## Mountain View Ranches Subdivision Phase 2

Box Elder County, Utah A Part of the Northwest Quarter of Section 26 and a Part of the Southwest Quarter of Section 23,

Township 13 North, Range 3 West, Salt Lake Base & Meridian Northwest Corner of Sec. 23. Northwest Corner of Sec. 26, T. 13 N., R. 3 W., SLB&M T. 13 N., R. 3 W., SLB&M Southwest Corner of Sec. 26, Found Mag Nail T. 13 N., R. 3 W., SLB&M Found B.E. Co. Rebar Monument *5296.10*° N 89°16'13" 530.00' N 0°40'11" N S 0°46'11" E 2662.68' -6000 166.67 166.66 N 0°46'11" 18464 N 18386 N 18360 N 18334 N 18308 N 18266 N 18188 N 18162 N P.O.B. Subd. 18110 N 18090 N 18068 N 18046 N 18002 N 18024 N P.O.B. Remainder Lot 17 Lot 16 Lot 20 Lot 15 Lot 18 Lot 19 Lot 13 Lot 12 Lot 11 Lot 10 **Lot 9** 74,245 S.F. Lot 8
74,245 S.F. Lot 7 Lot 5 Lot 6 80,176 S.F. 84,833 S.F. 80,168 S.F. 80,168 S.F. 84,833 S.F. 84,825 S.F. Lot 3 80,168 S.F. Lot 1 Lot 2 80.168 S.F. 80.168 S.F. 1.841 Acres 1.947 Acres 74,245 S.F. 1.840 Acres 1.947 Acres 74,245 S.F. 1.840 Acres 74,245 S.F. 1.840 Acres 1.840 Acres 1.840 Acres 74,245 S.F. 1.840 Acres 74,245 S.F. 1.840 Acres 74,245 S.F. 1.704 Acres 1.704 Acres 1.704 Acres 1.704 Acres 1.704 Acres 1.704 Acres 1.703 Acres 1.704 Acres \_\_\_\_10.0' PUE (typ) Septic System Drainfield Location Septic System |Drainfield Location S 0°40'11" S 0°46'11" E Subdivision Boundary Description A PART OF THE NORTHWEST QUARTER OF SECTION 26 AND A PART OF THE SOUTHWEST QUARTER OF SECTION Remainder Parcel 23, TOWNSHIP 13 NORTH, RANGE 3 WEST OF THE SALT LAKE BASE AND MERIDIAN OWNER'S DEDICATION Containing 62.11 Acres RM Mills Construction LLC BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 26 AND THE EAST RIGHT—OF—WAY Know all men by these presents that we, the undersigned owners of RM Mills Construction LLC the above described tract of land having caused the same to be LINE OF 6000 WEST STREET LOCATED 33.00 FEET NORTH 89°16'13" EAST FROM THE NORTHWEST CORNER OF SAID SECTION 26. (BASIS OF BEARING IS THE WEST LINE OF SAID SECTION 26 WHICH BEARS SOUTH into lots as shown on this plat and name said tract Mountain View Ranches Subdivision Phase 2 and hereby dedicate, grant 0°46'11" EAST; Remainder Parcel Boundary Description and convey to Box Elder County, Utah, all those parts or portions of said tract of land designated as easements for public utility and RUNNING THENCE NORTH 00°40'11" WEST 530.00 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE SOUTH A PART OF THE NORTHWEST QUARTER OF SECTION 26 AND A PART OF THE SOUTHWEST drainage purposes as shown hereon. The same to be used for the BOUNDARY LINE OF THE NICHOLAS REX RICHARDS PROPERTY, TAX ID. NO. 07-042-0008; THENCE ALONG SAID QUARTER OF SECTION 23. TOWNSHIP 13 NORTH. RANGE 3 WEST OF THE SALT LAKE BASE installation, maintenance and operation of public utility service lines SOUTH BOUNDARY LINE NORTH 89°16'13" EAST 509.00 FEET; THENCE SOUTH 00°40'11" EAST 499.97 FEET TO and drainage as may be authorized by Box Elder County. THE NORTH RIGHT-OF-WAY LINE OF 18400 NORTH STREET: THENCE SOUTH 89°16'13" WEST 509.00 FEET BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 26 AND THE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE TO SAID EAST RIGHT-OF-WAY LINE; THENCE SOUTH 00°40'11" EAST RIGHT-OF-WAY LINE OF 6000 WEST STREET LOCATED 33.00 FEET NORTH 89°16'13" EAST 30.00 FEET ALONG SAID EAST RIGHT-OF-WAY LINE; THENCE SOUTH 00°46'11" EAST 30.00 FEET ALONG SAID FROM THE NORTHWEST CORNER OF SAID SECTION 26. (BASIS OF BEARING IS THE WEST LINE EAST RIGHT-OF-WAY LINE TO THE SOUTH RIGHT-OF-WAY LINE OF 18400 NORTH STREET; THENCE NORTH **LEGEND** OF SAID SECTION 26 WHICH BEARS SOUTH 0°46'11" EAST: MAXWELL R. MILLS FOR RM MILLS CONSTRUCTION, LLC 89°16'13" EAST 509.00 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE; THENCE SOUTH 00°46'11" EAST Subject Property Line 1260.03 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 18200 NORTH STREET: THENCE SOUTH 89°16'13" WEST RUNNING THENCE NORTH 00°40'11" WEST 30.