

Roy 2000 Subdivision

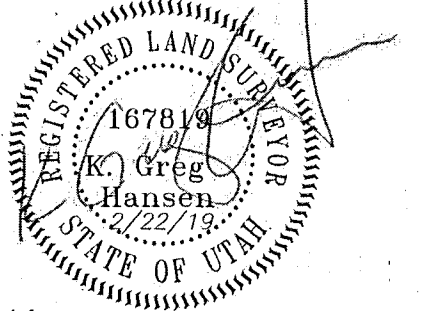
Roy City, Weber County, Utah
A Part of the Southeast Quarter of Section 14,
Township 5 North, Range 2 West, Salt Lake Base & Meridian
February, 2019

East Corner of Sec. 14, T. 5 N., R. 2 W., SLB&M Found Weber Co. Brass Cap Monument.

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 Professional 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 said tract into two (2) lots, know hereafter as Roy 2000 Subdivision located 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 22nd day of February, 2019.



BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF 2000 WEST STREET LOCATED 1073.34 FEET SOUTH 00°16'39" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER AND 634.26 FEET NORTH 89°43'21" WEST FROM THE EAST QUARTER CORNER OF SAID SECTION 14;

RUNNING THENCE SOUTH 89°43'21" EAST (EAST BY RECORD) 140.00 FEET; THENCE SOUTH 00°00'43" WEST (SOUTH BY RECORD) 152.50 FEET TO A POINT DESCRIBED OF RECORD AS BEING LOCATED 635.00 FEET WEST AND 147.50 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89°43'21" WEST (WEST BY RECORD) 140.00 FEET TO SAID EAST RIGHT-OF-WAY LINE; THENCE NORTH 00°00'43" EAST (NORTH BY RECORD) 152.50 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 0.49 ACRES.

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT DALE L. PETERSON, MEMBER/MANAGER OF PETERSON BROS. PROPERTIES, LLC, A UTAH LIMITED LIABILITY COMPANY, HAVE SUBDIVIDED UNDER THE NAME OF PETERSON BROS. PROPERTIES, LLC, SUBDIVISION IS LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, ROY CITY, WEBER COUNTY, UTAH SURVEY AS SHOWN PLATTED HEREON, AND HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE DRAINAGE AND PUBLIC UTILITY EASEMENTS AS SHOWN ON SAID PLAT.

THIS _____ DAY OF _____, 2019.

PETERSON BROS. PROPERTIES, LLC BY DALE L. PETERSON, MEMBER/MANAGER

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WEBER

ON THE _____ DAY OF _____, 2019, DALE L. PETERSON, MEMBER/MANAGER OF PETERSON BROS. PROPERTIES, LLC, A UTAH LIMITED LIABILITY COMPANY, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE MEMBER/MANAGER OF PETERSON BROS. PROPERTIES, LLC AND THAT HE SIGNED THE ABOVE OWNER'S DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

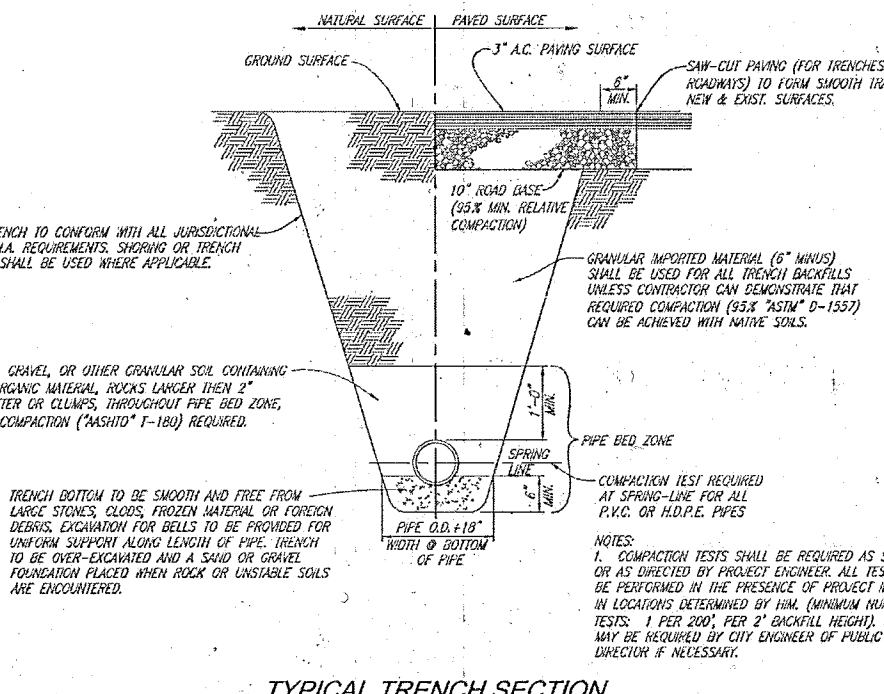
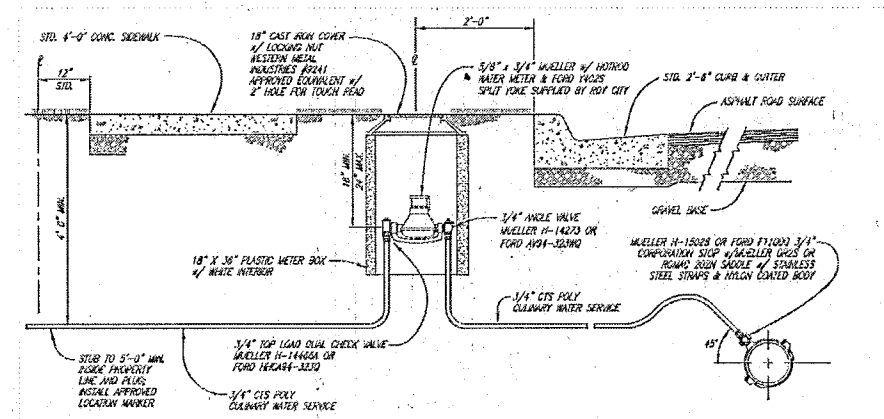
NOTARY PUBLIC

