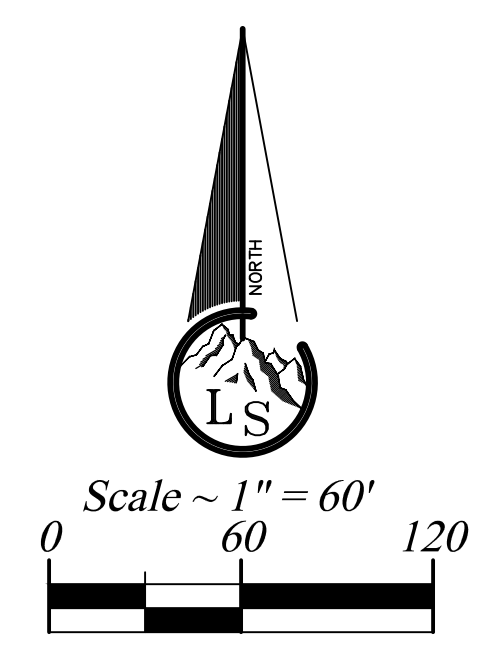


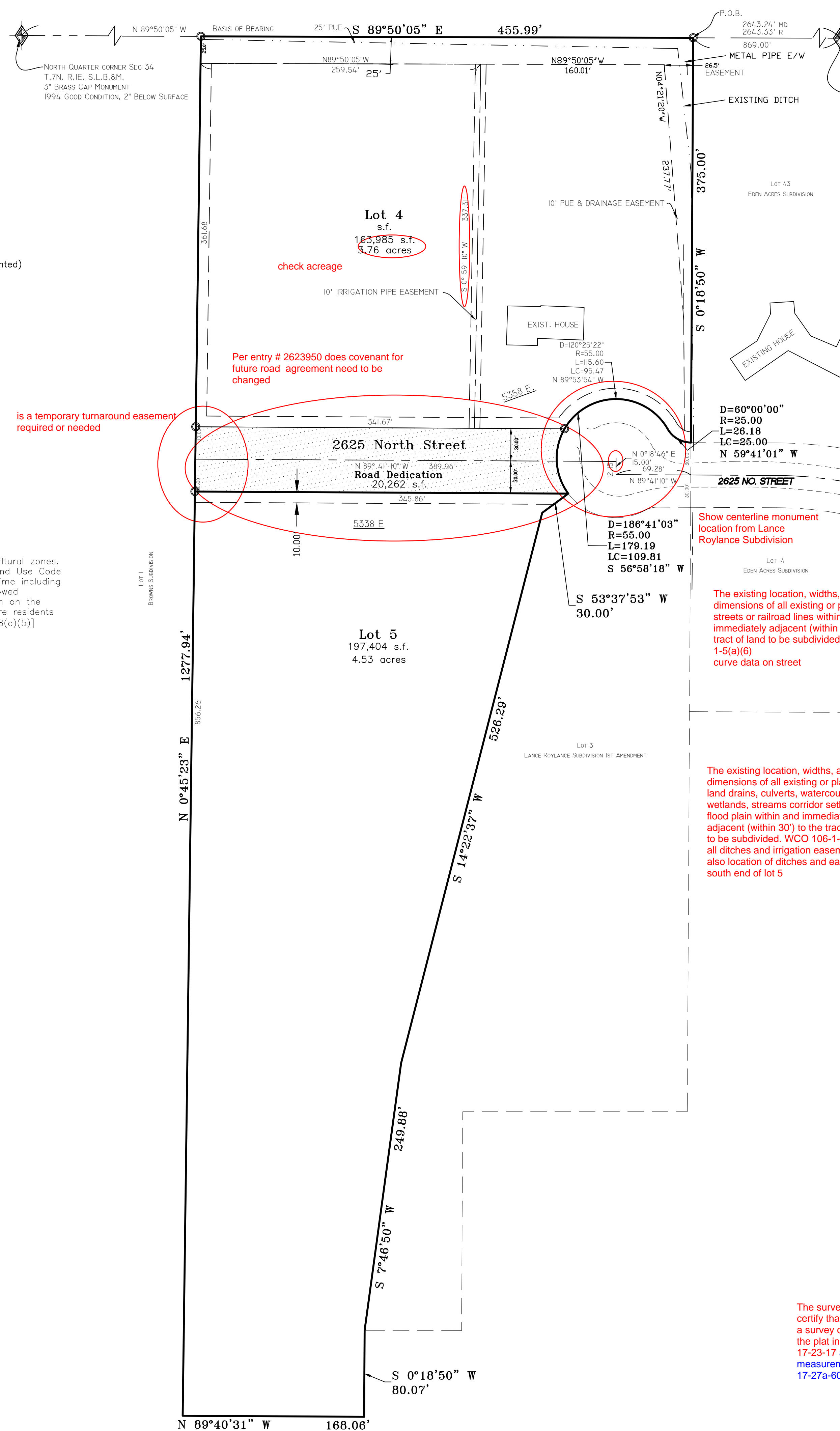
LANCE ROYLANCE SUBDIVISION 2ND AMENDMENT

