

Russell Estates Subdivision Second Amendment

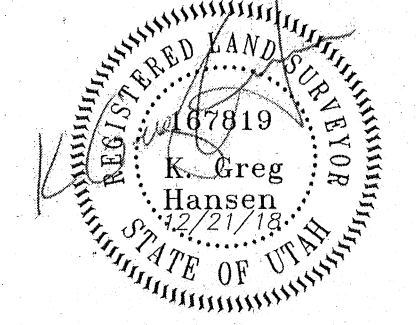
Amending Lot 1
A Part of the Northwest Quarter of Section 23,
Township 5 North, Range 2 West, Salt Lake Base & Meridian
Roy, Weber County, Utah

SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Act; and I have completed a survey of the property described on this plat in accordance with Section 17-23-17 and have verified all measurements, and have placed monuments as represented on this plat, and have hereby subdivided and amended said tract into two (2) lots, know hereafter as Russell Estates Subdivision Second Amendment in Roy City, Weber County, Utah, and has been correctly drawn to the designated scale and is true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records in the Weber County Recorder's Office and from said survey made by me on the ground, I further hereby certify that the requirements of all applicable statutes and ordinances of Roy City concerning zoning requirements regarding lot measurements have been complied with.

Signed this 21st day of December, 2018.

K. Greg Hansen P.L.S.
Utah Land Surveyor License No. 167819



BOUNDARY DESCRIPTION

ALL OF LOT 1, RUSSELL ESTATES SUBDIVISION, ROY CITY, WEBER COUNTY, UTAH SURVEY BEING SITUATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1 BEING A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF 2575 WEST STREET LOCATED 484.49 FEET NORTH 00°24'29" EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER AND 976.35 FEET NORTH 90°00'00" EAST FROM THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER;

RUNNING THENCE SOUTH 89°44'04" EAST 217.82 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00°00'00" WEST 142.90 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 5950 SOUTH STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 73°56'00" WEST 67.63 FEET; (2) TO THE RIGHT ALONG THE ARC OF A 323.48 FOOT RADIUS CURVE, A DISTANCE OF 92.20 FEET, CHORD BEARS SOUTH 82°05'55" WEST 91.88 FEET, HAVING A CENTRAL ANGLE OF 16°19'49"; AND (3) NORTH 89°44'11" WEST 62.62 FEET TO THE EAST RIGHT-OF-WAY LINE OF 2575 WEST STREET; THENCE NORTH 00°15'49" EAST 174.98 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 36,323 SQUARE FEET OR 0.834 ACRES.

OWNER'S DEDICATION AND CERTIFICATION

Know all men by these presents that we, the undersigned Owners of the above described tract of land having caused the same to be subdivided and amended into lots as shown on this plat and name said tract Russell Estates Subdivision Second Amendment and hereby dedicate, grant and convey, in perpetuity, pursuant to the provisions of 10-9a-607, Utah code, without condition, restriction or reservation to Roy City, Utah, all those parts or portions of said tract of land designated as streets the same to be used as public thoroughfares forever, and also dedicate to Roy City those certain strips as easements for public and private utility, irrigation and drainage purposes as shown hereon. The same to be used for the installation, maintenance and operation of public utility service lines, irrigation and drainage as may be authorized by the Governing Authority as shown hereon, in witness we have here unto set our signature this _____ day of _____, 2018.

Claire Perry Russell
Shirley Joleen Russell
Remaining Trustees of the Roy J. Russell & Thelma P. Russell Life Estate.

TRUST ACKNOWLEDGMENT

State of Utah
County of Weber

On this _____ day of _____, 2018, Claire Perry Russell and Shirley Joleen Russell, remaining trustees for the Roy J. Russell & Thelma P. Russell Life Estate, personally appeared before me, the undersigned notary public in and for said county of Weber, in the state of Utah, the signers of the attached owners dedication, two in numbers, who duly acknowledged to me they signed it freely and voluntarily and for the purpose therein mentioned on behalf of said trust.

