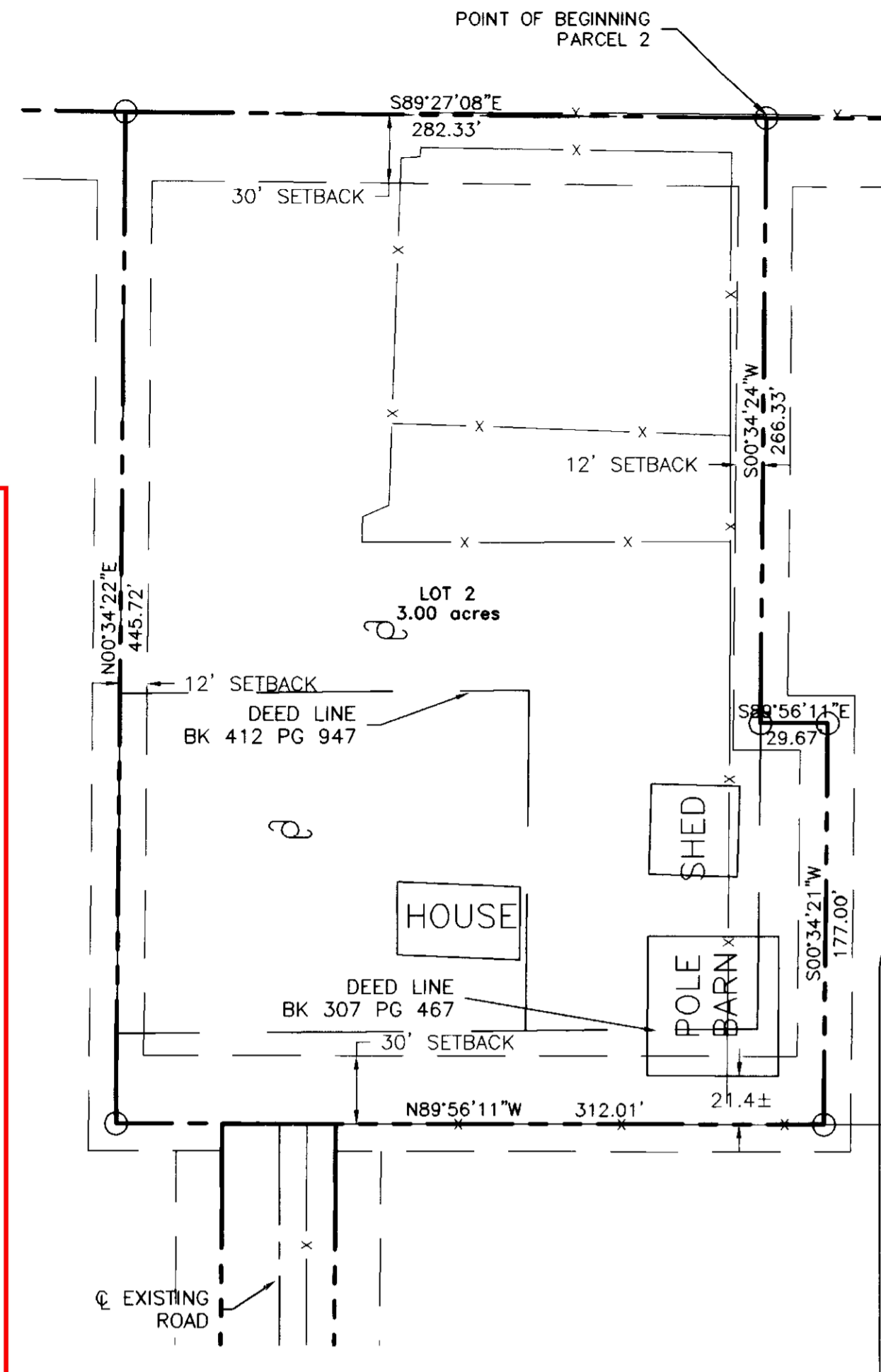


LOT SPLIT SUBDIVISION for CTR RANCHING & LLOYD & DELLA HANSEN

PART OF THE SOUTH 1/4 OF SECTION 19
TOWNSHIP 12 NORTH, RANGE 1 WEST
SALT LAKE BASELINE AND MERIDIAN



This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.



