

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.

04-L8

# 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

4800 SOUTH STREET

## SURVEYOR'S CERTIFICATE

I, JASON T. FELT DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 4234223 AS PRESCRIBED UNDER LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT I AM THE SURVEYOR OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN 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 PLAN. I FURTHER CERTIFY THAT ALL LOTS MEET THE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.



JASON T. FELT, P.L.S.  
LICENSE NO. 4234223

## 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 BEGINS 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 02°10'17" WEST FROM THE NORTHEAST CORNER OF SAID SECTION NO. 16, THENCE SOUTH 01°08'12" WEST 197.50 FEET, THENCE SOUTH 84°38'53" WEST 197.50 FEET TO THE WEST RIGHT-OF-WAY LINE OF 3500 WEST STREET (SR-108), THENCE (1) COURSE ALONG SAID WEST LINE AS FOLLOWS: (1) SOUTH 01°08'12" WEST 122.62 FEET, (2) NORTH 84°38'53" WEST 5.00 FEET, (3) SOUTH 01°08'12" WEST 10.04 FEET, (4) SOUTH 84°41'52" EAST 22.00 FEET, AND (5) SOUTH 01°08'12" WEST 339.81 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 89°41'52" WEST 121.12 FEET, (5) SOUTH 89°41'52" WEST 100.97 FEET, (6) SOUTH 49°44'58" WEST 241.66 FEET, AND (7) NORTH 89°41'52" 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 49°44'58" EAST 109.20 FEET TO A POINT OF CURVATURE, (2) NORTHERLY 116.60 FEET ALONG THE ARC OF A 233.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A DELTA ANGLE OF 49°26'50", AND LONG CHORD OF NORTH 22°01'33" EAST 124.48 FEET, AND (3) NORTH 01°08'12" EAST 5.00 FEET TO THE SOUTH LINE OF 4800 SOUTH STREET, THENCE SOUTH 84°38'53" EAST 239.60 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 LOTS AND 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 PLAN AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY GRANT TO ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAN, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS HEREBY GRANT TO ANY OTHER EASEMENTS AS SHOWN ON THIS PLAN TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

SIGNED THIS 21<sup>ST</sup> DAY OF February, 2020.

*Jason T. Felt*  
JASON T. FELT, SURVEYOR  
WEBER COUNTY DEVELOPMENT, LLC.

*Marlynn M. Smith*  
MARLYNN M. SMITH, MANAGER  
THE INVESTMENTS SERIES FOR  
A UTAH SERIES LIMITED LIABILITY COMPANY

## ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF WEBER

ON THIS 21<sup>ST</sup> DAY OF February, IN THE YEAR 2020, PERSONALLY APPEARED TO ME BEFORE ME SHELTON KILLPACK WHO IS MANAGER OF WEBER COUNTY 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.

COMMISSION NUMBER: 474193  
MY COMMISSION EXPIRES: 1/31/21

*General J. Clark*  
GENERAL J. CLARK, CLERK  
NOTARY PUBLIC SIGNATURE

## ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF WEBER

ON THIS 21<sup>ST</sup> DAY OF February, IN THE YEAR 2020, PERSONALLY APPEARED TO ME BEFORE ME MARLYNN M. SMITH WHO IS MANAGER OF THE INVESTMENTS SERIES FOR 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  
MY COMMISSION EXPIRES: October 5, 2023

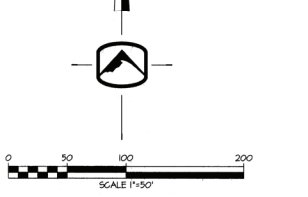
*Kendra Wilde*  
KENDRA WILDE, MANAGER  
NOTARY PUBLIC SIGNATURE



