

# HOMESTEAD ROY PAVILION

A PART OF THE SOUTHWEST QUARTER SEC. 22, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, CITY OF ROY, COUNTY OF WEBER, STATE OF UTAH  
MAY 2009

### NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE POSITION OF THE BOUNDARY LINES OF THE SUBJECT PROPERTY ON THE GROUND AND SUBDIVIDE THE SUBJECT PROPERTY INTO FOUR COMMERCIAL LOTS AND TWO ROAD DEDICATIONS BASED ON FIELD SURVEY DATA. THE SURVEY IS BASED ON THE 1983 UTM COORDINATE SYSTEM NAD 83 (2007) NORTH ZONE, MULTIPLY GRID DISTANCES SHOWN HEREON BY 0.999750679 TO OBTAIN GRID DISTANCES USED WITH GIVEN COORDINATES.

2. SUBJECT TO A MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY EASEMENT AND RIGHT OF WAY AGREEMENT DATED OCTOBER 4, 1918, RECORDED NOVEMBER 1, 1918, IN BOOK N OF LIENS AND LEASES, PAGE 150, RECORDS OF WEBER COUNTY, UTAH, WHICH GRANTS THE RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN ITS LINES OF TELEPHONE AND TELEGRAPH, INCLUDING NECESSARY POLES, WIRES, FIXTURES OVER, UPON AND ALONG THE PUBLIC ROADS, STREETS AND HIGHWAYS ON OR ADJOINING THE PROPERTY OWNED BY GRANTEE ON THE NORTH AS SHOWN IN THAT CERTAIN SURVEY DATED FEBRUARY 14, 2008 AND PREPARED BY C.L.C. ASSOCIATES AS JOB NO. 08-0020, RECORD OF SURVEY RECORDED AT COUNTY SURVEYOR AS NO. 23220, JULY 16, 2009.

### BASIS OF BEARINGS:

THE BASIS OF BEARING FOR THIS SURVEY IS THE UTAH COORDINATE SYSTEM NAD 83 (2007) NORTH ZONE, AS DETERMINED BETWEEN THE FOLLOWING THREE NOS MARK STATIONS:  
"RED BUTTE CORNERS ARP" (PID: AF9633), ADJUSTED BY NOS IN AUGUST 2007, "EAST OGDEN GPS BASE STATION ARP" (PID: A5833), ADJUSTED BY NOS IN FEBRUARY 2007, AND "NORTH ANGLETON ISLAND GPS BASE STA ARP" (PID: A5838), ADJUSTED BY NOS IN FEBRUARY 2007.

THE BASIS OF BEARINGS WILL BE DETERMINED LOCALLY BY THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 22, T.5N., R.2W., S.L.B.M., BETWEEN THE WEST QUARTER CORNER AND THE SOUTHWEST CORNER OF SAID SECTION, SHOWN HEREON AS N0020'59"E.



VICINITY MAP (NTS)

LINE	BEARING	LENGTH
L1	S89°43'33"E	19.82'
L2	S00°20'58"W	15.02'
L3	N59°17'18"E	29.18'
L4	N59°17'18"E	2.54'

WEST 1/4 CORNER OF SEC. 22, T.5N., R.2W., S.L.B.M., FND 3" BRASS DISK W/ RING & LID ESTABLISHED PER WEBER COUNTY BRASS CAP NO DATE FLUSH WITH ROAD, PER COUNTY THE SHEETS UTAH COORDINATE SYSTEM NAD 83 (2007) NAD 83, UTAH NORTH - 4301, US SURVEY FEET  
NVD 29, US SURVEY FEET  
E: 1484988.09160  
ELEV: 4312.856  
CONVERGENCE: -00°22'19.7818"  
SCALE FACTOR: 0.999958248  
COMBINATION FACTOR: 0.999750679

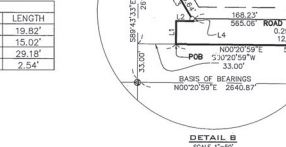
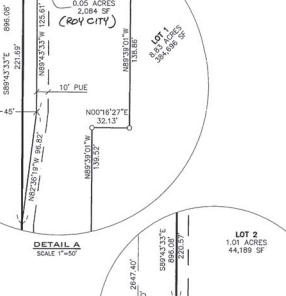
LESS AND EXCEPTING AS DISCLOSED BY THAT CERTAIN SPECIAL WARRANTY DEED, RECORDED AUGUST 13, 2003 AS ENTRY NO. 1965396, IN BOOK 2422, AT PAGE 1954

NOTES:  
3. SETBACK AGREEMENT, DEC 05, 2008, AS ENTRY NO. 2327819, OFFICIAL RECORDS, WEBER COUNTY.  
4. DECLARATION OF EASEMENTS AND COVENANTS, DEC. 05, 2008, AS ENTRY NO. 2327819, OFFICIAL RECORDS.  
5. MEMORANDUM OF SITE DEVELOPMENT AGREEMENT DEC. 05, 2008, AS ENTRY NO. 2327819, OFFICIAL RECORDS.

