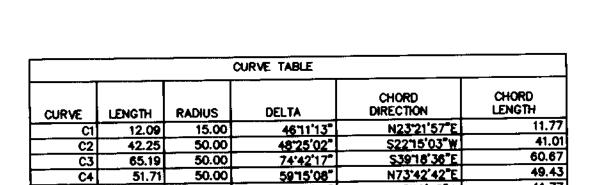
BINGHAM ESTATES SUBDIVISION

LOCATED IN THE SW QUARTER OF THE NE QUARTER OF SECTION 22, T5N, R2W SLB & M ROY CITY, WEBER COUNTY, UTAH FINAL PLAT



46"1"13"

58710'45"W

LOT	EG	NEW TBC . LOT CEN.	MIN FFE	(TBC)-(FFE)
1	4299.88	4302.09	4296.64	-3.54'
2	4299.18	4302.70	4297.04	-5.66'
3	4298.65	4303.11	4297.45	-5.27
4	4297.95	4303.54	4297.84	_5.70'
5	4297.86	4303.71	4298.05	-5.66°
6	4299.65	4304.24	4298.17	-6.07
7	4301.19	4304.67	4298.53	<u>-6.14'</u>
8	4301.39	4303.28	4297.54	- <u>5.74</u>
9	4302.02	4302.83	4298.02	<u>-4.81'</u>
10	4302.31	4302.38	4298.31	-4.07
12	4298.05	4299.17	4294.05	-5.12 [*]
13	4299.10	4300.13	4295.10	-5.03

GENERAL NOTES:

- ALL SIDE EASEMENTS SHOWN ARE TYPICAL 7' WIDE PUBLIC UTILITY EASEMENTS (P.U.E.) UNLESS OTHERWISE NOTED. ALL REAR EASEMENTS AND EASEMENTS FRONTING ROADS ARE 10' WIDE.
- 2. APPROVAL OF THIS DEVELOPMENT PLAT BY ROY CITY DOES NOT CONSTITUTE ANY REPRESENTATION AS TO THE ADEQUACY OF SUBSURFACE SOIL CONDITIONS NOR THE LOCATION OR DEPTH OF GROUND WATER TABLES.
- 3. P.U.E. DENOTES A PUBLIC UTILITY EASEMENT AND A DRAINAGE EASEMENT.
- 4. UTITILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND OW GROUND AND ALL CIMER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE THE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES, AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE AT THE LOT OWNERS EXPENSE OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNERS EXPENSE, AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN
- 5. THIS SUBDIVISION IS LOCATED WITHIN OR NEAR A PHYSICAL AND ENVIRONMENTAL HAZARDS AREA OF ROY CITY. SEE THE ROY CITY GENERAL PLAN FOR MORE

TYPICAL LOTS STANDARD LOT R-1-10 ZONE STANDARD LOT SETBACKS BUILDABLE AREA CORNER LOT SETBACKS INTERIOR SIDE YARD 8' STREET SIDE YARD 20' JUEASEMENT LINE MIN. LOT WIDTH NOTE: ALL BUILDING SETBACKS MUST BE OUTSIDE OF ANY EASEMENT.

LEGEND

PUBLIC UTILITY EASEMENT (P.U.E.) ___ x ___

NARRATIVE

THE PURPOSE OF THE SURVEY WAS TO SUBDIVIDE THE PROPERTY. THIS WAS DONE USING THE MONUMENTS SHOWN. HILL & ARGYLE REBAR AND CAP WERE SET AT ALL REAR LOT CORNERS. NAILS WILL BE SET ON PROJECTED PROPERTY LINES. THE SOUTH LINES OF ARTHUR JONES ESTATES SUBDIVISION NO. 2 WAS SET BY USING THE GRAPHICAL DESCRIPTION OF THE SAID SUBDIVISION AND ROTATING BEARINGS FOR SAID SUBDIVISION TO MATCH OUR BASIS OF BEARING. THE GRAPHICAL DESCRIPTION CONFLICTS WITH THE WRITTEN

ROY CITY ENGINEER

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE ENGINEER OF THE FOREGOING

PLAT HAVE BEEN COMPLIED WITH. DATED THIS DAY OF_______, 20_____,

ROY CITY ACCEPTANCE

HEREBY CERTIFY THAT THIS SUBDIVISION PLAT AND THE DEDICATION OF THIS PLAT WAS ACCEPTED BY THE MAYOR AND THE CITY COUNCIL OF ROY CITY, WEBER COUNTY, UTAH BY RESOLUTION PASSED ON THE_____DAY OF_______ 20___.

IN WITNESS WHEREOF I HERE UNTO SET MY HAND AND AFFIX THE CORPORATE SEAL OF ROY CITY.

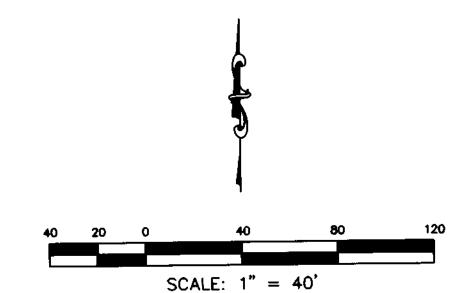
CITY RECORDER

APPROVED THIS_____DAY OF______,20___.

MAYOR

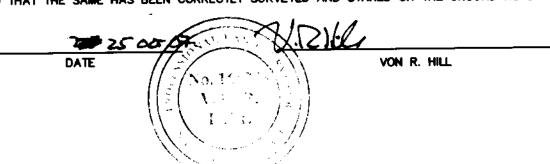
ROY CITY ATTORNEY

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE ATTORNEY OF THE FOREGOING PLAT HAVE BEEN COMPLIED WITH. DATED THIS DAY OF______ 20___.



