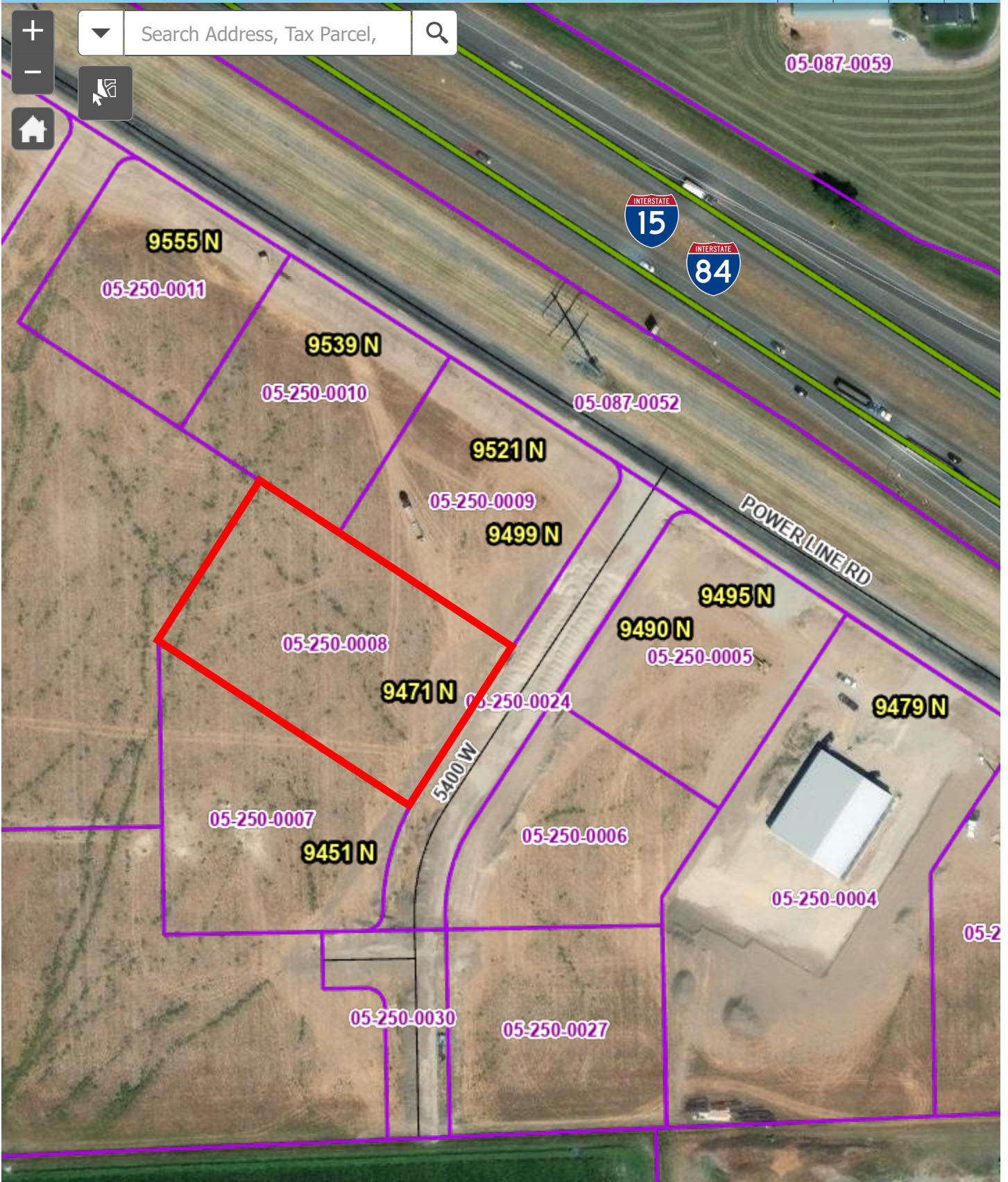




Search Address, Tax Parcel,



ELWOOD CROSSING SUBDIVISION - PHASE 1

A PART OF THE QF NE/4 OF SEC 23, T. 11 N., R. 3 W., S.L.B.&M.
ELWOOD, BOX ELDER COUNTY, UTAH

Subject Property

- ### LEGEND
- Section Corner Monument
 - Quarter Section Monument
 - Rebar & Cap, "LS 334398" Set for Prop. Cor.
 - Existing Line
 - Boundary Fence Line
 - Existing Ditch Line
 - P.U.E. (Public Utility Easement 10' Typ., Unless Shown Otherwise)
 - Front Yard Building Setback Lines (30' Typ.)
 - Power Pole
 - Street Monument
 - Dedicated Street Right-of-Way for a PUBLIC STREET
 - Existing Asphalt Pavement
 - Temporary Storm Drain Easement as Shown

DEVELOPER:
M & D ALLIED DEVELOPMENT INC.
PO BOX 348
Tremonton, Utah 84337

| CURVE | DELTA | LENGTH | RADIUS | CHORD | CHORD BEING |
|-------|-----------|--------|--------|--------|---------------|
| C1 | 90°00'00" | 31.42 | 20.00 | 28.28 | S 78°27'09" W |
| C2 | 90°00'00" | 31.42 | 20.00 | 28.28 | S 78°11'25" W |
| C3 | 4°49'28" | 19.02 | 233.00 | 19.01 | S 31°16'49" W |
| C4 | 28°27'18" | 115.71 | 333.00 | 114.53 | S 64°42'50" W |
| C5 | 34°15'28" | 119.58 | 200.00 | 117.81 | S 18°29'21" W |
| C6 | 34°15'28" | 99.85 | 107.00 | 96.37 | S 18°29'21" W |