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



- Legend**
- - - - - 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
 - HD MEASURED DATA
 - ▨ ROAD/STREET DEDICATION

NOTE:
1. Agriculture is the preferred use in the agricultural 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 restriction on the basis that it interferes with activities of future residents of this subdivision. [Am. Ord. Sec. 106-1-8(c)(5)]



The existing location, widths, and other dimensions of all existing or platted sanitary sewers, storm drains, water supply mains, fire hydrants, water wells within or immediately adjacent to the tract of land to be subdivided. WCO 106-1-5(a)(6)
10' pipe easement is different than 1st amendment

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)

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)
Location of irrigation pipe Easement does not match original location per 1st amendment, also 30' setback

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 location of percolation test holes on each lot. WCO 106-1-5(a)(10)

Show centerline monument location from Lance Roylance Subdivision

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)
curve data on street

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)
all ditches and irrigation easements also location of ditches and easements south end of lot 5

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)

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 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):

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

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

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__.

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.



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 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 feet; 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).

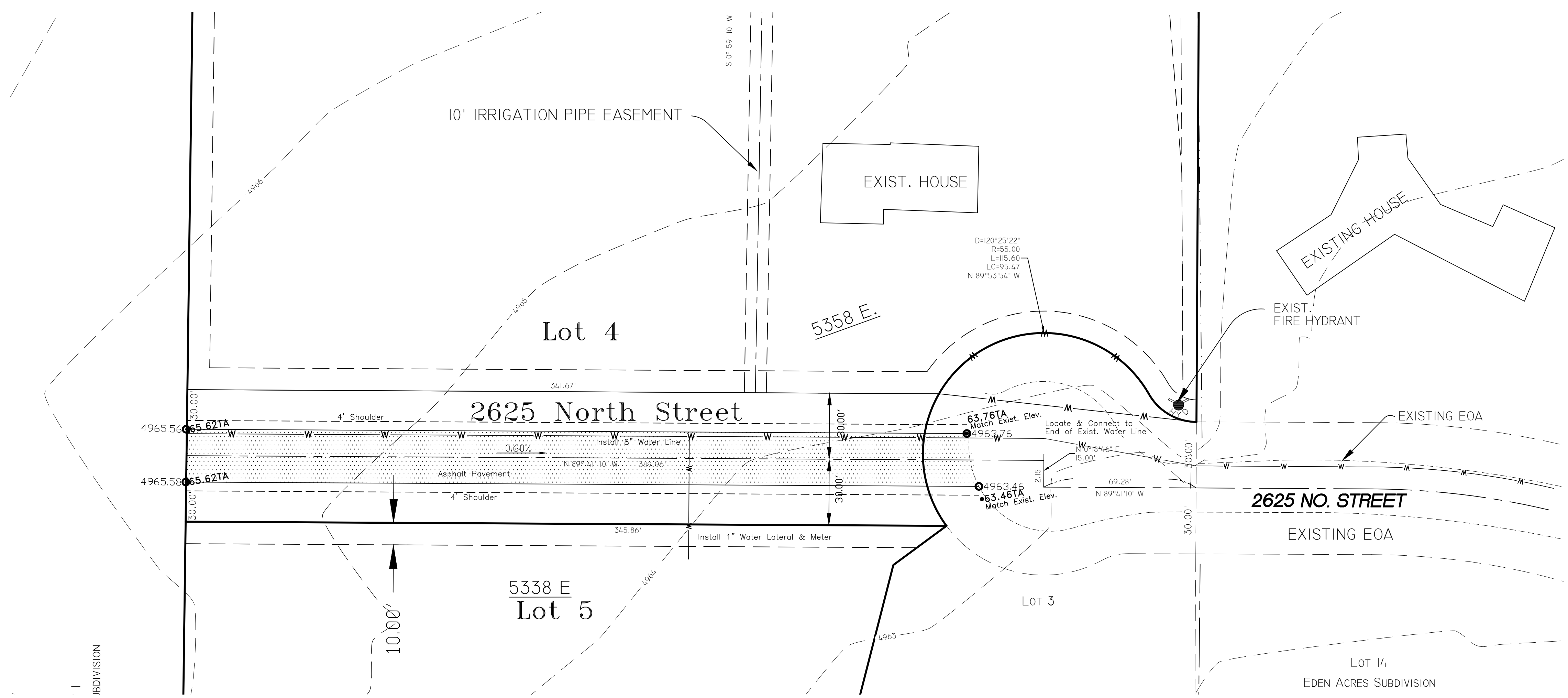
- Documents used to aide in this survey:
- Weber County Tax Plot 22-045, 22-315.
 - Deeds of record as found in the Weber County Records Office for parcels 06-004-0024, 06-004-0036, 06-004-0025, 06-004-0026, 06-004-0018,
 - Plats of Record: #55-37 & #55-38 Eden Acres Subdivision, #55-49 Browns Subdivision, #73-076 Lance Roylance Subdivision 1st Amendment,
 - Record of Surveys: #2178, #4207, #4788.

Boundary was established from existing subdivision plats.

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

		4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075		Weber County Recorder Entry no. _____	
DEVELOPER: Lance Roylance 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, on page _____	
Revisions		DRAWN BY: TK CHECKED BY: TK DATE: July 1, 2020 PROJ: 4061v1		County Recorder: Leann H Kilts	
By Deputy: _____		Fee paid _____		_____	

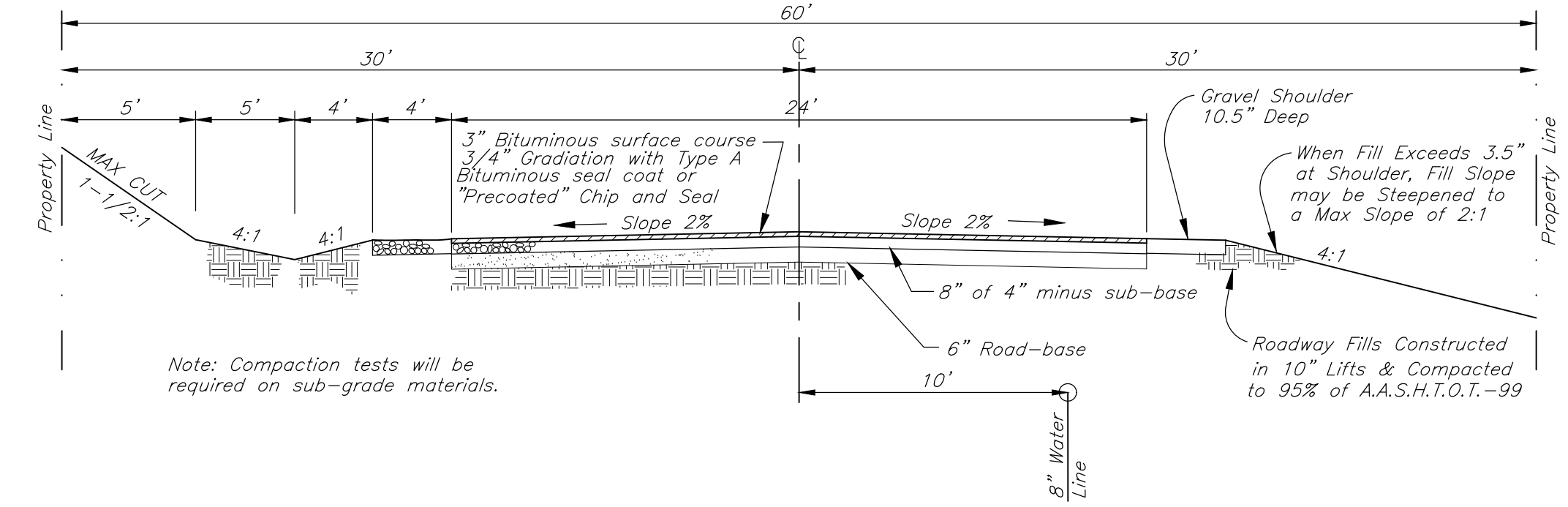
This plat and associated documents are "PRELIMINARY NOT FINAL" and subject to change without a valid signature and date across the Professional Land Surveyor's seal in accordance with R196-22-601 of the Utah Administrative Code of the Utah Department of Commerce, Division of Occupational and Professional 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.