DETAIL A
SCALE 1"=60'

NOTES AND PROTECTIVE COVENANTS

- NO LAND OR BUILDING SHALL BE USED SO AS TO PERMIT THE STORAGE OF ARTICLES EXPOSED TO PUBLIC VIEW.
- A LOT USED FOR STORAGE SHALL BE FENCED WITH A SCREENING FENCE AT LEAST 6 FEET IN HEIGHT OR WITH AN APPROPRIATE LANDSCAPING BARRIER.
- NO STORAGE WILL BE ALLOWED IN THE FRONT SETBACK AREA.
- FURTHER DIVISIONS OF THE LOTS IS PROHIBITED.
- CURRENT AND FUTURE PROPERTY OWNERS MUST BE AWARE THAT THEY WILL BE SUBJECT TO THE SIGHTS, SOUNDS, AND SMELLS ASSOCIATED WITH AGRICULTURAL ACTIVITIES WHICH ARE THE PERMITTED USES IN AGRICULTURE ZONE.
- CURRENT AND FUTURE PROPERTY OWNERS MUST BE AWARE THAT CACHE COUNTY IS NOT RESPONSIBLE TO IMPROVE THE COUNTY ROAD ACCESSING THIS SUBDIVISION NOR TO PROVIDE SERVICES TO THOSE ROADS BEYOND WHAT IS CURRENTLY BEING PROVIDED.
- NO STORM WATER DRAINAGE SHALL BE ALLOWED TO FLOW FROM ANY PORTION OF THE SUBDIVISION SITE TO ANY ADJACENT PROPERTIES, DITCHES, CANALS, OR WATERWAYS WITHOUT THE PRIOR WRITTEN AUTHORIZATION.
- CACHE COUNTY HAS NOT DETERMINED THE AVAILABILITY AND ADEQUACY OF CULINARY WATER TO ANY OF THE LOTS IDENTIFIED WITH ALL OTHER REQUIREMENTS FOR THE ISSUANCE OF A ZONING CLEARANCE, PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
- SETBACK LINES ARE FOR PRIMARY BUILDINGS ONLY.

Owners:
R. Craig and Gloria Hansen
6517 S. Canyon Cove Dr.
Salt Lake City, Utah 84121

Lloyd and Della Hansen
7191 West 1400 North
Petersboro, Utah 84325

CACHE COUNTY ZONING ADMINISTRATOR

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT IS IN COMPLIANCE WITH CACHE COUNTY ZONING REQUIREMENTS.
APPROVED THIS 27th DAY OF June, 2003.

[Signature]
CACHE COUNTY ZONING ADMINISTRATOR

OWNERS 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 LOTS AND PRIVATE ROADS TO BE HEREAFTER KNOWN AS CTR RANCHING & LLOYD & DELLA HANSEN LOT SPLIT SUBDIVISION, DO HEREBY WARRANT AND SAVE THE COUNTY HARMLESS FROM ANY EASEMENTS AND INCUMBRANCES AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

[Signatures]
LLOYD HANSEN DELLA HANSEN

ACKNOWLEDGEMENT

STATE OF Utah COUNTY OF Wasatch SS
ON THE 27th DAY OF June, 2003

PERSONALLY APPEARED BEFORE ME THE SIGNER(S) OF THE OWNER'S DEDICATION IN NUMBER WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

[Notary Signature]
NOTARY PUBLIC

OWNERS 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 LOTS AND PRIVATE ROADS TO BE HEREAFTER KNOWN AS CTR RANCHING & LLOYD & DELLA HANSEN LOT SPLIT SUBDIVISION, DO HEREBY WARRANT AND SAVE THE COUNTY HARMLESS FROM ANY EASEMENTS AND INCUMBRANCES AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

