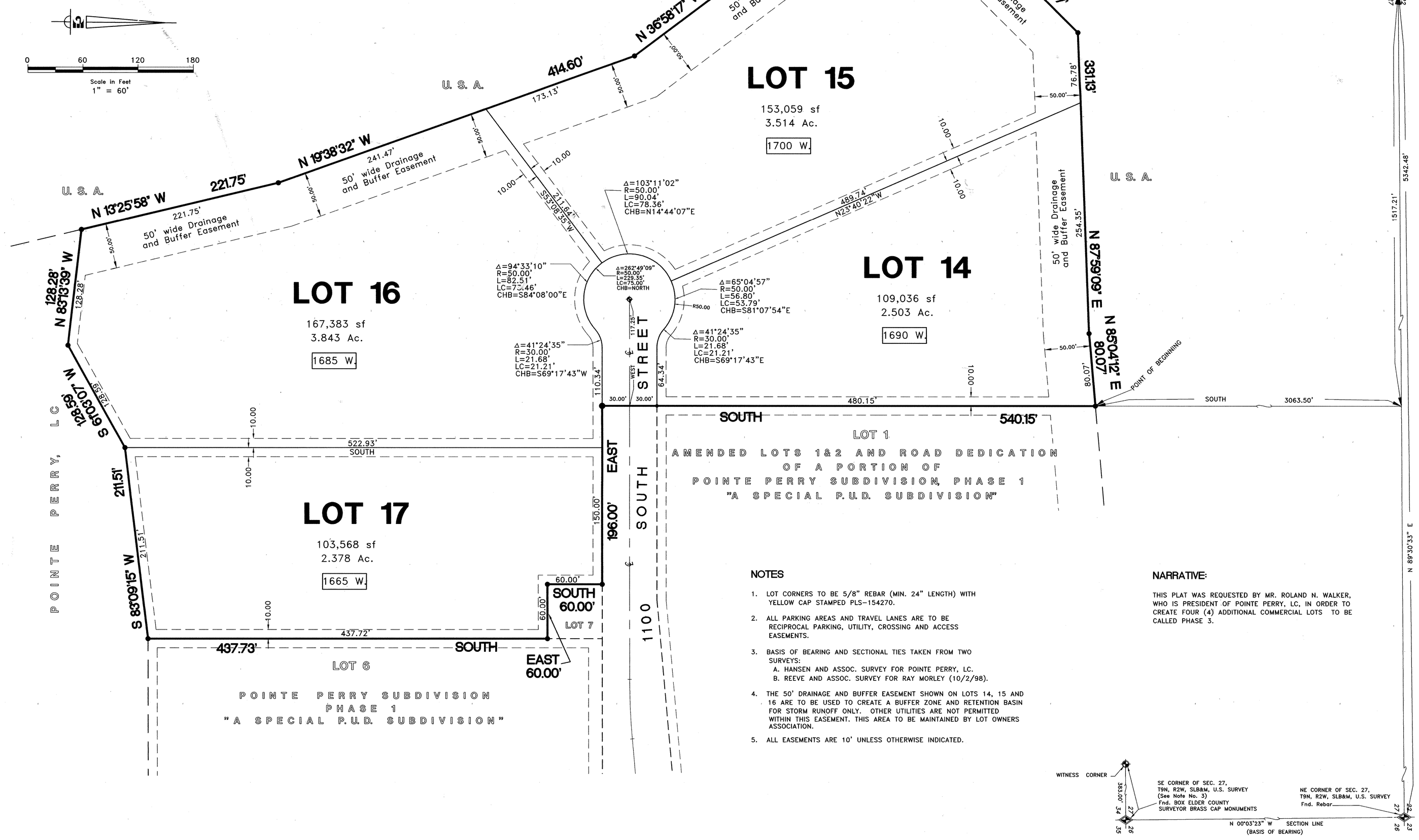
ENTRY NO. 264922
STATE OF UTAH, BOX ELDER COUNTY, RECORDED FOR
RECORDED 10:00 AM
FEE 0.00 PAGES 1

POINTE PERRY SUBDIVISION PHASE 3

"A SPECIAL P.U.D. SUBDIVISION"

A PART OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
PERRY CITY, BOX ELDER COUNTY, UTAH
NOVEMBER 2007



NOTES

1. LOT CORNERS TO BE 5/8" REBAR (MIN. 24" LENGTH) WITH YELLOW CAP STAMPED PLS-154270.
2. ALL PARKING AREAS AND TRAVEL LANES ARE TO BE RECIPROCAL PARKING, UTILITY, CROSSING AND ACCESS EASEMENTS.
3. BASIS OF BEARING AND SECTIONAL TIES TAKEN FROM TWO SURVEYS:
   A. HANSEN AND ASSOC. SURVEY FOR POINTE PERRY, LC.
   B. REEVE AND ASSOC. SURVEY FOR RAY MORLEY (10/2/98).
4. THE 50' DRAINAGE AND BUFFER EASEMENT SHOWN ON LOTS 14, 15 AND 16 ARE TO BE USED TO CREATE A BUFFER ZONE AND RETENTION BASIN FOR STORM RUNOFF ONLY. OTHER UTILITIES ARE NOT PERMITTED WITHIN THIS EASEMENT. THIS AREA TO BE MAINTAINED BY LOT OWNERS ASSOCIATION.
5. ALL EASEMENTS ARE 10' UNLESS OTHERWISE INDICATED.

