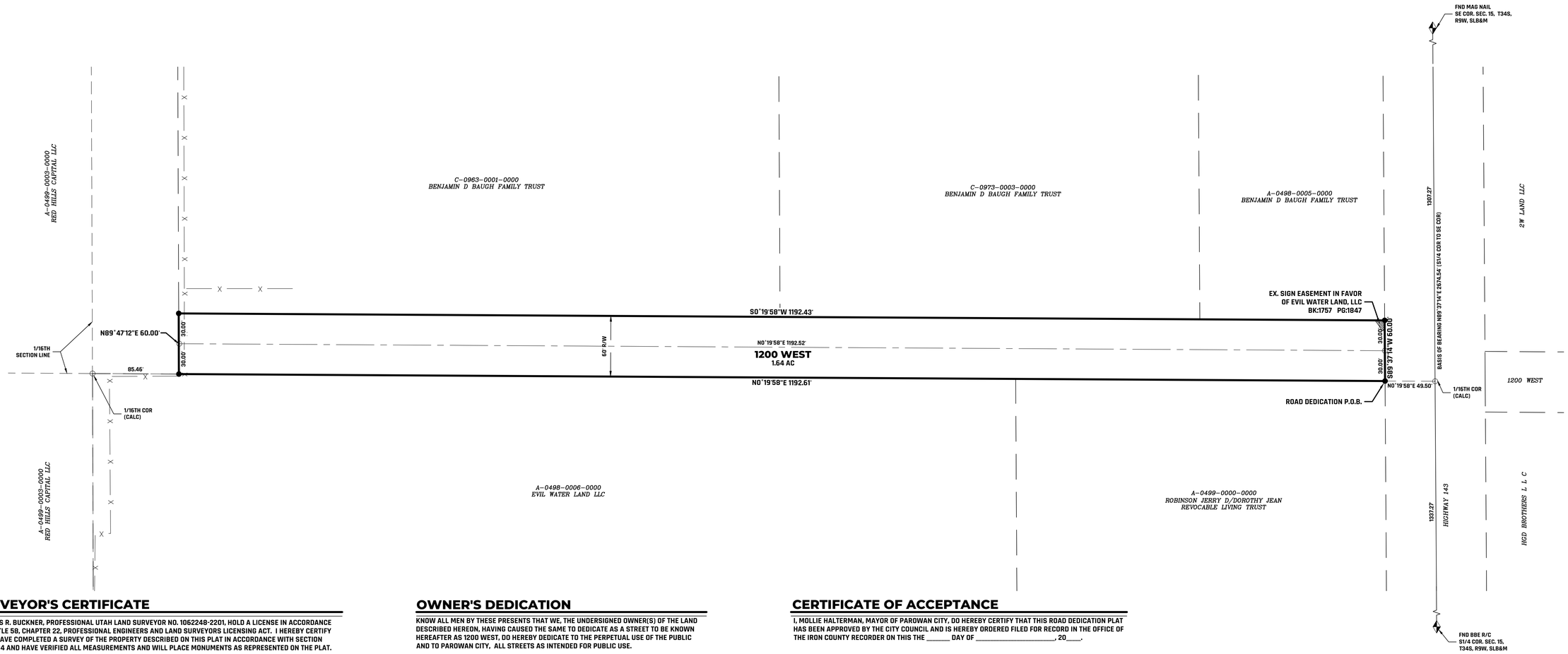
1200 WEST ROAD DEDICATION
FOR
EVIL WATER LAND LLC

LOCATED IN SOUTHEAST 1/4, SECTION 15, T34S, R9W SLB&M

50' 0 50'
SCALE IN FEET

LEGEND
- FOUND SECTION MONUMENT AS NOTED
- TO BE SET REBAR & CAP STAMPED "GO CVIL ENG" OR AS NOTED
- NOT SET OR FOUND
- X EXISTING FENCE



SURVEYOR'S CERTIFICATE

I, DALLAS R. BUCKNER, PROFESSIONAL UTAH LAND SURVEYOR NO. 1062248-2201, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I HEREBY CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-73-504 AND HAVE VERIFIED ALL MEASUREMENTS AND WILL PLACE MONUMENTS AS REPRESENTED ON THE PLAT.

_____
DALLAS R. BUCKNER P.L.S. NO. 1062248-2201

PROFESSIONAL LAND SURVEYOR
DALLAS R. BUCKNER
No. 10622248-2201
STATE OF UTAH

PART OF PARCEL A-0498-0006-0000 ROAD DEDICATION DESCRIPTION 1.64 AC

BEGINNING AT A POINT BEING N89°37'14"E ALONG THE SOUTH SECTION LINE 1337.27 FEET AND N00°19'58"E, 49.50 FEET ALONG THE 1/16TH SECTION LINE FROM THE S1/4 CORNER OF SECTION 15, T34S, R9W, SLB&M, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF HIGHWAY 143; THENCE CONTINUING ALONG SAID 1/16TH SECTION LINE N00°19'58"E, 1192.61 FEET; THENCE DEPARTING SAID 1/16TH SECTION LINE N89°47'12"E, 60.00 FEET; THENCE PARALLEL TO AND 60.00 FEET FROM SAID 1/16TH LINE S00°19'58"W, 1192.43 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF HIGHWAY 143; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE S89°37'14"W, 60.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.64 ACRES MORE OR LESS.

