

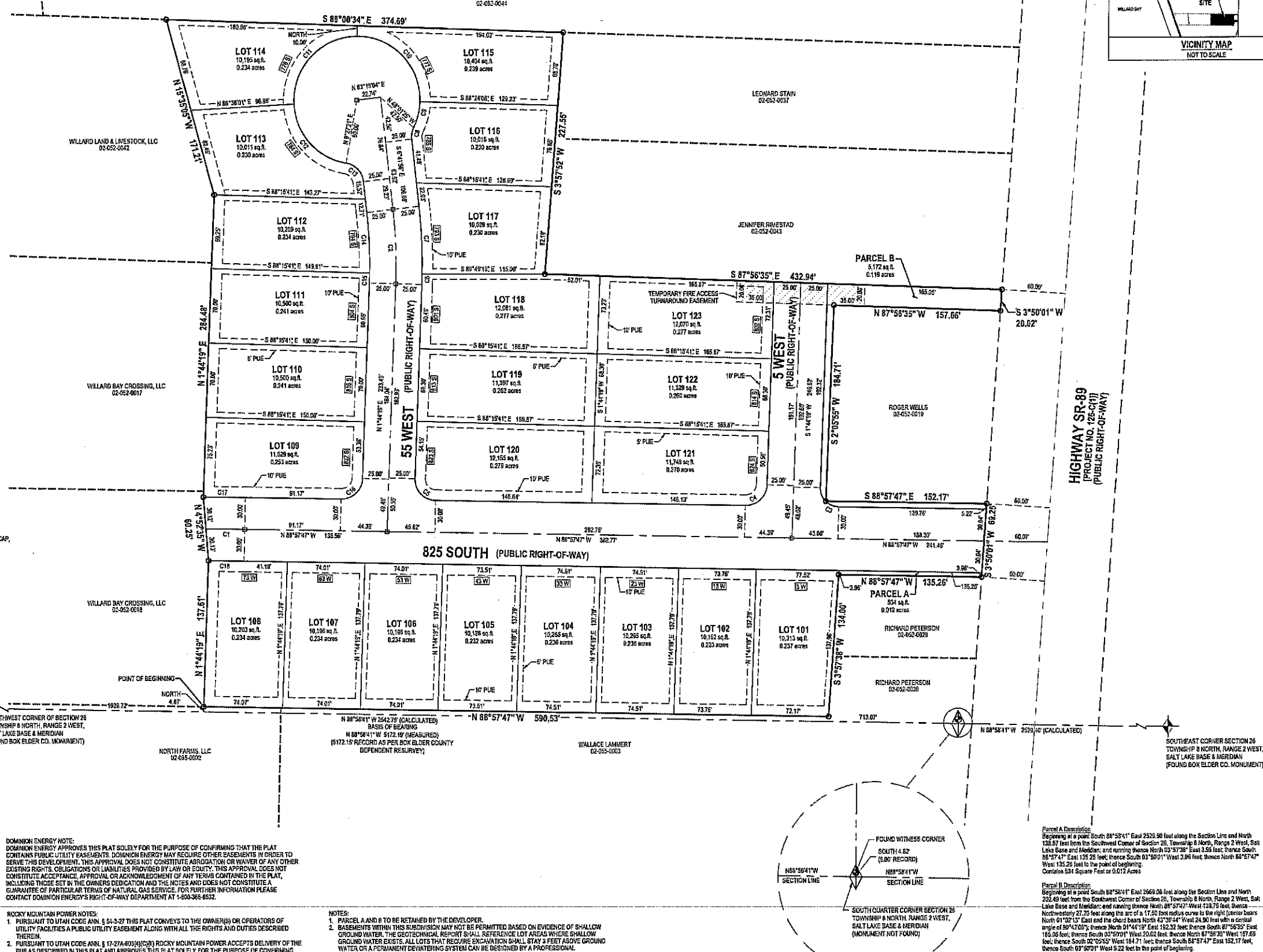
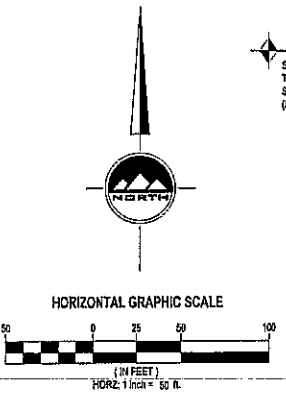
# DEER RUN PHASE 1 PART 1

LOCATED IN THE SOUTH HALF OF SECTION 26,  
TOWNSHIP 8 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN  
WILLARD CITY, BOX ELDER COUNTY, UTAH

