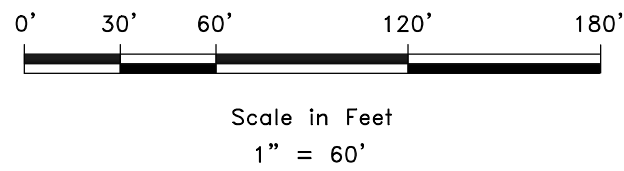
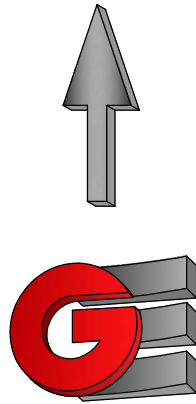
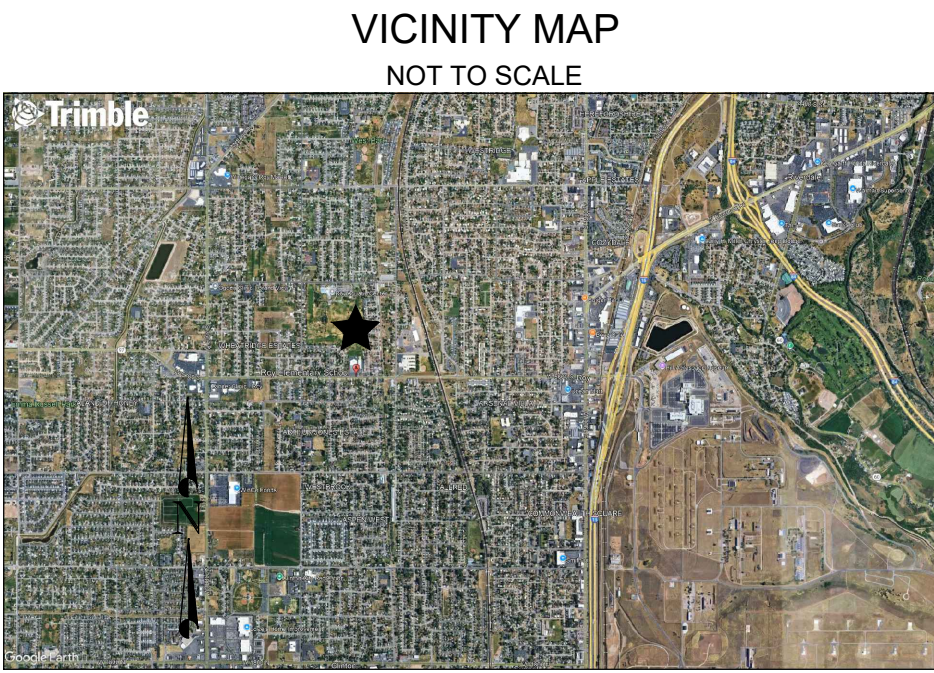
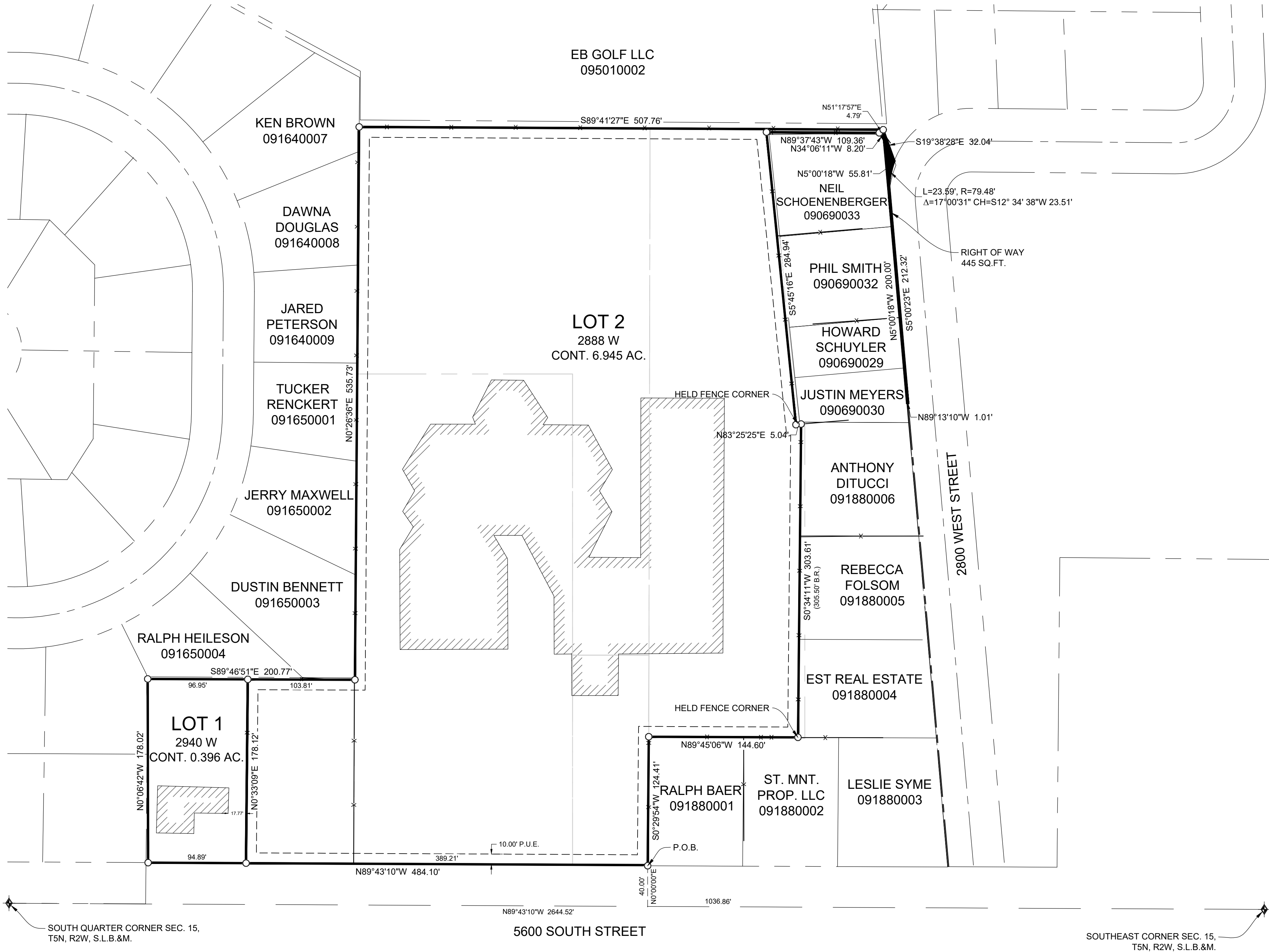


