

# LANCE 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 LANCE 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

COUNTY OF WEBER )

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 the 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 South 53\*37'53" West 30.00; thence South 14°22'37" West 526.29 feet; thence South 7°46'50" West 249.88 feet; thence South 0°18'50" West 80.07 feet; thence North 89°40'31" West 168.06 feet to the East line of Browns Subdivision; thence North 0°45'23" East 1277.94 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 8.76 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 SURVEYOR'S CERTIFICATE

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.

WEBER COUNTY COMMISSION ACCEPTANCE

Commissioners of Weber County, Utah this \_\_\_\_\_day of \_\_\_\_\_\_, 20\_\_\_\_.

WEBER-MORGAN HEALTH DEPARTMENT

WEBER COUNTY PLANNING COMMISSION APPROVAL This is to certify that this subdivision plat was duly approved by the Weber

WEBER COUNTY ATTORNEY

I have examined the financial guarantee and other documents associated with

Ordinance applicable thereto and now in force and effect. Signed this \_\_\_\_\_

this subdivision plat and in my opinion they conform with the County

County Planning Commission on the \_\_\_\_\_day of \_\_\_\_\_, 20\_\_\_.

Chairman, Weber County Planning Commission

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

Signature

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

Chairman, Weber County Commission Title: Weber County Clerk

Signed this \_\_\_\_ day of \_\_\_\_\_\_, 20 \_\_\_.

