

# FINAL Pheasant Hollow Subdivision Phase I

Perry City, Box Elder County, Utah  
A Part of the Northeast Quarter of Section 10,  
And a Part of the Southeast Quarter of Section 3,  
Township 8 North, Range 2 West, Salt Lake Base & Meridian

LOT NO.	ADDRESS
Lot 1	3238 South 1200 West
Lot 2	1211 West 3225 South
Lot 3	1225 West 3225 South
Lot 4	1239 West 3225 South
Lot 5	1253 West 3225 South
Lot 6	1267 West 3225 South
Lot 7	1281 West 3225 South
Lot 8	1295 West 3225 South
Lot 9	3239 South 1300 West
Lot 10	3240 South 1300 West
Lot 11	3241 South 1300 West
Lot 12	3242 South 1300 West
Lot 13	3243 South 1300 West
Lot 14	3244 South 1300 West
Lot 15	3245 South 1300 West
Lot 16	3246 South 1300 West

Pettingill Properties LC  
02-034-0037

WRC Investments LLC  
02-034-0038

**BOUNDARY DESCRIPTION REMAINDER PARCEL**  
A PART OF THE SOUTHEAST QUARTER OF SECTION 3 AND A PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.  
BEGINNING AT A POINT LOCATED 34.80 FEET NORTH 01°31'54" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3 AND 812.39 FEET NORTH 89°41'31" WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 3;  
RUNNING THENCE SOUTH 00°34'47" WEST 298.11 FEET TO THE NORTH LINE OF CHERRY RIDGE SUBDIVISION PHASE I; THENCE NORTH 89°24'42" WEST 1205.34 FEET ALONG SAID NORTH LINE TO AND ALONG THE NORTH LINE OF CHERRY RIDGE SUBDIVISION PHASE II TO THE EAST RIGHT-OF-WAY LINE OF UNION PACIFIC RAIL ROAD; THENCE NORTH 01°47'57" WEST 292.41 FEET ALONG SAID EAST RIGHT-OF-WAY LINE; THENCE SOUTH 89°41'31" EAST 1217.50 FEET TO THE POINT OF BEGINNING. CONTAINING 8.208 ACRES.

**Remainder Parcel**  
Randy Matthews  
02-035-0024  
Cont. 8.208 Acres

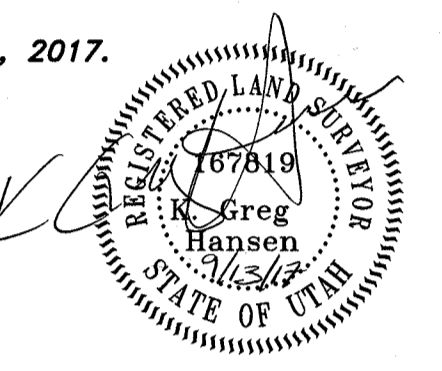
Northeast Corner of Sec. 3,  
T. 8 N., R. 2 W., SLB&M  
Found B.E. Co. Brass Cap Monument  
1962

### SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Act; and I have completed a Survey of the Property Described on this Plat in accordance with Section 17-23-17 and have verified all measurements, and have placed monuments as represented on this Plat, and have hereby subdivided said tract into sixteen (16) lots, know hereafter as Pheasant Hollow Subdivision Phase I in Perry City, Box Elder County, Utah, and has been correctly drawn to the designated scale and is true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records in the Box Elder County Recorder's Office and from said survey made by me on the ground.

Signed this 13<sup>th</sup> day of September, 2017.

K. Greg Hansen P.L.S.  
Utah Land Surveyor License No. 167819



### BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 3 AND A PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.  
BEGINNING AT SOUTHEAST CORNER OF SAID SECTION 3;  
RUNNING THENCE SOUTH 00°03'07" WEST 267.30 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE NORTH 89°24'42" WEST 814.26 FEET TO AND ALONG THE NORTH LINE OF CHERRY RIDGE SUBDIVISION PHASE I; THENCE NORTH 00°34'47" EAST 298.11 FEET; THENCE SOUTH 89°41'31" EAST 812.39 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3; THENCE SOUTH 01°31'54" WEST 34.80 FEET ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE POINT OF BEGINNING. CONTAINING 5.600 ACRES.