RECORD OF SURVEY FOR
BUSTER ESTATES SUBDIVISION
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15,
TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
ROY CITY, WEBER COUNTY, UTAH
APRIL 2025



LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE

RECEIVED
MAY 09 2025
FILE # 8052

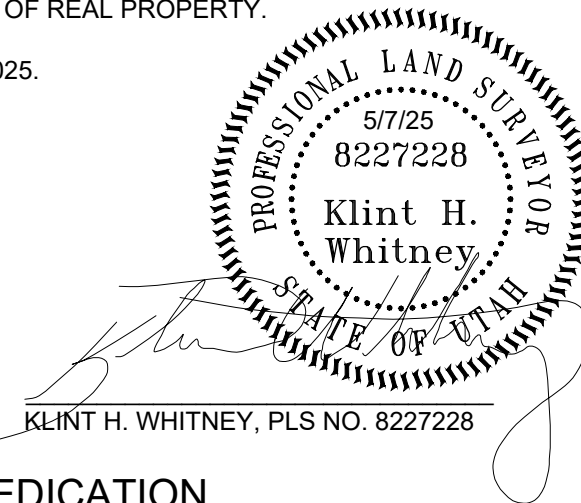
BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 5600 SOUTH STREET BEING LOCATED NORTH 89°43'10" WEST 1036.86 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER AND NORTH 00°00'00" EAST 40.00 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 15; RUNNING THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 89°43'10" WEST 484.10 FEET TO THE BOUNDARY LINE OF THE FAIRWAY ESTATES SUBDIVISION NO. 2; THENCE ALONG SAID FAIRWAY ESTATES SUBDIVISION NO. 2 THE FOLLOWING THREE (3) COURSES: (1) NORTH 00°06'42" WEST 178.02 FEET; (2) SOUTH 89°46'51" EAST 200.77 FEET; (3) NORTH 00°28'36" EAST 535.73 FEET TO THE SOUTH LINE OF THE ROYAL GREEN SUBDIVISION; THENCE ALONG SAID SOUTH LINE IN PART SOUTH 89°41'27" EAST 507.76 FEET; THENCE SOUTH 19°38'28" EAST 32.04 FEET TO THE WEST RIGHT-OF-WAY LINE OF 2800 WEST STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) THENCE ALONG THE ARC OF A 79.48 FOOT RADIUS CURVE TO THE LEFT 23.59 FEET, HAVING A CENTRAL ANGLE OF 17°00'31", CHORD BEARS SOUTH 12°34'38" WEST 23.51 FEET; (2) SOUTH 05°00'23" EAST 212.32 FEET; THENCE NORTH 89°13'10" WEST 1.01 FEET; THENCE NORTH 05°00'18" WEST 200.00 FEET; THENCE NORTH 05°00'18" WEST 55.81 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID EXISTING FENCE LINE THE FOLLOWING FOUR (4) COURSES: (1) NORTH 34°06'11" WEST 8.20 FEET; (2) NORTH 89°37'43" WEST 109.36 FEET; (3) SOUTH 05°45'16" EAST 284.94 FEET; (4) NORTH 83°25'25" EAST 5.04 FEET TO THE NORTHWEST CORNER OF THE PAR 4 SUBDIVISION; THENCE ALONG THE BOUNDARY OF SAID PAR 4 SUBDIVISION THE FOLLOWING THREE (3) COURSES: (1) SOUTH 00°34'11" WEST 303.61 FEET; (2) NORTH 89°45'06" WEST 144.60 FEET; (3) SOUTH 00°29'54" WEST 124.41 FEET TO THE POINT OF BEGINNING. CONTAINING 7.34 ACRES.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS BUSTER ESTATES SUBDIVISION IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 7TH DAY OF MAY, 2025.



OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

BUSTER ESTATES SUBDIVISION

AND HEREBY DEDICATE, GRANT AND CONVEY TO ROY CITY, WEBER COUNTY, 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 GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY ROY CITY, UTAH.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWO LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY THE WEBER SCHOOL DISTRICT. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°43'10" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.