RECEIVED
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BY: 6190

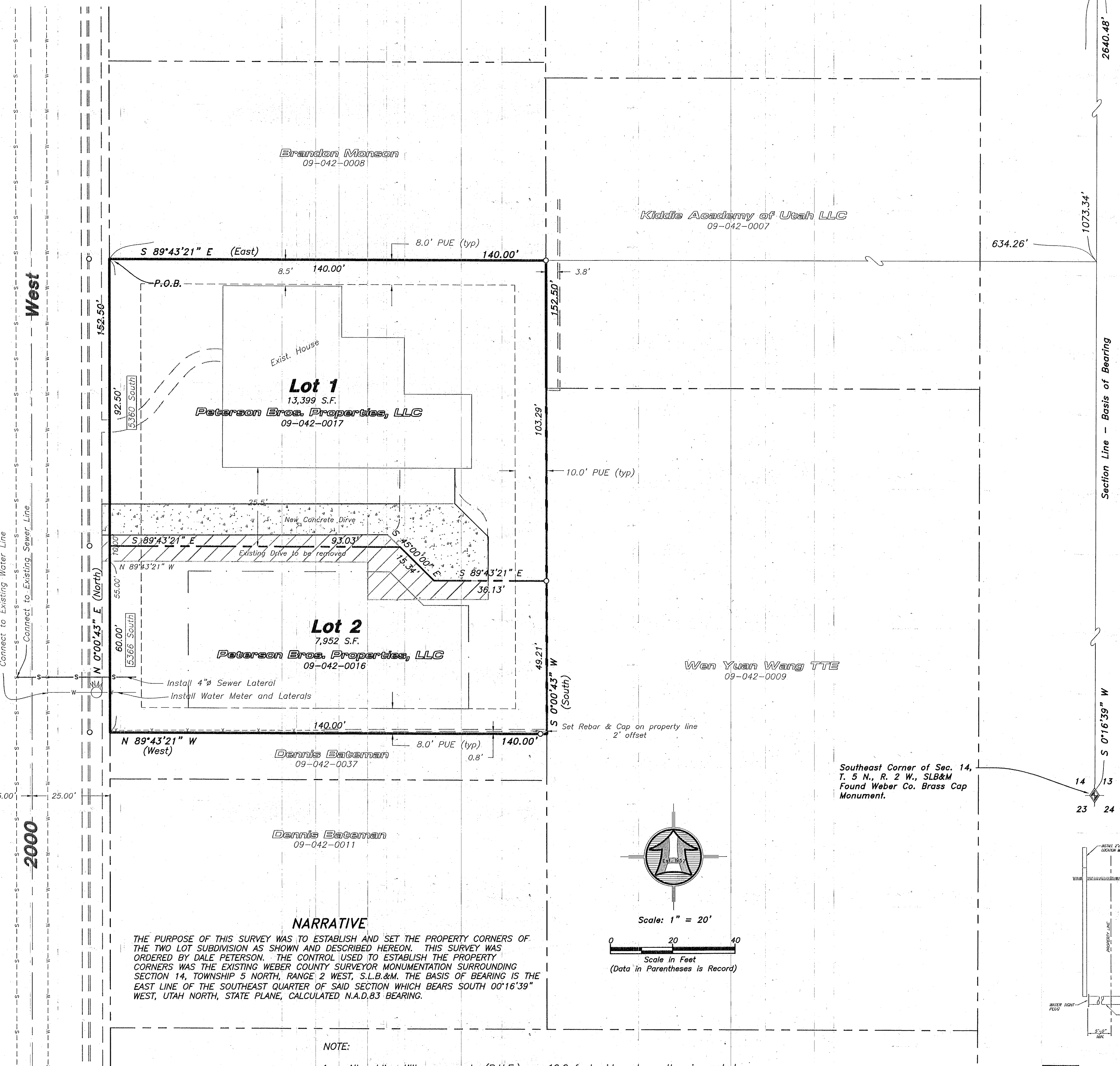
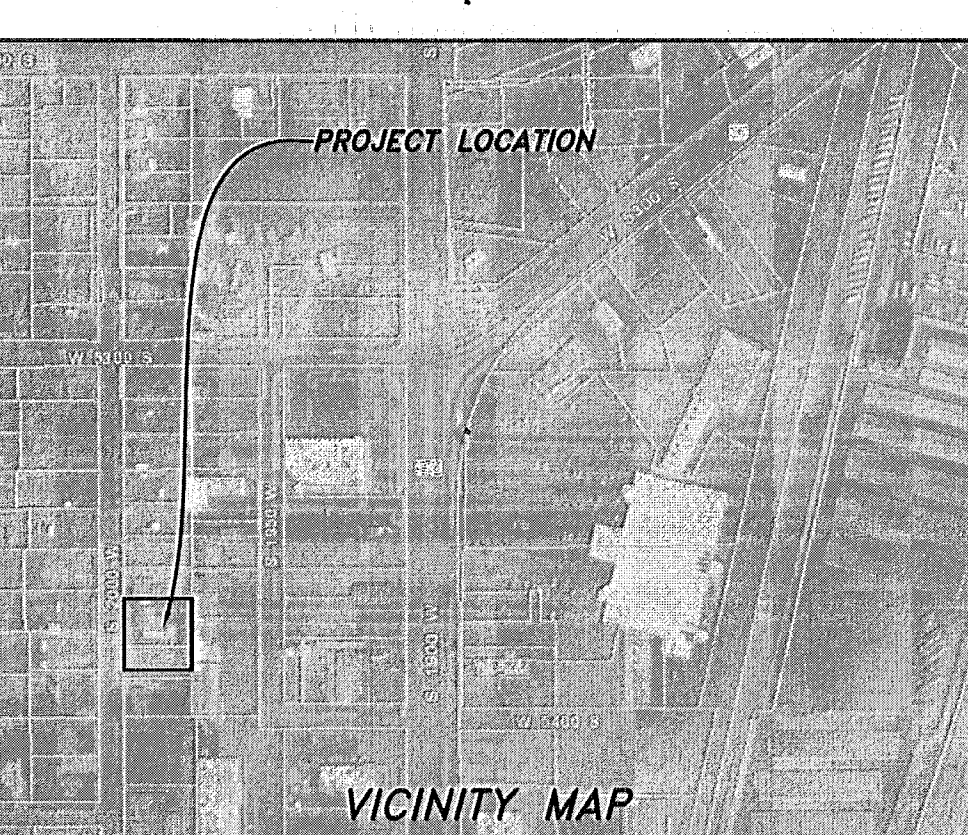
COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND
RECORDED _____ AT _____
IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____
COUNTY RECORDER
BY _____
DEPUTY

