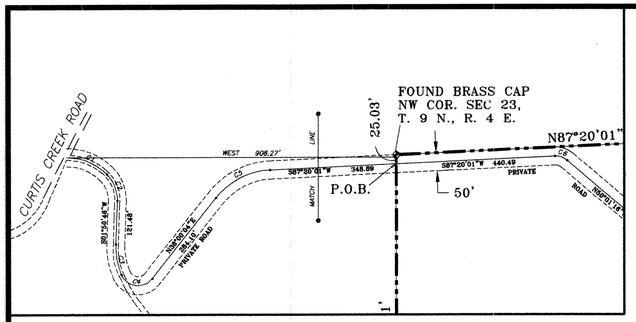
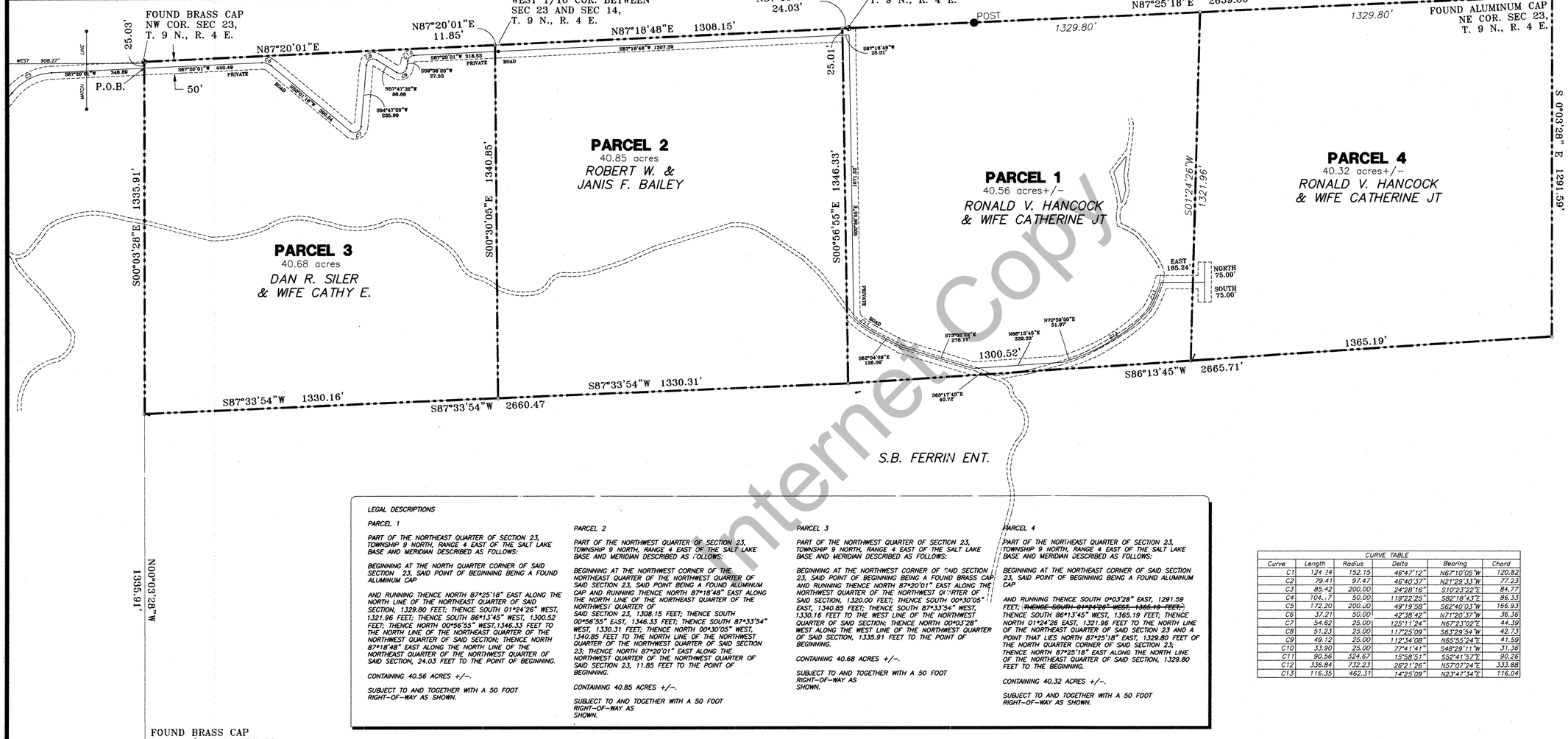
FINAL PLAT
OF
HERITAGE ACRES SUBDIVISION
PART OF THE NORTH HALF OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 4 EAST OF THE SALT LAKE BASE AND MERIDIAN.
JANUARY 20, 2005





SCALE: 1" = 200'

LEGAL DESCRIPTIONS

PARCEL 1

PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 4 EAST OF THE SALT LAKE BASE AND MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 23, SAID POINT OF BEGINNING BEING A FOUND ALUMINUM CAP

AND RUNNING THENCE NORTH 87°25'18" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION, 1329.80 FEET; THENCE SOUTH 01°24'26" WEST, 1321.96 FEET; THENCE SOUTH 86°13'45" WEST, 1300.52 FEET; THENCE NORTH 00°56'55" WEST, 1346.33 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE NORTH 87°18'48" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION, 24.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 40.56 ACRES +/-.