[Signatures]
R. CRAIG HANSEN GLORIA HANSEN

ACKNOWLEDGEMENT

STATE OF COUNTY OF SS
ON THE DAY OF , 20

PERSONALLY APPEARED BEFORE ME THE SIGNER(S) OF THE OWNER'S DEDICATION IN NUMBER WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

[Notary Signature]
NOTARY PUBLIC

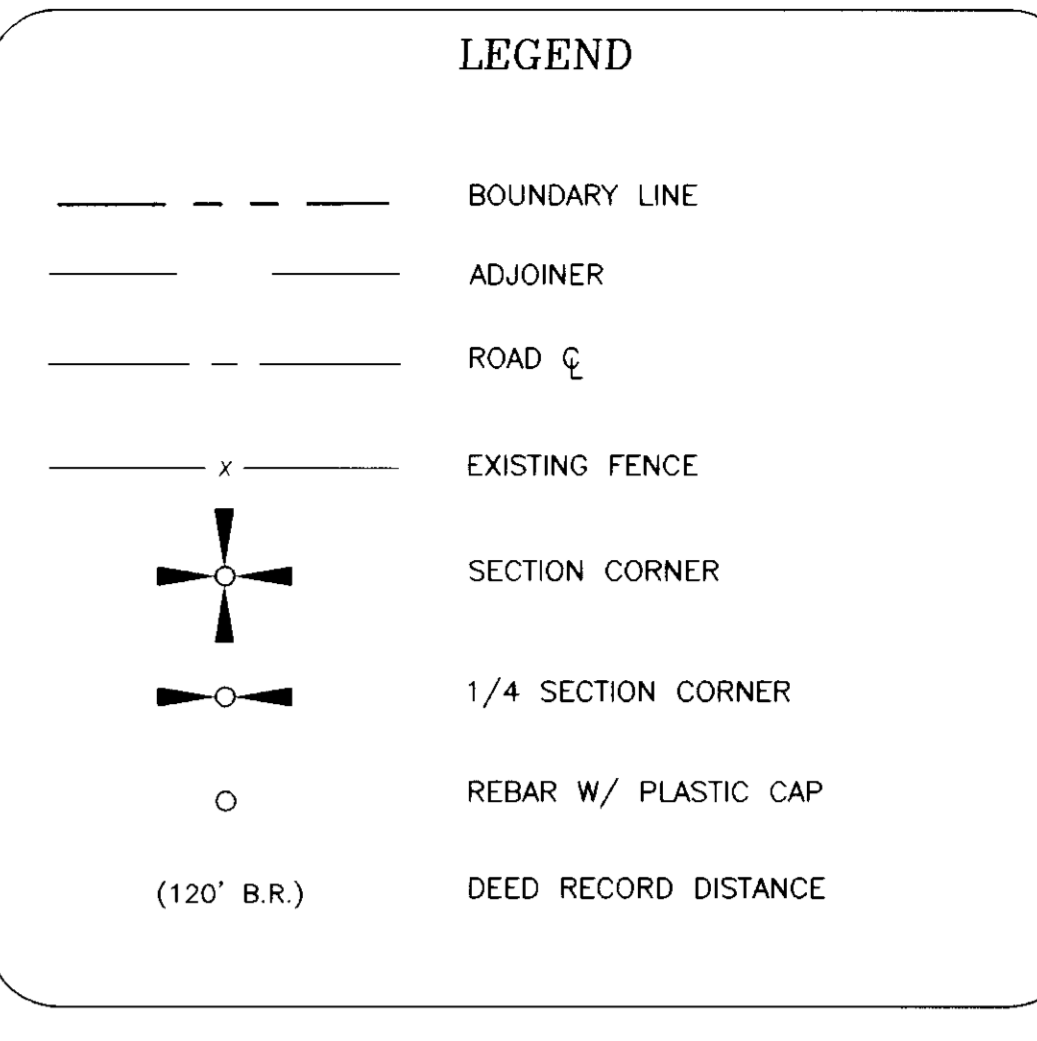
LEGAL DESCRIPTION

SUBDIVISION BOUNDARY
Part of the Southwest Quarter of Section 19, Township 12 North, Range 1 West of the Salt Lake Base and Meridian, described as follows:
Commencing at the Southeast Corner of Section 19 monumented with a Cache County Aluminum Cap; thence West **761.15** feet (44 rods 2 feet B.R.); thence N00°30'09"E 40.22 feet to the point of beginning and running thence N 89°21'18" W 1699.22 feet; thence 177.74 feet along a curve to the right having a radius of 825.05 feet, a central angle of 12°20'36" and a chord which bears N 83°11'00" W 177.40 feet; thence 175.38 feet along a curve to the left having a radius of 842.81 feet, a central angle of 11°55'22" and a chord which bears N 82°58'23" W 175.07 feet; thence N 88°56'04" W 775.01 feet; thence S 89°47'26" W 454.85 feet to the easterly right-of-way of Valley View Highway; thence along said right-of-way the next two courses; thence 306.02 feet along a curve to the right having a radius of 1860.10 feet, a central angle of 09°25'34" and a chord which bears N 37°02'05" W 305.67 feet; thence N 32°19'18" W 1242.51 feet; thence S 88°55'06" E 1448.22 feet to an existing east-west fence line; thence along said east-west fence line S 89°27'08" E 2680.86 feet to the intersection of a north-south fence line; thence along said north-south fence line S 00°30'09" W 1315.35 feet to the point of beginning, containing 110.53 acres.

LOT 1
Part of the Southwest Quarter of Section 19, Township 12 North, Range 1 West of the Salt Lake Base and Meridian, described as follows:
