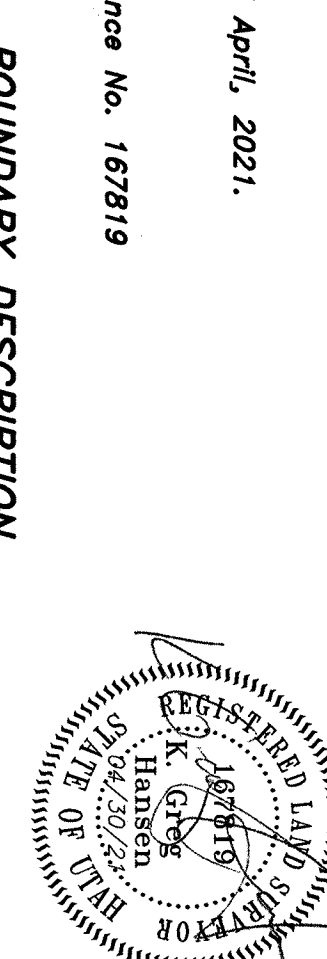


Bailey V Properties Subdivision

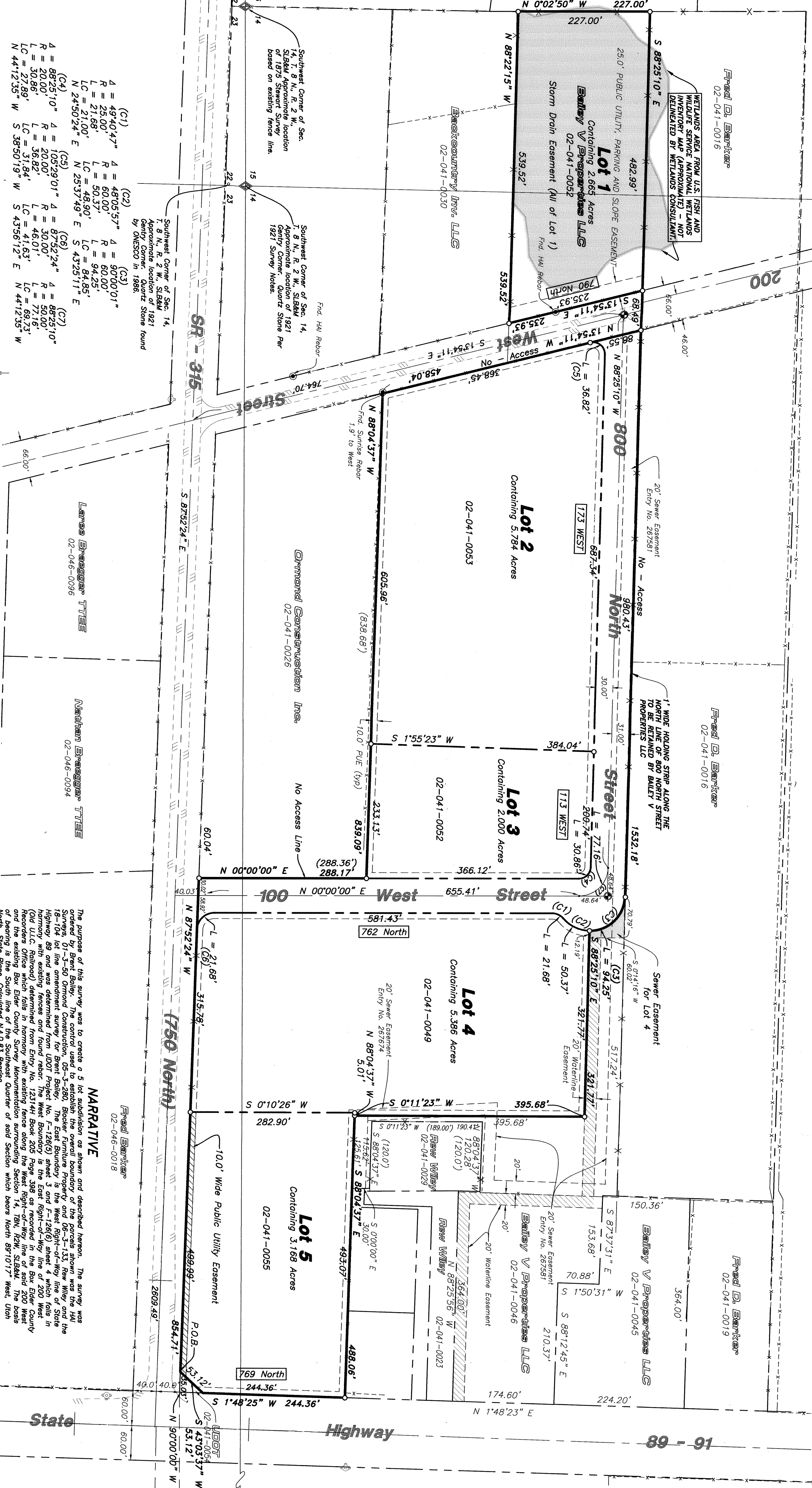
Willard City, Box Elder County, Utah
A Part of the Southwest Quarter of Section 14 and
A Part of the Northwest Quarter of Section 23,
Township 8 North, Range 2 West, S.L.B.&M.

