

MANTI VALLEY RANCH Minor Subdivision

Part of the S 1/2 of Section 35, Township 17 North, Range 2 East, and the N 1/2 of Section 2, Township 18 South, Range 2 East, of the Salt Lake Base & Meridian
Unincorporated Sanpete County, Utah - Date of Field Survey: December 2022

Owners Dedication & Deed of Subdivision

We the undersigned owner(s) of the herein described tract of land, do hereby set apart and subdivide the same into Lots and Public Streets, as shown or noted hereon and name said tract MANTI VALLEY RANCH Minor Subdivision. (As used herein the term Local Entity is the same as defined in UCA 67-16-6.5.)

Public Street Dedication

We hereby dedicate a right-of-way to the Local Entity, designee(s), successor(s), or assign(s) for the purpose of public use all those parts or portions of said tract of land designated as public street(s) the same to be used as public thoroughfares. And further dedicate grant and convey an easement over, upon and under said public street(s) as public utility corridors as may be authorized by the Local Entity.

Public Utility, Storm Water Easements (PUEs)

We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility easement(s) (noted hereon as PUE) and/or Storm Water Drainage Easement(s) (noted hereon as SWDE), the same to be used for the installation maintenance and operation of public utility service line(s) and storm water management facilities. Said PUE and SWDE shall have no buildings or structures erected within such easements without written authorization of the Local Entity.

Emergency Turn-around Easement

We hereby grant a perpetual right and easement over and upon the lands designated hereon as "Emergency turn-around easement" for the use of Emergency Services, to the Local Entity, their successors and/or assigns, for the limited purpose of emergency access and emergency vehicle turn-around as may be authorized by the Local Entity. This easement is deemed a no parking zone. This easement shall not become a public turn-around area regardless of incidental use of the public as a turn-around. This easement shall become null and void without any additional writing or recorded document at the time that Manti Valley Ranch Road is extended and the need for the Emergency turn-around is not longer needed.

Limited Liability Company Acknowledgement

IN WITNESS WHEREOF, said Limited Liability Company hereinafter named has caused this instrument to be executed by its proper officers hereunto duly authorized, this ____ day of _____, 20__.

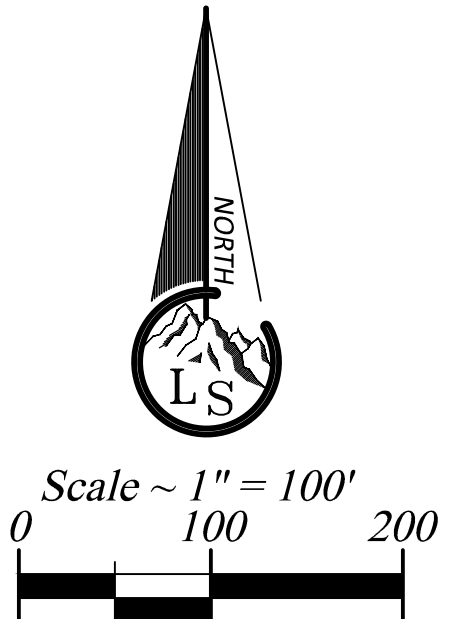
By: _____ My Commission Expires: _____
STATE OF UTAH)
) SS
COUNTY OF WEBER)
On the date first above written personally appeared before me the above named signer(s), who, being by me duly sworn said that [he/she/they is/are] the Manager of said Limited Liability Company, and that the within and foregoing instrument was signed in behalf of said company by authority of its Articles of Organization, and the said signer(s) acknowledged to me that said company executed the same.
As a Notary Public commissioned in Utah, having commission number _____ WITNESS my hand and official stamp the date in this certificate first above written:

Notary Signature: _____ My Commission Expires: _____
(print name below signature):

General Legend

- SECTION LINE
- - - - - SUBDIVISION BOUNDARY
- - - - - EXISTING FENCE
- - - - - EASEMENTS (as labeled or granted)
- - - - - STREET CENTERLINE
- ◆ FND SECTION CORNER
- ⊕ CALC SECTION CORNER
- ⊕ SET STREET MONUMENT
- ◆ SET #5 REBAR AND CAP STAMPED LANDMARK
- r RECORD DATA
- md MEASURED DATA
- SpCos Sanpete County Survey
- ▨ PUBLIC STREET DEDICATION

