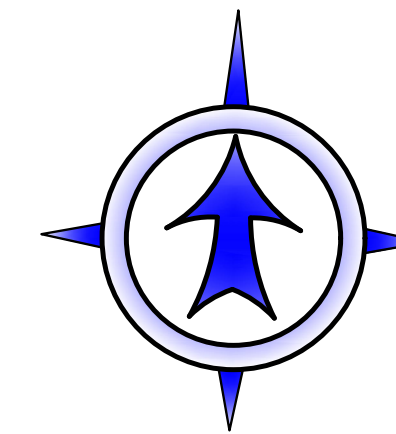


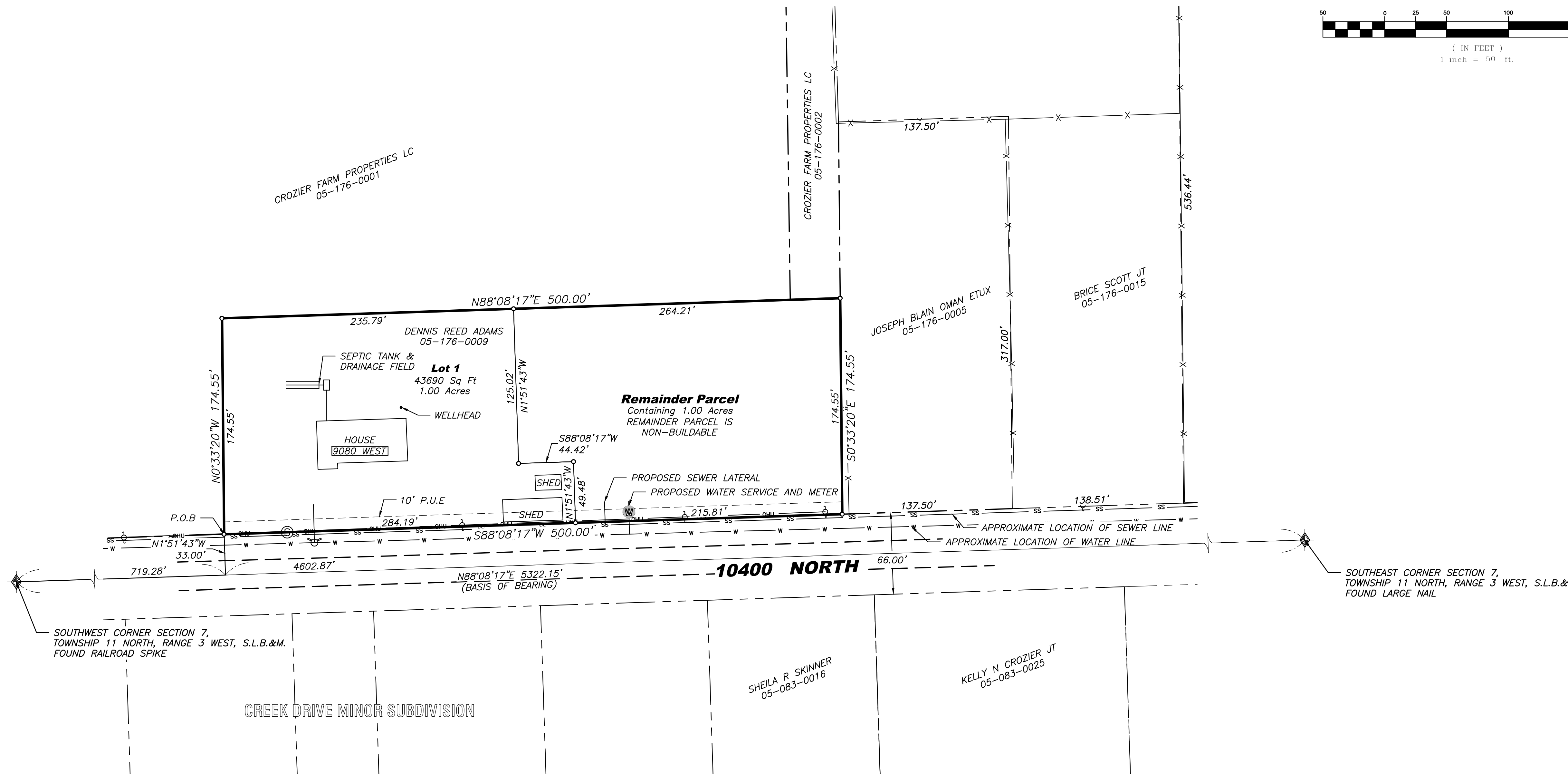
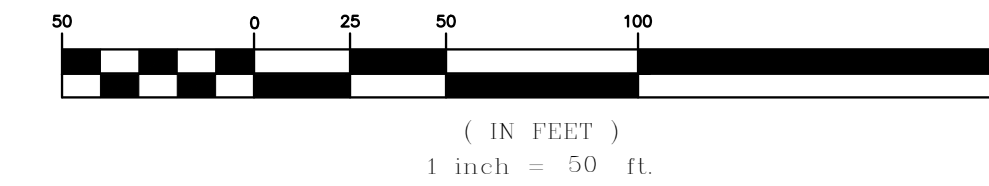
A PLAT FOR:  
**DENNIS ADAMS SUBDIVISION**