SUBJECT TO AND TOGETHER WITH A 50 FOOT RIGHT-OF-WAY AS SHOWN.

PARCEL 2

PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 4 EAST OF THE SALT LAKE BASE AND MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 23, SAID POINT BEING A FOUND ALUMINUM CAP AND RUNNING THENCE NORTH 87°18'48" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 23, 1308.15 FEET; THENCE SOUTH 00°56'55" EAST, 1346.33 FEET; THENCE SOUTH 87°33'54" WEST, 1330.31 FEET; THENCE NORTH 00°30'05" WEST, 1340.85 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 23; THENCE NORTH 87°20'01" EAST ALONG THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 23, 11.85 FEET TO THE POINT OF BEGINNING.

CONTAINING 40.85 ACRES +/-.

SUBJECT TO AND TOGETHER WITH A 50 FOOT RIGHT-OF-WAY AS SHOWN.

PARCEL 3

PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 4 EAST OF THE SALT LAKE BASE AND MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 23, SAID POINT OF BEGINNING BEING A FOUND BRASS CAP AND RUNNING THENCE NORTH 87°20'01" EAST ALONG THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION, 1320.00 FEET; THENCE SOUTH 00°30'05" EAST, 1340.85 FEET; THENCE SOUTH 87°33'54" WEST, 1330.16 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE NORTH 00°03'28" WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION, 1335.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 40.68 ACRES +/-.

SUBJECT TO AND TOGETHER WITH A 50 FOOT RIGHT-OF-WAY AS SHOWN.

PARCEL 4

PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 4 EAST OF THE SALT LAKE BASE AND MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 23, SAID POINT OF BEGINNING BEING A FOUND ALUMINUM CAP

AND RUNNING THENCE SOUTH 0°03'28" EAST, 1291.59 FEET; ~~THENCE SOUTH 01°24'26" WEST, 1365.19 FEET;~~ THENCE SOUTH 86°13'45" WEST, 1365.19 FEET; THENCE NORTH 01°24'26 EAST, 1321.96 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23 AND A POINT THAT LIES NORTH 87°25'18" EAST, 1329.80 FEET OF THE NORTH QUARTER CORNER OF SAID SECTION 23; THENCE NORTH 87°25'18" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION, 1329.80 FEET TO THE BEGINNING.

CONTAINING 40.32 ACRES +/-.

SUBJECT TO AND TOGETHER WITH A 50 FOOT RIGHT-OF-WAY AS SHOWN.

CURVE TABLE					
Curve	Length	Radius	Delta	Bearing	Chord
C1	124.24	152.15	46°47'12"	N67°10'05"W	120.82
C2	79.41	97.47	46°40'37"	N21°29'33"W	77.23
C3	85.42	200.00	24°28'16"	S10°23'22"E	84.77
C4	104..7	50.00	119°22'25"	S82°18'43"E	86.33
C5	172.20	200.00	49°19'58"	S62°40'03"W	166.93
C6	37.21	50.00	42°38'42"	N71°20'37"W	36.36
C7	54.62	25.00	125°11'24"	N67°23'02"E	44.39
C8	51.23	25.00	117°25'09"	S63°29'54"W	42.73
C9	49.12	25.00	112°34'08"	N65°55'24"E	41.59
C10	33.90	25.00	77°41'41"	S48°29'11"W	31.36
C11	90.58	324.67	15°58'51"	S52°41'57"E	90.28
C12	336.84	732.23	26°21'26"	N57°07'24"E	333.88
C13	116.35	462.31	14°25'09"	N23°47'34"E	116.04

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 27 DAY OF October A.D., 2005

George W. Preston
RICH COUNTY ATTORNEY

ENGINEER'S CERTIFICATE

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

10/27/05
DATE

PE
ENGINEER

COUNTY COMMISSION APPROVAL AND ACCEPTANCE

PRESENTED TO THE Rich COUNCIL THIS 2nd DAY OF Nov. A.D., 2005, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

Norman A Weston
COMMISSION CHAIRPERSON

Pamela Shaul
ATTEST:

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 SUB-DIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS: HERITAGE ACRES SUBDIVISION, DO HEREBY WARRANT AND SAVE THE COUNTY HARMLESS FROM ANY EASEMENTS AND INCUMBRANCES.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR SIGNATURES THIS 21 DAY OF Oct A.D. 2005

