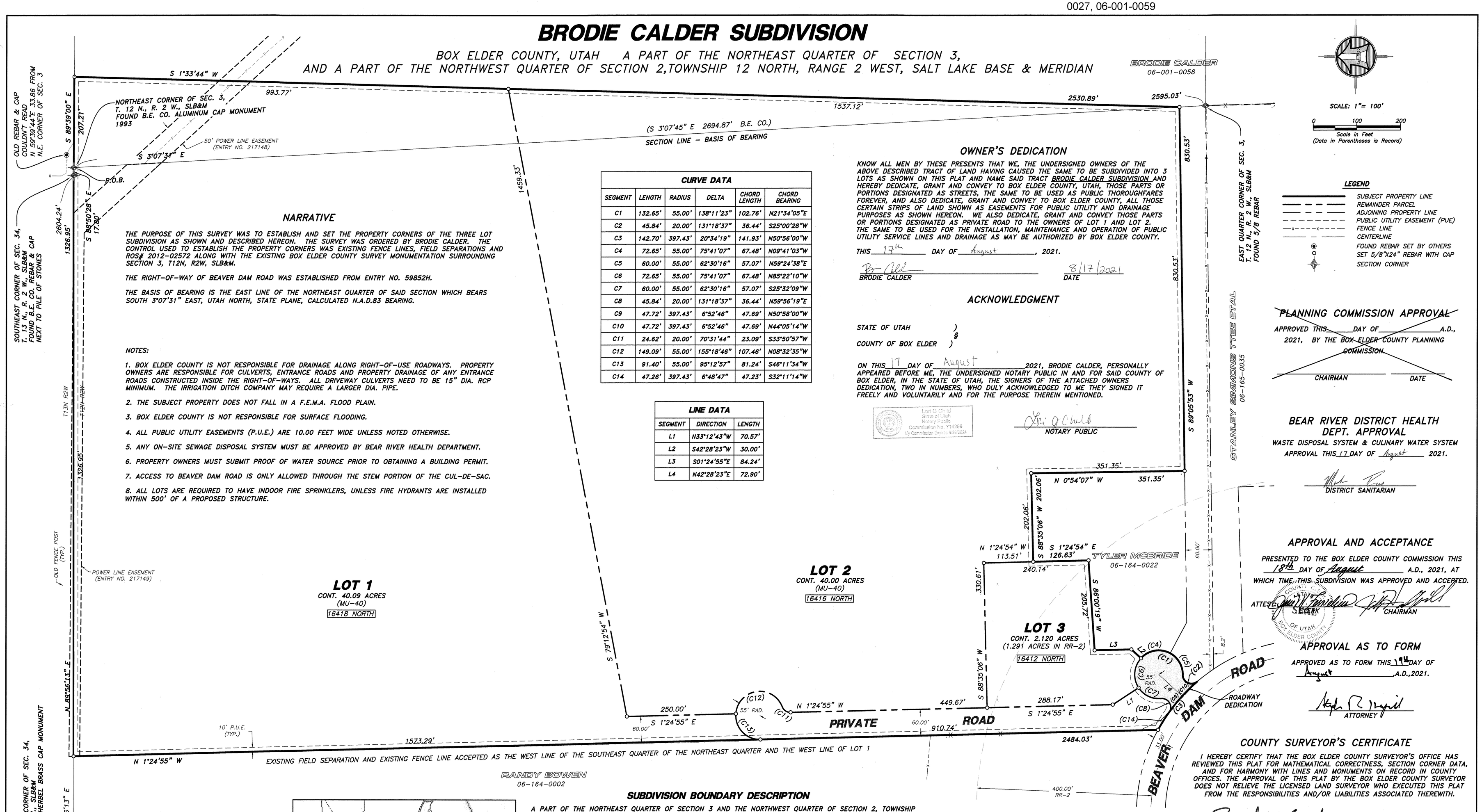
Entry No. 438657 B: 1488 P: 0442
SUBDIVISION PLAT 08/23/2021 09:42:56 AM Page: 1 of 1
FEE $ .00 By BOX ELDER COUNTY
Chad Montgomery, Box Elder County Recorder

BRODIE CALDER SUBDIVISION

BOX ELDER COUNTY, UTAH A PART OF THE NORTHEAST QUARTER OF SECTION 3,
AND A PART OF THE NORTHWEST QUARTER OF SECTION 2,TOWNSHIP 12 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN



NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE THREE LOT SUBDIVISION AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY BRODIE CALDER. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS EXISTING FENCE LINES, FIELD SEPARATIONS AND ROS# 2012-02572 ALONG WITH THE EXISTING BOX ELDER COUNTY SURVEY MONUMENTATION SURROUNDING SECTION 3, T12N, R2W, SLB&M.

THE RIGHT-OF-WAY OF BEAVER DAM ROAD WAS ESTABLISHED FROM ENTRY NO. 59852H.

THE BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION WHICH BEARS SOUTH 3°07'31" EAST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING.

NOTES:

1. BOX ELDER COUNTY IS NOT RESPONSIBLE FOR DRAINAGE ALONG RIGHT-OF-USE ROADWAYS. PROPERTY OWNERS ARE RESPONSIBLE FOR CULVERTS, ENTRANCE ROADS AND PROPERTY DRAINAGE OF ANY ENTRANCE ROADS CONSTRUCTED INSIDE THE RIGHT-OF-WAYS. ALL DRIVEWAY CULVERTS NEED TO BE 15" DIA. RCP MINIMUM. THE IRRIGATION DITCH COMPANY MAY REQUIRE A LARGER DIA. PIPE.
2. THE SUBJECT PROPERTY DOES NOT FALL IN A F.E.M.A. FLOOD PLAIN.
3. BOX ELDER COUNTY IS NOT RESPONSIBLE FOR SURFACE FLOODING.
4. ALL PUBLIC UTILITY EASEMENTS (P.U.E.) ARE 10.00 FEET WIDE UNLESS NOTED OTHERWISE.
5. ANY ON-SITE SEWAGE DISPOSAL SYSTEM MUST BE APPROVED BY BEAR RIVER HEALTH DEPARTMENT.
6. PROPERTY OWNERS MUST SUBMIT PROOF OF WATER SOURCE PRIOR TO OBTAINING A BUILDING PERMIT.
7. ACCESS TO BEAVER DAM ROAD IS ONLY ALLOWED THROUGH THE STEM PORTION OF THE CUL-DE-SAC.
8. ALL LOTS ARE REQUIRED TO HAVE INDOOR FIRE SPRINKLERS, UNLESS FIRE HYDRANTS ARE INSTALLED WITHIN 500' OF A PROPOSED STRUCTURE.

CURVE DATA

SEGMENT	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	132.65'	55.00'	138°11'23"	102.76'	N21°34'05"E
C2	45.84'	20.00'	131°18'37"	36.44'	S25°00'28"W
C3	142.70'	397.43'	20°34'19"	141.93'	N50°56'00"W
C4	72.65'	55.00'	75°41'07"	67.48'	N09°41'03"W
C5	60.00'	55.00'	62°30'16"	57.07'	N59°24'38"E
C6	72.65'	55.00'	75°41'07"	67.48'	N85°22'10"W
C7	60.00'	55.00'	62°30'16"	57.07'	S25°32'09"W
C8	45.84'	20.00'	131°18'37"	36.44'	N59°56'19"E
C9	47.72'	397.43'	6°52'46"	47.69'	N50°58'00"W
C10	47.72'	397.43'	6°52'46"	47.69'	N44°05'14"W
C11	24.62'	20.00'	70°31'44"	23.09'	S33°50'57"W
C12	149.09'	55.00'	155°18'46"	107.46'	N08°32'35"W
C13	91.40'	55.00'	95°12'57"	81.24'	S46°11'34"W
C14	47.26'	397.43'	6°48'47"	47.23'	S32°11'14"W