A PART OF THE SOUTHWEST QUARTER OF SECTION 7, T11N, R3W, S.L.B.&M.  
 BOX ELDER COUNTY, UTAH  
 CONTAINING 2.00 ACRES IN 2 LOTS



August 10, 2022

GRAPHIC SCALE



SOUTHEAST CORNER SECTION 7,  
 TOWNSHIP 11 NORTH, RANGE 3 WEST, S.L.B.&M.  
 FOUND LARGE NAIL

**SURVEYOR'S CERTIFICATE**

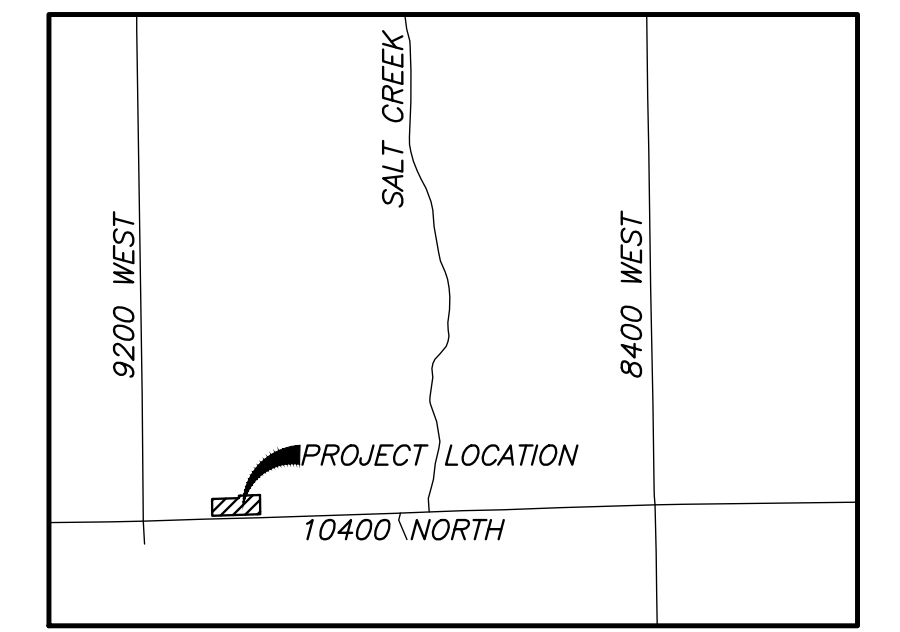
I, JEFF C. NIELSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR HOLDING CERTIFICATE NO. 5152661 IN ACCORDANCE WITH UTAH CODE TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS: DENNIS ADAMS SUBDIVISION

