

h2-08

Nye Subdivision

Roy City, Weber County, Utah
A Part of the Southwest Quarter of Section 1,
Township 5 North, Range 2 West, Salt Lake Base & Meridian
July, 2019

SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Act; and I have completed a survey of the property described on this Plat in accordance with Section 17-23-1-7 and have verified all measurements, and have placed monuments as represented on this plat, and have hereby subdivided said tract into two (2) lots, known hereafter as Nye Subdivision located in Roy City, Weber County, Utah, and has been correctly drawn to the designated scale and is true and correct representation of the herein described lands included in said Subdivision, based upon data compiled from records in the Weber County Recorder's Office and from said survey made by me on the ground, I further hereby certify that the requirements of all applicable statutes and ordinances of Roy City Concerning Zoning Requirements regarding lot measurements have been Complied with.

Signed this 15th day of August, 2019.



SUBDIVISION BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.
BEGINNING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF 1900 WEST STREET AND THE NORTH RIGHT-OF-WAY LINE OF 4000 NORTH STREET LOCATED 33.00 FEET NORTH 00°18'37" EAST ALONG THE WEST LINE OF SAID SECTION AND 50.00 FEET NORTH 89°52'01" EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 1;

RUNNING THENCE NORTH 00°18'37" EAST 249.61 FEET ALONG SAID EAST RIGHT-OF-WAY LINE; THENCE SOUTH 89°41'23" EAST (SOUTH 89°41'27" EAST BY RECORD) 522.70 FEET; THENCE SOUTH 00°18'37" WEST (SOUTH 00°18'37" WEST BY RECORD) 245.57 FEET TO SAID NORTH RIGHT-OF-WAY LINE; THENCE SOUTH 89°52'01" WEST 192.04 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF OGDEN'S HOLE LLC PROPERTY TAX ID NO. 08-001-0012 RECORDED AS ENTRY NO. 1730630 IN THE WEBER COUNTY RECORDERS OFFICE; THENCE ALONG THE BOUNDARY OF SAID OGDEN'S HOLE LLC PROPERTY THE FOLLOWING NINE (9) COURSES: (1) NORTH 00°53'01" EAST (NORTH 00°52'57" EAST BY RECORD) 29.25 FEET; (2) NORTH 89°52'01" EAST (NORTH 89°52'03" EAST BY RECORD) 20.23 FEET; (3) NORTH 00°53'01" EAST (NORTH 00°52'57" EAST BY RECORD) 208.26 FEET; (4) NORTH 89°41'23" WEST (NORTH 89°41'27" WEST BY RECORD) 219.20 FEET; (5) SOUTH 00°45'51" EAST (SOUTH 00°45'55" EAST BY RECORD) 5.81 FEET; (6) SOUTH 87°39'53" WEST (SOUTH 87°39'53" WEST BY RECORD) 15.28 FEET; (7) SOUTH 00°08'13" WEST (SOUTH 00°08'09" WEST BY RECORD) 47.00 FEET; (8) NORTH 89°18'11" WEST (NORTH 89°18'41" WEST BY RECORD) 3.50 FEET; AND (9) SOUTH 00°41'26" WEST (SOUTH 00°41'19" WEST BY RECORD) 185.94 FEET TO SAID NORTH RIGHT-OF-WAY LINE; THENCE SOUTH 89°52'01" WEST 114.31 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING, CONTAINING 1.693 ACRES.

TOGETHER WITH AND SUBJECT TO NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS AS DESCRIBED IN ENTRY NO. 1730630 RECORDED IN THE WEBER COUNTY RECORDERS OFFICE.

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT FRED M. NYE II, MEMBER OF C.C. PARTNERSHIP, HAVE SUBDIVIDED UNDER THE NAME OF NYE SUBDIVISION, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, ROY CITY, WEBER COUNTY, UTAH SURVEY AS SHOWN PLATTED HEREON, AND HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE DRAINAGE AND PUBLIC UTILITY EASEMENTS AS SHOWN ON SAID PLAT.

Fred M. Nye II 8/20/19
FRED M. NYE II, MEMBER OF C.C. PARTNERSHIP DATE: /

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WEBER
ON THE 20th DAY OF August 2019, FRED M. NYE II, MEMBER OF C.C. PARTNERSHIP, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS A MEMBER OF C.C. PARTNERSHIP AND THAT HE SIGNED THE ABOVE OWNER'S DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.



Jon Hardy
JON HARDY
NOTARY PUBLIC

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE TWO LOT SUBDIVISION AS SHOWN AND DESCRIBED HEREON. THIS SURVEY WAS ORDERED BY FRED NYE, IN BEHALF OF C.C. PARTNERSHIP. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS THE EXISTING WEBER COUNTY SURVEYOR MONUMENTATION SURROUNDING SECTION 1, TOWNSHIP 5 NORTH, RANGE 2 WEST, S.L.B.M. ALONG WITH ROY 801473 AS RECORDED IN THE WEBER COUNTY RECORDERS OFFICE. THE BASIS OF BEARING IS THE WEST LINE OF SAID SECTION WHICH BEARS NORTH 00°18'37" WEST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING.

