

52-08

MIDLAND SQUARE COMMERCIAL PLAT "A" (THIRD) AMENDMENT

A PORTION OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 10, T5N, R2W, S18M
ROY CITY, WEBER COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, David Thomas, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, AND THAT I HOLD CERTIFICATE NO. 6418780, IN ACCORDANCE WITH TITLE 88, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I ALSO CERTIFY THAT THIS PLAT OF MIDLAND SQUARE COMMERCIAL PLAT "A" (THIRD) AMENDMENT IN 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 RECORDERS OFFICE, AND OF A SURVEY MADE ON THE GROUND IN ACCORDANCE WITH SECTION 17-23-17, MONUMENTS HAVE BEEN SET AS DEPicted ON THIS DRAWING.

SIGNED THIS 9th DAY OF Sept 2019

6418780
LICENSE NO.

SIGNATURE



BOUNDARY DESCRIPTION

BEGINNING AT A POINT ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MIDLAND DRIVE (SR-108), SAID POINT BEING NORTH 89°25'05" WEST ALONG THE SECTION LINE 1378.23 FEET AND SOUTH 742.48 FEET FROM THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN,

THENCE SOUTH 89°25'05" EAST 487.64 FEET;
THENCE SOUTH 00°34'32" WEST 318.12 FEET;
THENCE NORTH 88°43'05" WEST 356.92 FEET;
THENCE NORTH 01°19'23" EAST 8.54 FEET;
THENCE NORTH 88°25'05" WEST 14.78 FEET;
THENCE NORTH 00°34'55" EAST 115.00 FEET;
THENCE NORTH 88°58'05" WEST 284.35 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MIDLAND DRIVE (SR-108), THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:
1) ALONG THE ARC OF A 10110.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 78.54 FEET (CURVE HAVING A CENTRAL ANGLE OF 90°28'02" AND A LONG CHORD BEING N38°48'56" E 78.54 FEET) AND 2) NORTH 38°35'55" EAST 163.77 FEET TO THE POINT OF BEGINNING.

CONTAINS 3.53 ACRES, MORE OR LESS.

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT, AND NAME SAID TRACT MIDLAND SQUARE COMMERCIAL PLAT "A" (THIRD) AMENDMENT, AND DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PROPERTY OWNERS ASSOCIATION ALL PARCELS OF LAND SHOWN ON THIS PLAT AS COMMON AREA. DO HEREBY DEDICATE, GRANT AND CONVEY TO ROY CITY, WEBER COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT 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.

SIGNED THIS 14th DAY OF August 2019

HSW HOLDINGS 1 LLC

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF WEBER }
ON THE 14th DAY OF August, A.D. 19, PERSONALLY APPEARED BEFORE ME
THE SIGNER OF THE FOREGOING DEDICATION, David John Hammond
WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

RESIDING AT: 2016 Longdale Dr. Morgan Ramsey
Johnnny Wayne, Jr. A NOTARY PUBLIC COMMISSIONED IN UTAH
COMMISSION EXPIRES: July 21, 2019 Morgan Ramsey
LEANNISSA M. Felt PRINT NAME

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF WEBER }
ON THE 14th DAY OF August, A.D. 19, PERSONALLY APPEARED BEFORE ME
THE SIGNER OF THE FOREGOING DEDICATION,
WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

RESIDING AT: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH
COMMISSION EXPIRES: _____ PRINT NAME

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 9th DAY OF Sept 2019

John Berglund
ROY CITY ENGINEER

ROY CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE ROY CITY PLANNING COMMISSION ON THE 7th DAY OF Sept 2019
James M. Brand
CHAIR, ROY CITY PLANNING COMMISSION

ROY CITY ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY ACCEPTED BY THE CITY COUNCIL OF ROY CITY AND APPROVED BY THE MAYOR, ON THIS 22nd DAY OF September 2019

Robert Bailey
ROY CITY MAYOR

James M. Brand
ATTEST

ROY CITY ATTORNEY

APPROVED AS TO FORM
THIS 19th DAY OF August 2019
Robert Bailey
ROY CITY ATTORNEY

WEBER COUNTY RECORDER

entry no. 2001902 fee paid
\$498 - fee for record and
recorded JUL 22 2019 at
1:53 in book 316 of official
records, page 123, recorded
by SCALCATT
LEANN H. KILTS
webster county recorder
by: SPAY deputy

LEGEND	
BOUNDARY LINE	---
SECTION LINE	---
LOT LINE	---
EASEMENT LINE	---
BUILDING SETBACK LINE	---
FOUND SURVEY MONUMENT	•
MONUMENT TO BE SET	○

REFERENCE DOCUMENTS

MIDLAND SQUARE COMMERCIAL PLAT "A"
RECORDED IN BOOK 70 AT PAGE 022
MIDLAND SQUARE COMMERCIAL PLAT "A" - 1ST AMENDMENT
RECORDED IN BOOK 71 AT PAGE 086
MIDLAND SQUARE COMMERCIAL PLAT "A" - SECOND AMENDED
RECORDED IN BOOK 72 AT PAGE 028
MIDLAND SQUARE COMMERCIAL PLAT A, LOT 8, 1ST AMENDMENT
RECORDED IN BOOK 76 AT PAGE 081

ENGINEER
berg
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