

WHEN RECORDED, RETURN TO:

OWNERS DEDICATION & DEED of SUBDIVISION

Tax Serial No. 03-005-018-12, 03-005-018-013

00-0090-1515€ 00-0090-1440

Know all men by these presents that I, the undersigned owner(s) of the herein described tract of land, having caused said tract to be subdivided into lots and streets to be hereafter known as FRONTIER ESTATES, do hereby dedicate for perpetual use of the public all parcels of land, other utilities, or easements shown on this plat as intended for public use. (As used herein the term Local Entity is the same as defined in UCA 67-1a-6.5)

I hereby dedicate a right-of-way to the Local Entity, designee(s), successor(s), or assign(s) for the purpose of public use all those parts or portions of said tract of land designated as public street(s) and/or public road(s), the same to be used as public thoroughfares. And further dedicate grant and convey an easement over, upon and under said street(s) and/or public road(s) as public utility corridors as may be authorized by the Local Entity.

I hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public Utility Easement(s) and/or Drainage Easement(s) (collectively PUE), the same to be used for the installation maintenance and operation of public utility service line(s) and storm drainage facilities. Said PUE and Drainage Easement shall have no buildings or structures erected within such easements without written authorization of the Local Entity.

I hereby grant and dedicate perpetual Drainage Easement as designated hereon in accordance with State law(s) or local ordinance(s) for the preservation of water channels in their natural state to the Local Entity, designee(s), successor(s), or assign(s) as may be modified and/or authorized by recorded document by the Local Entity.

I hereby recognize a Temporary Easement recorded Entry no. 161326 Bk 393 pg 1, Morgan County Records. Furthermore, we grant to Mountain Green Fire District a Temporary Easement with the same terms, conditions, and extinguishment rights as contained in said Entry no. 161326 over Lot 10 as shown and noted hereon.

DESCRIPTION

All of Frontier Estates a Morgan County, Utah subdivision located in the Northeast Quarter of Section 23, Township 5 North, Range 1 East, Salt Lake Base and Meridian. A tract of land located in the Northeast Quarter of Section 23, Township 5 North, Range 1 East, Salt Lake Base and Meridian, having a basis of bearing between a found Stone monument for the Northeast Corner and a rebar and cap monument for the East Quarter corner of said Section 23 of South 00°29'17" West, said tract being described as follows; BEGINNING at the Southeast corner of Lot 49, Trapper's Pointe P.R.U.D. Plat "B" as recorded in the Morgan County Recorder's office as County Recorder No. 74271 as M 133-123 on December 15, 1997, (said point being located the following Three (3) courses, 1) 2526.37 feet North 89°16'00" West (N 89°16'10" W by plat record), and 2) 1427.56 feet South 00°00'10" West (South by plat record), and 3) 1021.68 feet North 88°41'50" East said line being coincident with the south lot line of said Lot 49 (said south lot line has a bearing of record of N 88°41'40" E), FROM said Northeast corner of Section 23; RUNNING thence the following Four (4) courses along a portion of the south boundary of said Trapper's Pointe P.R.U.D. Plat "B"; 1) South 77°33'23" East (S 77°33'34" E by plat record) 61.77 feet, to the southwest corner of Lot 50 said Trapper's Pointe P.R.U.D. Plat "B"; 2) North 88°41'51" East (N 88°41'40" E by plat record) 123.92 feet, to the southeasterly corner of said Lot 50; 3) North 00°30'45" East (N 00°30'35" E by plat record) 20.01 feet, to an angle point of said Lot 50; 4) North 88°41'50" East (N 88°41'40" E by plat record) 43.11 feet; Thence South 01°18'05" East 141.00 feet; Thence South 01°09'23" West 121.01 feet; Thence South 06°05'13" West 241.61 feet; Thence South 01°30'49" West 120.86 feet; Thence South 88°41'51" West 38.35 feet, to a point on the easterly boundary of a parcel described in document recorded as Entry number 102322, said line being evidenced by an old existing fence line; Thence South 02°11'46" West 471.49 feet, along said boundary and old existing fence line; Thence North 87°23'54" West 517.84 feet; Thence North 02°33'36" East 847.75 feet to the south boundary of the "Common Area" open space parcel 22.17 acres as defined by said Trapper's Pointe P.R.U.D. Plat "B"; Thence the following 2 (two) courses along said "Common Area" boundary, 1) North 88°41'50" East (N 88°41'40" E by plat record) 341.20 feet, 2) North 01°18'05" West (N 01°18'20" W by plat record) 206.44 feet to the point of beginning. Containing 11.6744 Acres, more or less.

INDIVIDUAL ACKNOWLEDGEMENT:

IN WITNESS WHEREOF, the hand of said Grantor(s), this 26th day of JANUARY,
, 2023.

Deborah Herlax Enos

Deborah Herlax Enos

STATE OF Washington)

) ss.

COUNTY OF King)

On the date first above written personally appeared before me the above signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

WITNESS my hand and official stamp the date in this certificate first above written:

My Commission Expires: 6-10-26

Shayan Rezaee SS

Notary Public

Sammamish, Wa

Residing in:

