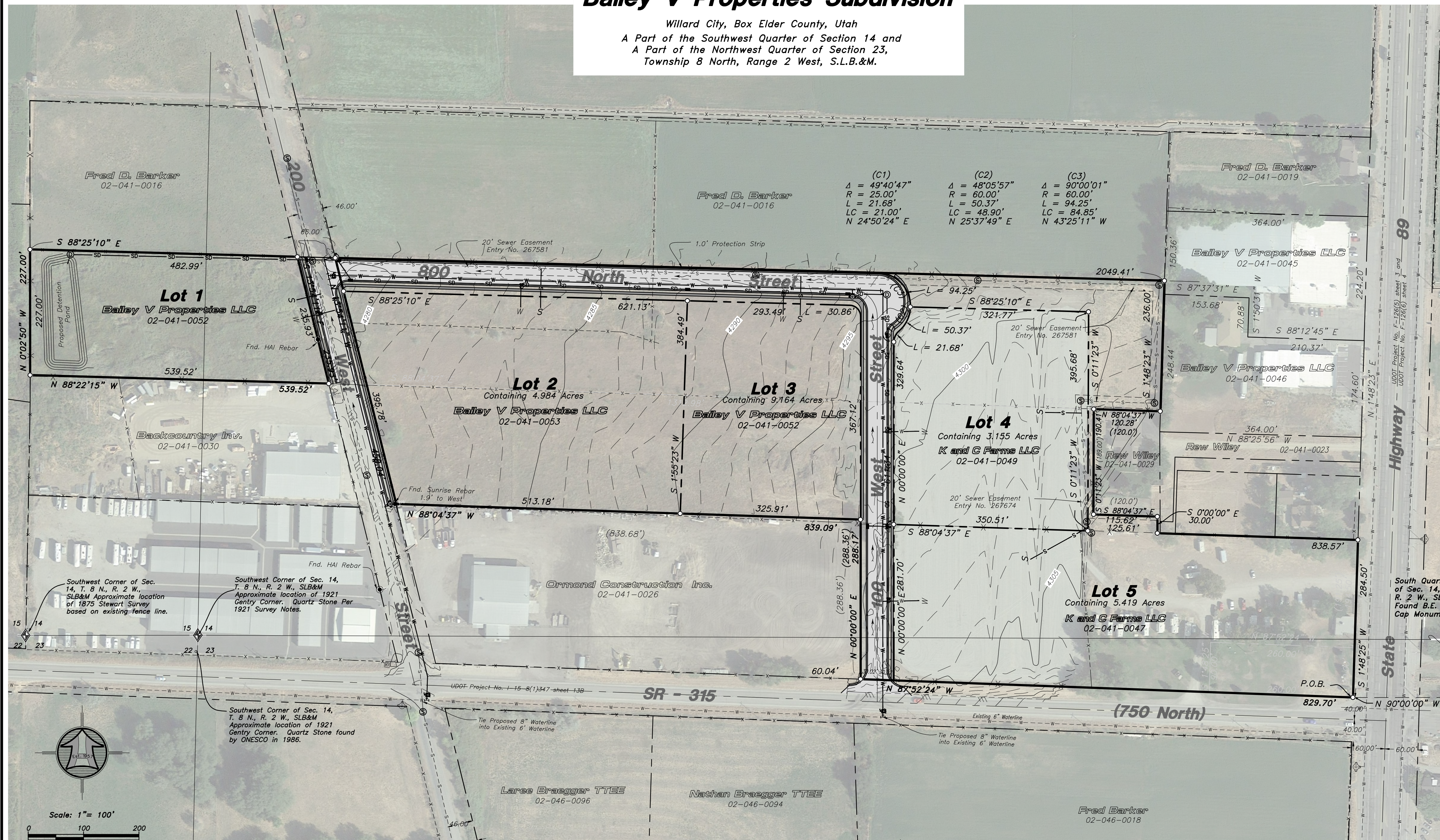


Preliminary Plan
Bailey V Properties Subdivision

Willard City, Box Elder County, Utah
 A Part of the Southwest Quarter of Section 14 and
 A Part of the Northwest Quarter of Section 23,
 Township 8 North, Range 2 West, S.L.B.&M.



