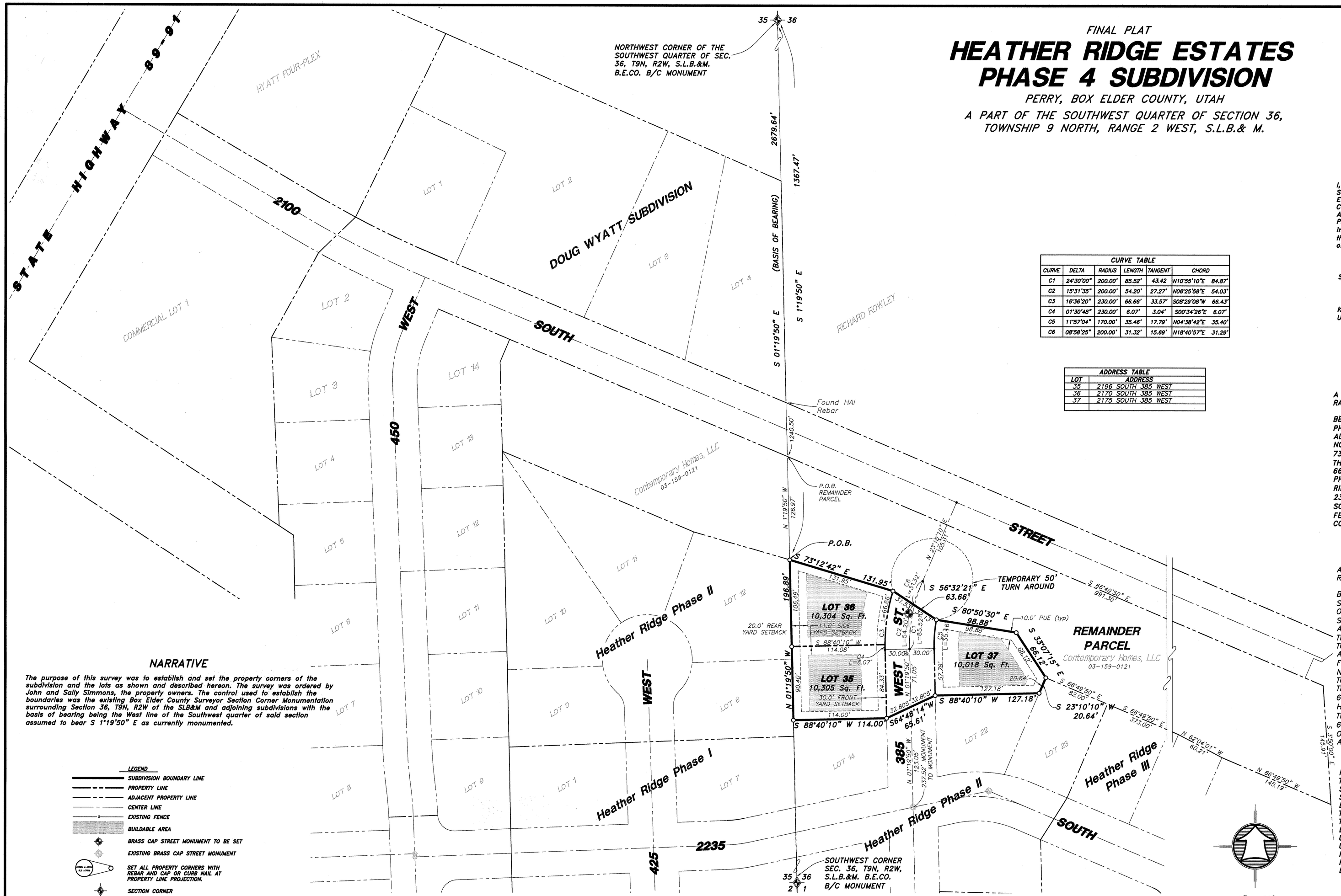
Entry No. 338363 B: 1234 P: 1774
SUBDIVISION PLAT 07/30/2014 10:30:07 AM Page: 1 of 1
FEE $33.00 BY PERRY CITY
Chad Montgomery, Box Elder County Recorder



FINAL PLAT

HEATHER RIDGE ESTATES PHASE 4 SUBDIVISION

PERRY, BOX ELDER COUNTY, UTAH

A PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 9 NORTH, RANGE 2 WEST, S.L.B.& M.

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C1	24°30'00"	200.00'	85.52'	43.42	N10°55'10"E 84.87'
C2	15°31'35"	200.00'	54.20'	27.27'	N06°25'58"E 54.03'
C3	16°36'20"	230.00'	66.66'	33.57'	S08°29'08"W 66.43'
C4	01°30'48"	230.00'	6.07'	3.04'	S00°34'26"E 6.07'
C5	11°57'04"	170.00'	35.46'	17.79'	N04°38'42"E 35.40'
C6	08°58'25"	200.00'	31.32'	15.69'	N18°40'57"E 31.29'

ADDRESS TABLE	
LOT	ADDRESS
35	2196 SOUTH 385 WEST
36	2170 SOUTH 385 WEST
37	2175 SOUTH 385 WEST

SURVEYOR'S CERTIFICATE

I, k. Greg Hansen, 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 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 Placed Monuments as Represented on this Plat, and have Hereby Subdivided said Tract Into Three (3) Lots, known Hereafter as Heather Ridge Estates Phase 4 Subdivision and that the same has been Surveyed and Monuments have been Located and/or Placed on the Ground as Represented on the Plat Hereon.

Signed this 15TH day of July, 2014.

K. Greg Hansen P.L.S.
Utah Land Surveyor Licence No. 167819

PROFESSIONAL LAND SURVEYOR 167819 K. GREG HANSEN STATE OF UTAH

BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 9 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE NORTHEAST CORNER OF LOT 12 HEATHER RIDGE ESTATES PHASE II, SAID POINT BEING LOCATED SOUTH 01°19'50" EAST 1367.47 FEET ALONG THE WEST SECTION LINE OF SAID SOUTHWEST QUARTER FROM THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; RUNNING THENCE SOUTH 73°12'42" EAST 131.95 FEET; THENCE SOUTH 56°32'21" EAST 63.66 FEET; THENCE SOUTH 80°50'30" EAST 98.88 FEET; THENCE SOUTH 33°07'15" EAST 66.12 FEET TO THE NORTHWEST CORNER OF LOT 23 HEATHER RIDGE ESTATES PHASE II SUBDIVISION; THENCE ALONG THE BOUNDARY LINE OF SAID HEATHER RIDGE ESTATES PHASE II THE FOLLOWING FIVE (5) COURSES; (1) SOUTH 23°10'10" WEST 20.64 FEET; (2) SOUTH 88°40'10" WEST 127.18 FEET; (3) SOUTH 64°48'14" WEST 65.61 FEET; (4) SOUTH 88°40'10" WEST 114.00 FEET; (5) NORTH 01°19'50" WEST 196.89 FEET TO THE POINT OF BEGINNING. CONTAINING 0.876 ACRES AND 3 LOTS.

REMAINDER PARCEL DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 9 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 2100 SOUTH STREET LOCATED SOUTH 01°19'50" EAST 1240.50 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER FROM THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; RUNNING THENCE SOUTH 66°49'50" EAST 991.30 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO GRANTORS EAST BOUNDARY LINE; THENCE SOUTH 03°50'00" EAST 145.91 FEET ALONG SAID EAST BOUNDARY LINE TO THE NORTHEAST CORNER OF HEATHER RIDGE ESTATES PHASE 3; THENCE ALONG THE NORTH BOUNDARY LINE OF HEATHER RIDGE ESTATES PHASE 3 THE FOLLOWING THREE (3) COURSES; (1) NORTH 66°49'50" WEST 145.19 FEET; (2) NORTH 62°04'01" WEST 60.21 FEET; AND NORTH 66°49'50" WEST 373.00 FEET TO THE NORTHWEST CORNER OF SAID HEATHER RIDGE ESTATES PHASE 3 AND THE NORTHEAST CORNER OF HEATHER RIDGE ESTATES PHASE 2; THENCE NORTH 66°49'50" WEST 82.00 FEET TO THE NORTHWEST CORNER OF LOT 23 OF SAID HEATHER RIDGE ESTATES PHASE 2; THENCE NORTH 33°07'15" WEST 66.12 FEET; THENCE NORTH 80°50'30" WEST 98.88 FEET; THENCE NORTH 56°32'21" WEST 63.66 FEET; THENCE NORTH 73°12'42" WEST 131.95 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 01°19'50" WEST 126.97 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING. CONTAINING 2.72 ACRES.

