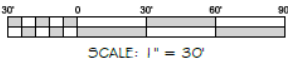
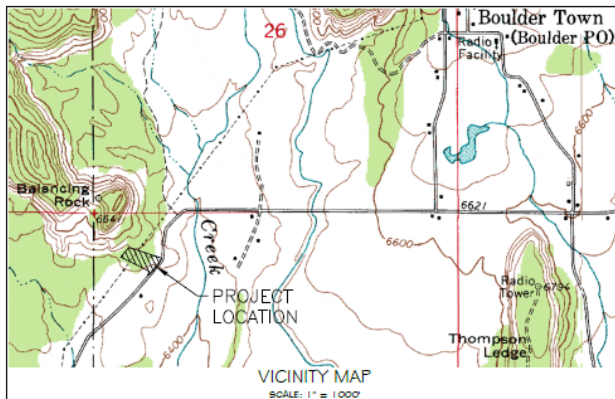


BALANCING ROCK, LLC PLAT "B-77" AMENDMENT

LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 35, T. 33 S., R. 4 E., S. 1/4 B.M.



NW COR. SEC. 35
BLM ADJUT. CAP 1864

493.57 (FEET)
S 0°01'25" W 650.34' (RANGE OF BEARINGS)

SW COR. 1/4 SEC 35
SECTION 35
USGS BRASS CAP 1880

- LEGEND**
- SURVEY BOUNDARY
 - - - DEED LINE
 - SECTION MONUMENT AS NOTED
 - FOUND REBAR (NO CAP)
 - SET 6"Ø REBAR & PLASTIC CAP
 - MARKED "TORGENSEN ENGINEERING"
 - MAJOR CONTOUR (20' INTERVAL)
 - MINOR CONTOUR (5' INTERVAL)
 - FENCE
 - DRIVEWAY
 - HIGHWAY
 - WATER LINE
 - OVERHEAD POWER LINE
 - POWER POLE
 - - - PROPOSED EASEMENT

UTILITY EASEMENT APPROVALS

SOUTH CENTRAL UTAH TELEPHONE, INC. APPROVAL
THE DEDICATION OF UTILITY EASEMENTS WITHIN THE SUBDIVISION AS SHOWN HEREON IS HEREBY APPROVED BY SOUTH CENTRAL UTAH TELEPHONE, INC.

AUTHORIZED SIGNATURE _____ DATE _____

GARKANE ENERGY COOPERATIVE, INC. APPROVAL
THE DEDICATION OF UTILITY EASEMENTS WITHIN THE SUBDIVISION AS SHOWN HEREON IS HEREBY APPROVED BY GARKANE ENERGY COOPERATIVE, INC.

AUTHORIZED SIGNATURE _____ DATE _____

BOULDER FARMSTEAD WATER CO. APPROVAL
THE DEDICATION OF UTILITY EASEMENTS WITHIN THE SUBDIVISION AS SHOWN HEREON IS HEREBY APPROVED BY BOULDER FARMSTEAD WATER CO.

AUTHORIZED SIGNATURE _____ DATE _____

ACCEPTANCE BY TOWN FIRE MARSHAL
APPROVED THIS _____ DAY OF _____, A.D. 20____
BY THE FIRE MARSHAL OF THE TOWN OF BOULDER, UTAH.

FIRE MARSHAL _____
TOWN OF BOULDER

ACCEPTANCE BY TOWN ATTORNEY
APPROVED THIS _____ DAY OF _____, A.D. 20____
BY THE ATTORNEY OF THE TOWN OF BOULDER, UTAH.

ATTORNEY _____
TOWN OF BOULDER

BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT IS LOCATED S 00°12'36" W 493.00 FEET ALONG THE SECTION LINE AND EAST 903.48 FEET FROM THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 33 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE S 72°02'00" E 484.27 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 12; THENCE SOUTHWESTERLY 327.29 FEET ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF A NON-TANGENT 232.96 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS S 50°21'50" W 321.80 FEET); THENCE N 18°00'00" E 66.78 FEET; THENCE N 62°31'00" W 400.00 FEET; THENCE N 40°00'20" E 102.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.48 ACRES.

BASIS OF BEARINGS IS S 00°12'36" W ALONG THE SECTION LINE FROM THE NORTHWEST CORNER TO THE SOUTHWEST CORNER OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 35.

SURVEYOR'S CERTIFICATE

I, G. THOMAS TORGENSEN, CERTIFY THAT I AM A LICENSED LAND SURVEYOR, LICENSE NUMBER 0200093, IN ACCORDANCE WITH TITLE 60, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER I HAVE DIRECTED A SURVEY OF THE REAL PROPERTY SHOWN ON THIS PLAT IN ACCORDANCE WITH SECTION 17-2-17.

G. THOMAS TORGENSEN _____ DATE _____
P.L.S. 0200093

SURVEYOR'S ADDRESS:
100 N. 100 E. SUITE E
RICHFIELD, UT 84701

SURVEYOR SEAL

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS PLAT, HAS CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AS SHOWN HEREON.

DATED THIS _____ DAY OF _____, A.D. 20____

OWNERS' ADDRESS:
1499 W 120th Ave. Ste 110
Westminster, CO 80234

BALANCING ROCK, LLC

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

PLANNING COMMISSION APPROVAL
APPROVED THIS _____ DAY OF _____, A.D. 20____
BY THE PLANNING COMMISSION OF THE TOWN OF BOULDER, UTAH.

CHAIRMAN, PLANNING COMMISSION _____
TOWN OF BOULDER, UTAH

ACCEPTANCE BY LEGISLATIVE BODY
APPROVED THIS _____ DAY OF _____, A.D. 20____
BY THE TOWN COUNCIL OF BOULDER, UTAH.

MAYOR _____ ATTEST _____
TOWN OF BOULDER CLERK-RECORDER

CLERK-RECORDER SEAL

TORGENSEN ENGINEERING
100 N. 100 E. SUITE E
RICHFIELD, UTAH 84701

OFFICE (435) 893-0001
FAX (435) 896-8787

**BALANCING ROCK, LLC
PLAT "B-77" AMENDMENT**

BOULDER, GARFIELD COUNTY, UTAH
LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 35, T. 33 S., R. 4 E., S. 1/4 B.M.

SURVEY BY: JAS DATE: 8-28-2018 DRAWING BY: GTT DATE: 8-04-2018 CHECKED BY: GTT DATE: 8-08-2018

Scale: 1" = 30' Drawing # 15311.01

