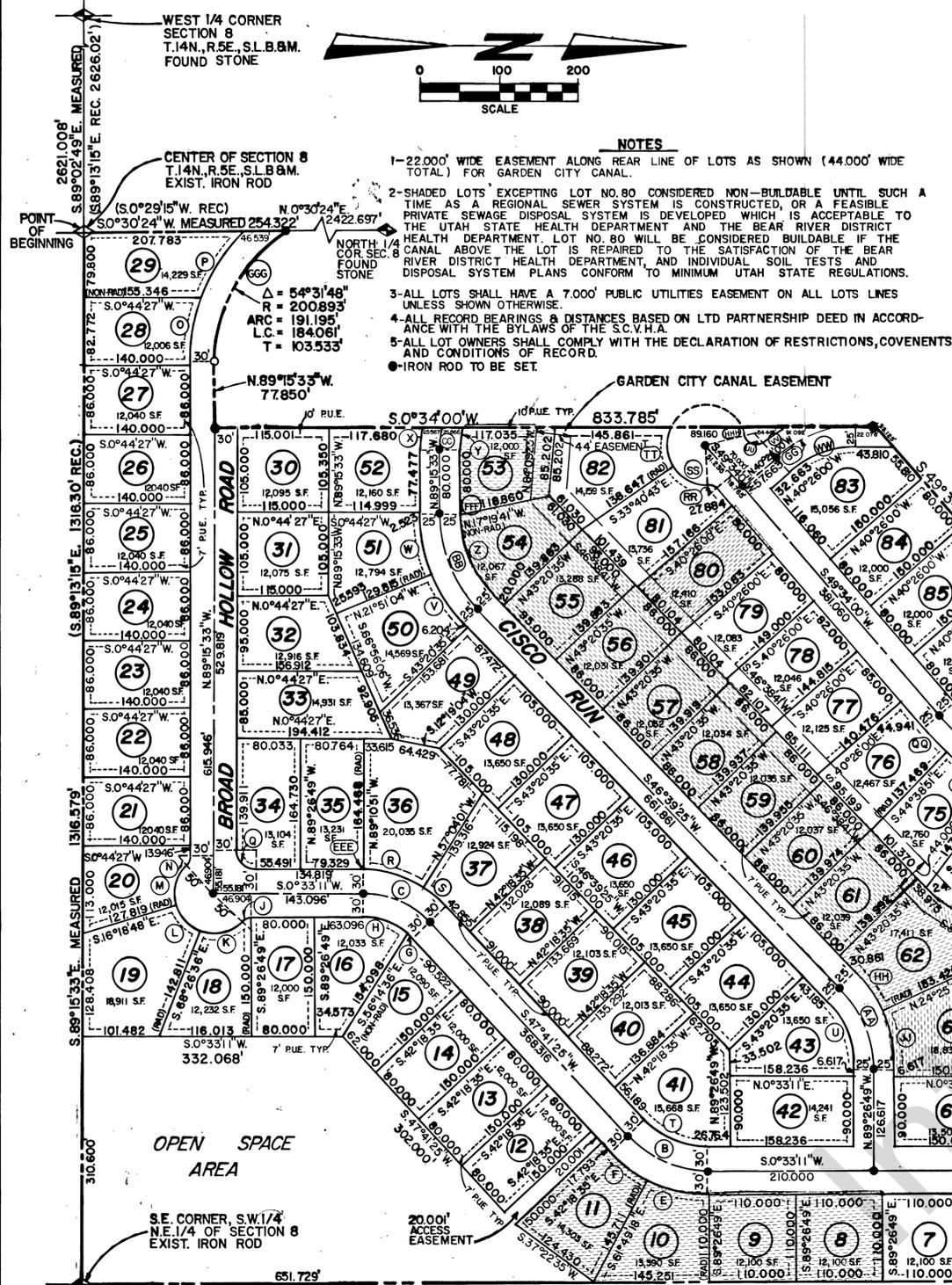


# SWAN CREEK VILLAGE PLAT 1



- NOTES**
- 1-22,000' WIDE EASEMENT ALONG REAR LINE OF LOTS AS SHOWN (44,000' WIDE TOTAL) FOR GARDEN CITY CANAL.
  - 2-SHADED LOTS EXCEPTING LOT NO. 80 CONSIDERED NON-BUILDABLE UNTIL SUCH A TIME AS A REGIONAL SEWER SYSTEM IS CONSTRUCTED, OR A FEASIBLE PRIVATE SEWAGE DISPOSAL SYSTEM IS DEVELOPED WHICH IS ACCEPTABLE TO THE UTAH STATE HEALTH DEPARTMENT AND THE BEAR RIVER DISTRICT HEALTH DEPARTMENT. LOT NO. 80 WILL BE CONSIDERED BUILDABLE IF THE CANAL ABOVE THE LOT IS REPAIRED TO THE SATISFACTION OF THE BEAR RIVER DISTRICT HEALTH DEPARTMENT AND INDIVIDUAL SOIL TESTS AND DISPOSAL SYSTEM PLANS CONFORM TO MINIMUM UTAH STATE REGULATIONS.
  - 3-ALL LOTS SHALL HAVE A 7,000' PUBLIC UTILITIES EASEMENT ON ALL LOTS LINES UNLESS SHOWN OTHERWISE.
  - 4-ALL RECORD DISTANCES BASED ON LTD PARTNERSHIP DEED IN ACCORDANCE WITH THE BYLAWS OF THE S.C.V.H.A.
  - 5-ALL LOT OWNERS SHALL COMPLY WITH THE DECLARATION OF RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
- IRON ROD TO BE SET