Ronald V. Hancock
Catherine Hancock
Samuel N. Stevenson
Dan R. Siler
Cathy E. Siler

COUNTY RECORDER'S No. 67174

STATE OF UTAH, COUNTY OF RICH RECORDED AND FILED AT THE REQUEST OF Ronald V Hancock
DATE Nov. 16, 2005 TIME 1:16 pm FEE 39.00
BOOK C10
PAGE 1559
INDEX
FILED IN: FILE OF PLATS

Debra Lee Jones
COUNTY RECORDER

PLANNING COMMISSION APPROVAL

APPROVED THIS 27 DAY OF October A.D., 2005 BY THE Rich County PLANNING COMMISSION.

Lisbe Nelson
CHAIRPERSON

ACKNOWLEDGMENT

STATE OF Utah
COUNTY OF Rich

ON THE 21 DAY OF Oct 2005 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF Rich IN SAID STATE OF Utah THE SIGNERS OF THE ATTACHED OWNER'S DEDICATION, 7 IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES 2-12-08

NOTARY PUBLIC

STEVEN DIAMOND
Notary Public
State of Utah
My Comm. Expires Feb 12, 2008
115 Washington Blvd Ogden UT 84404

LEGAL DESCRIPTION

I, LAYNE SMITH, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 334561, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE 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 INTO LOTS AND STREETS, HEREINAFTER TO BE KNOWN AS: HERITAGE ACRES SUBDIVISION, AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

PROFESSIONAL LAND SURVEYOR
6/334561
LAYNE J. SMITH
STATE OF UTAH

Layne J Smith 30SEPT05
LAYNE SMITH DATE

BOUNDARY DESCRIPTION

SURVEY NARRATIVE

1. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 87°25'18" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 4 EAST OF THE SALT LAKE BASE AND MERIDIAN.

2. THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE SHOWN AREA INTO FOUR PARCELS AS SHOWN.

3. RETRACEMENT: NORTH LINE IS ALONG THE NORTH LINE OF THE SECTION BY FOUND SECTION MARKERS, EAST AND, SOUTH LINES ARE NEW LINES. WEST LINE BY WEST LINE OF THE SECTION FROM FOUND MARKERS.

4. SET 5/8" REBAR AND CAP AT PROPERTY CORNERS AS SHOWN.

TOGETHER WITH A 50' WIDE RIGHT OF WAY FOR INGRESS AND EGRESS WITH CENTERLINE DESCRIBED AS FOLLOWS:

BEGINNING WEST, 908.27 FEET OF THE NORTH WEST CORNER OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 4 EAST OF THE SALT LAKE BASE AND MERIDIAN; AND THENCE 124.24 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 152.15 FEET, INCLUDED ANGLE OF 46°47'12" AND A LONG CHORD THAT BEARS SOUTH 67°10'05" EAST, 120.82 FEET;
THENCE 79.41 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 97.47 FEET, INCLUDED ANGLE OF 46°40'37 AND A LONG CHORD THAT BEARS SOUTH 21°29'33" EAST, 77.23 FEET;
THENCE SOUTH 1°50'46" WEST, 121.48 FEET;
THENCE 85.42 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 200.00 FEET, INCLUDED ANGLE OF 24°28'16" AND A LONG CHORD THAT BEARS SOUTH 10°23'23" EAST, 84.77 FEET;
THENCE 104.17 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 50.00 FEET, INCLUDED ANGLE OF 119°22'25" AND A LONG CHORD THAT BEARS SOUTH 82°18'43" EAST, 86.33 FEET;
THENCE NORTH 38°00'04" EAST, 284.10 FEET;
THENCE 172.12 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 200.00 FEET, INCLUDED ANGLE OF 49°19'58" AND A LONG CHORD THAT BEARS NORTH 62°40'03 EAST, 166.93 FEET;
THENCE NORTH 87°20'01" EAST, 348.89 FEET TO THE WEST LINE OF SAID SECTION 23 AND THE POINT OF TERMINATION.

OWNER/SUBDIVIDER:
NAME: RONALD HANCOCK
ADDRESS: 4470 W 12000 N
TREMONTON, UTAH 84337
PHONE (435) 452-1414

No.	REVISION	DATE

KNIGHTON & CROW, INC.
95 West Golf Course Road • Suite 101 • Logan, UT 84321
(435) 752-8501 • Fax: (435) 752-8597

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Professional Seal:

Project Title:
HERITAGE ACRES SUBDIVISION
RICH COUNTY, UTAH

Sheet Title:
FINAL PLAT

Drawn By:	Project Number:	Sheet No.:
B.L.TERRY	02-210	1
Designed By:	Date:	
	20 JAN 05	
Reviewed By:	Sheet Scale:	
W.CROW	1" = 200'	1 of 1

Internet Copy