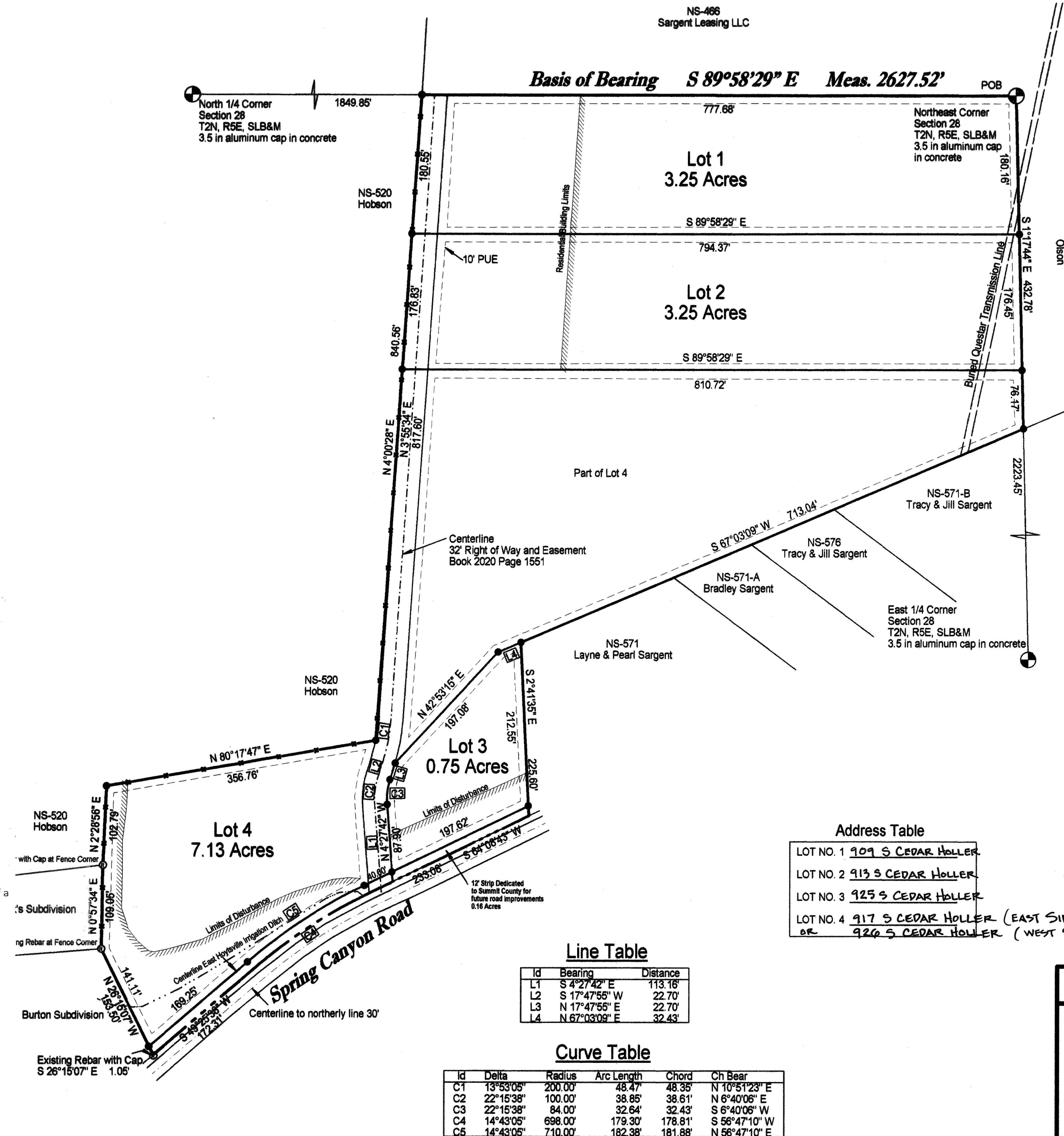
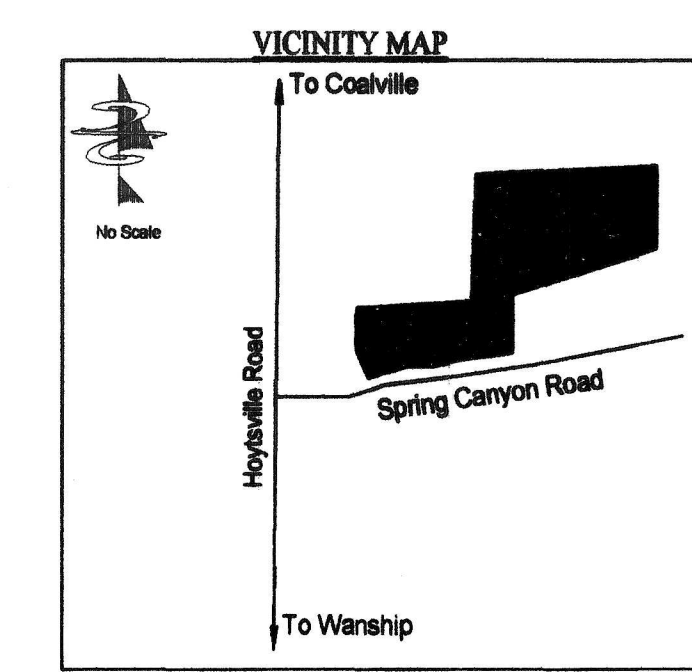
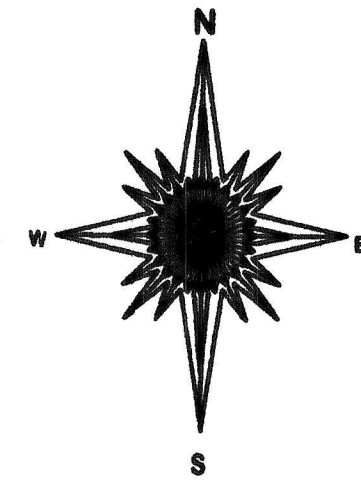


