



SANDLILLY ESTATES
PHASE 1
 LOCATED IN THE SOUTH HALF
 OF SECTION 36, T. 13 N., R. 5 E. S.L.B.&M.
 LAKETOWN CITY, RICH COUNTY, UTAH

LAKE VISTA
 PROPERTIES LLC
 38-38-00-048

BATTY
 38-38-00-043

SANDLILLY PROPERTIES LLC
 38-38-00-043

SCOTT & SHIRLEY
 JOHNSON
 38-38-00-008

SCOTT & SHIRLEY
 JOHNSON
 38-38-00-005

CARDON W. & KATHLEEN WILLIS
 38-38-00-053

SETBACKS

FRONT	= 30'
REAR	= 30'
SIDES	= 10'
SIDES ON A STREET	= 30'

NOTES

ALL HOME BUILDERS WILL BE REQUIRED TO GRADE THE ENTIRE FRONTAGE OF THE LOT WITH A MINIMUM POSITIVE GRADE OF 2% FROM THE TOP OF THE DRAINAGE SWALE AT THE PROPERTY LINE OR STREET RIGHT OF WAY LINE TO THE 30 FOOT SETBACK LINE DURING HOME CONSTRUCTION NO OCCUPANCY PERMIT WILL BE ISSUED UNTIL THIS REQUIREMENT IS MET.

LOTS 1 & 2 WILL BE REQUIRED TO DO THIS GRADING TOWARDS 370 WEST AND CENTER STREETS.

DRAINAGE SWALES ARE FOR CONTROLLING STORM WATER DRAINAGE AND MAY NOT BE ALTERED OR FILLED IN BY HOMEOWNERS, CONTRACTORS, OR ANYONE ELSE. HOME OWNERS WILL BE RESPONSIBLE FOR ANY COST INCURRED TO CORRECT, REPAIR OR REGRADE THE SWALES TO THE ORIGINAL GRADES IF SWALES ARE ALTERED.

HOME OWNERS WILL BE REQUIRED TO PLANT AND MAINTAIN GRASS ON THE SWALES FROM THE ROAD SHOULDER TO PROPERTY LINE.

ALL DRIVEWAYS AND ACCESS POINTS WILL REQUIRE A MINIMUM 12" CULVERT APPROVED BY LAKETOWN CITY TO BE PLACED UNDER THE DRIVEWAY TO INSURE STORM WATER DRAINAGE. ANY DRIVEWAYS OR ACCESS POINTS CONSTRUCTED WITHOUT THE REQUIRED CULVERTS WILL HAVE ONE INSTALLED BY LAKETOWN CITY AT THE EXPENSE OF THE HOME OWNER.

- LEGEND**
- FENCE POST
 - T-BAR FENCE POST
 - FENCE LINE
 - 10' PUBLIC UTILITY EASEMENT
 - SETBACK LINE
 - EXISTING PROPERTY CORNER (TYPE AS NOTED)
 - SET 5/8" REBAR WITH RLS 325023 CAP
 - STATE RIGHT OF WAY MARKER
 - ⊕ FED. AID PROJ. NO. S-0551(1) SECTION CORNER
 - BR BY RECORD
 - EXISTING WATER VALVE

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: SANDLILLY ESTATES SUBDIVISION PHASE 1 AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

Jeff S. Hansen R.L.S. No. 325023 Date 4-14-10

BOUNDARY DESCRIPTION

A PARCEL OF GROUND LOCATED IN SECTION 36, TOWNSHIP 13 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN. DESCRIBED AS FOLLOWS:

COMMENCING AT THE BRASS CAP MONUMENT FOUND AT THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 13 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN, FROM WHICH THE MARKED STONE FOUND AT THE NORTHWEST CORNER OF SAID SECTION 36 BEARS NORTH 5,309.05 FEET; AND RUNNING THENCE NORTH 00°00'00" WEST ALONG THE WEST LINE OF SAID SECTION 550.00 FEET; THENCE SOUTH 89°33'47" EAST 2,193.08 FEET; THENCE NORTH 72°58'33" EAST 422.54 FEET; THENCE NORTH 00°08'01" EAST 695.07 FEET; THENCE SOUTH 89°42'58" EAST 59.70 FEET; THENCE NORTH 00°15'39" EAST 1,585.59 FEET TO THE TRUE POINT OF BEGINNING, A POINT LOCATED ON THE SOUTH RIGHT OF WAY LINE OF WEST CENTER STREET OR ROUND VALLEY ROAD AND IS DESCRIBED OF RECORD AS BEING LOCATED NORTH 3.67 CHAINS OF THE CENTER OF SAID SECTION 36; AND RUNNING THENCE NORTH 89°05'27" EAST 649.81 FEET (EAST 39.8 RODS OR 653.4 FEET BY RECORD) TO A POINT IN AN EXISTING FENCE LINE; THENCE SOUTH 00°19'45" WEST ALONG SAID FENCE LINE 458.21 FEET; THENCE NORTH 89°39'14" WEST 648.92 FEET; THENCE NORTH 00°15'39" EAST 443.98 FEET TO THE POINT OF BEGINNING. CONTAINING 6.72 ACRES AND SIX LOTS.

L.I.C. ACKNOWLEDGEMENT

STATE OF UTAH
 COUNTY OF RICH
 ON THIS 14th DAY OF April, 2010
 DAVID G. LAMBORN & SALLY D LAMBORN
 NAME

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF RICH IN SAID STATE OF UTAH,
 DAVID G. LAMBORN & SALLY D LAMBORN
 NAME

WHO BEING DULY SWORN, DID SAY THAT HE/SHE IS THE GENERAL MEMBER TITLE OF THE SANDLILLY PROPERTIES L.L.C., AND THAT HE/SHE SIGNED THE OWNER'S DECLARATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS ARTICLES OF ORGANIZATION AND OPERATING AGREEMENT, AND THE AFORESAID INDIVIDUAL ACKNOWLEDGED TO ME THAT SAID COMPANY EXECUTED THE SAME.

NOTARY PUBLIC
 MY COMMISSION EXPIRES 10-23-2013

COUNTY RECORDER'S NO. 79526

STATE OF UTAH, COUNTY OF Rich, RECORDED

AND FILED AT THE REQUEST OF Town of Laketown

DATE Apr. 20, 2010 TIME 11:55 AM FEE \$36.00

ABSTRACTED Book Y10 Page 2040

INDEX FILED IN: FILE OF PLATS

San Juan County Deputy COUNTY RECORDER

PLANNING COMMISSION APPROVAL

APPROVED THIS 16th DAY OF April, A.D. 2010
 BY THE LAKETOWN CITY PLANNING AND ZONING COMMISSION.

William M. Robinson
 CHAIRPERSON

COUNCIL APPROVAL AND ACCEPTANCE

PRESENTED TO THE LAKETOWN CITY COUNCIL THIS 19th DAY OF April, A.D. 2010, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

Simon B. Vesten
 MAYOR

Peggy Robena - Clark
 ATTEST

CITY ATTORNEY APPROVAL

APPROVED AS TO FORM

THIS 15th DAY OF April, A.D. 2010

ATTORNEY

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: SANDLILLY ESTATES SUBDIVISION PHASE 1 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 17th DAY OF April, A.D. 2010.

Sally D. Lamborn David G. Lamborn

BEAR RIVER DISTRICT HEALTH DEPT. APPROVAL

WASTE DISPOSAL SYSTEM & CULINARY SYSTEM APPROVAL
 THIS 19th DAY OF April, A.D. 2010

St. J. Willis
 DISTRICT SANITARIAN

TOWN ENGINEER'S CERTIFICATE

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

4/14/10
 DATE

James Anderson
 ENGINEER

JSH

SURVEYING & DRAFTING INC.

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 (435) 245-9090 • TOLL FREE 1-888-420-0268

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