Entry No. 492831 B: 1637 P: 1982
SUBDIVISION PLAT 11/18/2025 08:54:03 AM Page 1 of 1
WEST MEADOWS ESTATES, PHASE 1 Fee: $0.00 By HOT IRON DEVELOPMENT LLC
Cassi Montgomery, Box Elder County Recorder
Cassi Montgomery, Box Elder County Recorder

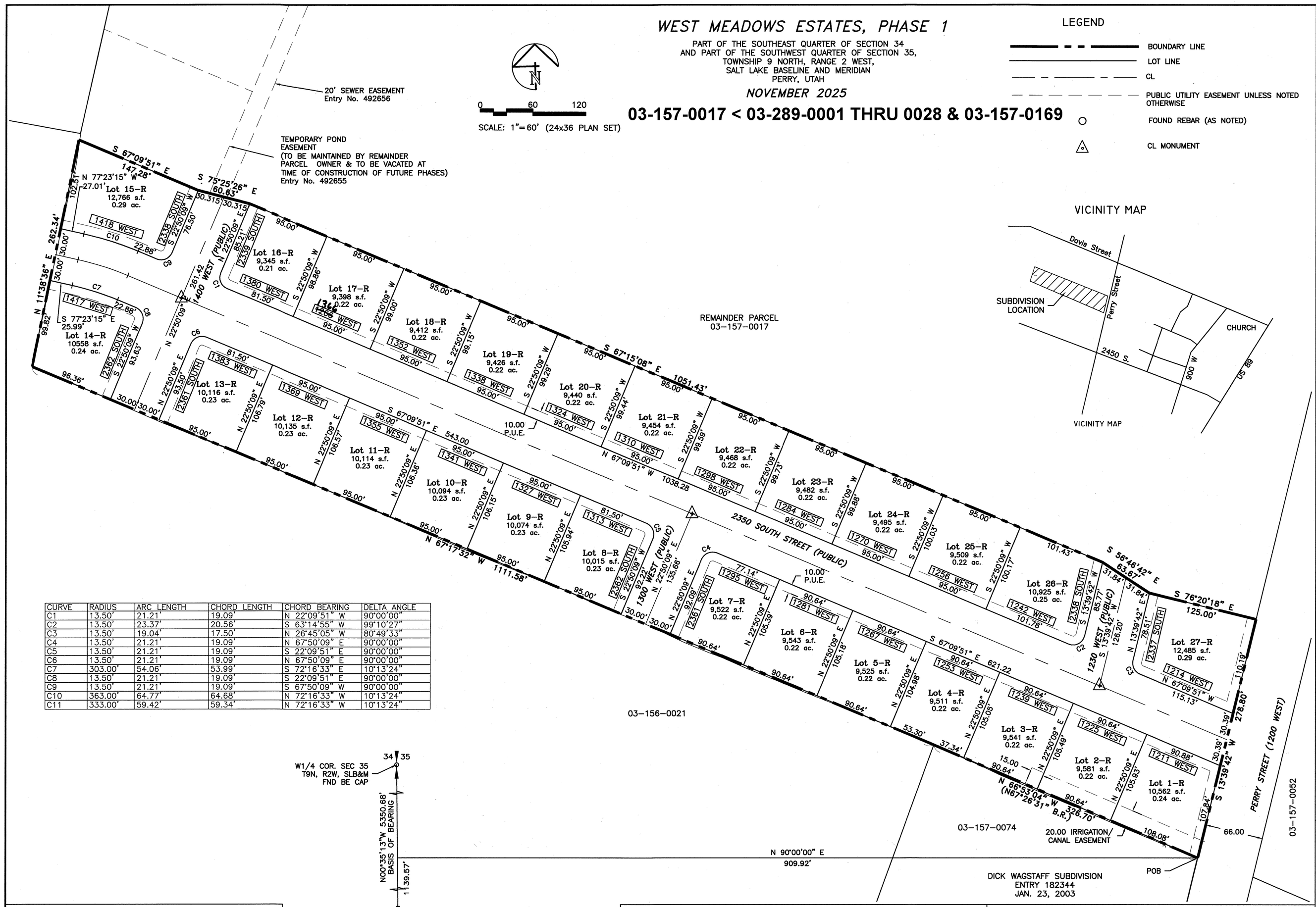
WEST MEADOWS ESTATES, PHASE 1

PART OF THE SOUTHEAST QUARTER OF SECTION 34
AND PART OF THE SOUTHWEST QUARTER OF SECTION 35,
TOWNSHIP 9 NORTH, RANGE 2 WEST,
SALT LAKE BASELINE AND MERIDIAN
PERRY, UTAH

