

WILLARD CITY PLANNING COMMISSION SUBDIVISION APPLICATION

Application Date Feb 12, 2020

Applicant White Rock Ranch, LLC

Mailing Address 1935 Parleys Loop.
Kamas, Utah 84036

Project Address 1127 North Alena
Willard, UT. 84380

Email Address _____

Phone Number _____

Cell Phone 4 _____

Fax Number _____

Proposed Subdivision Data

Subdivision Name White Rock Ranch

Application Level (Check One)

☐ Sketch Plan

_____ Date _____ Approval

☐ Preliminary Plat*

*(Not required for In-fill Subdivisions)

_____ Date _____ Approval

☒ Final Plat

properties.net

_____ Date _____ Approval

Assessor Parcel Number 02-041-00

Number of lots 2

Proposed Subdivision Data

Subdivision Name

Application Level (Check One)

□ Sketch Plan

Date _____

Approval

☐ Preliminary Plat*

*(Not required for In-fill Subdivisions)

Date _____

Approval

☒ Final Plat

Date _____

Approval

Assessor Parcel Number 02-041-0002

Number of lots 2

FEES MUST ACCOMPANY 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.

APPLICANT'S AFFIDAVIT

STATE OF UTAH)
) SS
COUNTY OF BOX ELDER)

I, (we) Chad Mitchell, being duly sworn, depose and say that I, (we) am (are) the owner(s)*, or authorized agent(s) of the owner, of property located at 1127 North Main in Willard City, which property is involved in the attached application and that the statements and answers therein contained and the information provided in the attached plans and other exhibits present thoroughly, to the best of my (our) ability, the argument in behalf of the application herewith requested and that the statements and information above referred to are in all respects true and correct to the best of my (our) knowledge and belief.

SIGNED [Signature]
Property Owner(s)

AGENT _____

Subscribed and sworn before me this 11 day of February 2020



Irene Williams
Notary Public

Residing in Kamas Ut
My commission expires: 7-15-2020

* May be owner of record, contract owner, part to valid earnest money agreement, option holder or have other legal control of property.

AGENT AUTHORIZATION

I, (we) White Rock Ranch, LLC, the owner(s) of real property described above, hereby appoint Chad Mitchell, as my (our) agent(s) to represent me (us) with regard to this application affecting the above described real property, and do authorize them to appear on my (our) behalf before any Willard City Boards considering this application.

SIGNED [Signature]
Property Owner(s)

Subscribed and sworn before me this 11 day of February 2020



Irene Williams
Notary Public

Residing in Kamas Ut
My commission expires: 7-15-2020

White Rock Ranch Subdivision

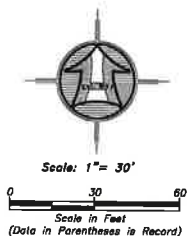
Willard, Box Elder County, Utah
A Part of the Southwest Quarter of Section 14,
Township 8 North, Range 2 West, Salt Lake Base & Meridian

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

Remainder Parcel
White Rock Ranch, LLC
02-041-0002

Willard City
02-041-0005

LEGEND
Subject Property Line
Adjoining Property Line
Centerline
Easement
Existing Top Bank
Existing Irrigation Ditch Flowline or Pipe
Fence Line
Found Survey Monument set by HAI
Set 5/8"x24" Rebar With Cap
Section Corner



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.

DATE

ENGINEER

APPROVAL AS TO FORM

Approved as to Form this _____ day of _____, A.D., 2020.

Attorney

APPROVAL AND ACCEPTANCE

Presented to the Willard City Council this _____ day of _____, A.D., 2020, at which time this Subdivision was Approved and Accepted.

Attest:

Clerk

Mayor

PLANNING COMMISSION APPROVAL

Approved this _____ day of _____, A.D., 2020, by the Willard City Planning Commission.