### 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 AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT PHEASANT HOLLOW SUBDIVISION PHASE I AND HEREBY DEDICATE, GRANT AND CONVEY TO PERRY CITY, BOX ELDER COUNTY, UTAH, 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 PERRY CITY THOSE CERTAIN STRIPS DESIGNATED AS PUBLIC UTILITY 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 PERRY CITY. FINALLY, ANY OTHER LOT, PARCEL, OR OTHER TRACT OF LAND DESIGNATED AS BEING DEDICATED AND/OR DEEDED TO PERRY CITY FOR ROADS, OPEN SPACE, OR OTHER MUNICIPAL USE(S) IS HEREBY DEDICATED AND DEED TO PERRY CITY. IN WITNESS WE HAVE HEREUNTO SET OUR SIGNATURE THIS 13<sup>th</sup> DAY OF September, 2017.

*Brad Wilkinson*  
Brad Wilkinson, majority owner of R & R LAND DEVELOPMENT LLC

### CORPORATE ACKNOWLEDGMENT

State of Utah  
Box Elder County  
On the 13<sup>th</sup> day of September, 2017, personally appeared before me, the undersigned notary public in and for said state and county, Brad Wilkinson, being duly sworn, acknowledged to me that he is the majority owner of R & R LAND DEVELOPMENT LLC and that he signed the above owner's dedication, who duly acknowledged to me that he signed it freely and voluntarily and for the uses and purposes therein mentioned.

*Alicia W. Olsen*  
ALICIA W. OLSEN  
NOTARY PUBLIC - STATE OF UTAH  
COMMISSION NO. 871003  
COMM. EXP. 10-23-2017  
Notary public

### NARRATIVE

The Purpose of this Survey was to establish and set the Property Corners of the Subdivision as shown and described hereon. This Survey was Ordered by Randy Matthews. The Control used to Establish the Property Corners was the Existing Box Elder County Survey Monumentation Surrounding Section 10, Township 8 North, Range 2 West, S.L.B.&M. The basis of bearing is the East line of the Northeast Quarter of said Section which bears North 0°03'07" East, Utah North, State Plane, Calculated N.A.D.83 Bearing.

### APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 14<sup>th</sup> DAY OF Sept. A.D., 2017

### ENGINEER'S CERTIFICATE

I CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED AND FIND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THE PERRY CITY OFFICE.

*Pratt M. Jones*  
PRATT M. JONES  
ENGINEER  
9/27/2017  
DATE

### APPROVAL AND ACCEPTANCE

PRESENTED TO THE PERRY CITY COUNCIL THIS 27<sup>th</sup> DAY OF April A.D., 2017 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTEST: *Audrey K. Chaffin*  
RECORDER  
*Gregoria*  
MAYOR

### PLANNING COMMISSION APPROVAL

APPROVED THIS 12<sup>th</sup> DAY OF April A.D., 2017 BY THE PERRY PLANNING COMMISSION.

