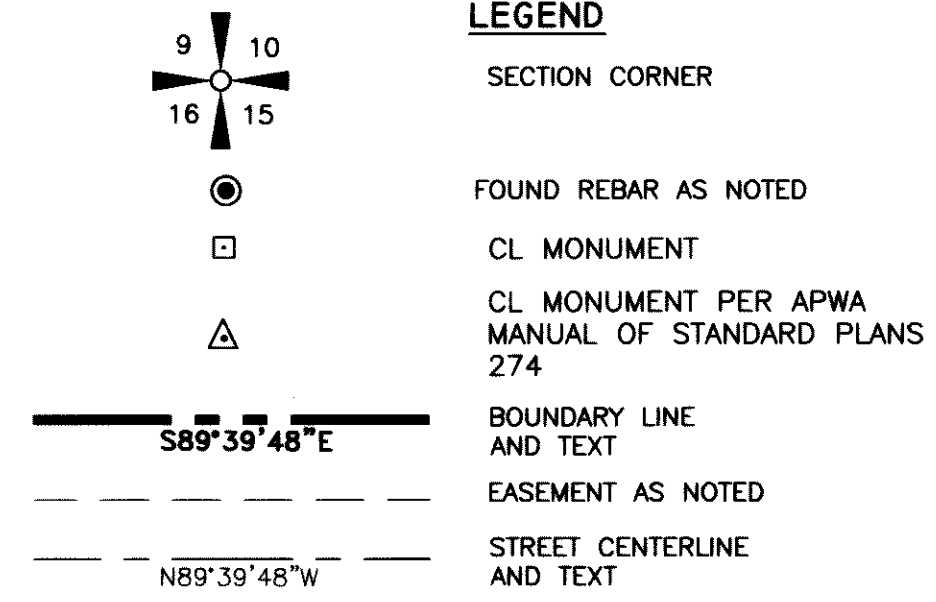


2015-2852

BLACK ROCK SUBDIVISION

PART OF THE SOUTHEAST QUARTER OF SECTION 33 AND SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 13 NORTH, RANGE 1 EAST, SALT LAKE BASELINE AND MERIDIAN
CACHE COUNTY
SMITHFIELD CITY, UTAH

FINAL PLAT



NOTES/NARRATIVE

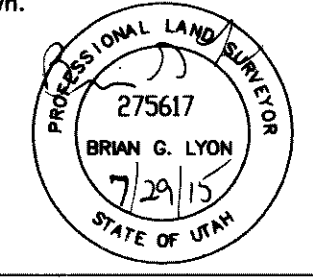
1. THE PURPOSE OF THIS PLAT WAS TO CREATE A 11 LOT SUBDIVISION KNOWN AS BLACK ROCK SUBDIVISION. THE PLAT WAS REQUESTED BY JEFF JACKSON.
2. THE BASIS OF BEARING IS N 01°18'23" W BETWEEN THE SOUTHEAST CORNER AND EAST QUARTER CORNER OF SECTION 33, TOWNSHIP 13 NORTH, RANGE 1 EAST OF THE SALT LAKE BASELINE AND MERIDIAN.
3. ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR A CULINARY WATER SYSTEM, SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, TELEPHONE SERVICE, CABLE TELEVISION SERVICE, GRADING AND LANDSCAPING, STORM DRAINAGE SYSTEMS, CURBS AND GUTTERS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS, SIGNAGE, STREET LIGHTING AND OTHER IMPROVEMENTS SHALL BE PAID FOR BY THE SUBDIVIDER.
4. REBAR WITH CAP WILL BE SET AT ALL REAR AND INTERIOR PROPERTY CORNERS. CURB PINS WILL BE SET AT THE INTERSECTION OF THE LOT LINE WITH THE CURB ONCE IT IS PLACED.
5. 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 Notes 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 1-800-366-6532.
6. LOTS 4, 5, AND 11 ARE SUBJECT TO A COMMUNICATIONS EASEMENT ALONG 700 SOUTH STREET RECORDED IN BOOK 750 PAGE 115 AND BOOK 949 PAGE 115.
7. SUBDIVISION SUBJECT TO AN 20' WIDE IRRIGATION EASEMENT ALONG THE NORTH, EAST AND SOUTH BOUNDARY OF THE SUBDIVISION RECORDED IN BOOK 415 PAGE 340, BOOK 416 PAGE 49, BOOK 416 PAGE 57, BOOK 415 PAGE 331, BOOK 416 PAGE 49 AND BOOK 416 PAGE 57.
8. LOTS 4 AND 5 SUBJECT TO A 30' WIDE RIGHT OF WAY DESCRIBED IN BOOK 528 PAGE 116.

ALLIANCE CONSULTING ENGINEERS
150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435)755-5121
allianceeng@westoffice.net

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.

SURVEYOR'S CERTIFICATE

I, Brian G. Lyon, a Registered Land Surveyor, hold Certificate No. 275617, as prescribed by the laws of the State of Utah, and do hereby certify that by authority of the owners, I have made a survey of the tract of land shown on this plat, which is accurately described therewith, and have subdivided said tract of land into lots and streets to be hereafter known as BLACK ROCK SUBDIVISION, and that the same has been correctly surveyed and all streets are the dimensions shown.



