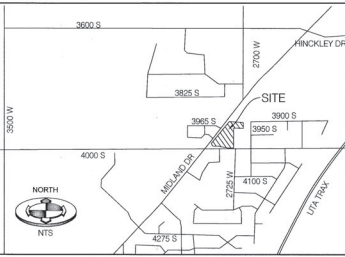


So-LB

VICINITY MAP



ROYWELL SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3 & SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN ROY CITY, WEBER COUNTY, UTAH

EASEMENT NOTES

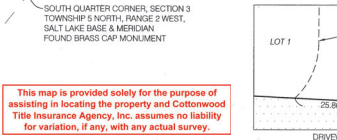
- 1. ACCESS RESTRICTIONS AS DISCLOSED BY THE WARRANTY DEED RECORDED JUNE 14, 2007 AS ENTRY NO. 227068 OF OFFICIAL RECORDS.
2. EASEMENT, AND THE TERMS AND CONDITIONS THEREOF: GRANTEE: UTAH DEPARTMENT OF TRANSPORTATION RECORDED: JUNE 3, 2014 ENTRY NO. 2688031
3. UNDERGROUND RIGHT-OF-WAY EASEMENT, AND THE TERMS AND CONDITIONS THEREOF: GRANTEE: PACIFICORP, AN OREGON CORPORATION, DBA ROCK MOUNTAIN POWER RECORDED: APRIL 3, 2015 ENTRY NO. 2729142
4. NEW 10 FOOT WIDE SEWER EASEMENT IN FAVOR OF NORTH DAVIS SEWER DISTRICT
5. NEW 10 FOOT WIDE WATER MAIN EASEMENT IN FAVOR OF ROY CITY
6. THE PARKING AREAS DESIGNATED AS 'COMMON PARKING AREA' ARE COMMON TO LOTS 2, 3, & 4 ONLY.
7. NEW 10 FOOT WIDE PRESSURIZED IRRIGATION EASEMENT IN FAVOR OF LOTS 2 & 4
8. NEW 12 FOOT WIDE PRESSURIZED IRRIGATION EASEMENT IN FAVOR OF LOT 1
9. NEW 10 FOOT WIDE PRESSURIZED IRRIGATION EASEMENT IN FAVOR OF LOT 6
10. STORM WATER DETENTION AREAS DEPICTED ON THIS PLAN ARE INTENDED TO HANDLE NEEDED VOLUMES FOR BOTH THE LOTS ON WHICH THEY ARE LOCATED AS WELL AS THE VOLUMES NEEDED FOR LOTS 4 & 2, ALL AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION OF INTEREST, EGRESS, UTILITIES, RECREATIONAL ACCESS AND TEMPORARY CONSTRUCTION EASEMENTS RECORDED ALONG WITH THIS PLAN.

Table with 5 columns: CURVE #, LENGTH, RADIUS, DELTA, CHORD BEARING, CHORD DISTANCE. Contains data for curves C1 through C14.

LEGEND

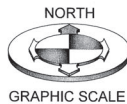
- SECTION CORNER (BRASS CAP MONUMENT)
EX. BRASS CAP MONUMENT (RING & LID)
SUBDIVISION BOUNDARY CORNER
LOT CORNER
SET 1/2 REBAR AND CAP OR NAIL AND WASHER AS NOTED ON (PLAT) 'STAMPED BENCHMARK ENG.'
BOUNDARY LINE
ADJACENT PROPERTY
STREET MONUMENT LINE EXISTING
EASEMENT
LOT LINE
AREA DEDICATED TO ROY CITY
PUBLIC UTILITY EASEMENT
DRIVEWAY
STORM WATER DETENTION AREAS (SEE ALSO EASEMENT NOTE #10)
NOTES:
1. THE ROY CITY GENERAL PLAN HAS IDENTIFIED THIS AREA WITH A HIGH-RISK POTENTIAL FOR LIQUEFACTION AND SHALLOW GROUND WATER.
2. LOTS HAVE ACCESS TO ADJACENT PUBLIC RIGHTS-OF-WAY ONLY BY VIRTUE OF THE 'DRIVEWAY' DEPICTED ON THIS PLAN.

OWNER: ROYWELL, LLC DEVELOPER: JOHN OWENS 170 S MAIN ST, SUITE 1800 SALT LAKE CITY, UT 84101 801-303-5435



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.

Three line tables with columns: LINE #, BEARING, DISTANCE. Table 1: L1-L6. Table 2: L7-L12. Table 3: L13-L18.



