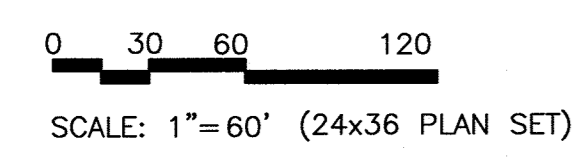


EAUTY No. 467222
 B. 1555 P. 0750
 REC'D BY HERITAGE LAND DEVELOPMENT, LLC
 FEE \$102.00
 FILED IN BOX ELDER COUNTY RECORDER'S OFFICE
 ON 09/13/23

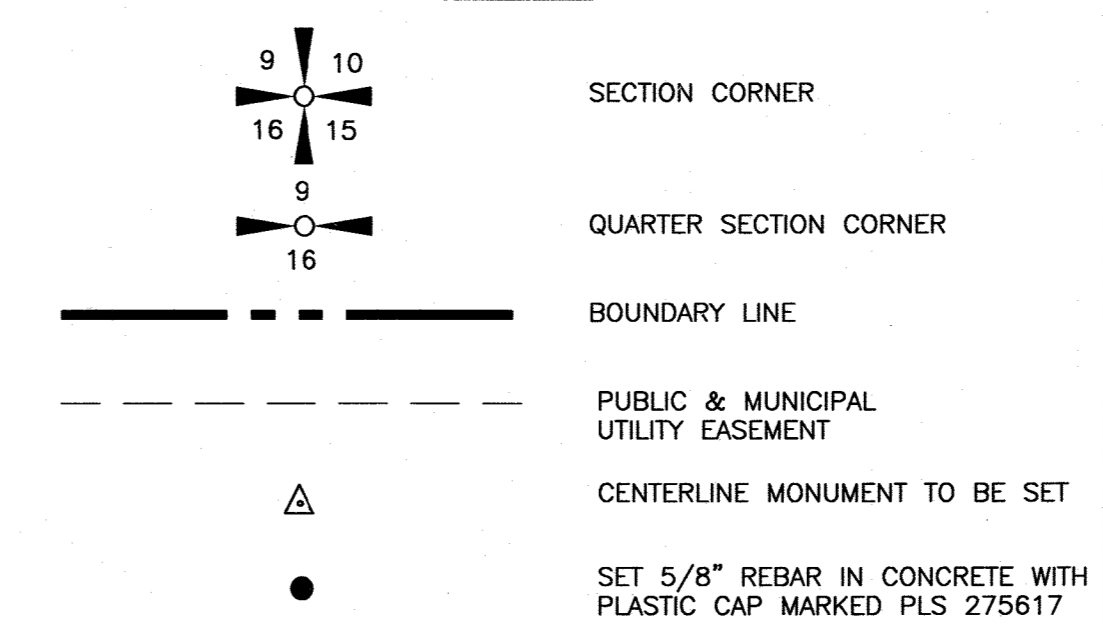
05-200-0032 - 05-257-0001 THRU 0028

HARVEST ACRES SUBDIVISION, PHASE 2

PART OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 3 WEST, SALT LAKE BASELINE AND MERIDIAN TREMONTON, UTAH

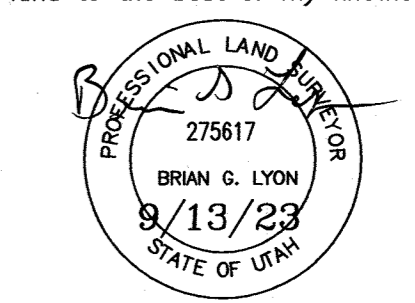


LEGEND



SURVEYOR'S CERTIFICATE

I, Brian G. Lyon, a Registered Land Surveyor, hold Certificate No. 275617, as prescribed by the laws of the State of Utah, and do hereby certify that by authority of the owners, I have made a survey of the tract of land shown on this plat, which is accurately described therewith, and have subdivided said tract of land into lots and streets to be hereafter known as HARVEST ACRES SUBDIVISION, PHASE 2, and that the same has been surveyed and staked on the ground as shown on this plat. I further certify that this map was prepared in accordance with Utah Law and represents a true and accurate map of the land to the best of my knowledge and belief.