Curve	Delta	Radius	Tangent	Length	Chord Bearing & Distance
C1	3°20'07"	275.000'	8.01'	16.01'	S 1°15'25" E 16.01'
C2	28°34'54"	298.533'	76.04'	148.92'	S 13°56'20" E 147.38'
C3	28°38'26"	300.000'	76.58'	149.96'	S 13°54'34" E 148.40'
C5	28°34'54"	323.533'	82.41'	161.39'	S 13°56'20" E 159.72'
C6	25°18'19"	275.000'	61.73'	121.46'	S 15°34'38" E 120.47'
C7	28°38'26"	325.000'	82.96'	162.46'	S 13°54'34" E 160.77'
C8	28°34'54"	273.533'	69.68'	136.45'	N 13°56'20" W 135.04'
C9	90°00'00"	25.000'	25.00'	39.27'	N 45°21'07" E 35.36'
C10	89°42'01"	25.000'	24.87'	39.14'	S 44°47'53" E 35.26'
C11	89°42'01"	58.000'	57.70'	90.80'	S 44°47'53" E 81.81'
C12	46°34'03"	30.000'	12.91'	24.38'	N 22°52'23" W 23.72'
C13	27°30'08"	50.000'	47.34'	238.36'	N 89°35'21" W 68.75'
C14	46°34'03"	30.000'	12.91'	24.38'	S 23°41'40" W 23.72'
C15	90°00'00"	25.000'	25.00'	39.27'	S 44°38'53" E 35.36'



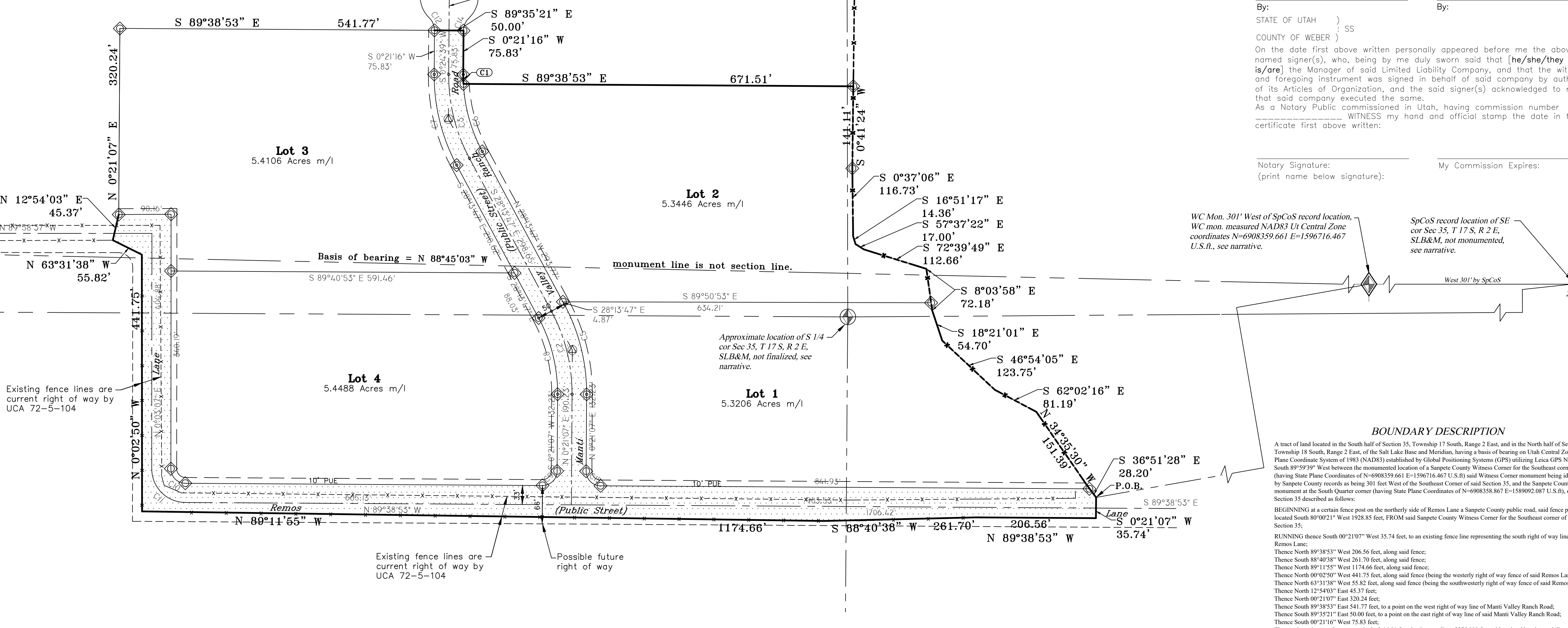
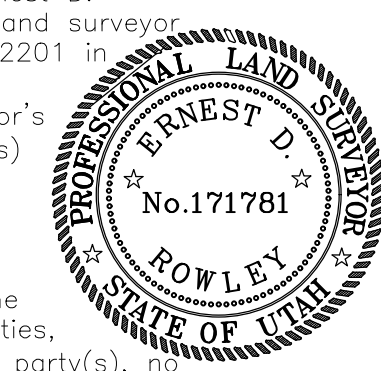
WC Mon. 113' North of SpCos record location, WC mon. measured NAD83 Ut Central Zone coordinates N=6908358.867 E=1589092.087 U.S.f., see narrative.