SURVEYORS CERTIFICATE I, BRIAN A. LINAM DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 724651 AS PRESCRIBED UNDER THE 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 PLAN AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREINAFTER TO BE KNOWN AS:

ROYWELL SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAN.
BOUNDARY DESCRIPTION
A TRACT OF LAND SITUATED WITHIN THE SOUTHEAST QUARTER OF SECTION 3 AND THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF 4000 SOUTH (SR-37), SAID POINT BEING NORTH 89°20'00" WEST 208.60 FEET ALONG THE SECTION LINE AND NORTH 0°31'11" EAST 21.11 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 3, AND RUNNING THENCE ALONG THE NORTHERLY AND EASTERLY RIGHT OF WAY LINES OF 4000 SOUTH (SR-37) AND MIDLAND DRIVE (SR-108) THE FOLLOWING ELEVEN (11) COURSES: (1) SOUTH 89°20'48" WEST 63.82 FEET; (2) NORTH 89°12'28" WEST 146.23 FEET; (3) NORTH 79°21'17" WEST 167.69 FEET; (4) NORTH 0°07'11" WEST 4.40 FEET; (5) SOUTH 89°58'49" WEST 91.72 FEET; (6) NORTH 24°13'55" WEST 49.04 FEET; (7) NORTH 89°23'51" EAST 46.06 FEET; (8) NORTH 89°58'18" WEST 12.72 FEET; (9) 100.07 FEET ALONG THE ARC OF A 2960.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, CHORD BEARS NORTH 40°22'12" EAST, THROUGH A CENTRAL ANGLE OF 0°34'40"; (10) NORTH 40°19'32" EAST 365.74 FEET; (11) 130.46 FEET ALONG THE ARC OF A 10055.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, CHORD BEARS NORTH 59°57'13" EAST 130.49 FEET, THROUGH A CENTRAL ANGLE OF 0°44'37" TO AN EXISTING FENCELINE, THENCE SOUTH 89°20'48" EAST 304.16 FEET ALONG SAID FENCELINE TO THE WESTERLY LINE OF EDGEWATER ESTATES PHASE NO. 1 SUBDIVISION RECORDED AUGUST 24, 1995 AS ENTRY NO. 130165 IN BOOK 40 AT PAGE 46 AT THE WEBER COUNTY RECORDERS OFFICE, THENCE SOUTH 0°31'11" WEST 126.89 FEET ALONG SAID WESTERLY LINE, THENCE SOUTH 89°46'38" WEST 212.13 FEET; THENCE SOUTH 0°31'11" WEST 427.68 FEET TO THE POINT OF BEGINNING.

CONTAINS 206,303 SQ FT OR 4.736 ACRES, MORE OR LESS 6 LOTS
EAST QUARTER CORNER, SECTION 3 TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN FOUND BRASS CAP MONUMENT
ROY CITY CORP. PARCEL #08-030-0261
MARTINEZ, NOHEMY DULIANO LOT 36, EDGEWATER ESTATES PHASE 1 PARCEL #08-248-0011
WOOSTON, JEFFREY & SANDIE LOT 34, EDGEWATER ESTATES PHASE 1 PARCEL #08-248-0009
RITCHIE, THOMAS LEE PARCEL #08-031-0241
MARRER, CASEY & PAMBEREE PARCEL #08-031-0014



OWNERS DEDICATION

WE, THE UNDERIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN HEREON AND NAME SAID TRACT:
ROYWELL SUBDIVISION
AND HEREBY DEDICATE, GRANT, AND CONVEY TO ROY CITY, WEBER COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS STREETS, THROUGHFARES, AND ALSO GRANT AND DEDICATE ALL THOSE PARTS OR PORTIONS OF LAND DESIGNATED 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.

