

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

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 section 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 this plat hereon.

Signed this 12th day of February, 2020.



Roger C. Slade, P.L.S.
 Utah Land Surveyor License No. 11386802

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 0°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 89°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 tract 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.

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.

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 _____

PLANNING COMMISSION APPROVAL

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

Chairman _____ Date _____

APPROVAL AS TO FORM

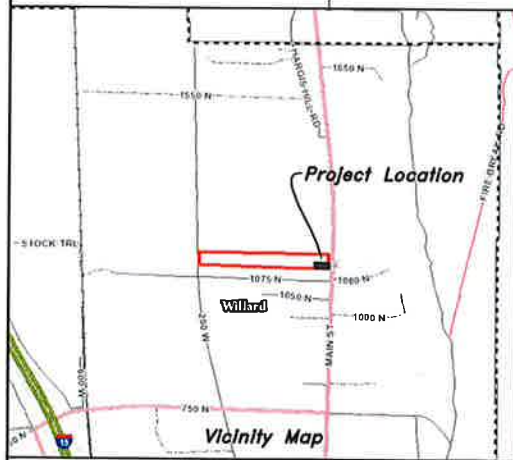
Approved as to Form this _____ day of _____ A.D., 2020.

Attorney _____

APPROVAL AND ACCEPTANCE

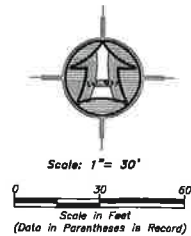
Presented to the Willard City Council this _____ day of _____ A.D., 2020, at which time this Subdivision was Approved and Accepted.

Affest: _____ Clerk _____ Mayor _____



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



- Notes:**
1. Build to Avoid Flooding.
 2. The Subject Property does not fall in a F.E.M.A. Flood Plain.
 3. All Public Utility Easements (P.U.E.) are 10.00 feet wide unless noted otherwise.

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

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