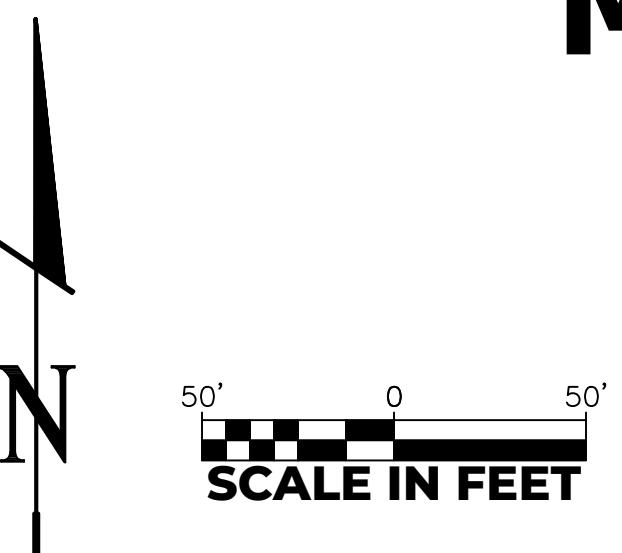


MANZANITA SUBDIVISION, PHASE 3, LOT 1 AMENDED FOR JESSE & NATASHA BLOOMFIELD

LOCATED IN THE NW1/4 OF THE SW1/4 OF SECTION 8, T17S, R6W, SLB&M, DELTA, UTAH



SCALE IN FEET

LEGEND

- ◆ SECTIONAL MARKER
- PROPERTY CORNER 1/2" REBAR & PLASTIC "IRLS" CAP
- NOT SET

NARRATIVE

THIS PLAT WAS AMENDED TO ADD 18 FEET TO THE EAST SIDE OF THEIR PROPERTY WHICH MATCHES THE NELSON BOUNDARY ON THE NORTH SIDE.

NOTES

1. THE CITY OF DELTA, COUNTY OF MILLARD, STATE OF UTAH, HAS AN ORDINANCE WHICH RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN THIS SUBDIVISION, ACCORDINGLY IT IS UNLAWFUL TO OCCUPY A BUILDING WITHIN THIS SUBDIVISION WITHOUT FIRST OBTAINING A CERTIFICATE OF OCCUPANCY ISSUED BY THE BUILDING INSPECTOR.
2. DELTA CITY SHALL BE HELD HARMLESS FOR ANY DRAINAGE ISSUE. JESSE BLOOMFIELD WILL BE RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF SAID DRAINAGE FOR 5 YEARS FROM THE DATE OF RECORDING.

