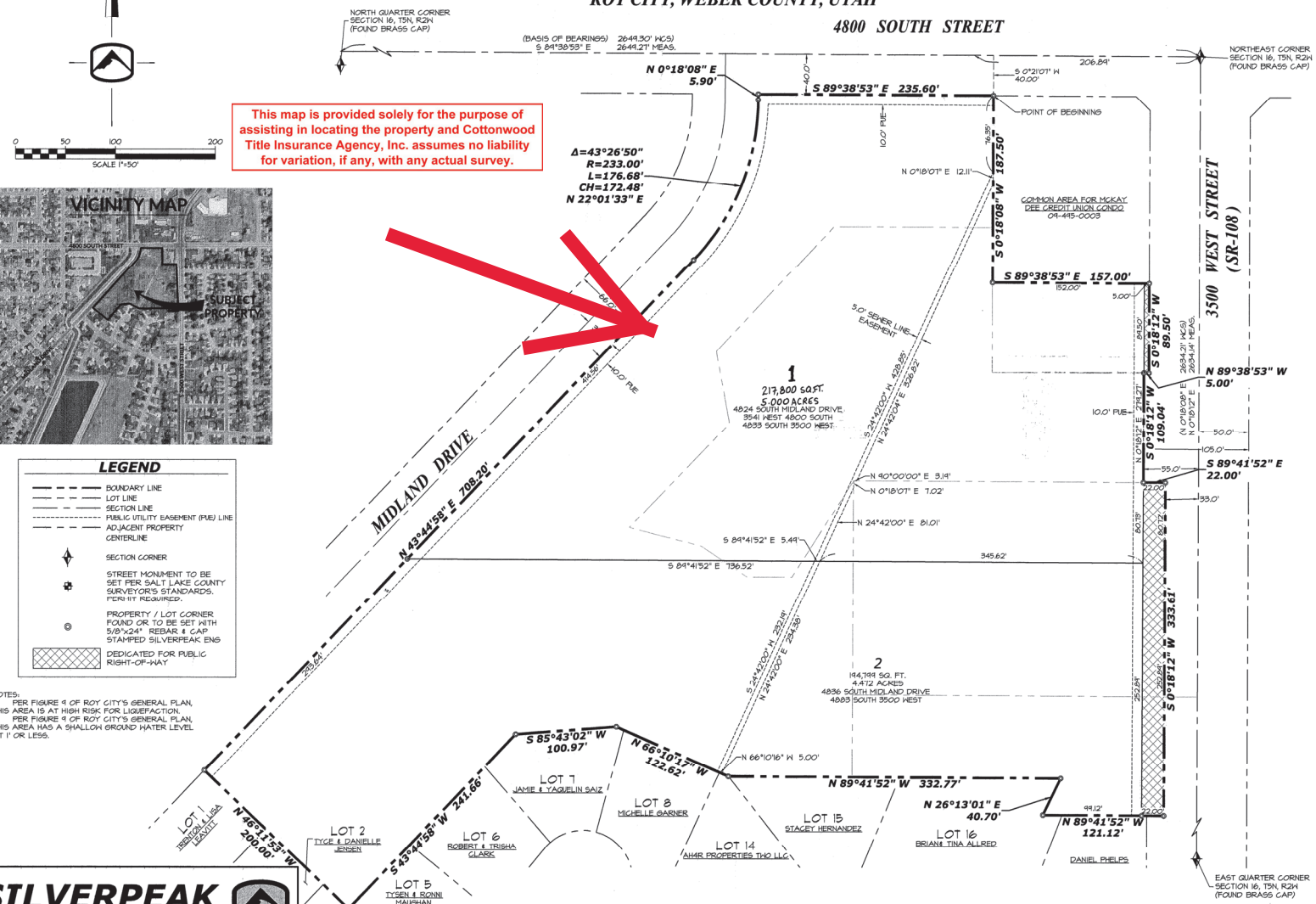
04-48

BRIDGE ELEMENTARY SUBDIVISION

AMENDING ALL OF COUNTRY MEADOWS COMMERCIAL SUBDIVISION
A PART OF THE NORTHEAST QUARTER OF SECTION 16,
TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
ROY CITY, WEBER COUNTY, UTAH