NARRATIVE

The purpose of this survey was to establish and set the property corners of the subdivision and the lots as shown and described hereon. The survey was ordered by John and Sally Simmons, the property owners. The control used to establish the boundaries was the existing Box Elder County Surveyor Section Corner Monumentation surrounding Section 36, T9N, R2W of the SLB&M and adjoining subdivisions with the basis of bearing being the West line of the Southwest quarter of said section assumed to bear S 1°19'50" E as currently monumented.

LEGEND

- SUBDIVISION BOUNDARY LINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- EXISTING FENCE
- BUILDABLE AREA
- BRASS CAP STREET MONUMENT TO BE SET
- EXISTING BRASS CAP STREET MONUMENT
- SET 5/8" x 24" REBAR AND CAP ON PROPERTY LINE
- SET ALL PROPERTY CORNERS WITH REBAR AND CAP OR CURB NAIL AT PROPERTY LINE PROJECTION.
- SECTION CORNER

NOTE:

1 - P.U.E. = Public Utility and Drainage Easement. All P.U.E.'s are ten feet in width unless otherwise specified.

2 - Rebar and cap set on all back lot corners with curb nails set in top back of curb and gutter on all side yard projections.

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 INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT HEATHER RIDGE ESTATES PHASE 4 SUBDIVISION AND HEREBY DEDICATE, GRANT AND CONVEY TO PERRY 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 DEDICATE TO PERRY 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 AND PRIVATE UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY PERRY CITY IN WITNESS WE HAVE HEREUNTO SET OUR SIGNATURE THIS 22 DAY OF July, 2014.

John E. Simmons
Contemporary Homes LLC

PLANNING COMMISSION APPROVAL

APPROVED THIS 3 DAY OF October A.D., 2013 BY THE Perry City PLANNING COMMISSION.

CHAIRMAN

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 THIS OFFICE.

JULY 25, 2014
DATE

ENGINEER

CORPORATE ACKNOWLEDGMENT

SUSAN K OBRAY
NOTARY PUBLIC • STATE of UTAH
COMMISSION NO. 655815
COMM. EXP. 05-25-2016

STATE OF Utah
COUNTY OF Box Elder

ON THIS 22 DAY OF July, 2014, PERSONALLY APPEARED BEFORE ME, John E. Simmons THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, AND AFTER BEING DULY SWORN ACKNOWLEDGED TO ME THAT JOHN E. SIMMONS OF SAID CORPORATION AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY, VOLUNTARILY AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSE THEREIN MENTIONED.

Susan K. Obray
NOTARY PUBLIC

MY COMMISSION EXPIRES May 25, 2016

RESIDING IN Box Elder COUNTY, UTAH.

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 29th DAY OF July, A.D., 2014

Malene H. Molgard
ATTORNEY

APPROVAL AND ACCEPTANCE

PRESENTED TO THE PERRY CITY COUNCIL THIS _____ DAY OF _____ A.D., 2014 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTEST: Susan K. Obray
RECORDER

MAYOR

ENTRY NO. 338363
SUBDIVISION PLAT
07/30/2014 10:30:07 AM B: 1234 P: 1774
FEE $33.00 BY PERRY CITY
Chad Montgomery, Box Elder County Recorder

COUNTY RECORDER'S NO. 338363

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

DATE 7-30-2014 TIME 10:30 AM FEE $33.00

ABSTRACTED BK 1234 PG 1774

INDEX_____

FILED IN: ____ FILE OF PLATS

COUNTY RECORDER

DEVELOPER:
John & Sally Simmons
(801) 776-8105

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.hales.net
Brigham City (435) 723-3491 Ogden (801) 399-4905 Logan (435) 752-8272

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