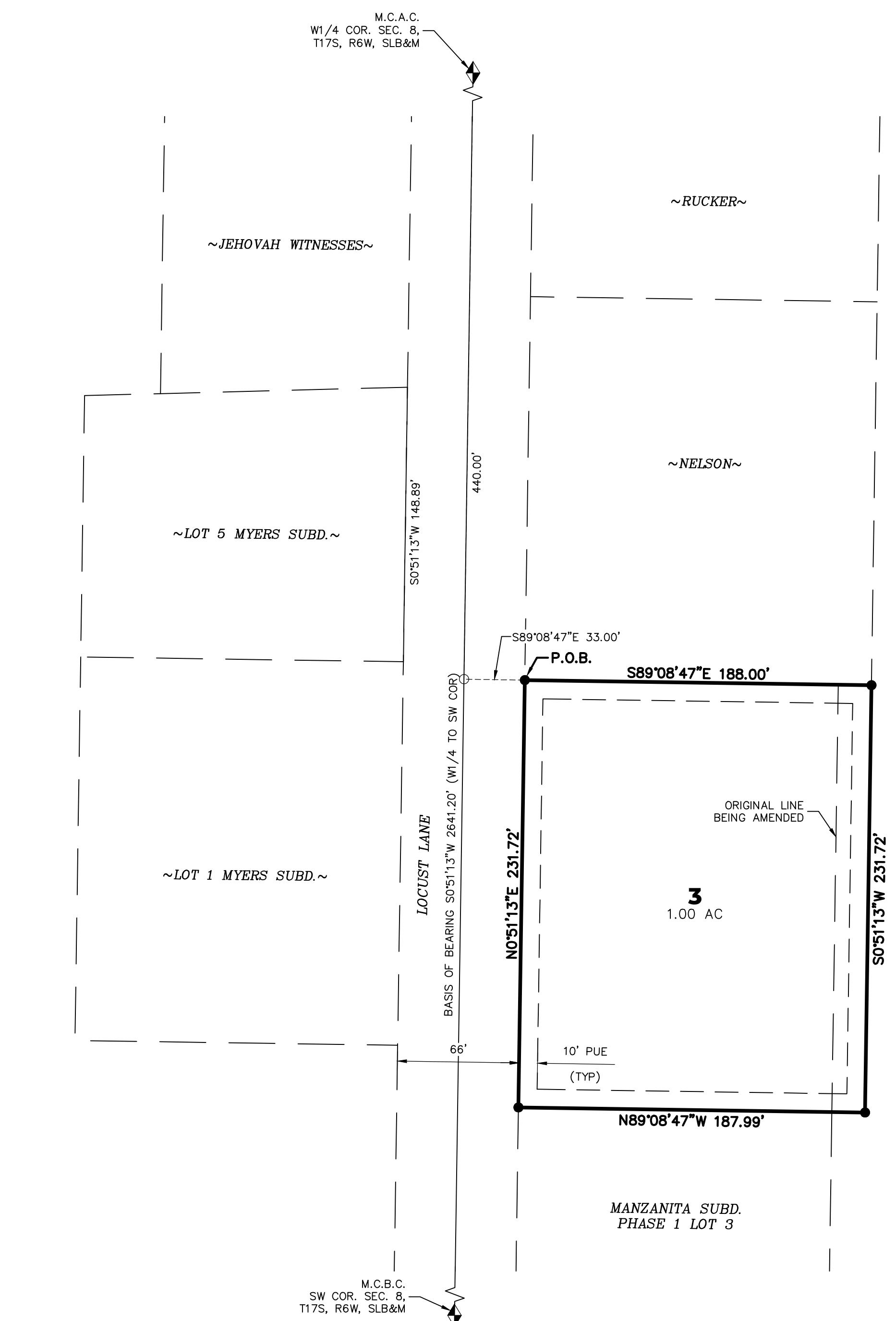
UTILITY AGREEMENT

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS (PUE) IDENTIFIED ON THIS PLAT AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTION INCLUDING TREES, AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE, AT NO TIME SHALL ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

UTILITIES APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF ITS RIGHTS-OF-WAY AND EASEMENTS AND ITS EXISTING FACILITIES. THIS APPROVAL SHALL NOT BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHTS-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHTS-OF-WAY AND EASEMENT GRANT(S) OR BY PRESCRIPTION. UTILITIES MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABRIGATION OR WAIVER OF ANY EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING DESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER'S DEDICATION OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF UTILITY SERVICES. FOR FURTHER INFORMATION, INCLUDING INFORMATION RELATED TO ALLOWED ACTIVITIES WITHIN THE RIGHTS-OF-WAY, PLEASE CONTACT AFFECTED UTILITY RIGHTS-OF-WAY DEPARTMENT.

1. COMPANY
SIGNATURE DATE
TITLE
3. COMPANY
SIGNATURE DATE
TITLE

2. COMPANY
SIGNATURE DATE
TITLE
4. COMPANY
SIGNATURE DATE
TITLE



ACCEPTANCE BY LEGISLATIVE BODY

THE DELTA CITY COUNCIL, OF MILLARD COUNTY, STATE OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS ____ DAY OF ____ 20____.

