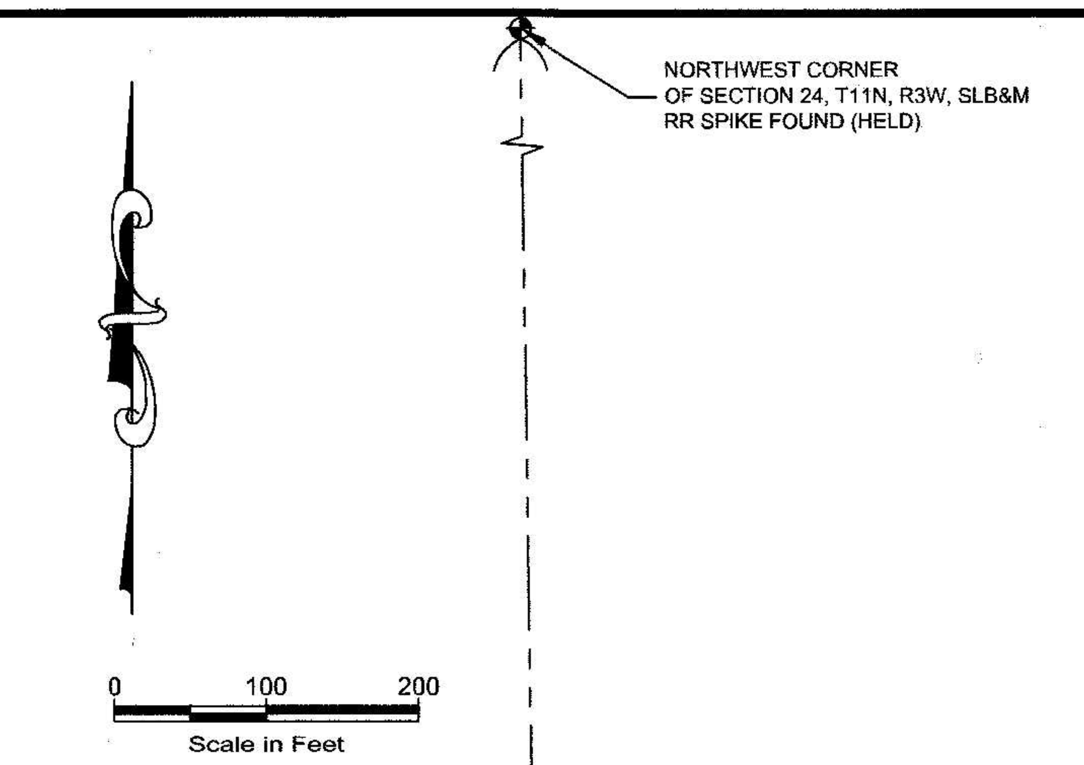
Entry No. 439682 B: 1491 P: 0569
SUBDIVISION PLAT 09/09/2021 04:22:46 PM Page: 1 of 1
FEE $52.00 BY CODY VEIBELL
Chad Montgomery, Box Elder County Recorder

05-088-0097 > 05-088-0099, 0100, 0101



SUBDIVISION BOUNDARY

A PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 11 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING FENCE CORNER ON THE EAST RIGHT-OF-WAY LINE OF 5200 WEST STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 15, LOCATED SOUTH 00°51'37" EAST (SOUTH 00°51'35" EAST BY RECORD), A DISTANCE OF 1,917.85 FEET ALONG THE SECTION LINE; AND NORTH 89°08'23" EAST (NORTH 89°08'25" EAST, BY RECORD), A DISTANCE OF 50.00 FEET FROM THE RAILROAD SPIKE MARKING THE NORTHWEST CORNER OF SECTION 24, FROM WHICH RAILROAD SPIKE THE COUNTY MARKER MARKING THE SOUTHWEST CORNER OF SECTION 24 BEARS SOUTH 00°51'37" EAST, 5030.30 FEET; AND RUNNING THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 15 FOR THE FOLLOWING TWO (2) COURSES:

(1) NORTH 85°01'59" EAST (NORTH 85°02'01" EAST, BY RECORD), A DISTANCE OF 163.38 FEET;

(2) NORTH 71°18'21" EAST (NORTH 71°18'23" EAST, BY RECORD), A DISTANCE OF 246.57 FEET TO THE SOUTHWESTERLY LINE OF A TRANSMISSION POWER LINE CORRIDOR; SAID LINE BEING THE SOUTHWESTERLY LINE OF A TOWN OF ELWOOD 48.0 FOOT WIDE RIGHT OF WAY PARCEL