**Boundary Description**

**SUBDIVISION BOUNDARY**  
 A PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 11 NORTH, RANGE 3 WEST, OF THE SALT LAKE BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 10400 NORTH POINT LOCATED NORTH 88°08'17" EAST, A DISTANCE OF 719.28 FEET AND NORTH 01°51'43" WEST, A DISTANCE OF 33.00 FEET FROM THE RAILROAD SPIKE MONUMENTING THE SOUTHWEST CORNER OF SAID SECTION 7 FROM WHICH THE LARGE NAIL MONUMENTING THE SOUTHEAST CORNER OF SAID SECTION 7 BEARS NORTH 88°08'17" EAST, A DISTANCE OF 5322.15 FEET; THENCE NORTH 00°33'20" WEST, A DISTANCE OF 174.55 FEET; THENCE NORTH 88°08'17" EAST, A DISTANCE OF 500 FEET; THENCE SOUTH 88°08'17" WEST, ALONG AFOREMENTIONED RIGHT-OF-WAY LINE A DISTANCE OF 500.00 FEET TO THE POINT OF BEGINNING.  
 CONTAINING 2.00 ACRES IN 2 LOTS

**DRAFT**

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_



Vicinity Map  
 Box Elder County, Utah

**OWNER'S DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DEPICTED AND DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, THE WHOLE TO BE HERINAFTER KNOWN AS "DENNIS ADAMS SUBDIVISION". WE DEDICATE THE AREAS INDICATED AS ROADWAYS TO BOX ELDER COUNTY FOR THE USE OF THE PUBLIC FOREVER, AND HEREBY GRANT TO THE COUNTY THE RIGHT TO MAKE ANY AND ALL IMPROVEMENTS FOR THE MAINTENANCE AND REPAIR OF SAID ROADWAYS. FURTHER, WE DEDICATE THE PORTIONS OF PROPERTY INDICATED AS PUBLIC UTILITY EASEMENTS FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY LINES AS AUTHORIZED BY BOX ELDER COUNTY.

Date: \_\_\_\_\_ DENNIS REED ADAMS

**ACKNOWLEDGMENT**

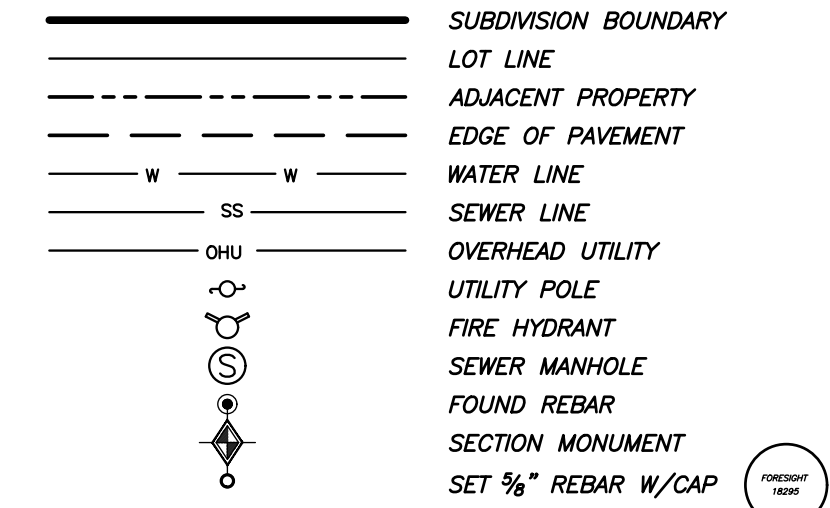
STATE OF UTAH )  
 COUNTY BOX ELDER ) SS.  
 THE FOREGOING INSTRUMENT WAS PERSONALLY ACKNOWLEDGED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_, WHO PROVED ON BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.  
 \_\_\_\_\_  
 NOTARY PUBLIC