NARRATIVE

THIS ROAD DEDICATION WAS PREPARED FOR EVIL WATER LAND, LC TO DEDICATE 1200 WEST AS A 60-FOOT-WIDE PUBLIC RIGHT-OF-WAY PER THE PAROWAN CITY MASTER TRANSPORTATION PLAN.

REFERENCES:
- AMENDED RECORD OF SURVEY JERRY AND DOROTHY ROBINSON BY INSITE PLAT NO: 2203
- RECORD OF SURVEY FOR STEVE HOLYOAK BY IRON RIDGE PLAT NO: 2242
- WARRANTY DEEDS BK:698 PG:669, BK:555 PG:893, DEED OF RECONVEYANCE BK:919 PG:46, CONVEYANCE OF EASEMENT BK:670 PG:343

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF THE LAND DESCRIBED HEREON, HAVING CAUSED THE SAME TO DEDICATE AS A STREET TO BE KNOWN HEREAFTER AS 1200 WEST, DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND TO PAROWAN CITY, ALL STREETS AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF:
WE HAVE SET OUR HANDS THIS _____ DAY OF _____ 20____.

_____
GARY SCOTT FOTHERINGHAM - MANAGER
EVIL WATER LAND, LLC

ACKNOWLEDGEMENT

STATE OF UTAH)
S.S.
COUNTY OF IRON)

ON THIS THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, _____, THE SIGNER OF THE OWNER'S DEDICATION, IN AND FOR THE COUNTY OF IRON, IN THE STATE OF UTAH, WHO DULY ACKNOWLEDGED TO ME THAT HE EXECUTED SAID DEDICATION FOR THE PURPOSES STATED THEREIN.

FULL NAME SIGNATURE:_____
FULL NAME PRINT:_____
COMMISSION No._____
EXPIRATION DATE:_____
STAMP NOT REQUIRED PER UTAH CODE 46-1-16(6)

CERTIFICATE OF ACCEPTANCE

I, MOLLIE HALTERMAN, MAYOR OF PAROWAN CITY, DO HEREBY CERTIFY THAT THIS ROAD DEDICATION PLAT HAS BEEN APPROVED BY THE CITY COUNCIL AND IS HEREBY ORDERED FILED FOR RECORD IN THE OFFICE OF THE IRON COUNTY RECORDER ON THIS THE _____ DAY OF _____, 20____.

BY:_____
MOLLIE HALTERMAN-MAYOR

ATTEST:_____
CITY RECORDER

LAND USE AUTHORITY

I, DAN JESSEN, PAROWAN CITY LAND USE AUTHORITY, DO HEREBY CERTIFY THAT THIS ROAD DEDICATION PLAT HAS BEEN APPROVED AND IS HEREBY ORDERED FILED FOR RECORD IN THE OFFICE OF THE IRON COUNTY RECORDER ON THIS THE _____ DAY OF _____, 20____.

_____
DAN JESSEN
PAROWAN CITY LAND USE AUTHORITY,

CERTIFICATE OF RECORDING

I, CARRI JEFFRIES , COUNTY RECORDER OF IRON COUNTY, DO HEREBY CERTIFY THAT THIS ROAD DEDICATION PLAT WAS FILED FOR RECORD IN MY OFFICE ON THIS THE _____ DAY OF _____, 20____.

BOOK _____ PAGE _____ _____
COUNTY RECORDER - CARRI JEFFRIES

ENTRY NO. _____ FEE _____

RECORDED AT THE REQUEST OF _____

REVISIONS			
NO	DESCRIPTION	BY	DATE

INFORMATION CONTAINED ON THIS DRAWING IS FOR INFORMATIONAL PURPOSES ONLY. THE INDIVIDUAL RECEIVING THIS DRAWING AGREES AND ACCEPTS FULL RESPONSIBILITY FOR VERIFYING THE ACCURACY AND SUITABILITY OF THE INFORMATION FOR THEIR PURPOSES INTENDED. ALL EXISTING UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

GO CIVIL ENGINEERING
590 N. 800 W. CEDAR CITY, UT 84721
#(435) 586-9592 WWW.GOCIVIL.NET

1200 WEST ROAD DEDICATION PLAT
FOR
EVIL WATER LAND, LLC
LOCATED IN SOUTHEAST 1/4, SECTION 15, T34S, R9W SLB&M

CHECKED:	
SCALE: 1" = 50'	DRAWN: MP
DATE: 12/31/25	SHEET: 1 OF 1

G:_2025_JOB FOLDERS\25-220 RED HILLS PH 1\SOURCE\1200 WEST ROAD DEDICATION.DWG 5/6/2026 1:08:25 PM byBates