THENCE ALONG SAID SOUTHWESTERLY LINE SOUTH 56°22'25" EAST (SOUTH 56°22'23" EAST, BY RECORD), A DISTANCE OF 409.50 FEET; THENCE SOUTH 89°08'23" WEST, A DISTANCE OF 79.08 FEET; THENCE SOUTH 00°51'37" EAST, A DISTANCE OF 589.61 FEET TO A LINE WHICH IS BY RECORD THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 24 AND THE NORTH RIGHT OF WAY LINE OF POWER LINE ROAD; THENCE ALONG SAID LINE SOUTH 89°08'23" WEST, A DISTANCE OF 656.13 FEET TO THE EAST RIGHT-OF-WAY LINE OF 5200 WEST STREET; THENCE NORTH 00°51'37" WEST, A DISTANCE OF 8.00 FEET ALONG SAID EAST RIGHT OF WAY LINE; THENCE NORTH 89°08'23" EAST, A DISTANCE OF 169.36 FEET; THENCE SOUTH 88°09'20" EAST, A DISTANCE OF 169.54 FEET; THENCE NORTH 00°51'37" WEST, A DISTANCE OF 490.78 FEET; THENCE SOUTH 89°08'23" WEST, A DISTANCE OF 338.72 FEET TO THE SAID EAST RIGHT OF WAY LINE; THENCE NORTH 00°51'37" WEST, A DISTANCE OF 243.48 FEET ALONG SAID EAST RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

CONTAINING 7.619 ACRES, ONE LOT AND ONE DEDICATION PARCEL.

DEDICATION PARCEL

A PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 11 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, BEING DESCRIBED AS FOLLOWS:

BEGINNING ON THE EAST RIGHT-OF-WAY LINE OF 5200 WEST STREET AND THE NORTH RIGHT-OF-WAY LINE OF POWER LINE ROAD, LOCATED SOUTH 00°51'37" EAST, A DISTANCE OF 2,652.11 FEET ALONG THE SECTION LINE; AND NORTH 89°08'23" EAST, A DISTANCE OF 50.00 FEET FROM THE RAILROAD SPIKE MARKING THE NORTHWEST CORNER OF SECTION 24, FROM WHICH RAILROAD SPIKE MARKING THE SOUTHWEST CORNER OF SECTION 24 BEARS SOUTH 00°51'37" EAST, 5030.30 FEET; AND RUNNING THENCE NORTH 00°51'37" WEST, A DISTANCE OF 8.00 FEET ALONG SAID EAST RIGHT OF WAY LINE; THENCE NORTH 89°08'23" EAST, A DISTANCE OF 169.36 FEET; THENCE SOUTH 88°09'20" EAST, A DISTANCE OF 169.54 FEET TO THE SAID NORTH RIGHT OF WAY LINE; THENCE SOUTH 89°08'23" WEST, A DISTANCE OF 338.72 FEET ALONG SAID NORTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

CONTAINING 0.047 ACRES.