COUNTY RECORDER

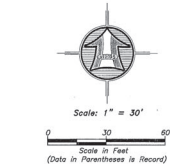
ENTRY NO. 3001913 - FEE PAID
#174 DO FILED FOR RECORD AND
RECORDED 9-SEP-2019, AT
1:44 IN BOOK 80 OF OFFICIAL
RECORDS, PAGE 24.

WANN H RUTS
COUNTY RECORDER

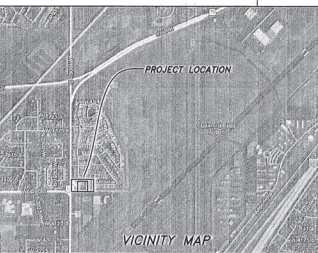
BY *Wann H Ruts*
DEPUTY

84-24

- NOTE:
- 1 - All public utility easements (P.U.E.) are 10.0 foot wide unless otherwise noted.
 - 2 - Rebar and cap or Mag and Flash set on all lot corners.
 - 3 - Storm water runoff from the Ogden's Hole, LLC parcel may flow into storm water facilities on Lot 2. The Lot 2 owner agrees to continued shared use and proper maintenance of existing drainage facilities.

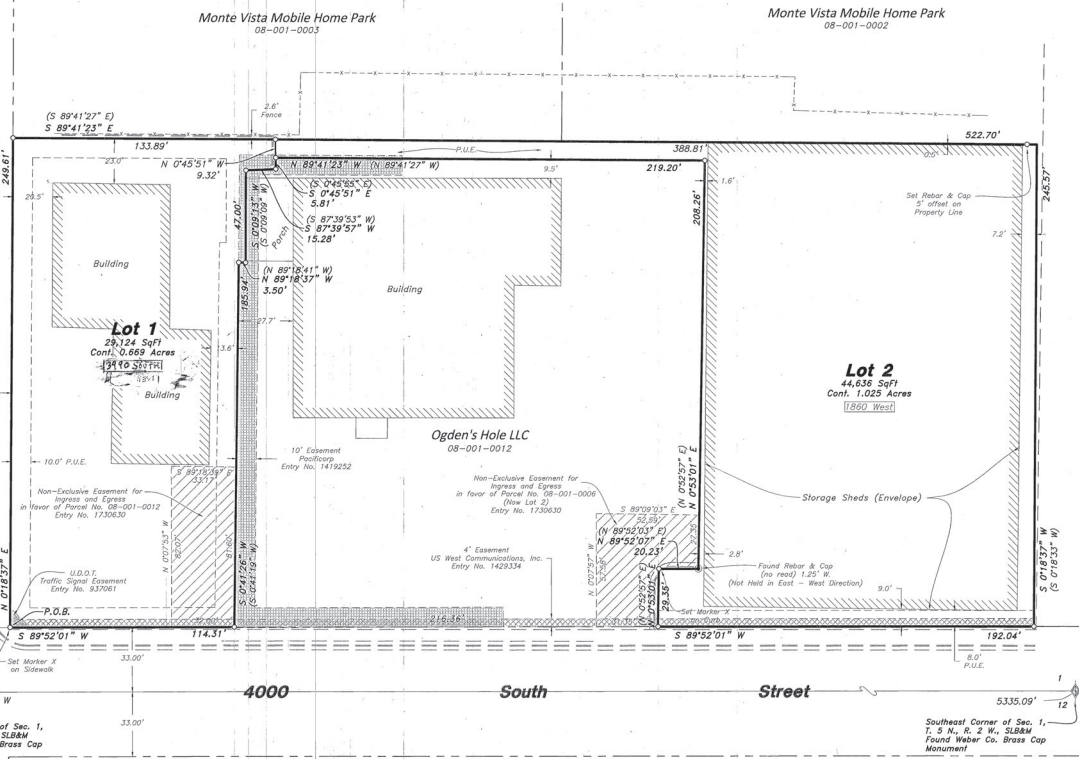


- LEGEND
- Subject Property Line
 - Interior Lot Lines
 - Adjoining Property Line
 - Previous Property Line
 - Centerline
 - Public Utility Easement (P.U.E.)
 - Access Easement
 - Fence Line
 - Existing Concrete
 - Street Monument
 - Found rebar set by others
 - Set 5/8"x24" Rebar with Cap
 - Section Corner



Developer:
Fred Nye
3310 Baker Drive
Ogden, Utah 84403
(801) 725-1816

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.haes.net
Brigham City Ogden Logan
(435) 723-3461 (801) 309-4905 (435) 722-2072
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COMMUNITY DEVELOPMENT

I HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE MINIMUM REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF ROY CITY, SIGNED THIS 20th DAY OF August, 2019.

BY: *[Signature]*
ROY CITY PLANNER

ROY CITY ENGINEER

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE CITY ENGINEER OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH, SIGNED THIS 23rd DAY OF August, 2019.

[Signature]
CITY ENGINEER

ROY CITY ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY ACCEPTED AND APPROVED BY THE MAYOR, ON THE 17th DAY OF August, 2019.

[Signature]
ROY CITY MAYOR

[Signature]
ATTEST



ROY CITY ATTORNEY

APPROVED AS TO FORM THIS 27th DAY OF August, 2019.

[Signature]
ROY CITY ATTORNEY