

# PARK43 TOWNHOMES

ROY CITY, WEBER COUNTY, UTAH  
A PART OF THE SOUTHEAST QUARTER OF SECTION 17,  
TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN  
NOVEMBER, 2022

## SURVEYOR'S CERTIFICATE

I, ROGER C. SLADE, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND HAVE HEREBY SUBDIVIDED SAID TRACT INTO THIRTY-TWO (32) UNITS AND OPEN SPACE, KNOWN HEREAFTER AS PARK43 TOWNHOMES LOCATED IN ROY CITY, WEBER COUNTY, UTAH, AND HAS BEEN CORRECTLY DRAWN TO THE DESIGNATED SCALE AND IS TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF ROY CITY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS 19TH DAY OF DECEMBER, 2022.



## SUBDIVISION BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE SOUTHEAST CORNER OF HOOPER CITY PROPERTY, TAX ID NO. 09-554-0016, ALSO BEING THE SOUTHEAST CORNER OF PARCEL A, KAYLAS CROSSING SUBDIVISION, RECORDED AS ENTRY NO. 2164438 IN THE WEBER COUNTY RECORDER'S OFFICE, AND ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF 4300 WEST STREET LOCATED 1314.16 FEET SOUTH 00°40'49" WEST (1320' SOUTH 0°25'21" WEST BY RECORD) ALONG THE EAST LINE OF SAID NORTHEAST QUARTER AND 33.00 FEET NORTH 89°21'51" WEST (NORTH 89°23'19" WEST BY RECORD) FROM THE EAST QUARTER CORNER OF SAID SECTION 17;

RUNNING THENCE SOUTH 00°40'49" WEST 245.86 FEET (SOUTH 0°25'21" WEST 240.24' BY RECORD) ALONG SAID WEST RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF DRQ SOLUTIONS SUBDIVISION, RECORDED AS ENTRY NO. 2899529; THENCE ALONG THE NORTH LINE OF SAID DRQ SOLUTIONS SUBDIVISION THE FOLLOWING TWO (2) COURSES: (1) NORTH 89°00'34" WEST 417.00 FEET (NORTH 89°04'10" WEST 522.13 FEET BY RECORD); AND (2) SOUTH 89°42'08" WEST 217.43 FEET (SOUTH 88°40'08" WEST 104.94 FEET BY RECORD) TO THE EAST BOUNDARY OF HIGLEY MEADOW SUBDIVISION PHASE 1, RECORDED AS ENTRY NO. 2060944; THENCE NORTH 00°41'33" EAST 246.82 FEET (NORTH 0°25'21" EAST 241.66 FEET BY RECORD) ALONG SAID EAST BOUNDARY TO THE SOUTHWEST CORNER OF LOT 1, OF SAID KAYLAS CROSSING SUBDIVISION; THENCE SOUTH 89°21'51" EAST 634.33 FEET (SOUTH 89°23'19" WEST 627.00 FEET BY RECORD) ALONG THE SOUTH LINE OF SAID LOT 1 AND THEN ALONG THE SOUTH LINE OF SAID PARCEL A TO THE POINT OF BEGINNING. CONTAINING 3.564 ACRES.

## OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, COMMON AREA, AND STREETS AS SHOWN ON THIS PLAT, AND NAME SAID TRACT PARK 43 TOWNHOMES, AND HEREBY DEDICATE, GRANT AND CONVEY TO THE LOT OWNERS WITHIN THE PARK 43 TOWNHOMES THOSE PORTIONS OF SAID TRACT OF LAND DESIGNATED HEREON AS PRIVATE STREETS AND RIGHTS-OF-WAY, THE SAME TO BE MAINTAINED AND REPAIRED BY THE PARK 43 TOWNHOMES HOMEOWNER'S ASSOCIATION, AND ALSO DEDICATE, GRANT AND CONVEY TO ROY CITY EASEMENTS FOR THOSE CERTAIN UTILITIES AS REFERENCED IN THE NOTES ON THIS PLAT AS DESIGNATED HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION AS MAY BE AUTHORIZED BY ROY CITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS; AND ALSO GRANT AND CONVEY TO PARK 43 TOWNHOMES HOMEOWNER'S ASSOCIATION, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS COMMON AREA, TO BE USED FOR THE COMMON USE AND ENJOYMENT OF THE LOT OWNERS AS MEMBERS OF SUCH ASSOCIATION, SUBJECT TO THOSE EASEMENT RIGHTS GRANTED TO ROY CITY HEREIN. WE HEREBY DECLARE THE PLAT NOTES SHOWN HEREON TO BE EFFECTIVE AND BINDING. IN WITNESS WE HAVE HERE UNTO SET OUR