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 59, Chapter 22, Professional Engineers and Land Surveyors Act; and I have completed a Survey of the Property Described on 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 Herby Subdivided said Tract into 5 Lots, know Hereafter as Bailey V Properties Subdivision in Willard City, Box Elder County, Utah, and has been Correctly Drawn to Subdivision Scale and is True and Correct Representation of the Herein Described Lands included in said Subdivision, based upon Data Compiled from Records in the Box Elder County Recorder's Office and from said Survey made by me on the Ground.
Signed this 30th day of April, 2021.
K. Greg Hansen P.L.S.
Utah Land Surveyor License No. 167819



BOUNDARY DESCRIPTION
A PART OF THE SOUTHWEST QUARTER OF SECTION 14 AND A PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.
BEGINNING AT THE SOUTHWEST CORNER OF UDOT PROPERTY, TAX ID NO. 02-041-0054 BEING THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 315 (DEDAILED 104.07 FEET SOUTH 00°00'00" EAST AND 289.84 FEET NORTH 90°00'00" WEST AND 35.03 FEET NORTH 87°52'24" WEST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 14, (BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14 WHICH BEARS NORTH 89°10'17" WEST);
RUNNING THENCE NORTH 87°52'24" WEST 884.71 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF ORMOND CONSTRUCTION, INC. PROPERTY, TAX ID NO. 02-041-0026; THENCE ALONG THE BOUNDARY LINE OF SAID ORMOND CONSTRUCTION, INC. (2888.58 FEET BY RECORD); AND (2) NORTH 88°04'37" WEST 839.08 FEET (838.68 FEET BY RECORD) TO THE EASTERN RIGHT-OF-WAY LINE OF 200 WEST STREET, THENCE ALONG SAID EASTERN RIGHT-OF-WAY LINE NORTH 1°34'11" WEST 458.04 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF FRED D. BARKER PROPERTY, TAX ID NO. 02-041-0016; THENCE ALONG SAID LINE OF SAID 200 WEST STREET THENCE ALONG SAID WESTERN RIGHT-OF-WAY LINE OF SAID 200 WEST STREET THENCE ALONG SAID WESTERN RIGHT-OF-WAY LINE SOUTH 1°34'11" EAST 235.93 FEET TO THE NORTHEAST CORNER OF THE BACKCOUNTRY INVESTMENTS LLC PROPERTY, TAX ID NO. 02-041-0030; THENCE NORTH 88°22'15" WEST 539.52 FEET TO THE NORTHWEST CORNER OF SAID BACKCOUNTRY PARCELTENT BEING A POINT IN AN EXISTING FENCE LINE ACCEPTED AS BEING THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 00°20'50" WEST 227.00 FEET ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF SAID BACKCOUNTRY PARCELTENT; THENCE ALONG SAID WEST LINE TO SAID BARKER PROPERTY SOUTH 88°25'10" EAST 152.18 FEET; THENCE TO THE RIGHT ALONG THE ARC OF A 60.00 FOOT RADIUS CURVE, A DISTANCE OF 94.23 FEET, CHORD BEARS SOUTH 43°25'11" EAST 84.85 FEET, HAVING A CENTRAL ANGLE OF 90°00'01"; THENCE SOUTH 88°25'10" EAST 317.17 FEET; EAST 84.85 FEET; WEST 395.68 FEET TO AN EXISTING STATE ROAD 891 LINE; THENCE NORTH 1°48'23" EAST 488.06 FEET TO THE WEST LINE OF SAID 100 WEST STREET; THENCE SOUTH 89°10'17" WEST 53.12 FEET TO THE POINT OF BEGINNING. CONTAINING 21.393 ACRES.

