

**APPROVED**

By HAI STAFF at 9:25 am, May 24, 2019

CONDITIONAL TO ADDING DUPLEX ADDRESS NOTATIONS SHOWN HEREON. SEND PDF FILE OF PLAT TO BROCK BUTLER AT BOX ELDER COUNTY RECORDER'S OFFICE FOR REVIEW BEFORE PLOTTING PLAT MYLAR; bbutler@boxeldercounty.org

SUBDIVISION BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT THE SOUTHEAST CORNER OF LOT 3, BLOCK 7, TOLLMAN'S ADDITION, HONEYVILLE SURVEY, SAID POINT BEING LOCATED SOUTH 00°00'00" WEST 2047.69 FEET AND SOUTH 90°00'00" EAST 686.94 FEET FROM THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; RUNNING THENCE NORTH 88°23'30" WEST 148.72 FEET ALONG THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY 240, BEING ALSO 6900 NORTH STREET, TO THE EASTERLY RIGHT OF WAY LINE OF 2750 WEST STREET; THENCE NORTH 19°41'13" WEST 327.54 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE OF 2750 WEST STREET; THENCE NORTH 61°20'00" EAST 44.83 FEET; THENCE NORTH 03°12'56" WEST 22.00 FEET; THENCE NORTH 89°59'46" EAST 88.17 FEET; THENCE SOUTH 63°26'35" EAST 89.38 FEET; THENCE SOUTH 89°48'08" EAST 72.60 FEET TO THE EAST LINE OF SAID LOT 3; THENCE SOUTH 03°35'22" WEST 316.45 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING. CONTAINING 1.666 ACRES AND 3 LOTS.

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 **MOUNTAIN HAWK SUBDIVISION** AND HEREBY DEDICATE, GRANT AND CONVEY TO HONEYVILLE CITY, BOX ELDER COUNTY, UTAH, ALL THOSE CERTAIN STRIPS 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 HONEYVILLE CITY, IN WITNESS THEREOF, WE HAVE HEREUNTO SET OUR SIGNATURE THIS _____ DAY OF _____ 2019.

J. BRAD BARTO

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF BOX ELDER) SS

ON THIS _____ DAY OF _____, 2019, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, J. BRAD BARTO, WHO SIGNED THE ABOVE OWNER'S DEDICATION, AND DULY ACKNOWLEDGE TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC
RESIDING IN _____ COUNTY, UTAH
MY COMMISSION EXPIRES _____

OWNER'S ACKNOWLEDGMENT OF RESPONSIBILITY

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND CONTAINED WITHIN THE SUBDIVISION BOUNDARY DESCRIBED HEREON, ACKNOWLEDGE THAT FAILURE OF THE LOCAL JURISDICTION OR PLANNING COMMISSION TO OBSERVE OR RECOGNIZE HAZARDOUS UNKNOWN OR UNSIGHTLY CONDITIONS, OR TO RECOMMEND DENIAL OF THE SUBDIVISION BECAUSE OF SAID UNRECOGNIZED HAZARDOUS, UNKNOWN OR UNSIGHTLY CONDITIONS SHALL NOT RELIEVE THE DEVELOPER OR OWNER THEREFROM, AND SHALL NOT RESULT IN THE LOCAL JURISDICTION OR PLANNING COMMISSION, ITS OFFICERS OR AGENTS, BEING RESPONSIBLE FOR THE CONDITIONS AND DAMAGES RESULTING THEREFROM.

IN WITNESS THEREOF, WE HAVE HEREUNTO SET OUR SIGNATURE THIS _____ DAY OF _____ 2019.

J. BRAD BARTO

CERTIFICATE OF SURVEYOR

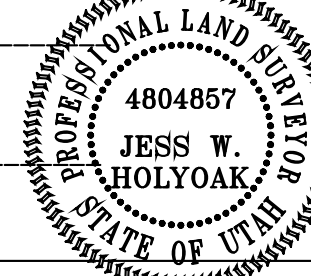
I, JESS W. HOLYOAK, A REGISTERED PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE NO. 4804857, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYOR'S LICENSING ACT, AND BY AUTHORITY OF THE OWNERS, HAVE COMPLETED A SURVEY OF THE TRACT OF LAND DESCRIBED HEREWITH, IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; AND HAVE HEREBY SUBDIVIDED SAID TRACT INTO 3 LOTS, KNOW HEREAFTER AS:

MOUNTAIN HAWK SUBDIVISION

AND THAT THE SAME HAVE BEEN SURVEYED AND MONUMENTS HAVE BEEN PLACED ON THE GROUND AS REPRESENTED ON THE PLAT HEREON.

SIGNED THIS _____ DAY OF _____, 20____

JESS W. HOLYOAK, P.L.S.
UTAH LAND SURVEYOR REGISTRATION NO. 4804857.

