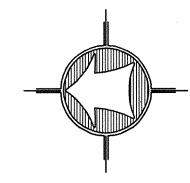
## NORTH FORTY SUBDIVISION, PHASE 1



PART OF SECTION 12, TOWNSHIP 9 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

SCALE: 1" = 50'

BRIGHAM CITY, BOX ELDER COUNTY, UTAH DECEMBER, 2003 ACCEPTED PK NAIL SET BY BOX ELDER COUNTY 500 WEST STREET N00°14'38"E 1361.00'-(S00°14'38"W, 1328.00' B.R.) 1327.30 97.50' 93.00' \_\_93.00'\_\_ [1403 N.] 654.80 1483 N. 1461 N. 1443 N. 1423 N. 1383 N. 1363 N. 1345 N. 1311 N. 1289 N. 1269 N. 1227 N. 1249 N. 1-R 9-R 3-R 2-R 5-R 7-R 6-R 10,053 sq.ft. 12,431 sq.ft. 10,598 sq.ft. 10,070 sq.ft. 10,592 sq.ft. 10,624 sq.ft 0.23 acres 0.23 acres 10,059 sq.ft. 0.23 acres 0.23 acres 0.23 acres 0.28 acres 0.23 acres 0.25 acres L \_\_\_10' UTILITY EASEMENT —10' UTILITY EASEMENT NO0°17'49"E NO0'17'49"E N00'17'49"E NO0"17'49"E NOO\*17'49"E NO0'17'49"E NO0'17'49"E NOO'17'49"E NOO'17'49"E NO0'17'49"E NO0'17'49"E NO0°17'49"E -10' UTILITY EASEMENT 21-R 19-R 16-R 23-R 15-R 25-R 10,601 sq.ft. 10,018 sq.ft. 10,039 sq.ft. 10,601 sq.ft. 0.25 acres 10,010 sq.ft. 10,026 sq.ft. 10,042 sq.ft. 10,046 sq.ft. 10,569 sq.ft. 11,277sq.ft 10,578 sq.ft. 10,586 sq.ft. 0.23 acres 0.23 acres 0.23 acres 0.23 acres 0.23 acres 0.26 acres 0.25 acres 1462 N. 1442 N. 93.00' 1484 N. 1424 N. 1384 N. 1364 N. 1344 N. 1268 N. 1310 N. 1290 N. 1248 N. 104.12 WEST STREET WEST STREET 1459 N. 1481 N. 1367 N. 1309 N. 1287 N. 1427 N. 1231 N. 1401 N. 1347 N. 1267 N. 1251 N. 29-R 31-R 36-R 10,088 sq.ft. 26-R 10,249 sq.ft. 10,036 sq.ft. 10,395 sq.ft. 10,395 sq.ft. 10,340 sq.ft. 0,680 sq.ft. 0.23 acres 10,736 sq.ft. 0.24 acres 0.23 acres 0.24 acres 11,310 sq.ft. 0.25 acres 0.25 acres 0.23 acres 0.26 acres NO3°31'32"W N01°46'56"E 102.53' N00°21'00"E N00°54'57"E 60.02' 199.50' N00°21'00"E N01°28'54"E DEVEL OPMENT DEVEL OPMENT **LEGEND** NO1°11'34"W 2160.90' (BASIS OF BEARING) 1. ALL LOTS WITH AN "R" SHOWING A RESTRICTION TO SLAB ON GRADE HOMES AND BOUNDARY LINE (2160.04' B.R.)

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

COUNTY SURVEYOR'S CERTIFICATE

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE. THIS IN NO WAY RELIEVES THE SUBDIVISION SURVEYOR OF ANY LIABILITY.

COUNTY RECORDER'S No. 195337

NO BASEMENTS. THE BUILDING ON THESE LOTS WILL BE SUBJECT TO THE RECOMMENDATIONS FOUND IN THE DEVELOPER'S SOIL REPORT AND GROUND WATER LEVELS. WHICH ARE AVAILABLE AT BRIGHAM CITY CORPORATION COMMUNITY DEVELOPMENT OFFICE. PROPERTY OWNER RESPONSIBLE TO RELOCATE ANY EXISTING LAND DRAINS WHICH CONFLICT WITH NEW UNDERGROUND CONSTRUCTION. PROPERTY OWNER TO CONTACT CITY WHEN LAND DRAIN CONFLICTS ARE ENCOUNTERED FOR DIRECTION AND APPROVAL OF LAND DRAIN RELOCATIONS.

2. ALL UTILITY EASEMENTS SHOWN AS DASHED LINES SHALL BE 10.0 FOOT WIDE UNLESS OTHERWISE INDICATED.

3. UTILITY EASTMENTS SHALL INCLUDE ALL UTILITIES AND/OR SERVICES AS

4. SURVEY MONUMENTS TO BE SET.

**ACKNOWLEDGMENT** 

ON THE \_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF \_\_\_\_\_ IN SAID STATE OF \_\_\_\_\_, THE SIGNERS OF THE ATTACHED OF NER'S DEDICATION, \_\_\_\_ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND 'OLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

5. (N.R.) NON-RADIAL. 6. LOT 26-R WILL BECOME A CORNER LOT WHEN FUTURE PHASE IS DEVELOPED.