Commencing at the Southeast Corner of Section 19 monumented with a Cache County Aluminum Cap; thence West **761.15** feet (44 rods 2 feet B.R.); thence N00°30'09"E 40.22 feet to the point of beginning and running thence N 89°21'18" W 1699.22 feet; thence 177.74 feet along a curve to the right having a radius of 825.05 feet, a central angle of 12°20'36" and a chord which bears N 83°11'00" W 177.40 feet; thence 175.38 feet along a curve to the left having a radius of 842.81 feet, a central angle of 11°55'22" and a chord which bears N 82°58'23" W 175.07 feet; thence N 88°56'04" W 775.01 feet; thence S 89°47'26" W 454.85 feet to the easterly right-of-way of Valley View Highway; thence along said right-of-way the next two courses; thence 306.02 feet along a curve to the right having a radius of 1860.10 feet, a central angle of 09°25'34" and a chord which bears N 37°02'05" W 305.67 feet; thence N 32°19'18" W 1242.51 feet; thence S 88°55'06" E 1448.22 feet; thence S 00°34'22" W 445.72 feet; thence S 89°56'11" E 312.01 feet; thence N 00°34'21" E 177.00 feet; thence N 89°56'11" W 29.67 feet; thence N 00°34'24" E 266.33 feet to an existing east-west fence line; thence along said east-west fence line S 89°27'08" E 2408.53 feet to the intersection of a north-south fence line; thence along said north-south fence line S 00°30'09" W 1315.35 feet to the point of beginning, containing 107.53 acres.

LOT 2
Part of the Southwest Quarter of Section 19, Township 12 North, Range 1 West of the Salt Lake Base and Meridian, described as follows:
Commencing at the Southeast Corner of Section 19 monumented with a Cache County Aluminum Cap; thence West **761.15** feet (44 rods 2 feet B.R.); thence N00°30'09"E 1355.57 feet (20 chains B.R.) along an existing fence to a fence corner; thence along an existing east-west fence N 89°27'08" W 2408.53 feet (West 2408.5 feet B.R.) to the point of beginning and running thence S 00°34'24" W 266.33 feet; thence S 89°56'11" E 29.67 feet; thence S 00°34'21" W 177.00 feet; thence N 89°56'11" W 312.01 feet along an existing fence; thence N 00°34'22" E 445.72 feet; thence S 89°27'08" E 282.33 feet along an existing fence to the point of beginning, containing 3.00 acres.

