

01-16

ROY REGENCY APARTMENTS - 1st AMENDMENT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, ROY CITY, WEBER COUNTY, UTAH
APRIL 2021

SURVEYOR'S CERTIFICATE

I, STEPHEN P. BOTT do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 343593-2201 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into Pads and Common Area, hereafter to be known as: ROY REGENCY APARTMENTS 1st AMENDMENT and that the same has been correctly surveyed on the ground as shown on this plat.

Stephen P. Bott
STEPHEN P. BOTT
343593-2201
6/21/2021
DATE



BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE WEST LINE OF 2700 WEST STREET, SAID POINT BEING LOCATED SOUTH 00°24'29" WEST 296.77 FEET AND WEST 33.00 FEET FROM THE NORTHEAST CORNER OF SECTION 22, TOWNSHIP 5 NORTH RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE NORTH 89°35'31" WEST (WEST BY RECORD) 156.03 FEET; THENCE NORTH 02°41'00" WEST 257.38 FEET TO THE SOUTHERLY LINE OF 5600 SOUTH STREET; THENCE SOUTH 85°53'51" EAST 71.03 FEET (71.06 FEET BY RECORD); THENCE SOUTH 89°42'50" EAST PARALLEL WITH SECTION LINE 88.02 FEET (88.33 FEET BY RECORD); THENCE SOUTHEASTERLY 17.29 FEET ALONG THE ARC OF A 10.99 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°07'19" (CHORD BEARS SOUTH 44°39'10" EAST 15.56 FEET) TO THE WEST LINE OF SAID 2700 WEST STREET; AND THENCE SOUTH 00°24'29" WEST ALONG SAID WEST LINE 241.63 FEET TO THE POINT OF BEGINNING.

CONTAINING: 41,254 SQ.FT. (0.95 ACRES)

OWNER'S DEDICATION

We, the undersigned owner(s) of the hereon described tract of land, hereby subdivide said tract into Pads and Common Area as shown hereon, and name said tract of land ROY REGENCY APARTMENTS 1ST AMENDMENT, and also dedicate to Roy 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 Roy City, and dedicate the Common Area as shown hereon to Hill Roy Regency Owners Association and designate said Common Area as a private Ingress, Egress, Utility and Drainage Easement.

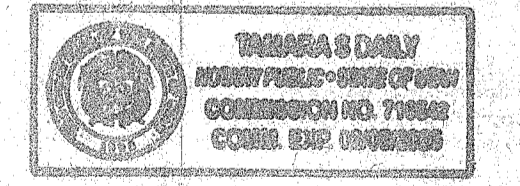
Signed this 21 day of June, 2021.