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 509.00 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO SAID EAST RIGHT-OF-WAY LINE; THENCE SOUTH Interior Lot Lines 18400 NORTH STREET: THENCE NORTH 89°16'13" EAST 509.00 FEET ALONG SAID NORTH RUSSELL W. MILLS FOR RM MILLS CONSTRUCTION, LLC Adjoining Property Line 00°46'11" EAST 60.00 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE SOUTH RIGHT-OF-WAY LINE OF RIGHT-OF-WAY LINE: THENCE NORTH 00°40'11" WEST 499.97 FEET TO THE SOUTH BOUNDARY LINE OF THE NICHOLAS REX RICHARDS PROPERTY, TAX ID. NO. 07-042-0008; THENCE NORTH 18200 NORTH STREET: THENCE NORTH 89°16'13" EAST 509.00 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE: Centerline 89°16'13" EAST 924.54 FEET ALONG SAID SOUTH BOUNDARY LINE TO THE WEST Public Utility Easement (PUE) THENCE SOUTH 00°46'11" EAST 1312.32 FEET TO THE NORTH BOUNDARY LINE OF THE JOHN UDY SUBDIVISION Scale: 1"= 100' RIGHT-OF-WAY LINE OF THE O.S.L.R.R.; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FILED AS ENTRY NO. 208842 IN THE FILES OF THE BOX ELDER COUNTY RECORDER; THENCE SOUTH 89°13'49" FOLLOWING THREE (3) COURSES; (1) SOUTH 03°35'39" WEST 1615.80 FEET; (2) SOUTH Field Separation Line WEST (WEST BY RECORD) 509.00 FEET ALONG SAID NORTH BOUNDARY LINE TO SAID EAST RIGHT-OF-WAY 86°24'21" EAST 50.00 FEET; AND (3) SOUTH 03°35'39" WEST 1581.33 FEET TO THE SOUTH LINE: THENCE NORTH 00°46'11" WEST 2662.68 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE POINT OF Fence Line (Wire) LIMITED LIABILITY COMPANY ACKNOWLEDGMENT LINE OF SAID NORTHWEST QUARTER BEING THE NORTH BOUNDARY LINE OF THE RM MILLS BEGINNING. CONTAINING 35.90 ACRES. Scale in Feet CONSTRUCTION LLC PROPERTY, TAX ID. NO. 07-045-0070; THENCE ALONG SAID SOUTH LINE Septic System Drainfield Location (Data in Parentheses is Record) AND SAID NORTH BOUNDARY LINE AND THEN THE NORTH BOUNDARY LINE OF THE JOHN UDY SURVEYOR'S CERTIFICATE STATE OF UTAH SUBDIVISION FILED AS ENTRY NO. 208842 IN THE FILES OF THE BOX ELDER COUNTY I, K. Greg Hansen, do hereby certify that I am a Registered Professional Land Surveyor in the State of RECORDER SOUTH 89°13'49" WEST (WEST BY RECORD) 732.04 FEET: THENCE NORTH Street Monument to be set Utah in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Act: 00°46'11" WEST 1312.32 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 18200 NORTH STREET; COUNTY OF BOX ELDER Found rebar set by others and by the Authority of the Owners, I have completed a survey of the property described and shown THENCE SOUTH 89°16'13" WEST 509.00 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO Set 5/8"x24" Rebar With Cap hereon this plat in accordance with section 17-23-17 and have verified all measurements and have SAID EAST RIGHT-OF-WAY LINE; THENCE NORTH 00°46'11" WEST 60.00 FEET ALONG SAID \_\_ day of \_, 2022, personally Section Corner EAST RIGHT-OF-WAY LINE TO THE NORTH RIGHT-OF-WAY LINE OF 18200 NORTH STREET: hereby Subdivided said tract into twenty (20) lots, known hereafter as Mountain View Ranches Subdivision appeared before me, Maxwell R. Mills and Russell W. Mills, who being THENCE NORTH 89°16'13" EAST 509.00 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE: Phase 2 and that the same has been surveyed and monuments have been located and/or placed on the by me duly sworn did say and acknowledge that they are the Managers THENCE NORTH 00°46'11" WEST 1260.03 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 18400 ground as represented on the plat hereon. of RM Mills Construction, LLC, a Utah Limited Liability Company ("LLC"), NORTH STREET; THENCE SOUTH 89°16'13" WEST 509.00 FEET ALONG SAID SOUTH which LLC is the Owner of the real property listed herein, and executed