

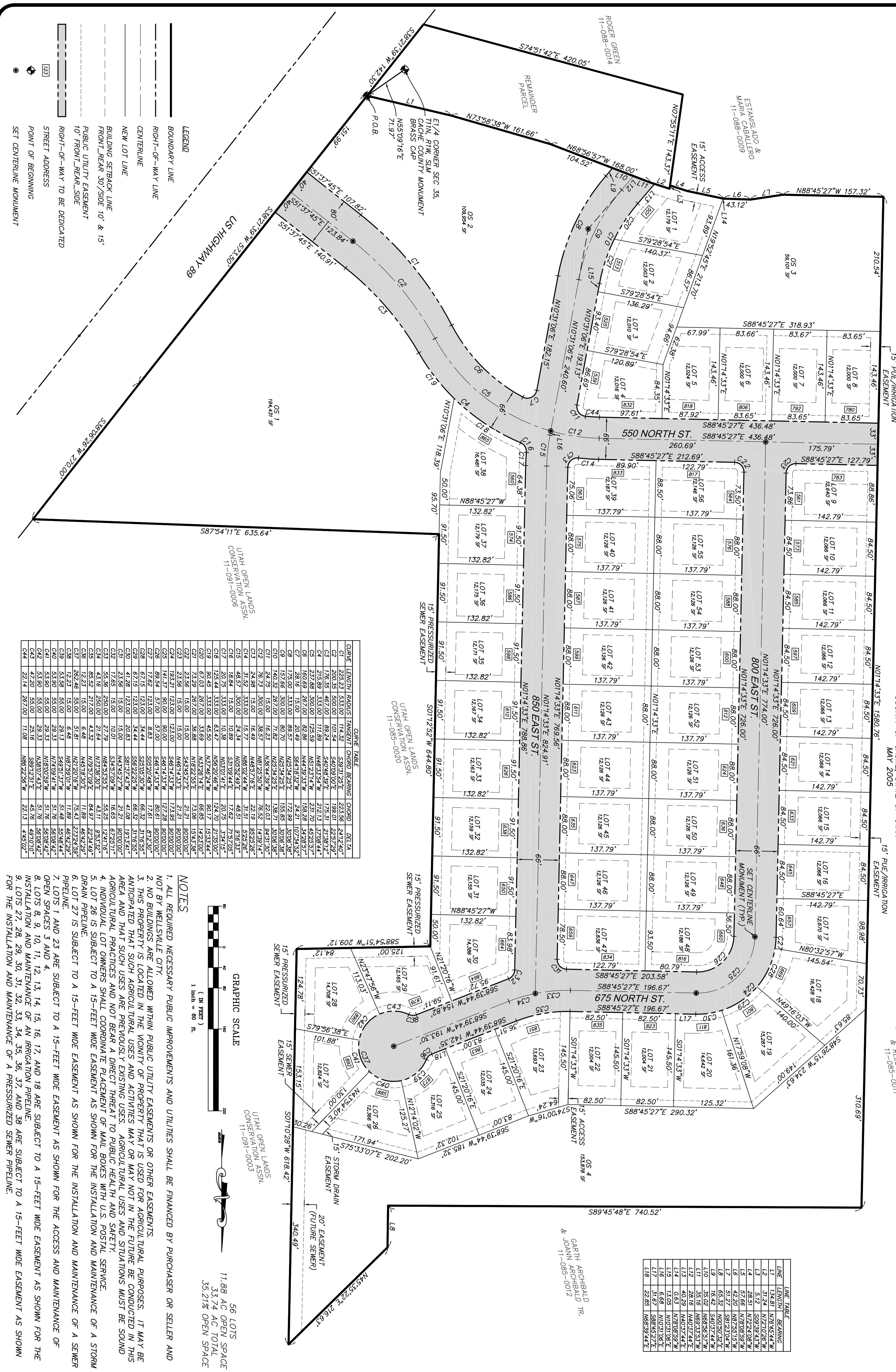
LEISHMAN FAMILY FARM LLC  
11-088-0007

ARON LARSEN BOBERG  
ELIX 0014  
11-089-0014

A PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 11 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, CITY OF WELLSVILLE, COUNTY OF CACHE, STATE OF UTAH  
MAY 2005