NOVEMBER 2025

03-157-0017 < 03-289-0001 THRU 0028 & 03-157-0169

SCALE: 1"=60' (24x36 PLAN SET)



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	13.50'	21.21'	19.09'	N 22°09'51" W	90°00'00"
C2	23.37'	20.56'	19.90'	S 63°14'55" W	99°10'27"
C3	13.50'	19.04'	17.50'	N 26°45'05" W	80°49'33"
C4	13.50'	21.21'	19.09'	N 67°50'09" E	90°00'00"
C5	13.50'	21.21'	19.09'	S 22°09'51" E	90°00'00"
C6	13.50'	21.21'	19.09'	N 67°50'09" E	90°00'00"
C7	303.00'	54.06'	53.99'	S 72°16'33" E	10°13'24"
C8	13.50'	21.21'	19.09'	S 22°09'51" E	90°00'00"
C9	13.50'	21.21'	19.09'	S 67°50'09" W	90°00'00"
C10	363.00'	64.77'	64.68'	N 72°16'33" W	10°13'24"
C11	333.00'	59.42'	59.34'	N 72°16'33" W	10°13'24"

GENERAL NOTES

1. ALL THE PUBLIC UTILITY EASEMENTS SHOWN AS DASHED LINES SHALL BE 10.00 FEET WIDE UNLESS OTHERWISE INDICATED.
2. ALL LOTS WITH AN "R" SHOWING A RESTRICTION SHALL BE SLAB ON GRADE HOMES WITH NO BASEMENTS. THE BUILDING ON THESE LOTS WILL BE SUBJECT TO THE RECOMMENDATIONS FOUND IN THE DEVELOPER'S SOIL REPORT AND GROUND WATER LEVELS.
3. THE REMAINDER PARCEL OWNER ACKNOWLEDGES THAT ALL STORM WATER FROM PHASE 1 WILL BE DISCHARGED TO THE REMAINDER PARCEL. DISSIPATION OF SAID STORM WATER FLOWS IS THE RESPONSIBILITY OF THE REMAINDER PARCEL OWNER SO AS NOT TO ADVERSELY AFFECT SURROUNDING TRACTS OF LAND.

ROCKY MOUNTAIN POWER

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-603(4)(c)(ii) 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:
   (1) a recorded easement or right-of way
   (2) the law applicable to prescriptive rights
   (3) Title 54, Chapter 8a, Damage to Underground Utility Facilities or
   (4) any other provision of law.

Jacob Bastian 11-03-25

ENBRIDGE GAS UTAH – NOTE:

1. Questar Gas Company, dba Enbridge Gas Utah ("Enbridge"), approves this plat solely to confirm that the plat contains public utility easements. This approval does not (a) affect any right Enbridge has under Title 54, Chapter 8a, a recorded easement or right-of-way, prescriptive rights, or any provision of law; (b) constitute acceptance of any term contained in any portion of the plat; and (c) guarantee any terms or waive Enbridge's right to require additional easements for gas service.

QUESTAR GAS COMPANY
dba ENBRIDGE GAS UTAH

APPROVED THIS 3 DAY OF NOVEMBER, 2025
BY- Cody Rasband
TITLE- Pre Con Lead

APPROVAL AS TO FORM

Approved as to form this 7 day of Nov A.D., 2025

City Attorney

ENGINEER'S CERTIFICATE

I certify that I have examined this plat and find it to be correct and in accordance with information on file in this office.

11/6/2025
Date

Brett M Jones
City Engineer

LAND USE AUTHORITY

Approved by the Perry City Land Use Authority this 10 day of November A.D., 2025

Land Use Authority

10 Nov 2025
Date

EXECUTIVE REVIEW

Reviewed by the Perry City Mayor this _____ day of _____ A.D., 20___

Mayor

11-7-25
Date

LEGAL DESCRIPTON

Part of the Southeast Quarter of Section 34 and part of the Southwest Quarter of Section 35, Township 9 North, Range 2 West of the Salt Lake Baseline and Meridian described as follows:

Commencing at the Southwest Corner of Section 35, Township 9 North, Range 2 West of the Salt Lake Baseline and Meridian monumented with a Box Elder County Aluminum Cap; thence N 00°35'13" W 1139.57 feet along the west line of said Section 35; thence East 909.92 feet to the Northeast Corner of Lot 1, Dick Wagstaff Subdivision and the POINT OF BEGINNING and running

thence N 66°53'04" W 326.70 feet (N 67°26'31"W, By Record);
thence N 67°17'32" W 1111.58 feet along an existing fence line, also being the north boundary of parcel 03-156-0021;
thence N 11°38'36" E 262.34 feet along an existing fence line, also being the east boundary of parcel 03-156-0021;
thence S 67°09'51" E 147.28 feet;
thence S 75°25'26" E 60.63 feet;
thence S 67°15'08" E 1051.43 feet;
thence S 56°46'42" E 63.67 feet;
thence S 76°20'18" E 125.00 feet to the west right of way line of 1200 West Street;
thence S 13°39'42" W 278.80 feet along said west right of way line to the point of beginning, containing 8.749 acres, more or less.

SURVEYOR'S NOTES/NARRATIVE

1. THE PURPOSE OF THIS SURVEY WAS SUBDIVIDE PART OF THE SUBJECT PARCEL 03-157-0017 INTO 27 LOTS. THE SURVEY WAS REQUESTED BY BRINTON NEFF.
2. THE BASIS OF BEARING IS N 00°35'13" W BETWEEN THE SOUTHWEST AND WEST QUARTER CORNER OF SECTION 35, TOWNSHIP 9 NORTH, RANGE 2 WEST OF THE SALT LAKE BASELINE AND MERIDIAN MONUMENTED WITH BOX ELDER COUNTY ALUMINUM CAPS.
3. 5/8" REBAR SET AT ALL REAR PROPERTY CORNERS. 1" DIAMETER EXPANDING ANCHOR PINS TO BE SET IN THE TOP BACK OF THE TOP BACK OF THE CURB AT PROPERTY LINE PROJECTIONS.

SURVEYOR'S CERTIFICATE

I, Brian G. Lyon, a Registered Land Surveyor, hold Certificate No. 275617, in the State of Utah in accordance with Title 58, 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 hereby Amended and Subdivided said tract into twenty seven (27) lots, known hereafter as WEST MEADOWS ESTATES, PHASE 1 located in Perry, Box Elder County, Utah and has been correctly drawn to the designated 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.

PROFESSIONAL LAND SURVEYOR
275617
BRIAN G. LYON
11/1/25
STATE OF UTAH

OWNERS DEDICATION

Know all by these presents that we the undersigned owners of the above-described tract of land, having caused the same to be amended and subivided into lots as shown on this plat and name said tract WEST MEADOWS ESTATES, PHASE 1, do hereby dedicate for perpetual use of the public all streets and all parcels of land owned on this plat as intended for public use to Perry City, and do warrant, defend and save the city harmless against any easements or other encumbrances on the dedicated streets which will interfere with the city's use, operation and maintenance of the streets, and do further dedicate all easements for public utility, municipal 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 Perry City. All temporary easements found on this plat are to be vacated at time of construction of future phases.

In witness whereof, we have hereunto set our hands this Third day of November, 2025.

BRINTON NEFF, MANAGER
HOT IRON DEVELOPMENT, LLC.

LIMITED LIABILITY ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF BOX ELDER }

On the 3rd day of November A.D., 2025, personally appeared before me, Brinton Neff who being by me duly sworn did say, for him/herself, that he/she is the Manager/Member of Hot Iron Development, LLC a Utah Limited Liability Company and that the within and foregoing instrument was signed on behalf of said Corporation by authority of its Articles of Organization and each duly acknowledged to me that said Limited Liability Company executed the same.

Notary Public Signature
Notary Public Full Name TYM M BISHOFF
Commission Number 727962
My Commission Expires 11.29.2026
A Notary Public Commissioned in Utah

COUNTY RECORDER'S NO.

State of Utah, County of Box Elder, recorded and filed at the request of HOT IRON DEVELOPMENT LLC
Date 11-10-2025 Time 9:54 AM Fee $104.00
Entry 492831 BK 1637 Pg 1982

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Filed in: File of plats

County Recorder

SEAL

ALLIANCE CONSULTING ENGINEERS
150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435)755-5121

OWNER:
HOT IRON DEVELOPMENT, LLC
325 N 200 W
WILLARD, UTAH 84340

No.	REVISIONS/ SUBMISSIONS	DATE

REVIEWED: DRAWN:
CAD FILE: PROJECT NO. :

West Meadows Estates, Phase 1
PART OF THE SOUTHEAST QUARTER OF SECTION 34, AND PART OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 9 NORTH, RANGE 2 WEST, SALT LAKE BASELINE AND MERIDIAN
PERRY, UTAH
FEBRUARY 2024

FINAL PLAT

NOV,2025
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