GENERAL NOTES:

1. EXISTING IMPROVEMENTS ARE SHOWN AS ACCURATELY AS POSSIBLE ACCORDING TO AVAILABLE INFORMATION. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES WHETHER SHOWN OR NOT SHOWN ON THE PLANS.
2. SHOULD IT BE NECESSARY TO CUT, BREAK, REMOVE, OR DAMAGE ANY OF THE EXISTING IMPROVEMENTS THE CONTRACTOR SHALL REPAIR, REPLACE, OR CONSTRUCT NEW IMPROVEMENTS IN ACCORDANCE WITH WEBER COUNTY REQUIREMENTS.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH WEBER COUNTY STANDARDS AND SPECIFICATIONS. ANY DEVIATION FROM THOSE STANDARDS SHALL BE APPROVED IN ADVANCE OF CONSTRUCTION BY THE WEBER COUNTY ENGINEER.
5. AT THE TIME OF CONSTRUCTION, WEBER COUNTY MAY DETERMINE, BASED ON PROFESSIONAL EXPERIENCE AND JUDGMENT AND/OR AT ITS SOLE DISCRETION, THE NEED FOR THE OWNER/DEVELOPER TO PAY FOR, REMOVE, AND REPLACE ANY EXISTING SUBSTANDARD IMPROVEMENTS WHERE THE NEW IMPROVEMENTS TIE TO THE EXISTING IMPROVEMENTS.
6. TRENCHING:
TRENCHING AND CONNECTION WITHIN THE EXISTING ROADWAY(S) WILL ONLY BE ALLOWED DURING DAYLIGHT HOURS. THE WORK AREA MUST BE SECURED BACKFILLED AND CLEANED PRIOR TO REMOVAL OF ANY TRAFFIC OR PEDESTRIAN CONTROL DEVICES.
- 6.1. SAW CUT EXISTING ASPHALT AND IF NECESSARY THE EXISTING CONCRETE CURB, GUTTER AND SIDEWALK TO FORM A VERTICAL JOINT FOR NEW ASPHALT AND CURB, GUTTER AND SIDEWALK TO MATCH.
- 6.2. ALL UTILITY LATERALS SHALL BE INSTALLED TO MINIMUM SLOPE OR GRADE TO ACCOMMODATE NEW CONSTRUCTION.
7. POWER:
7.1. POWER SERVICE INSTALLATION IS NOT PART OF THIS SET OF DESIGN DRAWINGS. ANY POWER SERVICE INSTALLATION SHALL BE DONE UNDER THE DIRECTION OF ROCKY MOUNTAIN POWER.
- 7.2. IN ADDITION TO OTHER UTILITIES 811 UTILITY LOCATION SERVICES (BLUE STAKES) SHALL MARK THE POWER SERVICE LINES PRIOR TO ANY EXCAVATION OR WORK.
- 7.3. ALL EXCAVATION OR WORK UNDER OR NEAR POWER SERVICES LINES WHETHER ABOVE GROUND OR UNDER GROUND SHALL BE DONE IN ACCORDANCE WITH ROCKY MOUNTAIN POWER SAFETY REQUIREMENTS AND STANDARDS.