APPROVED: _____ ATTEST: _____
MAYOR CLERK/RECORDER

DELTA CITY PUBLIC WORKS APPROVAL

APPROVED THIS ____ DAY OF ____ 20____
DELTA CITY PUBLIC WORKS DIRECTOR

DELTA CITY ATTORNEY APPROVAL

APPROVED THIS ____ DAY OF ____ 20____ SUBJECT TO THE FOLLOWING CONDITIONS _____

CITY ATTORNEY _____

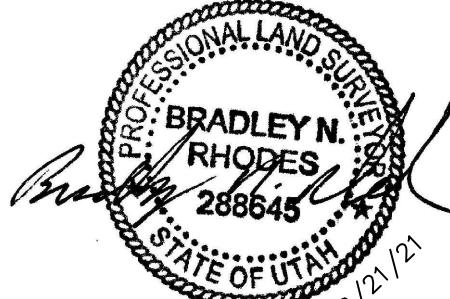
COUNTY RECORDER APPROVAL

APPROVED THIS ____ DAY OF ____ 20____
COUNTY RECORDER

SURVEYOR'S CERTIFICATE

I, BRADLEY N. RHODES, PROFESSIONAL UTAH LAND SURVEYOR NO. 288645, HOLD A LICENCE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. HEREBY CERTIFY THAT THIS MAP REPRESENTS A SURVEY MADE UNDER MY DIRECTION OF MANZANITA SUBDIVISION PHASE 3, LOT 1 AMENDED, A RESIDENTIAL SUBDIVISION LOCATED IN MILLARD COUNTY, UTAH, IN ACCORDANCE WITH SECTION 17-23-17. MONUMENTS WILL BE PLACED AS REPRESENTED ON THIS PLAT. THE LEGAL DESCRIPTION AND PLAT ARE TRUE AND CORRECT.


BRADLEY N. RHODES P.L.S. NO. 288645



MANZANITA SUBDIVISION PHASE 3, LOT 1 AMENDED (1.00 AC)

BEGINNING AT A POINT S051'13"E, 440.00 FEET ALONG THE SECTION LINE AND S89°08'47"E, 33.00 FEET FROM THE WEST 1/4 CORNER OF SECTION 8, T17S, R6W, SLB&M, SAID POINT BEING ON THE EAST LINE OF LOCUST LANE; THENCE S89°08'47"E, 188.00 FEET; THENCE S051'13"E, 231.72 FEET; THENCE N89°08'47"E, 188.00 FEET ALONG THE NORTH LINE OF MANZANITA SUBDIVISION PHASE 1 TO THE EAST LINE OF LOCUST LANE; THENCE ALONG SAID EAST LINE N051'13"E, 231.72 FEET TO THE POINT OF BEGINNING.

OWNER'S DEDICATION

OWNER'S DEDICATION KNOW ALL BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER'S OF THE TRACT OF LAND DESCRIBED BELOW, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO A SUBDIVISION WITH LOTS, STREETS AND EASEMENTS, TO HEREAFTER BE KNOWN AS MANZANITA SUBDIVISION, PHASE 3, LOT 1 AMENDED, 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 AGREE TO SAVE DELTA CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER INCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH DELTA CITY'S USE, OPERATION, AND MAINTENANCE ON THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF 20____.

SIGNED: JESSE KURT BLOOMFIELD

SIGNED: NATASHA JEANETTE BLOOMFIELD

SIGNED: LUCY JOAN MYERS (TRUSTEE)
MITCHELL V. MYERS FAMILY TRUST

ACKNOWLEDGEMENT

STATE OF UTAH) S.S.
COUNTY OF MILLARD

ON THIS THE ____ DAY OF ____ 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF MILLARD, IN THE STATE OF UTAH, THE SIGNER(S) OF THE ABOVE OWNER'S DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

PLANNING COMMISSION APPROVAL

APPROVED THIS ____ DAY OF ____ 20____ BY
DELTA CITY PLANNING COMMISSION

PLANNING COMMISSION CHAIR _____ SECRETARY _____

COUNTY TREASURER APPROVAL

APPROVED THIS ____ DAY OF ____ 20____

COUNTY TREASURER

REVISIONS	REVISIONS	REVISIONS		
NO.	DESCRIPTION	BY	APPROVED	DATE

IRONRIDGE LAND SURVEYING, LLC
590 NORTH 800 WEST SUITE B
CEDAR CITY, UTAH 84721
(435) 592-3222
BRAD@IRONRIDGELAND.COM

MANZANITA SUBDIVISION
PHASE 3, LOT 1 AMENDED
FOR
JESSE & NATASHA BLOOMFIELD
LOCATED IN THE NW1/4 OF THE SW1/4 OF SECTION 8, T17S, R6W, SLB&M, DELTA, UTAH

PROJECT NO.	SCALE 1" = 30'
DRAWN BY MP	DATE 8/21/21
CHECKED BY 1 OF 1	SHEET NO.