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
ON THIS 14th DAY OF January, IN THE YEAR 2017, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED } the undersigned, who are the owners of the above described premises, to-wit: ROYWELL, LLC, A LIMITED LIABILITY COMPANY, PROVIDED ON THE BASIS OF SATISFACTORY EVIDENCE THAT TO BE THE PERSON(S) WHOSE NAME(S) I HAVE SUBSCRIBED TO IN THE FOREGOING OWNERS DEDICATION AND WHOSE SIGNATURE(S) I HAVE SUBSCRIBED TO IN THE FOREGOING OWNERS DEDICATION THAT HE(S) SHE (THEY) EXECUTED THE SAME.
MY COMMISSION EXPIRES: 01/27/2021 COMMISSION NUMBER: 1432177
Kendall J. Jensen (Notary Signature)
PRINT NAME: Kendall J. Jensen (Notary Name)
ROYWELL, LLC (Owner Signature)
ROYWELL, LLC (Owner Name)
ROYWELL, LLC (Owner Address)
ROYWELL, LLC (Owner City/State)
ROYWELL, LLC (Owner Zip)
ROYWELL, LLC (Owner Title)
ROYWELL, LLC (Owner Signature)
ROYWELL, LLC (Owner Name)
ROYWELL, LLC (Owner Address)
ROYWELL, LLC (Owner City/State)
ROYWELL, LLC (Owner Zip)
ROYWELL, LLC (Owner Title)

ROYWELL SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3 & SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN ROY CITY, WEBER COUNTY, UTAH

WEBER COUNTY RECORDER

ENTRY NO. 3017535 FEE PAID \$112.00
FILED FOR RECORD AND RECORDED
01 JAN 2017 AT 3:45 PM
IN BOOK 47 OF OFFICIAL RECORDS,
PAGE 2549, RECORDED FOR 2017.
BY: [Signature]
WEBER COUNTY RECORDER

BENCHMARK ENGINEERING & LAND SURVEYING
918 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 562-7102
www.benchmarkcivil.com

ROY CITY PLANNING COMMISSION
THIS IS TO CERTIFY THAT THIS PLAN AND DEDICATION OF THIS PLAN WERE DULY APPROVED BY THE ROY CITY PLANNING COMMISSION SIGNED THIS 2nd DAY OF Jan., 2017.

ROY CITY ENGINEER
I HEREBY CERTIFY THAT ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE ENGINEER OF THE FOREGOING PLAN AND DEDICATIONS HAVE BEEN COMPLIED WITH.
SIGNED THIS 9th DAY OF JANUARY, 2017.

ROY CITY ATTORNEY
APPROVED AS TO FORM THIS 2nd DAY OF January, 2017.

ROY CITY APPROVAL
THIS IS TO CERTIFY THAT THIS PLAN AND DEDICATION OF THIS PLAN WERE DULY APPROVED AND ACCEPTED BY THE CITY COUNCIL AND MAYOR OF ROY CITY, UTAH. THIS 2nd DAY OF January, 2017.