BOUNDARY DESCRIPTION

Part of the Southeast Quarter of Section 33 and Southwest Quarter of Section 34, Township 13 North, Range 1 East of the Salt Lake Base and Meridian described as follows:

Commencing at the monumented Southeast Corner of Section 33, Township 13 North, Range 1 East of the Salt Lake Base and Meridian monumented with a steel rod from which the East Quarter Corner of Section 33 bears N01°18'23" W 2692.87 feet (Basis of bearing) thence N 19°42'59" W 1216.79 feet to the Southeast Corner of Meadow Gate Business Park monumented with a Layne Smith rebar and cap said point also being the POINT OF BEGINNING and running

thence N 02°42'26" E 690.07 feet along the east boundary of Meadow Gate Business Park;

thence S 87°40'02" E 338.38 feet;

thence S 87°12'23" E 210.91 feet;

thence S 01°30'11" W 418.87 feet;

thence N 88°33'54" W 210.39 feet;

thence S 01°29'51" W 66.01 feet;

thence S 88°33'54" E 210.38 feet;

thence S 01°30'11" W 200.07 feet to a Foresight rebar and cap;

thence N 88°44'48" W 175.68 feet;

thence S 89°04'57" W 35.04 feet;

thence N 87°18'21" W 309.16 feet to a Layne Smith rebar and cap;

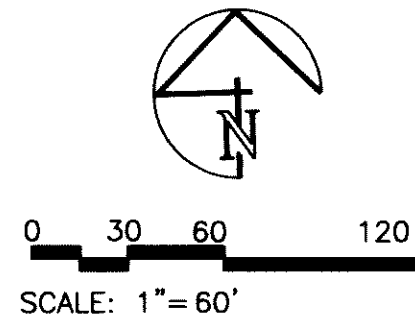
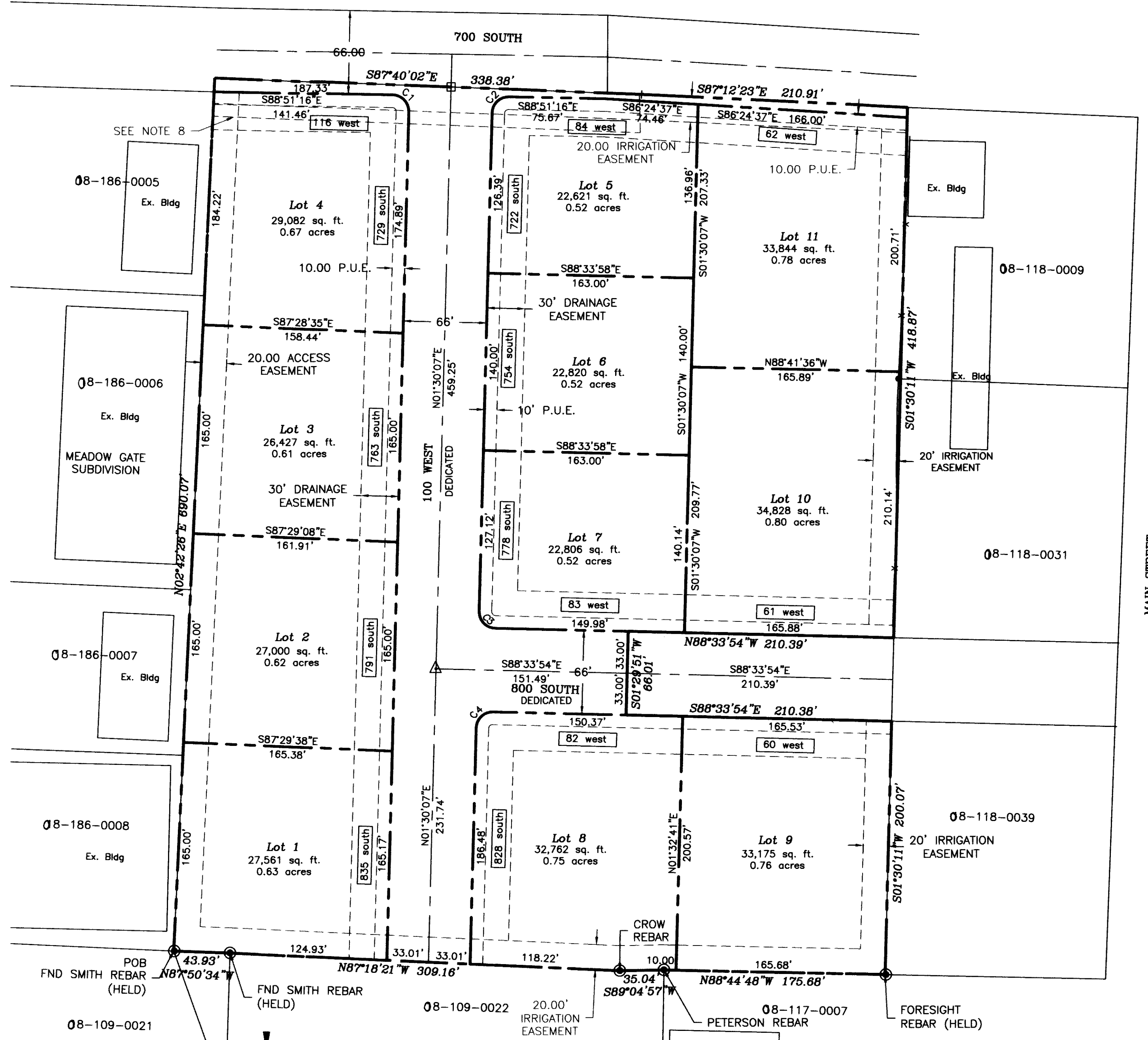
thence N 87°50'34" W 43.93 feet to the point of beginning, containing 8.49 acres.