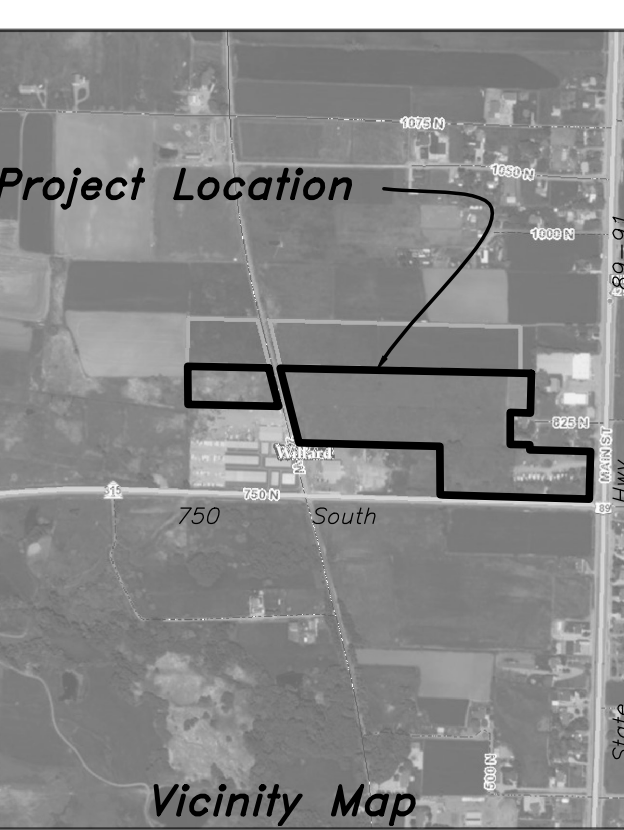
SURVEYOR'S CERTIFICATE
 I, K. Greg Hansen, do Herby Certify that I am a Registered Professional Land Surveyor in the State of Utah in Accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Act; and I Have Completed a Survey of the Property Described on this Plat in Accordance with Section 17-23-17 and have Verified all Measurements, and have Placed Monuments as Represented on this Plat, and have Herby Subdivided said Tract into 5 Lots, know Hereafter as Bailey V Properties Subdivision in Willard City, Box Elder County, Utah, and has been Correctly Drawn to the Designated Scale and is True and Correct Representation of the Herein Described Lands Included in said Subdivision, Based Upon Data Compiled from Records in the Box Elder County Recorder's Office and from said Survey made by me on the Ground.
 Signed this _____ day of _____, 2019.
 K. Greg Hansen P.L.S.
 Utah Land Surveyor Licence No. 167819



BOUNDARY DESCRIPTION
 A PART OF THE SOUTHWEST QUARTER OF SECTION 14 AND A PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.
 BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 315 AND THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 89-91 LOCATED 104.07 FEET SOUTH 00°00'00" EAST AND 289.84 FEET NORTH 90°00'00" WEST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 14;
 RUNNING THENCE NORTH 87°52'24" WEST 889.74 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE SOUTHEAST CORNER OF THE ORMOND CONSTRUCTION INC. PROPERTY, TAX ID. NO. 02-041-0026; THENCE ALONG THE BOUNDARY LINE OF SAID ORMOND CONSTRUCTION INC. PROPERTY THE FOLLOWING TWO (2) COURSES; (1) NORTH 00°00'00" EAST 288.17 FEET (288.36 FEET BY RECORD); AND (2) NORTH 88°04'37" WEST 839.09 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID BACKCOUNTRY PARCELS BEING A POINT IN AN EXISTING FENCE LINE NORTH 13°54'11" WEST 458.04 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF FRED D. BARKER PROPERTY, TAX ID. NO. 02-041-0016; THENCE ALONG SAID SOUTH BOUNDARY LINE NORTH 88°25'10" WEST 68.49 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID 200 WEST STREET; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 13°54'11" EAST 235.93 FEET TO THE NORTHEAST CORNER OF THE BACKCOUNTRY INVESTMENTS LLC PROPERTY, TAX ID. NO. 02-041-0030; THENCE NORTH 88°22'15" WEST 539.52 FEET TO THE NORTHEAST CORNER OF SAID BACKCOUNTRY PARCELS BEING A POINT IN AN EXISTING FENCE LINE ACCEPTED AS BEING THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 00°02'50" WEST 227.00 FEET ALONG SAID WEST LINE AND SAID FENCE TO AN EXISTING FENCE CORNER BEING THE SOUTHWEST CORNER OF SAID FRED D. BARKER PROPERTY; THENCE ALONG SAID FENCE LINE AND THE SOUTH BOUNDARY LINE OF SAID BARKER PROPERTY SOUTH 88°25'10" EAST 2049.41 FEET; THENCE SOUTH 01°48'23" WEST 236.00 FEET TO AN EXISTING FENCE CORNER OF THE NEW E. WILEY PROPERTY; THENCE SOUTH 88°25'10" WEST 458.04 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF FRED D. BARKER PROPERTY, TAX ID. NO. 02-041-0023; THENCE ALONG THE BOUNDARY LINE OF SAID WILEY PROPERTY THE FOLLOWING THREE (3) COURSES; (1) NORTH 88°04'37" WEST 120.28 FEET (120.0 FEET BY RECORD) ALONG AN EXISTING FENCE LINE; (2) SOUTH 00°11'23" WEST 190.41 FEET (189.00 FEET BY RECORD) ALONG AN EXISTING FENCE LINE; AND (3) SOUTH 88°04'37" EAST 115.62 FEET ALONG AN EXISTING FENCE LINE; THENCE SOUTH 00°00'00" EAST 30.00 FEET TO AN EXISTING FENCE LINE BEING GRANTORS SOUTH PROPERTY LINE; THENCE SOUTH 88°04'37" EAST 362.45 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 89-91; THENCE SOUTH 01°48'25" WEST 284.50 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 22.72 ACRES.

