

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.

# Lindquist Roy Subdivision

## A part of the Northwest 1/4 of Section 22, T5N, R2W, SLB&M, U.S. Survey Roy City, Weber County, Utah



Scale: 1" = 50'

### Owner's Dedication

The undersigned owner of the hereon described Lot 2 as shown on this plat, hereby acknowledges to being part of the Lindquist Roy Subdivision.

Jordan Valley Water Conservancy District

*David G. Ovard*  
David G. Ovard - Chief Executive Officer  
General Manager

### Dedication of Easement

Please take notice that the Jordan Valley Water Conservancy District, the owner of an easement and/or right-of-way recorded 3-20-2004, as Entry No. 20040000 in Book 51 of Pages 1 to 3 in the Weber County Recorder's Office, for the installation, construction, operation, maintenance, repair, and replacement of pipeline(s), facilities, water works, and other appurtenances over, under, on, across and through portions of the property dedicated for public use herein, subject to the terms and provisions set forth below and subject to the District's easement and/or right-of-way, hereby dedicates to the public for use as a street those portions of the surface area of the District's easement and/or right-of-way located within the areas shown on this plat as intended for public use. However, the District reserves unto itself the right to require any entity, public or private, requesting the relocation of District pipeline(s), facilities, water works, or appurtenances within its easement and/or right-of-way to pay all costs of such relocation. The District's easement and/or right-of-way is exclusive and, therefore, no utilities, public or private, may be installed anywhere within the easement and/or right-of-way without the District's prior written consent. The District does not hereby dedicate or otherwise grant to the owner, subdividers, purchaser(s) of lots, or any party, any specific right in the District's easement and/or right-of-way other than that which is hereby given to the public generally.

*David G. Ovard*  
David G. Ovard  
Chief Executive Officer and General Manager  
Jordan Valley Water Conservancy District

### ACKNOWLEDGMENT

STATE OF UTAH )  
COUNTY OF SALT LAKE )  
The foregoing dedications were acknowledged before me this 18<sup>th</sup> day of March, 2004, by David G. Ovard as Chief Executive Officer and General Manager of the Jordan Valley Water Conservancy District.

My Commission Expires: June 4, 2005  
*[Signature]*  
Notary Public  
Residing in Salt Lake County

### NARRATIVE:

This survey and subdivision plat was requested by Mr. Frank Mursdorf for the purpose of platting a 2 Lot Commercial Subdivision. A Brass Cap Monument was Found at the Northwest corner and the North 1/4 corner of Section 22, T5N, R2W, SLB&M. A line bearing "N 89°45'48" W" was used as the basis of bearing. Property corners were set as depicted on this plat.

**NOTE:**  
10' wide Utility and Drainage Easements on Front, Rear and Side yards along Streets, 7.5' wide on all other. Side yards as depicted by dashed lines, unless otherwise shown. All common areas are designated as utility and drainage easements.

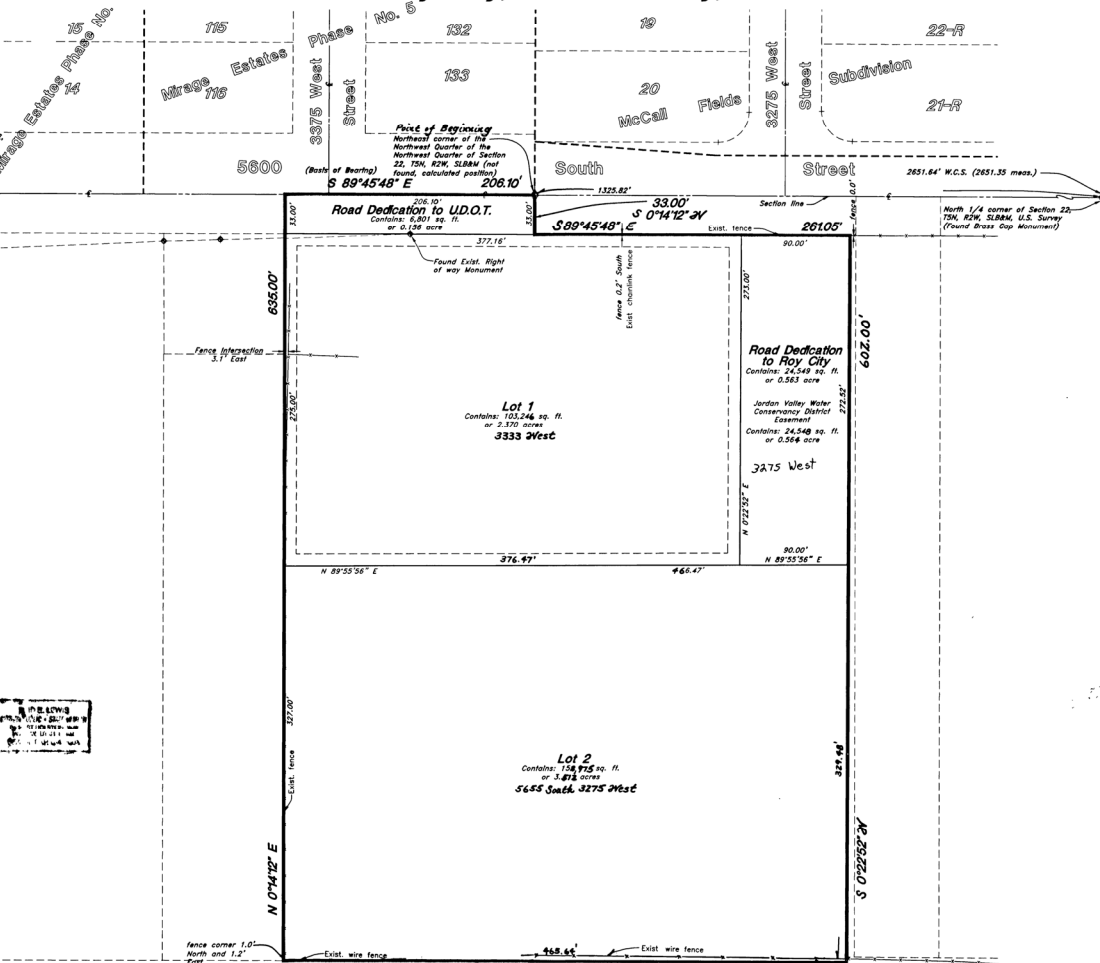
**GREAT BASIN ENGINEERING NORTH**  
3746 South 1475 East - Suite 200  
P.O. Box 84403  
Provo, Utah 84603  
P.O. Box 150046, Ogden, Utah 84415  
Open (801)294-4818 Salt Lake City (801)321-0222 Fax (801)292-7544