REMAINDER PARCEL

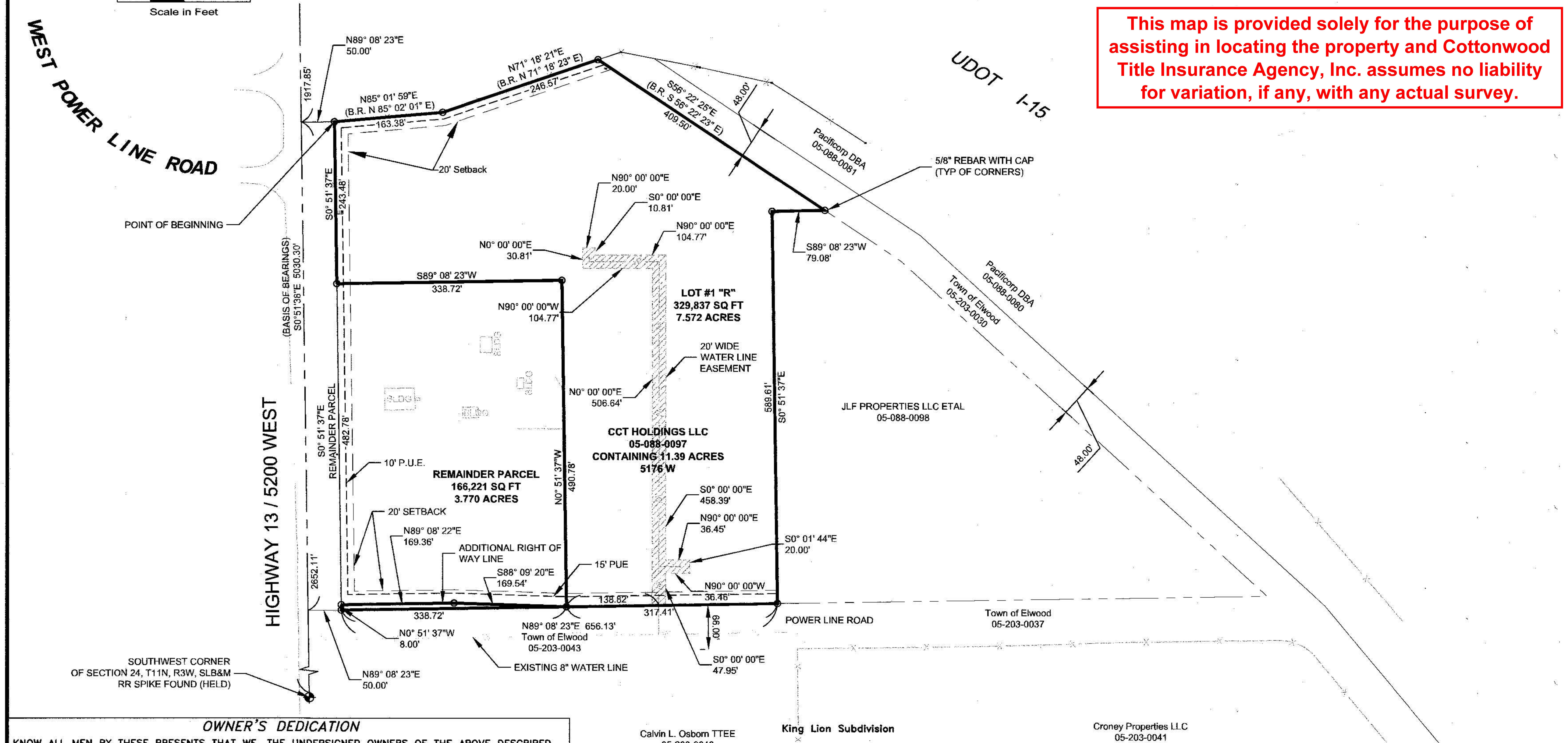
A PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 11 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT ON THE EAST RIGHT-OF-WAY LINE OF 5200 WEST STREET LOCATED SOUTH 00°51'37" EAST, A DISTANCE OF 1,917.85 FEET ALONG THE SECTION LINE; AND NORTH 89°08'23" EAST, A DISTANCE OF 50.00 FEET AND SOUTH 00°51'37" EAST, A DISTANCE OF 243.48 FEET FROM THE RAILROAD SPIKE MARKING THE NORTHWEST CORNER OF SECTION 24, FROM WHICH RAILROAD SPIKE MARKING THE SOUTHWEST CORNER OF SECTION 24 BEARS SOUTH 00°51'37" EAST, 5030.30 FEET; AND RUNNING THENCE THENCE NORTH 89°08'23" EAST, A DISTANCE OF 338.72 FEET; THENCE SOUTH 00°51'37" EAST, A DISTANCE OF 490.78 FEET; THENCE NORTH 88°09'15" WEST, A DISTANCE OF 169.54 FEET; THENCE SOUTH 89°08'23" WEST, A DISTANCE OF 169.36 FEET TO THE SAID EAST RIGHT OF WAY LINE; THENCE NORTH 00°51'37" WEST, A DISTANCE OF 482.78 FEET ALONG SAID EAST RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

CONTAINING 3.770 ACRES.

NO.	DATE	DESIGN	DRAWN	CHECKED
		ORIGINAL		
0	07/02/20	DMH	DCH	DMH
		REVISIONS		

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.



VICINITY MAP
BOX ELDER COUNTY, UTAH

SURVEY CERTIFICATE

I, Jeff C. Nielsen, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 5152661 as prescribed by the Laws of the State of Utah, and that I have made and/or Supervised the survey of the property shown and described hereon and that this plat is a true and correct representation of said survey to the best of my knowledge and belief.

Jeff Nielsen, 8/30/21
R.L.S. No. 5152661 Date

REGISTERED LAND SURVEYOR 5152661 JEFF C. NIELSEN 8/30/21 STATE OF UTAH

Foresight Land Surveying
2005 N 600 W Ste B
Logan, UT 84321
435-753-1910

LEGEND:

- SUBDIVISION BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- EDGE OF PAVEMENT
- DITCH FLOWLINE
- FENCE LINE
- EASEMENT
- WATER EASEMENT
- Right-of-way Monument
- Found Rebar and Cap
- Set 5/8" rebar w/cap

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POWER LINE SUBDIVISION

A PART OF THE WEST HALF OF SECTION 24, T11N, R3W, SLB&M
BOX ELDER COUNTY, UTAH
CONTAINING 1 COMMERCIAL LOT AND DEDICATION PARCEL

