

06-99

# ROY STATION SUBDIVISION

A part of the NW 1/4 and the NE 1/4 of Section 11, T5N, R2W, SLB&M  
Roy City, Weber County, Utah

## 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 17th day of June 2007.

Attest: Christine A. Siani  
Title: City Recorder

Joe A. Riddle  
Mayor

## SURVEYOR'S CERTIFICATE

I Robert M. Brown, a Professional Land Surveyor in the State of Utah, do hereby certify that this plat of the Roy Station Subdivision in Roy City, Weber County, Utah, has been correctly drawn to the designated scale and is a true and correct representation of the herein described lands in said subdivision, based on data compiled from records in the Weber County Recorder's Office and from a survey made by me on the ground. I further certify that the requirements of all applicable statutes and ordinances of Roy City concerning engineering or survey requirements as approved. Signed this day of \_\_\_\_\_, 2007.

334577

License No.



## NARRATIVE:

This subdivision plat and boundary survey includes the combined Utah Transit Authority Parcels 08-062-0014 and 08-052-0011, Warranty Deed Entry 2124175 recorded August 23, 2005, and Parcel 08-052-0012, Warranty Deed Entry 2122716, recorded August 16, 2005. The respective Deed descriptions have been combined and rewritten as the Boundary Description contained hereon, and is based on the result of a field survey, the stated basis of bearing, and the evaluation of the adjoining property boundaries as follows:

**North Boundary Line.** The North Line of said Section 11 as monumented and surveyed.  
**Westerly Boundary Line - Utah Transit Authority Right of Way.** The Easterly Line of Utah Transit Authority Commuter Railroad (formerly the Oregon Short Line Railroad Company and, originally, the Utah Central Railroad Company) Right of Way.

**South Boundary Line.** The South Line of the Northeast Quarter of the Northwest Quarter of said Section 11. Said South Line as shown, and accepted, on the Royal View Subdivision No. 2, said South Line being the south line of said Royal View Subdivision No. 2. Said South Line also as shown, and accepted, on the Record of Survey, Weber County Surveyor filing # 001339, Property Survey for Robert Elston.

**Easterly Boundary Lines.** Conforms to the adjoining Cedar Ridge Subdivision, Royal View Subdivision No. 4, Royal View Subdivision No. 2 and Royal View Subdivision No. 5, based on field survey of extant Street Monuments.

## BOUNDARY DESCRIPTION

A part of the Northwest 1/4 and the Northeast 1/4 of Section 11, Township 5 North, Range 2 West, Salt Lake Base & Meridian, U.S. Survey:

Beginning at the North Quarter Corner of said Section 11; thence South 89°51'48" West 427.98 feet along the North line of said Section 11 to the Easterly Line of the Utah Transit Authority Commuter Railroad Right of Way; thence along said Easterly Line the following three courses: 1) South 40°49'46" West 686.45 feet; 2) South 36°54'08" West 598.85 feet; 3) South 29°09'38" West 368.14 feet to the South Line of the North Half of the Northwest Quarter of said Section 11; thence North 89°50'44" East 363.62 feet along said South Line to the Westerly Line of Cedar Ridge Subdivision; thence along the boundary of said Subdivision the following five (5) courses: 1) North 30°36'55" East 22.20 feet; 2) North 36°00'55" East 210.00 feet; 3) South 53°59'05" East 145.00 feet; 4) South 36°00'55" West 12.06 feet; 5) South 53°56'50" East 110.00 feet to the Southwest Corner of Lot 70 Royal View Subdivision No. 4; thence along the boundary of said Subdivision the following seven (7) courses: 1) North 36°02'27" East 181.11 feet; 2) South 53°58'46" East 32.22 feet; 3) North 36°01'14" East 183.08 feet; 4) North 39°09'09" East 193.14 feet; 5) North 58°56'48" East 225.96 feet; 6) North 00°14'26" West 279.60 feet; 7) South 89°26'32" East 303.67 feet to the West Line of Lot 21 Royal View Subdivision No. 2; thence North 02°13'01" East 80.14 feet along said West Line to the Southwest Corner of Lot 82 Royal View Subdivision No. 5; thence North 00°33'17" West 393.34 feet along the West Line of said Subdivision to the North Line of said Section 11; thence South 89°26'40" West 139.37 feet along said North Line to the point of beginning. Contains 978,094 square feet or 22,4539 acres.

## ROY CITY PLANNING COMMISSION

Approved by the Roy City Planning Commission on the 22nd day of MAY, 2007.

William C. Borek  
Chairperson

## OWNER'S DEDICATION

Utah Transit Authority, the undersigned owner of the hereon described tract of land, hereby sets apart and subdivides the same into lots and streets as shown on this plat, and names said tract Roy Station Subdivision, and hereby dedicate, grant and convey to Roy City, Weber County, Utah, all those portions or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever, and also dedicate to Roy City those certain strips as easements for public utility, sewer 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.

Signed this 29 day of August, 2007  
"The undersigned hereby certify that this subdivision has met all the requirements of Roy City Ordinances."