Chairman

Date

SURVEYOR'S CERTIFICATE

I, Roger C. Slade, 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 sections 17-23-17 and have verified all measurements and have hereby Subdivided said tract into one (1) lot, known hereafter as White Rock Ranch 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 12th day of February, 2020.

Roger C. Slade, P.L.S.
Utah Land Surveyor License No. 11396802



SUBDIVISION 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 (NORTH 88°30'00" WEST BY RECORD) 244.74 FEET ALONG AN EXISTING FENCE LINE; THENCE NORTH 01°45'07" EAST 100.00 FEET; THENCE SOUTH 87°46'06" EAST 244.74 FEET TO SAID WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 89-91; THENCE SOUTH 01°45'07" WEST 100.00 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 0.562 ACRES.

SUBJECT TO A 20.00 FOOT WIDE ACCESS EASEMENT FOR INGRESS AND EGRESS ALONG THE SOUTH 20.00 FEET OF THE ABOVE DESCRIBED PARCEL OF LAND.

ALSO SUBJECT TO A 10.00 FOOT WIDE IRRIGATION EASEMENT BEING 5.00 FEET RIGHT AND 5.00 FEET LEFT OF AN EXISTING IRRIGATION DITCH DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF SAID EXISTING IRRIGATION DITCH AND THE NORTH LINE OF ABOVE DESCRIBED PARCEL OF LAND LOCATED SOUTH 87°46'06" EAST 35.46 FEET FROM THE NORTHWEST CORNER OF SAID PARCEL OF LAND AND RUNNING THENCE SOUTH 69°20'40" WEST 38.35 FEET ALONG THE CENTERLINE OF SAID IRRIGATION DITCH TO THE WEST LINE OF SAID PARCEL OF LAND AND THE TERMINUS OF THIS EASEMENT.

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 as shown on this plat and name said White Rock Ranch 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 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 Willard City.

This _____ day of _____, 2020.

Chad Mitchell "Registered Agent" of White Rock Ranch, LLC

CORPORATE ACKNOWLEDGMENT

State of Utah
County of Box Elder
On the _____ day of _____, 2020, Chad Mitchell personally appeared before me, the undersigned notary public in and for said state and county, being duly sworn, acknowledged to me that he is a Registered Agent of White Rock Ranch, 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

NARRATIVE

The purpose of this survey was to create a one lot subdivision from Property Tax ID No. 02-041-0002 and to establish and set the property corners as shown and described hereon. The survey was ordered by Chad Mitchell. The control used to establish the property corners was HAI Job# 17-3-63, Recorded as ROS# 2017-03106 in the Box Elder County Recorder's Office along with 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.

COUNTY RECORDER'S NO.

State of Utah, County of Box Elder, Recorded and Filed at the Request of _____

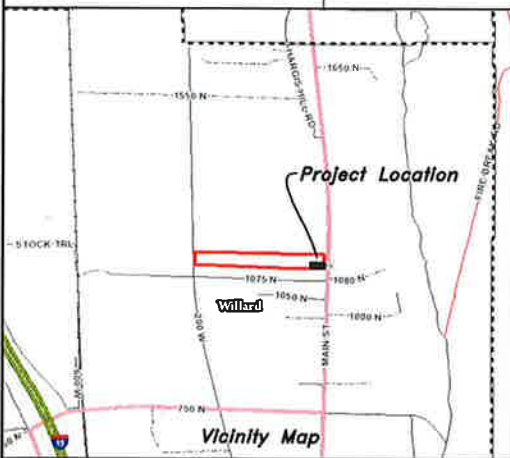
Date _____ Time _____ Fee _____

Abstracted _____

Index _____

Filed In: _____ File of Plats _____

County Recorder



Developer:
Chad Mitchell
1935 Parleys Loop
Kamas, Utah 84036
(435) 640-3570



HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.haies.net
Brigham City Ogden Logan
(435) 723-3491 (801) 369-4805 (435) 752-8272
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