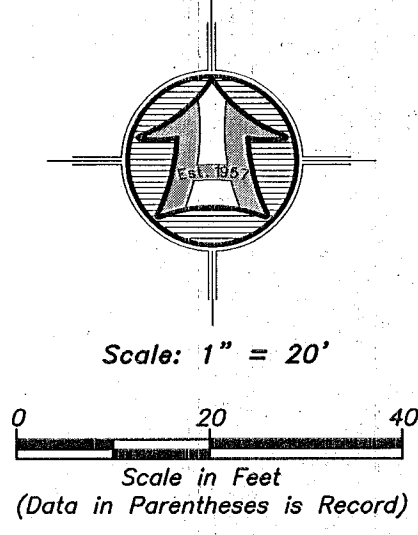


Roylance Farms Subdivision Phase 4 First Amendment

Amending Lot 406 Roylance Farms Subdivision Phase 4

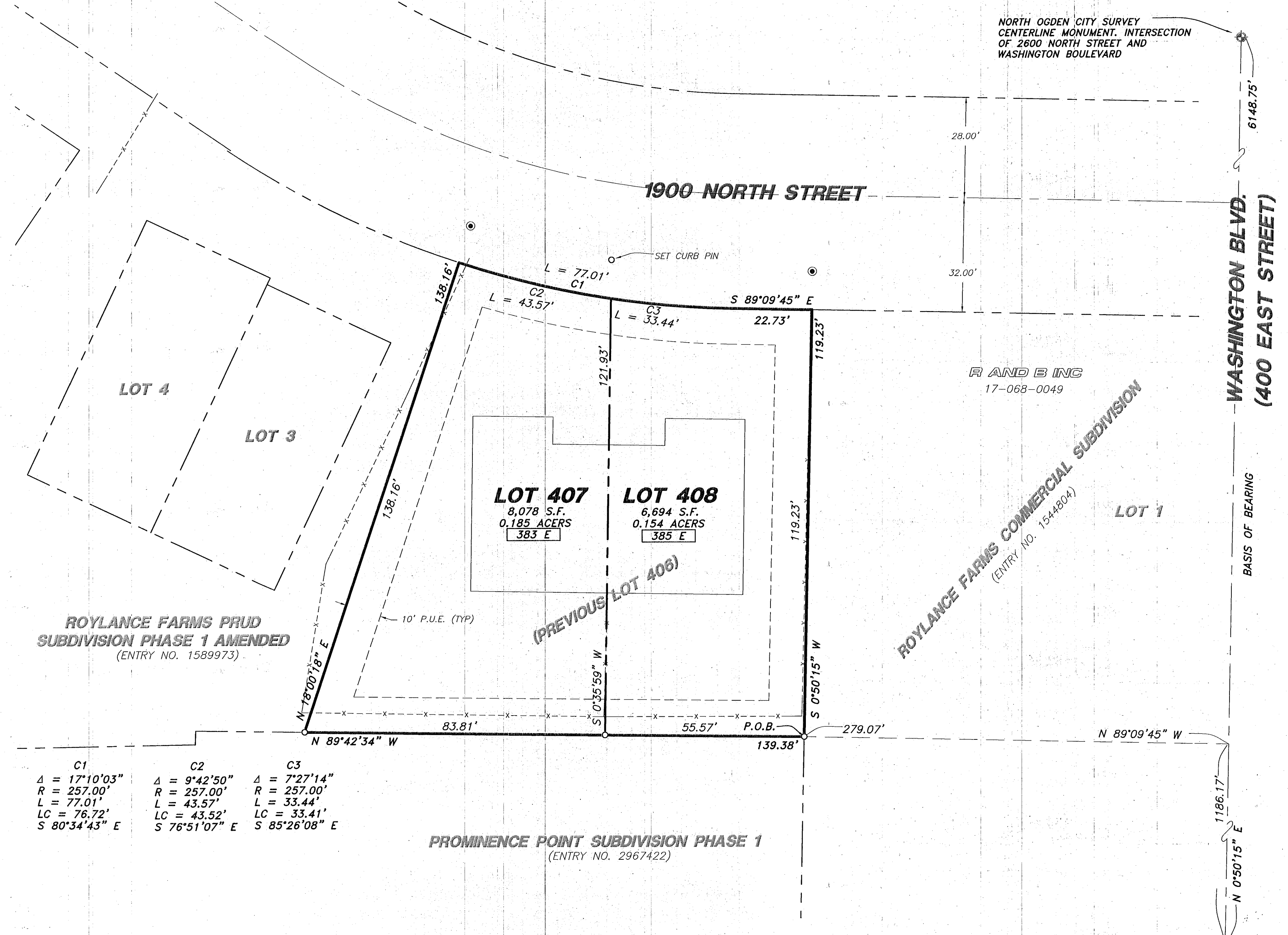
North Ogden, Weber County, Utah
A Part of the Southeast Quarter of Section 32,
Township 7 North, Range 1 West, Salt Lake Base & Meridian



