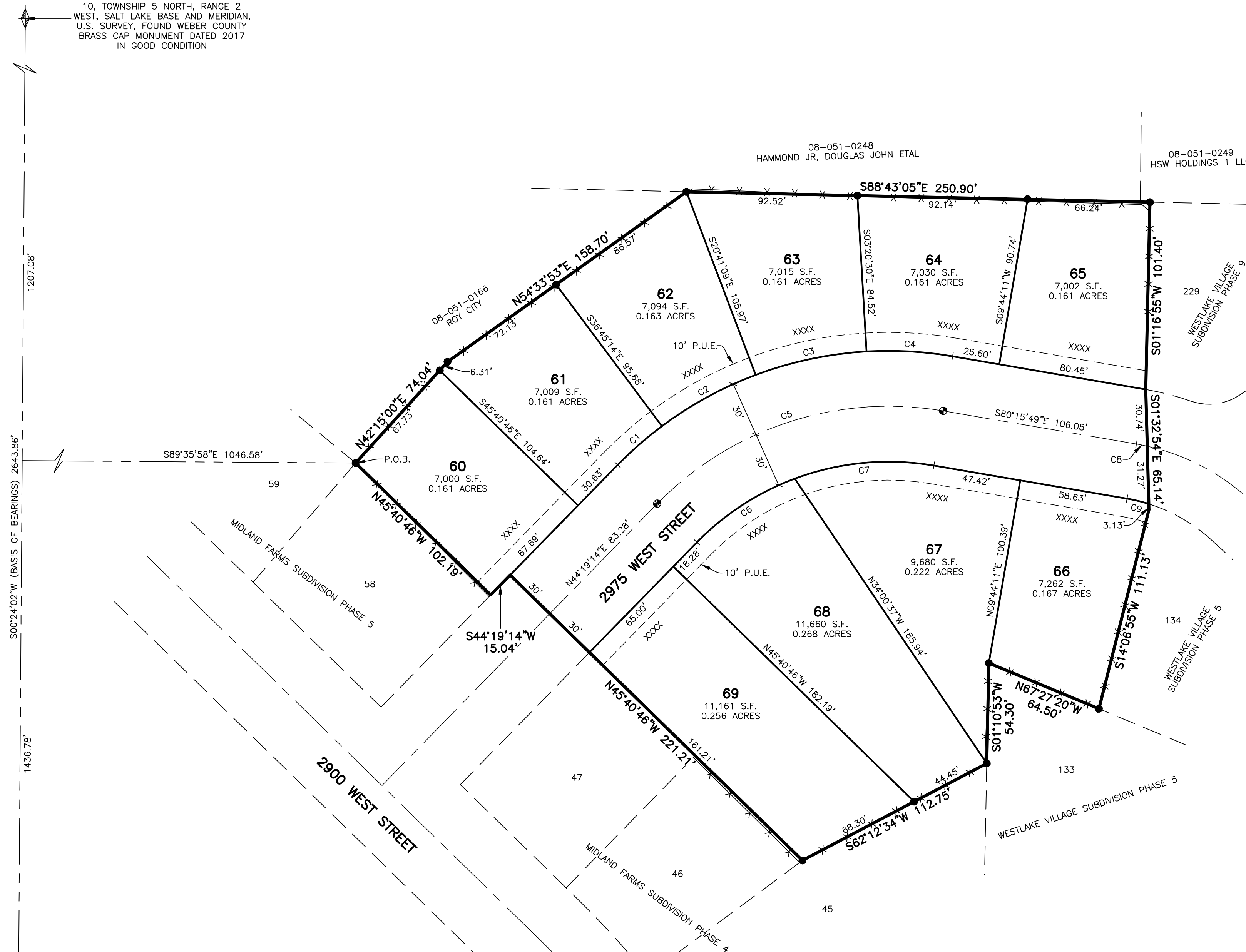


MIDLAND FARMS SUBDIVISION PHASE 7

PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
CITY OF ROY, WEBER COUNTY, UTAH
MAY, 2019

NORTH QUARTER CORNER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND WEBER COUNTY BRASS CAP MONUMENT DATED 2017 IN GOOD CONDITION



VICINITY MAP
NOT TO SCALE

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE NORTH QUARTER CORNER AND THE CENTER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS S00724'02\"W.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN. ALL REAR LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES. THE BOUNDARY WAS PLACED SO AS TO FIT THE WESTLAKE VILLAGE AND MIDLAND FARMS SUBDIVISIONS ON THE EAST AND SOUTH, THE DEED FOR PARCEL 08-051-0166 ON THE WEST, AND THE NORTH LINE WAS ESTABLISHED BY EXTENDING THE NORTH LINE OF WESTLAKE SUBDIVISION PHASE 9 WEST TO EAST LINE OF PARCEL 08-051-0166. ALL LINES MATCH OCCUPATION RELATIVELY WELL.

BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 58 OF MIDLAND FARMS SUBDIVISION PHASE 5, SAID POINT BEING S00724'02\"W 1207.08 FEET AND S89'35'58\"E 1046.58 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 10; THENCE N42'15'00\"E 74.04 FEET; THENCE N54'33'53\"E 158.70 FEET; THENCE S88'43'05\"E 250.90 FEET TO THE WEST LINE OF WESTLAKE VILLAGE SUBDIVISION PHASE 9; THENCE S01'16'55\"W ALONG SAID WEST LINE, 101.40 FEET; THENCE S01'32'54\"E 65.14 FEET TO THE WEST LINE OF WESTLAKE VILLAGE SUBDIVISION PHASE 5; THENCE ALONG SAID WEST LINE THE FOLLOWING THREE (3) COURSES: (1) S14'06'55\"W 111.13 FEET; (2) N67'27'20\"W 64.50 FEET; AND (3) S01'10'53\"W 54.30 FEET TO THE NORTHERLY LINE OF MIDLAND FARMS SUBDIVISION PHASE 4; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING TWO (2) COURSES: (1) S62'12'54\"W 112.75 FEET; AND (2) N45'40'46\"W 221.21 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 2975 WEST STREET; THENCE S44'19'14\"W ALONG SAID NORTHERLY RIGHT OF WAY LINE, 15.04 FEET TO THE NORTHERLY LINE OF MIDLAND FARMS SUBDIVISION PHASE 5; THENCE N45'40'46\"W ALONG SAID NORTHERLY LINE, 102.19 FEET TO THE POINT OF BEGINNING.

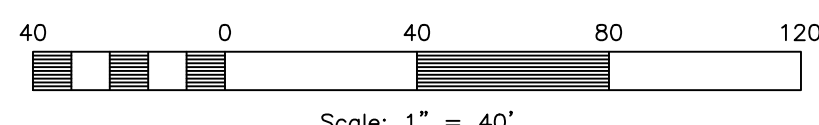
CONTAINING 103,791 SQUARE FEET OR 2.383 ACRES MORE OR LESS

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	205.00'	31.94'	31.90'	16.00'	N48'47'00\"E	8'55'32\"
C2	205.00'	57.99'	57.80'	29.19'	N61'21'00\"E	16'12'27\"
C3	205.00'	61.56'	61.33'	31.01'	N78'03'21\"E	11'21'47\"
C4	205.00'	46.79'	46.69'	23.50'	S86'48'10\"E	13'04'41\"
C5	175.00'	189.26'	162.74'	91.91'	N72'01'42\"E	55'24'57\"
C6	145.00'	63.65'	63.14'	32.35'	N56'53'48\"E	25'09'09\"
C7	145.00'	76.59'	75.70'	39.21'	N84'38'17\"E	30'15'48\"
C8	120.61'	6.02'	6.02'	3.01'	S78'50'02\"E	2'51'33\"
C9	90.61'	12.17'	12.16'	6.10'	S76'24'55\"E	7'41'48\"

LEGEND

- = SECTION CORNER
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = SET STREET CENTERLINE MONUMENT
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = ROAD CENTERLINE
- = EXISTING FENCELINE
- = PUBLIC UTILITY EASEMENT



DEVELOPER

KEVIN IVINS
5711 SOUTH 1475 EAST, #101
SOUTH OGDEN, UTAH, 84403
PH: (801) 390-4404

COMMUNITY DEVELOPMENT

I HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE MINIMUM REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF ROY CITY. SIGNED THIS _____ DAY OF _____, 20____.

ROY CITY PLANNER

ROY CITY 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 THIS _____ DAY OF _____, 20____.

ROY CITY MAYOR

ATTEST:

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 AND DEDICATIONS HAVE BEEN COMPLIED WITH. SIGNED THIS _____ DAY OF _____, 20____.

ROY CITY ENGINEER

ROY CITY ATTORNEY

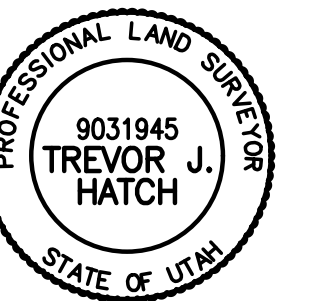
APPROVED AS TO FORM THIS _____ DAY OF _____, A.D. 20____.

ROY CITY ATTORNEY

SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, 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 PROFESSIONAL LAND SURVEYORS ACT; AND THAT 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 THAT THIS PLAT OF **MIDLAND FARMS SUBDIVISION PHASE 7** IN **ROY CITY, WEBER COUNTY, UTAH**, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A 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 CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **ROY CITY, WEBER COUNTY**, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.



TREVOR J. HATCH
UTAH LICENSE NUMBER 9031945

OWNERS DEDICATION AND CERTIFICATION

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 **MIDLAND FARMS SUBDIVISION PHASE 7**, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20____.

RICHARD B. JORGENSEN

LA BINA G. JORGENSEN

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

Project Info.

Surveyor:
T. HATCH
Designer:
N. ANDERSON
Begin Date:
05-23-19
Name:
MIDLAND FARMS
SUBDIVISION PHASE 7
Number:
4657-22
Revision:
Scale:
1"=40'
Checked:



Weber County Recorder

Entry No. _____ Fee Paid _____
At _____ Filed For Record _____
And Recorded, _____
Of The Official Records, Page _____
Recorded For: _____

Weber County Recorder
Deputy: