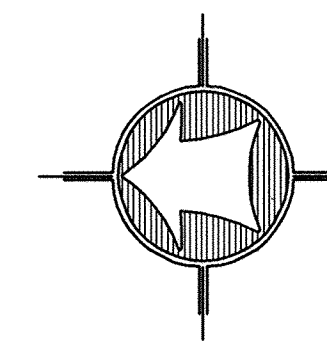
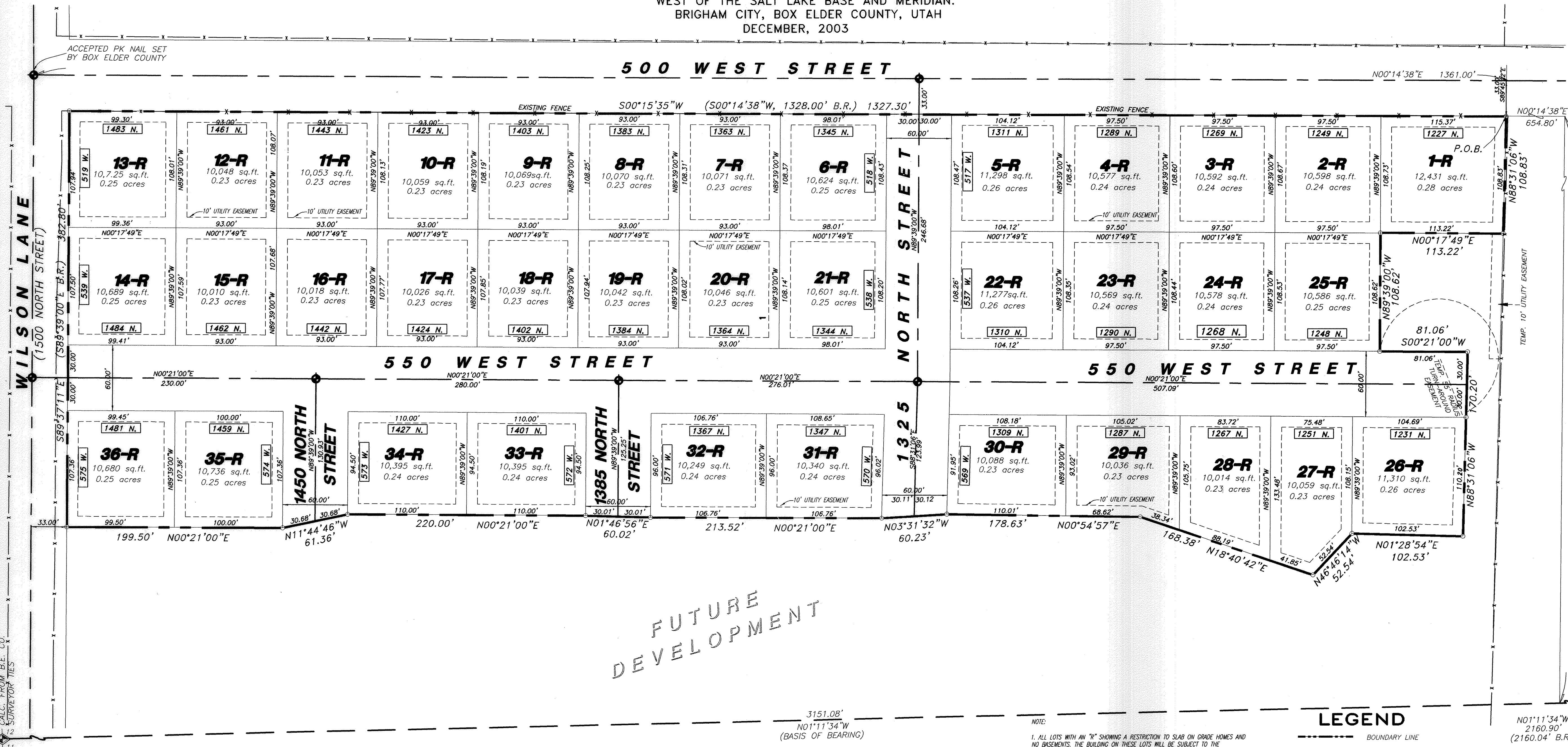


# NORTH FORTY SUBDIVISION, PHASE 1

PART OF SECTION 12, TOWNSHIP 9 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.  
BRIGHAM CITY, BOX ELDER COUNTY, UTAH  
DECEMBER, 2003



SCALE: 1" = 50'



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.