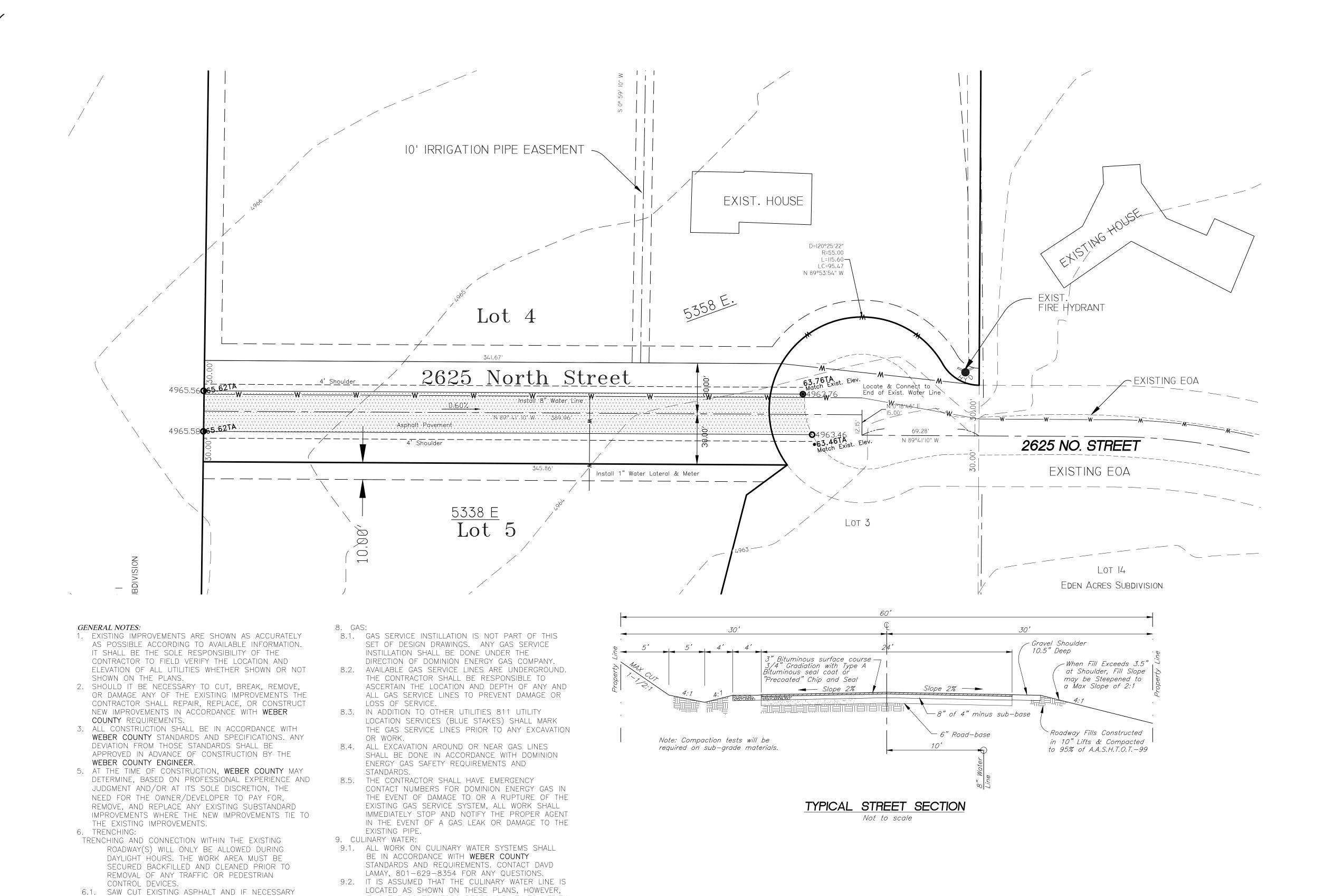
Weber County Surveyor

Signature

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.



Landin Landin	nark Surveying, Puc. A Complete Land Surveying Service www.LandmarkSurveyUtah.com	ving Service West Haven IIT 84401		Weber County Recorder  Entry no  Filed for record and recorded	
<b>DEVELOPER.</b> Address:	: Lance Roylance 5358 E. 2625 N Eden UT. 84310		1	ataday of20 at in book of official records,	
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 CHECKED BY: TK			
		DATE: July 1, PROJ: 4061v1	2020	By Deputy: Fee paid	



This Plat is the Intellectual Property of Landmark Surveying, Inc., all legal rights are reserved.

IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY

THE LOCATION AND DEPTH OF THE WATER SERVICE

ENGINEER SHALL BE NOTIFIED OF ANY DEVIATIONS

OFF VALVES SHALL BE INSTALLED AS SHOWN AND

LINES TO ENSURE PROPER CONNECTION. THE

9.3. WATER METERS, LATERALS, GATE VALVES AND BLOW

9.4. DURING CONSTRUCTION, IT SHOULD BE VERIFIED BY

EDGE-TO-EDGE CLEARANCES ARE MAINTAINED

10.1. SEWER SERVICE INSTILLATION IS NOT PART OF THIS

BETWEEN ALL WATER AND SEWER FACILITIES. (10'

THE CITY'S INSPECTOR THAT APPROPRIATE

IN ACCORDANCE WITH CITY STANDARDS.

HORIZONTALLY & 18" AT CROSSINGS)

SET OF DESIGN DRAWINGS.

FROM THE DESIGN.

10. SEWER:

THE EXISTING CONCRETE CURB, GUTTER AND

SIDEWALK TO FORM A VERTICAL JOINT FOR NEW

MINIMUM SLOPE OR GRADE TO ACCOMMODATE NEW

SET OF DESIGN DRAWINGS. ANY POWER SERVICE

LOCATION SERVICES (BLUE STAKES) SHALL MARK

ASPHALT AND CURB, GUTTER AND SIDEWALK TO

7.1. POWER SERVICE INSTILLATION IS NOT PART OF THIS

6.2. ALL UTILITY LATERALS SHALL BE INSTALLED TO

INSTILLATION SHALL BE DONE UNDER THE

THE POWER SERVICE LINES PRIOR TO ANY

7.3. ALL EXCAVATION OR WORK UNDER OR NEAR POWER

SERVICES LINES WHETHER ABOVE GROUND OR

UNDER GROUND SHALL BE DONE IN ACCORDANCE

DIRECTION OF ROCKY MOUNTAIN POWER.

7.2. IN ADDITION TO OTHER UTILITIES 811 UTILITY

WITH ROCKY MOUNTAIN POWER SAFETY

REQUIREMENTS AND STANDARDS.

MATCH.

7. POWER:

CONSTRUCTION.

EXCAVATION OR WORK.