LINE DATA

SEGMENT	DIRECTION	LENGTH
L1	N33°12'43"W	70.57'
L2	S42°28'23"W	30.00'
L3	S01°24'55"E	84.24'
L4	N42°28'23"E	72.90'

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 3 LOTS AS SHOWN ON THIS PLAT AND NAME SAID TRACT BRODIE CALDER SUBDIVISION AND HEREBY DEDICATE, GRANT AND CONVEY TO BOX ELDER COUNTY, UTAH, THOSE PARTS OR PORTIONS DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE, GRANT AND CONVEY TO BOX ELDER COUNTY, ALL THOSE CERTAIN STRIPS OF LAND SHOWN AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON. WE ALSO DEDICATE, GRANT AND CONVEY THOSE PARTS OR PORTIONS DESIGNATED AS PRIVATE ROAD TO THE OWNERS OF LOT 1 AND LOT 2. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY BOX ELDER COUNTY.

THIS 17th DAY OF August, 2021.

BRODIE CALDER — DATE 8/17/2021

ACKNOWLEDGMENT

STATE OF UTAH)
§
COUNTY OF BOX ELDER)

ON THIS 17 DAY OF August 2021, BRODIE CALDER, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF BOX ELDER, IN THE STATE OF UTAH, THE SIGNERS OF THE ATTACHED OWNERS DEDICATION, TWO IN NUMBERS, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

Lori G Child
State of Utah
Notary Public
Commission No. 714299
My Commission Expires 6/25/2024

NOTARY PUBLIC

LEGEND

- SUBJECT PROPERTY LINE
- REMAINDER PARCEL
- ADJOINING PROPERTY LINE
- PUBLIC UTILITY EASEMENT (PUE)
- FENCE LINE
- CENTERLINE
- FOUND REBAR SET BY OTHERS
- SET 5/8"X24" REBAR WITH CAP
- SECTION CORNER

PLANNING COMMISSION APPROVAL

APPROVED THIS ____ DAY OF ____ A.D., 2021, BY THE BOX ELDER COUNTY PLANNING COMMISSION.

CHAIRMAN — DATE

BEAR RIVER DISTRICT HEALTH DEPT. APPROVAL

WASTE DISPOSAL SYSTEM & CULINARY WATER SYSTEM APPROVAL THIS 17 DAY OF August 2021.

DISTRICT SANITARIAN

APPROVAL AND ACCEPTANCE

PRESENTED TO THE BOX ELDER COUNTY COMMISSION THIS 18th DAY OF August A.D., 2021, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTEST: CLERK — CHAIRMAN

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 19th DAY OF August, A.D.,2021.

ATTORNEY

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOX ELDER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE BOX ELDER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