## SURVEY CERTIFICATE

I, WAYNE L. CROW, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6182, 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.

WAYNE L. CROW  
STATE OF UTAH  
12/31/03  
DATE

## BOUNDARY DESCRIPTION

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

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 12 AND RUNNING THENCE; NORTH 88°31'06" WEST ALONG SAID SECTION 12 108.83 FEET;

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 48°46'14" WEST, 52.54 FEET;

THENCE NORTH 18°40'42" EAST, 168.36 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°48'56" EAST, 80.02 FEET;

THENCE NORTH 00°21'00" EAST, 220.00 FEET;

THENCE NORTH 11°44'46" WEST, 61.36 FEET;

THENCE SOUTH 00°21'00" EAST, 195.50 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WILSON LANE (1500 NORTH);

THENCE SOUTH 89°37'11" EAST (SOUTH 89°39'00" EAST BY RECORD) ALONG SAID RIGHT-OF-WAY LINE 382.80 FEET TO AN EXISTING FENCE LINE BEING THE WEST RIGHT-OF-WAY LINE OF 500 WEST STREET;

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

No.	REVISION	DATE
7	REVISIONS AS PER CITY ENGINEER REVIEW DATED DEC 30, 2003	12/31/03
6	REVISIONS AS PER CITY ENGINEER REVIEW DATED NOV 25, 2003	11/26/03
5	REVISIONS AS PER CITY ENGINEER COMMENTS DATED NOV 20, 2003	10/21/03
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
1	REVISIONS AS PER REVIEW COMMENTS DATED AUG 4, 2003	8/19/03

**KNIGHTON & CROW, INC.**  
95 West Golf Course Road - Suite 101 - Logan, UT 84321  
(435) 752-6501 - Fax: (435) 752-8597

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Project Title:  
**NORTH FORTY SUBDIVISION, PHASE 1**  
BRIGHAM CITY, BOX ELDER COUNTY, UTAH

Sheet Title:  
**FINAL PLAT**

Drawn By: S. HIGGINS	Project Number: 03-116	Sheet No.:
Designed By: W. CROW	Date: 7/21/03	1
Reviewed By: W. CROW	Sheet Scale: 1" = 50'	1 of 1

03-116/03-116.DWG

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.

12/31/04  
Dennis J. Beecher  
COUNTY SURVEYOR

PLANNING COMMISSION APPROVAL

APPROVED THIS 02 DAY OF SEPTEMBER A.D. 2003 BY THE Planning Commission

Barbara J. Stokes  
VICE CHAIRPERSON

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.

JAN 5, 2004  
Kent L. Jones  
ENGINEER

ACKNOWLEDGMENT

STATE OF Utah  
COUNTY OF Box Elder

ON THE 21st DAY OF January, 2004, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF Utah, IN SAID STATE OF Utah, THE SIGNERS OF THE ATTACHED OWNER'S DEDICATION, IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES 5/1/2005  
Notary Public

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 SUB-DIVIDED INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT: NORTH FORTY SUBDIVISION - 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 HERETO SET OUR SIGNATURES THIS 7th DAY OF January, A.D. 2004

Scott Mitchell - Owners  
Scott Mitchell - President  
Scott Mitchell - Notary  
Exp. 5/7/05

COUNTY RECORDER'S No. 195337

STATE OF UTAH, COUNTY OF BOX ELDER, RECORDED AND FILED AT THE REQUEST OF BRIGHAM CITY

DATE JAN 8 2004 TIME 10:22 AM FEE 0.00

ABSTRACTED NORTH FORTY SUBD. NO. 1 LOTS 1-R thru 36-R BRIGHAM CITY SURVEY - SEC. 12-3-2

J. Ann Adams  
COUNTY RECORDER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 1st DAY OF JAN A.D. 2004

J.R. Howe  
ATTORNEY

COUNCIL APPROVAL AND ACCEPTANCE

PRESENTED TO THE City of Brigham Council THIS 18th DAY OF December, A.D. 2003, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. (WITH CONDITIONS)

Mayor  
Attest:

CORPORATE ACKNOWLEDGMENT

STATE OF Utah  
COUNTY OF Box Elder

ON THE 21st DAY OF January, 2004, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF Utah, IN SAID STATE OF Utah, AND AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT Scott Mitchell, President of SAID CORPORATION AND THAT he SIGNED THE OWNER'S DEDICATION FREELY, VOLUNTARILY AND IN BEHALF OF SAID CORPORATION AND FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES 5/1/2005  
Notary Public

ENTRY NO. 195337