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	3500.00	35.99	0°41'14"	N89°18'24"W	35.99
C2	475.00	69.92	8°28'16"	N2°38'49"W	69.92
C3	17.50	27.70	90°42'00"	S43°35'44"E	24.90
C4	20.00	31.17	86°17'54"	N46°23'15"E	25.11
C5	20.00	31.60	90°42'00"	S43°35'44"E	28.46
C6	500.00	9.90	1°28'03"	N1°10'18"E	9.90
C7	500.00	63.73	7°18'12"	N3°02'50"W	63.99
C8	20.00	11.22	37°08'17"	S8°22'12"W	11.07
C9	60.00	24.97	23°30'25"	N13°31'06"E	24.79
C10	60.00	95.92	91°55'52"	N44°12'04"W	86.02
C11	60.00	67.77	89°21'58"	S43°18'00"W	67.21
C12	60.00	80.82	77°10'40"	S41°57'18"E	74.85
C13	20.00	23.78	73°50'43"	N43°37'19"W	24.04
C14	450.00	58.92	7°14'51"	N3°04'31"W	58.84
C15	450.00	8.39	1°11'24"	N1°06'37"E	9.35
C16	22.60	31.17	89°17'54"	N46°23'16"E	28.11
C17	3030.00	39.05	0°44'21"	N89°18'58"W	39.05
C18	2970.00	32.89	0°39'04"	N89°18'09"W	32.89

**LEGEND**

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV."
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE



**DOMINION ENERGY NOTE:**  
DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ASSUMPTION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-368-8532.

**ROCKY MOUNTAIN POWER NOTES:**  
1. PURSUANT TO UTAH CODE ANN. § 54-3-37 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.  
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(A)(2)(B) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:  
2.1. A RECORDED EASEMENT OR RIGHT-OF-WAY  
2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS  
2.3. TITLE 84, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR  
2.4. ANY OTHER PROVISION OF LAW.

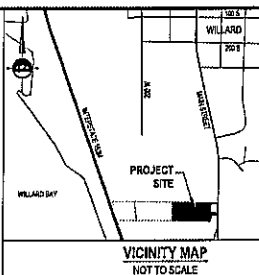
**NOTES:**  
1. PARCELS A AND B TO BE RETAINED BY THE DEVELOPER.  
2. EASEMENTS WITHIN THIS SUBDIVISION MAY NOT BE PERMITTED BASED ON EVIDENCE OF SHALLOW GROUND WATER. THE GEOTECHNICAL REPORT SHALL REFER TO LOT AREAS WHERE SHALLOW GROUND WATER EXISTS. ALL LOTS THAT REQUIRE EXCAVATION SHALL STAY 3 FEET ABOVE GROUND WATER OR A PERMANENT DEWATERING SYSTEM CAN BE DESIGNED BY A PROFESSIONAL ENGINEER/HYDROGEOLOGIST AND ALL LIABILITY IS ASSUMED BY THE LOT OWNER. WILLARD CITY IS NOT LIABLE FOR ANY DAMAGE TO PERSONAL PROPERTY DUE TO GROUND WATER.  
3. DEVELOPMENT OF BUILDING ON LOTS 101-102 ARE RESTRICTED UNTIL A SECONDARY ALL WEATHER SURFACE ACCESS IS CONSTRUCTED.  
4. WILLARD CITY REQUIRES ALL LOTS WITHIN PHASE 1 PART 1 TO BE CHECKED FOR GROUND WATER ELEVATION PRIOR TO CONSTRUCTION.  
5. WATER RIGHTS (\_\_\_ SHARES) TO BE DEDICATED TO WILLARD CITY WHEN PHASE 1 PART 1 IS RECORDED.

QUEST \_\_\_\_\_ DATE \_\_\_\_\_

ROCKY MOUNTAIN POWER \_\_\_\_\_ DATE \_\_\_\_\_

DOMINION ENERGY \_\_\_\_\_ DATE \_\_\_\_\_

COMCAST CABLE \_\_\_\_\_ DATE \_\_\_\_\_



**SURVEYOR'S CERTIFICATE**  
I, KAREN F. WHITE, do hereby certify that I am a Licensed Land Surveyor, and that I held Certificate No. 81126 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as DEER RUN PHASE 1 PART 1, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

