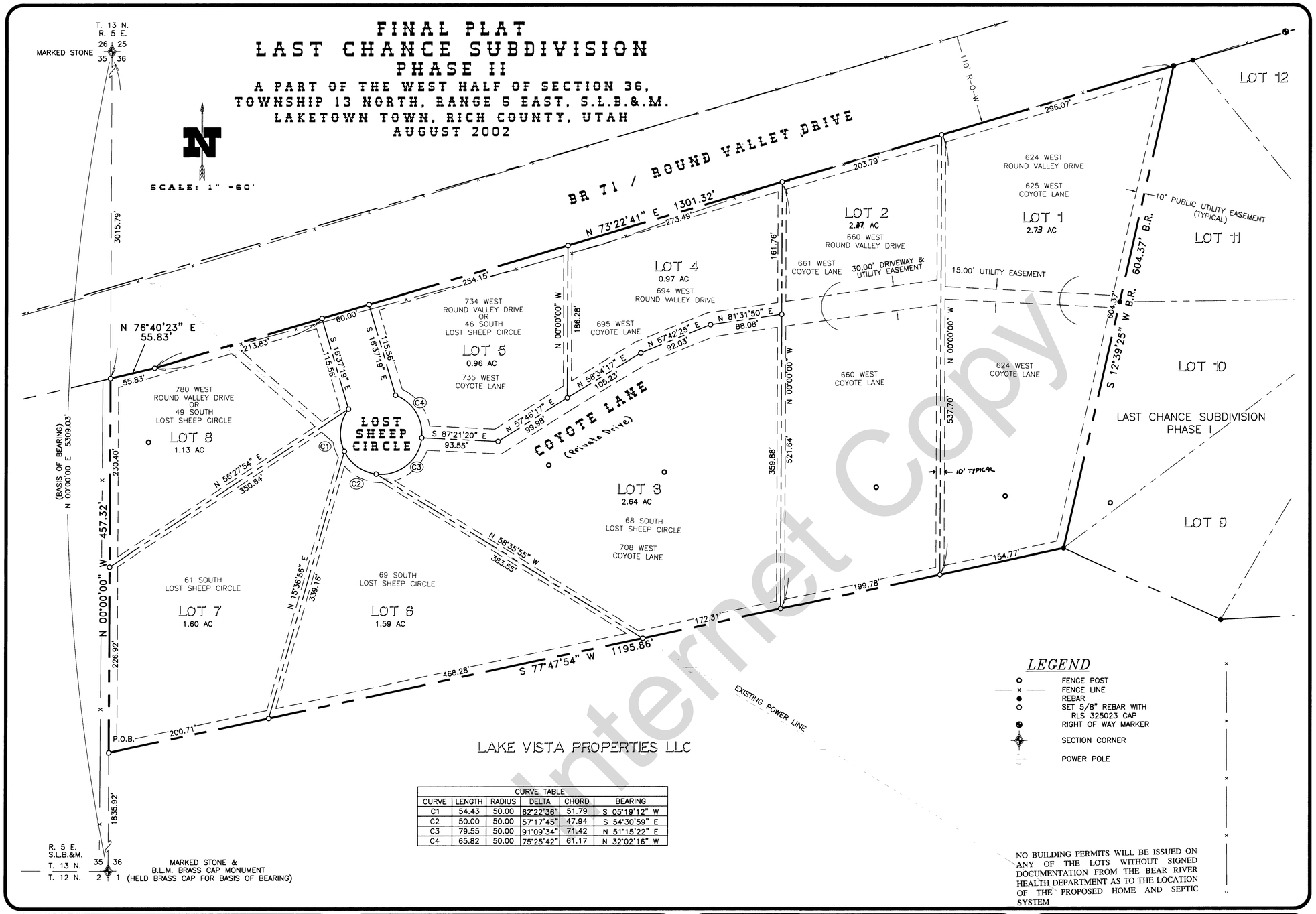
FINAL PLAT
LAST CHANCE SUBDIVISION
PHASE II

A PART OF THE WEST HALF OF SECTION 36,
TOWNSHIP 13 NORTH, RANGE 5 EAST, S.L.B.&.M.
LAKETOWN TOWN, RICH COUNTY, UTAH
AUGUST 2002



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	54.43	50.00	62°22'36"	51.79	S 05°19'12" W
C2	50.00	50.00	57°17'45"	47.94	S 54°30'59" E
C3	79.55	50.00	91°09'34"	71.42	N 51°15'22" E
C4	65.82	50.00	75°25'42"	61.17	N 32°02'16" W

LEGEND

- FENCE POST
- FENCE LINE
- REBAR
- SET 5/8" REBAR WITH RLS 325023 CAP
- RIGHT OF WAY MARKER
- SECTION CORNER
- POWER POLE

NO BUILDING PERMITS WILL BE ISSUED ON ANY OF THE LOTS WITHOUT SIGNED DOCUMENTATION FROM THE BEAR RIVER HEALTH DEPARTMENT AS TO THE LOCATION OF THE PROPOSED HOME AND SEPTIC SYSTEM

SURVEY CERTIFICATE

I, JEFF S. HANSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 325023 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT INTO LOTS AND STREETS, HEREINAFTER TO BE KNOWN AS: "LAST CHANCE SUBDIVISION PHASE II." AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

Jeff S. Hansen — R.L.S. No. 325023 — 8-08-02 Date

REGISTERED LAND SURVEYOR 8-08-02 NO. 325023 STATE OF UTAH JEFF S. HANSEN

BOUNDARY DESCRIPTION

A PART OF THE WEST HALF OF SECTION 36, TOWNSHIP 13 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE B.L.M. BRASS CAP MONUMENT FOUND AT THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 13 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 00°00'00" EAST ALONG THE WEST LINE OF SAID SECTION AS CURRENTLY MONUMENTED 1835.92 FEET TO THE TRUE POINT OF BEGINNING; AND RUNNING THENCE NORTH 00°00'00" WEST ALONG SAID WEST SECTION LINE 457.32 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF CENTER STREET (OLD STATE HIGHWAY PROJECT #S-0551(1)); THENCE LEAVING SAID SECTION LINE NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING 2 COURSES: 1) NORTH 76°40'23" EAST 55.83 FEET; 2) THENCE NORTH 73°22'41" EAST 1301.32 FEET TO ENGINEERS STATION 63+73.4 70.00 FEET LEFT, SAID POINT BEING THE NORTHWEST CORNER OF PHASE I OF THE LAST CHANCE SUBDIVISION; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY LINE SOUTH 12°39'25" WEST ALONG SAID WEST BOUNDARY LINE 604.37 FEET TO THE SOUTHWEST CORNER OF LOT 10 OF SAID PHASE I; THENCE LEAVING SAID WEST BOUNDARY LINE SOUTH 77°47'54" WEST 1195.86 FEET TO THE POINT OF BEGINNING. CONTAINING 14.31 ACRES AND 8 LOTS.

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 TO BE HEREINAFTER KNOWN AS: "LAST CHANCE SUBDIVISION PHASE II"
DO HEREBY DEDICATE, GRANT AND CONVEY TO LAKETOWN CITY, 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 LAKETOWN CITY THOSE CERTAIN STRIPS AS 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 INTENDED FOR PUBLIC USE.

IN WITNESS WE, HAVE HEREUNTO SET OUR SIGNATURES THIS 17 DAY OF September A.D. 20 02.

manager Lake Vista Properties, L.L.C.
A. Ray Elliott manager/member Lake Vista LLC
member Lake Vista Properties, LLC.

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF Rich

ON THIS 17 DAY OF September, 20 02 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF Rich IN SAID STATE OF UTAH, THE SIGNERS OF THE ABOVE OWNERS DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

Dixie L. Nelson
NOTARY PUBLIC

Notary Public DIXIE L. NELSON 501 North Main Street Lakeview, Utah 84089 My Commission Expires November 11, 2003 State of Utah

MY COMMISSION EXPIRES 11-11-2003

COUNTY RECORDER'S NO. 59925

STATE OF UTAH, COUNTY OF Rich, RECORDED

AND FILED AT THE REQUEST OF Lake Vista Properties, LLC

DATE 09/26/02 TIME 11:55 am FEE $38.00

ABSTRACTED

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INDEX
FILED IN: FILE OF PLATS

Debra Lee Amos
COUNTY RECORDER

PLANNING COMMISSION APPROVAL

APPROVED THIS 15 DAY OF Sept, A.D. 20 02 BY THE LAKETOWN CITY PLANNING AND ZONING COMMISSION.

Steven G. Rey
CHAIRPERSON

COUNCIL APPROVAL AND ACCEPTANCE

PRESENTED TO THE LAKETOWN CITY COUNCIL THIS Sept 16th DAY OF 7th September A.D. 20 02, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

E. McKay Jones
MAYOR

Janice L. Gomez
ATTEST

LLC ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF Rich

ON THIS 17 DAY OF September, A.D. 2002

ON THE 17 DAY OF September A.D. 2002, PERSONALLY APPEARED BEFORE ME A. RAY ELLIOTT WHO BEING DULY SWORN DID SAY, EACH FOR HIMSELF, THAT HE IS THE MANAGER OF LAKE VISTA PROPERTIES, L.L.C., A UTAH LIMITED LIABILITY COMPANY AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS ARTICLES OF ORGANIZATION AND EACH DULY ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

Dixie L. Nelson
NOTARY PUBLIC

Notary Public DIXIE L. NELSON 501 North Main Street Lakeview, Utah 84089 My Commission Expires November 11, 2003 State of Utah

MY COMMISSION EXPIRES: 11-11-2003
RESIDING IN: Laketown

BEAR RIVER DISTRICT HEALTH DEPT. APPROVAL

WASTE DISPOSAL SYSTEM & CULINARY SYSTEM APPROVAL THIS 12 DAY OF September A.D. 20 02

Jack B. Hoyt
DISTRICT SANITARIAN

TOWN SURVEYOR'S CERTIFICATE

I STATE THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE DIMENSIONALLY CORRECT.

9/11/02
DATE

SURVEYOR

JOB #: 02-026

JSH
SURVEYING & DRAFTING INC.
2820 SOUTH 600 WEST • NIBLEY, UTAH 84321
(435) 753-0268 * TOLL FREE 1-888-420-0268

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