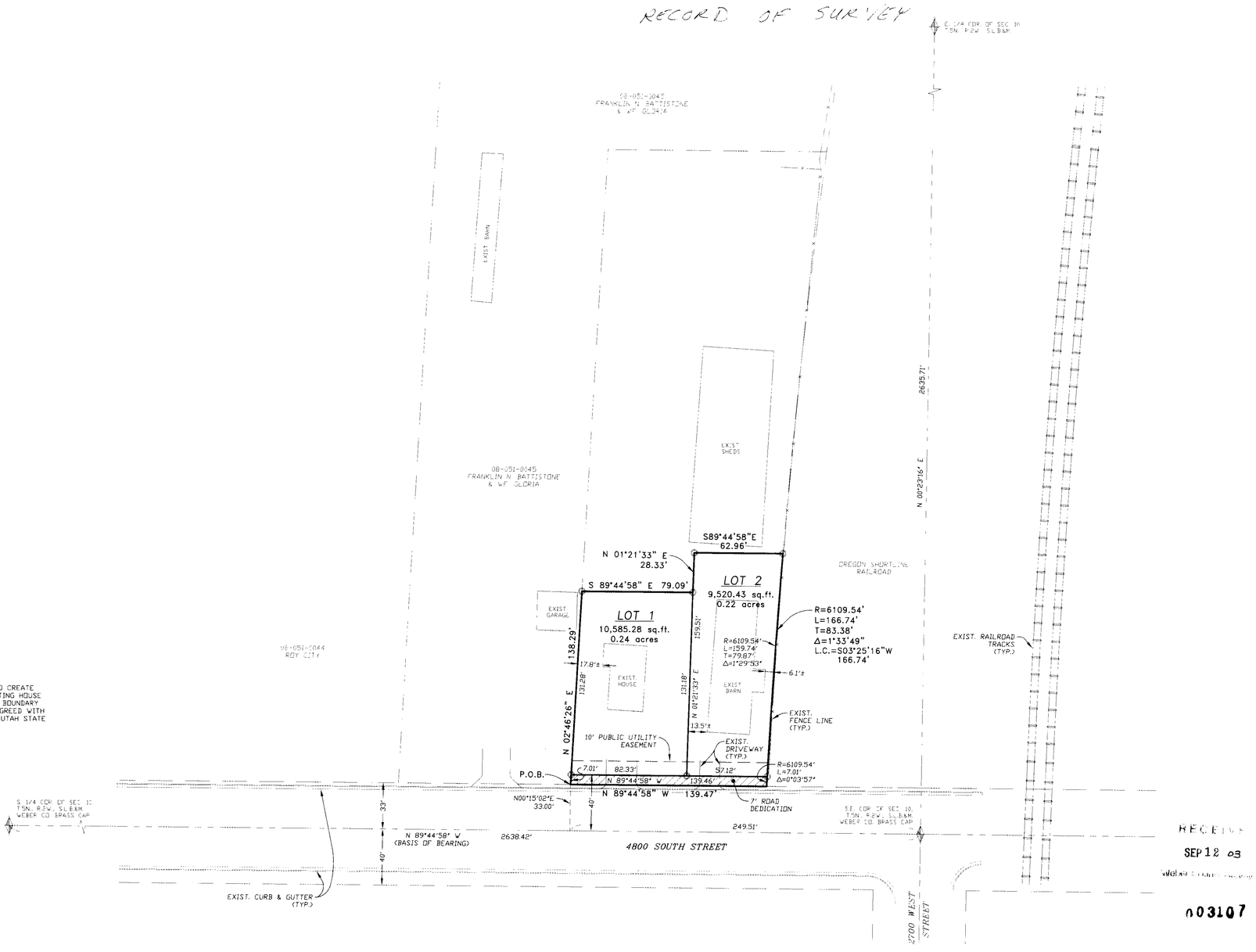
HANSEN ESTATES SUBDIVISION

A PART OF THE S.E. 1/4 OF SECTION 10, T.5N., R.2W., S.L.B. AND M.

