

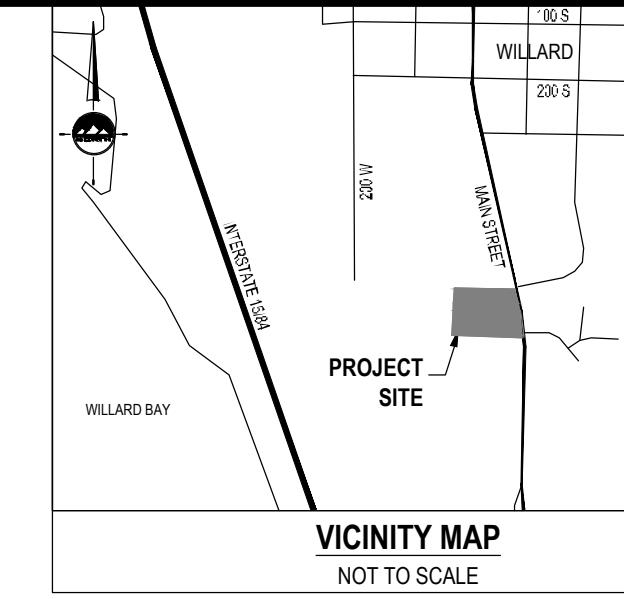
# DEER RUN AT WILLARD BAY PHASE 2 PART 1

LOCATED IN THE SOUTH HALF OF SECTION 26,  
TOWNSHIP 8 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN  
WILLARD CITY, BOX ELDER COUNTY, UTAH

**SURVEYOR'S CERTIFICATE**  
I, KAREN F. WHITE, do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 9132, as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as DEER RUN AT WILLARD BAY PHASE 2 PART 1, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

**BOUNDARY DESCRIPTION**  
Beginning at a point South 88°58'41" East 1719.79 feet along the Section Line and North 1225.22 feet from the Southwest Corner of Section 26, Township 8 North, Range 2 West, Salt Lake Base and Meridian; and running  
thence North 01°44'19" East 662.93 feet;  
thence South 88°15'41" East 849.55 feet to the Westerly Right-of-Way Line of State Route 89 as defined by the Utah Department of Transportation Right of Way Plans for Project No. 126-C11);  
thence South 11°07'59" East 198.58 feet along the Westerly Right-of-Way Line of said State Route 89;  
thence Southeast 99.21 feet along the arc of a spiral curve with a 3759.72 foot radius to the right (quasi spiral chord bears South 10°55'20" East 99.21 feet) along the Westerly Right-of-Way Line of said State Route 89;  
thence Southeast 380.88 feet along the arc of a 3759.72 foot radius curve to the right (center bears South 79°37'01" West and the chord bears South 07°28'51" East 380.88 feet with a central angle of 05°48'16") along the Westerly Right-of-Way Line of said State Route 89;  
thence North 88°04'13" West 976.53 feet to the point of beginning.

Contains 611,473 Square Feet or 14,037 Acres and 38 Lots and 2 Parcels



**LINE TABLE**

LINE	BEARING	LENGTH
L1	S87°57'22"E	25.34'
L2	N87°57'22"W	25.34'