R & W RANCH SUBDIVISION

Located in the Northeast Quarter of Section 28, Township 2 North, Range 5 East, Salt Lake Base & Meridian Hoytsville, Summit County, Utah



- NOTES:**
- All lots within the proposed subdivision are buildable, any further subdivision of such lots, whether by deed, bequest, divorce decree, or other recorded instrument shall not result in a buildable lot until the same has been approved in accordance with the Eastern Summit County Development Code.
 - The owners of property within the Eastern Summit County recognize the importance of agricultural lands and operations and small rural business enterprises. It is recognized that agricultural lands and operations and rural business enterprises have unique operating characteristics that must be respected. (Owners of each lot plotted in this subdivision / the owner of the residence constructed upon this lot) has been given notice and recognizes that there are active agriculture lands and operations and rural business enterprises within Eastern Summit County and acknowledge(s) and respect(s) that, so long as such lands and operations exist, there may be dust, noise, odor, prolonged work hours, use of roadways for the purpose of herding / moving animals, and other attributes associated with normal agricultural operations and rural business.
 - Water will be provided by the Hoytsville Pipe Water Company.
 - 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 service 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 PUE. The utility may require the lot owner to remove all structures within the PUE 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 PUE or any other obstruction which interferes with the use of the PUE or any without the prior written approval of the utilities with facilities in the PUE.
 - All lots within this subdivision must meet all building permit requirements at the time of building permit issuance.
 - The use of conventional septic tanks has been approved at the time of plat recordation, but property owners are still required to demonstrate that the property can adequately support a septic system per state/county requirements or has access to an operational, approved sewer system prior to the issuance of a building permit through an approval letter from the county health department.
 - A stub and cap of the sewer line from the house plumbing must be installed for possible hook-up to a community sewer system in the future.
 - Any well dug on the property must be located a minimum of 100 feet from the septic drainfield.
 - Questar approves this plat solely for the purpose of confirming that the plat contains public utility easements. Questar may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the Owners Dedication and the terms and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Questar's Right-of-Way department at 1-800-366-8532.
 - All buildings shall meet the requirements of the current International Fire Code and the 2005 or newer Wildland-Urban Interface Code at the time of building permit issuance.
 - Summit County has assessed a Road Improvement Fee for the R&W Subdivision in the amount of \$6000 towards the improvement of Spring Canyon Road. This fee shall be paid prior to the issuance of a Building Permit for either Lot 1 or Lot 2, or upon commencement of the road construction project, whichever comes first.

SURVEYORS CERTIFICATE
 I, WADE WILDE, DO CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 368352, AS PRESCRIBED UNDER THE 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 HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS "R & W RANCH SUBDIVISION" AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