**SURVEYOR'S CERTIFICATE**

I, R.J. Sorenson, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 4183, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, IN ACCORDANCE WITH ACCEPTABLE PROFESSIONAL STANDARDS USING AVAILABLE INFORMATION HAVE CAUSED TO BE MADE, UNDER MY DIRECTION, A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS SWAN CREEK VILLAGE PLAT 1, AND THAT SAME, TO THE BEST OF MY KNOWLEDGE HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

**BOUNDARY DESCRIPTION**

A TRACT OF LAND IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 8, T.14N., R.5E., S.L.B.&M., RICH COUNTY, UTAH, DESCRIBED AS FOLLOWS:

**CONSENT TO DEDICATE**

THE UNDERSIGNED OWNER OF AN EQUITABLE INTEREST IN THE ABOVE DESCRIBED TRACT OF LAND, DOES HEREBY CONSENT TO DEDICATION BY THE OWNER THEREOF ALL STREETS & EASEMENTS AS SHOWN HEREON FOR THE PERPETUAL PRIVATE USE OF THE SWAN CREEK VILLAGE HOMEOWNERS ASSOC. & IN CONSIDERATION OF THE ACCEPTANCE OF THIS SUBDIVISION PLAT BY THE GOVERNING BODY OF RICH COUNTY THE UNDERSIGNED DO HEREBY SUBORDINATE THEIR INTEREST IN & TO THE LAND INCLUDED WITHIN SUCH PRIVATE STREETS, EASEMENTS AND OPEN SPACE AREAS TO THE SWAN CREEK V.H.A. USE THEREOF FOREVER.

**ACKNOWLEDGEMENT**

Alton D. Cook & Leslie Darrington  
 aka: Alton D. Cook & Leslie Darrington  
 STATE OF UTAH, San S.S.  
 COUNTY OF San S.S.