8. GAS:
8.1. GAS SERVICE INSTALLATION IS NOT PART OF THIS SET OF DESIGN DRAWINGS. ANY GAS SERVICE INSTALLATION SHALL BE DONE UNDER THE DIRECTION OF DOMINION ENERGY GAS COMPANY.
- 8.2. AVAILABLE GAS SERVICE LINES ARE UNDERGROUND. THE CONTRACTOR SHALL BE RESPONSIBLE TO ASCERTAIN THE LOCATION AND DEPTH OF ANY AND ALL GAS SERVICE LINES TO PREVENT DAMAGE OR LOSS OF SERVICE.
- 8.3. IN ADDITION TO OTHER UTILITIES 811 UTILITY LOCATION SERVICES (BLUE STAKES) SHALL MARK THE GAS SERVICE LINES PRIOR TO ANY EXCAVATION OR WORK.
- 8.4. ALL EXCAVATION AROUND OR NEAR GAS LINES SHALL BE DONE IN ACCORDANCE WITH DOMINION ENERGY GAS SAFETY REQUIREMENTS AND STANDARDS.
- 8.5. THE CONTRACTOR SHALL HAVE EMERGENCY CONTACT NUMBERS FOR DOMINION ENERGY GAS IN THE EVENT OF DAMAGE TO OR A RUPTURE OF THE EXISTING GAS SERVICE SYSTEM. ALL WORK SHALL IMMEDIATELY STOP AND NOTIFY THE PROPER AGENT IN THE EVENT OF A GAS LEAK OR DAMAGE TO THE EXISTING PIPE.
9. CULINARY WATER:
9.1. ALL WORK ON CULINARY WATER SYSTEMS SHALL BE IN ACCORDANCE WITH WEBER COUNTY STANDARDS AND REQUIREMENTS. CONTACT DAVD LAMAY, 801-629-8354 FOR ANY QUESTIONS.
- 9.2. IT IS ASSUMED THAT THE CULINARY WATER LINE IS LOCATED AS SHOWN ON THESE PLANS, HOWEVER, IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF THE WATER SERVICE LINES TO ENSURE PROPER CONNECTION. THE ENGINEER SHALL BE NOTIFIED OF ANY DEVIATIONS FROM THE DESIGN.
- 9.3. WATER METERS, LATERALS, GATE VALVES AND BLOW OFF VALVES SHALL BE INSTALLED AS SHOWN AND IN ACCORDANCE WITH CITY STANDARDS.
- 9.4. DURING CONSTRUCTION, IT SHOULD BE VERIFIED BY THE CITY'S INSPECTOR THAT APPROPRIATE EDGE-TO-EDGE CLEARANCES ARE MAINTAINED BETWEEN ALL WATER AND SEWER FACILITIES. (10' HORIZONTALLY & 18" AT CROSSINGS)
10. SEWER:
10.1. SEWER SERVICE INSTALLATION IS NOT PART OF THIS SET OF DESIGN DRAWINGS.



TYPICAL STREET SECTION
Not to scale

Landmark Surveying, Inc.
A Complete Land Surveying Service
www.LandmarkSurveyUtah.com
4646 South 3500 West - #A-3
West Haven, UT 84401
801-731-4075

CLIENT: Lance Roylance 5358 E. 2625 N Eden UT, 84310	
Lance Roylance Subdivision 2nd Amendment NW 1/4 of Section 34, Township 7 North, Range 1 East, Salt Lake Base and Meridian.	DRAWN BY: TDK CHECKED BY: TDK
Revisions:	DATE: 10/20/20 FILE: 4061
Site, Utility Plan	
SHEET 1 of 1	