SURVEYOR'S CERTIFICATE

I, VON R. HILL, A REGISTERED LAND SURVEYOR HOLDING CERTIFICATE NO. 166385 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREWITH AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS BINGHAM ESTATES SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN.



BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS SOUTH 89"43"39" EAST 660.00 FEET ALONG THE EAST-WEST QUARTER SECTION LINE FROM THE CENTER QUARTER CORNER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH AND RUNNING THENCE NORTH 046'21" EAST 660.00 FEET; THENCE SOUTH 89'43'39" EAST 146.79 FEET; THENCE NORTH 0"25'40" EAST 0.82 FEET TO THE SOUTHEAST CORNER OF LOT 27, ARTHUR JONES ESTATES SUBDIVISION NO.2; THENCE SOUTH 89'34'20" EAST 60.00 FEET ALONG THE SOUTH LINE OF SAID SUBDIVISION TO THE SOUTHWEST CORNER OF LOT 28 OF SAID SUBDIVISION; THENCE SOUTH 0"25"40" WEST 0.65 FEET; THENCE SOUTH 89'43'39" EAST 123.21 FEET; THENCE SOUTH 0"16'21" WEST 660.00 FEET TO THE QUARTER SECTION LINE; THENCE NORTH 89'43'39" WEST 330.00 FEET TO THE POINT OF BEGINNING, CONTAINING 5.0 ACRES.

OWNER'S DEDICATION

WE, THE UNDERSIGNED, OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET PART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS, AS SHOWN ON THIS PLAT, AND NAME SAID TRACT BINGHAM ESTATES SUBDIVISION, AND 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 DEDICATE TO ROY CITY THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES, AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE, AS MAY BE AUTHORIZED BY ROY CITY.

THE UNDERSIGNE	D HEREBY	CERTIFY	THAT	THIS	SUBDIVISION	HAS	MET	ALL	REQUIREMENTS	OF
ROY CITY ORDIN										

CODY WILDER TALLIN CONSTRUCTION, L.L.C.

RECEIVED OCT 3 0 2007

WEBER CO SURVEYOR

003909

L.L.C. ACKNOWLEDGMENT

M	THE	DAY OF	,20 THERE PERSONALLY	APPEARED BEFORE ME,
THE MH	E UNDERSIGNED O BEING BY M D THAT SAID IN	NOTARY PUBLIC, CODY WIL	DER, MEMBER OF TALLIN CO THAT HE IS A MEMBER OF BEHALF OF SAID LL.C. BY	
	TABY 6110110.			

NOTARY PUBLIC:			
RESIDENCE:	<u> </u>	<u>.</u>	<u>.</u>
MY COMMISSION EXPIRES:			

ROY CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE ROY CITY PLANNING COMMISSION DATED THIS DAY OF_______ 20_____.

	
SIGNATURE	

ENTRY NO) FEE PAID				
FILED FOR RECO	RD AND RECORDED				
	AT				
IN BOOK	OF THE OFFICIAL				
RECORDS, PAGE					
RECORDED FOR:					

WEBER COUNTY RECORDER

WEBER COUNTY RECORDER

05-483 Boundary 10/25/07

HILL & ARGYLE, Inc.

Engineering and Surveying

(801) 298-2236 Phone, (801) 298-5983 Fax

LOT 12

7.00' PUE ---

6000 SOUTH

ATTEST:

ARTHUR JONES EST.

LOT 28

LOT 10

11,089 SQ. FT.

LOT 9

11,089 SQ. FT.

123.21

11,135 SQ FT

2978 WEST

108.21

S89'43'39"E 5975 SOUTH

2967 WEST

LOT 7

11,903 SQ. FT.

LOT 14

15,486 SQ. FT.

EXISTING

BUILDING

10.00

10.00' PUE

BASIS OF BEARING 2645.38' CENTER TO EAST 1/4 CORNER MONUMENT

7.00' PUE

30.00' -

S89'43'39"E 7.00' PUE

_S0'25'40"W 0.65'

\$89*34'20"E 60.00'

30.00'

TO BE SET

2979 WEST

LOT 6

11,714 SQ. FT.

7.00' PUE ----

LOT 13

13,765 SQ. FT.

N89'43'39"W 330.00'

7.00' PUE ---

30.00

SUBOLVISION NO. 2

S89'43'39"E 123.21" 7.00' PUE

10.00' PUE AND DRAINAGE

RALPH H HADLEY

- 10.00' PUE

-- 10.00' PUE

RICHARD L HADLEY

RICHARD L HADLEY

1/4 SECTION LINE

T5N, R2W SLB & M

FOUND MONUMENT

CARRIAGE LANE SUB. NO 3

ARTHUR JONES EST.

SUBOIVISION NO. 2

11,927 SQ. FT.

N89'43'39"W

146.79

N89'43'39"W 7.00' PUE _____146.79' ____

11,743 SQ. FT.

N89'43'39"W

146.79

11,742 SQ. FT.

16,379 SQ. FT.

LOT 11

33.00' TO BE DEDICATED TO ROAD

EXISTING

BUILDING

CORP OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LDS

JAN E & LORI A PAGE

ELIZABETH ANDERSON

10.00' PUE -

RICHARD C GIBSON

S89'43'39'E 660.00'

CENTER OF SECTION 22.

MONUMENT NOT IN PLACE

T5N, R2W SLB & M

1/4 SECTION LINE

S89'43'39'E 2647.40

WEST 1/4 CORNER SEC 22 TSN, R2W SLB & M

FOUND MONUMENT

10.00' ---

P.U.E. AND DRAINAGE

ATTORNEY