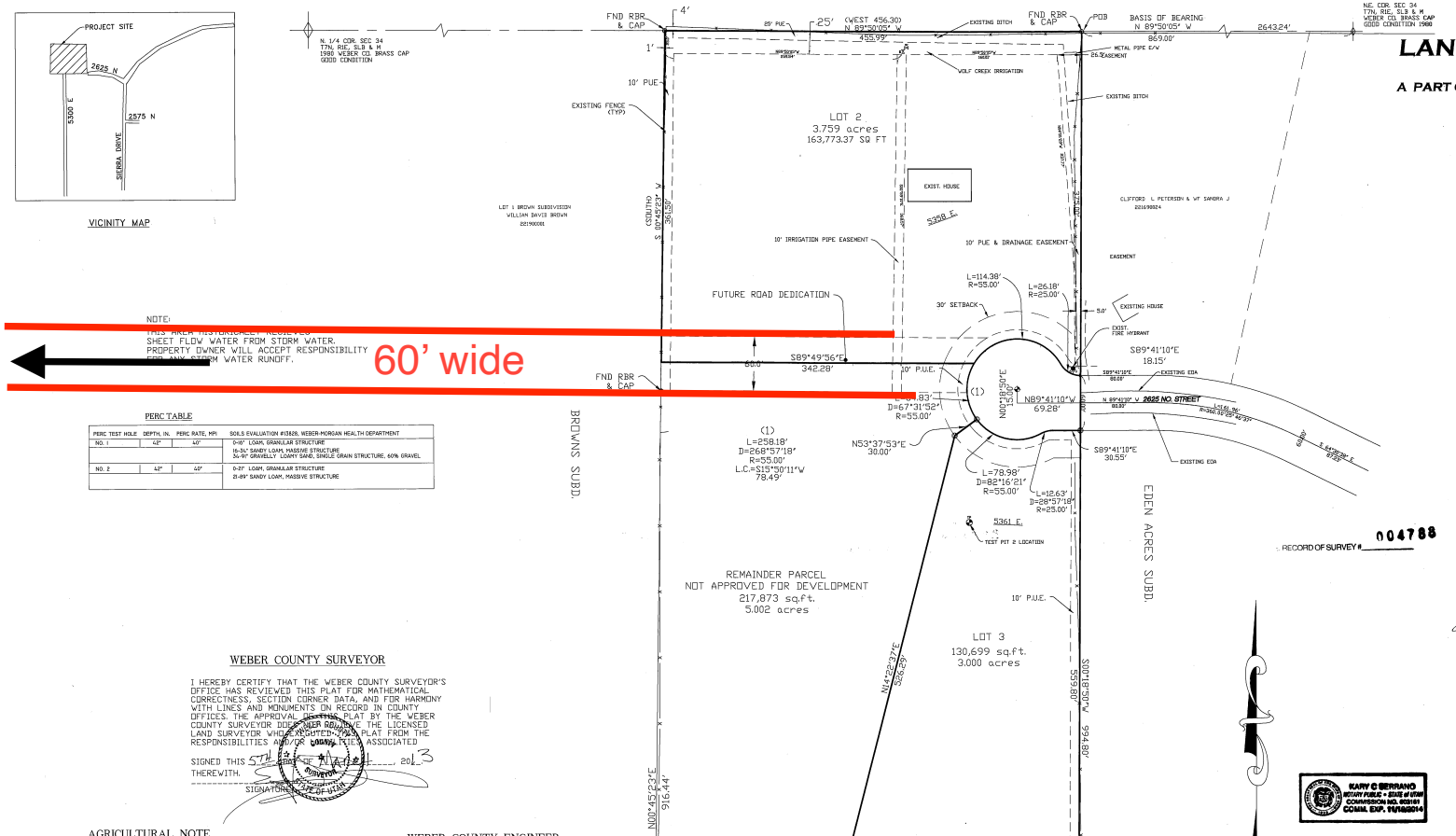
73-76

LANCE ROYLANCE SUBDIVISION
1ST AMENDMENT
A PART OF THE N.E. 1/4 OF SEC. 34, T.7 N., R. 1 E., S.L.B. & M.
WEBER COUNTY, UTAH
JUNE 2012

VICINITY MAP



NOTE:
THIS PLAT IS NOT A PUBLIC ROADWAY.
SHEET FLOW WATER FROM STORM WATER.
PROPERTY OWNER WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF.

60' wide

PERC TABLE

PERC TEST HOLE	DEPTH, IN.	PERC RATE, MPI	SOILS EVALUATION #13828, WEBER-MORGAN HEALTH DEPARTMENT
NO. 1	42"	40"	0-10" LOAM, GRANULAR STRUCTURE 16-34" SANDY LOAM, MASSIVE STRUCTURE 34-70" GRAVELLY LOAMY SAND, SINGLE GRAIN STRUCTURE, 60% GRAVEL
NO. 2	42"	40"	0-21" LOAM, GRANULAR STRUCTURE 21-89" SANDY LOAM, MASSIVE STRUCTURE

SURVEYOR'S CERTIFICATE

I DALLAS K. BUTTARS, HOLDING LICENSE NUMBER 167594 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

I DO ALSO HEREBY CERTIFY THAT THIS PLAT OF LANCE ROYLANCE SUBDIVISION 1ST AMENDMENT IN WEBER COUNTY, UTAH, HAS BEEN CORRECTLY DRAWN TO SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE FOLLOWING DESCRIPTION OF LANDS INCLUDED IN SAID SUBDIVISION, BASED ON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDERS OFFICE, WEBER COUNTY SURVEYORS OFFICE AND OF A SURVEY MADE ON THE GROUND, AND I FURTHER CERTIFY THAT ALL LOTS MEET CURRENT LOT WIDTH AND AREA REQUIREMENTS FOR WEBER COUNTY ZONING.