Also a 50 ft wide right-of-way beginning N 89°56'11" W 215.21 feet from the Southeast Corner of the above described parcel; thence S 00°26'31" W 823.51 feet along an existing fence line to the north right-of-way line of 1400 North Street; thence N 88°56'04" W 50.00 feet along said north right-of-way line; thence leaving said north right-of-way line N 00°26'31" E 822.64 feet to the South line of the above described parcel; thence S 89°56'11" E 50.00 feet to the point of beginning.



SURVEYOR'S CERTIFICATE

I, BRIAN G. LYON, A PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE NO. 275617 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT I HAVE SUPERVISED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, WHICH IS ACCURATELY DESCRIBED HERewith.

[Signature]
BRIAN G. LYON

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	306.01	1860.10	9°25'34"	S37°02'05"E	305.67
C2	175.38	842.81	11°55'22"	N82°58'23"W	175.07
C3	177.74	825.05	12°20'36"	S83°11'00"E	177.40

SURVEYOR NOTES/NARRATIVE

- The basis of bearing for this survey is N00°42'09"E along the east line of Section 19. The survey was requested by Brent Parker. The purpose of this survey was to re-establish the boundaries of parcel 12-022-0025 recorded in Book 412, Page 947, parcel 12-022-0011 recorded in Book 307, Page 467 and parcel 12-022-0012 recorded in Book 829, Page 965. A Lot Split Subdivision was then produced to meet zoning requirement of Cache County.
- Boundaries of parcels 12-022-0025 and 12-022-0011 (now Lot 2) were established as follows:
The north line was established based on a deed call referencing an existing east-west fence line. The east line was established using the deed distance to the point of beginning which matches an existing north-south fence which is 2408.50 feet east of the point of beginning. The south and west lines were then determined using deed calls from the north and east boundary lines. The legal description and boundary was revised at the owners request because a corner fell under an existing barn and to match an existing fence to the south.
- The boundary of parcel 12-022-0012 (now Lot 1) was re-established as follows:
The south line was established 25' north of the center line of 1400 North Street. The east line was established along an existing fence line. The westerly line was established 50' from the centerline of Valley View Highway (SR-30) according to state right-of-way plans NF-44-1(1). The north line was established along an existing east-west fence line as referenced in deeds.

COUNTY SURVEYOR'S CERTIFICATE

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THE COUNTY SURVEYOR'S OFFICE AND FURTHER THAT IT MEETS THE MINIMUM STANDARDS FOR PLATS REQUIRED BY COUNTY ORDINANCE AND STATE LAW.

[Signature]
DATE: 26 Nov 03
COUNTY SURVEYOR OFFICE

COUNTY RECORDER'S CERTIFICATE

STATE OF UTAH
COUNTY OF CACHE SS
THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORDING IN THE CACHE COUNTY RECORDERS OFFICE ON THE 4 DAY OF Feb, 2004 at 4:07 PM O'CLOCK AND IS DULY RECORDED.