NORTH 1/4 CORNER OF SEC. 22, T.5N., R.2W., S.L.B.M., FND 3" BRASS DISK W/ RING & LID ESTABLISHED PER WEBER COUNTY THE AND RECORD INFORMATION UTAH COORDINATE SYSTEM NAD 83 (2007) NAD 83, UTAH NORTH - 4301, US SURVEY FEET  
NVD 29, US SURVEY FEET  
E: 1487625.32365  
ELEV: 4345.775  
CONVERGENCE: -00°21'58.8447"  
SCALE FACTOR: 0.999958045  
COMBINATION FACTOR: 0.999752755

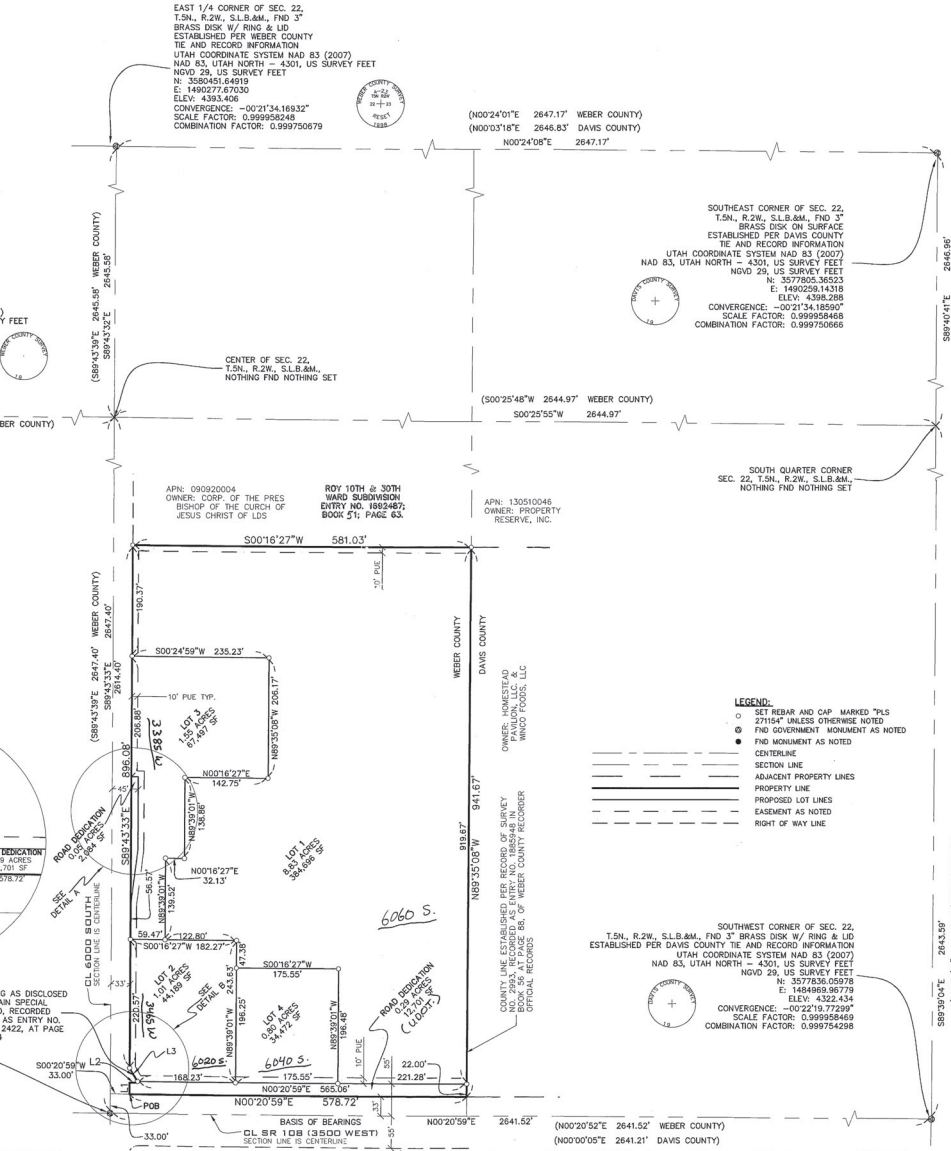
N0020'54"E 2641.49' (N0025'40"E 2641.49' WEBER COUNTY)