BOUNDARY DESCRIPTION

Part of the the Northeast Quarter of Section 15, Township 11 North, Range 3 West of the Salt Lake Base and Meridian described as follows:
 Commencing at the Northeast Corner of Section 15, Township 11 North, Range 3 West of the Salt Lake Base and Meridian monumented with a Rail Road Spike, thence S87°25'45"W 2521.21 feet along the north line of the Northeast Quarter of said Section 15 to the east right of way line of the railroad; thence S03°36'11"W 488.48 feet along said right of way line to the POINT OF BEGINNING and running
 thence along the boundary of Harvest Acres Subdivision, Phase 1 recorded in the Box Elder County Recorder's Office under Entry No. 443120 on November, 10, 2021 the next four courses:
 1) thence S 83°38'36" E 159.20 feet;
 2) thence S 87°15'25" E 96.26 feet;
 3) thence S 89°28'56" E 60.00 feet;
 4) thence N 87°25'45" E 101.00 feet;
 thence N 87°25'45" E 834.21 feet to the west right of way line of Bear River Canal;
 thence S 00°54'41" E 294.48 feet along said right of way line;
 thence S 89°04'11" W 109.77 feet;
 thence N 65°18'05" W 65.99 feet;
 thence S 88°02'30" W 230.15 feet;
 thence S 86°08'10" W 60.14 feet;
 thence S 88°02'30" W 115.07 feet;
 thence S 00°06'23" W 70.05 feet;
 thence N 72°40'47" W 73.28 feet;
 thence N 76°18'38" W 75.47 feet;
 thence S 86°10'57" W 77.82 feet;
 thence N 87°50'54" W 164.79 feet;
 thence N 73°27'05" W 61.25 feet;
 thence N 86°15'58" W 91.09 feet;
 thence S 03°36'11" W 248.21 feet to the right of way line of Interstate 15;
 thence N 03°36'11" E 419.87 feet along said right of way line east right of way line of the railroad;
 thence N 03°36'11" E 419.87 feet along said right of way line to the point of beginning, containing 8.61 acres, more or less

