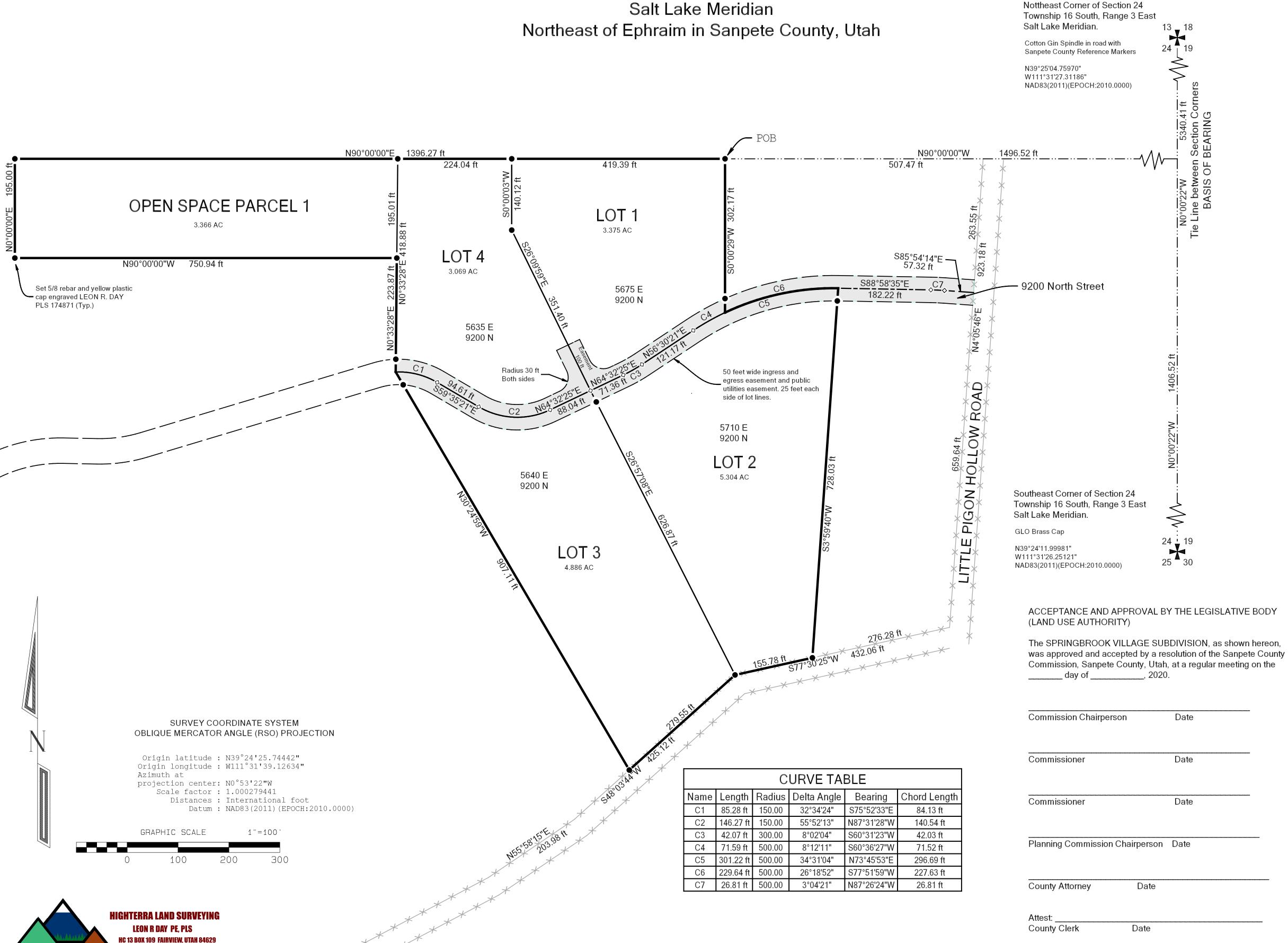
SPRINGBROOK VILLAGE

Located in the Southeast Quarter of Section 24, Township 16 South, Range 3 East Salt Lake Meridian Northeast of Ephraim in Sanpete County, Utah



(435) 469-1630 www.highterra.com

SURVEYOR'S CERTIFICATE

I, Leon R. Day, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 174871, as prescribed under the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into four lots and one open space parcel together with easements, hereafter to be known as SPRINGBROOK VILLAGE SUBDIVISION and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

S. S
No. 174871 Leon R. Day

Description

Commencing at the southeast corner of Section 24, Township 16 South; Range 3 East, Salt Lake Meridian, (General Land Office brass marker);

Thence North 00°00'22" West 1406.52 feet along a tie line (Basis of Bearing) between the southeast corner and northeast corner of said Section 16 (northeast corner marked by a cotton gin spindle under the road and referenced by two Sanpete County reference markers);

Thence West 1496.52 feet to the true POINT OF BEGINNING;

Thence South 00°00'29" West 302.17 feet to a point of cusp on a curve concave to the south having a radius of 500.00 feet and a central angle of 26°18'53" and being subtended by a chord which bears North 77°51'59" East 227.62 feet;

Thence northeasterly along said curve, a distance of 229.64 feet, to a point of cusp:

Thence South 03°59'40" West 728.03 feet;

Thence South 77°30'25" West 155.78 feet;

Thence South 48°03'44" West 279.55 feet;

Thence North 30°24'59" West 907.11 feet;

Thence North 00°33'28" East 223.87 feet;

Thence West 750.94 feet;

Thence North 195.00 feet;

Thence East 1396.27 feet to the true POINT OF BEGINNING. Contains 20.000 acres, more or less, and is divided into four Lots and one Open Space Parcel.

OWNER'S DEDICATION AND CONSENT TO RECORD

Know all men by these presents that the undersigned are the owners of the above described tract of land, and hereby cause the same to be subdivided into 4 Lots and 1 Open Space Parcel as set forth to be hereafter known as SPRINGBROOK VILLAGE SUBDIVISION. The undersigned owners also hereby convey to any and all public utility companies a perpetual, nonexclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities. The undersigned owners also hereby convey an ingress and egress easement as shown on this plat for the benefit of the four lots and for the purposes shown hereon and reserve over the same area an ingress and egress easement for the benefit of the owners remaining adjoining land east and west of the lots created.

Peace, LLC
 Susan Manning, Manager
Susan Maning, Manager
State of Utah) : ss
County of Sanpete)
The foregoing instrument was acknowledged before me this day of December, 2020, by Susan Manning, Manager, Peace, LLC.
Notary
Notary Public Full Name:
Commission Number:
My commission expires:
A Notary Public Commissioned in Utah