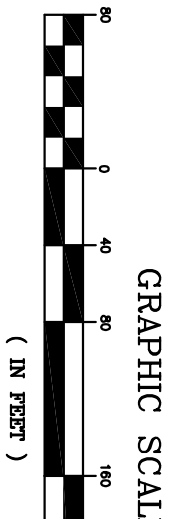
LUTHER MARK BALDWIN  
REED BALDWIN  
& JOHNS  
11-089-0011

# HERITAGE SOUTHWEST ESTATES FINAL PLAT



LINE	TABLE
L1	15' ACCESS EASEMENT
L2	15' PUE APPROPRIATION EASEMENT
L3	15' PUE APPROPRIATION EASEMENT
L4	15' PUE APPROPRIATION EASEMENT
L5	15' PUE APPROPRIATION EASEMENT
L6	15' PUE APPROPRIATION EASEMENT
L7	15' PUE APPROPRIATION EASEMENT
L8	15' PUE APPROPRIATION EASEMENT
L9	15' PUE APPROPRIATION EASEMENT
L10	15' PUE APPROPRIATION EASEMENT
L11	15' PUE APPROPRIATION EASEMENT
L12	15' PUE APPROPRIATION EASEMENT
L13	15' PUE APPROPRIATION EASEMENT
L14	15' PUE APPROPRIATION EASEMENT
L15	15' PUE APPROPRIATION EASEMENT
L16	15' PUE APPROPRIATION EASEMENT
L17	15' PUE APPROPRIATION EASEMENT
L18	15' PUE APPROPRIATION EASEMENT
L19	15' PUE APPROPRIATION EASEMENT
L20	15' PUE APPROPRIATION EASEMENT
L21	15' PUE APPROPRIATION EASEMENT
L22	15' PUE APPROPRIATION EASEMENT
L23	15' PUE APPROPRIATION EASEMENT
L24	15' PUE APPROPRIATION EASEMENT
L25	15' PUE APPROPRIATION EASEMENT
L26	15' PUE APPROPRIATION EASEMENT
L27	15' PUE APPROPRIATION EASEMENT
L28	15' PUE APPROPRIATION EASEMENT
L29	15' PUE APPROPRIATION EASEMENT
L30	15' PUE APPROPRIATION EASEMENT
L31	15' PUE APPROPRIATION EASEMENT
L32	15' PUE APPROPRIATION EASEMENT
L33	15' PUE APPROPRIATION EASEMENT
L34	15' PUE APPROPRIATION EASEMENT
L35	15' PUE APPROPRIATION EASEMENT
L36	15' PUE APPROPRIATION EASEMENT
L37	15' PUE APPROPRIATION EASEMENT
L38	15' PUE APPROPRIATION EASEMENT
L39	15' PUE APPROPRIATION EASEMENT
L40	15' PUE APPROPRIATION EASEMENT
L41	15' PUE APPROPRIATION EASEMENT
L42	15' PUE APPROPRIATION EASEMENT
L43	15' PUE APPROPRIATION EASEMENT
L44	15' PUE APPROPRIATION EASEMENT
L45	15' PUE APPROPRIATION EASEMENT
L46	15' PUE APPROPRIATION EASEMENT
L47	15' PUE APPROPRIATION EASEMENT
L48	15' PUE APPROPRIATION EASEMENT
L49	15' PUE APPROPRIATION EASEMENT
L50	15' PUE APPROPRIATION EASEMENT
L51	15' PUE APPROPRIATION EASEMENT
L52	15' PUE APPROPRIATION EASEMENT
L53	15' PUE APPROPRIATION EASEMENT
L54	15' PUE APPROPRIATION EASEMENT
L55	15' PUE APPROPRIATION EASEMENT
L56	15' PUE APPROPRIATION EASEMENT