This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

0 50 100 200
SCALE 1"=50'

LEGEND

- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- PUBLIC UTILITY EASEMENT (PUE) LINE
- ADJACENT PROPERTY CENTERLINE
- SECTION CORNER
- STREET MONUMENT TO BE SET PER SALT LAKE COUNTY SURVEYOR'S STANDARDS. FOR-11T REQUIRED.
- PROPERTY / LOT CORNER FOUND OR TO BE SET WITH 5/8"x24" REBAR & CAP STAMPED SILVERPEAK ENS
- DEDICATED FOR PUBLIC RIGHT-OF-WAY

NOTES:
1. PER FIGURE 4 OF ROY CITY'S GENERAL PLAN, THIS AREA IS AT HIGH RISK FOR LIQUEFACTION.
2. PER FIGURE 4 OF ROY CITY'S GENERAL PLAN, THIS AREA HAS A SHALLOW GROUND WATER LEVEL AT 1' OR LESS.

SILVERPEAK ENGINEERING
177 E. ANTELOPE DR. STE. B
LAYTON, UT 84041
PHONE: (801) 499-5054
FAX: (801) 499-5065

TABULATIONS

1. TOTAL PLAT ACREAGE	9.65 ACRES
2. TOTAL LOT ACREAGE	9.47 ACRES
3. TOTAL ACREAGE IN STREETS	0.18 ACRES
4. AVERAGE LOT SIZE	206,299 SQ. FT.
5. NUMBER OF LOTS	2

COMMUNITY DEVELOPMENT

I HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE MINIMUM REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF ROY CITY, SIGNED THIS 16 DAY OF MARCH 2020.

ROY CITY PLANNER

ROY CITY ENGINEER

I HEREBY CERTIFY THAT ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE ENGINEER OF THE FORESGING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH

SIGNED THIS 19th DAY OF March A.D. 2020.

ROY CITY ENGINEER — DATE

ROY CITY ATTORNEY

APPROVED AS TO FORM THIS 19th DAY OF March A.D. 2020.

ROY CITY ATTORNEY

ROY CITY ACCEPTANCE

ROY CITY CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN ACCEPTED AND APPROVED BY THE MAYOR, ON THE 1st DAY OF March 2020.

ATTEST: _____ MAYOR

ROY CITY MUNICIPAL CORPORATION

SURVEYOR'S CERTIFICATE

I, JASON T. FELT DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 4234283 AS PRESCRIBED UNDER LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, PARCELS, STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS BRIDGE ELEMENTARY SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS MEET FRONTAGE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

JASON T. FELT, P.L.S.
LICENSE NO. 4234283

PROFESSIONAL LAND SURVEYOR — 03/24/2020 — No. 4234283 — JASON T. FELT — STATE OF UTAH

BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, ROY CITY, WEBER COUNTY, UTAH