June 29, 2011
 Wade Wilde
 Surveyor

BOUNDARY DESCRIPTION
 A portion of land located in the Northeast Quarter of Section 28, Township 2 North, Range 5 East, Salt Lake Base and Meridian having a Basis of Bearing taken as South 1°17'44" East between the Northeast Corner and the East 1/4 Corner of said Section 28, described as follows:
 Beginning at the Northeast Corner of Section 28, Township 2 North, Range 5 East, Salt Lake Base and Meridian thence South 1°17'44" East 432.78 feet along the Section line; thence South 67°03'09" West 713.04 feet along a fence line also being the northerly line of parcels NS-508-B, NS-571-B, NS-578, NS-571-A and NS-571; thence South 2°41'58" East 226.80 feet along fence line also being the westerly line of parcel NS-571 to the northerly line of Spring Canyon Road; thence South 64°08'43" West 233.08 feet along said road line; thence along the arc of a curve to the left 179.30 feet, a radius of 698.00 feet, a chord bearing South 58°47'10" West 178.81 feet; thence South 49°25'38" West 172.51 feet along said road line to the easterly line of Burton Subdivision; thence North 28°15'07" West 153.50 feet along said line to the southeast corner of Brooks Subdivision; thence North 0°57'34" East 109.05 feet along said line; thence North 2°28'58" East 102.79 feet along a fence line also being the easterly line of parcel NS-520; thence North 60°17'47" East 356.76 feet along a fence line also being the southerly line of said parcel; thence North 4°00'28" East 840.56 feet along a fence line also being the easterly line of said parcel to the northerly line of said section 28; thence South 89°58'29" East 777.68 feet along said line also being the southerly line of parcel NS-468 to the point of beginning.
 Containing 14.54 Acres

OWNERS DEDICATION
 KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS THE "R & W RANCH SUBDIVISION" DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 14th DAY OF July, A.D. 2011.
 Jerrald S. Willoughby
 Cheryl O. Willoughby

ACKNOWLEDGEMENT
 STATE OF UTAH
 COUNTY OF SUMMIT
 PERSONALLY APPEARED BEFORE ME THIS 14th DAY OF July, 2011 THE FOLLOWING:
 JERRALD S. WILLOUGHBY
 CHERYL O. WILLOUGHBY

WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE ABOVE OWNERS DEDICATION.
 MY COMMISSION EXPIRES 04-24-15
 BROOKE LANGSTON
 NOTARY PUBLIC - STATE OF UTAH
 My Comm. Exp. 04/24/2015
 Commission # 610505

LEGEND
 - - - - - Existing Fence Line
 - - - - - Buried Questar Transmission Line
 - - - - - East Hoytsville Irrigation Ditch (Centerline)
 - - - - - Northerly Line Spring Canyon Road
 - - - - - 10' (Typ) P.U.E.
 ● Set 5/8-inch rebar with cap Stamped High Mountain LS 368352

COUNTY ASSESSOR
 Approved and accepted by the Summit County Assessor this 20th day of July, 2011.
 Carla Sue Richman, Chief Deputy
 COUNTY ASSESSOR

ROCKY MOUNTAIN POWER Approved and accepted this 10th day of July, 2011. ROCKY MOUNTAIN POWER Layne O. Sargent	QUESTAR GAS COMPANY Approved and accepted this 7th day of July, 2011. QUESTAR GAS COMPANY By: Layne O. Sargent Title: Pre Const Specialist	GOVERNING BODY APPROVAL AND ACCEPTANCE Approved this 20th day of July, 2011. On behalf of Summit County Council per Eastern Summit County Development Code, Section Summit County Manager The Land Use Authority	NORTH SUMMIT FIRE DISTRICT Approved and Accepted this 8th day of July, 2011. North Summit FIRE DISTRICT BY: Barb A. Jones
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CONSENT TO RECORD
 STATE OF UTAH
 COUNTY OF SUMMIT
 THE UNDERSIGNED LIEN HOLDER HEREBY CONSENTS TO THE RECORDATION OF THIS PLAT.
 BY: Jerrald S. Willoughby
 AUTHORIZED OFFICIAL
 THE FOLLOWING COPIES OF THIS RECORD WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF July, 2011 BY: Cheryl O. Willoughby
 MY COMMISSION EXPIRES March 7, 2012
 RESIDING IN SANDY, UTAH
 NOTARY PUBLIC

PREPARED BY: HIGH MOUNTAIN SURVEYING, LLC P.O. Box 445 1325 South Hoytsville Road Coalville, Utah 84017 435-336-4210	COUNTY ENGINEER Approved and accepted by the Summit County Engineering Department this 22nd day of July, 2011. COUNTY ENGINEER	SUMMIT COUNTY HEALTH Approved and Accepted this 22nd day of July, 2011. DEPARTMENT OF HEALTH BY:	PLANNING COMMISSION The Eastern Summit Planning Commission forwarded a positive recommendation for approval of this plat pursuant to a public hearing held on 6 day of July, 2011. Date: July 20, 2011 Chair - VKE CRAN	APPROVAL AS TO FORM Approved as to form this 29th day of July, 2011. COUNTY ATTORNEY BY: Helen Strachan	COUNTY RECORDER STATE OF UTAH COUNTY SUMMIT Recorded and filed at the request of Linda Wilde Date: July 29, 2011 Time: 4:14 pm Entry # 1927241 Fee: \$34.00 COUNTY RECORDER
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