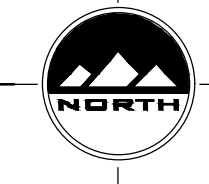
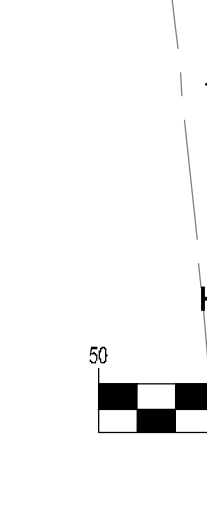
**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	450.00'	231.49'	29°28'29"	S86°23'44"E	228.95'
C2	450.00'	20.27'	2°34'52"	N80°09'27"E	20.27'
C3	450.00'	211.22'	26°53'38"	S85°06'18"E	209.29'
C4	1000.00'	14.88'	0°51'09"	N87°50'06"W	14.88'
C5	800.00'	26.34'	1°53'11"	N6°32'52"W	26.34'
C6	503.00'	145.76'	16°36'11"	N79°57'35"W	145.25'
C7	800.00'	26.13'	1°52'16"	N3°40'08"W	26.12'
C8	625.00'	56.14'	3°53'57"	N4°32'29"W	56.13'
C9	3759.72'	67.54'	1°01'46"	N5°05'36"W	67.54'
C10	3759.72'	68.75'	1°02'52"	N6°10'55"W	68.75'
C11	3759.72'	68.92'	1°03'01"	N7°10'51"W	68.92'
C12	3759.72'	71.18'	1°05'05"	N8°14'54"W	71.18'
C13	3759.72'	71.44'	1°05'19"	N9°20'06"W	71.44'
C14	3759.72'	33.04'	0°30'13"	N10°07'52"W	33.04'
C15	30.00'	14.93'	28°30'54"	S7°45'59"W	14.78'
C16	60.00'	31.25'	29°50'40"	N7°06'06"E	30.90'
C17	60.00'	50.40'	48°07'41"	N31°53'05"W	48.93'
C18	60.00'	71.18'	67°58'34"	N89°56'12"W	67.08'
C19	60.00'	43.41'	41°27'11"	S35°20'55"W	42.47'
C20	60.00'	51.20'	48°53'35"	S9°49'28"E	49.66'
C21	20.00'	44.28'	126°51'44"	N29°09'36"E	35.76'
C22	25.00'	38.39'	87°58'53"	N65°07'25"W	34.73'
C23	480.00'	4.71'	0°33'45"	N81°10'00"E	4.71'
C24	480.00'	10.89'	1°18'01"	N82°05'53"E	10.89'
C25	480.00'	192.82'	23°00'59"	S83°09'59"E	191.53'
C26	473.00'	41.27'	4°59'59"	N74°09'29"W	41.26'
C27	473.00'	80.65'	9°46'10"	N81°32'33"W	80.55'
C28	473.00'	15.14'	1°50'03"	N87°20'40"W	15.14'
C29	20.00'	31.42'	90°00'00"	S46°44'19"W	28.28'
C30	20.00'	31.12'	89°08'51"	S42°50'06"E	28.07'
C31	20.00'	31.71'	90°51'09"	S47°09'54"W	28.49'
C32	20.00'	31.35'	89°48'32"	S43°09'57"E	28.24'
C33	20.00'	34.36'	98°25'15"	N42°43'10"E	30.28'
C34	20.00'	28.25'	80°55'04"	N46°57'00"W	25.96'
C35	420.00'	197.14'	26°53'38"	S85°06'18"E	195.34'
C36	25.00'	40.40'	92°34'52"	N35°09'27"E	36.14'
C37	533.00'	154.45'	16°36'11"	N79°57'35"W	153.91'
C38	420.00'	22.64'	3°05'18"	S73°12'09"E	22.64'
C39	20.00'	28.17'	80°42'19"	S51°41'29"W	25.90'
C40	32.00'	44.60'	79°51'02"	N62°07'07"E	41.07'
C41	20.00'	25.63'	73°25'38"	N55°19'49"E	23.91'
C42	32.00'	44.43'	79°32'38"	S52°16'19"W	40.94'
C43	420.00'	12.01'	1°38'19"	S75°33'57"E	12.01'



HIGHWAY SR-89  
PROJECT NO. 126-C11  
(PUBLIC RIGHT-OF-WAY)

5 WEST  
(PUBLIC RIGHT-OF-WAY)



**OWNER'S DEDICATION**  
Known all men by these presents that I, the undersigned owner (s) of the hereon described tract of land, hereby set apart and subdivide the same into lots and street as shown on this plat and said plat

**DEER RUN AT WILLARD BAY PHASE 2 PART 1**  
and do hereby dedicate for perpetual use of the public all rights-of-way and easements shown on this plat as intended for public use.

In witness whereof I have hereunto set our hand (s) this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_

By: \_\_\_\_\_  
By: \_\_\_\_\_

STATE OF UTAH  
County of Salt Lake  
On the \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_, personally appeared before me \_\_\_\_\_, the signer of the foregoing instrument, who duly acknowledged to me that he/she is the \_\_\_\_\_ of \_\_\_\_\_, a Utah Corporation, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: \_\_\_\_\_  
RESIDING IN \_\_\_\_\_ COUNTY.

**CORPORATE ACKNOWLEDGMENT**  
STATE OF UTAH  
County of Salt Lake  
On the \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_, personally appeared before me \_\_\_\_\_, the signer of the foregoing instrument, who duly acknowledged to me that he/she is a \_\_\_\_\_ of \_\_\_\_\_, a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: \_\_\_\_\_  
RESIDING IN \_\_\_\_\_ COUNTY.

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**  
STATE OF UTAH  
County of Salt Lake  
On the \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_, personally appeared before me \_\_\_\_\_, the signer of the foregoing instrument, who duly acknowledged to me that he/she is a \_\_\_\_\_ of \_\_\_\_\_, a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: \_\_\_\_\_  
RESIDING IN \_\_\_\_\_ COUNTY.