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 4800 SOUTH STREET, SAID POINT BEING 206.84 FEET NORTH 84°38'53" WEST ALONG THE SECTION LINE AND 40.00 FEET SOUTH 0°21'07" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 16; THENCE SOUTH 0°18'08" WEST 187.50 FEET; THENCE SOUTH 84°38'53" EAST 157.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF 3500 WEST STREET (SR-108); THENCE FIVE (5) COURSES ALONG SAID WEST LINE AS FOLLOWS: (1) SOUTH 0°18'12" WEST (S 0°18'08" WEST REC.) 89.50 FEET; (2) NORTH 84°38'53" WEST 5.00 FEET; (3) SOUTH 0°18'12" WEST 109.04 FEET; (4) SOUTH 84°41'52" EAST 22.00 FEET; AND (5) SOUTH 0°18'12" WEST 333.61 FEET; THENCE TO AND ALONG THE NORTHERLY LINE OF COUNTRY MEADOWS ESTATES SUBDIVISION PHASE 2, AS RECORDED WITH THE WEBER COUNTY RECORDER; THE FOLLOWING SEVEN (7) COURSES: (1) NORTH 84°41'52" WEST 121.12 FEET; (2) NORTH 26°13'01" EAST 40.70 FEET; (3) NORTH 84°41'52" WEST 332.77 FEET; (4) NORTH 66°10'17" WEST 122.62 FEET; (5) SOUTH 85°43'02" WEST 100.97 FEET; (6) SOUTH 43°44'58" WEST 241.66 FEET; AND (7) NORTH 46°11'53" WEST 200.00 FEET TO THE EASTERLY LINE OF MIDLAND DRIVE; THENCE NORTHEASTERLY THREE (3) COURSES ALONG SAID EASTERLY LINE OF MIDLAND DRIVE AS FOLLOWS: (1) NORTH 43°44'58" EAST 708.20 FEET TO A POINT OF CURVATURE; (2) NORTHERLY 176.68 FEET ALONG THE ARC OF A 233.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A DELTA ANGLE OF 43°26'50", AND LONG CHORD OF NORTH 22°01'33" EAST 172.48 FEET; AND (3) NORTH 0°18'08" EAST 5.90 FEET TO THE SOUTH LINE OF 4800 SOUTH STREET; THENCE SOUTH 84°38'53" EAST 235.60 FEET TO THE POINT OF BEGINNING.

CONTAINS: 420,385 SQ.FT. OR 9.651 ACRES

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTSAND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS BRIDGE ELEMENTARY SUBDIVISION AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

SIGNED THIS 27th DAY OF February 2020.

MANAGER
HEBER SCHOOL DEVELOPMENT, LLC.

Marilyn M. Smith
MARILYN M. SMITH - MANAGER
MHC INVESTMENTS, SERIES R-04,
A UTAH SERIES LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WEBER

ON THIS 27th DAY OF February IN THE YEAR 2020, PERSONALLY APPEARED BEFORE ME, SHELDON KILLPACK WHO IS MANAGER OF HEBER SCHOOL DEVELOPMENT, LLC., PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THIS DOCUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME.

STATE OF UTAH NOTARY PUBLIC GABRIEL S. CLARK COMMISSION # 694043 COMMISSION EXPIRES: 11/26/2021

COMMISSION NUMBER: 694043 — Gabriel S Clark — NOTARY PUBLIC (PRINT NAME)

MY COMMISSION EXPIRES: 11/26/21 — NOTARY PUBLIC SIGNATURE

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WEBER } ss

ON THIS 27th DAY OF February IN THE YEAR 2020, PERSONALLY APPEARED BEFORE ME, MARILYN M. SMITH WHO IS MANAGER OF MHC INVESTMENTS, LLC SERIES - R04, A UTAH SERIES LIMITED LIABILITY COMPANY, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THIS DOCUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME.

COMMISSION NUMBER: 707794 — Kenda Wilde — NOTARY PUBLIC (PRINT NAME)

MY COMMISSION EXPIRES: October 5, 2023 — NOTARY PUBLIC SIGNATURE

KENDA WILDE — NOTARY PUBLIC - STATE OF UTAH — My Comm. Exp. 10/05/2023 — Commission # 707794

WEBER COUNTY RECORDER

ENTRY NO. 3041613 FILED IN BOOK 87 PAGE 40 OF OFFICIAL RECORDS AND RECORDED FOR: ROY CITY

DATE 18-MAR-2020 TIME 11:17 AM
$ 51.00
FEES — LORAN H. KILTS — WEBER COUNTY RECORDER
BY _____ DEPUTY

87-40