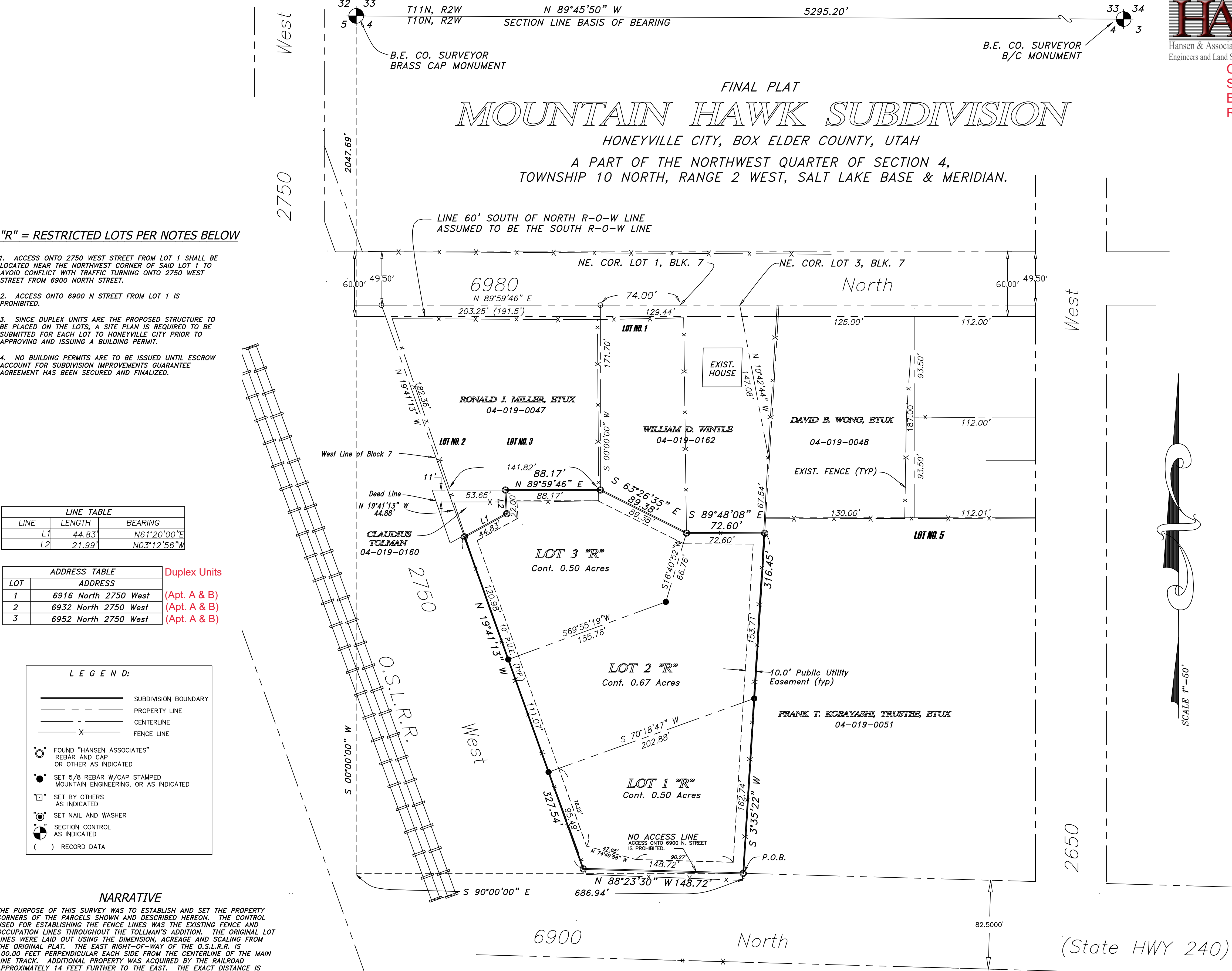


COUNTY RECORDER'S NO. _____

STATE OF UTAH, COUNTY OF BOX ELDER, RECORDED AND
FILED AT THE REQUEST OF _____ TIME _____, FEE _____
DATE _____
ABSTRACTED _____

INDEX
FILED IN: _____ FILE OF PLATS _____ COUNTY RECORDER _____

07-124 07-124.dwg 05/02/08

**"R" = RESTRICTED LOTS PER NOTES BELOW**

1. ACCESS ONTO 2750 WEST STREET FROM LOT 1 SHALL BE LOCATED NEAR THE NORTHWEST CORNER OF SAID LOT 1 TO AVOID CONFLICT WITH TRAFFIC TURNING ONTO 2750 WEST STREET FROM 6900 NORTH STREET.
2. ACCESS ONTO 6900 N STREET FROM LOT 1 IS PROHIBITED.
3. SINCE DUPLEX UNITS ARE THE PROPOSED STRUCTURE TO BE PLACED ON THE LOTS, A SITE PLAN IS REQUIRED TO BE SUBMITTED FOR EACH LOT TO HONEYVILLE CITY PRIOR TO APPROVING AND ISSUING A BUILDING PERMIT.
4. NO BUILDING PERMITS ARE TO BE ISSUED UNTIL ESCROW ACCOUNT FOR SUBDIVISION IMPROVEMENTS GUARANTEE AGREEMENT HAS BEEN SECURED AND FINALIZED.

