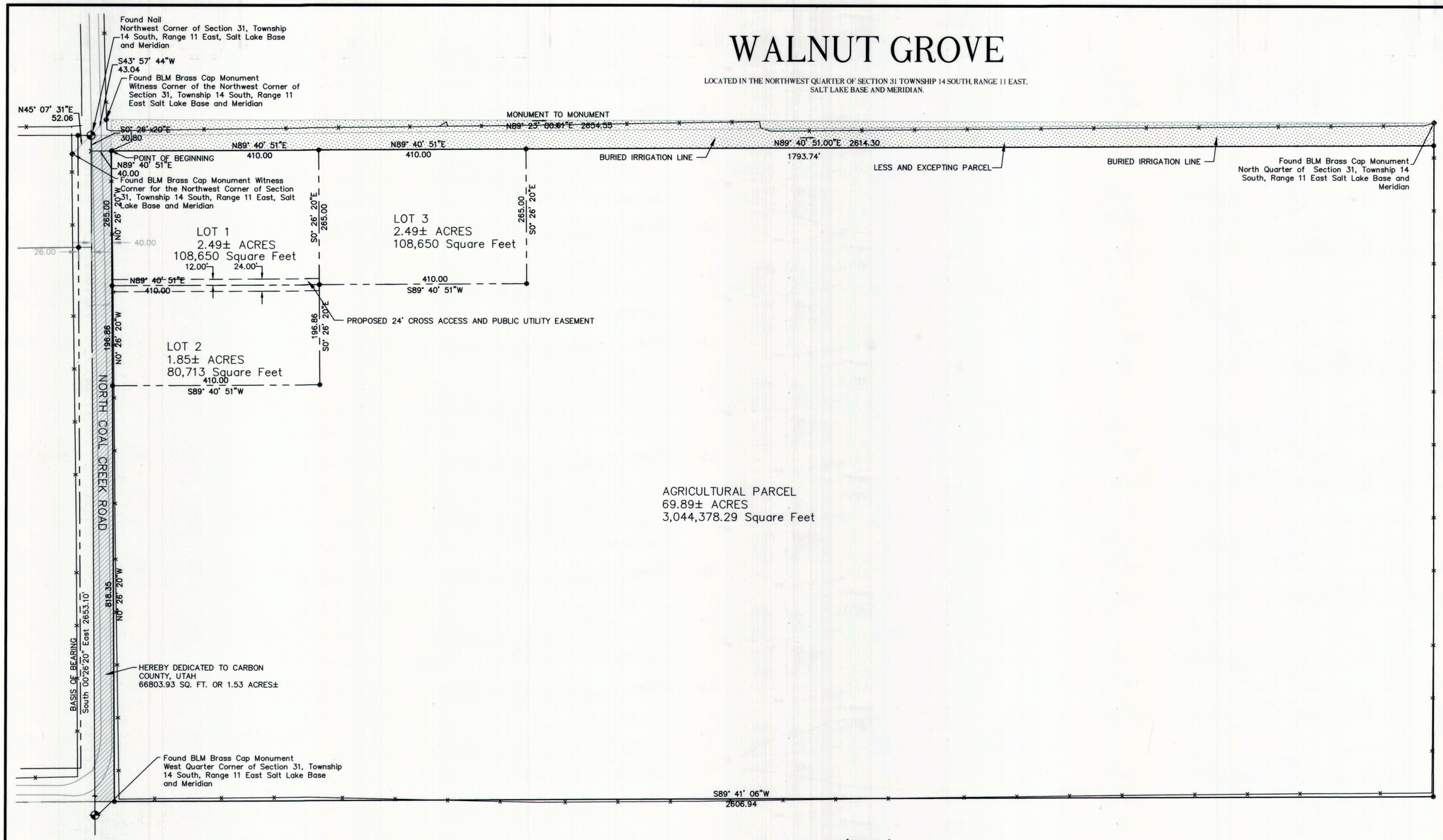
WALNUT GROVE

LOCATED IN THE NORTHWEST QUARTER OF SECTION 31 TOWNSHIP 14 SOUTH, RANGE 11 EAST,
SALT LAKE BASE AND MERIDIAN.

Ent 814964 Bk 765 Pg 267
Date: 05-MAR-2012 10:36:42AM
Fee: $32.00 Cash
Filed By: VB
VICKI BARNETT, Recorder
CARBON COUNTY CORPORATION
For: JERIMIAH ISON



AGRICULTURAL PARCEL
69.89± ACRES
3,044,378.29 Square Feet

SURVEYOR'S CERTIFICATE

I Travis J. Daley, do hereby certify that I am a Professional Land Surveyor, and that I hold license No. 6387184 in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing act. I further certify that by the authority of the owner I have completed a survey of the property described on this plat in accordance with Section 17–23–17 of the Utah State Code, hereafter to be known as:

WALNUT GROVE SUBDIVISION

That I have verified all measurements and placed monuments as represented on the face of this plat.

PROFESSIONAL LAND SURVEYOR
No. 6387184
TRAVIS JEAN DALEY
STATE OF UTAH

BOUNDARY DESCRIPTION

A parcel of land situate in the Northwest Quarter of Section 31, Township 14 South, Range 11 East Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point South 0°26'20" East 30.80 feet and North 89°40'51" East 40.00 feet from the Northwest Corner of Section 31, Township 14 South, Range 11 East, Salt Lake Base and Meridian; thence North 89°40'51" East 2614.30 feet; thence South 0°06'35" East 1280.41 feet; thence South 89°41'06" West 2606.94 feet; thence North 0°26'20" West 1280.21 feet to the point of beginning. Contains 3342392.21 square feet or 76.73 acres more or less.