SIGNED THIS 25th DAY OF February 2013.

REGISTERED LAND SURVEYOR DALLAS K. BUTTARS 167594 STATE OF UTAH

P.L.S. # 167594 Dallas K. Buttars
SIGNATURE

OWNER'S DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN HEREON AND NAME SAID TRACT LANCE ROYLANCE SUBDIVISION, 1ST AMENDMENT AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, ALSO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS HEREON AS PUBLIC UTILITY, IRRIGATION DITCHES, DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____ 20__.

Lance Roylance — LANCE ROYLANCE
Leslie Roylance — LESLIE F. ROYLANCE

ACKNOWLEDGMENT

STATE OF UTAH }ss
COUNTY OF WEBER

ON THIS 25th DAY OF FEBRUARY 2013, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE OWNERS DEDICATION _____ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED

11/19/2014 — COMMISSION EXPIRES
Mary C. Serrano — NOTARY PUBLIC

MARY C SERRANO NOTARY PUBLIC • STATE of UTAH COMMISSION NO. 609169 COMM. EXP. 11/19/2014

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHOSE REGISTERED SEAL PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS 5TH DAY OF March 2013.

SIGNATURE

AGRICULTURAL NOTE

AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS 5TH DAY OF MARCH, 2013.

SIGNATURE

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH THIS _____ DAY OF _____, 20__.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST: _____

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE 6th DAY OF March, 2013.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THEREOF AND NOW IN FORCE AND AFFECT.

SIGNED THIS ____ DAY OF _____, 20__.

SIGNATURE

WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS 6th DAY OF March, 2013

Michele Gladwell
DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO CREATE A 2 LOT SUBDIVISION ON LAND OWNED BY LANCE ROYLANCE. LOT ONE EXISTS AS LANCE ROYLANCE SUBD. AND IS BEING VACATED. BROWNS SUBDIVISION IS ON THE WEST SIDE AND EDEN ACRE SUBD. IS ON THE EAST. THE CURRENT FENCES ON THE SOUTH HAVE BEEN IN THE FAMILY AND IS NOW OWNED BY ROYLANCE. BEARINGS HAVE BEEN ROTATED TO MATCH THE STATE PLANE GRID BEARINGS.

BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; BEGINNING AT A POINT BEING NORTH 89°50'05" WEST 869.00 FEET ALONG THE SECTION LINE FROM THE NORTHEAST CORNER OF SAID SECTION 34, SAID POINT BEING ON THE NORTHWEST CORNER OF EDEN ACRE SUBDIVISION AND RUNNING THENCE SOUTH 0°18'50" WEST 375.00 FEET ALONG THE WEST LINE OF SAID EDEN ACRES SUBDIVISION; THENCE 26.18 FEET ALONG THE ARC OF A 25 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD= NORTH 59°41'01" WEST 25.00 FEET); THENCE 258.18 FEET ALONG THE ARC OF A 55 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD= SOUTH 15°50'11" WEST 78.49 FEET); THENCE 12.63 FEET ALONG THE ARC OF 25 FOOT RADIUS CURVE TO THE RIGHTLONG CHORD) = NORTH 75°50'11" EAST 12.50 FEET); THENCE SOUTH 89°41'10" EAST 30.55 FEET; THENCE SOUTH 0°18'50" WEST 559.80 FEET; THENCE WEST 208.00 FEET; THENCE SOUTH 0°18'50" WEST 202.88 FEET; THENCE NORTH 89°50'05" WEST 89.80 FEET; THENCE NORTH 7°46'50" EAST 249.88 FEET; THENCE NORTH 14°22'37" EAST 526.29 FEET; THENCE NORTH 53°37'53" EAST 30.00 FEET; THENCE 64.83 FEET ALONG THE ARC OF 55.00 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD= NORTH 2°36'11" WEST 61.14 FEET); THENCE NORTH 89°49'56" WEST 342.28 FEET TO EAST LINE OF BROWNS SUBDIVISION; THENCE NORTH 0°45'23" EAST 361.50 FEET ALONG THE EAST LINE OF BROWNS SUBDIVISION TO THE QUARTER SECTION LINE; THENCE SOUTH 89°50'05" EAST 455.99 FEET TO THE POINT OF BEGINNING.
CONTAINS 6.759 ACRES

LANDMARK SURVEYING, INC.
A COMPLETE LAND SURVEYING SERVICE
4646 S. 3500 W. #A-3, WEST HAVEN, UTAH 84401
PHONE 801-731-4075 FAX 801-731-0506

CLIENT: LANCE ROYLANCE
P.O. BOX 54, HUNTSVILLE, UT. 84317
LOCATION: PART OF NE 1/4 SEC 34, 7.7N., R.1E., S.L.B.&M.
SURVEYED: JUNE 2012

REVISIONS:		
		DRAWN BY: DB
		CHECKED BY:
		DATE: 6-5-12
		FILE: 3032

WEBER COUNTY RECORDER
ENTRY # 2623926 FEE $32.00
FILED FOR RECORD & RECORDED
THIS 26 DAY OF MARCH 2013
AT 12:12pm IN BOOK 73 OF ____
PAGE 76
ERNEST D. BOWLEY
WEBER COUNTY RECORDER
BY Yvonne Kotts
DEPUTY
RECORDED FOR: LANCE RAYLANCE

73-76