RIGHT-OF-WAY LINE TO SAID EAST RIGHT-OF-WAY LINE; THENCE NORTH 00°46'11" WEST Signed this 16th day of August, 2022. the foregoing instrument as the authorized agents of the LLC, and that 30.00 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING said authorization to sign on behalf of the LLC came pursuant to a 62.11 ACRES. K. Greg Hansen P.L.S. K. GREG Resolution of the Managers, the Certificate of Organization, and/or the Utah Land Surveyor Licence No. 167819 HANSEN Operating Agreement of the LLC. - Project Location Agriculture Protection Zone 1. Box Elder County is not responsible for drainage along Right-of-Use Roadways. Property owners are responsible for This property is located in the vicinity of an established Agriculture NARRATIVE culverts, entrance roads and property drainage of any entrance roads constructed inside the Right-of-Ways. All driveway Protection Area in which normal agricultural uses and activities have culverts need to be 15" dia. RCP minimum. The irrigation ditch company may require a larger dia. pipe. The purpose of this survey was to establish and set the property corners of been afforded the highest priority use status. It can be anticipated The Subject Property does not fall in a F.E.M.A. Flood Plain. the twenty lot subdivision as shown and described hereon. The survey was . Box Elder County is not responsible for surface flooding. that such agricultural uses and activities may now or in the future be ordered by Max Mills for RM Mills Construction. The control used to establish 4. All Public Utility Easements (P.U.E.) are 10.00 feet wide unless noted otherwise. conducted on property included in the Agriculture Protection Area. The . Culinary Water to be individual wells. the property corners was the existing Box Elder County Survey Monumentation use and enjoyment of this property is expressly conditioned on Sewer system to be individual septic systems approved by the Bear River Health Dept. All single family homes on these surrounding Section 26, T13N, R3W, SLB&M. The basis of bearing is the West Vicinity Map acceptance of any annoyance or inconvenience which are related to the lots shall be serviced by a packed bed media system. COUNTY RECORDER'S NO. line of said Section which bears South 00°46'11" East, Utah North, State Plane, Property owner will need to obtain a permit from the Box Elder County Roads Department prior to installing mailbox and sights, sounds and smells of normal agricultural uses and activities. Calculated N.A.D.83 Bearing. Developer: RM Mills Construction State of Utah, County of Box Elder, Recorded and 28 W 100 N Tremonton, UT. 84337 COUNTY SURVEYOR'S CERTIFICATE APPROVAL AS TO FORM APPROVAL AND ACCEPTANCE PLANNING COMMISSION APPROVAL BEAR RIVER DISTRICT HEALTH Filed at the Request of I Hereby Certify that the Box Elder County Surveyor's Office has DEPT. APPROVAL HANSEN & ASSOCIATES, INC. reviewed this plat for mathematical correctness, section corner data, Presented to the Box Elder County Commission this Approved as to Form this\_\_\_\_day of Approved this day of A.D., Waste Disposal System & Culinary Water Consulting Engineers and Land Surveyors and for harmony with lines and monuments on record in County ,A.D.,2022. A.D., 2022, at 2022, by the Box Elder County Planning Offices. The approval of this plat by the Box Elder County Surveyor 538 North Main Street, Brigham, Utah 84302 System Approval This\_\_\_day of \_ which time this Subdivision was Approved and Accepted. does not relieve the licensed Land Surveyor who executed this plat from Visit us at www.haies.net *2022*. the responsibilities and/or liabilities associated therewith. Brigham City Ogden Filed in: \_\_\_\_\_File of Plats

District Sanitarian

County Recorder

(435) 723–3491 (801) 399–4905 (435) 752–8272 Celebrating over 65 Years of Business

County Surveyor