Notary public

NARRATIVE

The Purpose of this Survey was to Establish and set the Property Corners of the two (2) Lot Subdivision as Shown and Described Hereon. This Survey was ordered by Perry and Joleen Russell to amend Lot 1 of the Russell Estates Subdivision into lots. The Control used to Establish the Property Corners was the control found with said Russell Estates Subdivision along with the Existing Weber County Survey Monumentation Surrounding Section 23, Township 5 North, Range 2 West, S.L.B.&M. The basis of bearing is the West line of the Northwest Quarter of said Section which bears North 0°24'29" East, Utah North, State Plane, Calculated N.A.D.83 Bearing.

Developer:
Perry Russell
5939 South 2575 West
Roy City, Utah 84067
(801) 710-5797

RECEIVED
JAN 04 2019
BY: 6157

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND
RECORDED _____
IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____ RECORDED
FOR _____

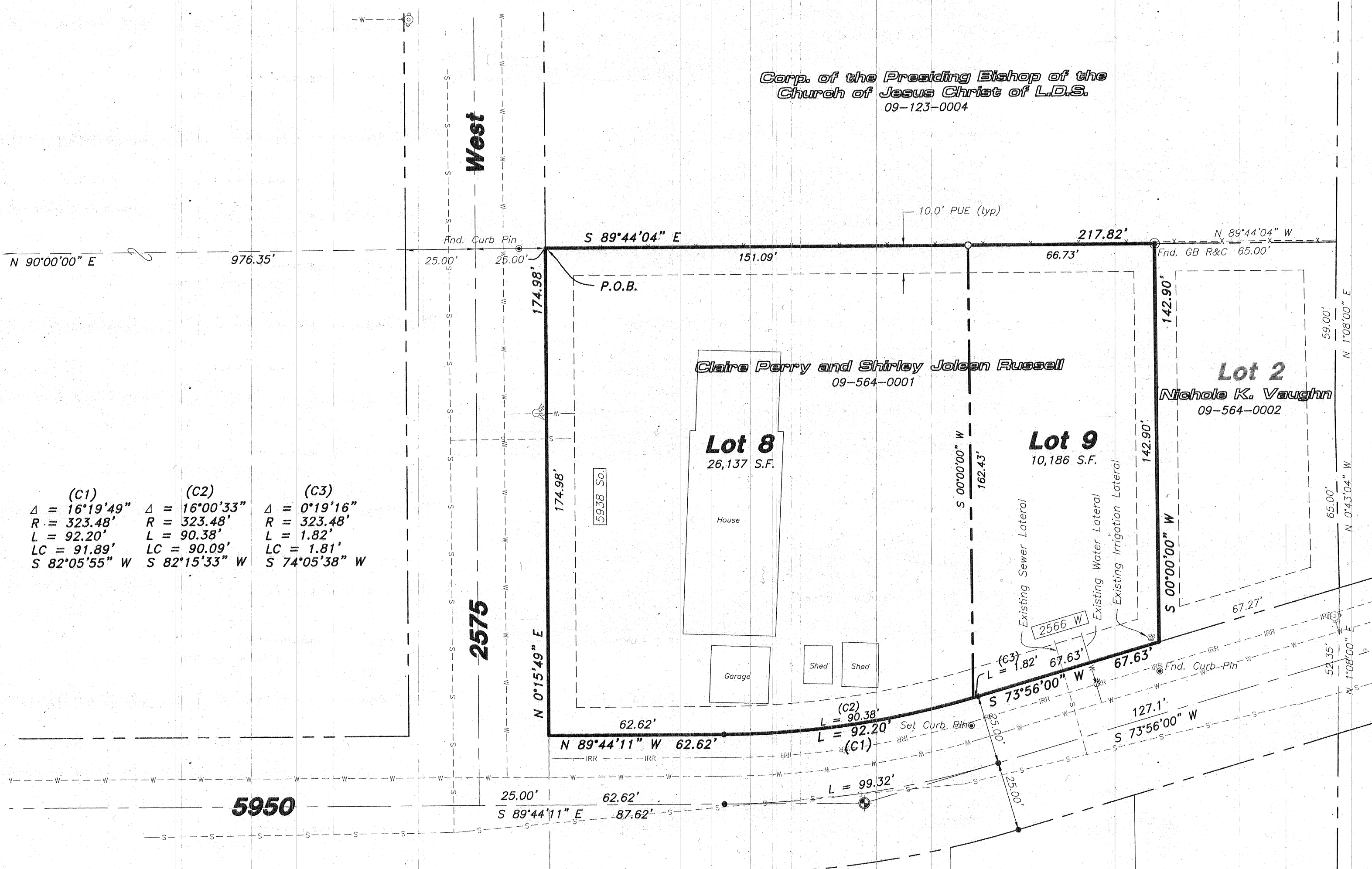
COUNTY RECORDER
BY: _____
DEPUTY

Section Line - Basis of Bearing

2641.06' Meas. (2641.06')

484.89'

N 00°24'29" E



| (C1) | (C2) | (C3) |
|------------------------------|------------------------------|-----------------------------|
| $\Delta = 16^{\circ}19'49''$ | $\Delta = 16^{\circ}00'33''$ | $\Delta = 0^{\circ}19'16''$ |
| $R = 323.48'$ | $R = 323.48'$ | $R = 323.48'$ |
| $L = 92.20'$ | $L = 90.38'$ | $L = 1.82'$ |
| $LC = 91.89'$ | $LC = 90.09'$ | $LC = 1.81'$ |
| $S 82^{\circ}05'55'' W$ | $S 82^{\circ}15'33'' W$ | $S 74^{\circ}05'38'' W$ |

Plat Notes:

- All Public Utility Easements (PUE's) are 10.00 feet wide along the front of the lots and 7.50 feet wide along side and rear yard lines unless noted otherwise.
- Any substandard conditions on the existing sidewalk must be repaired as part of the subdivision improvements.
- An APP style "T" patch will be required for the street cuts in 2650 West.
- Driveway approach and sidewalk must have eight (8) inches of road base and six (6) inches of concrete. (Curb, apron and sidewalk).