OWNER	LENGTH	BEARING	COMPOUND	AREA
C1	225.21	S33.00°E	114.32	22,536
C2	200.50	S00.00°E	101.54	20,050
C3	178.50	S45.00°E	88.24	17,850
C4	156.50	S90.00°E	74.94	15,650
C5	134.50	S135.00°E	61.64	13,450
C6	112.50	S180.00°E	48.34	11,250
C7	90.50	S225.00°E	35.04	9,050
C8	68.50	S270.00°E	21.74	6,850
C9	46.50	S315.00°E	8.44	4,650
C10	24.50	S360.00°E	-4.86	2,450
C11	2.50	S0.00°E	-1.56	250
C12	2.50	S45.00°E	1.44	250
C13	2.50	S90.00°E	1.32	250
C14	2.50	S135.00°E	1.20	250
C15	2.50	S180.00°E	1.08	250
C16	2.50	S225.00°E	0.96	250
C17	2.50	S270.00°E	0.84	250
C18	2.50	S315.00°E	0.72	250
C19	2.50	S360.00°E	0.60	250
C20	2.50	S0.00°E	0.48	250
C21	2.50	S45.00°E	0.36	250
C22	2.50	S90.00°E	0.24	250
C23	2.50	S135.00°E	0.12	250
C24	2.50	S180.00°E	0.00	250
C25	2.50	S225.00°E	-0.12	250
C26	2.50	S270.00°E	-0.24	250
C27	2.50	S315.00°E	-0.36	250
C28	2.50	S360.00°E	-0.48	250
C29	2.50	S0.00°E	-0.60	250
C30	2.50	S45.00°E	-0.72	250
C31	2.50	S90.00°E	-0.84	250
C32	2.50	S135.00°E	-0.96	250
C33	2.50	S180.00°E	-1.08	250
C34	2.50	S225.00°E	-1.20	250
C35	2.50	S270.00°E	-1.32	250
C36	2.50	S315.00°E	-1.44	250
C37	2.50	S360.00°E	-1.56	250
C38	2.50	S0.00°E	-1.68	250
C39	2.50	S45.00°E	-1.80	250
C40	2.50	S90.00°E	-1.92	250
C41	2.50	S135.00°E	-2.04	250
C42	2.50	S180.00°E	-2.16	250
C43	2.50	S225.00°E	-2.28	250
C44	2.50	S270.00°E	-2.40	250
C45	2.50	S315.00°E	-2.52	250
C46	2.50	S360.00°E	-2.64	250
C47	2.50	S0.00°E	-2.76	250
C48	2.50	S45.00°E	-2.88	250
C49	2.50	S90.00°E	-3.00	250
C50	2.50	S135.00°E	-3.12	250
C51	2.50	S180.00°E	-3.24	250
C52	2.50	S225.00°E	-3.36	250
C53	2.50	S270.00°E	-3.48	250
C54	2.50	S315.00°E	-3.60	250
C55	2.50	S360.00°E	-3.72	250
C56	2.50	S0.00°E	-3.84	250
C57	2.50	S45.00°E	-3.96	250
C58	2.50	S90.00°E	-4.08	250
C59	2.50	S135.00°E	-4.20	250
C60	2.50	S180.00°E	-4.32	250
C61	2.50	S225.00°E	-4.44	250
C62	2.50	S270.00°E	-4.56	250
C63	2.50	S315.00°E	-4.68	250
C64	2.50	S360.00°E	-4.80	250
C65	2.50	S0.00°E	-4.92	250
C66	2.50	S45.00°E	-5.04	250
C67	2.50	S90.00°E	-5.16	250
C68	2.50	S135.00°E	-5.28	250
C69	2.50	S180.00°E	-5.40	250
C70	2.50	S225.00°E	-5.52	250
C71	2.50	S270.00°E	-5.64	250
C72	2.50	S315.00°E	-5.76	250
C73	2.50	S360.00°E	-5.88	250
C74	2.50	S0.00°E	-6.00	250
C75	2.50	S45.00°E	-6.12	250
C76	2.50	S90.00°E	-6.24	250
C77	2.50	S135.00°E	-6.36	250
C78	2.50	S180.00°E	-6.48	250
C79	2.50	S225.00°E	-6.60	250
C80	2.50	S270.00°E	-6.72	250
C81	2.50	S315.00°E	-6.84	250
C82	2.50	S360.00°E	-6.96	250
C83	2.50	S0.00°E	-7.08	250
C84	2.50	S45.00°E	-7.20	250
C85	2.50	S90.00°E	-7.32	250
C86	2.50	S135.00°E	-7.44	250
C87	2.50	S180.00°E	-7.56	250
C88	2.50	S225.00°E	-7.68	250
C89	2.50	S270.00°E	-7.80	250
C90	2.50	S315.00°E	-7.92	250
C91	2.50	S360.00°E	-8.04	250
C92	2.50	S0.00°E	-8.16	250
C93	2.50	S45.00°E	-8.28	250
C94	2.50	S90.00°E	-8.40	250
C95	2.50	S135.00°E	-8.52	250
C96	2.50	S180.00°E	-8.64	250
C97	2.50	S225.00°E	-8.76	250
C98	2.50	S270.00°E	-8.88	250
C99	2.50	S315.00°E	-9.00	250
C100	2.50	S360.00°E	-9.12	250



**NOTES**

1. ALL REQUIRED NECESSARY PUBLIC IMPROVEMENTS AND UTILITIES SHALL BE FINANCED BY PURCHASER OR SELLER AND NOT BY WELLSVILLE CITY.
2. NO BUILDINGS ARE ALLOWED WITHIN PUBLIC UTILITY EASEMENTS OR OTHER EASEMENTS.
3. THIS PROPERTY IS LOCATED IN THE VICINITY OF PROPERTY THAT IS USED FOR AGRICULTURAL PURPOSES. IT MAY BE ANTICIPATED THAT SUCH AGRICULTURAL USERS AND ACTIVITIES MAY OR MAY NOT IN THE FUTURE BE CONDUCTED IN THIS AREA AND THAT SUCH USES ARE PREVIOUSLY EXISTING USES. AGRICULTURAL USERS AND SITUATIONS MUST BE SOUND AGRICULTURAL PRACTICES AND NOT BEAR A DIRECT THREAT TO PUBLIC HEALTH AND SAFETY.
4. INDIVIDUAL LOT OWNERS SHALL COORDINATE PLACEMENT OF MAIL BOXES WITH U.S. POSTAL SERVICE.
5. LOT 26 IS SUBJECT TO A 15'-FEET WIDE EASEMENT AS SHOWN FOR THE INSTALLATION AND MAINTENANCE OF A STORM DRAIN PIPELINE.
6. LOT 27 IS SUBJECT TO A 15'-FEET WIDE EASEMENT AS SHOWN FOR THE INSTALLATION AND MAINTENANCE OF A SEWER PIPELINE.
7. LOTS 1 AND 23 ARE SUBJECT TO A 15'-FEET WIDE EASEMENT AS SHOWN FOR THE ACCESS AND MAINTENANCE OF OPEN SPACES 3 AND 4.
8. LOTS 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, AND 18 ARE SUBJECT TO A 15'-FEET WIDE EASEMENT AS SHOWN FOR THE INSTALLATION AND MAINTENANCE OF AN IRRIGATION PIPELINE.
9. LOTS 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, AND 38 ARE SUBJECT TO A 15'-FEET WIDE EASEMENT AS SHOWN FOR THE INSTALLATION AND MAINTENANCE OF A PRESSURIZED SEWER PIPELINE.

**COUNTY SURVEYOR'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 AND FURTHER CERTIFY THAT IT MEETS THE MINIMUM STANDARDS FOR PLATS REQUIRED BY COUNTY ORDINANCE AND STATE LAW.

DATE \_\_\_\_\_ COUNTY SURVEYOR

**PLANNING COMMISSION APPROVAL**

THIS SUBDIVISION, ENTERED INTO CITY RECORDS AS PLANNING COMMISSION DOCKET # \_\_\_\_\_ WAS HEARD BEFORE THE COMMISSION IN A PUBLIC HEARING ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2005 AND WAS APPROVED IN SUBSTANTIAL CONFORMANCE WITH THE REQUIREMENTS AND DESIGN SHOWN UPON THIS PLAT MAP.

DIRECTOR OF COMMUNITY DEVELOPMENT \_\_\_\_\_

**MAYOR APPROVAL AND ACCEPTANCE**

PRESENTED TO THE WELLSVILLE CITY COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2005, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR \_\_\_\_\_

**UTILITY COMPANY APPROVALS**

THE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE APPROVED

QUESTAR GAS \_\_\_\_\_ DATE \_\_\_\_\_

UTAH POWER \_\_\_\_\_ DATE \_\_\_\_\_

QUEST COMMUNICATIONS \_\_\_\_\_ DATE \_\_\_\_\_

COCAISAT \_\_\_\_\_ DATE \_\_\_\_\_

**ACKNOWLEDGEMENT**

IN WITNESS WE HAVE HERETO SET OUR SIGNATURES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2005.

STATE OF UTAH \_\_\_\_\_

COUNTY OF CACHE \_\_\_\_\_

**COUNTY RECORDER'S NO.** \_\_\_\_\_

STATE OF UTAH, COUNTY OF \_\_\_\_\_, RECORDED AND FILED AT THE REQUEST OF \_\_\_\_\_ TIME \_\_\_\_\_ FEE \_\_\_\_\_

INDEXED \_\_\_\_\_ FILED IN: FILE OF PLATS \_\_\_\_\_ COUNTY RECORDER

**CITY ATTORNEY**

APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2005.

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.

DATE \_\_\_\_\_ ENGINEER \_\_\_\_\_

**CACHE LANDMARK**  
ENGINEERS & SURVEYORS • PLANNERS  
666 NORTH MAIN, SUITE 303  
LOGAN, UT 84321 • 435.713.0099

DATE: 05/20/05  
CALCULATED BY: TJH  
CHECKED BY: DTM  
APPROVED BY: \_\_\_\_\_  
JOB#: \_\_\_\_\_  
LOCATION: WELLSVILLE, UT

**SURVEY CERTIFICATE**

I, TIM V. GIBBONS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 156967 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE STATE OF UTAH, I HAVE MADE AND/OR SUPERVISED THE SURVEY OF THE ABOVE LAND AND SHOWN ON THIS PLAT AND DESCRIBED BELOW AND HEREON AND THEREON INTO LOTS AND STREETS, HEREMFTER TO BE KNOWN AS:

"HERITAGE SOUTHWEST ESTATES,"

AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

REGISTERED LAND SURVEYOR  
TIM V. GIBBONS  
NO. 156967  
STATE OF UTAH

R.L.S. NO. 156967  
DATE \_\_\_\_\_

**BOUNDARY DESCRIPTION**

A PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 11 NORTH, RANGE 1 WEST OF THE SALT LAKE MERIDIAN, CITY OF WELLSVILLE, COUNTY OF CACHE, STATE OF UTAH DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 35, TOWNSHIP 11 NORTH, RANGE 1 WEST OF THE SALT LAKE MERIDIAN, THENCE N55°09'16" E 71.97 FEET TO THE POINT OF BEGINNING, SAID POINT BEING IN THE WEST RIGHT-OF-WAY (R/W) LINE OF U.S. HIGHWAY 89/91;

THENCE LEAVING SAID R/W LINE N76°43'44" W 134.61 FEET;