ROY CITY, WEBER COUNTY, UTAH

JULY 2000

RECORD OF SURVEY



NARRATIVE

THE PURPOSE OF THIS SUBDIVISION WAS TO CREATE A TWO LOTS SUBDIVISION AROUND AN EXISTING HOUSE AND BARN FOR SALE OF THE PARCELS. THE BOUNDARY IS DEFINED BY A PREVIOUS SURVEY AND AGREED WITH OCCUPATIONS FOUND. BASIS OF BEARING IS UTAH STATE PLANE GRID BEARING AS SHOWN.

SURVEYOR'S CERTIFICATE

I, DOUG L. GRAHAM, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH DO HEREBY CERTIFY THAT THIS PLAT OF HANSEN ESTATES SUBDIVISION, IN ROY CITY, 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 ROY CITY ZONING.

SIGNED THIS __11__ DAY OF NOVEMBER, 2000

R.L.S. # 172757 _____
SIGNATURE

REGISTERED LAND SURVEYOR DOUG L. GRAHAM 172757 STATE OF UTAH

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 ON THE PLAT AND NAME SAID TRACT HANSEN ESTATES SUBDIVISION AND DO HEREBY DEDICATE, GRANT AND CONVEY TO ROY CITY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, STORM WATER DETENTION PONDS AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY ROY CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____ 20__

_____ _____
_____ _____

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF WEBER } ss

ON THIS _____ DAY OF _____ 20__, 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.

_____ _____
COMMISSION EXPIRES NOTARY PUBLIC

BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH LINE OF 4800 SOUTH STREET, SAID POINT BEING NORTH 89°44'58" WEST 249.51 FEET ALONG THE SECTION LINE AND NORTH 00°15'02" EAST 33.00 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 10, AND RUNNING THENCE NORTH 02°46'26" EAST 138.29 FEET, THENCE SOUTH 89°44'58" EAST 79.09 FEET, THENCE NORTH 01°21'33" EAST 28.33 FEET, THENCE SOUTH 89°44'58" EAST 62.96 FEET TO THE APPARENT WEST LINE OF OREGON SHORTLINE RAILROAD, THENCE 166.74 FEET ALONG A 6109.54 FOOT CURVE TO THE LEFT (L.C.=SOUTH 03°25'16" WEST 166.74 FEET) ALONG SAID APPARENT WEST LINE TO NORTH LINE OF 4800 SOUTH STREET, THENCE NORTH 89°44'58" WEST 139.47 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.
CONTAINS 048 ACRES.

RECEIVED
SEP 12 03
WEBER COUNTY RECORDER

003107

ROY CITY ENGINEER

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO CITY ENGINEER APPROVAL OF THE FOREGOING PLAT AND DEDICATIONS HAVE COMPLIED WITH.

SIGNED THIS _____ DAY OF _____ 20__

_____
SIGNATURE

ROY CITY ATTORNEY

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

SIGNED THIS _____ DAY OF _____ 20__

_____
SIGNATURE

ROY CITY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE ROY CITY PLANNING COMMISSION ON THE _____ DAY OF _____ 20__

_____
SIGNATURE

ROY CITY 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 ROY CITY, UTAH THIS _____ DAY OF _____ 20__

_____ _____
TITLE: MAYOR ATTEST:

LANDMARK SURVEYING AND ENGINEERING, INC.
A COMPLETE LAND DEVELOPMENT SERVICE
4646 S. 3500 W. #A-3, ROY, UTAH 84067
PHONE 801-731-4075

CLIENT: BRIAN HANSEN

LOCATION: PART OF THE S.E. 1/4 OF SEC. 10, T.5N., R.2W., S.L.B.&M.

SURVEYED: MARCH 2000

REVISIONS:		DRAWN BY: D.G./L.A.
05-30-00 L.A.		CHECKED BY: D.G.
07-19-00 L.A.		DATE: 04-11-00
		FILE: 2169FIN.DWG

WEBER COUNTY RECORDER

ENTRY #_____ FEE _____

FILED FOR RECORD & RECORDED

THIS ____ DAY OF _____ 20__

AT _____ IN BOOK _____ OF____

PAGE _____

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WEBER COUNTY RECORDER

BY _____
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