NARRATIVE:

THIS PLAT WAS REQUESTED BY MR. ROLAND N. WALKER, WHO IS PRESIDENT OF POINTE PERRY, LC, IN ORDER TO CREATE FOUR (4) ADDITIONAL COMMERCIAL LOTS TO BE CALLED PHASE 3.

SURVEYOR'S CERTIFICATE

I, Ken E. Gardner, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO.154270, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW AND THAT THE REFERENCE MARKERS SHOWN ON THIS PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY, THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE BELOW DESCRIBED TRACT OF REAL PROPERTY AND THIS PLAT COMPLIES WITH THE PROVISIONS OF THE CURRENT SUBDIVISION REGULATIONS OF PERRY CITY.

BOUNDARY DESCRIPTION

A PART OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, LOCATED IN PERRY CITY, BOX ELDER COUNTY, UTAH:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, AMENDED LOTS 1 & 2 AND ROAD DEDICATION OF A PORTION OF POINTE PERRY SUBDIVISION PHASE 1, "A SPECIAL P.U.D. SUBDIVISION" AS RECORDED IN PERRY CITY, BOX ELDER COUNTY, UTAH, SAID POINT ALSO BEING 1517.21 FEET NORTH 89°30'33" EAST ALONG THE NORTH LINE OF SAID SECTION 27 AND 3063.50 FEET SOUTH FROM THE NORTHWEST CORNER OF SAID SECTION 27 AND RUNNING THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID AMENDED LOTS 1 & 2 AND ROAD DEDICATION OF A PORTION OF POINTE PERRY SUBDIVISION PHASE 1, "A SPECIAL P.U.D. SUBDIVISION" AND POINTE PERRY SUBDIVISION PHASE 1, "A SPECIAL P.U.D. SUBDIVISION THE FOLLOWING FIVE (5) COURSES: 1) SOUTH 540.15 FEET; 2) EAST 196.00 FEET; 3) SOUTH 60.00 FEET; 4) EAST 60.00 FEET; AND 5) SOUTH 437.73 FEET; THENCE SOUTH 83°09'15" WEST 211.51 FEET; THENCE SOUTH 61°03'07" WEST 128.59 FEET; THENCE NORTH 83°13'39" WEST 128.28 FEET TO THE EASTERLY BOUNDARY OF U.S.A. PROPERTY; THENCE NORTHWESTERLY AND NORTHEASTERLY ALONG SAID BOUNDARY LINE THE FOLLOWING SIX (6) COURSES: 1) NORTH 13°25'58" WEST 221.75 FEET; 2) NORTH 19°38'32" WEST 414.60 FEET; 3) NORTH 36°58'17" WEST 365.28 FEET; 4) NORTH 45°00'59" EAST 273.97 FEET; 5) NORTH 87°59'09" EAST 331.13 FEET; AND 6) NORTH 85°04'12" EAST 80.07 FEET TO THE POINT OF BEGINNING.

CONTAINS: 545,165 SF OR 12.515 ACRES.

BASIS OF BEARING:
THE SECTION LINE BETWEEN THE SE CORNER OF SAID SECTION 27 AND THE NE CORNER OF SAID SECTION 27. WHICH BEARS NORTH 00°03'23" WEST.

SIGNED THIS THE 9TH DAY OF NOVEMBER, 2007

KEN E. GARDNER

PROFESSIONAL LAND SURVEYOR
11/9/07
NO. 154270
KEN E. GARDNER
STATE OF UTAH
SEAL

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS AS SHOWN ON THIS PLAT, NAME SAID TRACT:

POINTE PERRY SUBDIVISION – PHASE 3
"A SPECIAL P.U.D. SUBDIVISION"

AND HEREBY DEDICATE GRANT AND CONVEY TO PERRY CITY, BOX ELDER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE TO PERRY 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 PERRY CITY.

SIGNED THIS THE 21 DAY OF March, 2008

POINTE PERRY, LC

ROLAND N. WALKER
PRESIDENT, POINTE PERRY, LC

Prepared By:

Gardner Engineering
5875 S. ADAMS AVE. PARKWAY
SUITE 200,
OGDEN, UT 84405
(801) 476-0202

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ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED AND FIND THAT IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE IN THE PERRY CITY OFFICE.

SIGNED THIS 14th DAY OF November, 2007

BY: Gorin Gardner
CITY ENGINEER

APPROVAL AND ACCEPTANCE

PRESENTED TO THE PERRY CITY COUNCIL THIS 25 DAY OF October A.D., 2007 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR

ATTEST: Susan K. Obray
CITY RECORDER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 18th DAY OF March A.D., 2008

CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS ~~18~~ 4 DAY OF ~~March~~ October A.D., ~~2008~~ 2007 BY THE PERRY CITY PLANNING COMMISSION.

VICE CHAIRMAN

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF Weber) SS

ON THIS 21 DAY OF March, 2008 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ROLAND N. WALKER, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS PRESIDENT OF POINTE PERRY, LC AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION AND HE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC

STAMP

COUNTY RECORDER'S NO. 264922

STATE OF UTAH, COUNTY OF BOX ELDER, RECORDED AND FILED AT THE REQUEST OF PERRY CITY
DATE: June 18, 2008 TIME: 4:10 P.M. FEE: $34.00
ABSTRACTED POINTE PERRY SUBD. PH. 3 - PCL. P.U.D.
PRT SEC 27-T9N-R2W SLM.
INDEX ✓✓
FILED IN: FILE OF PLATS

COUNTY RECORDER

POINTE PERRY
PHASE 3

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