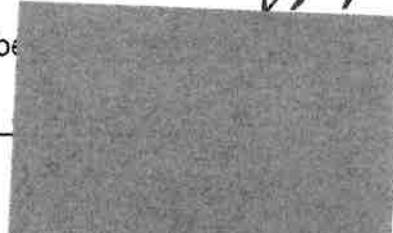
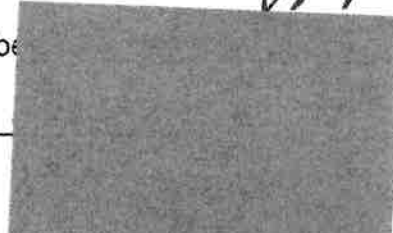
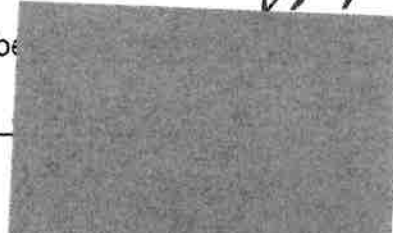


WILLARD CITY PLANNING COMMISSION
SUBDIVISION APPLICATION

Application Date _____	<u>Proposed Subdivision Data</u>
Applicant <u>White Rock Ranch, LLC.</u>	Subdivision Name <u>White Rock Ranch.</u>
Mailing Address <u>1935 Parleys Loop.</u> <u>Kanab, Utah 84036.</u>	Application Level (Check One) ☐ Sketch Plan
Project Address <u>1127 North Main St.</u> <u>Wellard, Utah 84340</u>	☐ Preliminary Plat* *(Not required for In-fill Subdivisions)
Email Address <u>chad.educarey@properties.net</u>	Date _____ Approval _____
Phone Number 	☐ Final Plat
Cell Phone 	Date _____ Approval _____
Fax Number 	Assessor Parcel Number <u>02-04/-0002</u>
	Number of lots <u>2</u>
FEES 	APPLICATION SUBMISSION AT EACH LEVEL

FEE COMPUTATION

	Administrative	Engineering	Attorney	TOTAL
Sketch Plan	\$50 + \$2/Acre	Billed to the Developer		
Preliminary Plat	\$50 + \$15/Lot	Billed to the Developer	\$100 + \$10/Lot	
Final Plat	\$50 + \$5/Lot	Billed to the Developer	\$50 + \$5/Lot	

CAUTION: No part of the proposed subdivision may be sold or offered for sale until the Final Plat is approved by the Willard City Council.

10 11
15 14
S 89°45'49" E
Northwest Corner of Sec. 14,
T. 8 N., R. 2 W., SLB&M
Found B.E. Co. Brass Cap Monument

North Quarter Corner of Sec. 14,
T. 8 N., R. 2 W., SLB&M
Found B.E. Co. Brass Cap Monument
1968

CURVE DATA					
SEGMENT	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	5.86'	5683.52'	0°03'33"	5.86'	N01°01'13"W

LINE DATA		
SEGMENT	DIRECTION	LENGTH
L1	N89°00'28"E	2.00'
L2	S89°00'33"W	2.00'
L3	N00°59'26"W	48.26'

Travis Walls
02-040-0030

Byron Nabaker
02-040-0008

Byron Nabaker
02-041-0001

Byron Nabaker
02-040-0008

Byron Nabaker
02-041-0001

Emma Jean Waite
02-041-0002
Cont. 11.03 Acres

John Winn
02-041-0028

Carl Big
02-041-0003

Alan Paris
02-041-0005

Warren Christensen
02-041-0032

Block No. 1
Lot 3

Block No. 1
Lot 2

Block No. 1
Lot 1

Block No. 2
Lot 4

Block No. 2
Lot 3

Block No. 2
Lot 2

Block No. 2
Lot 1

BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 89-91 LOCATED 2278.24 FEET NORTH 00°46'57" EAST ALONG THE NORTH / SOUTH CENTER SECTION LINE OF SAID SECTION AND 247.78 FEET NORTH 87°46'06" WEST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 14;

RUNNING THENCE NORTH 87°46'06" WEST 2182.83 FEET (NORTH 88°30'00" WEST 37.13 CHAINS BY RECORD) ALONG AN EXISTING FENCE LINE TO THE EAST RIGHT-OF-WAY LINE OF WILLARD CITY OLD RAILROAD GRADE ROAD (200 WEST STREET); THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES: (1) NORTHERLY TO THE RIGHT ALONG THE ARC OF A 5683.52 FOOT RADIUS NON TANGENT CURVE, A DISTANCE OF 5.86 FEET, CHORD BEARS NORTH 01°01'13" WEST 5.86 FEET, HAVING A CENTRAL ANGLE OF 00°03'33"; (2) NORTH 89°00'28" EAST 2.00 FEET; (3) NORTH 00°59'27" WEST 166.00 FEET; (4) SOUTH 89°00'33" WEST 2.00 FEET; AND (5) NORTH 00°59'26" WEST 48.26 FEET; THENCE SOUTH 87°46'06" EAST 2193.30 FEET (SOUTH 88°30'00" EAST 37.94 CHAINS BY RECORD) TO THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 89-91; THENCE SOUTH 01°45'07" WEST 219.78 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

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 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 17-23-17 and have verified all measurements, 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 17th day of July, 2017.

K. Greg Hansen PLS
Utah Land Surveyor License No. 167819



South Quarter Corner of
Sec. 14, T. 8 N., R. 2 W.,
SLB&M
Found B.E. Co. Brass Cap
Monument 1972

89-91

Highway

State

North / South Center Section Line - Basis of Bearing

Drawn By: RS Date: 04/20/17
Designed By:
Checked By:

Property Survey for
Don Waite

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors



Narrative
The purpose of this survey was to establish and set the property corners of the parcel as shown and described hereon. The survey was ordered by Don Waite. The control used to establish the property corners was the existing Box Elder County Survey Monumentation surrounding Section 14, T8N, R2W, SLB&M. The basis of bearing is the North / South Center Section Line of said Section which bears North 0°46'57" East, Utah North, State Plane, Calculated N.A.D.83 Bearing.