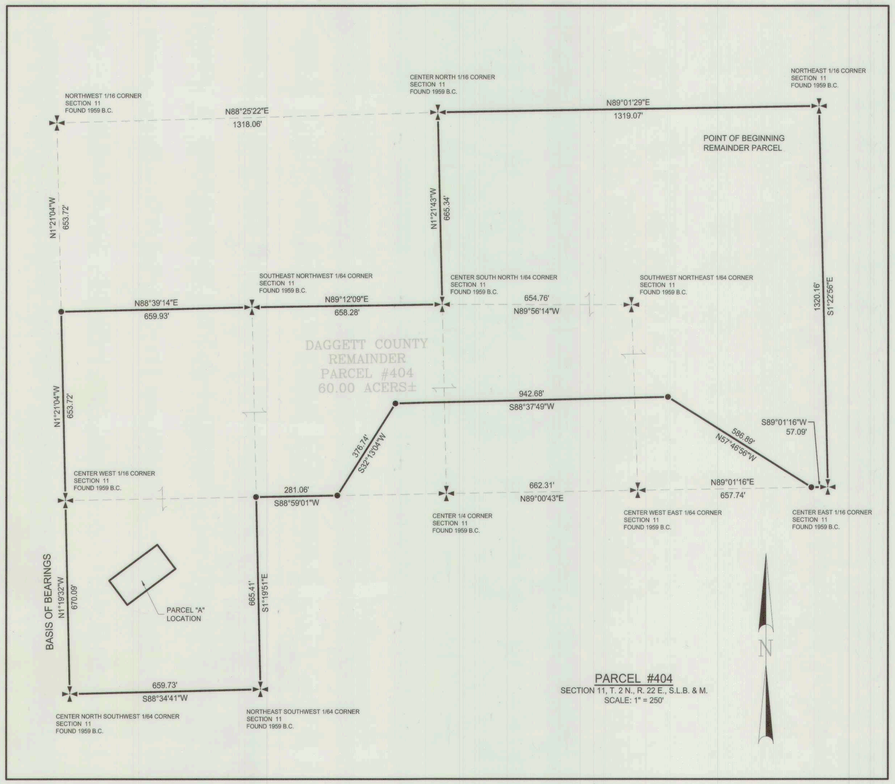
Water Treatment Plant Subdivision

Located in Section 11, T.2 N., R. 22 E., S.L.B. & M.
Daggett County, Utah
2023

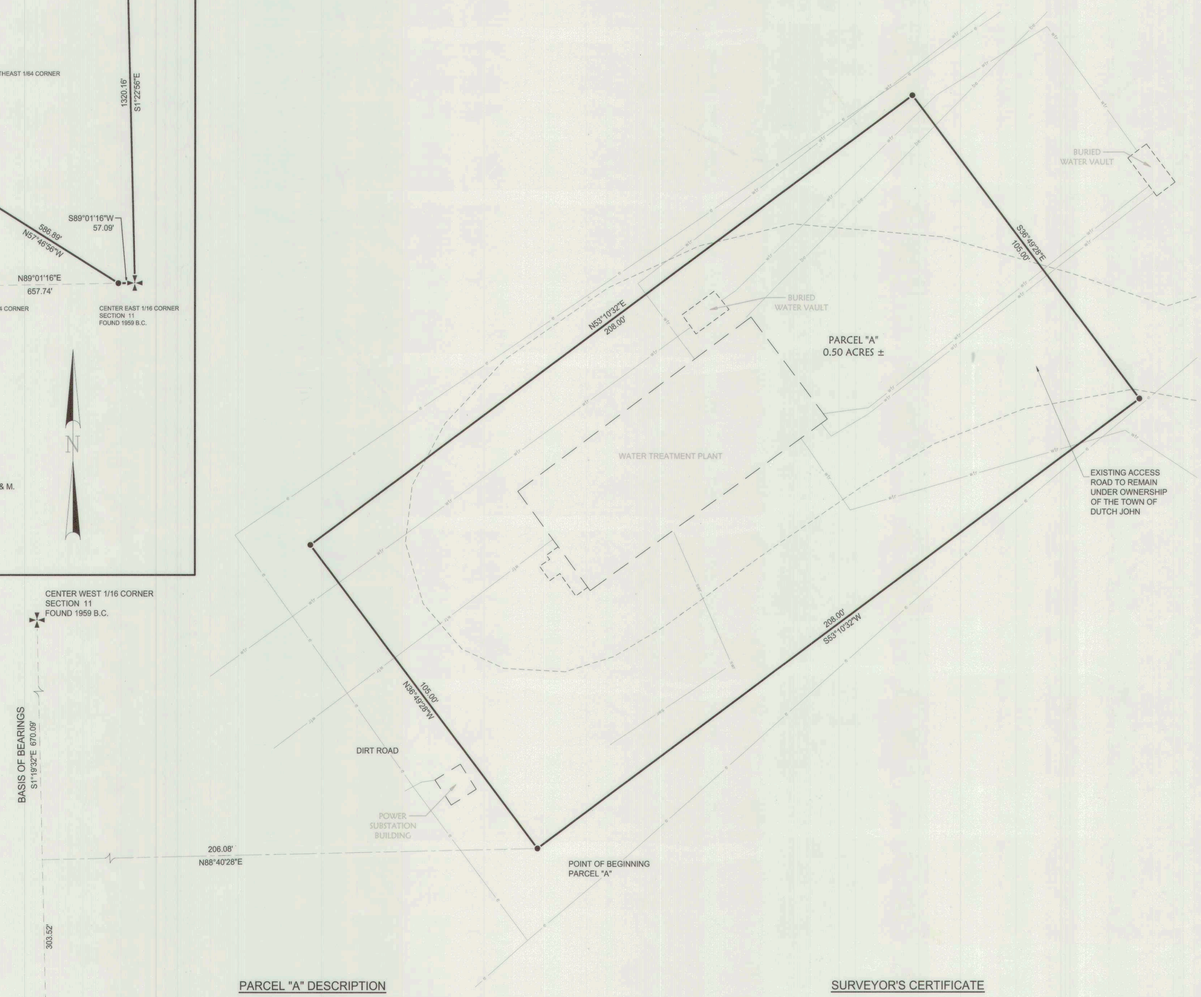


LEGEND

- SURVEYED BOUNDARY LINE
- 40 ACRE LINE
- OVERHEAD POWER LINE
- BURIED POWER LINE
- BURIED WATER LINE
- SEPTIC LINE
- EDGE OF EXISTING GRAVEL ROAD
- SET REBAR WITH PLASTIC CAP STAMPED JONES & DEMILLE ENG. UNLESS OTHERWISE NOTED
- FOUND SURVEY MONUMENT AS NOTED
- FOUND SECTION CORNER AS NOTED
- NOT FOUND SECTION CORNER AS NOTED
- FOUND QUARTER SECTION CORNER AS NOTED
- NOT FOUND QUARTER SECTION CORNER AS NOTED

N

0 10' 20' 40'
1 Inch = 20 Feet



REMAINDER PARCEL DESCRIPTION

BEGINNING AT A 1959 B.L.M. BRASS CAP AT THE NORTHEAST 1/16 CORNER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 22 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 01°22'56" EAST 1320.16 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11 TO A 1959 B.L.M. BRASS CAP AT THE CENTER EAST 1/16 CORNER OF SAID SECTION 11; THENCE SOUTH 89°01'16" WEST 57.09 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11; THENCE NORTH 57°46'56" WEST 586.89 FEET; THENCE SOUTH 88°37'49" WEST 942.68 FEET; THENCE SOUTH 32°13'04" WEST 376.74 FEET TO SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE SOUTH 88°59'01" WEST 281.06 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE SOUTH 01°19'51" EAST 665.41 FEET ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 11 TO A 1959 B.L.M. BRASS CAP AT THE NORTHEAST SOUTHWEST 1/64 CORNER OF SAID SECTION 11; THENCE SOUTH 88°34'41" WEST 659.73 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 11 TO A 1959 B.L.M. BRASS CAP AT THE CENTER NORTH SOUTHWEST 1/64 CORNER OF SAID SECTION 11; THENCE NORTH 01°19'32" WEST 670.09 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 11 TO A 1959 B.L.M. BRASS CAP AT THE CENTER WEST 1/16 CORNER OF SAID SECTION 11; THENCE NORTH 01°21'04" WEST 653.72 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11 TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE NORTH 88°39'14" EAST 659.93 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11 TO A 1959 B.L.M. BRASS CAP AT THE SOUTHEAST NORTHWEST 1/64 CORNER OF SAID SECTION 11; THENCE NORTH 89°12'09" EAST 658.28 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11 TO A 1959 B.L.M. BRASS CAP AT THE CENTER SOUTH NORTH 1/64 CORNER OF SAID SECTION 11; THENCE NORTH 01°21'43" WEST 665.34 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11 TO A 1959 B.L.M. BRASS CAP AT THE CENTER NORTH 1/16 CORNER OF SAID SECTION 11; THENCE NORTH 89°01'29" EAST 1319.07 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11 TO THE BEGINNING;

CONTAINING 60.00 ACRES MORE OR LESS.

LESS BEGINNING SOUTH 01°19'32" EAST 670.09 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 22 EAST, SALT LAKE BASE AND MERIDIAN, AND NORTH 88°40'28" EAST 206.08 FEET, FROM THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 11; THENCE NORTH 36°49'28" WEST 105.00 FEET; THENCE NORTH 53°10'32" EAST 208.00 FEET; THENCE SOUTH 36°49'28" EAST 105.00 FEET; THENCE SOUTH 53°10'32" WEST 208.00 FEET TO THE POINT OF BEGINNING.

NARRATIVE

1. THIS SURVEY WAS REQUESTED AT THE BEHEST OF DAGGETT COUNTY.
2. THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE A PARCEL OF LAND SURROUNDING THE EXISTING WATER TREATMENT PLANT FROM PARCEL No.412. I MET TREVOR BROOKSBY ON SITE AND HE CONVEYED TO ME WHERE THEY WOULD LIKE THE BOUNDARIES OF THE NEW PARCEL TO BE LOCATED. A FIELD SURVEY WAS PERFORMED AND EXISTING EVIDENCE WAS GATHERED, THE FINDINGS OF WHICH ARE SHOWN HEREON. ANY ADDITIONAL INFORMATION OR EVIDENCE PERTAINING TO THIS SURVEY SHOULD BE BROUGHT BEFORE ME FOR FURTHER CONSIDERATION.
3. BASIS OF BEARINGS USED WAS NORTH 01°19'32" WEST BETWEEN A FOUND BRASS CAP AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND A FOUND BRASS CAP AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, T. 2 N., R. 22 E., S.L.B.&M. ALL DEEDS HAVE BEEN ROTATED TO MATCH THE BASIS OF BEARINGS.

PARCEL "A" DESCRIPTION

BEGINNING SOUTH 01°19'32" EAST 670.09 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 22 EAST, SALT LAKE BASE AND MERIDIAN, AND NORTH 88°40'28" EAST 206.08 FEET, FROM THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 11; THENCE NORTH 36°49'28" WEST 105.00 FEET; THENCE NORTH 53°10'32" EAST 208.00 FEET; THENCE SOUTH 36°49'28" EAST 105.00 FEET; THENCE SOUTH 53°10'32" WEST 208.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.50 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, MARTIN G PIERCE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 5561193, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS THE WATER TREATMENT PLANT SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

PROFESSIONAL LAND SURVEYOR Martin G. Pierce #5561193 10/05/2023 STATE OF UTAH

MARTIN G PIERCE, L.S. #5561193 DATE

Ent 031530 Bk 105 Pg 517
Date: 10-OCT-2023 2:22:05PM
Fee: NoneFiled By: BC
BRIANNE CARTER, Recorder
DAGGETT COUNTY
For: DAGGETT COUNTY

OWNER'S CERTIFICATE

THE UNDERSIGNED DO HEREBY CERTIFY THAT THEY ARE ALL OF THE OWNERS (OR HAVE LEGAL AUTHORITY, WHICH IS ATTACHED, TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE OWNERS) OF THE FOREGOING DESCRIBED TRACTS OF LAND, AND DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, BLOCKS, AND UTILITY EASEMENTS AS SHOWN ON THIS PLAT, WHICH IS HEREBY MADE A PART HEREOF, AND ASSIGN TO THE LANDS INCLUDED IN SAID WATER TREATMENT PLANT SUBDIVISION.
IN CONSIDERATION AND FURTHERANCE OF THE DEVELOPMENT OF THE AREA AROUND THE DUTCH JOHN AIRPORT, IT IS UNDERSTOOD AND AGREED BY THE PARTIES (DAGGETT COUNTY, DAGGETT COUNTY RDA, AND THE TOWN OF DUTCH JOHN), THAT SOME OF THE CURRENT ROADS DEDICATED TO THE TOWN OF DUTCH JOHN AND DESIGNATED ON THIS PLAT, MAY BE REPLACED, MOVED, OR EXPANDED AS A PART OF FUTURE DEVELOPMENT. AT THE TIME THE ROADS DESIGNATED IN THIS PLAT ARE REPLACED, MOVED, EXPANDED, OR CONSTRUCTED AND ACCEPTED BY THE TOWN, THE PARTIES RECOGNIZE THAT SOME OF THE EXISTING ROADS OR PORTIONS OF THE ROADS THAT ARE REPLACED AND/OR NO LONGER NEEDED, WILL BE VACATED AND RE-DESIGNATED IN ACCORDANCE WITH UTAH LAW. THE INTENT OF THE PARTIES IS TO ACCOMMODATE THE CONTINUED ACCESS AND USE OF THE DUTCH JOHN AIRPORT AND THE SURROUNDING PROPERTY. THE PARTIES FURTHER RECOGNIZE AN EXISTING RIGHT-OF-WAY IN FAVOR OF DAGGETT COUNTY TO THE EXISTING DESIGNATED ROADS ON THIS PLAT. SAID ROW IS IN FAVOR OF DAGGETT COUNTY FOR ACCESS, MAINTENANCE, OPERATION, AND UPGRADE OF THE DUTCH JOHN WATER TREATMENT FACILITY AND THE DUTCH JOHN AIRPORT, WHICH DAGGETT COUNTY WILL NOT VACATE WITHOUT CONTINUING TO HAVE ACCESS, MAINTENANCE AND OPERATION OF THE DUTCH JOHN WATER TREATMENT FACILITY AND THE DUTCH JOHN AIRPORT.