**GENERAL NOTES:**

- Pursuant to Utah Code Ann. 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
- Pursuant to Utah Code Ann. 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under:
  - A recorded easement or right-of-way
  - The law applicable to prescriptive rights
  - Title 54, Chapter 8a, Damage to Underground Utility Facilities or any other provision of law.
- This property is located in the vicinity of an established agriculture protection area in which normal agricultural uses and activities have been afforded the highest priority use status. It can be anticipated that such agricultural uses and activities may now or in the future be conducted on property included in the agriculture protection area. The use and enjoyment of this property is expressly conditioned on the acceptance of any circumstance related to land use which may result from such normal agricultural uses and activities.
- Box Elder County is not responsible for drainage along right of use roadways. Lot owners are responsible for installation of 15" minimum rcp culverts wherever a driveway crosses a roadway drainage swale or irrigation ditch within the right-of-way. Box Elder County is not responsible for surface flooding. Irrigation company may require a larger pipe.
- This subdivision does not fall within a F.E.M.A. flood plain.
- Lot owners are required to obtain a permit from Box Elder County Road Department prior to installing a mail box or constructing a drive approach.
- Remainder parcel is not buildable.
- If part of the septic system on lot 1 fails or needs repair whomever the land owner may be at that time may be required to obtain a culinary connection from Thatcher-Penrose water.

**LEGEND:**



**FORESIGHT**  
 LAND SURVEYING  
 2005 North 600 West, Logan, Utah  
 435-753-1910

Project No. 22-172 Prepared by JH, 8/10/22

Sheet 1 of 1

**SURVEY NARRATIVE**

THE PURPOSE OF THIS SURVEY WAS TO CREATE A 2 LOT SUBDIVISION WITH PARCEL 05-176-0009. THE SURVEY WAS ORDERED BY DENNIS ADAMS. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS FOUND REBAR FROM SURVEY 2017-03152 PERFORMED BY CLINT HANSEN AND NEARBY SECTION MONUMENTATION. THE BASIS OF BEARING IS THE LINE BETWEEN THE SOUTHWEST AND THE SOUTHEAST CORNER OF SECTION 7, T11N, R3W, S.L.B.&M. ASSUMED TO BEAR NORTH 88°08'17" EAST, A DISTANCE OF 5322.15 FEET.

**COUNTY ATTORNEY APPROVAL**

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND APPROVE THE PLAT AS TO FORM AS REQUIRED BY STATE LAW AND COUNTY ORDINANCE.  
 \_\_\_\_\_  
 DATE: \_\_\_\_\_ BOX ELDER COUNTY ATTORNEY

**COUNTY SURVEYOR'S CERTIFICATE**

I CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED TO VERIFY MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN THE COUNTY OFFICES; AND FURTHER, THAT IT MEETS THE MINIMUM STANDARDS FOR PLATS REQUIRED BY COUNTY ORDINANCE AND STATE LAW.  
 \_\_\_\_\_  
 COUNTY SURVEYOR DATE: \_\_\_\_\_

**BOX ELDER COUNTY COMMISSION**

THIS PLAT WAS APPROVED AND ACCEPTED BY THE BOX ELDER COUNTY COMMISSION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
 BY: \_\_\_\_\_ CHAIR  
 ATTESTED TO: \_\_\_\_\_ BOX ELDER COUNTY CLERK

**COUNTY RECORDER'S NO.**

STATE OF UTAH, COUNTY OF \_\_\_\_\_, RECORDED AND FILED AT THE REQUEST OF: \_\_\_\_\_  
 DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ FEE: \_\_\_\_\_  
 ABSTRACTED \_\_\_\_\_  
 INDEXED \_\_\_\_\_ FILED IN: FILE OF PLATS COUNTY RECORDER

Record Owners: Dennis Reed Adams  
 9080 West 10400 North  
 Tremonton, Utah 84337