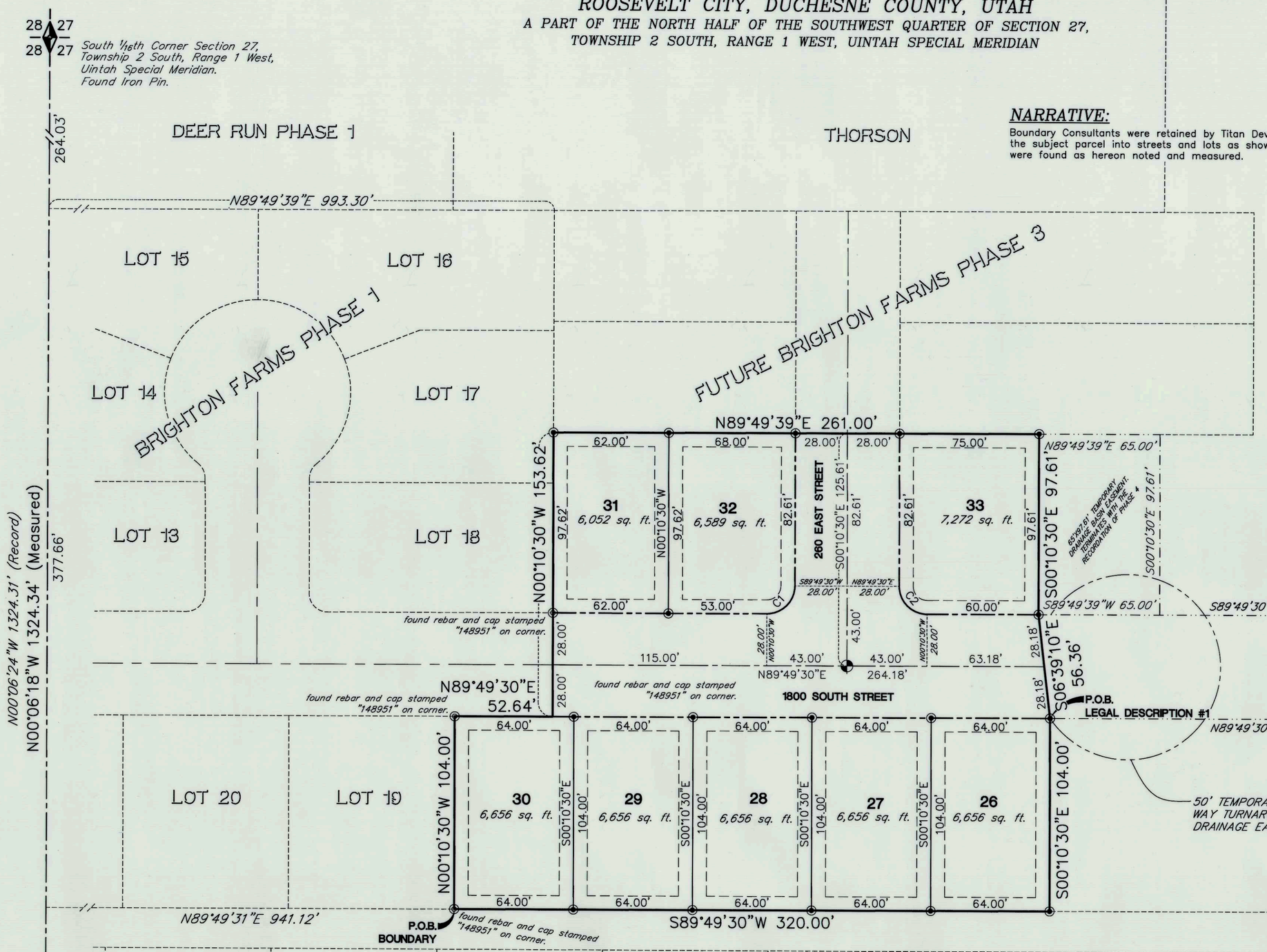
BRIGHTON FARMS SUBDIVISION PHASE 2

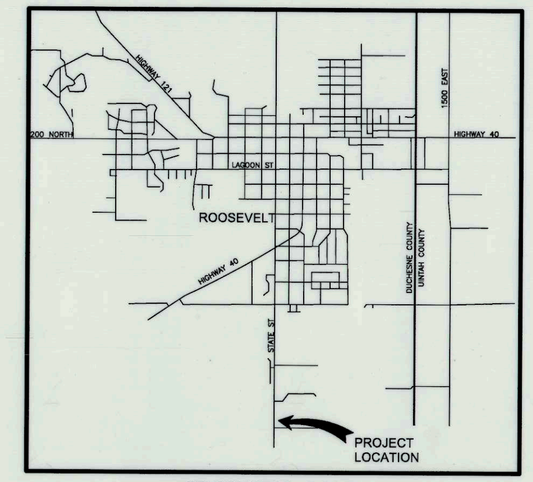
ROOSEVELT CITY, DUCHESNE COUNTY, UTAH

A PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 1 WEST, UINTAH SPECIAL MERIDIAN



NARRATIVE:

Boundary Consultants were retained by Titan Development to subdivide the subject parcel into streets and lots as shown hereon. Monuments were found as hereon noted and measured.



VICINITY MAP

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	23.56'	15.00'	90°00'00"
C2	23.56'	15.00'	90°00'00"

LEGAL DESCRIPTION #1:

56 foot road row, utility, and pond easement:

A parcel of land lying and situate in Section 27, Township 2 South, Range 1 West, Uintah Special Meridian. Basis of Bearing for subject parcel being North 89°58'10" East 2636.10 feet (measured) between the Duchesne County Aluminum Cap Monuments monumentalizing the south line of the Southwest Quarter of said Section 27.
Subject parcel being more particularly described as follows:

Commencing at the Southwest Corner of said Section 27, thence North 00°06'18" West 682.65 feet coincident with the west line of said Southwest Quarter Section; Thence North 89°49'31" East 941.12 feet to the Southeast corner of lot 19 of Brighton Farms Subdivision phase 1; Thence North 89°49'31" East 320.00 feet; Thence North 00°10'30" West 104.00 feet to Northeast corner of Lot 26 Brighton Farms Subdivision Phase 2 and the TRUE POINT OF BEGINNING;
Thence North 89°49'30" East 919.20 feet; Thence North 00°02'04" East 160.37 feet;
Thence South 89°49'30" West 105.00 feet; Thence South 00°03'04" West 104.36 feet;
Thence South 89°49'30" West 820.73 feet; Thence South 06°39'10" East 56.36 feet to the point of beginning.

BASIS OF BEARING

N89°58'10"E 2636.10' (Measured)
N89°58'08"E 2636.12' (Record)

28 27 / 33 34 — Southwest Corner Section 27, Township 2 South, Range 1 West, Uintah Special Meridian. Found Duchesne County 2 1/2" Aluminum Cap.

27 27 / 34 34 — South Quarter Corner Section 27, Township 2 South, Range 1 West, Uintah Special Meridian. Found Duchesne County 2 1/2" Aluminum Cap.

PLAT NOTES:

1) THE INSTALLATION OF ALL IMPROVEMENTS SHALL CONFORM TO THE ROOSEVELT CITY ORDINANCES, REQUIREMENTS, CONSTRUCTION STANDARDS, POLICIES, AND ANY OTHER RULES PERTAINING TO THE DEVELOPMENT OF THIS PROPERTY

2) PRIOR TO ANY PERMITS BEING ISSUED, SOIL TESTING MAY BE REQUIRED ON EACH LOT AS PER THE SOIL STUDY REQUIRED BY THE ROOSEVELT CITY BUILDING OFFICIAL.

3) REBAR AND CAPS OR RIVETS SHALL BE PLACED AT EACH LOT CORNER.

4) THERE IS A 7.5' PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG LOT LINES AS SHOWN AND A 15' PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG THE NORTH LINE AS SHOWN.

40 0 40 80
SCALE OF FEET

LEGEND

18 17 = SECTION CORNER & SECTION LINE
= SET 5/8" BAR & CAP LS 356548 & PROPERTY LINE
= ADJOINING PROPERTY LINES
= DIMENSION LINES
(M) = MEASURED
◎ = FOUND EVIDENCE AS NOTED
(R) = RADIAL
ROS = RECORD OF SURVEY

SURVEYORS CERTIFICATE

I, David E. Hawkes, certify that I am a Professional Land Surveyor holding license number 356548 in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act and that a survey of the described tract of land has been completed by me in accordance with Section 17-23-17 and that I have verified all measurements and have placed monuments as shown hereon.
I further certify that all lots meet frontage, width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A parcel of land lying and situate in the North Half of the Southwest Quarter of Section 27, Township 2 South, Range 1 West, Uintah Special Meridian. Basis of Bearing for subject parcel being North 89°58'10" East 2636.10 feet (measured) between the Duchesne County Aluminum Cap Monuments monumentalizing the south line of the Southwest Quarter of said Section 27. Subject parcel being more particularly described as follows:

Commencing at the Southwest Corner of said Section 27, thence North 00°06'18" West 682.65 feet coincident with the west line of said Southwest Quarter Section; Thence North 89°49'31" East 941.12 feet to a number 5 rebar and cap stamped "148951" and the Southeast corner of lot 19 of Brighton Farms Subdivision phase 1 and the TRUE POINT OF BEGINNING;
Thence North 00°10'30" West 104.00 feet to a number 5 rebar and cap stamped "148951"; Thence North 89°49'30" East 52.64 feet; Thence North 00°10'30" West 153.62 feet to a number 5 rebar and cap stamped "PLS 356548"; Thence North 89°49'39" East 261.00 feet to a number 5 rebar and cap stamped "PLS 356548"; Thence South 00°10'30" East 97.61 feet to a number 5 rebar and cap stamped "PLS 356548"; Thence South 06°39'10" East 56.36 feet to a number 5 rebar and cap stamped "PLS 356548"; Thence South 00°10'30" East 104.00 feet to a number 5 rebar and cap stamped "PLS 356548"; Thence South 89°49'30" West 320.00 feet to the point of beginning.

Parcel contains 1.69 acres and 8 lots.

PROFESSIONAL LAND SURVEYOR LICENSE NO. 356548 DAVID E. HAWKES STATE OF UTAH
10/14

OWNERS DEDICATION

Known 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 lots and streets, as shown on this plat and name said tract **BRIGHTON FARMS SUBDIVISION PHASE 2**, and hereby dedicate, grant and convey to the public all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever, and also dedicate to the public those certain strips as easements for public utility and drainage purposes as shown hereon. The same to be used for the installation, maintenance and operation of public utility service lines and drainage as may be authorized by Roosevelt City in witness we have hereunto set our signature.

Signed this_____day of_____2013.

Brockbank Family Holdings, L.L.C.
Nate Brockbank, its Manager

Vaughn T. Alvey

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF

On the_____day of_____2013, personally appeared before me, the undersigned Notary, in and for said County of_____, in said State of Utah, the signer of the above Owner's Dedication, One in number, who duly acknowledged to me that he Nate Brockbank, is the Managing Member of Brockbank Family Holdings and that he signed it freely and voluntarily and for the use and purpose therein mentioned.

Notary Public — My Commission Expires

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF

On the_____day of_____2013, personally appeared before me, the undersigned Notary, in and for said County of_____, in said State of Utah, the signer of the above Owner's Dedication, One in number, who duly acknowledged to me that he Vaugh T. Alvey signed it freely and voluntarily and for the use and purpose therein mentioned.

Notary Public — My Commission Expires

PREPARED FOR:
TITAN DEVELOPMENT
362 W Pierpont AVE
SLC, UT 84101

DESIGNED BY:
GATEWAY CONSULTING, inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848 FAX: (801) 432-7050
paul@gatewayconsultingllc.com
CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

SURVEYOR OF RECORD:
Boundary Consultants
Professional Land Surveyors
1295 North 1700 West Farr West, Utah
801-792-1569 801-690-7158 FAX
dave@boundaryconsultants.biz

ROOSEVELT CITY ATTORNEY	ROOSEVELT CITY ENGINEER	ROOSEVELT CITY COUNCIL	ROOSEVELT CITY APPROVAL	ROOSEVELT CITY PLANNING COMMISSION	ROOSEVELT CITY RECORDER
Approved this _____ day of _____, 2013 by the Roosevelt City Attorney.	Approved this _____ day of _____, 2013 by the Roosevelt City Engineer.	Approved this _____ day of _____, 2013 by the Roosevelt City Council.	Approved as to form this _____ day of _____, 2013 by Roosevelt City.	Approved this _____ day of _____, 2013 by the Roosevelt City Planning Commission.	Approved this _____ day of _____, 2013 by the Roosevelt City Recorder.
Signature	Signature	Signature	Signature	Signature	Signature

DUCHESNE COUNTY RECORDER

ENTRY NUMBER _____

FEE PAID _____
FILED FOR RECORD AND RECORDED THIS

DAY OF_____2013, IN BOOK_____, AT PAGE_____OF THE OFFICIAL RECORDS.

DUCHESNE COUNTY RECORDER

COUNTY SURVEYORS FILE # 2904