| C7 | 88°52'22" | 31.02 | 20.00 | 28.90 | N 44°50'55" E |
| C8 | 88°52'22" | 31.37 | 20.00 | 28.25 | N 45°24'11" W |
| C9 | 90°00'00" | 31.42 | 20.00 | 28.28 | N 72°42'42" E |
| C10 | 90°00'00" | 31.42 | 20.00 | 28.28 | S 12°17'45" E |
| C11 | 14°19'44" | 84.12 | 336.55 | 83.80 | N 69°31'49" W |
| C12 | 14°19'44" | 85.67 | 336.55 | 85.44 | N 84°30'26" W |
| C13 | 28°54'21" | 169.79 | 336.55 | 169.00 | N 70°50'49" W |
| C14 | 4°52'22" | 37.18 | 533.00 | 37.02 | S 89°16'51" E |
| C15 | 5°13'48" | 47.19 | 533.00 | 47.09 | S 84°42'42" E |
| C16 | 2°06'18" | 84.68 | 533.00 | 84.59 | S 85°48'45" E |
| C17 | 14°30'09" | 227.23 | 919.50 | 226.65 | N 29°23'19" W |

NARRATIVE:

The purpose of this survey is to create thirteen commercial lots (Lots 1-13) and ten residential lots (Lots 14-23) to be known as Elwood Crossing Subdivision Phase 1. This survey is at the request of Marc Allred of M & D Development Inc.

BASIS OF BEARING:

The Basis of Bearing is the North Line of the Northeast Quarter of Section 23, Township 11 North, Range 3 West, S.L.B.&M., bearing N 88°41'58" E from the North Quarter Corner (BEC RR Spike Monument) and the Northeast Corner (BEC RR Spike Monument) of said Section 23.

