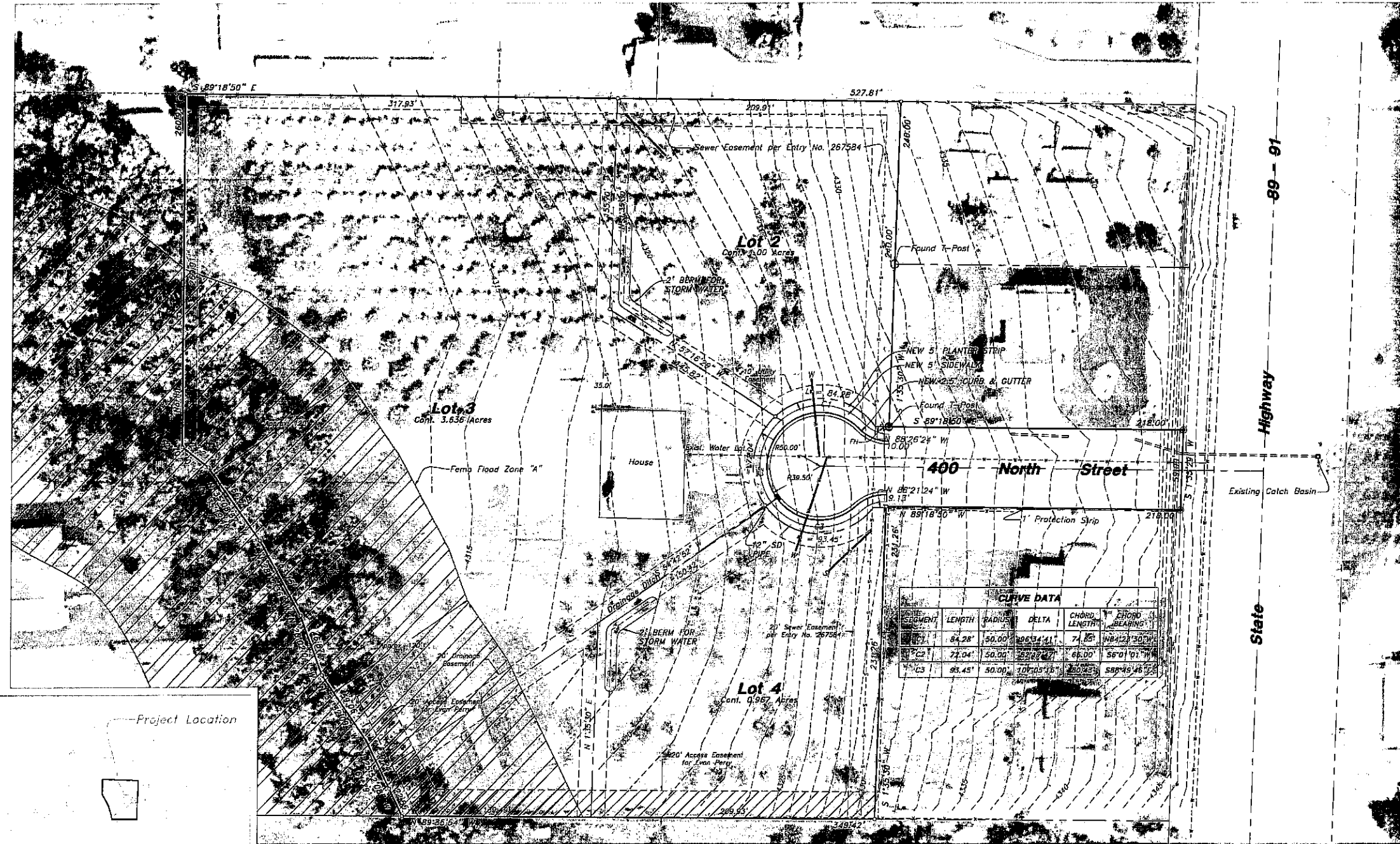


RECEIVED APR 25 2017

# JWP Subdivision First Amendment

Willard City, Box Elder County, Utah  
A Part of the West Half of Section 23,  
Township 8 North, Range 2 West, Salt Lake Base & Meridian

## PRELIMINARY



### 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 Land Surveyors Act; and by the Authority of the Owners, I have completed a survey of the property described and shown hereon this plat in accordance with section 17-23-17 and have verified all measurements and have hereby subdivided said tract into three (3) lots, known hereafter as JWP Subdivision First Amendment and that the same has been surveyed and monuments have been located and/or placed on the ground as represented on the plat hereon.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

K. Greg Hansen P.L.S.  
Utah Land Surveyor License No. 167819



### BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 89 LOCATED NORTH 00°59'24" WEST 463.19 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER AS CURRENTLY MONUMENTED AND NORTH 89°18'50" WEST 2979.38 FEET AND SOUTH 01°35'30" WEST 240.00 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 23; RUNNING THENCE SOUTH 01°35'30" WEST 56.00 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE NORTH 89°18'50" WEST 218.00 FEET; THENCE SOUTH 01°35'30" WEST 231.25 FEET TO GRANTOR'S NORTH PROPERTY LINE; THENCE NORTH 89°35'54" WEST 348.42 FEET ALONG SAID PROPERTY LINE TO THE CENTER WILLARD CREEK; THENCE ALONG SAID CENTERLINE THE FOLLOWING SIX COURSES; (1) NORTH 25°52'08" WEST 61.79 FEET; (2) NORTH 34°32'09" WEST 59.06 FEET; (3) NORTH 20°02'04" WEST 46.87 FEET; (4) NORTH 28°12'36" WEST 63.15 FEET; (5) NORTH 35°19'40" WEST 66.34 FEET; (6) NORTH 52°10'40" WEST 24.21 FEET; THENCE NORTH 00°00'00" EAST 260.91 FEET TO GRANTOR'S NORTH PROPERTY LINE; THENCE SOUTH 89°18'50" EAST 527.81 FEET; THENCE SOUTH 01°35'30" WEST 240.00 FEET; THENCE SOUTH 89°18'50" EAST 218.00 FEET TO THE POINT OF BEGINNING. CONTAINING 5.984 ACRES.

### OWNER'S DEDICATION

Know all men by these presents that we, the undersigned owners of the above described tract of land having caused the same to be subdivided into lots as shown on this plat and name said tract JWP Subdivision First Amendment and hereby dedicate, grant and convey to Willard City, Box Elder 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 Willard City.

This \_\_\_\_\_ day of \_\_\_\_\_, 2017.

NEAL ALVA MUMFORD  
TRUSTEES OF THE NEAL AND DAWN MUMFORD FAMILY TRUST DATED 11/14/2012

### TRUST ACKNOWLEDGMENT

State of Utah  
County of Box Elder

On this \_\_\_\_\_ day of \_\_\_\_\_, 2017, NEAL ALVA MUMFORD and DAWN HARPER MUMFORD TRUSTEES OF THE NEAL AND DAWN MUMFORD FAMILY TRUST DATED 11/14/2012, personally appeared before me, the undersigned notary public in and for said county of Box Elder, in the state of Utah, the signers of the attached owners dedication, two in numbers, who duly acknowledged to me they signed it freely and voluntarily and for the purpose therein mentioned on behalf of said trust.

Notary Public

### Legend

Subject Property Line	1/4" Telephone Pole/Post
Secondary Property Line	1/4" Fire Hydrant
Centerline	1/4" Water Meter
Centerline/Right-of-Way Line	1/4" Water Valve
Section Line	1/4" Sewer Manhole
Existing 5.0' Centerline	1/4" Power Pole
Existing 1.0' Centerline	
Fence Line	1/4" Tree Line Post/Marker
Storm Drain Existing	1/4" Set 24" x 24" Manhole with Cap
Water Line Existing	1/4" Found Marker Set by others
Sewer Line Existing	1/4" Street Monument
Power Line Existing	1/4" Section Corner
Telephone Line Existing	
Proposed Water Lateral	
Proposed Sewer Lateral	
Edge of Asphalt Paving	
Existing Curb and Gutter	
FDMA Flood Plain	

### NARRATIVE

The purpose of this survey was to amend and set the property corners of the JWP Subdivision from 1 lot to 3 lots as shown and described hereon. The survey was ordered by Caleb Mumford. The control used to establish the property corners was the existing Box Elder County Survey Monumentation surrounding Section 23, T8N, R2W, SLB&M. The basis of bearing is the West line of said Section which bears North xx°xx'xx" East, Utah North, State Plane, Calculated N.A.D.83 Bearing.

### Notes:

1. Build to Avoid Flooding.
2. The Subject Property does not fall in a F.E.M.A. Flood Plain.
3. All Public Utility Easements (P.U.E.) are 10.00 feet wide unless noted otherwise.

### COUNTY SURVEYOR'S CERTIFICATE

I Herby Certify that the Box Elder County Surveyor's Office has reviewed this plat for mathematical correctness, section corner data, and for harmony with lines and monuments on record in County Offices. The approval of this plat by the Box Elder County Surveyor does not relieve the licensed Land Surveyor who executed this plat from the responsibilities and/or liabilities associated therewith.

### APPROVAL AS TO FORM

Approved as to Form this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2017.

### APPROVAL AND ACCEPTANCE

Presented to the Willard City Council this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2017, at which time this Subdivision was Approved and Accepted.

### PLANNING COMMISSION APPROVAL

Approved this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2017, by the Willard City Planning Commission.

### COUNTY RECORDER'S NO. \_\_\_\_\_

State of Utah, County of Box Elder, Recorded and

Filed at the Request of \_\_\_\_\_

Date \_\_\_\_\_ Time \_\_\_\_\_ Fee \_\_\_\_\_

Abstracted \_\_\_\_\_

Index \_\_\_\_\_

Filed In: \_\_\_\_\_ File of Plots \_\_\_\_\_

County Recorder

Developer:  
Caleb Mumford  
562 South Highbench Rd.  
Alpine, Utah 84004  
(801) 616-0942

**HAI** HANSEN & ASSOCIATES, INC.  
Consulting Engineers and Land Surveyors  
538 North Main Street, Brigham, Utah 84302  
Visit us at [www.haies.net](http://www.haies.net)  
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