UTAH TRANSIT AUTHORITY  
a public transit district of the State of Utah

By: John M. English  
John M. English - General Manager

By: Kenneth D. Montague Jr.  
Kenneth D. Montague Jr. - Treasurer

## ROY CITY ENGINEER

I hereby certify that all of the applicable statutes and ordinances prerequisite to City Engineer approval of the foregoing plat and dedications have been compiled with.

Signed this 18 day of August, 2007.

John H. Hill  
Signature

## ACKNOWLEDGMENT

State of Utah }  
County of Weber } ss

On August 29, 2007, before me, a Notary Public in and for said County and State, personally appeared John M. English and Kenneth D. Montague Jr., the General Manager and Treasurer of UTAH TRANSIT AUTHORITY, a public transit district of the State of Utah, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

John H. Hill  
Notary Public

## ROY CITY ATTORNEY

I hereby certify that all of the applicable statutes and ordinances prerequisite to City Attorney approval of the foregoing plat and dedications have been compiled with.

Signed this 4th day of SEPTEMBER 2007.

Paul H. Bled  
Signature

## BASIS OF BEARING

Basis of Bearing: South 89°51'48" West 2678.97 feet from the North Quarter Corner to the Northwest Corner of Section 11, T5N, R2W, SLB&M, as shown hereon.

The stated Basis of Bearing, and all bearings and distances contained herein, are expressed as grid bearings and ground distances based on the following defined coordinate projection:

System Projection	Transverse Mercator
System Datum	NAD - 1983/1994 (Federal Base Network - 2000 Adjustment)
System Elevation	4400 Feet Above Mean Sea Level (NAVD 88)
Origin Latitude	39°45'00.00" North
Origin Longitude	111°52'30.00" West
Scale Factor	1.000205271907
False Northing	75,000.00
False Easting	75,000.00



**REDCON AE, INC.**  
Engineers - Surveyors  
**REDCON** 90 NORTH MAIN  
Bountiful, Utah 84010  
(801) 298-2401 FAX (801) 298-2024

SHEET 1 OF 2  
August 27, 2007

WEBER COUNTY RECORDER  
ENTRY NO. 2007-11881 FILED  
ON 08-29-07 FILED FOR RECORD AND  
RECORDED 14 SEP 2007 AT  
10:31 AM BOOK 146-011 OFFICIAL  
RECORDS PAGE 30-31 RECORDED  
FOR ROY CITY  
ERNEST D. ROWLEY  
WEBER COUNTY RECORDER  
By: Paul Thompson  
DEPUTY

66-90

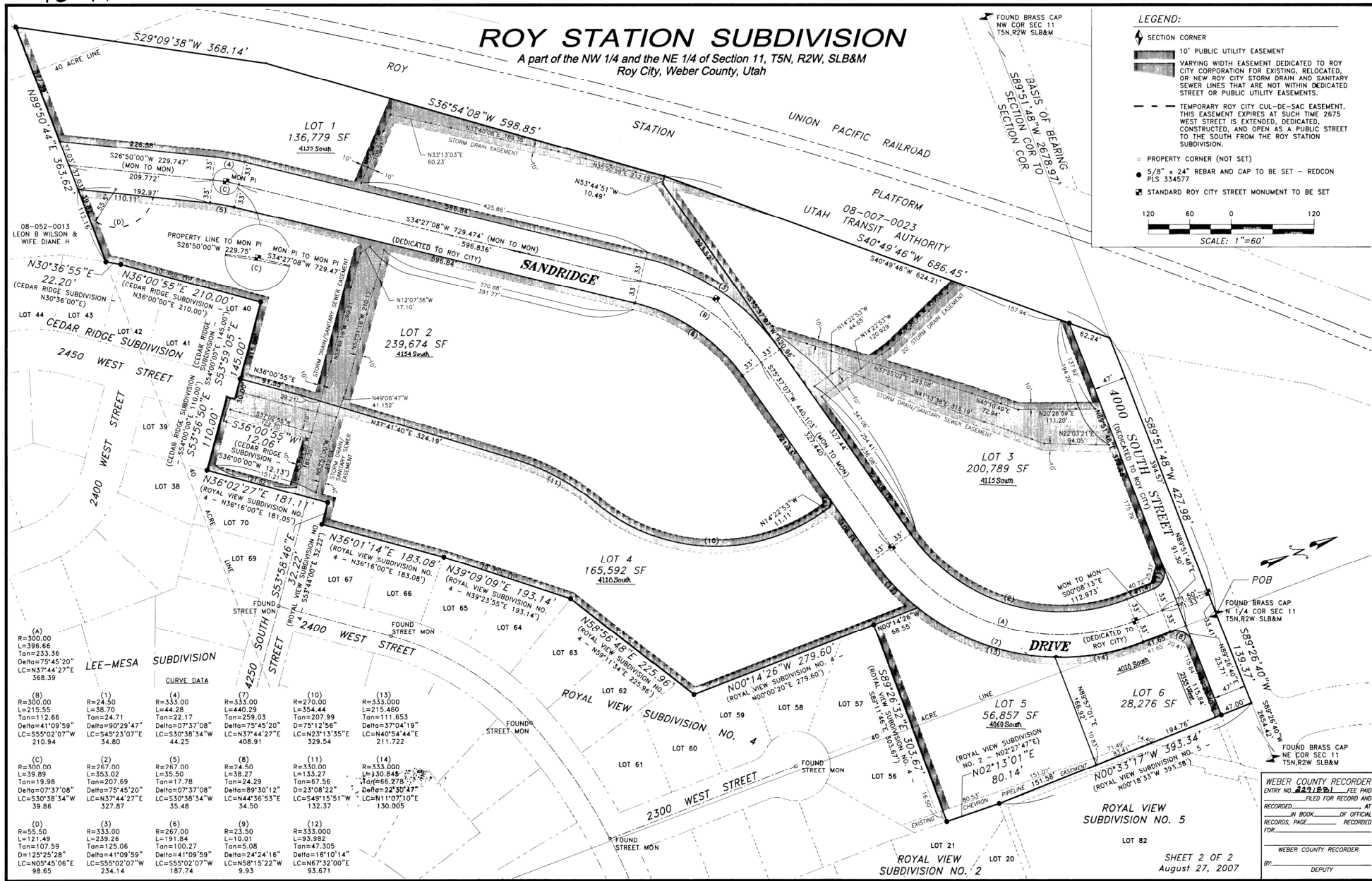
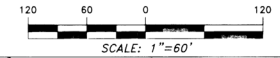
16-99