Kent Hill
ROY REGENCY APARTMENTS LLC
MANAGER

ACKNOWLEDGMENT

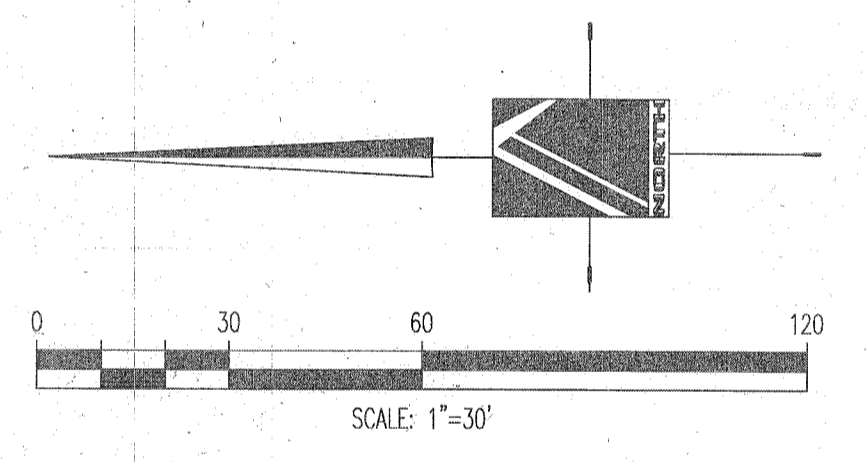
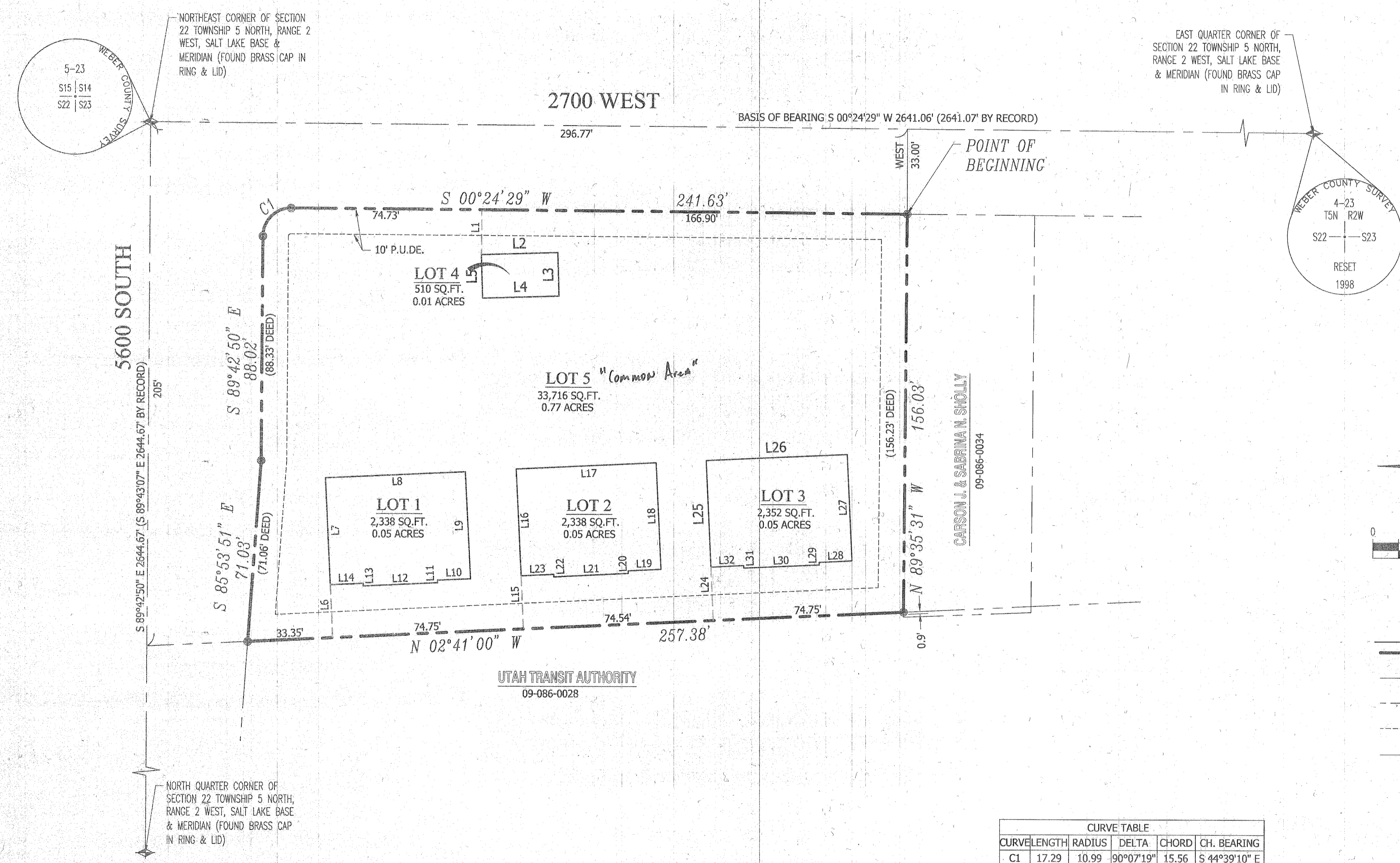
STATE OF UTAH
County of Weber
On the 21 day of June, 2021, personally appeared before me *Kent Hill* who being by me duly sworn did say for himself that he is an authorized agent of Roy Regency Apartments LLC that the foregoing instrument was signed on behalf of said LLC by authority, and did duly acknowledge to me that said LLC executed the same.