LEGEND

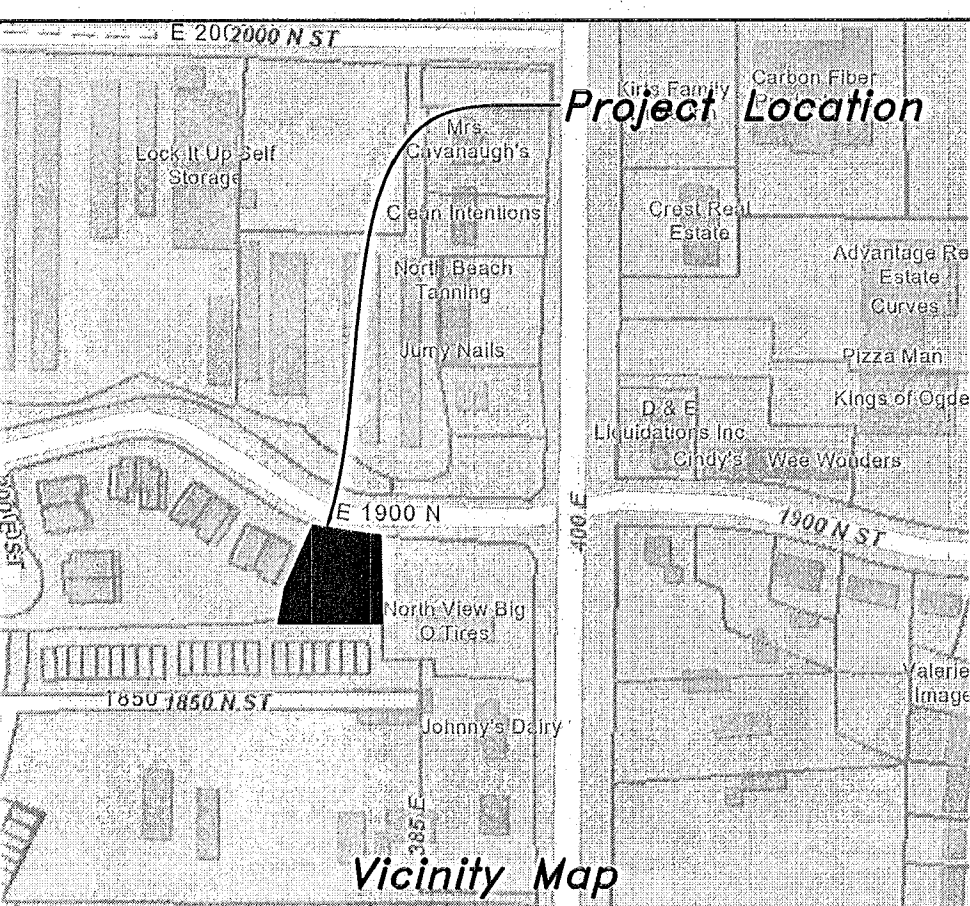
- Subject Property Line
- - - Interior Lot Lines
- - - Adjoining Property Line
- - - Previous Property Line
- - - Centerline
- - - Public Utility Easement (PUE)
- - - Fence Line
- ⊕ Existing Street Monument
- ⊙ Found Curb Pin
- ⊙ Set 5/8"x24" Rebar With Cap
- ⊙ Section Corner

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.



