

LACE ROYLANCE SUBDIVISION 2ND AMENDMENT

PART OF THE NE 1/4 OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN UNINCORPORATED WEBER COUNTY, UTAH - JULY 2020

OWNER'S DEDICATION

We the undersigned owner(s) of the herein described tract of land, do hereby set apart and subdivide the same into Lots and streets as shown or noted hereon and name said tract LACE ROYLANCE SUBDIVISION 2ND

We hereby dedicate a right-of-way to the governing entity for the purpose of public use all those parts or portions of said tract of land designated as street(s) and/or road(s), the same to be used as public thoroughfares. And further dedicate grant and convey an easement over, upon and under said street(s) or and/or road(s) as public utility corridors as may be authorized by the governing entity.

We hereby grant and convey a perpetual right and easement over, upon and under the lands designated hereon as Public Utility Easement (PUE), storm water detention/retention pond(s), drainage easement(s), and canal maintenance easement(s), the same to be used for the installation maintenance and operation of public utility service line(s), storm drainage facilities, irrigation canal(s) or for the perpetual preservation of water channels in their natural state whichever is applicable to the governing entity and as may be authorized by the governing entity, with no buildings or structures being erected within such easements without authorization of the governing entity.

Individual Acknowledgement

IN WITNESS WHEREOF, the hand of said Grantor(s), this ___ day of _____ , 20____.

LANCE G. ROYLANCE LESLIE F. ROYLANCE

STATE OF UTAH

WHEREAS, the foregoing instrument was acknowledged, subscribed, and sworn before me on the date first above written and personally appeared before me the above named signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

THEREFORE, as a Notary Public commissioned in Utah, Witness my hand and official seal.

Notary Signature: (print name below signature): My Commission Expires:

BOUNDARY DESCRIPTION

A part of the Northeast Quarter of Section 34, Township 7 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey: 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 said West line of said Eden Acres Subdivision; thence 26.18 feet along the arc of a 25.00 foot radius curve to the right (Delta is 60°00'00" and Long Chord bears North 59°41'01" West 25.00 feet); thence 179.19 feet along the arc of a 55.00 foot radius curve to the left (Delta is 186°41'03" and Long Chord bears South 56°58'18 West 109.81 feet); thence North 89°41'10" West 345.86 feet to the East line of Browns Subdivision; thence North 0°45'23" East 421.68 feet along said East line of Browns Subdivision to the Section line; thence South 89°50'05" East 455.99 feet to the point of beginning.

Contains 4.23 acres

NARRATIVE

This survey was requested by Lance Roylance to amend the existing subdivision and to extend and dedicate the road (2625 North Street).

Documents used to aide in this survey:

1. Weber County Tax Plat 22-045, 22-315.

2. Deeds of record as found in the Weber County Recorders Office for parcels 06-004-0024, 06-004-0036, 06-004-0025, 06-004-0026, 06-004-0018,

3. Plats of Record: #55-37 & #55-38 Eden Acres Subdivision, #55-49 Browns Subdivision, #73-076 Lance Roylance Subdivision 1st Amendment,

4. Record of Survey's: #2178, #4207, #4788.

Boundary was established from existing subdivision plats.

Basis of bearing is state plane grid from monument as shown.

SURVEYOR'S CERTIFICATE

WEBER COUNTY ENGINEER

WEBER COUNTY COMMISSION ACCEPTANCE

WEBER-MORGAN HEALTH DEPARTMENT

WEBER COUNTY ATTORNEY

I, Tyler D. Knight, do hereby certify that I am a professional land surveyor in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Act: and hold certificate no. 9008384-2201 as prescribed by the laws of this State. That I have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon. Monuments have been placed as represented on the plat.



Ls	Landmark Surveying, 9uc. A Complete Land Surveying Service www.LandmarkSurveyUtah.com 801-731-4075			Weber County Recorder Entry no Filed for record and recorded
DEVELOPI Address:	ER: Lance Roylance 5358 E. 2625 N Eden UT. 84310		1	1day of20 at in bookof official record
NE 1/4 of Section 34, Township 7 North, Range 1 East, Salt Lake Base and Meridian.		Subdivision		on page County Recorder: Leann H Kilts
Revisions		DRAWN BY:	TK	Ź
		CHECKED BY:	TK	
		DATE: July 1,	2020	By Deputy:
		PROJ: 4061v1		Fee paid