SURVEY NOTES/NARRATIVE

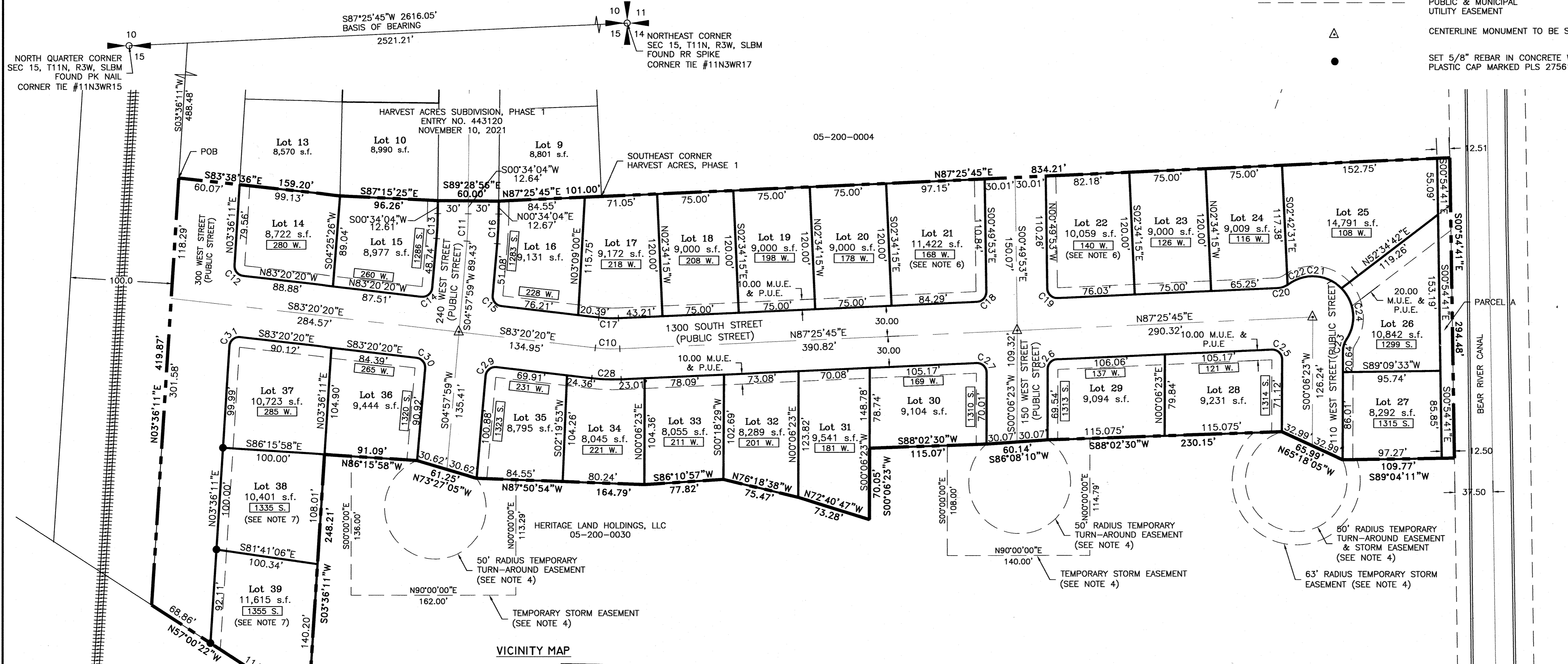
1. THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE PART OF PARCEL 05-200-0030. THE SURVEY WAS REQUESTED BY GARTH DAY.
2. THE BASIS OF BEARING IS S 87°25'45" W BETWEEN THE NORTHEAST CORNER AND SOUTH QUARTER CORNER SECTION 15, TOWNSHIP 11 NORTH, RANGE 3 WEST OF THE SALT LAKE BASELINE AND MERIDIAN.
3. REBAR TO BE SET AT ALL REAR PROPERTY CORNERS. CURB PINS TO BE SET AT LOT LINE PROJECTIONS UNLESS NOTED OTHERWISE.
4. THE NORTH LINE WAS ESTABLISHED ALONG THE SOUTH LINE OF HARVEST ACRES, PHASE 1 AND THE SOUTH LINE OF PARCEL 05-200-0004. THE EAST LINE WAS ESTABLISHED ALONG THE WEST RIGHT OF WAY LINE OF BEAR RIVER CANAL. THE WEST LINE WAS ESTABLISHED ALONG THE EAST RIGHT OF WAY LINE OF THE RAILROAD.

NOTES

1. The Tremonton City Culinary Water Authority does not reserve or warrant water capacity for recorded lots or property. Culinary water capacity is reserved and guaranteed once a building permit is issued for a lot or property.
2. The Tremonton City Sanitary Sewer Authority does not reserve sewer treatment capacity for recorded lots or property. Sewer treatment capacity is reserved and guaranteed once a building permit is issued for a lot or property.
3. High groundwater levels may be present in the area. Tremonton City's approval of this development does not constitute any assumption of liability for high water table issues. The buyer of each individual lot is solely responsible for all risks involved in purchasing and building on these lots.
4. Temporary turn-around easement and storm easement are discontinued when a right-of-way is dedicated over the top and adjacent to said easement and at such a time that the dedication of the right-of-way eliminates the need for the easement.
5. Underground field drain lines may exist. If field drain lines are found or disturbed, they must be repaired or rerouted to maintain the integrity of the subsurface drainage system.
6. Driveways for Lots 21 and 22 shall front on 1300 South Street unless a temporary turnaround is construction on the north end of 150 West Street or 150 West Street is extended to the north.
7. The driveway for Lots 38 and 39 shall be on the north side of the Lot.

