

FINAL PLAT HEATHER RIDGE ESTATES PHASE 5 SUBDIVISION

PERRY, BOX ELDER COUNTY, UTAH
A PART OF THE SOUTHEAST QUARTER OF SECTION 35,
TOWNSHIP 9 NORTH, RANGE 2 WEST, S.L.B.& M.

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, K. Greg Hansen, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah in accordance with Title 58, Chapter 23, Professional Engineers and Land Surveyors Act, and by the Authority of the Owners, I have completed a Survey of the Property described and shown hereon this Plat in accordance with Section 17-23-17 and have verified all measurements, and have placed monuments as represented on this Plat, and have heretofore subdivided said Tract into Three (3) Lots and Parcel "A" hereafter as Heather Ridge Estates Phase 5 Subdivision and that the same has been surveyed and monuments have been located and/or placed on the ground as represented on the Plat hereon.

Signed this 15th day of August, 2019.

K. Greg Hansen P.L.S.
Utah Land Surveyor License No. 167819



BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 9 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 2100 SOUTH STREET LOCATED SOUTH 01°19'50" EAST 1240.50 FEET ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER AND 13.16 FEET NORTH 66°49'50" WEST ALONG THE SAID SOUTH RIGHT-OF-WAY LINE FROM THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER;

RUNNING THENCE SOUTH 22°46'56" WEST 123.44 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF HEATHER RIDGE ESTATES NO. 2; THENCE ALONG THE NORTH BOUNDARY OF SAID HEATHER RIDGE ESTATES NO. 2 THE FOLLOWING TWO (2) COURSES: (1) NORTH 73°45'48" WEST 56.70 FEET; AND (2) NORTH 67°13'04" WEST 254.20 FEET TO THE EAST BOUNDARY LINE OF TINGEY SUBDIVISION; THENCE ALONG SAID EAST BOUNDARY LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 01°19'50" WEST 109.56 FEET; AND (2) NORTH 22°46'56" EAST 30.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 2100 SOUTH STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 67°13'04" EAST 341.30 FEET; AND (2) SOUTH 66°49'50" EAST 13.99 FEET TO THE POINT OF BEGINNING. CONTAINING 1.005 ACRES.

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 LOTS AND PARCEL "A" AS SHOWN ON THIS PLAT AND NAME SAID TRACT HEATHER RIDGE ESTATES PHASE 5 SUBDIVISION AND HEREBY DEDICATE, GRANT AND CONVEY TO PERRY CITY, BOX ELDER COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS PARCEL "A", AND ALSO DEDICATE TO PERRY CITY THOSE CERTAIN STRIPS AND PARCEL "A" AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC AND PRIVATE UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY PERRY CITY IN WITNESS WHEREOF WE HAVE HERETO SET OUR SIGNATURE THIS 15th DAY OF August, 2019.

John E. Simmons
John E. Simmons
Contemporary Homes LLC

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF Box Elder
ON THIS 15th DAY OF August, 2019, PERSONALLY APPEARED BEFORE ME, *Shanna S. Johnson*, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, AND AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT JOHN E. SIMMONS IS THE MAJORITY OWNER OF CONTEMPORARY HOMES LLC AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY, VOLUNTARILY AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSE THEREIN MENTIONED.
John E. Simmons MY COMMISSION EXPIRES 04/03/2020
NOTARY PUBLIC