Construction Notes:
All construction to comply with Roy City Standards and Specifications. New driveway approach, curb and gutter and sidewalk to have eight (8) inches of road base and six (6) inches of concrete. Repairs must be made to any curb, gutter or sidewalk damaged during construction.



- LEGEND**
- Subject Property Line
 - Interior Lot Lines
 - Adjoining Property Line
 - Previous Property Line
 - Centerline
 - Public Utility Easement (PUE)
 - New Driveway Construction
 - Fence Line
 - Existing Concrete
 - Existing Sewer
 - Building Set Back Line
 - Proposed Sewer
 - Existing Waterline
 - Proposed Waterline
 - Street Monument
 - Found rebar set by others
 - Set 5/8"x24" Rebar With Cap
 - Section Corner



ROY CITY ENGINEER
I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE ENGINEER OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.
BY: _____ DATE _____

ROY CITY ACCEPTANCE
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED AND ACCEPTED AND APPROVED BY THE MAYOR, ON THE _____ DAY OF _____ A.D., 2019.
BY: _____ ROY CITY MAYOR
ATTEST: _____

COMMUNITY DEVELOPMENT
I HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE MINIMUM REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF ROY CITY, SIGNED THIS _____ DAY OF _____ A.D., 2019.
BY: _____ ROY CITY PLANNER

ROY CITY ATTORNEY
APPROVED AS TO FORM THIS _____ DAY OF _____, 2019.
BY: _____ ROY CITY ATTORNEY

NARRATIVE
THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE TWO LOT SUBDIVISION AS SHOWN AND DESCRIBED HEREON. THIS SURVEY WAS ORDERED BY DALE PETERSON. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS THE EXISTING WEBER COUNTY SURVEYOR MONUMENTATION SURROUNDING SECTION 14, TOWNSHIP 5 NORTH, RANGE 2 WEST, S.L.B.&M. THE BASIS OF BEARING IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION WHICH BEARS SOUTH 00°16'39" WEST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING.

NOTE:
1 - All public utility easements (P.U.E.) are 10.0 foot wide unless otherwise noted.
2 - Rebar and cap set on all back lot corners with curb nails set in top back of curb and gutter on all side yard projections.

Developer:
Dale Peterson
Peterson Bros. Properties, LLC
2098 North 2100 East
Layton, UT 84040
801-544-0786

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