

# 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 Certificate shall include the following Public Streets dedication as applicable:  
"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."  
WCO 106-7-1

### 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 AMENDMENT:

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) 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  
STATE OF UTAH )  
COUNTY OF WEBER ) SS

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: \_\_\_\_\_ My Commission Expires: \_\_\_\_\_  
(print name below signature):

### 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 Acres 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 58°58'18" West 109.91 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

Boundary description is for lot 4 only need a complete boundary description

### 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:

- Weber County Tax Plat 22-045, 22-315.
- Deeds of record as found in the Weber County Records Office for parcels 06-004-0024, 06-004-0036, 06-004-0025, 06-004-0026, 06-004-0018.
- Plats of Record: #55-37 & #55-38 Eden Acres Subdivision, #55-49 Browns Subdivision, #73-076 Lance Roylance Subdivision 1st Amendment.
- 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.

This is only a partial review there may be other redlines once a correct boundary description is submitted

Subdivision Name approved by the county recorder. WCO 106-1-5(a)(1); WCO 106-1-8(c)(1)a; UCA 17-27a-603(1)(a) new subdivision or an amendment?

All measured bearings, angles, and distances separately indicated from those of record. UCA 17-23-17(3)(e)

For subdivisions that are located in unincorporated areas of the county which are zoned for agriculture (A-1, A-2, A-3, and V-3), the following statement shall be required on each page of the final plat:  
"Agriculture is the preferred use in the agriculture zones. Agricultural operations as specified in the Land Use Code for a particular zone are permitted at any time including the operation of farm machinery and no allowed agricultural use shall be subject to restrictions on the basis that it interferes with activities of future residents of this subdivision." WCO 106-1-8(c)(5).

### WEBER COUNTY SURVEYOR'S CERTIFICATE

I hereby certify that the Weber County Surveyor's Office has reviewed this plat and all conditions for approval by this office have been satisfied. The approval of this plat by the Weber County Surveyor does not relieve the Licensed Land Surveyor who executed this plat from the responsibilities and/or liabilities associated therewith. Signed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Weber County Surveyor

Description of land to be included in the subdivision. WCO 106-1-8(c)(1)h.1. A written boundary description of property surveyed. UCA 17-23-17(3)(f)

### 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 \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Signature

The surveyed boundary lines of the tract to be subdivided. WCO 106-1-5(a)(4)

### WEBER COUNTY COMMISSION ACCEPTANCE

This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantees of public improvements associated with this subdivision thereon are hereby approved and accepted by the Commissioners of Weber County, Utah this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Attest:  
\_\_\_\_\_  
Chairman, Weber County Commission Title: Weber County Clerk

### WEBER-MORGAN HEALTH DEPARTMENT

I hereby certify that the soils, percolation rates, and site conditions for this subdivision have been investigated by this office and are approved for on site wastewater disposal systems. Signed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Director, Weber-Morgan Health Department

### WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Chairman, Weber County Planning Commission

### WEBER COUNTY ATTORNEY

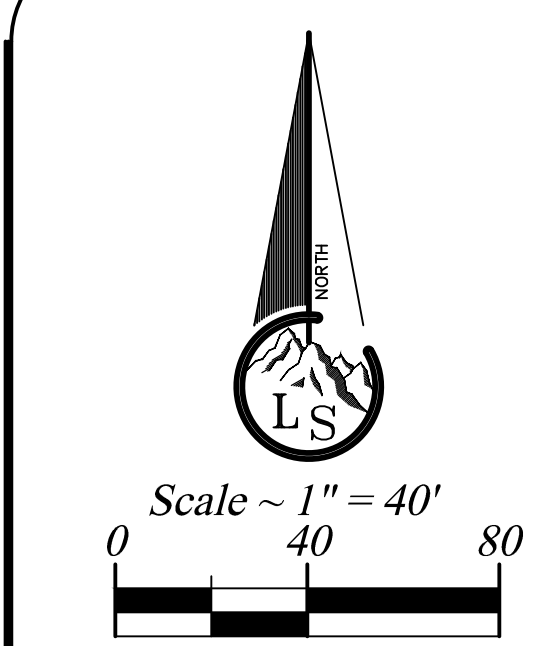
I have examined the financial guarantee and other documents associated with this subdivision plat and in my opinion they conform with the County Ordinance applicable thereto and now in force and effect. Signed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Signature

### SURVEYOR'S CERTIFICATE

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.

The surveyor making the plat shall certify that the surveyor "has completed a survey of the property described on the plat in accordance with Section 17-23-17 and has verified all measurements". UCA 17-27a-603(4)(b)(ii)



The scale of the drawing. WCO 106-1-5(a)(2); WCO 106-1-8(c)(1)c; UCA 17-23-17(3)(c) check map and scale do not match

- #### Legend
- X---X--- EXISTING FENCE
  - EASEMENTS (as labeled or granted)
  - STREET CENTERLINE
  - ◆ FND SECTION CORNER
  - ⊕ CALC SECTION CORNER
  - ▲ FND STREET MONUMENT
  - FND CURB NAIL
  - FND REBAR AND CAP
  - ⊙ SET #5x24" REBAR AND CAP STAMPED LANDMARK
  - ⊕ ELEVATION BENCHMARK
  - ⊙ RIGHT OF WAY MONUMENT
  - ⊕ RECORD DATA
  - ⊙ MEASURED DATA
  - ▨ ROAD/STREET DEDICATION

The location, widths, and other dimensions of proposed lots with proper labeling of spaces to be dedicated to public or designated as private. WCO 106-1-5(a)(7)

The existing location, widths, and other dimensions of all existing or platted fence lines or other lines of occupation within or immediately adjacent to the tract to be subdivided. WCO 106-1-5(a)(6)

All easements observed, recorded in the Recorder's Office, or included in a preliminary title report unless legally vacated by all easement holders. WCO 106-1-8(c)(1)m

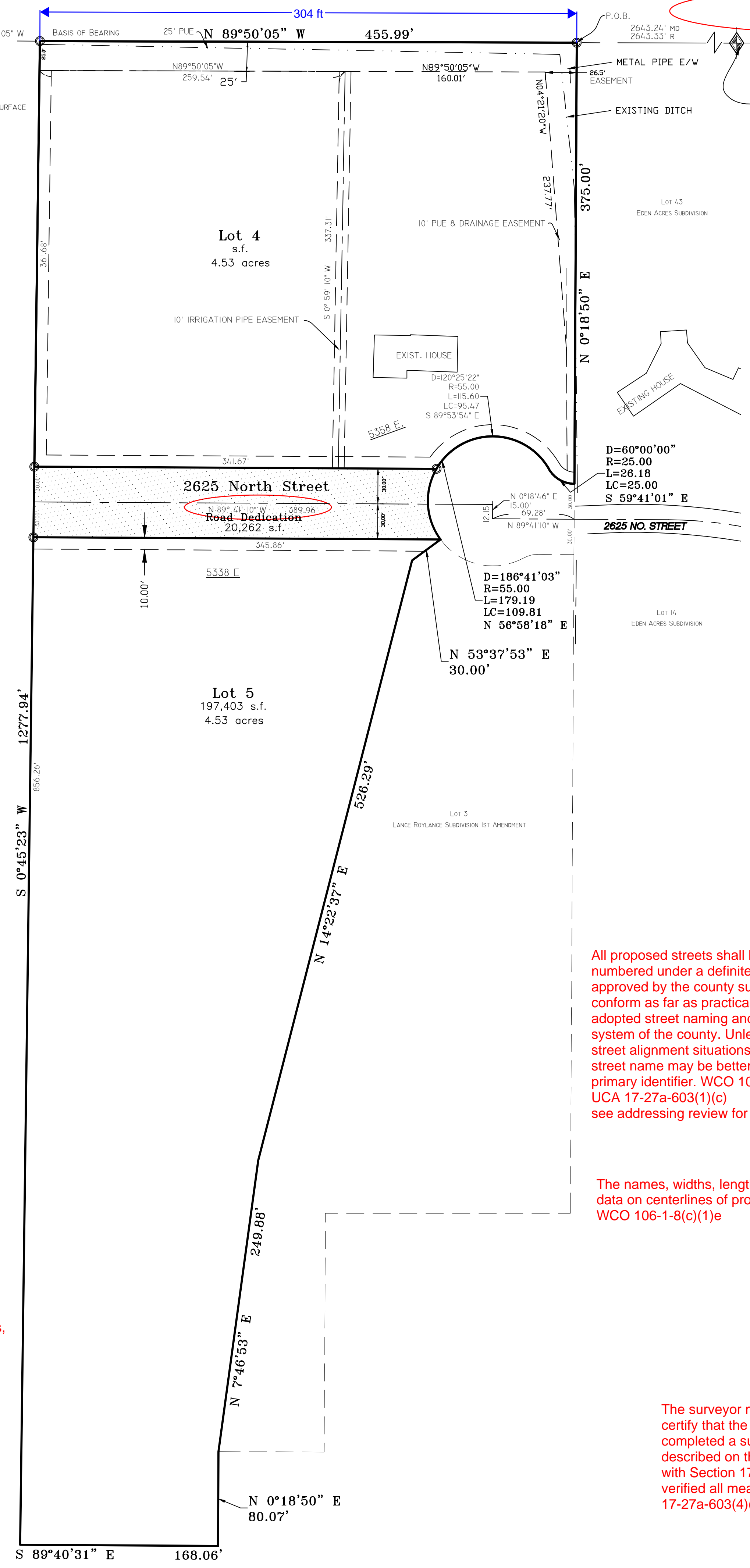
Check preliminary title report to ensure all easements, boundary line agreements, or rights of way (subject to or together with) that are listed in the report are shown and/or identified on the plat. WCO 106-1-5(a)(13); WCO 106-1-8(c)(1)n

The existing location, widths, and other dimensions of all existing or platted buildings and structures within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

The existing location, widths, and other dimensions of all existing or platted easements within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

The existing location, widths, and other dimensions of all existing or platted land drains, culverts, watercourses, wetlands, streams corridor setbacks, flood plain within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

The existing location, widths, and other dimensions of all existing or platted streets or railroad lines within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)



		4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075		Weber County Recorder Entry no. _____
<b>DEVELOPER: Lance Roylance</b> Address: 5358 E. 2625 N Eden UT. 84310		1		Filed for record and recorded ____ day of _____, 20____
NE 1/4 of Section 34, Township 7 North, Range 1 East, Salt Lake Base and Meridian.		Subdivision		at _____ of official records, in book _____ on page _____
Revisions CHECKED BY: TK DATE: July 1, 2020 PROJ: 4061v1		DRAWN BY: TK DATE: July 1, 2020		County Recorder: Leann H Kilts
By Deputy: _____ Fee paid _____		This plat and associated documents are "PRELIMINARY NOT FINAL" and subject to change without a valid signature and date across the Professional Land Surveyor's seal in accordance with R156-22-601 of the Utah Administrative Code of the Utah Department of Commerce, Division of Occupational and Professional Licensing. If this document is unsigned it is a Preliminary document(s) and is not intended for and shall not be used in construction, nor to be recorded or filed, nor implemented or used as a Final Product.		