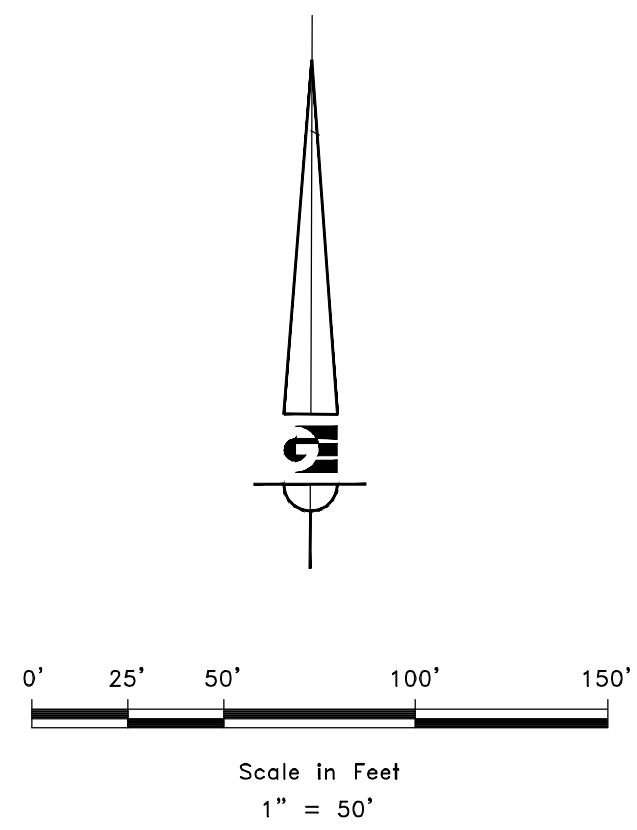
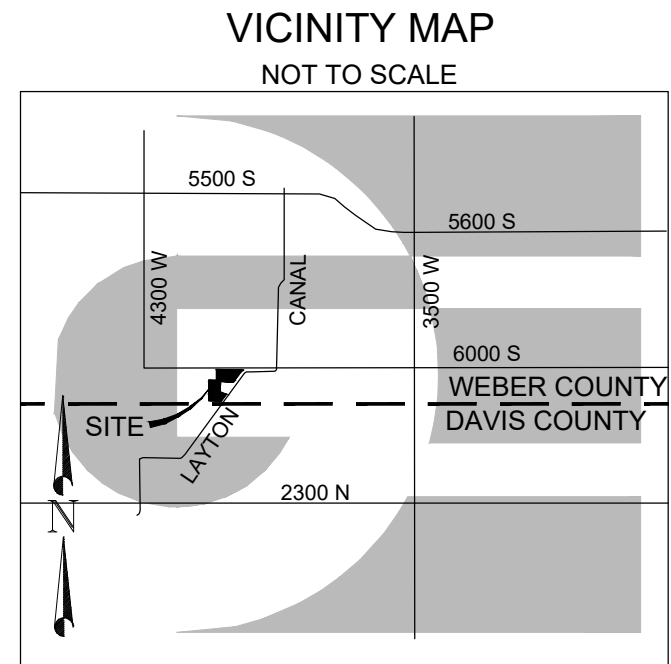