C1	C2	C3
$\Delta = 17^{\circ}10'03''$	$\Delta = 9^{\circ}42'50''$	$\Delta = 7^{\circ}27'14''$
$R = 257.00'$	$R = 257.00'$	$R = 257.00'$
$L = 77.01'$	$L = 43.57'$	$L = 33.44'$
$LC = 76.72'$	$LC = 43.52'$	$LC = 33.41'$
$S 80^{\circ}34'43'' E$	$S 76^{\circ}51'07'' E$	$S 85^{\circ}26'08'' E$

Developer:
DIXIE YOUNG
972 N. 2750 W
CLINTON, UTAH 84015
(801) 390-9986



HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.haies.net
Brigham City Ogdenville Logan
(435) 723-3491 (801) 399-4905 (435) 752-8272
Celebrating over 60 Years of Business

NORTH OGDEN CITY APPROVALS

THIS PLAT WAS APPROVED BY THE CITY ENGINEER AND THE PLANNING DIRECTOR.

BY: _____ DATE _____
CITY ENGINEER

BY: _____ DATE _____
PLANNING DIRECTOR

LAND USE AUTHORITY

THIS IS TO CERTIFY THAT THIS PLAT AND THE DEDICATION OF THIS PLAT ALONG WITH THE DEDICATION OF ALL EASEMENTS WERE DULY APPROVED AND ACCEPTED BY THE LAND USE AUTHORITY ON NORTH OGDEN CITY THIS _____ DAY OF _____ A.D., 2022.

BY: _____ DATE _____
MAYOR

ATTEST: _____ DATE _____
CITY RECORDER

NORTH OGDEN CITY ATTORNEY

I CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE BY THE STATE OF UTAH AND THE ORDINANCES OF NORTH OGDEN CITY OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 2022.

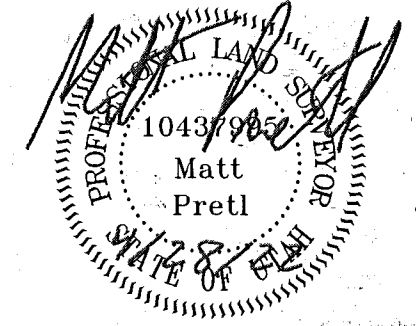
BY: _____ DATE _____
ATTORNEY / CITY ADMINISTRATOR

SURVEYOR'S CERTIFICATE

I, MATT PRETL, 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 AMENDED AND SUBDIVIDED SAID TRACT INTO TWO (2) LOTS, KNOW HEREAFTER AS ROYLANCE FARMS SUBDIVISION PHASE 4 FIRST AMENDMENT LOCATED IN NORTH OGDEN, 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 NORTH OGDEN CITY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS 28TH DAY OF APRIL, 2022.

MATT PRETL P.L.S.
UTAH LAND SURVEYOR LICENSE NO. 10437995



BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN.

ALL OF LOT 406 ROYLANCE FARMS SUBDIVISION PHASE 4 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEAST CORNER OF LOT 406, ROYLANCE FARMS SUBDIVISION PHASE 4, ENTRY NO. 2071319, POINT ALSO BEING ON THE NORTH LINE OF PROMINENCE POINT SUBDIVISION PHASE 1, ENTRY NO. 2967422, LOCATED 1186.17 FEET NORTH 00°50'15" EAST AND 279.07 FEET NORTH 89°09'45" WEST FROM THE CENTERLINE MONUMENT IN THE INTERSECTION OF 1700 NORTH STREET AND WASHINGTON BOULEVARD.