ROY CITY MUNICIPAL COMMISSION
BY: [Signature]
MAYOR

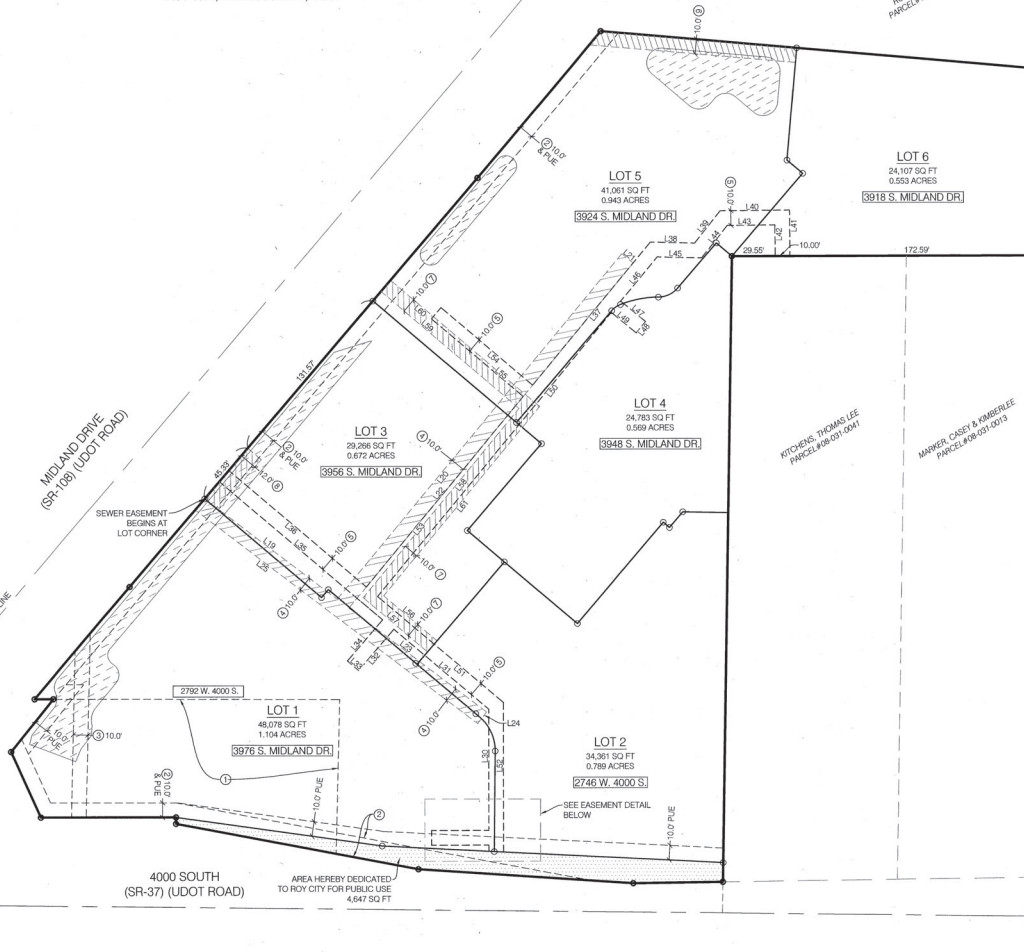
EASEMENT NOTES

- ① ACCESS RESTRICTIONS AS DISCLOSED BY THE WARRANTY DEED RECORDED JUNE 14, 2007 AS ENTRY NO. 2271065 OF OFFICIAL RECORDS.
- ② EASEMENT, AND THE TERMS AND CONDITIONS THEREOF. GRANTEE: UTAH DEPARTMENT OF TRANSPORTATION. RECORDED: JUNE 3, 2014. ENTRY NO.: 2889051. PURPOSE: TWO PERPETUAL EASEMENTS FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING THEREON HIGHWAY IMPROVEMENTS.
- ③ UNDERGROUND RIGHT OF WAY EASEMENT, AND THE TERMS AND CONDITIONS THEREOF. GRANTEE: PACIFICORP, AN OREGON CORPORATION, DB/A ROCK MOUNTAIN POWER. RECORDED: APRIL 3, 2015. ENTRY NO.: 2289142.
- ④ NEW 10 FOOT WIDE SEWER EASEMENT IN FAVOR OF NORTH DAVIS SEWER DISTRICT.
- ⑤ NEW 10 FOOT WIDE WATER MAIN EASEMENT IN FAVOR OF ROY CITY.
- ⑥ THE PARKING AREAS DESIGNATED AS 'COMMON PARKING AREA' ARE COMMON TO LOTS 2, 3 & 4 ONLY.
- ⑦ NEW 10 FOOT WIDE PRESSURIZED IRRIGATION EASEMENT IN FAVOR OF LOTS 2 & 4.
- ⑧ NEW 12 FOOT WIDE PRESSURIZED IRRIGATION EASEMENT IN FAVOR OF LOT 1.
- ⑨ NEW 10 FOOT WIDE PRESSURIZED IRRIGATION EASEMENT IN FAVOR OF LOT 6.
- ⑩ STORM WATER DETENTION AREAS DEPICTED ON THIS PLAT ARE INTENDED TO HANDLE NEEDED VOLUMES FOR BOTH THE LOTS ON WHICH THEY ARE LOCATED AS WELL AS THE VOLUMES NEEDED FOR LOTS 4 & 2. ALL AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION OF INTEREST, EGRESS, UTILITIES, RECIPROCAL ACCESS AND TEMPORARY CONSTRUCTION EASEMENTS RECORDED ALONG WITH THIS PLAT.

LEGEND

- SECTION CORNER (BRASS CAP MONUMENT)
EX. BRASS CAP MONUMENT (RING & LID)
- BOUNDARY CORNER
(SET 1/8 REBAR AND CAP OR AS NOTED ON PLAT) STAMPED BENCHMARK ENG.
- BOUNDARY LINE
- ADJACENT PROPERTY
- STREET MONUMENT LINE EXISTING
- EASEMENT
- LOT LINE
- AREA DEDICATED TO ROY CITY
- PUBLIC UTILITY EASEMENT
- PUE
- WATER MAIN EASEMENT
- PRESSURIZED IRRIGATION EASEMENT
- SEWER EASEMENT
- STORM WATER DETENTION AREAS
(SEE ALSO EASEMENT NOTE #10)

