

DEER RUN AT WILLARD BAY PHASE 1 PART 3 AMENDED

AMENDING DEER RUN AT WILLARD BAY PHASE 1 PART 3 SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26,
TOWNSHIP 8 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
WILLARD CITY, BOX ELDER COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, KAREN F. WHITE, do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 191326 as prescribed under laws of the State of Utah. I further certify that by 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 of land into lots and streets, hereafter to be known as DEER RUN AT WILLARD BAY PHASE 1 PART 3 AMENDED, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

Beginning at a point South 88°58'41" East 631.16 feet along the Section Line and North 5.21 feet from the Southwest Corner of Section 26, Township 8 North, Range 2 West, Salt Lake Base and Meridian; and running
thence North 17°24'26" West 648.90 feet;
thence Northeastly 274.26 feet along the arc of a 145.00 foot radius curve to the right (center bears North 72°34'34" East and the chord bears North 36°48'41" East 235.16 feet with a central angle of 108°22'14");
thence South 89°02'12" East 411.49 feet;
thence Southeastly 2.47 feet along the arc of a 93.00 foot radius curve to the left (center bears North 58°26'47" East and the chord bears South 32°18'56" East 2.47 feet with a central angle of 01°13'26");
thence Southwesterly 16.37 feet along the arc of a 30.00 foot radius curve to the right (center bears South 58°55'21" West and the chord bears South 17°25'50" East 16.10 feet with a central angle of 31°15'29");
thence South 01°48'13" East 700.56 feet;
thence North 88°57'47" West 389.45 feet to the point of beginning.

Contains 397,091 Square Feet or 9.116 Acres and 52 Lots

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	500.00	136.02	15°35'12"	S80°23'10"W	135.60'
C2	55.00	104.03	108°22'14"	S38°46'41"W	89.20'
C3	20.00	30.44	87°12'59"	N44°34'17"E	27.59'
C4	20.00	32.39	92°47'01"	N44°34'17"E	28.96'
C5	30.00	37.51	71°37'46"	S53°13'19"E	35.11'
C6	30.00	11.96	22°50'07"	S79°32'44"W	11.88'
C7	50.00	100.06	114°39'21"	S54°32'39"E	84.18'
C8	30.00	10.57	20°11'27"	N7°18'42"W	10.52'
C9	15.00	23.98	91°36'16"	S28°23'42"W	21.51'
C10	475.00	115.92	13°58'57"	S81°11'18"W	115.63'
C11	15.00	23.56	90°00'00"	N46°49'13"W	21.21'
C12	15.00	23.56	90°00'00"	N43°10'47"E	21.21'
C13	525.00	130.30	14°13'12"	S81°04'10"W	129.96'
C14	15.00	23.20	88°38'00"	S61°43'20"E	20.96'
C15	30.00	56.74	108°22'14"	S38°46'41"W	48.65'
C16	30.00	5.47	10°26'48"	N22°37'49"W	5.46'
C17	50.00	114.85	131°36'17"	S37°56'57"W	91.21'
C18	30.00	6.70	12°47'17"	S82°38'34"E	6.68'
C19	20.00	32.39	92°47'01"	N44°34'17"E	28.96'
C20	20.00	30.44	87°12'59"	N45°25'43"W	27.59'
C21	145.00	63.52	25°06'04"	S78°24'46"W	63.02'
C22	145.00	25.10	9°55'10"	S60°54'09"W	25.07'
C23	145.00	185.63	73°21'00"	S19°16'04"W	173.21'

OWNER'S DEDICATION
Know all men by these presents that I, we, the undersigned owner(s) of the herein described tract of land, hereby set apart and subdivide the same into lots and street as shown on this plat and said plat
DEER RUN AT WILLARD BAY PHASE 1 PART 3 AMENDED
and hereby dedicate, grant, and convey to Willard City, Box Elder County, Utah all those parts or portions of said tract of land to be used as public thoroughfares forever, and also dedicate, grant, 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 and granted allowances as may be authorized by Willard City.
In witness we hereunto set our hand (s) this 25 day of August, A.D. 2022

By: Kirk Young
LAND MARKETING, INC.

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH, County of Salt Lake, J.S.S.,
On the 25 day of August, A.D. 2022, personally appeared before me Kirk Young, Notary Public, the undersigned instrument, who duly acknowledged to me that he/she is a Land Marketing, Inc., a Utah Corporation, and is authorized to execute the foregoing Agreement in his behalf and that he/she executed it in this capacity.
MY COMMISSION EXPIRES: 07-02-2025
Russ Adams
NOTARY PUBLIC, RESIDING IN Salt Lake, COUNTY OF Salt Lake, STATE OF UTAH.
RUTH LARSEN
NOTARY PUBLIC, STATE OF UTAH
COMMISSION 716657
COMM. EXP. 07-02-2025

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH, County of Salt Lake, J.S.S.,
On the _____ day of _____, A.D. 20____, personally appeared before me _____, the signer of the foregoing instrument, who duly acknowledged to me that he/she is a _____, of _____, the undersigned instrument, who duly acknowledged to me that he/she executed it in this capacity.
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC, RESIDING IN _____, COUNTY OF _____.