HARVEST ACRES SUBDIVISION, PHASE 2

PART OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 3 WEST, SALT LAKE BASELINE AND MERIDIAN TREMONTON, UTAH



CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C10	24.17	150.00	9°13'55"	S87°57'17"E	24.14
C11	28.87	350.00	4°23'55"	N02°46'01"E	28.86
C12	14.42	9.50	86°56'31"	S39°52'04"E	13.07
C13	24.57	320.00	4°23'55"	N02°46'01"E	24.56
C14	15.20	9.50	91°41'41"	N50°48'49"E	13.63
C15	14.64	9.50	88°18'19"	S39°11'11"E	13.23
C16	29.17	380.00	4°23'55"	N02°46'01"E	29.17
C17	19.34	120.00	9°13'55"	S87°57'17"E	19.31
C18	14.63	9.50	88°15'38"	N43°17'56"E	13.23
C19	15.21	9.50	91°44'22"	S46°42'04"E	13.64
C20	10.48	20.50	29°17'40"	N72°46'55"E	10.37
C21	56.82	40.00	81°22'57"	N85°17'38"W	52.16
C22	1.47	20.50	4°07'12"	N56°04'30"E	1.47
C23	11.96	20.50	33°24'51"	S16°48'48"W	11.79
C24	54.54	40.00	78°07'23"	N05°32'27"W	50.41
C25	15.37	9.50	92°40'37"	N46°13'56"W	13.75
C26	14.48	9.50	87°19'23"	S43°46'04"W	13.12
C27	15.37	9.50	92°40'37"	N46°13'56"W	13.75
C28	29.00	180.00	9°13'55"	S87°57'17"E	28.97
C29	15.20	9.50	91°41'41"	S50°48'49"W	13.63
C30	14.64	9.50	88°18'19"	N39°11'11"W	13.23
C31	15.43	9.50	93°03'29"	S50°07'56"W	13.79

OWNERS DEDICATION

We, the undersigned owners of all the real property depicted on this plat and described in the surveyors certificate on this plat, having clean title and full legal authority to dedicate the same, have caused the land described on this plat to be divided into lots, streets, parks, open spaces, easements and other public uses as designated on the plat, and to be hereinafter known as the "Harvest Acres Subdivision, Phase 2." We now do hereby dedicate, grant, and convey, in perpetuity, pursuant to the provisions of 10-9a-607, Utah Code, without condition, restriction or reservation to Tremonton City, Utah, all public streets or other public rights-of-way as public thoroughfares, and also dedicate all designated easements for public utilities (P.U.E.), municipal utilities (M.U.E.), and storm drains, which shall be used for the installation, maintenance and operation of public service utility lines, municipal utility lines and storm drain lines as intended for public use, municipal use, open spaces shown as public open spaces, public parks and all other places of public use and enjoyment to Tremonton City, Utah, together with all improvements and special conditions required by the Development Agreement, executed between the undersigned and Tremonton City, for the benefit of Tremonton City and the inhabitants thereof.

In witness whereof, we have hereunto set our hands this 15 day of Sept, 2023.
 Joy Stocking, Manager
 Heritage Land Development, LLC
 ATTEST: Joan Chadwick, Notary Public, State of Utah, Commission # 11824, My Commission Expires November 04, 2024

ACKNOWLEDGEMENT

COUNTY OF Box Elder
 STATE OF UTAH
 On the 15 day of Sept, A.D. 2023, personally appeared before me Joy Stocking, Manager of Heritage Land Development, LLC, who, being by me duly sworn, did say for himself that he is the Manager of Heritage Land Holdings, LLC, a Utah limited liability company, and that the within and foregoing instrument was signed on behalf of said LLC by authority of its Articles of Organization and he duly acknowledged to me that said Limited Liability Company executed the same
 My Commission Expires 11-6-2024 NOTARY PUBLIC RESIDING AT Tremonton

OWNER:
 HERITAGE LAND HOLDINGS, LLC
 470 N 2450 W
 T12 WEST 100 NORTH
 TREMONTON, UTAH 84337
 435-257-4963

AE ALLIANCE CONSULTING ENGINEERS
 150 EAST 200 NORTH SUITE P
 LOGAN, UTAH 84321
 (435)755-5121
 allianceclogan@yahoo.com

DEVELOPMENT REVIEW COMMITTEE

Presented to the Tremonton City Development Review Committee this 15 day of September, A.D., 2023, at which time this subdivision was approved.
Joy Stocking 9/12/2023
 Development Review Committee Date

CITY COUNCIL ACCEPTANCE

Presented to the Tremonton City Mayor this 19 day of September, A.D., 2023, at which time this subdivision was accepted.
Joy Stocking 9/19/23
 Mayor Date
Joy Stocking 9/19/23
 City Recorder Date

ENGINEER'S CERTIFICATE

I certify that I have examined this plat and find it to be correct and in accordance with information on file in this office.
Joy Stocking 9/14/23
 Date City Engineer

APPROVAL AS TO FORM

Approved as to form this 16 day of September, A.D., 2023.
Joy Stocking
 City Attorney