COUNTY SURVEYOR — DATE 8/17/2021

SUBDIVISION BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 3 AND THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 12 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 3 AND RUNNING THENCE SOUTH 89°39'00" EAST 207.21 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 01°33'44" WEST 2530.89 FEET; THENCE SOUTH 89°05'53" WEST 830.53 FEET; THENCE NORTH 00°54'07" WEST 351.35 FEET; THENCE SOUTH 88°35'06" WEST 202.06 FEET; THENCE SOUTH 01°24'54" EAST 126.63 FEET; THENCE SOUTH 86°00'19" WEST 205.72 FEET; THENCE SOUTH 01°24'55" EAST 84.24 FEET; THENCE SOUTH 42°28'23" WEST 30.00 FEET; THENCE SOUTHERLY ON A NON-TANGENT CURVE TO THE RIGHT ALONG THE ARC OF A 55.00 FOOT RADIUS CURVE, A DISTANCE OF 132.65 FEET, CHORD BEARS SOUTH 21°34'05" WEST 102.76 FEET, HAVING A CENTRAL ANGLE OF 138°11'23"; THENCE IN A SOUTHWESTERLY DIRECTION WITH A REVERSE TANGENT CURVE TO THE LEFT OF A 20.00 FOOT RADIUS CURVE, A DISTANCE OF 45.84 FEET, CHORD BEARS SOUTH 25°00'28" WEST 36.44 FEET, HAVING A CENTRAL ANGLE OF 131°18'37" TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF BEAVER DAM ROAD; THENCE IN A NORTHWESTERLY DIRECTION ON A NON-TANGENT CURVE TO THE LEFT ALONG THE ARC OF A 397.43 FOOT RADIUS CURVE, A DISTANCE OF 142.70 FEET, CHORD BEARS NORTH 50°56'00" WEST 141.93, HAVING A CENTRAL ANGLE OF 20°34'19" ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE TO THE SOUTHERLY PROJECTION OF AN EXISTING FIELD SEPARATION AND THE SOUTHERLY PROJECTION OF AN EXISTING FENCE LINE ACCEPTED AS THE WEST LINE OF LOT 1, OF SAID SECTION 3 AND THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 3; THENCE NORTH 01°24'55" WEST 2484.03 FEET ALONG SAID EXISTING FENCE LINE AND THEN SAID EXISTING FIELD SEPARATION TO THE NORTHWEST CORNER OF SAID LOT 1, BEING A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE ALONG SAID NORTH LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 89°56'13" EAST 1326.95 FEET TO THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 13 NORTH, RANGE 2 WEST, BEING A BOX ELDER COUNTY REBAR AND CAP; AND (2) SOUTH 88°50'28" EAST 17.80 FEET TO THE POINT OF BEGINNING. CONTAINING 83.95 ACRES.

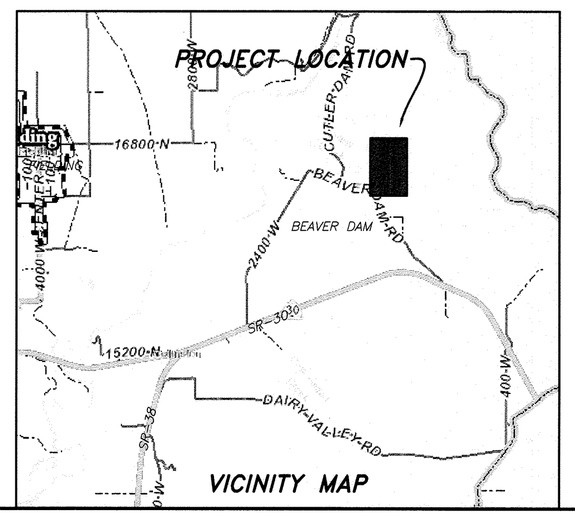
SURVEYOR'S CERTIFICATE

I, ROGER C. SLADE, 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 PROFESSIONAL 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 HEREBY SUBDIVIDED SAID TRACT INTO THREE (3) LOTS, KNOWN HEREAFTER AS BRODIE CALDER 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 17TH DAY OF AUGUST, 2021.

ROGER C. SLADE, P.L.S.
UTAH LAND SURVEYOR LICENCE NO. 11386802

PROFESSIONAL LAND SURVEYOR 11386802 Roger C. Slade 8/17/21 STATE OF UTAH



VICINITY MAP

DEVELOPER:
BRODIE CALDER
4542 WEST 14800 NORTH
GARLAND, UTAH 84312
801-710-2602

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21-3-25 21-3-25v19 Subdv.dwg 04/29/2021 RS

COUNTY RECORDER'S NO. 438657

STATE OF UTAH, COUNTY OF BOX ELDER, RECORDED AND FILED AT THE REQUEST OF Brodie Calder
DATE 8-23-21 TIME 9:42 AM FEE $56.00
ABSTRACTED BK 1488 Pg 442
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FILED IN: ____ FILE OF PLATS

COUNTY RECORDER