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACTS OF LAND AND LYING OUTSIDE THE SAID SUBDIVISION INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT BAILEY V SUBDIVISION AND HEREBY DEDICATE, GRANT AND CONVEY TO WILLARD CITY, BOX ELDER COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS AND CONVEY TO WILLARD CITY THOSE CERTAIN STRIPS DESIGNATED AS PUBLIC UTILITY EASEMENTS FOR PUBLIC UTILITIES, IRRIGATION AND DRAINAGE PURPOSES AS SHOWN HEREON. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, IRRIGATION AND DRAINAGE DEDICATED TO SAID CITY AND THE SERVICE LINES BY SAID CITY. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF STORM DRAINAGE SYSTEMS FOR STORM DRAIN PURPOSES. BEING THE PERMITS OWNERS OF PARCELS #02-041-0046 AND #02-041-0045 (NORTH OF LOT 4) WE HEREBY ALSO DEDICATE A SEWER EASEMENT FOR LOT 4 FOR SEWER PURPOSES, AND HEREBY ALSO DEDICATE A WATERLINE EASEMENT FOR PARCEL #02-041-0045 (NORTH OF PARCEL #02-041-0046) AND WILLARD CITY FOR AN INTERCONNECTION FOR WILLARD CITY WATER SYSTEM FOR CULINARY WATER PURPOSES. WE HEREBY DECLARE THE PLAT NOTES HEREON TO BE EFFECTIVE AND BINDING.
IN WITNESS WE HAVE HERETO SET OUR SIGNATURES THIS _____ DAY OF _____ 2021.
Brent Bailey
Bailey V Properties, LLC by BRENT BAILEY
Mary Neff
HOT IRON COMMERCIAL LLC BY MARY NEFF
Mary Neff
HOT IRON STORAGE LLC BY MARY NEFF
Mary Neff
Willard Backstop Development LLC by Mary Neff
Mary Neff
WILLARD PEAK RV CAMPGROUND LLC BY MARY NEFF
Mary Neff
COUNTY RECORDER'S NO. 1434793
State of Utah, County of Box Elder, Recorded and Filed of the Request of Brent Bailey
Date 4/17/21 Time 3:33 pm Fee \$ 60.00
Abstracted BE 1477 pg 1331
Index _____ Filed In _____ File of Plats _____
Notary Public _____ County Recorder _____



APPROVAL AND ACCEPTANCE
PRESENTED TO THE BOARD THIS 5th DAY OF June A.D. 2021
AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
[Signature]
RECORDER
[Signature]
APPROVAL AS TO FORM
[Signature]
MAY 10 2021
APPROVED AS TO FORM THIS 10th DAY OF June A.D. 2021
[Signature]
ATTORNEY

CORPORATE ACKNOWLEDGMENT
NOTES:
1. All Public Utility Easements (RULE) are 10.00 feet wide unless noted otherwise.
2. Right and Cap will be set on all back.
3. Right and Cap will be set in the top back ebb on property line projections for each Lot.
3. Site Specific Geo-technical Report Required upon Lot Development.
4. The "No Access Road" on the north side of 800 North Street and the west side of Ormond Construction Property, Tax ID 02-041-0025 are temporary and can be removed at such time the adjoining property owner pays 50% of the improvement cost of the adjoining street which fronts their property.
5. Prior to any building on Lot 1, it will be required that a wetland delineation, mitigation of both wetland and storm water and an extensive geo-technical study is performed.
6. Each Lot is responsible for its own Storm Water Detention Storage.
7. If the wetlands are removed or mitigated for any purpose, a detention basin with the capacity to handle the roadway drainage and discharge from all developed lots is required.

CORPORATE ACKNOWLEDGMENT
State of Utah
County of Box Elder
On the 7th day of May 2021, Mary Neff, personally appeared before me, the undersigned notary public in and for said state and county, and county, being duly sworn, acknowledged to me that for and behalf of Hot Iron Commercial LLC, Hot Iron Storage LLC and Willard Peak RV Camground LLC he signed the above owner's dedication, who duly acknowledged to me that he signed it freely and voluntarily and for the uses and purposes therein mentioned.

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 THE WILLARD CITY OFFICE.
[Signature]
ENGINEER
DATE 5/20/2021

APPROVAL AS TO FORM
[Signature]
MAY 10 2021
APPROVED AS TO FORM THIS 10th DAY OF June A.D. 2021
[Signature]
ATTORNEY

CORPORATE ACKNOWLEDGMENT
NOTARY PUBLIC
[Signature]
Notary Public

CORPORATE ACKNOWLEDGMENT
State of Utah
County of Box Elder
On the 7th day of May 2021, Mary Neff, personally appeared before me, the undersigned notary public in and for said state and county, and county, being duly sworn, acknowledged to me that for and behalf of Hot Iron Commercial LLC, Hot Iron Storage LLC and Willard Peak RV Camground LLC he signed the above owner's dedication, who duly acknowledged to me that he signed it freely and voluntarily and for the uses and purposes therein mentioned.

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.hautes.net
Brigham City (801) 589-4805 (435) 732-8272
HAI
18-104-18-104 (p. 111819.dwg 04/30/2021)

PLANNING COMMISSION APPROVAL
APPROVED THIS 8 DAY OF June A.D. 2021 BY THE WILLARD CITY PLANNING COMMISSION.
[Signature]
PLANNING CHAIRMAN

SUZANNE POOLE
NOTARY PUBLIC - STATE OF UTAH
COMMISSION NO. 28429
[Signature]
Notary Public

HEIDI BOURGHOINE
NOTARY PUBLIC - STATE OF UTAH
COMMISSION NO. 111871
[Signature]
Notary Public