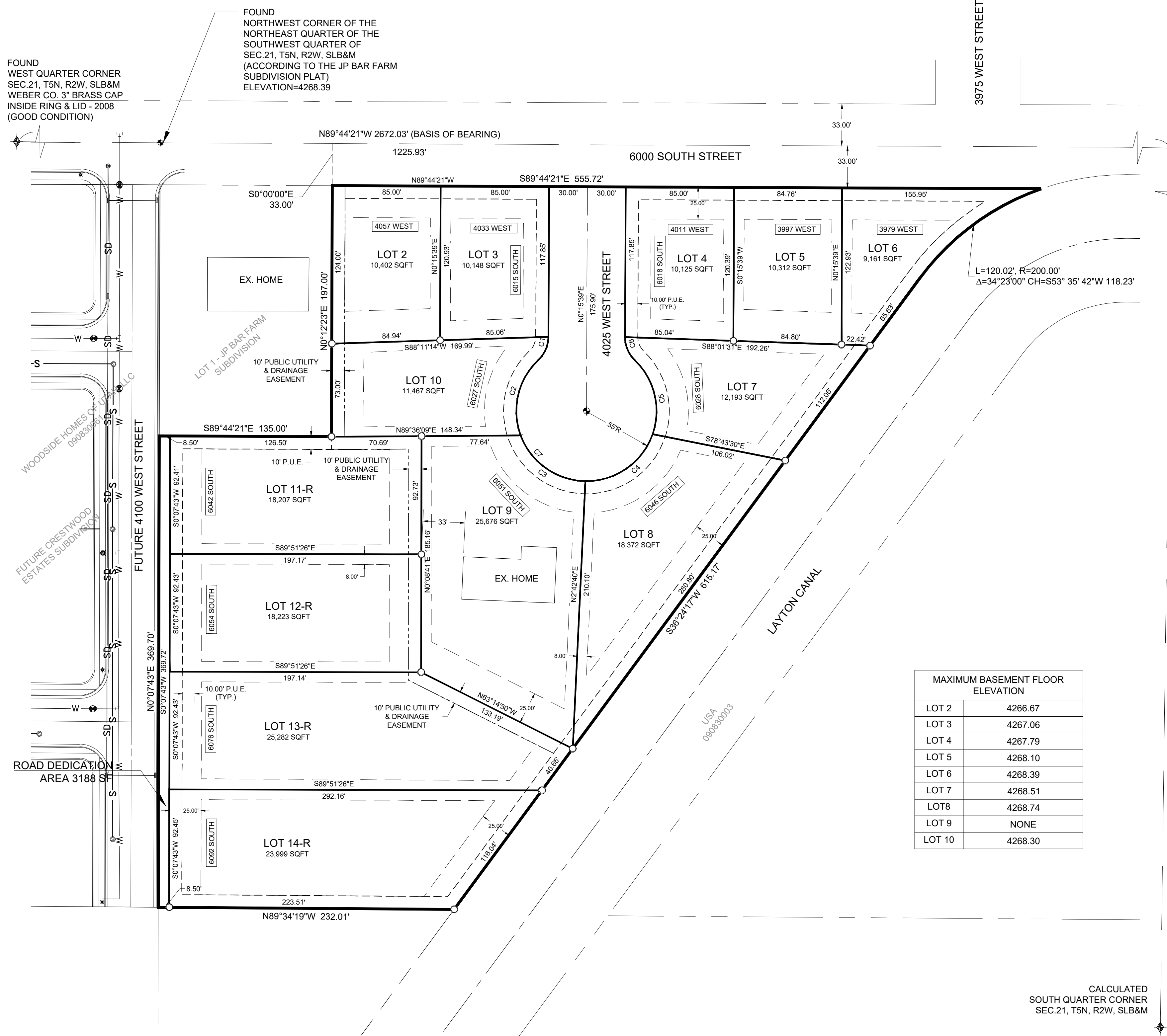


JP BAR FARMS SUBDIVISION PHASE 2
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21,
TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
ROY CITY, WEBER COUNTY, UTAH
MARCH 2018



- LEGEND
- WEBER COUNTY MONUMENT AS NOTED
 - SET 24" REBAR AND CAP
 - MARKED GARDNER ENGINEERING
 - CENTERLINE MONUMENT (TO BE SET)
 - SUBDIVISION BOUNDARY
 - LOT LINE
 - ADJACENT PARCEL
 - SECTION LINE
 - PUBLIC UTILITY EASEMENT
 - PUBLIC UTILITY & DRAINAGE EASEMENT
 - SETBACK LINE

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	20.32	25.00	46.57	N23° 32' 41"E	19.76
C2	64.48	55.00	67.17	N13° 14' 40"E	60.85
C3	66.06	55.00	68.82	S54° 44' 57"E	62.16
C4	68.73	55.00	71.59	N55° 02' 37"E	64.34
C5	62.93	55.00	65.55	N13° 31' 49"W	59.55
C6	20.32	25.00	46.57	N23° 01' 22"W	19.76
C7	262.19	55.00	273.13	S89° 44' 21"E	75.63

BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF LOT 1, JP BAR FARM SUBDIVISION, BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 6000 SOUTH STREET BEING LOCATED NORTH 89°44'21" WEST 1225.93 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER AND SOUTH 0°00'00" EAST 33.00 FEET; RUNNING THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 89°44'21" EAST 555.72 FEET TO THE NORTHERLY AND WESTERLY LINE OF THE LAYTON CANAL; THENCE ALONG SAID CANAL LINE ALONG THE ARC OF A CURVE TO THE LEFT 120.02 FEET; HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 34°23'00", AND WHICH CHORD BEARS SOUTH 53°35'42" WEST 118.23; THENCE CONTINUING ALONG SAID CANAL LINE SOUTH 36°24'17" WEST 615.17 FEET TO A POINT ON THE COUNTY LINE; THENCE ALONG SAID COUNTY LINE NORTH 89°34'19" WEST 232.01 FEET TO THE EAST LINE OF THE FUTURE CRESTWOOD ESTATES SUBDIVISION; THENCE ALONG SAID BOUNDARY NORTH 0°07'43" EAST 369.70 FEET TO THE SOUTHWEST CORNER OF SAID JP BAR FARM SUBDIVISION; THENCE SOUTH 89°44'21" EAST 135.00 FEET TO THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE ALONG THE EAST BOUNDARY OF SAID SUBDIVISION NORTH 0°12'23" EAST 197.00 FEET TO THE POINT OF BEGINNING. CONTAINING 223.685 SQ.FT. OR 5.14 AC, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS JP BAR FARMS SUBDIVISION PHASE 2 IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS _____ DAY OF _____, 2018.



KLINT H. WHITNEY, PLS NO. 8227228

OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

JP BAR FARMS SUBDIVISION PHASE 2

AND HEREBY DEDICATE, GRANT AND CONVEY TO ROY WEST CITY, WEBER COUNTY, 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 EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, 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 DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY ROY CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY & DRAINAGE EASEMENT, 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 DRAINAGE CHANNELS WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY ROY CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 2018.

Jones Family Revocable Trust

BY: Doyle C. Jones, Trustee

BY: Cleo B. Jones, Trustee

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this _____ day of _____, 2018, personally appeared before me Doyle C. Jones and Cleo B. Jones, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she/they is/are the Trustees of The Jones Family Revocable Trust dated December 2, 1999, and that said document was signed by him/her in behalf of said "Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said Doyle C. Jones and Cleo B. Jones acknowledged to me that said "Corporation executed the same.

STAMP

NOTARY PUBLIC

ROY CITY ATTORNEY

APPROVED AS TO FORM

THIS _____ DAY OF _____, 2018.

CITY ATTORNEY

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 _____, 2018.

CITY ENGINEER

ROY CITY COUNCIL ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY ACCEPTED BY THE CITY COUNCIL OF ROY CITY AND APPROVED BY THE MAYOR ON _____

THE _____ DAY OF _____, 2018

ATTEST:

CITY RECORDER

ROY CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE ROY CITY PLANNING COMMISSION.

SIGNED THIS _____ DAY OF _____, 2018.

CHAIRMAN, ROY CITY PLANNING COMMISSION

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A NINE LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY KW ADVISORY. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 0°45'57" EAST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE RIGHT-OF-WAY OF 6000 SOUTH STREET WAS ESTABLISHED BY HONORING THE PROJECTED RIGHT-OF-WAY DEDICATION OF THE JB BAR FARM SUBDIVISION.

NOTES:

- NAIL TO BE SET IN CURB AT SIDE LOT LINE EXTENSION.
- "R" DESIGNATED LOTS ARE RESTRICTED FROM CONSTRUCTING BASEMENTS.
- MANY AREAS OF ROY HAVE GROUND WATER PROBLEMS DUE TO A SEASONALLY HIGH (FLUCTUATING) WATER TABLE. THE ROY CITY GENERAL PLAN HAS IDENTIFIED THIS AREA WITH A HIGH-RISK POTENTIAL FOR LIQUEFACTION AND SHALLOW GROUND WATER. SOLUTION OF WATER OR SOIL PROBLEMS IS THE SOLE RESPONSIBILITY OF THE PERMIT APPLICANT AND PROPERTY OWNER. SEE GEOTECHNICAL INVESTIGATION PROJECT NUMBER 1150551 PERFORMED BY AGECE.