ROYWELL SUBDIVISION
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3 & SOUTHWEST QUARTER OF SECTION 2,
TOWNSHIP 5 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
ROY CITY, WEBER COUNTY, UTAH



OWNER: ROYWELL, LLC
DEVELOPER:
JOHN OWENS
170 S MAIN ST, SUITE 1600
SALT LAKE CITY, UT 84101
801-303-5435

SOUTH QUARTER CORNER, SECTION 3
TOWNSHIP 5 NORTH, RANGE 2 WEST,
SALT LAKE BASE & MERIDIAN
FOUND BRASS CAP MONUMENT

SOUTHEAST CORNER, SECTION 3
TOWNSHIP 5 NORTH, RANGE 2 WEST,
SALT LAKE BASE & MERIDIAN
FOUND BRASS CAP MONUMENT

SEWER EASEMENT LINE TABLE

| LINE # | BEARING | DISTANCE |
|--------|---------------|----------|
| L19 | S 52°44'00" E | 113.12 |
| L20 | N 39°25'45" E | 304.82 |
| L21 | S 50°34'15" E | 10.00 |
| L22 | N 39°25'45" E | 304.44 |
| L23 | S 52°44'00" E | 117.48 |
| L24 | S 37°16'00" W | 10.00 |
| L25 | S 52°44'00" E | 241.14 |

WATER EASEMENT LINE TABLE

| | | |
|-----|---------------|--------|
| L26 | N 00°01'33" W | 4.27 |
| L27 | N 89°58'27" E | 39.05 |
| L28 | S 00°01'33" E | 10.00 |
| L29 | N 89°58'27" E | 39.05 |
| L30 | N 00°01'33" W | 82.68 |
| L31 | N 49°38'31" W | 84.69 |
| L32 | N 49°19'32" E | 36.95 |
| L33 | S 49°40'28" E | 10.00 |
| L34 | N 49°19'32" E | 36.96 |
| L35 | N 49°38'31" W | 145.65 |
| L36 | N 49°38'31" W | 122.68 |

WATER EASEMENT LINE TABLE

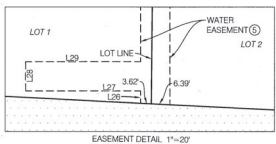
| | | |
|-----|---------------|--------|
| L37 | N 39°25'45" E | 126.02 |
| L38 | S 88°45'22" E | 30.17 |
| L39 | N 89°04'22" E | 27.99 |
| L40 | N 89°23'17" E | -47.27 |
| L41 | S 00°30'14" E | 31.33 |
| L42 | S 00°30'14" E | 21.26 |
| L43 | N 89°23'17" E | 32.45 |
| L44 | N 89°04'22" E | 28.19 |
| L45 | S 88°45'22" E | 30.31 |
| L46 | N 39°25'45" E | 36.99 |
| L47 | S 50°16'18" E | 21.93 |
| L48 | S 39°43'42" W | 10.00 |

WATER EASEMENT LINE TABLE

| | | |
|-----|---------------|--------|
| L49 | S 50°16'18" E | 21.88 |
| L50 | N 39°25'45" E | 250.49 |
| L51 | N 49°38'31" W | 112.31 |
| L52 | N 00°01'33" W | 102.00 |
| L53 | N 39°25'45" E | 168.12 |
| L54 | N 49°40'28" W | 81.65 |
| L55 | N 49°40'28" W | 81.81 |

PRESSURIZED IRRIGATION EASEMENT LINE TABLE

| | | |
|-----|---------------|--------|
| L56 | S 49°38'31" E | 47.63 |
| L57 | S 49°38'31" E | 57.47 |
| L58 | S 39°25'06" W | 167.12 |
| L59 | S 49°40'28" E | 123.09 |
| L60 | S 49°40'28" E | 132.90 |
| L61 | S 39°25'06" W | 167.13 |



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ROYWELL SUBDIVISION
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3 & SOUTHWEST QUARTER OF SECTION 2,
TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
ROY CITY, WEBER COUNTY, UTAH

SHEET 2 OF 2

BENCHMARK
ENGINEERING &
LAND SURVEYING

9138 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 562-7162
www.benchmarkcivil.com

WEBER COUNTY RECORDER

ENTRY NO. 3017515 FEE PAID 112.00
FILED FOR RECORD AND RECORDED
09-Jan-2020 AT
IN BOOK 47 OF OFFICIAL RECORDS,
PAGE 05102, RECORDED FOR

WEBER COUNTY RECORDER

BY: _____ DEPUTY