*Tina Alb*  
CHAIRMAN

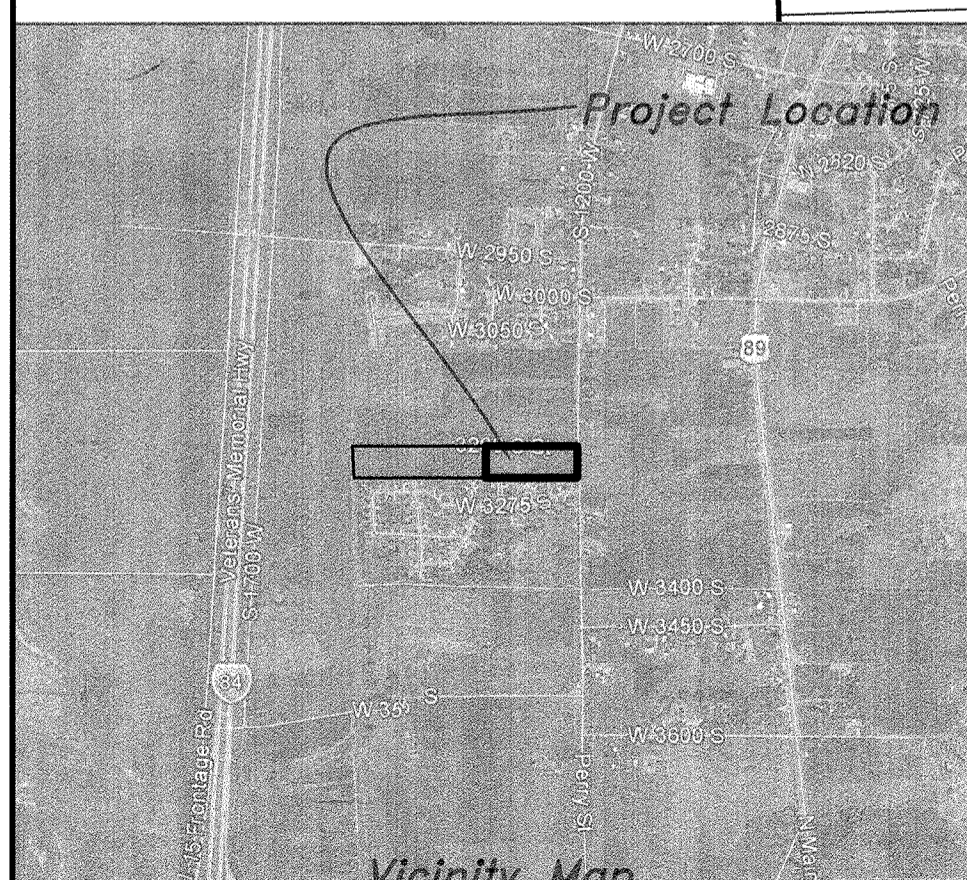
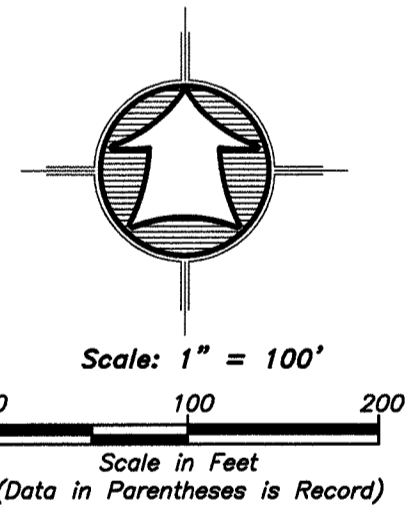
Developer:  
Randy Matthews  
2321 South Lynda Way  
Perry City, Utah 84302  
(435) 720-0654

NOTE:  
ALL PUBLIC UTILITY EASEMENTS (P.U.E.) ARE 10.0 FOOT WIDE UNLESS OTHERWISE NOTED.

**LEGEND**

- Subject Property Line
- Adjoining Subd. Boundary Line
- Adjoining Interior Lot Line
- Adjoining Property Line
- Centerline
- Public Utility Easement (P.U.E.)
- Ditch
- Field Separation Line
- Fence Line (Wire)
- Fence Line (wood or Vinyl)
- Street Monument
- Found rebar set by others
- Set 5/8"x24" Rebar With Cap
- Section Corner

Road  
Rail  
Pacific  
Union



**HANSEN & ASSOCIATES, INC.**  
Consulting Engineers and Land Surveyors  
538 North Main Street, Brigham, Utah 84302  
Visit us at www.haies.net  
Brigham City Ogden Logan  
(435) 723-3491 (801) 399-4905 (435) 752-8272

Entry No. 375640  
Subdivision Plat  
89/29/2017 09:36:26 AM  
Page: 1 of 1  
Child Record: Box Elder County Recorder