

3400 West Subdivision

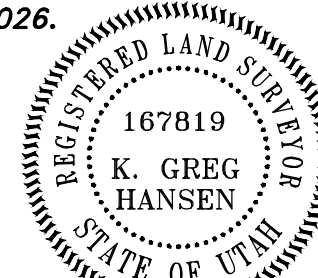
Box Elder County, Utah
A Part of the Southwest and Southeast Quarters of Section 5,
Township 11 North, Range 2 West, Salt Lake Base & Meridian

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 Professional 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 17-73-504 and have verified all measurements and have hereby Subdivided said tract into two (2) lots, known hereafter as 3400 West Subdivision 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 _____, 2026.

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



BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 5, TOWNSHIP 11 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 3400 WEST STREET LOCATED 2650.13 FEET NORTH 89°53'58" EAST ALONG THE SOUTH LINE OF SAID SECTION AND 1944.28 FEET NORTH 00°00'00" EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 5;

RUNNING THENCE SOUTH 31°53'08" EAST 70.58 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF THE DOUGLAS J. NELSON PROPERTY, TAX ID. NO. 05-021-0049; THENCE ALONG THE BOUNDARY LINE OF SAID NELSON PROPERTY THE FOLLOWING TWO (2) COURSES; (1) SOUTH 89°53'39" WEST 179.83 FEET (NORTH 89°30'09" 192.66 FEET BY RECORD); AND (2) SOUTH 00°23'30" WEST 313.70 FEET (SOUTH 311.26 FEET BY RECORD) TO THE NORTH BOUNDARY LINE OF THE OCEAN STAR INTERNATIONAL INC. PROPERTY, TAX ID. NO. 05-022-0003; THENCE SOUTH 89°50'36" WEST 553.57 FEET (NORTH 89°30'09" 544.65 FEET BY RECORD) TO THE EAST RIGHT-OF-WAY LINE OF THE O.S.L.R.R.; THENCE NORTH 14°26'52" WEST 386.17 FEET (NORTH 14°46'11" WEST 383.07 FEET BY RECORD) ALONG SAID EAST RIGHT-OF-WAY LINE TO THE SOUTH BOUNDARY LINE OF THE J. REUBEN OXBORROW PROPERTY, TAX ID. NO. 05-022-0052; THENCE NORTH 89°53'29" EAST 794.62 FEET (NORTH 89°30'09" 817.70 FEET BY RECORD) ALONG SAID SOUTH BOUNDARY LINE TO THE POINT OF BEGINNING.

CONTAINING 5.398 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 3400 West Subdivision and hereby dedicate, grant and convey to 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 Box Elder County.

This _____ day of _____, 2026.

Brinton Neff, Manager of Hot Iron Development LLC,

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF BOX ELDER)

On this _____ day of _____, 2026, Brinton Neff personally appeared before me, who being by me duly sworn did say and acknowledge that he is a Manager of Hot Iron Development LLC, a Utah Limited Liability Company ("LLC"), which LLC is the Owner of the real property listed herein, and executed the foregoing instrument as the authorized agent of the LLC, and that said authorization to sign on behalf of the LLC came pursuant to a Resolution of the Managers, the Certificate of Organization, and/or the Operating Agreement of the LLC.

State of Utah Notary Public _____ Commission Number _____
Notary Printed Name _____ My Commission Expires _____

NARRATIVE

The purpose of this survey was to establish and set the property corners of the two lot subdivision as shown and described hereon. The survey was ordered by Dylan Oyler. The control used to establish the property corners was the existing Box Elder County Survey Monumentation surrounding Section 5, T11N, R2W, SLB&M. The basis of bearing is the south line of said Section which bears North 89°53'58" East, Utah North, State Plane, Calculated N.A.D.83 Bearing.

