

[illegible]

A PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 8 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASIN MAP AREA, BEING A TRACT OF LAND APPROXIMATELY 60 ACRES IN SIZE, LOCATED NORTH SPOON POOL, WEST 297.29 FEET AND SOUTH 670.07 FEET, BEING 230.014 FEET FROM THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER, RUNNING THENCE NORTH 62°49'50" EAST 232.73 FEET; ALONG SAID RIGHT-OF-WAY LINE, THENCE NORTH 62°49'50" EAST 116.63 FEET; THENCE SOUTH 07°00'00" WEST 222.93 FEET; THENCE NORTH 62°49'50" WEST 116.63 FEET TO THE POINT OF BEGINNING.

CORRECTION 2.19 ACRES AND TWO (2) CTS.

[illegible]

THE PURPOSE OF THIS SURVEY WAS TO SUBSIDIZE AND SET THE PROPERTY CORNERS OF THE LOTS AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY BARBARA MUMFORD TO SPLIT THE PROPERTY INTO TWO RESIDENTIAL PARCELS. THE CONTROL USED TO ESTABLISH THE PROPERTY LINES WAS THE EXISTING OLD ELEANOR C. SARGENT SECTION CORNER MONUMENTATION SURROUNDING SECTION 23, T8N, 87W, STAKED WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 23 BEING THE BASIS OF BEACONS ASSUMED TO READ SOUTH 89°10'17" EAST.

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 A LOT AS SHOWN ON THIS PLAT AND HAVE SAID TRACT TRACT BARBARA MARY CUSHION, AND HEREBY RESOLVE, GRANT AND CONVEY TO WILLARD CITY, BOZ EMER COUNTY, UTAH, ALL THOSE PLATS 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 IN WHATEVER MANNER THEY MAY DEEM APPROPRIATE."

WITNESS WE HAVE HEREUNTO SET OUR SIGNATURES AND SEAL OF OFFICE

DATE: 12/11/2018

NOTES:
ALL PUBLIC UTILITY EASEMENTS ARE 10.0' WIDE UNLESS OTHERWISE NOTED.

TABLE 1001. WIDE AREA SURVEY RESULTS BY CATEGORY FOR 1998

20.00 FOOT WIDE ACCESS EASEMENT SHALL CONFORM TO CURRENT INTER-

COOL

20.00 FOOT WIDE PRIVATE DRIVE SHALL MEET WILLARD CITY GRADING STANDARDS TO BUILDING PERMIT APPROVAL.

APPLICANT SHALL BE REQUIRED TO OBTAIN UDOT ACCESS PERMIT AND PRO-
VIDE A PROPOSED DRAINAGE

00000F OF SHARED MAINTENANCE COEFFICIENT FOR ACCESS ROAD PROBLEMS

BUILDING PERMIT APPROVAL

CURB, CUTTER AND SIDEWALK RECONSTRUCTS SHOULD BE WAIVED DUE TO IMMEDIATELY ADJACENT PARCELS.

79- DESIGNATION ON LOT 1-B-

1. ACCESS TO LOT 1-R MUST BE ALONG THE 20 FOOT ACCESS EASEMENT.
DRIVEWAY ONTO THE 20 FOOT ACCESS EASEMENT FROM LOT 1-R MUST CO

U. S. O. T. STANDARDS AND NO OCCUPANCY PERMIT WILL BE ISSUED BY WILL
UNTIL THE ACCESS IMPROVEMENTS HAVE BEEN COMPLETED.

2. AN ADDITIONAL EMERGENCY TURNAROUND MAY BE REQUIRED ON LOT 1A. THE TURNAROUND SHALL BE LOCATED BEYOND THE MAXIMUM DISTANCE OBTAINED IN THE STRUCTURE IS LOCATED BEYOND THE MAXIMUM DISTANCE OBTAINED IN THE

INTERNATIONAL FIRE CODE FROM THE PLATTED MAINSTREAM TURNAROUND.

NO EXACT MATCHES/ACCORDS FOUND IN ALLWELL FOR LIP 1-8

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ALL CITY REQUESTED FEES AND UTILITIES SHALL BE PAID FOR AND/OR INSTALLED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF THE PROJECT. THE CITY OF CHICAGO HAS THE RIGHT TO SUSPEND OR WITHHOLD ANY PERMIT APPROVAL AND OCCUPANCY OF THE PROJECT UNTIL ALL CITY REQUESTED FEES AND UTILITIES ARE PAID FOR AND/OR INSTALLED.

PARCEL

COUNTY RECORDER'S NO. 2995

STATE OF UTAH, COUNTY OF BOX ELDER, RECEIVED AT THE REQUEST OF Barbara Murray

DATE 8-Feb-2011 TIME 11:48 AM

ABSTRACTED - YES ☒ NO ☐

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