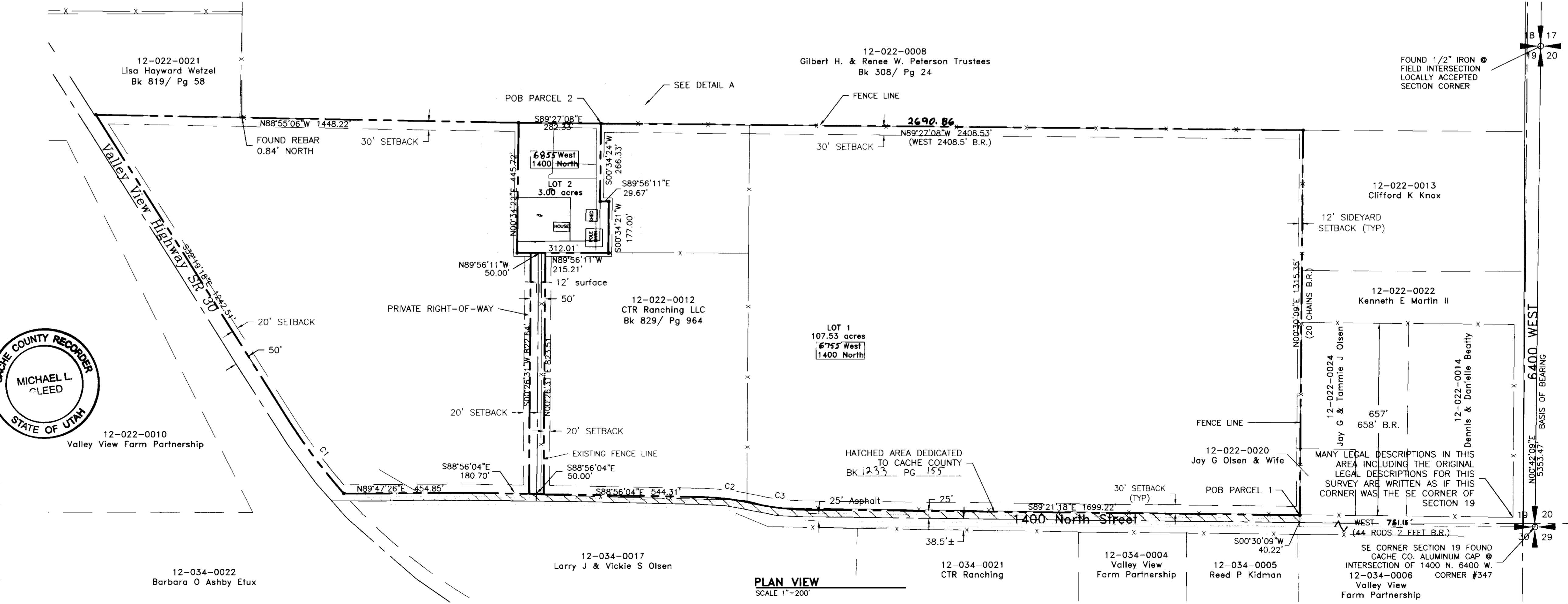
FILE NO. 853805
FILED IN: FILE OF PLATS

[Signature]
MICHAEL L. LEED
COUNTY RECORDER

BEAR RIVER DISTRICT HEALTH DEPARTMENT APPROVAL

THE SUBDIVISION DESCRIBED IN THIS PLAT HAS BEEN APPROVED BY THE BEAR RIVER DISTRICT HEALTH DEPARTMENT THIS 10 DAY OF June, 2003.

BEAR RIVER DISTRICT HEALTH DEPARTMENT
BY: *[Signature]*
TITLE: Health Director



PLAN VIEW
SCALE 1"=200'

LOT SPLIT SUBDIVISION for CTR RANCHING & LLOYD & DELLA HANSEN PART OF THE SOUTH 1/4 OF SECTION 19 TOWNSHIP 12 NORTH, RANGE 1 WEST SALT LAKE BASELINE AND MERIDIAN

PROJECT

BUTLER ENGINEERING & LAND SURVEYING, INC
224 South State
Staley, Idaho 83274
760 West 200 North Suite 8
Logan, Utah 84321
(435) 757-3886
(435) 755-5121
MARKING THE PATH OF PROGRESS

REVISION
JOB NO. 4-2003
DATE 4-2003
SCALE AS NOTED
DRAWN BY PAPPETERS.DWG
REVISED BY AM

SHEET 1 OF 1 SHEETS