COUNTY RECORDER'S NO. _____

State of Utah, County of Box Elder, Recorded and

Filed at the Request of _____

Date _____ Time _____ Fee _____

Abstracted _____

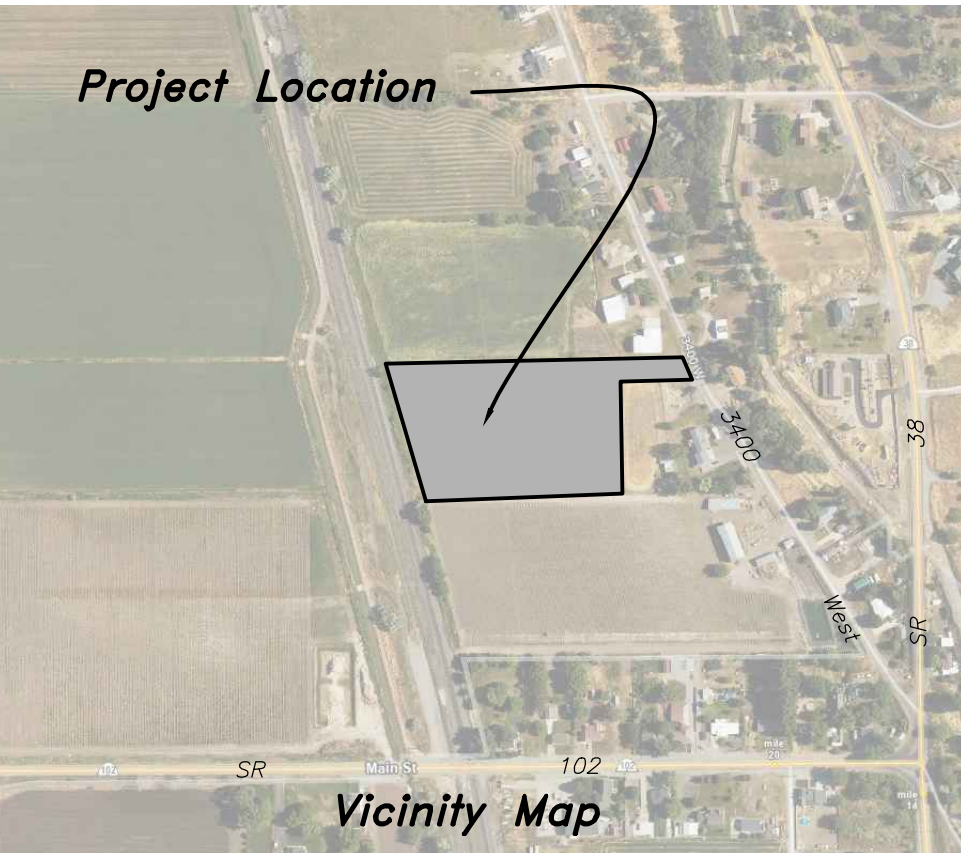
Index _____

Filed in: _____ File of Plats _____

County Recorder

NOTES:

- BOX ELDER COUNTY IS NOT RESPONSIBLE FOR DRAINAGE ALONG RIGHT-OF-USE ROADWAYS. PROPERTY OWNERS ARE RESPONSIBLE FOR CULVERTS, ENTRANCE ROADS AND PROPERTY DRAINAGE OF ANY ENTRANCE ROADS CONSTRUCTED INSIDE THE RIGHT-OF-WAYS. ALL DRIVEWAY CULVERTS NEED TO BE 15" DIA. RCP MINIMUM. THE IRRIGATION DITCH COMPANY MAY REQUIRE A LARGER DIA. PIPE.
- THE SUBJECT PROPERTY DOES NOT FALL IN A F.E.M.A. FLOOD PLAIN.
- BOX ELDER COUNTY IS NOT RESPONSIBLE FOR SURFACE FLOODING.
- ALL PUBLIC UTILITY EASEMENTS (P.U.E.) ARE 10.00 FEET WIDE UNLESS NOTED OTHERWISE.
- ANY ON-SITE SEWAGE DISPOSAL SYSTEM MUST BE APPROVED BY BEAR RIVER HEALTH DEPARTMENT.
- CULINARY WATER TO BE PROVIDED BY BEAR RIVER CONSERVANCY DIST. PROPERTY OWNERS MUST SUBMIT PROOF OF WATER SOURCE PRIOR TO OBTAINING A BUILDING PERMIT.
- PROPERTY OWNER SHALL OBTAIN AN EXCAVATION PERMIT FROM THE BOX ELDER COUNTY ROADS DEPARTMENT PRIOR TO INSTALLING A MAILBOX AND DRIVEWAY APPROACH.
- ANY EXISTING SWALE SHALL NOT BE PIPED OR FILLED IN EXCEPT FOR THE REINFORCED CONCRETE PIPE WHERE THE DRIVEWAY IS.
- ANY CONCRETE DRIVEWAY SHALL TERMINATE AT THE PROPERTY LINE AND NOT EXTEND INTO THE RIGHT-OF-WAY OR TO THE ASPHALT.
- MAILBOX TYPE AND LOCATION WILL BE DETERMINED BY USPS STANDARDS.



Developer:
Dylan Oyler
dylan@hayvenviewhomes.com
801-513-0019



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Brigham City Ogden Logan
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Since 1957

26-3-172 26-3-172 D OYLER.DWG kgh 080326

Legend

Subject Property Line	TP	Telephone Pedestal
Secondary Property Line	FD	Fire Hydrant
Centerline	WM	Water Meter
Easement/Right-of-Way Line	WV	Water Valve
Section Line	SM	Sewer Manhole
Existing 5.0' Contour	PP	Power Pole
Existing 1.0' Contour	SR	Set 24"x5/8" Rebar with Cap
Fence Line	FR	Found rebar set by others
Storm Drain Existing	ST	Street Monument
Water Line Existing	SC	Section Corner
Sewer Line Existing		
Power Line Existing		
Telephone Line Existing		
Gas Line Existing		
Edge of Asphalt Paving		

APPROVAL AND ACCEPTANCE

Presented to the Box Elder County Commission this _____ day of _____ A.D., 2026, at which time this Subdivision was Approved and Accepted.

Attest: _____
Clerk Commissioner

COUNTY SURVEYOR'S CERTIFICATE

I Hereby 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.

County Surveyor _____ Date _____

APPROVAL AS TO FORM

Approved as to Form this _____ day of _____ A.D., 2026.

Attorney

BEAR RIVER DISTRICT HEALTH DEPT. APPROVAL

Waste Disposal System Approval This _____ day of _____ 2026.

District Sanitarian