# ROY STATION SUBDIVISION

A part of the NW 1/4 and the NE 1/4 of Section 11, T5N, R2W, SLB&M  
Roy City, Weber County, Utah

### LEGEND:

- SECTION CORNER
- 10' PUBLIC UTILITY EASEMENT
- VARYING WIDTH EASEMENT DEDICATED TO ROY CITY CORPORATION FOR EXISTING, RELOCATED, OR NEW ROY CITY STORM DRAIN AND SANITARY SEWER LINES THAT ARE NOT WITHIN DEDICATED STREET OR PUBLIC UTILITY EASEMENTS.
- TEMPORARY ROY CITY CUL-DE-SAC EASEMENT. THIS EASEMENT EXPIRES AT SUCH TIME 2675 WEST STREET IS EXTENDED, DEDICATED, CONSTRUCTED, AND OPEN AS A PUBLIC STREET TO THE SOUTH FROM THE ROY STATION SUBDIVISION.
- PROPERTY CORNER (NOT SET)
- 5/8" x 24" REBAR AND CAP TO BE SET - REDCON PLS 334577
- STANDARD ROY CITY STREET MONUMENT TO BE SET



**CURVE DATA**

(A)	(B)	(C)	(D)	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)
R=300.00 L=396.66 Tan=233.36 Delta=75°45'20" LC=N37°44'27"E 368.39	R=300.00 L=215.55 Tan=112.66 Delta=41°09'59" LC=S50°38'34"W 39.86	R=300.00 L=38.98 Tan=19.98 Delta=07°37'08" LC=S30°38'34"W 39.86	R=300.00 L=121.49 Tan=107.59 Delta=125°09'58" LC=N05°45'06"E 98.65	R=245.00 L=38.70 Tan=207.69 Delta=75°45'20" LC=S37°44'27"E 327.87	R=267.00 L=191.84 Tan=125.06 Delta=41°09'59" LC=S55°02'07"W 234.14	R=333.00 L=35.50 Tan=207.69 Delta=07°37'08" LC=S30°38'34"W 35.48	R=333.00 L=35.50 Tan=207.69 Delta=07°37'08" LC=S30°38'34"W 35.48	R=245.00 L=38.70 Tan=207.69 Delta=75°45'20" LC=S37°44'27"E 327.87	R=267.00 L=191.84 Tan=125.06 Delta=41°09'59" LC=S55°02'07"W 234.14	R=333.00 L=35.50 Tan=207.69 Delta=07°37'08" LC=S30°38'34"W 35.48	R=333.00 L=35.50 Tan=207.69 Delta=07°37'08" LC=S30°38'34"W 35.48	R=245.00 L=38.70 Tan=207.69 Delta=75°45'20" LC=S37°44'27"E 327.87	R=267.00 L=191.84 Tan=125.06 Delta=41°09'59" LC=S55°02'07"W 234.14	R=333.00 L=35.50 Tan=207.69 Delta=07°37'08" LC=S30°38'34"W 35.48	R=333.00 L=35.50 Tan=207.69 Delta=07°37'08" LC=S30°38'34"W 35.48	R=245.00 L=38.70 Tan=207.69 Delta=75°45'20" LC=S37°44'27"E 327.87	R=267.00 L=191.84 Tan=125.06 Delta=41°09'59" LC=S55°02'07"W 234.14

WEBER COUNTY RECORDER  
 ENTRY NO. 221821 FEE PAID  
 RECORDED FILED FOR RECORD AND  
 IN BOOK OF OFFICIAL  
 RECORDS, PAGE \_\_\_\_\_ RECORDED  
 FOR \_\_\_\_\_  
 WEBER COUNTY RECORDER  
 BY: \_\_\_\_\_ DEPUTY

66-91