LINE TABLE		
LINE	LENGTH	BEARING
L1	44.83'	N61°20'00"E
L2	21.99'	N03°12'56"W

ADDRESS TABLE		Duplex Units
LOT	ADDRESS	
1	6916 North 2750 West	(Apt. A & B)
2	6932 North 2750 West	(Apt. A & B)
3	6952 North 2750 West	(Apt. A & B)

LEGEND:

— SUBDIVISION BOUNDARY
--- PROPERTY LINE
- - - CENTERLINE
X FENCE LINE

- FOUND "HANSEN ASSOCIATES" REBAR AND CAP OR OTHER AS INDICATED
- SET 5/8 REBAR W/CAP STAMPED MOUNTAIN ENGINEERING, OR AS INDICATED
- SET BY OTHERS AS INDICATED
- SET NAIL AND WASHER AS INDICATED
- SECTION CONTROL AS INDICATED
- () RECORD DATA

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE PARCELS SHOWN AND DESCRIBED HEREON. THE CONTROL USED FOR ESTABLISHING THE FENCE LINES WAS THE EXISTING FENCE AND OCCUPATION LINES THROUGHOUT THE TOLLMAN'S ADDITION. THE ORIGINAL LOT LINES WERE LAID OUT USING THE DIMENSION, ACREAGE AND SCALING FROM THE ORIGINAL PLAT. THE EAST RIGHT-OF-WAY OF THE O.S.L.R.R. IS 100.00 FEET PERPENDICULAR EACH SIDE FROM THE CENTERLINE OF THE MAIN LINE TRACK. ADDITIONAL PROPERTY WAS ACQUIRED BY THE RAILROAD APPROXIMATELY 14 FEET FURTHER TO THE EAST. THE EXACT DISTANCE IS DIFFICULT TO DETERMINE BECAUSE THE RAILROAD RIGHT-OF-WAY ACQUISITION MAP SHOWS ALL DISTANCES TO BE MORE OR LESS. I USED THAT PART OF THE EXISTING FENCE LINE THAT PARALLELED THE RAILS. THE SOUTH RIGHT-OF-WAY LINE OF 6900 NORTH STREET HAS BEEN ASSUMED TO BE 60.00 FEET WIDE BY PREVIOUS SURVEYS (EVIDENT BY EXISTING FENCE LINES), BUT THE ORIGINAL PLAT SHOWS THE RIGHT-OF-WAY WIDTH TO BE 49.50 FEET WIDE. THE BASIS OF BEARING IS THE NORTH LINE OF SECTION 4, T10N, R2W, SLB&M, ASSUMED TO BEAR NORTH 89°45'50" WEST AS CURRENTLY MONUMENTED.

**CITY COUNCIL
APPROVAL AND ACCEPTANCE**

PRESENTED TO THE HONEYVILLE CITY COUNCIL THIS _____ DAY OF _____, A.D., 2019
AT WHICH TIME THIS SUBDIVISION AND THE OWNERS DEDICATION WAS APPROVED AND ACCEPTED.

ATTEST: _____
CITY CLERK _____ MAYOR _____

BEAR RIVER DISTRICT HEALTH DEPT. APPROVAL

WASTE DISPOSAL SYSTEM & CULINARY SYSTEM APPROVAL
THIS _____ DAY OF _____, 2019.

DISTRICT SANITARIAN

**HONEYVILLE CITY
PLANNING COMMISSION APPROVAL**

APPROVED THIS _____ DAY OF _____, A.D., 2019 BY THE
_____ PLANNING COMMISSION.

CHAIRMAN

**CITY ATTORNEY'S
APPROVAL AS TO FORM**

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

HONEYVILLE CITY ATTORNEY

CITY ENGINEER'S APPROVAL

I CERTIFY THAT I HAD THIS PLAT EXAMINED AND FIND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE. I ALSO CERTIFY THAT A COPY OF ALL ACCEPTED IMPROVEMENT PLANS FOR THIS SUBDIVISION HAVE BEEN SUBMITTED TO THIS OFFICE EACH AFFIXED WITH A STAMP AND SIGNATURE OF PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF UTAH WHO IS IN THE EMPLOY OF THE OWNER OR DEVELOPER.

DATE

HANSEN & ASSOCIATES INC.
HONEYVILLE CITY ENGINEER

MOUNTAIN HAWK SUBDIVISION

FINAL PLAT
A PART OF THE NORTHWEST QUARTER OF SECTION 4,
TOWNSHIP 10 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
HONEYVILLE CITY, BOX ELDER COUNTY, UTAH.

DRAWING NO.
ME 13-51
SHEET 1 OF 3
FILE:mtn_hawk_2017

MOUNTAIN ENGINEERING

2250 W. OLD HIGHWAY ROAD
P.O. BOX 309
MORGAN, UTAH 84050
TEL (801) 876-3978 FAX 876-3979

REVISIONS	DATE	BY	COMMENTS

DESIGNED BY:

J.W.H.

DRAWN BY:

J.W.H.

DATE:

MAY, 2019

JOB NO.

ME 13-51

BRAD BARTO, 2350 S HIGHWAY 89, SUITE 3B, PERRY, UTAH 84302

FOR: