plot location for the subdivision so I am holding the location of the subdivision as plotted. Also, the existing fence on the west of the Park Side plot matches the plot location and it is being held as the boundary.
Street monuments and section corners were found as shown.

SURVEYOR'S CERTIFICATE
I, Ernest D. Rowley, do hereby certify that I am a professional land surveyor in the State of Utah and hold certificate no. 171781-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17, verifying measurements, and placing monuments as represented. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon.