NOTARY PUBLIC: *Lamara S. Doherty*
COMMISSION EXPIRES: 02/06/2025
COMMISSION NUMBER: 716542



ADDRESS TABLE	
LOT 1	5617 SOUTH 2700 WEST
LOT 2	5627 SOUTH 2700 WEST
LOT 3	5639 SOUTH 2700 WEST
LOT 4	5623 SOUTH 2700 WEST
LOT 5	5629 SOUTH 2700 WEST

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 89°35'31" W	17.43
L2	S 01°35'08" E	30.00
L3	S 88°24'52" W	17.00
L4	N 01°35'08" W	30.00
L5	N 88°24'52" E	17.00
L6	N 87°19'00" E	20.61
L7	N 87°15'16" E	41.98
L8	S 02°36'20" E	54.88
L9	S 87°08'11" W	42.08
L10	N 02°30'29" W	12.90
L11	S 87°29'31" W	1.00
L12	N 02°30'29" W	29.17
L13	N 87°29'31" E	1.00
L14	N 02°30'29" W	12.90
L15	N 87°19'00" E	20.74
L16	N 87°14'10" E	42.05
L17	S 02°41'29" E	55.00
L18	S 87°15'08" W	41.94
L19	N 02°48'10" W	12.90
L20	S 87°11'50" W	1.00
L21	N 02°48'10" W	29.18
L22	N 87°11'50" E	1.00
L23	N 02°48'10" W	12.90
L24	N 87°19'00" E	20.89
L25	N 87°20'52" E	41.90
L26	S 02°40'45" E	55.43
L27	S 87°20'52" W	41.89
L28	N 02°41'36" W	12.90
L29	S 87°18'24" W	1.00
L30	N 02°41'36" W	29.63
L31	N 87°18'24" E	1.00
L32	N 02°41'36" W	12.90

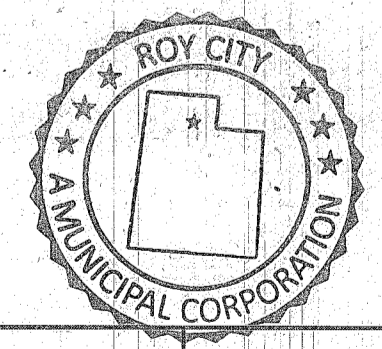


LEGEND

- BOUNDARY LINE
- - - ADJACENT PROPERTY LINE
- - - SETBACK LINE
- - - EASEMENT LINE
- - - CENTER/SECTION LINE
- ◆ SECTION CORNER
- ◇ SECTION CORNER NOT FOUND
- ⊕ PROPOSED STREET MONUMENT
- CORNER TO BE SET W/ 5/8" REBAR & CAP OR NAIL & WASHER STAMPED PINNACLE
- P.U.E. PUBLIC UTILITY EASEMENT

CURVE TABLE				
CURV LENGTH	RADIUS	DELTA	CHORD	CH. BEARING
C1	17.29	10.99	90°07'19"	15.56 S 44°39'10" E

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.



ROY CITY ACCEPTANCE
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY ACCEPTED AND APPROVED BY THE MAYOR, ON THE 2 DAY OF July, 2021.
Robert Doherty
ROY CITY MAYOR

COMMUNITY DEVELOPMENT
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT COMPLIES WITH THE MINIMUM REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF ROY CITY. SIGNED THIS THE 21 DAY OF June, A.D. 2021.
Scott
ROY CITY PLANNER

ROY CITY ATTORNEY
APPROVED AS TO FORM THIS 21st DAY OF June, A.D. 2021.
Andrew B. Blumhagen
ROY CITY ATTORNEY

ROY CITY ENGINEER
I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREVIOUS TO APPROVAL BY THE ENGINEER OF THE FORGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH. SIGNED THIS 27th DAY OF July, 2021.
John Bjornegard
ROY CITY ENGINEER

ROY REGENCY APARTMENTS 1ST AMENDMENT
LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, ROY CITY, WEBER COUNTY, UTAH

WEBER COUNTY RECORDER
ENTRY NO. 3171657
PAID 60 FILED FOR RECORD AND RECORDED THIS 29 DAY OF JUL 2021 AT 10:49 IN BOOK 91 OF OFFICIAL RECORDS PAGE 10M
LEANN H. KILTS
WEBER COUNTY RECORDER
BY *SAPAY*
DEPUTY RECORDER