ROAD CENTER LINE SETBACK LINE ---- UTILITY EASEMENT LINE

FOUND MARKER

SECTION CORNER MONUMENT

## OWNER'S DEDICATION

ADJACENT PROPERTY LINE

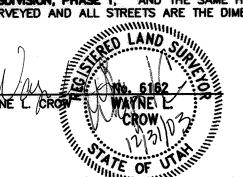
KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUB— DIVIDED INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT: NORTH FORTY SUBDIMISION — PHASE 1, AND HEREBY DEDICATE, GRANT AND CONVEY TO BRIGHAM CITY, BOX ELDER COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATED TO BRIGHAM CITY THOSE CERTAIN STRIPS 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 BRIGHAM CITY

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR SIGNATURES THIS 740 DAY OF GONLLOY A.D. 2004 SWM Services, Inc. - Owners

Dest W Witchell President Scott, W. Mitchell, President Chely Boyle - Notary

## SURVEY CERTIFICATE

I, WAYNE L. CROW, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6162, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT INTO LOTS AND STREETS, HEREINAFTER TO BE KNOWN AS: NORTH FORTY SUBDIVISION, PHASE 1, AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.



PART OF SECTION 12, TOWNSHIP 9 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN.

**BOUNDARY DESCRIPTION** 

BEGINNING AT A POINT LOCATED NORTH 01°11'34" WEST ALONG THE SECTION LINE 2160.90 FEET (2160.04 FEET BY RECORD) AND SOUTH 89'28'12" EAST, 761.13 FEET TO THE WEST RIGHT-OF-WAY LINE OF 500 WEST STREET AND NORTH 00°14'38" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE 654.80 FEET TO AN EXISTING FENCE CORNER FROM THE SOUTHWEST CORNER OF SAID SECTION 1 AND RUNNING THENCE: NORTH 88'31'06" WEST ALONG SAID FENCE

THENCE NORTH 00°17'49" EAST, 113.22 FEET; THENCE NORTH 89"39'00" WEST, 108.62 FEET; THENCE SOUTH 00'21'00" WEST, 81.06 FEET; THENCE NORTH 88°31'06" WEST, 170.20 FEET; THENCE NORTH 01°28'54" EAST, 102.53 FEET; THENCE NORTH 46°46'14" WEST, 52.54 FEET; THENCE NORTH 18°40'42" EAST, 168.38 FEET; THENCE NORTH 00'54'57" EAST. 178.63 FEET: THENCE NORTH 03'31'32" WEST. 60.23 FEET: THENCE NORTH 00'21'00" EAST, 213.52 FEET; THENCE NORTH 01'46'56" EAST, 60.02 FEET; THENCE NORTH 00°21'00" EAST, 220.00 FEET;

THENCE NORTH 11'44'46" WEST, 61.36 FEET; THENCE NORTH 00'21'00" EAST, 199.50 FEET TO THE SOUT right-of-way line of Wilson lane (1500 north); THENCE SOUTH 89°37'11" EAST (SOUTH 89°39'00" EAST B RECORD) ALONG SAID RIGHT-OF-WAY LINE 382.80 FEET TO AN EXISTING FENCE LINE BEING THE WEST RIGHT-OF-WAY LINE OF 500

THENCE SOUTH 00'15'35" WEST (SOUTH 00'14'38" WEST BY RECORD) ALONG SAID FENCE AND RIGHT-OF-WAY LINE 1327.30 FEET (1328.00 FEET BY RECORD) TO AN EXISTING FENCE CORNER AND POINT OF BEGINNING.

CONTAINING 11.11 ACRES AND 36 LOTS.

OWNER/SUBDIVIDER: SCOTT MITCHELL P.O.BOX 115 HONEYVILLE, UTAH 84314 (435) 279-8524

ı			
	7	REVISIONS AS PER CITY ENGINEER REVIEW DATED DEC 30, 2003	12/31/0
	6	REVISIONS AS PER CITY ENGINEER REVIEW DATED NOV 25, 2003	11/26/0
A. C. S. S. S.	5	REVISIONS AS PER CITY ENGINEER COMMENTS DATED NOV 20, 2003	10/21/0
	4	REVISIONS AS PER COMMENTS DATED OCT 6, 2003	9/26/03
	3	REVISIONS AS PER COMMENTS DATED SEPT 25, 2003	9/26/03
	2	REVISIONS AS PER COMMENTS DATED SEPT 11 & 12, 2003	9/17/03
4.04455	1	REVISIONS AS PER REVIEW COMMENTS DATED AUG 4, 2003	8/19/0.
	Λ	PD (O)ON	DATE



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**Professional Seal:** 

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**NORTH FORTY** SUBDIVISION, PHASE 1

**FINAL PLAT** 

S.HIGGINS 7/21/03 W.CROW eviewed By: Sheet Scale: 1" = 50' W.CROW 03-116/03-116.DWG

ENTRY NO. 195337

APPROVAL AS TO FORM

PLANNING COMMISSION APPROVAL

ENGINEER'S CERTIFICATE I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

PRESENTED TO THE CITY BRIGHAM COUNCIL THIS 1874 DAY OF DECEMBER A.D., 2003, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. WITH CONDITIONS

COUNCIL APPROVAL AND ACCEPTANCE

CORPORATE ACKNOWLEDG! MENT STATE OF John COUNTY OF BOX Elder ON THE ZML DAY OF JONGTH, 2004, BERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF DOX Elder IN SAID STATE OF Life AND AFTER BEING DULY, SWORN, ACKNOWLEDGED TO ME THAT STATE WILL AND IN BEHALF OF SAID CORPORATION AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY, VOLUNTARILY AND IN BEHALF OF SAID CORPORATION AND FUR THE PURPOSES THEREIN MENTIONED

MY COMMISSION EXPIRES 5/1/2005

**NORTH FORTY SUB**