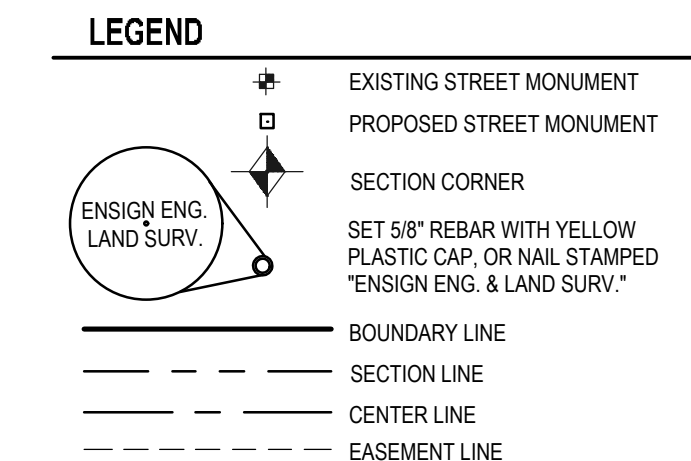
NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

RECORDED # \_\_\_\_\_  
STATE OF UTAH, COUNTY OF BOX ELDER, RECORDED AND FILED AT THE REQUEST OF: \_\_\_\_\_  
DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
FEES \_\_\_\_\_ BOX ELDER COUNTY RECORDER

**ROCKY MOUNTAIN POWER NOTES:**  
1. 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.  
2. PURSUANT TO UTAH CODE ANN. § 17-2-603(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:  
2.1 A RECORDED EASEMENT OR RIGHT-OF-WAY  
2.2 THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS  
2.3 TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR  
2.4 ANY OTHER PROVISION OF LAW.



**NOTES:**  
1. BASEMENTS WITHIN THIS SUBDIVISION MAY NOT BE PERMITTED BASED ON EVIDENCE OF SHALLOW GROUND WATER. THE GEOTECHNICAL REPORT SHALL REFERENCE LOT AREAS WHERE SHALLOW GROUND WATER EXISTS. ALL LOTS THAT REQUIRE EXCAVATION SHALL STAY 3 FEET ABOVE GROUND WATER OR A PERMANENT DEWATERING SYSTEM CAN BE DESIGNED BY A PROFESSIONAL ENGINEER/HYDROLOGICIST AND ALL LIABILITY IS ASSUMED BY THE LOT OWNER. WILLARD CITY IS NOT LIABLE FOR ANY DAMAGE TO PERSONAL PROPERTY DUE TO GROUND WATER.  
2. WILLARD CITY REQUIRES ALL LOTS WITHIN PHASE 2 PART 1 TO BE CHECKED FOR GROUND WATER ELEVATION PRIOR TO CONSTRUCTION.  
3. WATER RIGHTS (321 SHARES) TO BE DEDICATED TO WILLARD CITY WHEN PHASE 2 PART 1 IS RECORDED.  
4. NO ACCESS LINE (NA LINE) LIMITATIONS DEFINED IN THE DEVELOPMENT AGREEMENT RECORDED AS ENTRY NO. \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

Dominion Energy Utah - Note: Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing 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 in the Owners Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 800-366-8532.

**ENSIGN**  
SALT LAKE CITY  
45 W. 10000 S., Suite 500  
Sandy, UT, 84070  
Phone: 801.255.0529  
Fax: 801.255.4449  
WWW.ENSIGNENG.COM

**LAYTON**  
Phone: 801.947.1100  
**TOYLE**  
Phone: 435.843.3000  
**CEBAR CITY**  
Phone: 435.866.4643  
**RICHFIELD**  
Phone: 435.896.2883

**SHEET 1 OF 1**  
PROJECT NUMBER: 43078  
MANAGER: KFW  
DRAWN BY: JNW  
CHECKED BY: KFW  
DATE: \_\_\_\_\_

**CITY ATTORNEY APPROVAL**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
BY THE WILLARD CITY ATTORNEY.  
WILLARD CITY ATTORNEY

**PLANNING COMMISSION APPROVAL**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
BY THE WILLARD CITY PLANNING COMMISSION.  
CHAIR, WILLARD CITY PLANNING COMMISSION

**CITY ENGINEER'S APPROVAL**  
I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO CITY ENGINEER APPROVAL OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
WILLARD CITY ENGINEER

**CITY COUNCIL APPROVAL**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
BY THE WILLARD CITY COUNCIL.  
WILLARD CITY MAYOR  
WILLARD CITY RECORDER

RECORDED # \_\_\_\_\_  
STATE OF UTAH, COUNTY OF BOX ELDER, RECORDED AND FILED AT THE REQUEST OF: \_\_\_\_\_  
DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
FEES \_\_\_\_\_ BOX ELDER COUNTY RECORDER