THENCE LEAVING SAID R/W LINE N68°56'57" W 168.00 FEET;

THENCE W21°02'26" W 51.24 FEET; THENCE S09°39'43" W 51.2 FEET;

THENCE W22°24'08" W 28.51 FEET; THENCE N76°08'59" W 57.66 FEET;

THENCE N67°32'53" W 42.20 FEET; THENCE S81°23'04" W 51.27 FEET;

THENCE N69°43'25" W 150.32 FEET; THENCE N01°43'33" W 138.07 FEET;

THENCE S89°33'45" E 216.53 FEET; THENCE N00°50'32" E 65.32 FEET;

THENCE S89°54'51" E 216.63 FEET; THENCE S01°28'19" W 61.84 FEET;

THENCE S89°24'11" E 635.64 FEET TO A POINT IN THE WEST R/W LINE OF U.S. HIGHWAY 89/91;

THENCE ALONG SAID R/W LINE S38°06'26" W 270.00 FEET;

THENCE ALONG SAID R/W LINE S87°21'39" W 573.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 33.74 ACRES MORE OR LESS AND 56 LOTS.

**NARRATIVE**

THIS SURVEY WAS ORDERED BY BILL BERTRAND FOR THE PURPOSE OF PARTINGSAVING THE LAND FROM ROGER GREEN, A HOLDING COMPANY, INTO SEVEN RESIDENTIAL BUILDING LOTS AND ONE COMMERCIAL BUILDING LOT. SAID PARCELS WAS ESTABLISHED BY A BOUNDARY LINE AGREEMENT ALONG EXISTING FENCE LINES. THE RIGHT-OF-WAY FOR U.S. HIGHWAY 89/91 WAS ESTABLISHED BY HOLDING UPOT RIGHT-OF-WAY MARKERS AS SHOWN. EXISTING FENCES AROUND THE BOUNDARY AS MUCH AS POSSIBLE, WERE HELD IN THE BEST EVIDENCE OF THE BOUNDARY LINES EXCEPT ALONG THE WEST LINE WHERE THE CENTER OF THE EXISTING DITCH MEASURED CLOSER TO THE RECORD DISTANCES. THE NORTHEAST CORNER OF SECTION 35 WAS ESTABLISHED AT THE INTERSECTION OF A FENCE LINE RUNNING NORTH-SOUTH AND THE FENCES RUNNING EAST-WEST. THE POINT OF BEGINNING WAS LOCATED FROM AN ADJACENT EASTING SURVEY (SECTION 36) BY THE NORTH-SOUTH FENCE LINE. THE MONUMENT (CONSPICUOUS WELL PAD #602720) LOCATED AT LATITUDE 41°39'01.198666N, LONGITUDE 111°54'31.069222W, 5/8" REBAR AND PLASTIC CAPS STAMPED "TIM V. GIBBONS, RLS 156967" WERE SET AT EACH PROPERTY CORNER.

**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 LOTS, EASEMENTS, PARKS AND/OR STREETS OR OTHER PARCELS INTENDED FOR PUBLIC USE, TO BE HEREMFTER KNOWN AS:

"HERITAGE SOUTHWEST ESTATES,"

DO HEREBY WARRANT AND SAVE THE CITY OF WELLSVILLE, UTAH HARMLESS FROM ANY EASEMENTS AND INCUMBRANCES THEREON AND ANY OTHER CLAIMS OR INTERESTS THAT MAY BE ASSERTED AGAINST THE SAID CITY AND COUNTY TO WELLSVILLE CITY. FOR THE PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, WHETHER THE PARCEL(S) ARE INTENDED TO BE USED FOR SPACES 1, 2, 3, AND 4 TO THE HERITAGE SOUTHWEST ESTATES HOMEOWNERS ASSOCIATION.

IN WITNESS WE HAVE HERETO SET OUR SIGNATURES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2005.

STATE OF UTAH \_\_\_\_\_

COUNTY OF CACHE \_\_\_\_\_