N0020'54"E 2641.49' (N0025'40"E 2641.49' WEBER COUNTY)



WEST 1/4 CORNER OF SEC. 22, T.5N., R.2W., S.L.B.M., FND 3" BRASS DISK W/ RING & LID ESTABLISHED PER WEBER COUNTY THE AND RECORD INFORMATION UTAH COORDINATE SYSTEM NAD 83 (2007) NAD 83, UTAH NORTH - 4301, US SURVEY FEET  
NVD 29, US SURVEY FEET  
E: 1484988.09160  
ELEV: 4312.856  
CONVERGENCE: -00°22'19.7818"  
SCALE FACTOR: 0.999958248  
COMBINATION FACTOR: 0.999750679

LESS AND EXCEPTING AS DISCLOSED BY THAT CERTAIN SPECIAL WARRANTY DEED, RECORDED AUGUST 13, 2003 AS ENTRY NO. 1965396, IN BOOK 2422, AT PAGE 1954



PLANNING COMMISSION  
APPROVED THIS 10 DAY OF MAY 2009, BY THE ROY CITY PLANNING COMMISSION.  
CARRIE R. HALL, CHAIRMAN

CITY ENGINEER'S APPROVAL  
I HEREBY CERTIFY THAT ALL APPLICABLE STATUTES AND PROVISIONS PRECEDENT TO APPROVAL BY THE ENGINEER OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.  
SIGNED THIS 14 DAY OF MAY 2009.

CITY ATTORNEY'S APPROVAL  
APPROVED BY THE ROY CITY ATTORNEY ON THIS 14 DAY OF MAY 2009.  
WALTER R. SMITH, CITY ATTORNEY

ROY CITY APPROVAL  
THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATION OF THIS PLAT WERE DULY APPROVED AND ACCEPTED BY THE CITY COUNCIL OF ROY CITY, UTAH THIS 14 DAY OF MAY 2009.  
ATTEST: JENNIFER L. JENSEN, CITY RECORDER

**CLC ASSOCIATES**  
430 EAST SOUTH TEMPLE  
SUITE 200  
SALT LAKE CITY, UTAH 84111-1913  
P: 801 363 8200  
HTTP://WWW.CLCASSOCIATES.COM  
ARCHITECTURE  
ENGINEERING PLANNING  
LAND SURVEYING  
PROJECT # 08-0025  
CHECKED BY: JSM  
DATE: 05-13-09

GRAPHIC SCALE  
0 50 100  
IN (FEET)  
1 inch = 100 ft

**SURVEYOR'S STATEMENT**  
THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE MODEL STANDARD OF PRACTICE ADOPTED BY UCLIS IN AUGUST 1999, THE UTAH STATE CODE AND LOCAL ORDINANCE AT THE REQUEST OF HOMESTEAD PAVILION, LLC AND WINCO FOODS, LLC. THE MONUMENTS ARE OF THE CHARACTER AND MATERIAL AND THE POSITIONS INDICATED ON THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE 03-31-2010. THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE REPRODUCED.  
EXECUTED THIS 17TH DAY OF MAY 2009  
BRIAN T. MORTENSEN  
PROFESSIONAL LAND SURVEYOR #27154  
422 J AND CEN BLDG OF  
CLC ASSOCIATES, INC.  
420 E. SOUTH TEMPLE, SUITE 550  
SALT LAKE CITY, UTAH 84111-1913

