ENTRY NO. 236125
STATE OF UTAH, BOX ELDER COUNTY, RECORDED
FEE 24.00 BY DEPUTY - EI 1 PGS

PETTINGILL EST

PETTINGILL ESTATES SUBDIVISION

PART OF THE NORTHWEST QUARTER OF SECTION 2, T.7N., R.2W., S.L.B.&M., U.S. SURVEY
BOX ELDER COUNTY, UTAH
OCTOBER, 2005

Boundary Description

PART OF THE NORTHWEST QUARTER OF SECTION 2, T.7N., R.2W., S.L.B.&M., U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A THE NORTHWEST CORNER OF THE FARMS IN SOUTH WILLARD–PHASE 4, SAID POINT BEING S89°59'32"W ALONG THE SECTION LINE 1708.67 FEET AND N00°00'28"W 4320.95 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 2; THENCE N01°29'16"E ALONG THE EAST RIGHT–OF–WAY LINE OF THE UNION PACIFIC RAILROAD 445.50 FEET; THENCE S88°58'02"E 1496.14 FEET TO THE NORTHWEST CORNER OF THE FARMS IN SOUTH WILLARD – PHASE 1; THENCE S12°17'22"W ALONG SAID BOUNDARY 454.27 FEET TO THE BOUNDARY OF THE FARMS IN SOUTH WILLARD – PHASE'S 2, 1, & 4; THENCE N88°57'55"W ALONG SAID BOUNDARY 1411.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 14.87 ACRES

Basis of Bearings

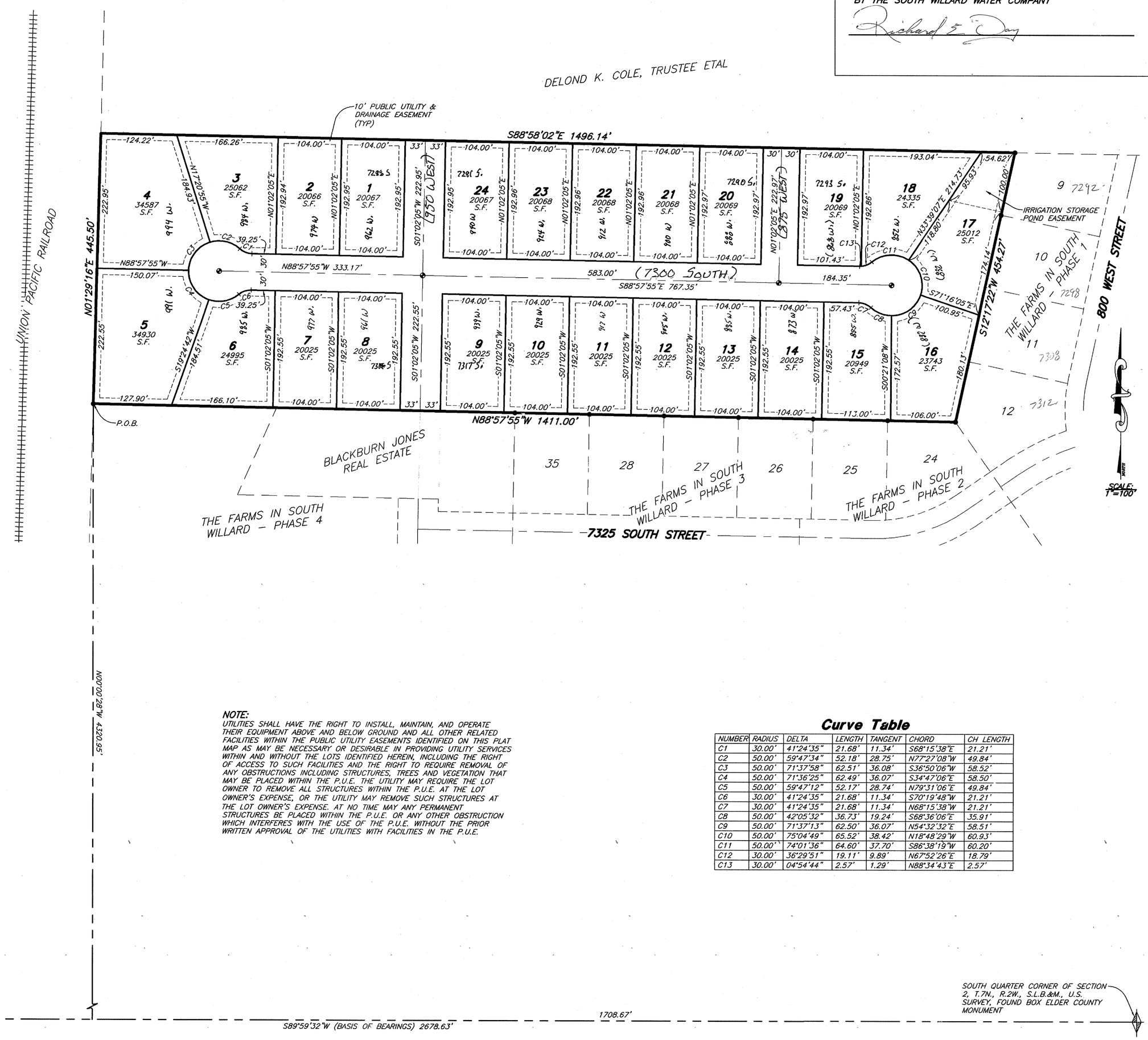
THE BASIS OF BEARINGS FOR THIS PLAT IS ALONG THE SECTION LINE BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 2, T.7N., R.2W., S.L.B.&M., U.S. SURVEY, SHOWN HEREON AS: S89°59'32"W

Narrative

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE GAY W. PETTINGILL PROPERTY INTO LOTS AND STREETS FOR JEREMY SUMMERS. THE WEST LINE WAS FIXED BY THE EAST RIGHT–OF–WAY LINE OF THE UNION PACIFIC RAILROAD. THE EAST LINE WAS FIXED BY THE BOUNDARY OF THE FARMS IN SOUTH WILLARD – PHASE 1. THE SOUTH LINE WAS FIXED BY THE BOUNDARY OF THE FARMS IN SOUTH WILLARD – PHASES 2, 3, & 4. ALL OTHER LINES WERE DETERMINED BY DEED AND BY THE CLIENT. ALL BOUNDARY AND REAR LOT CORNERS WERE SET WITH A 5/8" REBAR AND RED CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG AND TACK IN THE TOP BACK OF CURB AT THE EXTENSION OF LOT SIDELINES.

Legend

- = EXISTING BUILDING
- = EXISTING PAVEMENT
- = SECTION CORNER
- = FOUND REBAR & CAP
- = SET STREET MONUMENT



NOTE:
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

Curve Table

NUMBER	RADIUS	DELTA	LENGTH	TANGENT	CHORD	CH LENGTH
C1	30.00'	41°24'35"	21.68'	11.34'	S68°15'38"E	21.21'
C2	50.00'	59°47'34"	52.18'	28.76'	N77°27'08"W	49.84'
C3	50.00'	71°37'58"	62.51'	36.08'	S36°50'06"W	58.52'
C4	50.00'	71°36'25"	62.49'	36.07'	S34°47'06"E	58.50'
C5	50.00'	59°47'12"	52.17'	28.74'	N79°31'06"E	49.84'
C6	30.00'	41°24'35"	21.68'	11.34'	S70°19'48"W	21.21'
C7	30.00'	41°24'35"	21.68'	11.34'	N68°15'38"W	21.21'
C8	50.00'	42°05'32"	36.73'	19.24'	S68°36'06"E	35.91'
C9	50.00'	71°37'13"	62.50'	36.07'	N54°32'32"E	58.51'
C10	50.00'	75°04'49"	65.52'	38.42'	N18°48'29"W	60.93'
C11	50.00'	74°01'36"	64.60'	37.70'	S86°38'19"W	60.20'
C12	30.00'	36°29'51"	19.11'	9.89'	N67°52'26"E	18.79'
C13	30.00'	04°54'44"	2.57'	1.29'	N88°34'43"E	2.57'