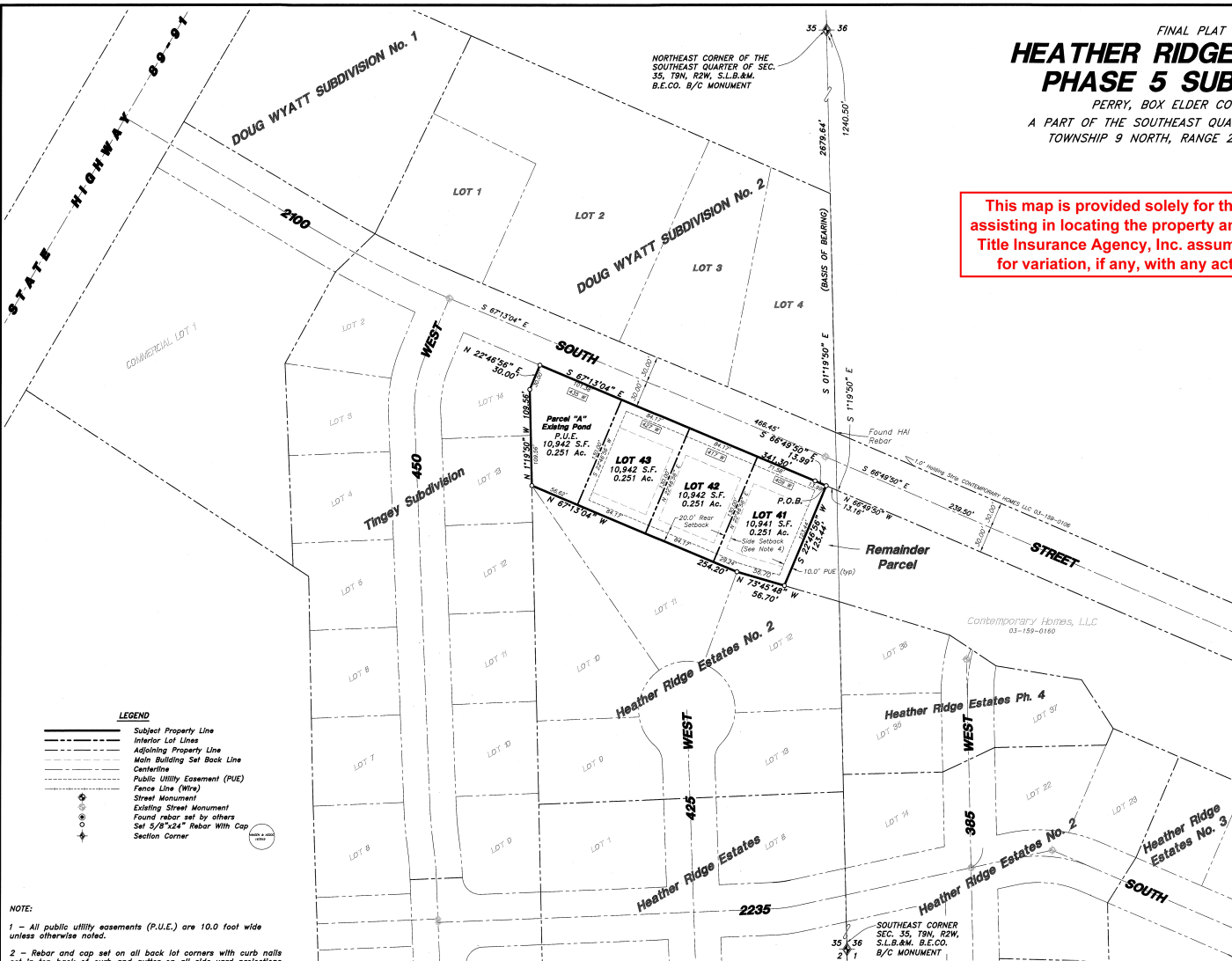
RESIDING IN Box Elder COUNTY, UTAH.

COUNTY RECORDER'S NO. 400285

STATE OF UTAH, COUNTY OF BOX ELDER, RECORDED AND FILED AT THE REQUEST OF
DATE 8-23-2019 TIME 9:31 AM FEE \$58.00

ABSTRACTED B-1380 P-1734

INDEX
FILED IN: FILE OF PLATS
John E. Simmons
COUNTY RECORDER



LEGEND

---	Subject Property Line
- - - -	Interior Lot Lines
- - - -	Adjoining Property Line
---	Main Building Set Back Line
---	Centerline
---	Public Utility Easement (P.U.E.)
---	Fence Line (Wire)
---	Street Monument
---	Existing Street Monument
---	Found rebar set by others
---	Set 5/8"x24" Rebar With Cap
---	Section Corner

- NOTE:
- 1 - All public utility easements (P.U.E.) are 10.0 foot wide unless otherwise noted.
 - 2 - Rebar and cap set on all back lot corners with curb nails set in top back of curb and gutter on all side yard projections.
 - 3 - Parcel "A" is for a surface runoff detention basin and is to remain under the ownership of the Heather Ridge Estates Phase 5 Subdivision Home Owners Association (HOA). The maintenance of landscaping for the detention pond will be the responsibility of the HOA. All of Parcel "A" is a P.U.E. The piping and appurtenant works thereon will be responsibility of Perry City Public Works.
 - 4 - Side Yard Setbacks, 8' min. with a Total of 22' both sides

PLANNING COMMISSION APPROVAL
APPROVED THIS 15th DAY OF August 2019 A.D., 2019
BY THE Perry City PLANNING COMMISSION.
Steve
CHAIRMAN

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 21st DAY OF August, A.D., 2019
Steve
ATTORNEY

ENGINEER'S CERTIFICATE
I CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED AND FIND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.
August 21, 2019 DATE
Britt M. Jones ENGINEER

APPROVAL AND ACCEPTANCE
PRESENTED TO THE PERRY CITY COUNCIL THIS 10th DAY OF August, A.D., 2019 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
ATTEST: *Alicia W. Gray* RECORDER
Britt M. Jones MAYOR

NARRATIVE
The purpose of this survey was to establish and set the property corners of the subdivision and the lots as shown and described hereon. The survey was ordered by John and Sally Simmons, the property owners. The control used to establish the boundaries was the existing Box Elder County Survey Section Corner Monumentation surrounding Section 35, T9N, R2W of the S&B&M and adjoining subdivisions with the basis of bearing being the East line of the Southeast quarter of said section assumed to bear S 1°19'50" E as currently monumented.

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127-111 12-1114156.dwg Rev.13-130 05/17/18