COUNTY RECORDER'S NO. 415141

STATE OF UTAH, COUNTY OF BOX ELDER, RECORDED AND FILED AT THE REQUEST OF **M & D Allied Development Inc.**
DATE 7/22/2020 TIME 1:46 pm FEE \$ 76.00
ABSTRACTED Book 1422, Page 1355
INDEX

- #### NOTES:
- "R" - RESTRICTIONS TO BE REFERENCED
 - THE LOWEST HABITABLE FLOOR OF DWELLINGS SHALL BE SITUATED ABOVE THE EXISTING GROUND SURFACE AT THE DWELLING SITE AND A CAPILLARY BREAK OF 6" OF CLEAN GRAVEL IS PLACED BETWEEN THE SLAB AND THE SUBGRADE.
 - ALL FINISH FLOOR ELEVATIONS AND FOOTING DEPTH SHALL BE AS RECOMMENDED IN THE SITE GEOTECHNICAL REPORT.
 - HIGH GROUNDWATER, GEOTECHNICAL ENGINEER REQUIRED TO INSPECT CONSTRUCTION OF THE FOOTINGS AND SITE PREPARATION FOR FOOTINGS.
 - EACH LOT IS TO MAINTAIN STORM WATER RETENTION DRAINAGE SWALES ALONG THE SIDE OF THE ROAD ADJACENT TO THEIR LOT FRONTAGE. DRAINAGE SWALES SHOULD BE LINED BY THE LOT OWNER WITH A 4" MINUS ROK LINED OR WEED BARRIER FABRIC AND PRESERVE THEIR USE AND NOT BE FILLED.
 - 6" HIGH SOLID BARRIER FENCE IS REQUIRED ALONG EAST SIDE OF RESIDENTIAL LOTS (LOTS 14-23) BY DEVELOPER.
 - EACH LOT OWNER SHALL PROVIDE A PIPE CULVERT UNDER THEIR DRIVEWAYS). PIPE SIZE PER ELWOOD TOWN STANDARDS AND MUST HAVE FLARED END SECTIONS ON BOTH ENDS. ELEVATION OF CULVERTS PER APPROVED SUBDIVISION CONSTRUCTION PLANS.

- "R-C" - RESTRICTIONS TO BE REFERENCED
- SPECIAL ON-SITE NEAR SURFACE WASTEWATER SYSTEMS FOR LOTS
- NO BASEMENTS (SLAB ON GRADE BUILDINGS ONLY)
- 1/2 OF BUILDABLE LOT AREA FOR COMMERCIAL USE SHALL BE RESERVED FOR WASTEWATER DRAIN FIELD AND TOTAL REPLACEMENT.
- DETAILED SITE PLAN TO BE APPROVED BY ELWOOD TOWN BEFORE BUILDING PERMIT CAN BE ISSUED
- HIGH GROUND WATER TABLE; GEOTECHNICAL ENGINEER REQUIRED TO INSPECT CONSTRUCTION OF FOOTINGS AND SITE PREPARATION FOR FOOTINGS. (SEE PROJECT GEOTECHNICAL SURVEY REPORT BY GSH GEOTECHNICAL ENGINEERS.
- NO RESIDENTIAL DWELLINGS ON LOTS 1-13.
- EACH LOT MUST PIPE DRIVEWAY ENTRANCE TO THE LOT AND MAINTAIN DRAINAGE DITCH SWALES ALONG THE SIDE OF THE ROAD ALONG THEIR FRONTAGE WITH A 4" MINUS ROK LINED OR WEED BARRIER FABRIC. PIPE SIZE PER ELWOOD TOWN STANDARDS AND MUST HAVE FLARED END SECTIONS ON BOTH ENDS.
- PROVIDE A NOTICE THAT ALL EXISTING DRAINAGE SUBSURFACE PIPES AND DRAINAGE DISTRICT PIPES MUST BE PRESERVED IN PLACE AND THAT BUILDING LOCATIONS SHOULD BE PLACED TO AVOID BEING OVER THE DRAINAGE PIPES OTHERWISE PIPE SHOULD BE ROUTED TO AVOID CONFLICT.
- OWNERS OF LOTS 1-4 NEED TO TIE INTO 15" STORM DRAIN LINE BY INSTALL JUNCTION BOX OR TIE INTO EXISTING BOX.