- Repairs must be made to any curb, gutter or sidewalk damaged during construction.
- Developer is responsible to acquire a street cut permit and all asphalt replacement.
- All construction to comply with Roy City Standards and Specifications.
- Portions of the dwelling that are below grade shall be at a depth similar to the surrounding dwellings. If ground water is observed at time of excavation, a geographical engineer shall evaluate the site and provide recommendations. All recommendations that are provided shall be followed.
- Section R405.1 Concrete or masonry foundations requires drains to be installed. Drains shall be provided around all concrete or masonry foundations that retain earth and enclose habitable or usable spaces located below grade. Drainage tiles, gravel or crushed stone drains, perforated pipe or other approved systems or materials shall be installed at or below the area to be protected and shall discharge by gravity or mechanical means into an approved drainage system. Gravel or crushed stone drains shall extend at least 1 foot (305 mm) beyond the outside edge of the footing and 6 inches (152 mm) above the top of the footing and be covered with an approved filter membrane material. The top of open joints of drain tiles shall be protected with strips of building paper. Perforated drains shall be surrounded with an approved filter membrane or the filter membrane shall cover the washed gravel or crushed rock covering the drain. Drainage tiles or perforated pipe shall be placed on a minimum of 2 inches (51 mm) of washed gravel or crushed rock at least one sieve size larger than the tile joint opening or perforation and covered with not less than 6 inches (152 mm) of the same material.

Community Development

I hereby certify that this plat complies with the minimum requirements of the subdivision ordinance of Roy City. Signed this _____ Day of _____, 2018.

Roy City Acceptance

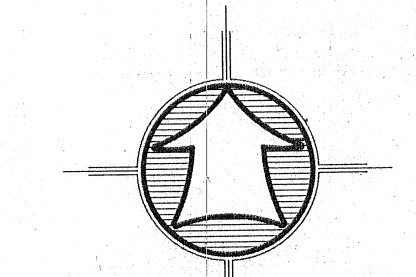
This is to certify that this subdivision plat was duly accepted and approved by the Mayor, on the _____ Day of _____, 2018.