## WEBER COUNTY RECORDER

ENTRY NO. 2041613 FILED IN BOOK 81 PAGE 40

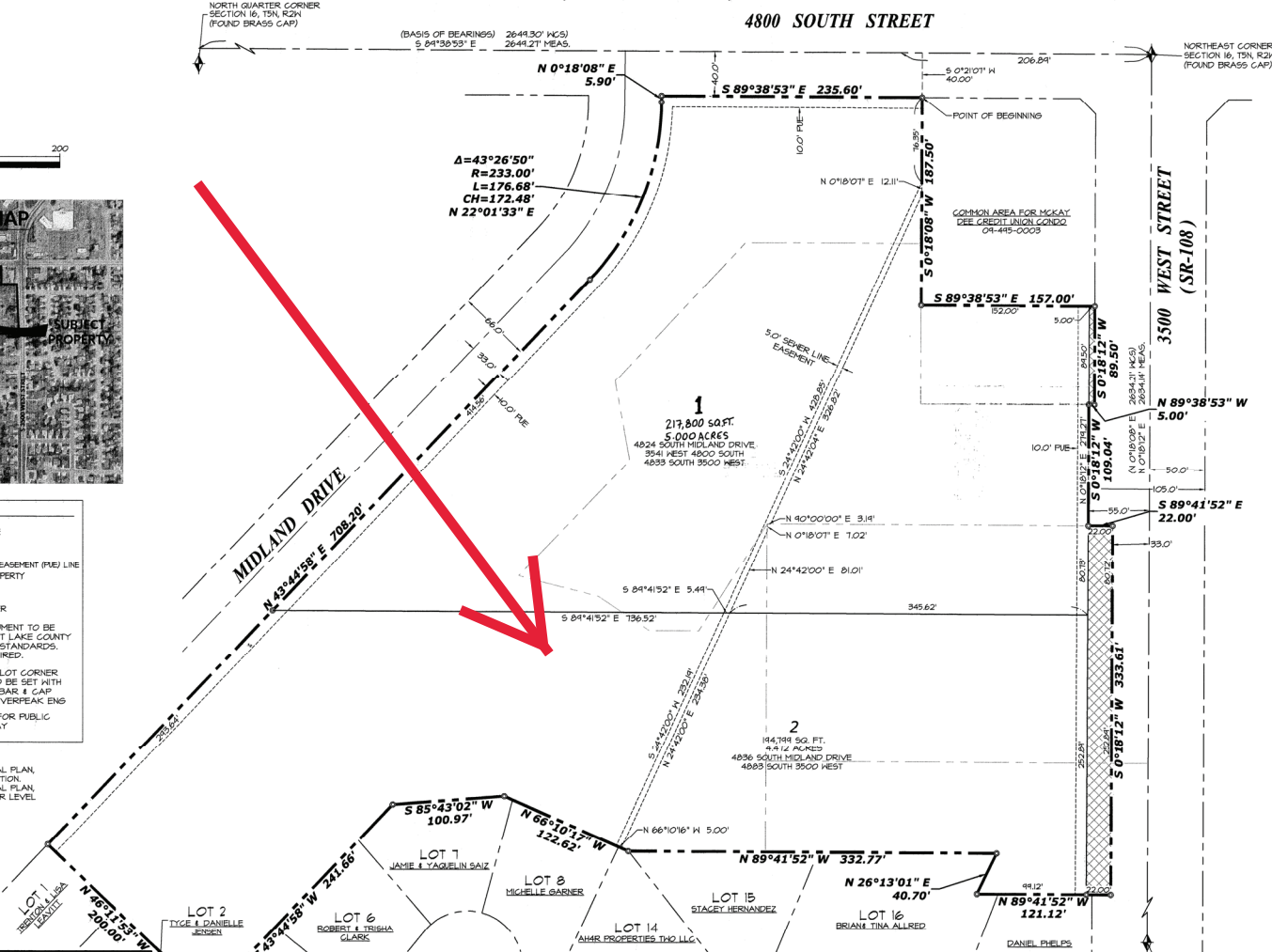
DATE: 18 MAR 2020 TIME: 11:17 AM  
BY: SHANE LORRYN H. LEWIS  
WEBER COUNTY RECORDER  
DEPUTY



### 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. PERMIT REQUIRED.
- PROPERTY / LOT CORNER FOUND OR TO BE SET WITH 5/8"x24" REBAR & CAP STAMPED SILVERPEAK ENGS
- 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.



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

TABULATIONS	
1. TOTAL PLAT ACRES	9.65 ACRES
2. TOTAL LOT ACRES	9.41 ACRES
3. TOTAL ACRES IN STREETS	0.18 ACRES
4. AVERAGE LOT SIZE	206,294 SQ. FT.
5. NUMBER OF LOTS	2

**COMMUNITY DEVELOPMENT**  
I HEREBY CERTIFY THAT THIS PLAN COMPLIES WITH THE MINIMUM REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF ROY CITY, SIGNED THIS 18<sup>TH</sup> DAY OF March, 2020.

*SE 2*  
ROY CITY PLANNER

**ROY CITY ENGINEER**  
I HEREBY CERTIFY THAT ALL APPLICABLE STATUTES AND ORDINANCES PRE-REQUISITE TO APPROVAL BY THE ENGINEER OF THE FOREGOING PLAN AND DEDICATIONS HAVE BEEN COMPLIED WITH.

SIGNED THIS 18<sup>TH</sup> DAY OF March, 2020.  
*Benjamin*  
ROY CITY ENGINEER

**ROY CITY ATTORNEY**  
APPROVED AS TO FORM THIS 18<sup>TH</sup> DAY OF March, 2020.

*Jason T. Felt*  
ROY CITY ATTORNEY

**ROY CITY ACCEPTANCE**  
I HEREBY CERTIFY THAT THIS SUBDIVISION PLAN HAS DULY ACCEPTED AND APPROVED BY THE MAYOR ON THE 18<sup>TH</sup> DAY OF March, 2020.

ATTEST: *Sharon*  
MAYOR