10TH DAY OF OCTOBER 2023

DAGGETT COUNTY REPRESENTATIVE — TITLE: CHAIRMAN

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF DAGGETT } S.S.

MARGERY HULLINGER
Notary Public State of Utah
My Commission Expires on:
February 28, 2027
Comm. Number: 729198

ON THIS 10th DAY OF October, 2023, PERSONALLY APPEARED BEFORE ME, Matt Tippets, WHOSE IDENTITY IS PERSONALLY KNOW TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORN (OR AFFIRMED), DID SAY THAT HE/SHE IS THE Chairman (TITLE) OF Daggett County COUNTY AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER ON BEHALF OF SAID COUNTY BY AUTHORITY OF A RESOLUTION OF ITS LEGISLATIVE BODY (COUNTY COMMISSION), AND SAID Matt Tippets ACKNOWLEDGED TO ME THAT SAID COUNTY HAS EXECUTED THE SAME.

2/28/27 — MY COMMISSION EXPIRES
Margery Hullinger — NOTARY PUBLIC

THE TOWN OF DUTCH JOHN ENGINEERING REPRESENTATIVE CERTIFICATE OF APPROVAL

Daniel W. Pratt — ENGINEER — DATE 10/6/2023

LAND USE ADMINISTRATOR CERTIFICATE OF APPROVAL

I HAVE EXAMINED THE PROPOSED PLAT AND IN MY OPINION IT CONFORMS WITH THE TOWN OF DUTCH JOHN ORDINANCES APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

Danny McDonald — REPRESENTATIVE — DATE 10/6/2023

MAYOR'S CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY THAT THIS PLAN AND DEDICATION OF THE WATER TREATMENT PLANT SUBDIVISION IN THE TOWN OF DUTCH JOHN WERE DULY APPROVED AND ACCEPTED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DUTCH JOHN ON THIS 6TH DAY OF October, 2023

Sandy Kendall — MAYOR — ATTEST: Danny McDonald — TOWN RECORDER

TOWN ATTORNEY CERTIFICATE OF APPROVAL

I HAVE EXAMINED THE PROPOSED PLAT AND IN MY OPINION IT CONFORMS WITH THE TOWN OF DUTCH JOHN ORDINANCES APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

- Michael D. Harrington — TOWN ATTORNEY — DATE 10/6/23

THE TOWN OF DUTCH JOHN WATER & SEWER CERTIFICATE OF APPROVAL

I HAVE EXAMINED THE PROPOSED PLAT AND IN MY OPINION IT CONFORMS WITH THE TOWN OF DUTCH JOHN WATER & SEWER STANDARDS APPLICABLE THERETO AND NOW IN FORCE AND EFFECT. SEWER AND WATER WILL BE MADE AVAILABLE ONCE CONDITIONS ARE MET.

REPRESENTATIVE — DATE 10/6/23

COUNTY SURVEYOR

COUNTY SURVEYOR — DATE 10/6/23

PREPARED BY:
Jones & DeMille Engineering, Inc.
CIVIL ENGINEERING - SURVEYING - TESTING - GIS - ENVIRONMENTAL
- infrastructure professionals -
1.800.748.5275 www.jonesanddemille.com

PROJECT NUMBER: 1910-001	FILE NAME: h:\jd\proj\1910-001\dwg\water treatment plant sub.dwg		
SURVEYED BY: BEB	DRAWN BY: MP	UPDATED: 8/15/2023	PLOTTED: 10/5/2023

Water Treatment Plant Subdivision

Daggett County, Utah
Scale: 1" = 20'