FLOOD CONTROL COMMITTEE

APPROVED THIS 25th DAY OF July, 2006
BY THE BOX ELDER COUNTY FLOOD CONTROL COMMITTEE

SOUTH WILLARD WATER COMPANY

APPROVED THIS 5 DAY OF October, 2006
BY THE SOUTH WILLARD WATER COMPANY

SURVEYORS CERTIFICATE

I, DARYL N. PENROD, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAT OF PETTINGILL ESTATES SUBDIVISION IN BOX ELDER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A 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 A SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF BOX ELDER COUNTY CONCERNING SURVEY REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH, AND THE LOTS MEET THE SITE DEVELOPMENT STANDARDS FOR THE ZONE IN WHICH THEY ARE LOCATED.

SIGNED THIS 5th DAY OF October, 2025.

5331527
UTAH LICENSE NUMBER

PROFESSIONAL LAND SURVEYOR DARYL N. PENROD No. 5331527 LICENSED STATE OF UTAH

SIGNATURE

OWNERS DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT PETTINGILL ESTATES SUBDIVISION AND DO HEREBY DEDICATE, GRANT AND CONVEY TO 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 GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, STORM WATER DETENTION PONDS, DRAINAGE AND CANAL MAINTENANCE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY BOX ELDER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS 13 DAY OF October, 2005

JEREMY SUMMERS PRES
PETTINGILL ESTATES
DEVELOPMENT L.L.C.

SHANE FRANCIS MEMBER
PETTINGILL ESTATES
DEVELOPMENT L.L.C.

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF Weber } ss.

ON THE 13th DAY OF October, 2005, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____, SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO, BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME THEY SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

12-14-2006
COMMISSION EXPIRES

NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF Davis } ss.

ON THE 14 DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, AND _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

12-30-06
COMMISSION EXPIRES

NOTARY PUBLIC
NANCY L. GAINES
112 S Legacy Parkway #1
Clearfield, UT 84015
My Commission Expires
March 30, 2008
State of Utah

REEVE & ASSOCIATES, INC.
Civil Engineering * Structural Engineering
Surveying * Land Planning * Landscape Architecture
EXECUTIVE BLDG., 4155 S. HARRISON BLVD., #310
OGDEN, UTAH 84403
(801) 621-3100 FAX (801) 621-2666

JOB #: 4823-03 SURVEYOR: D. PENROD
DATE: 04-11-2005 DRAFTED: N. JOHNSON
SCALE: 1"=100' CHECKED:
REVISION: 10-05-05 (W/LAR) L. MCKAY

BOX ELDER COUNTY RECORDER

COUNTY RECORDERS NO. 236125
STATE OF UTAH, COUNTY OF BOX ELDER, RECORDED AND FILED AT THE REQUEST OF Jeremy Summers
DATE Nov 3, 06 20 06 TIME 9:56 AM FEE $24.00
ABSTRACTED PETTINGILL EST SUBD. LOTS 1-24
INDEX V.F. 2-7-2
FILED IN:
COUNTY RECORDER

BOX ELDER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT DULY APPROVED BY THE BOX ELDER COUNTY PLANNING COMMISSION.

SIGNED THIS 23 DAY OF June, 2005

CHAIRMAN, BOX ELDER COUNTY PLANNING COMMISSION

BOX ELDER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF BOX ELDER COUNTY, UTAH.

SIGNED THIS _____ DAY OF _____, 20 _____

CHAIRMAN, BOX ELDER COUNTY COMMISSION — TITLE

ATTEST

BOX ELDER COUNTY SURVEYOR

I HEREBY CERTIFY THAT I HAVE INVESTIGATED THE LINES OF SURVEY OF THE FOREGOING PLAT AND THE LEGAL DESCRIPTION OF THE LAND EMBRACED THEREIN, AND FIND THEM TO BE CORRECT AND TO AGREE WITH THE LINES AND MONUMENTS ON RECORD IN THIS OFFICE.

SIGNED THIS 3 DAY OF Nov, 2006

BOX ELDER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS 23 DAY OF Oct, 2006

SIGNATURE

BEAR RIVER DISTRICT HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON–SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS 30 DAY OF November, 2005

DIRECTOR, BEAR RIVER DISTRICT HEALTH DEPARTMENT