OWNER'S DEDICATION
 KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT BAILEY V SUBDIVISION 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 STREETS THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE, GRANT AND CONVEY TO WILLARD CITY THOSE CERTAIN STRIPS DESIGNATED AS PUBLIC UTILITY EASEMENTS FOR PUBLIC UTILITIES, IRRIGATION AND DRAINAGE PURPOSES AS SHOWN HEREON. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, IRRIGATION AND DRAINAGE AND GRANTED ALLOWANCES AS MAY BE AUTHORIZED BY WILLARD CITY. IN WITNESS WE HAVE HERUNTO SET OUR SIGNATURE THIS DAY OF _____ DAY OF _____, 2019.

Scale: 1" = 100'
 Scale in Feet
 (Data in Parentheses is Record)



- LEGEND:**
- SUBDIVISION BOUNDARY
 - - - PROPOSED PROPERTY LINE
 - EXISTING PROPERTY LINE
 - EXISTING SEWER LINE
 - EXISTING WATER LINE
 - EXISTING SECONDARY WATER LINE
 - EXISTING STORM DRAIN PIPE
 - PROPOSED 8" SEWER LINE
 - PROPOSED 8" WATER LINE
 - PROPOSED SECONDARY WATER LINE
 - PROPOSED STORM DRAIN PIPE
 - SAW-CUT REQ'D.
 - EXISTING FENCE
 - EXISTING 5' CONTOUR
 - EXISTING 1' CONTOUR
 - ⊙ EXISTING SEWER MANHOLE
 - ⊙ EXISTING STORM DRAIN MANHOLE
 - ⊙ EXISTING WATER METER
 - ⊙ EXISTING FIRE HYDRANT
 - ⊙ EXISTING LIGHT POLE
 - ⊙ PROPOSED SEWER MANHOLE
 - ⊙ PROPOSED STORM DRAIN MANHOLE
 - ⊙ PROPOSED WATER METER
 - ⊙ PROPOSED FIRE HYDRANT
 - ⊙ TELEPHONE PEDESTAL
 - ⊙ WATER VALVE
 - ⊙ POWER POLE
 - ⊙ SET 24"x5/8" REBAR WITH CAP
 - ⊙ FOUND REBAR SET BY OTHERS
 - ⊙ STREET MONUMENT
 - ⊙ SECTION CORNER

NARRATIVE
 The purpose of this survey was to create a 5 lot subdivision as shown and described hereon. The survey was ordered by Brent Bailey. The control used to establish the overall boundary of the parcels shown was the HAI Surveys, 01-3-50 Ormond Construction, 05-3-280, Blacker Furniture Property and 06-3-133, Rew Wiley. The East Boundary is the West Right-of-Way line of State Highway 89 and was determined from UDOT Project No. F-126(5) sheet 3 and F-126(6) sheet 4 which falls in harmony with existing fences and found rebar. The West Boundary is the East Right-of-Way line of 200 West (Old U.I.C. Railroad) determined from Entry No. 12314H Book 205 Page 398 as recorded in the Box Elder County Recorder's Office which falls in harmony with existing fence along the West Right-of-Way line of said 200 West and the existing Box Elder County Survey Monumentation surrounding Section 14, T8N, R2W, SLB&M. The basis of bearing is the South line of the Southeast Quarter of said Section which bears North 89°10'17" West, Utah North, State Plane, Calculated N.A.D.83 Bearing.

ENGINEER'S CERTIFICATE
 I CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED AND FIND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THE WILLARD CITY OFFICE.

CORPORATE ACKNOWLEDGMENT
 State of Utah
 County of Box Elder
 On the _____ day of _____, 2019, ***** personally appeared before me, the undersigned notary public in and for said state and county, being duly sworn, acknowledged to me that he is the majority owner of K and C Farms, LLC and that he signed the above owner's dedication, who duly acknowledged to me that he signed it freely and voluntarily and for the uses and purposes therein mentioned.
 Notary public

CORPORATE ACKNOWLEDGMENT
 State of Utah
 County of Box Elder
 On the _____ day of _____, 2019, Brent Bailey personally appeared before me, the undersigned notary public in and for said state and county, being duly sworn, acknowledged to me that he is the majority owner of Bailey V Properties, LLC and that he signed the above owner's dedication, who duly acknowledged to me that he signed it freely and voluntarily and for the uses and purposes therein mentioned.
 Notary public

NOTES:
 1. All Public Utility Easements (P.U.E.) are 10.00 feet wide unless noted otherwise.
 2. Rebar and Cap will be set on all back property corners and curb pins will be set in the top back c&g on property line projections for each Lot.
 3. Refer to Geotechnical Report prepared by CMT Engineering and dated 5/31/2019 for information on soil and groundwater related issues.

PLANNING COMMISSION APPROVAL
 APPROVED THIS _____ DAY OF _____ A.D., 2019 BY THE WILLARD CITY PLANNING COMMISSION.
 _____ CHAIRMAN

APPROVAL AND ACCEPTANCE
 PRESENTED TO THE _____ THIS _____ DAY OF _____ A.D., 2019 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
 ATTEST: _____ CLERK

APPROVAL AS TO FORM
 APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 2019
 _____ ATTORNEY

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

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