Roy City Mayor

Attest

LEGEND

- Subject Property Line
- Interior Lot Lines
- Adjoining Property Line
- Previous Property Line
- Centerline
- Public Utility Easement (PUE)
- Ditch
- Field Separation Line
- Fence Line (Wire)
- Fence Line (wood or Vinyl)
- Found Street Monument
- Found rebar set by others
- Set 5/8"x24" Rebar With Cap
- Section Corner



Scale: 1" = 30'
Scale in Feet
(Data in Parentheses is Record)

Roy City Engineer

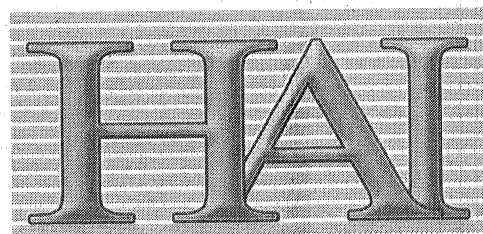
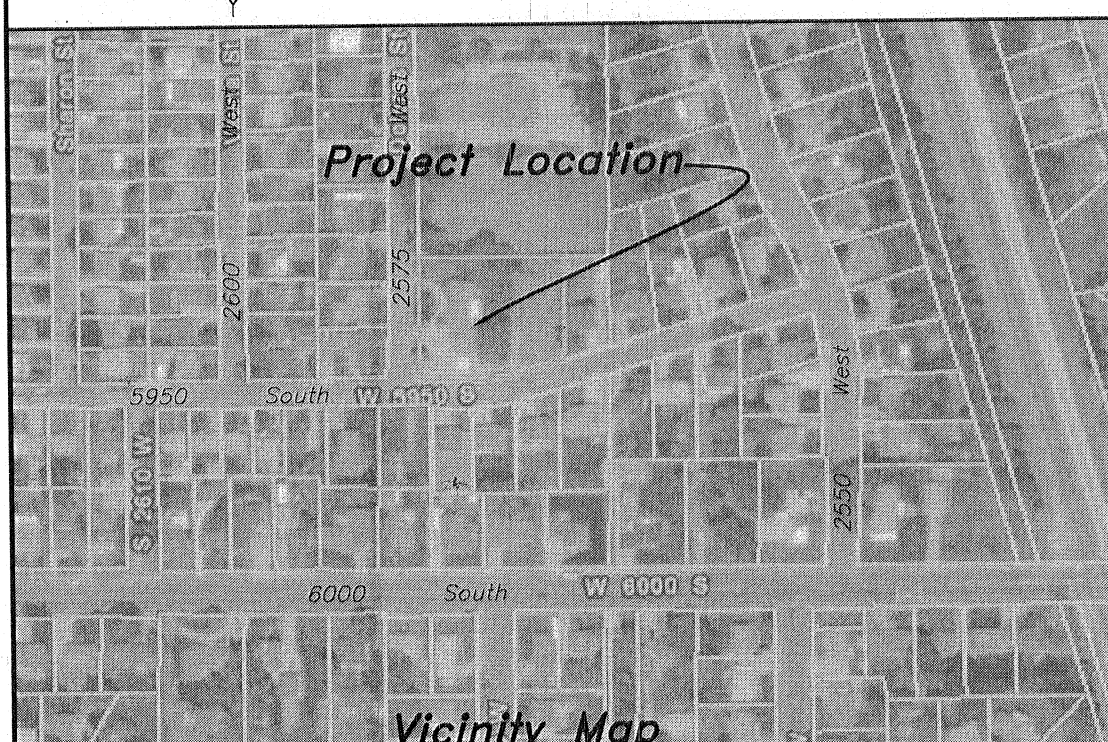
I hereby certify that the requirements of all statutes and ordinances prerequisite to approval by the Engineer of the foregoing plat and dedications have been complied with. Signed this _____ day of _____, 2018.

Roy City Engineer

Roy City Attorney

Approved as to form this _____ day of _____, A.D. 2018.

Roy City Attorney



HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.haies.net
Brigham City Ogden Logan
(435) 723-3491 (801) 399-4905 (435) 752-8272