**BOUNDARY DESCRIPTION**  
Beginning at a point South 88°58'41" East 1929.72 feet along the Section Line and North 4.87 feet from the Southwest Corner of Section 26, Township 8 North, Range 2 West, Salt Lake Base and Meridian; and running:  
thence North 01°44'19" East 137.61 feet;  
thence North 01°44'19" East 60.25 feet;  
thence North 01°44'19" East 284.48 feet;  
thence South 15°39'05" West 171.21 feet;  
thence South 88°00'34" East 374.69 feet;  
thence South 03°57'52" West 227.55 feet;  
thence South 87°56'53" East 432.64 feet to Wilearty Right-of-Way Line of State Route 89 as defined by the Utah Department of Transportation Right of Way Plans for Project No. 126-C(1);  
thence South 83°50'01" West 20.02 feet along the Wilearty Right-of-Way Line of said State Route 89;  
thence North 87°56'53" West 157.56 feet;  
thence South 02°05'35" West 184.71 feet;  
thence South 88°57'47" East 152.17 feet to Wilearty Right-of-Way Line of said State Route 89;  
thence South 03°50'01" West 69.25 feet along the Wilearty Right-of-Way Line of said State Route 89;  
thence North 88°57'47" West 135.25 feet;  
thence South 03°57'30" West 134.00 feet;  
thence North 88°57'47" West 690.53 feet to the point of beginning.  
Contains 333,779 Square Feet or 7.663 Acres and 23 Lots and 2 Parcels

DATE \_\_\_\_\_ KAREN F. WHITE  
P.L.S. 81126

**OWNER'S DEDICATION**  
Known all men by these presents that I / we, the undersigned owner (s) of the hereon designated tract of land, hereby set apart and subdivide the same into lots and streets as shown on this plat and set out:

**DEER RUN PHASE 1 PART 1**  
and do hereby dedicate for perpetual use of the public all rights-of-way and easements shown on this plat as intended for public use. In witness whereof I / we have hereunto set our hand (s) this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_.

**CORPORATE ACKNOWLEDGMENT**  
STATE OF UTAH \_\_\_\_\_  
County of Salt Lake \_\_\_\_\_  
On the \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_, personally appeared before me \_\_\_\_\_, a Notary Public, who duly acknowledged to me that he/she is the \_\_\_\_\_ of \_\_\_\_\_, a Utah Corporation, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.  
MY COMMISSION EXPIRES: \_\_\_\_\_  
RESIDING IN \_\_\_\_\_ COUNTY.

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**  
STATE OF UTAH \_\_\_\_\_  
County of Salt Lake \_\_\_\_\_  
On the \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_, personally appeared before me \_\_\_\_\_, a Notary Public, who duly acknowledged to me that he/she is a \_\_\_\_\_ of \_\_\_\_\_, a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.  
MY COMMISSION EXPIRES: \_\_\_\_\_  
RESIDING IN \_\_\_\_\_ COUNTY.

**DEER RUN PHASE 1 PART 1**  
LOCATED IN THE SOUTH HALF OF SECTION 26,  
TOWNSHIP 8 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN  
WILLARD CITY, BOX ELDER COUNTY, UTAH

**ENSGN**  
SALT LAKE CITY  
45 W. 10600 S., Suite 500  
Sandy, UT, 84070  
Phone: 801.255.0529  
Fax: 801.255.4649  
www.ensgn.com

**SHEET 1 OF 1**  
PROJECT NUMBER: 4876  
MANAGER: JFW  
DRAWN BY: JFW  
CHECKED BY: JFW  
DATE: \_\_\_\_\_

**SUBDIVISION LAND USE AUTHORITY (SLUA)**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
BY THE SUBDIVISION LAND USE AUTHORITY (SLUA).  
SUBDIVISION LAND USE AUTHORITY (SLUA)

**CITY ATTORNEY APPROVAL**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
BY THE WILLARD CITY ATTORNEY.  
WILLARD CITY ATTORNEY

**PLANNING COMMISSION APPROVAL**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
BY THE WILLARD CITY PLANNING COMMISSION.  
CHAIR, WILLARD CITY PLANNING COMMISSION

**CITY ENGINEER'S APPROVAL**  
HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO CITY ENGINEER APPROVAL OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
WILLARD CITY ENGINEER

**CITY COUNCIL APPROVAL**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
BY THE WILLARD CITY COUNCIL.  
WILLARD CITY MAYOR  
WILLARD CITY RECORDER

**RECORDED #**  
STATE OF UTAH, COUNTY OF BOX ELDER, RECORDED AND FILED AT THE REQUEST OF: \_\_\_\_\_  
DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
FEE: \_\_\_\_\_ BOX ELDER COUNTY RECORDER

**DEVELOPER**  
WILLARD BAY CROSSING, LLC  
6150 SOUTH REDWOOD ROAD STE. 150  
TAYLORSVILLE, UTAH