TOWN ENGINEER

APPROVED THIS 17 DAY OF JULY, A.D. 2020
BY THE ELWOOD TOWN CITY ENGINEER.

Jane B. Flint
TOWN ENGINEER

HEALTH DEPARTMENT APPROVAL

WASTE DISPOSAL SYSTEM AND CULINARY WATER SYSTEM APPROVED
THIS 16 DAY OF June, A.D. 2020

6-16-2020
DATE *Alt* DISTRICT SANITARIAN

PLANNING COMMISSION APPROVAL

APPROVED THIS 20th DAY OF July, A.D. 2020
BY THE ELWOOD TOWN PLANNING COMMISSION.

Chc
CHAIRMAN

APPROVAL AND ACCEPTANCE

PRESENTED TO THE ELWOOD TOWN THIS 21 DAY OF July, A.D. 2020 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTES: *David M. Miller* *John Leece*
MAYOR

SURVEYOR'S CERTIFICATE

I, Benjamin W. Johnston, do hereby certify that I am a Licensed Professional Land Surveyor and hold Certificate No. 334398 in accordance with Title 58, Chapter 22, of the Professional Engineers and Professional Land Surveyors Licensing Act; and have completed a survey of the property described on this plat in accordance with Section 17-25-17 of the Utah State Code, have verified all measurements, and have placed monuments as represented on this plat.



DESCRIPTIONS

BOUNDARY DESCRIPTION:
A PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 11 NORTH, RANGE 3 WEST, S.L.B.&M.
Beginning at the intersection of the south right-of-way line of 9600 North Street and east right-of-way line of 5600 West Street as occupied at a point 33.00 feet S 0°55'37" W along the Quarter Section Line and 16.50 N 88°41'58" E from the North Quarter Corner of Section 23, T. 11 N., R. 3 W., S.L.B.&M. and running thence N 88°41'58" E 468.43 feet; thence S 57°17'45" E 893.82 feet to a point on the south right-of-way line of West Power Line Road; thence S 58°22'55" E 716.01 feet along said south line; thence continuing along said line S 58°22'55" E 213.13 feet; thence 227.23 feet along the arc of a 919.93 foot non-tangent radius curve to the right with chord bearing 226.65 feet S 29°32'19" E to the south line of the northeast quarter of the northeast quarter of said section; thence S 87°58'53" W 779.51 feet; thence N 00°38'23" W 212.90 feet; thence S 89°21'37" W 526.30 feet; thence N 00°38'23" W 508.34 feet; thence N 32°42'15" E 200.03 feet; thence N 88°22'25" W 304.38 feet; thence N 32°42'15" E 193.39 feet; thence 31.42 feet along the arc of a 20.00 foot radius curve to the right with chord bearing N 77°42'15" E 28.28 feet to said south right-of-way line of West Power Line Road; thence N 57°17'45" W 100.00 feet along said right-of-way; thence 31.42 feet along the arc of a 20.00 foot non-tangent radius curve to the right with chord bearing S 12°17'45" E 28.28 feet; thence S 32°42'15" W 230.59 feet; thence N 57°17'45" W 136.59 feet; thence S 89°04'23" W 170.48 feet; thence S 0°55'37" E 960.00 feet to the south line of the northeast quarter of the northeast quarter of said section; thence S 87°58'53" W 288.55 feet to said east right-of-way line of 5600 West Street; thence N 0°55'37" W 1257.62 feet to the point of beginning, containing 25.60 acres and 23 Lots