NARRATIVE

- This narrative related to the survey shown hereon is being done in compliance with UCA 17-23-17. The purpose of this survey is to prepare a minor subdivision for Horrocks Ranch, LLC.
- The basis of bearing is as noted and described in the Boundary Description and/or indicated on the plat. The survey is based on NAD83 Utah Central Zone State Plane Coordinate system as derived by GPS observations using Leica Network base references.
- The monumentation shown and noted on the plat have been used as control for this survey. It should be noted that the section monumentation shown hereon does not represent the locations of the original federal survey corners, in my opinion. All survey data shown or noted on this survey plat represent measured data unless otherwise shown or noted. Where a more accurate location for the section corners can be determined as part of this survey such calculated locations will be added to the plat.
- Record descriptions contain typographical issues and closing errors which contribute to the location of lines based on the metes of the descriptions to not be in harmony with long standing occupation and use. Therefore, a Boundary Line Agreement (BLA) has been done and recorded which identifies the east boundary of this subdivision.
- The locations of the deed descriptions have not been shown on this plat.
- Many of the county corner locations of record are based on proration which I believe is inappropriate in this area because of the ability to identify a better location that harmonizes with the written record descriptions of many of the properties tied to section corners. The record location information related to the Southeast and Southwest corners of Section 35 are shown and an approximate location for the South Quarter corner, approximate because a full evaluation of locational evidences have not been done.
- When evaluating the county locations with respect to locations provided by deeds and physical boundary evidence it has been found that the county record locations do not harmonize with such physical and record evidence. As a result of the lack of harmony some evaluation of corner locations has been done but not finalized at the date of this plat, however, this subdivision does not need a resolution of the corner locations since there are two county witness corners available with which to tie the subdivision to and the East boundary has been settled by a BLA.
- Therefore, the State plane coordinate location of the witness corners are shown and identified as they have been measured and the record information to those corners is shown.
- The southerly boundary of the subdivision follows Remos Lane which, in my opinion, is a prescriptive use road statutorily dedicated by UCA 72-5-104. The centerline of which has been identified as a mid-point between the existing fences. Street dedication is being done as part of this project for Remos Lane to widen the north side to a line that would be 33 feet from the derived center line of the Lane. The dedication on this plat also includes all of the existing prescriptive use road between the existing fences. This is to ensure that any portion of the Lane which may be owned by Horrocks Ranch has been formally dedicated to the public.
- It would be advisable that when the road may be widened to the south that the owner(s) on the south also dedicate the entirety of the road to also ensure that the portion of the Lane not owned by Horrocks Ranch is eventually dedicated to the public.

SURVEYOR'S CERTIFICATE

To Horrocks Ranch, LLC (hereinafter party(s)), I, Ernest D. Rowley, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 171781-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17, verifying measurements, and placing monuments as represented. That this plat was prepared from the field notes of this survey and from documents and records as may be noted hereon or contained in the project files of Landmark Surveying, Inc. Any warranties, express or implied, are limited to the above named party(s), no certification or warranties are extended to successor(s), assign(s) or heir(s) of said party(s) nor to adjacent owner(s) of properties of which may or may not share a common boundary with the property(s) surveyed herein.