RUNNING THENCE ALONG THE BOUNDARY LINE OF SAID LOT 406 THE FOLLOWING FIVE (5) COURSES: (1) NORTH 89°42'34" WEST 139.38 FEET ALONG SAID NORTH LINE TO THE SOUTHEAST CORNER OF ROYLANCE FARMS PRUD SUBDIVISION PHASE 1 AMENDED, ENTRY NO. 1589973; (2) NORTH 18°00'18" EAST 138.16 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF 1900 NORTH STREET; (3) EASTERLY ON A NON-TANGENT CURVE TO THE LEFT ALONG THE ARC OF A 257.00 FOOT RADIUS CURVE, A DISTANCE OF 77.01 FEET, CHORD BEARS SOUTH 80°34'43" EAST 76.72 FEET, HAVING A CENTRAL ANGLE OF 17°10'03" ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE; (4) SOUTH 89°09'45" EAST 22.73 FEET CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE NORTHWEST CORNER OF ROYLANCE FARMS COMMERCIAL SUBDIVISION, ENTRY NO. 1544804; AND (5) SOUTH 00°50'15" WEST 119.23 FEET ALONG THE WEST BOUNDARY LINE OF SAID ROYLANCE FARMS COMMERCIAL SUBDIVISION TO THE POINT OF BEGINNING. CONTAINING 0.339 ACRES.

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT DIXIE YOUNG, AS OWNER, HAVE SUBDIVIDED UNDER THE NAME OF ROYLANCE FARMS SUBDIVISION PHASE 4 FIRST AMENDMENT, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, NORTH OGDEN, WEBER COUNTY, UTAH SURVEY AS SHOWN PLATTED HEREOF, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID ROYLANCE FARMS SUBDIVISION PHASE 4 FIRST AMENDMENT, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF ALL LOTS, EASEMENTS, TRACTS AND STREETS CONSTITUTING THE SAME, AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER AND NAME GIVEN EACH RESPECTIVELY, AND THAT DIXIE YOUNG, AS OWNER, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE STREETS AND HEREBY DEDICATES TO THE PUBLIC THE DRAINAGE AND PUBLIC UTILITY EASEMENTS AS SHOWN ON SAID PLAT. IN WITNESS, DIXIE YOUNG, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF DIXIE YOUNG.

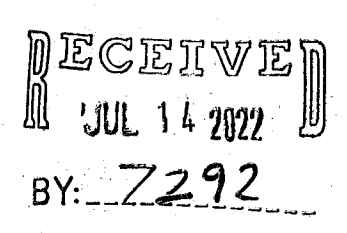
DIXIE YOUNG REGISTERED AGENT OF YOUNG RENTALS LLC Date: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WEBER)

ON THIS _____ DAY OF _____, 2022, PERSONALLY APPEARED BEFORE ME, DIXIE YOUNG, WHO BEING BY ME DULY SWORN DID SAY AND ACKNOWLEDGE THAT SHE IS A REGISTERED AGENT OF YOUNG RENTALS LLC, A UTAH LIMITED LIABILITY COMPANY ("LLC"), WHICH LLC IS THE OWNER OF THE REAL PROPERTY LISTED HEREIN, AND EXECUTED THE FOREGOING INSTRUMENT AS THE AUTHORIZED AGENT OF THE LLC, AND THAT SAID AUTHORIZATION TO SIGN ON BEHALF OF THE LLC CAME PURSUANT TO A RESOLUTION OF THE MANAGERS, THE CERTIFICATE OF ORGANIZATION, AND/OR THE OPERATING AGREEMENT OF THE LLC.

NOTARY PUBLIC



COUNTY RECORDER

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