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 (A) LOT(S) AND STREET(S) (AS PERTAINS) AS SHOWN ON THIS PLAT AND NAME SAID TRACT **ELWOOD CROSSING SUBDIVISION - PHASE 1** AND HEREBY DEDICATE, GRANT AND CONVEY TO **ELWOOD TOWN** UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS (A) STREET(S) (AS PERTAINS) AS SHOWN ON THIS PLAT. THE SAME TO BE USED AS PUBLIC THOROUGHFARE(S) FOREVER, AND ALSO DEDICATE TO **ELWOOD TOWN** THOSE CERTAIN STRIPS AS EASEMENTS FOR UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON, THE SAME TO BE USED FOR INSTALLATION, MAINTENANCE AND OPERATION FOR PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY **ELWOOD TOWN** IN WITNESS WHEREOF WE HAVE HERETO SET OUR SIGNATURE THIS DAY AS SHOWN BELOW.

Marc O. Allred Marc O. Allred, President (M&D Allied Development, Inc.) 6-12-2020
Deborah D. Allred Deborah D. Allred, Vice President (M&D Allied Development, Inc.) 6-12-2020
Joe Roger Daniels Joe Roger Daniels, Member of Big Rig Holdings LLC 6-16-2020
Lisa Whitford Daniels Lisa Whitford Daniels, Member of Big Rig Holdings LLC 6-16-2020

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF Box Elder

ON THIS 12 DAY OF June, 2020, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE, AND COUNTY, *Marc O. Allred, Deborah D. Allred, Joe Roger Daniels* AND AFTER BEING DULY SWORN ACKNOWLEDGED TO ME THAT THEY are the President & Vice President of M & D Allied Development, Inc. & The members of Big Rig Holdings, LLC

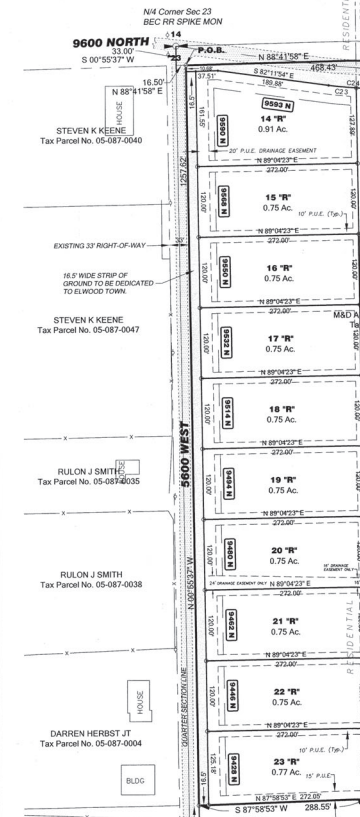
AND THAT THEY SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY, FOR THE PURPOSES THEREIN MENTIONED ON BEHALF OF SAID TRUST.

Casey J. Weese
NOTARY PUBLIC
MY COMMISSION EXPIRES 7/16/23

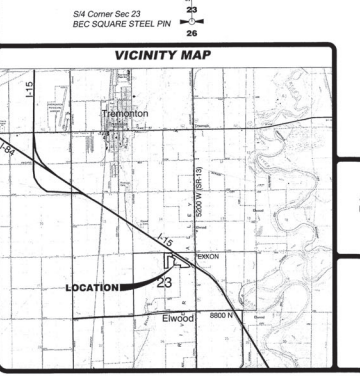
| NO. | DATE | REVISION: | DRAWN BY: |
|-----|----------|--|---------------------|
| 05 | 05-29-20 | PER CITY ENG. 05-29-20 REVIEW EMAIL MEMO | CHECKED: <u>BJL</u> |
| 06 | 05-28-20 | PER CITY ENG. 05-28-20 REVIEW EMAIL MEMO | SCALE: 1" = 40' |
| 07 | 06-08-20 | PER CITY ENG. 06-08-20 REVIEW EMAIL MEMO | DATE: 06-11-20 |



844 EAST MAIN | TREMONTON, UT 84337 | 435.257.1156 | 435.257.1166



64 Corner Sec 23
BEC SQUARE STEEL PIN



6-16-2020 DATE *Alt* DISTRICT SANITARIAN