OWNER'S DEDICATION

Know all 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 streets to hereafter be known as BLACK ROCK SUBDIVISION do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use, and do warrant, defend and save the municipality harmless against any encumbrances or other encumbrances on the dedicated streets which will interfere with the municipality's use, operation and maintenance of the streets and do further dedicate the easements as shown, with the same warranty as given for other dedicated property.

In witness whereof, we have hereunto set our hands this 29th day of July, 2015.

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	20.50	13.00	90°21'22"	18.44	N43°40'34"W
C2	20.34	13.00	89°38'38"	18.33	S46°19'26"W
C3	20.44	13.00	90°04'01"	18.40	S43°31'54"E
C4	20.41	13.00	89°55'59"	18.37	S46°28'06"W



OWNER:
IRONWOOD DEVELOPMENT
55 EAST 2500 NORTH SUITE 101
NORTH LOGAN, UTAH 84341

NO.	DATE	REVISIONS/SUBMISSIONS	DRAWN	PROJECT NO.
	7-2012			

LIMITED LIABILITY ACKNOWLEDGEMENT MEMBER

STATE OF UTAH COUNTY OF Cache

On this 29th day of July, A.D. 2015, personally appeared before me, Jeffrey L. Haggan, Notary Public, State of Utah, my Commission Expires on May 6, 2019, Cache Number: 068111

LIMITED LIABILITY ACKNOWLEDGEMENT MEMBER

STATE OF UTAH COUNTY OF Cache

On this 29th day of July, A.D. 2015, personally appeared before me, Jeffrey L. Haggan, Notary Public, State of Utah, my Commission Expires on May 6, 2019, Cache Number: 068111

LIMITED LIABILITY ACKNOWLEDGEMENT MEMBER

STATE OF UTAH COUNTY OF Cache

On this 29th day of July, A.D. 2015, personally appeared before me, Jeffrey L. Haggan, Notary Public, State of Utah, my Commission Expires on May 6, 2019, Cache Number: 068111

PLANNING COMMISSION CHAIRMAN APPROVAL AND ACCEPTANCE

Presented to the Smithfield City Planning Commission this 17th day of June, A.D. 2015, at which time this subdivision was recommended to the City Council for approval.

Michael L. Gleed Planning Commission Chairman Date 6-7-15

CITY COUNCIL APPROVAL AND ACCEPTANCE

Presented to the Smithfield City Council this 24th day of June, A.D. 2015, at which time this subdivision was approved and accepted.

Michael L. Gleed Mayor Date 07-30-2015
Frank Johnson City Recorder Date 07-30-2015

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 and the city ordinance.

Carl Peckley City Engineer Date 8/3/2015

UTILITY COMPANY APPROVALS

The utility easements shown on this plat are approved

Rocky Mtn Power
Questar Gas
Comcast Cable
Century Link Communications

APPROVAL AS TO FORM

Approved as to form this 11th day of August, A.D. 2015.

Frank Johnson City Attorney

POSTMASTER

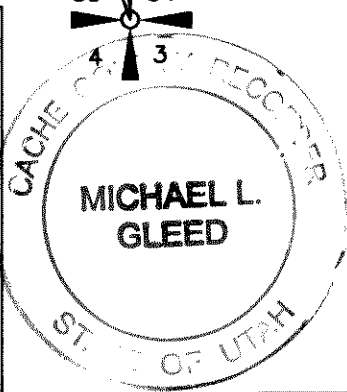
Presented to the Smithfield Postmaster this 29th day of August, A.D. 2015, at which time this subdivision was accepted.

Postmaster Date 8/31/2015

COUNTY RECORDER

State of Utah, County of Cache, recorded and filed at the request of Michael L. Gleed
Date 25 AUG 2015 Time 3:26 PM Fee 41.00
Entry 1131682

Michael L. Gleed County Recorder



BLACK ROCK SUBDIVISION
PART OF THE SOUTHEAST QUARTER OF SECTION 33 AND SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 13 NORTH, RANGE 1 EAST OF THE SALT LAKE BASELINE AND MERIDIAN
CACHE COUNTY
SMITHFIELD CITY, UTAH

PROJECT TITLE
DRAWING TITLE
DATE: MAY 2015
DRAWING NO. 1