AQUA ENGINEERING
533 W 2600 S, SUITE 275, BOUNTIFUL, UT 84010
PHONE (801) 299-1327 FAX (801) 299-0153

OWNER'S 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 (A) LOT(S) AND STREET(S) (AS PERTAINS) AS SHOWN ON THIS PLAT AND NAME SAID TRACT POWER LINE SUBDIVISION AND HEREBY DEDICATE, GRANT AND CONVEY TO ELWOOD TOWN UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS (A) STREET(S) (AS PERTAINS) AS SHOWN ON THIS PLAT. THE SAME TO BE USED AS PUBLIC THROUGHFARE(S) FOREVER, AND ALSO DEDICATE TO ELWOOD TOWN THOSE CERTAIN STRIPS AS EASEMENTS FOR UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON, INCLUDING THOSE SHOWN WITHIN THE REMAINDER PARCEL, THE SAME TO BE USED FOR INSTALLATION, MAINTENANCE AND OPERATION FOR PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY ELWOOD TOWN AND HEREBY DECLARE THE PLAT NOTES TO BE EFFECTIVE AND BINDING. IN WITNESS WE HAVE HEREUNTO SET OUR SIGNATURE THIS DAY AS SHOWN BELOW.

Cody C. Veibell 9-7-2021
CODY C. VEIBELL, REGISTERED AGENT (CCT HOLDINGS, LLC) DATE

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF BOX ELDER

ON THIS 07 DAY OF September, 2021, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY. CODY C. VEIBELL AND AFTER BEING DULY SWORN ACKNOWLEDGED TO ME THAT THEY ARE THE REGISTERED AGENT OF CCT HOLDINGS, LLC AND THAT THEY SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY, FOR THE PURPOSE THEREIN MENTIONED ON BEHALF OF SAID TRUST.

Chrystal Butler
NOTARY PUBLIC

MY COMMISSION EXPIRES 07/29/2025.

NOTARY PUBLIC Chrystal Butler 719470 My Commission Expires 07/29/2025 STATE OF UTAH

NOTES:

"R" – RESTRICTIONS TO BE REFERENCED

R1– A GEOTECHNICAL STUDY AND REPORT IS REQUIRED BEFORE APPROVAL OF ANY BUILDING PERMITS OR APPROVAL OF SITE PLANS WILL BE GRANTED FOR LOT 1 "R".

R2– A DETAILED SITE PLAN WITH ALL SUPPORTING DOCUMENTATION, DESIGN DATA, AND CALCULATIONS FOR STORM WATER RETENTION WILL BE REQUIRED AND APPROVED BY ELWOOD OFFICIALS AND CONSULTANTS PRIOR TO ISSUANCE OF A BUILDING PERMIT. THE SITE PLAN DESIGN MUST INCORPORATE RECOMMENDATIONS PROVIDED BY THE SITE GEOTECHNICAL STUDY AND REPORT.

R3– A FULL DEPTH AND FULL WIDTH ROADSIDE DRAINAGE SWALE PER THE ELWOOD TOWN PUBLIC WORKS CONSTRUCTION STANDARDS FOR ROADS LINED WITH 4" MINUS ROCK LINING OVER A GEOTEXTILE WEED BARRIER IS REQUIRED FROM THE SOUTHEAST CORNER OF LOT 1 "R" TO THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 13.

R4– A MINIMUM 32-FOOT LONG 18" DIAMETER HDPE OR RCP DRAINAGE CULVERT WITH FLARED END SECTIONS ON EACH END IS REQUIRED IN THE NORTHSIDE DRAINAGE SWALE REFERENCED ABOVE AT THE LOCATION WHERE THE ACCESS ENTERANCE INTO LOT 1 "R" IS DESIGNED AND CONSTRUCTED.

APPROVAL AND ACCEPTANCE

PRESENTED TO THE ELWOOD TOWN THIS 7 DAY OF Sept A.D. 20__, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR ATTEST

PLANNING COMMISSION APPROVAL

APPROVED THIS 31 DAY OF Aug A.D. 2021 BY THE ELWOOD TOWN PLANNING COMMISSION.

Wella Call
CHAIRMAN

HEALTH DEPARTMENT APPROVAL

WASTE DISPOSAL SYSTEM AND CULINARY WATER SYSTEM APPROVED THIS 7 DAY OF September, A.D., 20 21.

7 Sept 2021
DATE DISTRICT SANITARIAN

TOWN ENGINEER'S CERTIFICATE

APPROVE THIS 4 DAY OF AUGUST, A.D., 20 21, BY THE ELWOOD TOWN ENGINEER.

08-04-2021 James B. Flint
DATE TOWN ENGINEER

COUNTY RECORDER'S NO. 439682

STATE OF UTAH, COUNTY OF BOX ELDER, RECORDED AND FILED AT THE REQUEST OF Cody Veibell.

DATE: 9/9/2021. TIME: 4:22 pm FEE: $52.00.

ABSTRACTED BY Bk 1491 Page 569.

INDEX ______ COUNTY RECORDER
FILED IN: FILE OF PLATS

0 1/2 1
DRAWING IS TO SCALE IF BAR MEASURES: 1" = FULL SCALE 1/2" = HALF SCALE

SHEET
1