Agricultural Parcel

Beginning at a point North 89°40'51" East 820.00 feet from the Northwest Corner of Lot 1; thence North 89°40'51" East 1793.74 feet; thence South 0°06'35" East 1280.41 feet; thence South 89°41'06" West 2606.94 feet; thence North 0°26'20" West 818.35 feet; thence North 89°40'51" East 410.00 feet; thence North 0°26'20" West 196.86 feet; thence North 89°40'51" East 410.00 feet; thence North 0°26'20" West 265.00 feet to the point of beginning. Contains 3,044,378.29 square feet or 69.89 acres more or less.

PARCEL DESCRIPTIONS

Lot 1

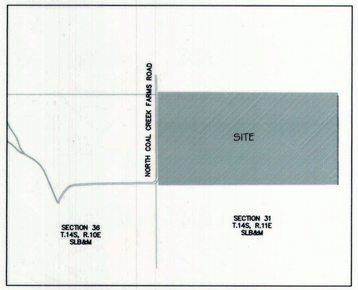
Beginning at a point South 0°26'20" East 30.80 feet and North 89°40'51" East 40.00 feet from the Northwest Corner of Section 31, Township 14 South, Range 11 East, Salt Lake Base and Meridian; thence North 89°40'51" East 410.00 feet; thence South 0°26'20" East 265.00 feet thence South 89°40'51" West 410.00 feet; thence North 0°26'20" West 265.00 feet to the point of beginning. Contains 108,650 square feet or 2.49 acres more or less.

Lot 2

Beginning at a point South 0°26'20" East 30.80 feet; thence North 89°40'51" East 40.00 feet; thence South 0°26'20" East 265.00 feet from the Northwest of Section 31, Township 14 South, Range 11 East, Salt Lake Base and Meridian; thence North 89°40'51" East 410.00 feet; thence South 0°26'20" East 196.86 feet thence South 89°40'51" West 410.00'; thence North 0°26'20" West 196.86 feet to the point of beginning. Contains 80,713 square feet or 1.85 acres more or less.

Lot 3

Beginning at a point South 0°26'20" East 30.80 feet and North 89°40'51" East 410.00 feet from the Northwest of Section 31, Township 14 South, Range 11 East, Salt Lake Base and Meridian; thence North 89°40'51" East 410.00 Feet; thence South 0°26'20" East 265.00 feet; thence South 89°40'51" West 410.00 feet; thence North 0°26'20" East 265.00 feet to the point of beginning. Contains 108,650 square feet or 2.49 acres more or less.



VICINITY MAP
NOT TO SCALE

LEGEND

- SURVEY MONUMENT AS NOTED
- REBAR AND CAP MARKED LEGEND ENGINEERING
- EXISTING FENCE
- LOT LINES
- RIGHT–OF–WAY HEREBY DEDICATED TO CARBON COUNTY
- "LESS AND EXCEPTING" PARCEL

N

0 100 200 300
Scale in Feet

OWNER'S DEDICATION

Know all men by these presents that I Jill C. Ison Jeremiah Ison, the undersigned owner of the described tract of land hereon, having caused the same to be subdivided into lots and streets to be hereafter known as the Walnut Grove Subdivision, and do hereby dedicate for the perpetual use of the public all parcels of land shown on this plat as intended for public use, and do warrant, defend and save the County harmless against any easements or other encumbrances on the dedicated streets which will interfere with the County use, operation and maintenance of the streets and do further dedicate the easements as shown for the use by all suppliers of utility or other necessary services.

In witness whereof I, Tamera Jean Ellis have hereunto set my hand this 27th day of February, 2012.

ACKNOWLEDGMENT

STATE OF Utah }
COUNTY OF Carbon } ss

On the 27th day of February 2012 A.D., Jill Ison & Jeremiah Ison personally appeared before me, Tamera Jean Ellis the undersigned notary, who after being duly sworn, testified to me that she is the Owner and that said Owner's Dedication was signed by him in behalf of said partnership and that said partnership executed the same.

Tamera Jean Ellis
Notary Public:

Residing at:

My Commission Expires: July 16, 2015

NOTARY PUBLIC
TAMERA JEAN ELLIS
COMMISSION EXPIRES
JULY 16, 2015
STATE OF UTAH

LEGEND ENGINEERING

52 WEST 100 NORTH
HEBER CITY, UT 84032
PHONE: 435-654-4828
TOLL FREE FAX:
1-866-310-9972
www.legendengineering.com

Site Plan Review Committee
Approved this 28th day of February A.D., 2012
Frankie Hathaway, Chairman

Carbon County Surveyor
Approved this 5th day of March A.D., 2012
Ben Grimes, Deputy Carbon County Surveyor

Recorded March 5, 2012
State of Utah, County of Carbon, recorded and filed at the request of Jerimiah Ison
Date 3-5-12 Time 10:36AM Book 765 Page 267
Vicki Barnett, Carbon County Recorder

REV. 1
JAN 2012

SHEET 1 OF 1

PLAT