**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 14 day of MARCH, 2004.  
*[Signature]*  
Signature

**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 19 day of August, 2004.  
Attest: *[Signature]*  
**Roger D. Burnett**  
Mayor

**ROY CITY ATTORNEY**  
Approved by the Roy City Attorney on the 30<sup>th</sup> day of April, 2004.  
*[Signature]*  
Signature

**ROY CITY PLANNING COMMISSION**  
Approved by the Roy City Planning Commission on the 12 day of August, 2004.  
*[Signature]*  
Chairperson



**SURVEYOR'S CERTIFICATE**  
I, Mark E. Bobbitt, a Registered Professional Land Surveyor in the State of Utah, do hereby certify that this plat of Lindquist Roy Subdivision, in the City of Roy City, Weber County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision based on data compiled from records in the Weber County Recorder's Office and of a survey made on the ground.  
Signed this 10<sup>th</sup> day of March, 2004.

166484  
License No. *[Signature]*  
Mark E. Bobbitt

**OWNER'S DEDICATION**  
The undersigned owner of the hereon described tract of land, hereby sets apart and subdivides the same into lots, streets, and common areas as shown on this plat and names said tract "Lindquist Roy Subdivision" and hereby dedicates, grants, and conveys all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever, and also dedicates easements for public utilities and drainage purposes over and across the portions of the lots designated as public utility and drainage easements 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.  
Signed this 18 day of March, 2004.

Gia Lindquist Inc.  
3434 Washington Blvd Suite 313  
Ogden, UT 84401  
*[Signature]*  
John E. Lindquist - Owner

**ACKNOWLEDGMENT**  
State of Utah  
County of  
On this, the 18 day of March, 2004, before me the above signed owner of Gia Lindquist Inc., personally appeared John E. Lindquist who acknowledges that he executed the foregoing instrument for the purposes contained therein.  
Residing at 3434 Washington Blvd  
A Notary Public (Commissioned in Utah)  
Commission Expires: 01/05 *[Signature]*  
Susan J. Kapinski  
Notary Name

**ACKNOWLEDGMENT**  
State of Utah  
County of  
On this, the 18 day of March, 2004, before me the above signed Chief Executive Officer and General Manager of Jordan Valley Water Conservancy District, personally appeared David G. Ovard who acknowledges that he executed the foregoing instrument for the purposes contained therein.  
Residing at: \_\_\_\_\_  
A Notary Public (Commissioned in Utah)  
Commission Expires: \_\_\_\_\_  
Print Name

**BOUNDARY DESCRIPTION**  
A part of the Northwest Quarter of Section 22, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:  
Beginning at the Northwest corner of the Northwest Quarter of the Northwest Quarter of said Section 22, said point also being 1325.82 feet North 89°45'48" West (Basis of Bearings) along the Section Line from the North Quarter corner of said Section 22; running thence South 0°14'12" West 33.00 feet to the South right of way line of 3600 South Street; thence South 89°45'48" East 261.00 feet along said South right of way line; thence South 0°12'32" West 802.00 feet to the North line of the Old Denver Rio Grande Western Railroad right of way; thence North 89°45'48" West 465.64 feet along said North right of way line; thence North 0°14'12" East 655.00 feet to the North line of said Section 22; thence South 89°45'48" East 261.00 feet along said North line to the point of beginning.  
Contains 287,570 sq. ft. or 6.602 Acres

**WEBER COUNTY RECORDER**  
ENTRY NO. 2019323 FEE PAID  
\$ 33.00 FEE FOR RECORD AND  
RECORDED ON 03/18/2004 AT  
10:10 AM BOOK 51 OF OFFICIAL  
RECORDS, PAGE 51 RECORDED FOR  
BY ROY CITY  
**Doug Crofts**  
WEBER COUNTY RECORDER  
By: **Camie Kille**  
DEPUTY