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TOWNSHIP 8 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
WILLARD CITY, BOX ELDER COUNTY, UTAH

RECORDED # 456968 Sheet 1 of 2

STATE OF UTAH, County of Box Elder, RECORDED AND FILED IN THE
REQUEST OF: Land Marketing, Inc.
DATE: 9/28/2022 TIME: 11:36 am BOOK: 1538 PAGE: 208
2204.00 FEES
BOX ELDER COUNTY RECORDER

ROCKY MOUNTAIN POWER NOTES:
1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-8(3)(4)(C)(V) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
2.1. A RECORDED EASEMENT OR RIGHT-OF-WAY
2.2. THE LAW APPLICABLE TO PREScriptive RIGHTS
2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
2.4. ANY OTHER PROVISION OF LAW.

NOTES:
1. BASEMENTS WITHIN THIS SUBDIVISION MAY NOT BE PERMITTED BASED ON EVIDENCE OF SHALLOW GROUND WATER. THE GEOTECHNICAL REPORT SHALL REFERENCE LOT AREAS WHERE SHALLOW GROUND WATER EXISTS. ALL LOTS THAT REQUIRE EXCAVATION SHALL STAY 3 FEET ABOVE GROUND WATER OR A PERMANENT DEWATERING SYSTEM CAN BE DESIGNED BY A PROFESSIONAL ENGINEER/HYDROGEOLOGIST AND ALL LIABILITY IS ASSUMED BY THE LOT OWNER. WILLARD CITY IS NOT LIABLE FOR ANY DAMAGE TO PERSONAL PROPERTY DUE TO GROUND WATER.
2. WILLARD CITY REQUIRES ALL LOTS WITHIN PHASE 1 PART 3 TO BE CHECKED FOR GROUND WATER ELEVATION PRIOR TO CONSTRUCTION.

ENSIGN
SALT LAKE CITY
45 W. 1000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4449
www.ensigneng.com

CITY ATTORNEY APPROVAL
APPROVED THIS 17th DAY OF September, 2022
BY THE WILLARD CITY ATTORNEY.
Carrie Munn
WILLARD CITY ATTORNEY

PLANNING COMMISSION APPROVAL
APPROVED THIS 16 DAY OF September, 2022
BY THE WILLARD CITY PLANNING COMMISSION.
Shirley Bowen
CHAIR, WILLARD CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL
I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO CITY ENGINEER APPROVAL OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.
APPROVED THIS 22nd DAY OF Sept, 2022.
L. Burt
WILLARD CITY ENGINEER

CITY COUNCIL APPROVAL
APPROVED THIS 7 DAY OF Sept, 2022
BY THE WILLARD CITY COUNCIL.
Willard City Mayor
Sharon K. Obya
WILLARD CITY RECORDER

DEVELOPER
LAND MARKETING, INC.
527 EAST PIONEER ROAD, STE 200
DRAPER, UTAH 84020

Entry No. 456968
PLAT BY UTAH GEOLOGICAL SURVEY
DATE 08/23/2022 10:51:30 AM
SHEET 1 OF 2

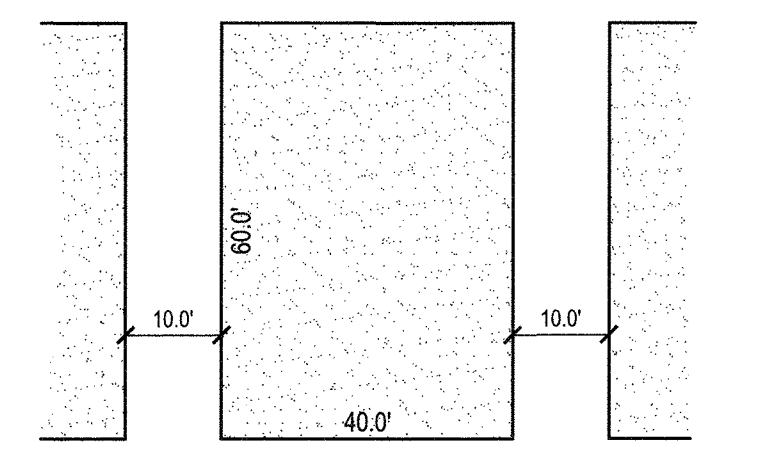
PLAN No. 456968
 SUBDIVISION PART
 BY LAND MARKETING, INC.
 824 00
 09/28/22
 Page: 2 of 2

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 WILLARD CITY, BOX ELDER COUNTY, UTAH

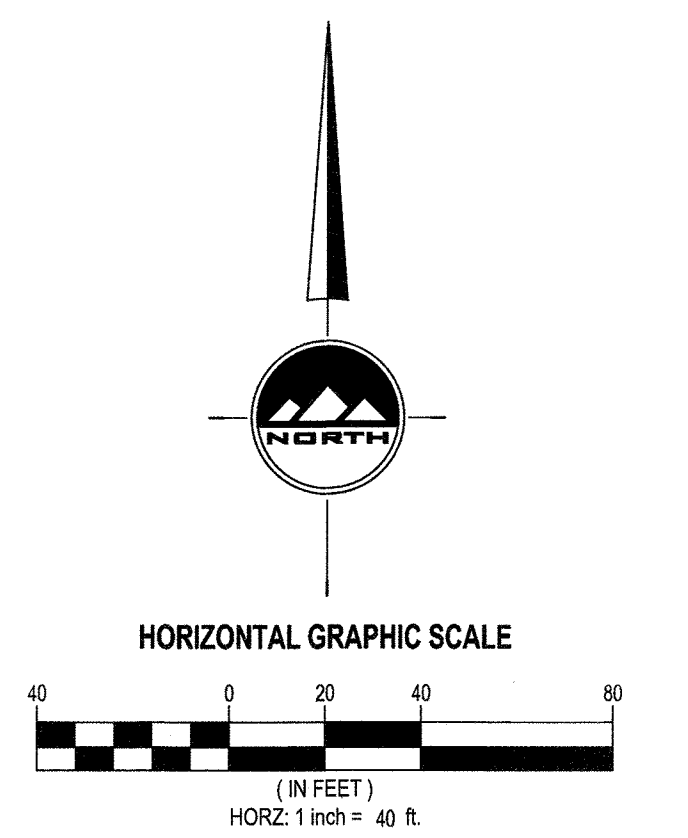


LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N2°35'14"E	22.01'	L18	S65°20'10"W	15.52'
L2	S89°02'12"E	10.00'	L19	S60°29'59"W	78.91'
L3	N10°42'56"E	22.32'	L20	N8°56'58"E	22.22'
L4	N56°47'10"E	13.60'	L21	N31°03'46"W	25.95'
L5	S85°46'56"E	21.97'	L22	S35°48'36"W	12.49'
L6	S5°58'09"W	15.64'	L23	S75°16'40"W	10.33'
L7	N64°51'09"W	29.87'	L24	S75°22'36"W	10.18'
L8	N17°24'26"W	10.00'	L25	S88°49'27"W	10.02'
L9	S37°26'23"E	10.91'	L26	S88°10'47"W	10.00'
L10	S81°14'52"W	25.53'	L27	N58°31'29"W	12.76'
L11	S16°03'52"W	14.61'	L28	S84°48'04"W	12.99'
L12	S72°50'20"W	44.80'	L29	S80°42'58"W	19.19'
L13	N77°48'56"W	10.19'	L30	N85°39'47"W	20.10'
L14	N89°02'12"W	10.00'	L31	S87°16'36"W	22.63'
L15	N24°55'45"W	24.45'	L32	S86°38'17"E	24.66'
L16	S50°37'31"W	27.81'	L33	S61°22'18"W	15.52'
L17	S0°05'36"E	16.02'	L34	S28°53'49"E	51.92'



LEGEND

	EXISTING STREET MONUMENT
	PROPOSED STREET MONUMENT
	SECTION CORNER
	SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
	BOUNDARY LINE
	SECTION LINE
	CENTER LINE
	EASEMENT LINE



SALT LAKE CITY
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DEVELOPER
 LAND MARKETING, INC.
 527 EAST PIONEER ROAD, STE 200
 DRAPER, UTAH 84020

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 WILLARD CITY, BOX ELDER COUNTY, UTAH

SHEET 2 OF 2
 PROJECT NUMBER: 43078
 MANAGER: KFW
 DRAWN BY: JWJ
 CHECKED BY: KFW
 DATE: _____
 RECORDED # 456968
 STATE OF UTAH, COUNTY OF BOX ELDER, RECORDED AND FILED AT THE
 REQUEST OF: Land Marketing Inc.
 DATE: 9/28/2022 TIME: 11:36 am BOOK: 1538 PAGE: 209
 FEES \$ 204.00
 BOX ELDER COUNTY RECORDER