BOUNDARY DESCRIPTION

A tract of land located in the South half of Section 35, Township 17 North, Range 2 East, and in the North half of Section 2, Township 18 South, Range 2 East, of the Salt Lake Base and Meridian, having a basis of bearing on Utah Central Zone State Plane Coordinate System of 1983 (NAD83) established by Global Positioning Systems (GPS) utilizing Leica GPS Network of South 89°59'39" West between the monumented location of a Sanpete County Witness Corner for the Southeast corner (having State Plane Coordinates of N=6908359.661 E=1596716.467 U.S.f.) said Witness Corner monument being identified by Sanpete County records as being 301 feet West of the Southeast Corner of said Section 35, and the Sanpete County monument at the South Quarter corner (having State Plane Coordinates of N=6908358.867 E=1589092.087 U.S.f.) of said Section 35 described as follows:
BEGINNING at a certain fence post on the northerly side of Remos Lane a Sanpete County public road, said fence post being located South 89°02'21" West 1928.85 feet, FROM said Sanpete County Witness Corner for the Southeast corner of said Section 35:
RUNNING thence South 00°21'07" West 35.74 feet, to an existing fence line representing the south right of way line of said Remos Lane;
Thence North 89°38'53" East 541.77 feet, along said fence;
Thence South 89°40'38" West 261.70 feet, along said fence;
Thence North 89°11'55" West 1174.66 feet, along said fence;
Thence North 00°02'50" West 441.75 feet, along said fence (being the westerly right of way fence of said Remos Lane);
Thence North 63°31'38" West 55.82 feet, along said fence (being the southwesterly right of way fence of said Remos Lane);
Thence North 12°54'03" East 45.37 feet;
Thence North 00°21'07" East 141.11 feet, to a point on the west right of way line of Manti Valley Ranch Road;
Thence South 89°38'53" East 50.00 feet, to a point on the east right of way line of said Manti Valley Ranch Road;
Thence South 02°21'16" West 75.83 feet;
Thence along the arc of a curve to the left 16.01 feet, having a radius of 275,000 feet with a chord bearing and distance of South 01°15'25" East 16.01 feet, along said east right of way line;
Thence South 89°38'53" East 671.51 feet, to an existing fence line;
Thence the following Twelve (12) courses along an existing fence line, said fence being the subject of a Boundary Line Agreement:
1) South 00°41'24" West 141.11 feet; 2) South 03°37'06" East 116.73 feet; 3) South 16°51'17" East 14.36 feet; 4) South 57°37'22" East 17.00 feet; 5) South 72°39'49" East 112.66 feet; 6) South 08°03'58" East 72.18 feet; 7) South 18°21'01" East 54.70 feet; 8) South 46°54'05" East 123.75 feet; 9) South 62°02'16" East 81.19 feet; 10) South 34°35'30" East 151.39 feet; 11) South 36°51'28" East 28.20 feet, to the point of beginning.
Containing 24.946 acres, more or less.

SANPETE COUNTY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Sanpete County Planning Commission on the ____ day of _____, 20__.

Chairman, Sanpete County Planning Commission
SANPETE COUNTY ATTORNEY
I have examined the financial guarantee and other documents associated with this subdivision plat and in my opinion they conform with the County Ordinance applicable thereto, and now in force and effect. Signed this ____ day of _____, 20__.

Signature: _____
SANPETE COUNTY COMMISSION ACCEPTANCE
This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantee of public improvements associated with this subdivision thereon are hereby approved and accepted by the Commissioners of Sanpete County, Utah this ____ day of _____, 20__.

Attest:
Chairman, Sanpete County Commission Title: Sanpete County Clerk

Landmark Surveying, Inc.
A Complete Land Surveying Service
www.LandmarkSurveyUtah.com
4646 South 3500 West - #A-3
West Haven, UT 84041
801-731-4075

Sanpete County Recorder
Entry no. _____
Filed for record and recorded
_____ day of _____, 20__
at _____
in book _____ of official records,
on page _____
County Recorder: Talisha Johnson
By Deputy: _____
Fee paid _____

CLIENT: CBR Management, LLC
Address: _____ 1 of 1

S 1/2 of Sec 35, T 17 S, R 2 E; N 1/2 of Sec 2, T 18 S, R 2 E, of the Salt Lake Base and Meridian.
Subdivision
Revisions: _____
DRAWN BY: EDR
CHECKED BY: _____
DATE: February 17, 2023
PROJ: 4340