SIGNATURE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

SHELDON MITCHELL — MANAGING MEMBER OF \_\_\_\_\_ DATE: \_\_\_\_\_  
PARK43 TOWNHOMES LLC

## CORPORATE ACKNOWLEDGMENT

STATE OF UTAH  
COUNTY OF WEBER

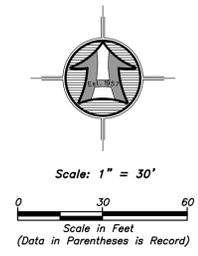
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, SHELDON MITCHELL PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE MANAGING MEMBER OF PARK43 TOWNHOMES LLC AND THAT HE SIGNED THE ABOVE OWNER'S DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC



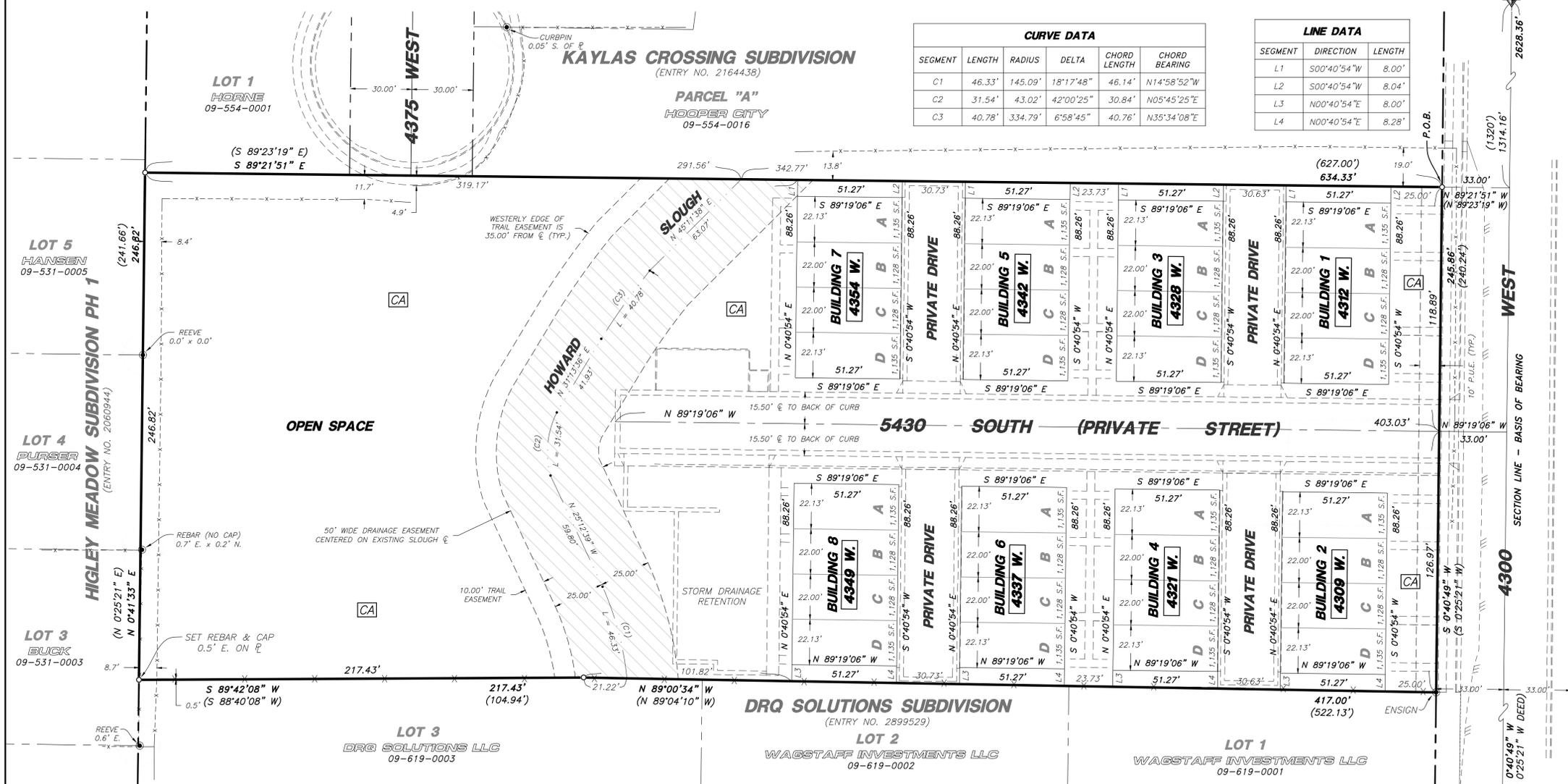
COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
FILED FOR RECORD AND  
RECORDED \_\_\_\_\_ AT  
\_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL  
RECORDS, PAGE \_\_\_\_\_  
COUNTY RECORDER  
BY \_\_\_\_\_  
DEPUTY