**LEGAL DESCRIPTION**  
ALL THAT LAND LOCATED IN WEBER COUNTY, UTAH, BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE SOUTH LINE OF 6000 SOUTH STREET AND THE EAST LINE OF 3500 WEST (ROY CITY), STREET, SAID POINT BEING S89°43'33"E ALONG THE QUARTER SECTION LINE 581.03 FEET AND S00°20'59"W 33.00 FEET FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 22, THENCE ALONG SAID SOUTH LINE S89°43'33"E 19.82 FEET, THENCE S00°20'58"W 15.02 FEET, THENCE N59°17'18"E 29.18 FEET, TO THE SOUTH LINE OF 8000 SOUTH STREET, THENCE S89°43'33"E 2.54 FEET, TO THE WEST LINE OF THE 10TH & 30TH WARD SUBDIVISION RECORDED MARCH 1, 2000 AS ENTRY NO. 196540, IN BOOK 31, AT PAGE 63, WEBER COUNTY RECORDS, OFFICIAL RECORDS; THENCE ALONG SAID LINE AND THE EXTENSION THEREOF S00°16'27"W 581.03 FEET TO THE WEST LINE OF WEBER COUNTY AND DAVIS COUNTY DECLARATION OF COUNTY LINE COMMON TO WEBER COUNTY AND DAVIS COUNTY, UTAH AND SAID LINE BEING 581.03 FEET TO THE EAST LINE OF 3500 WEST STREET, THENCE ALONG SAID EAST LINE N00°20'59"E 578.72 FEET TO THE POINT OF BEGINNING.  
CONTAINS 12.83 ACRES MORE OR LESS.

**OWNER'S DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS THAT, THE UNDERSIGNED OWNER (S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAREFULLY SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:  
HOMESTEAD ROY PAVILION  
DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AND INTENDED FOR PUBLIC USE, AND ALSO DEDICATE TO ROY CITY THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY ROY CITY.  
IN WITNESS WHEREOF, WINCO AND HOMESTEAD PAVILION, LLC HAVE HERETO SET THEIR HANDS AND THE SAID SEAL OF SAID COUNTY, UTAH, THIS 17TH DAY OF MAY, 2009.

**CORPORATE ACKNOWLEDGMENT**  
STATE OF CALIFORNIA  
COUNTY OF ADA  
ON THE 17TH DAY OF MAY, A.D. 2009, PERSONALLY APPEARED BEFORE ME, JENNIFER L. JENSEN, A Notary Public in and for the State of California, the undersigned owners of the above described property, to-wit: HOMESTEAD PAVILION, LLC and WINCO FOODS, LLC, who being duly sworn or affirmed, did say that JENNIFER L. JENSEN is the Vice President of HOMESTEAD PAVILION, LLC and that the herein owner's declaration was signed in behalf of said HOMESTEAD PAVILION, LLC and the said JENNIFER L. JENSEN executed the foregoing instrument.  
JENNIFER L. JENSEN, Vice President  
WINCO FOODS, LLC  
JENNIFER L. JENSEN, Vice President

**CORPORATE ACKNOWLEDGMENT**  
STATE OF CALIFORNIA  
COUNTY OF ADA  
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JENNIFER L. JENSEN, Vice President  
WINCO FOODS, LLC  
JENNIFER L. JENSEN, Vice President

**CORPORATE ACKNOWLEDGMENT**  
STATE OF UTAH  
COUNTY OF ADA  
ON THE 17TH DAY OF MAY, A.D. 2009, PERSONALLY APPEARED BEFORE ME, JENNIFER L. JENSEN, A Notary Public in and for the State of Utah, the undersigned owners of the above described property, to-wit: HOMESTEAD PAVILION, LLC and WINCO FOODS, LLC, who being duly sworn or affirmed, did say that JENNIFER L. JENSEN is the Vice President of HOMESTEAD PAVILION, LLC and that the herein owner's declaration was signed in behalf of said HOMESTEAD PAVILION, LLC and the said JENNIFER L. JENSEN executed the foregoing instrument.  
JENNIFER L. JENSEN, Vice President  
WINCO FOODS, LLC  
JENNIFER L. JENSEN, Vice President

**HOMESTEAD ROY PAVILION**  
A PART OF THE SOUTHWEST QUARTER SEC. 22, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN CITY OF ROY COUNTY OF UTAH  
MAY 2009  
SHEET 1 OF 1

**WEBER COUNTY RECORDER**  
ENTRY NO. 2327819, FEE PAID \$34.00, FILED FOR RECORD AND RECORDED ON THIS 17TH DAY OF MAY 2009 AT 3:30 P.M. IN BOOK 31 OF OFFICIAL RECORDS, PAGE 63.  
RECORDED FOR: JENNIFER L. JENSEN  
WEBER COUNTY RECORDER  
BY: JENNIFER L. JENSEN, DEPUTY RECORDER