CURVE DATA					
SEGMENT	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	46.33'	145.09'	18°17'48"	46.14'	N14°58'52"W
C2	31.54'	43.02'	42°00'25"	30.84'	N05°45'25"E
C3	40.78'	334.79'	6°58'45"	40.76'	N35°34'08"E

LINE DATA		
SEGMENT	DIRECTION	LENGTH
L1	S00°40'54"W	8.00'
L2	S00°40'54"W	8.04'
L3	N00°40'54"E	8.00'
L4	N00°40'54"E	8.28'



### NOTES:

- 1 - REBAR AND CAP SET ON ALL LOT CORNERS, AS SHOWN HEREON.
- 2 - ALL AREAS OUTSIDE BUILDING FOOTPRINTS ARE PUBLIC UTILITY EASEMENTS.
- 3 - ALL AREAS OUTSIDE THE UNIT FOOTPRINTS AND THE HOWARD SLOUGH SHALL BE OWNED AND MAINTAINED BY THE PARK43 TOWNHOMES HOMEOWNER'S ASSOCIATION, SUCH IS HEREBY DECLARED TO BE COMMON AREAS - SUCH INCLUDES THE FRONT-OF-UNIT LANDSCAPE AREAS, REAR LANDSCAPE AREAS, AND AREAS BETWEEN THE BUILDINGS.
- 4 - UNIT DIMENSIONS SHOWN INDICATE GROUND FLOOR/LAND AREAS.
- 5 - ON-SITE PRIVATE STREET (5430 SOUTH STREET), PRIVATE DRIVES, AND PARKING AREAS ARE OWNED AND MAINTAINED BY THE PARK43 TOWNHOMES HOMEOWNER'S ASSOCIATION.
- 6 - SANITARY SEWER MAINS WITHIN THE BOUNDARY OF THE SUBDIVISION ARE MAINTAINED BY THE PARK43 TOWNHOMES HOMEOWNER'S ASSOCIATION. THE SEWER LATERALS FROM THE SEWER MAINS TO THE INDIVIDUAL UNITS ARE MAINTAINED BY THE INDIVIDUAL UNIT OWNERS.
- 7 - ON-SITE CULINARY WATER MAINS AND FIRE HYDRANT(S) ARE MAINTAINED BY ROY CITY. THE INDIVIDUAL UNIT OWNERS MAINTAIN THE SERVICE LINES FROM THE WATER METERS TO THE INDIVIDUAL UNITS.
- 8 - STORM DRAINAGE SYSTEM: ANY ON-SITE STORM DRAINAGE PIPING, INLETS, APPURTENANCES, AND UNDERGROUND CHAMBERS ARE OWNED AND MAINTAINED BY THE PARK43 TOWNHOMES HOMEOWNER'S ASSOCIATION.
- 9 - SECONDARY WATER: ALL ON-SITE SECONDARY WATER PIPING AND APPURTENANCES AFTER THE METER WILL BE OWNED AND MAINTAINED BY THE PARK43 TOWNHOMES HOMEOWNER'S ASSOCIATION.
- 10 - SQUARE FOOTAGES SHOWN ON EACH TOWNHOME ARE OF THE TOWNHOME FOOTPRINT, NOT TOTAL LIVING SPACE.

### NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE SUBDIVISION SHOWN AND DESCRIBED HEREON. THIS SURVEY WAS ORDERED BY JAYSON ADAM. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS THE EXISTING WEBER COUNTY SURVEYOR MONUMENTATION SURROUNDING SECTION 17, TOWNSHIP 5 NORTH, RANGE 2 WEST, S.L.B.&M ALONG WITH SURROUNDING SUBDIVISIONS RECORDED AS ENTRY NO.'S 2164438, 2060944 & 2899529, IN THE WEBER COUNTY RECORDERS OFFICE.

THE BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION WHICH BEARS SOUTH 00°40'49" WEST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING.

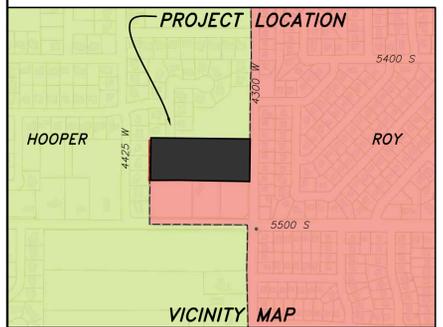
ROY CITY ATTORNEY  
APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

COMMUNITY DEVELOPMENT  
I HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE MINIMUM REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF ROY CITY.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

ROY CITY ENGINEER  
I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE CITY ENGINEER OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

ROY CITY ACCEPTANCE  
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY ACCEPTED AND APPROVED BY THE MAYOR, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

DEVELOPER:  
PETE SMITH  
801-628-1449



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