BEGINNING AT THE CENTER OF SECTION 8, T.14N., R.5E., S.L.B.&M. WHICH POINT IS S.89°02'49"E., 2621.008 FEET FROM THE WEST 1/4 CORNER OF SECTION 8; AND RUNNING THENCE S.89°15'33"E., 1316.579 FEET ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 8, MORE OR LESS, TO THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 8; THENCE N.0°33'11"E., 1821.980 FEET; THENCE N.89°26'49"W., 110,000 FEET; THENCE N.0°33'11"E., 983.843 FEET TO THE POINT OF CURVATURE OF A 137.678 FOOT RADIUS CURVE TO THE RIGHT (RADIUS POINT BEARS S.89°26'49"E.); THENCE ALONG THE ARC OF SAID CURVE 101.356 FEET (DELTA=42°10'49") TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 89; THENCE N.47°16'00"W. ALONG SAID RIGHT-OF-WAY LINE 60,000 FEET TO A POINT ON A 197.678 FOOT RADIUS CURVE TO THE LEFT (RADIUS POINT BEARS S.47°16'00"E.); THENCE ALONG THE ARC OF SAID CURVE 145.527 FEET (DELTA=42°10'49"); THENCE S.0°33'11"W. 938.843 FEET; THENCE N.89°26'49"W., 122.300 FEET; THENCE S.49°34'00"W., 343.800 FEET; THENCE S.32°04'00"W., 450,000 FEET; THENCE S.49°34'00"W., 382,000 FEET; THENCE S.0°34'00"W., 833.785 FEET; THENCE N.89°15'33"W., 77,850 FEET TO A POINT OF TANGENCY TO A 200.893 FOOT RADIUS CURVE TO THE RIGHT (RADIUS BEARS N.0°44'27"E.); THENCE NORTHWESTERLY ALONG SAID CURVE 191,195 FEET (DELTA=54°31'48"); TO THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 8; THENCE S.0°30'24"W., ALONG SAID WEST LINE 254.322 FEET TO THE POINT OF BEGINNING.

CONTAINING 40.649 ACRES — 96 LOTS

R.J. Sorenson  
 REGISTERED LAND SURVEYOR

May 31 1979  
 DATE

STATE OF UTAH  
 RICH COUNTY

**ACKNOWLEDGEMENT**

ON THIS 5th DAY OF March, AD, 1979, PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY, ALTON D. COOK & G. LESLIE DARRINGTON, WHO BEING DULY SWORN, DID SAY THAT THEY ARE TRUSTEES OF THE COOK-REX-DARRINGTON-SORENSEN TRUST, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID TRUST BY AUTHORITY OF A RESOLUTION OF IT'S BOARD OF DIRECTORS, AND THEY ACKNOWLEDGED TO ME THAT SAID TRUST EXECUTED THE SAME.

MY COMMISSION EXPIRES (DATE) March 17, 1980

Donell Dalton  
 NOTARY PUBLIC RESIDING IN Spencer, Utah

**OWNER'S DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT SWAN CREEK VILLAGE, INC., AS ORGANIZED UNDER THE LAWS OF THE STATE OF UTAH & THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED TO BE SUBDIVIDED INTO LOTS AND STREETS, TO BE HEREAFTER KNOWN AS "SWAN CREEK VILLAGE PLAT 1" DOES HEREBY DEDICATE FOR PERPETUAL PRIVATE USE OF SWAN CREEK V.H.A. ALL PRIVATE STREETS, PRIVATE EASEMENTS AND OPEN SPACE AREAS AS SHOWN HEREON IN WITNESS WHEREOF, WE, THE AUTHORIZED OFFICERS OF SAID CORPORATION HERETO SET OUR HANDS THIS 21st DAY OF December, AD, 1979.

SWAN CREEK VILLAGE, INC.  
Donnell Dalton, PRESIDENT  
Dennis McBride, SECRETARY/TREASURER

**ACKNOWLEDGEMENT**

STATE OF UTAH, San S.S.  
 COUNTY OF San S.S.

ON THIS 21st DAY OF December, AD, 1979, PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY, NEWELL DALTON & DENNIS MCBRIDE, WHO BEING DULY SWORN, DID SAY THAT THEY ARE THE PRES & SEC/TRES OF SWAN CREEK VILLAGE, INC. & THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF IT'S BOARD OF DIRECTORS, AND THEY ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES (DATE) 5-10-81

Barbara Jean Wisner  
 NOTARY PUBLIC RESIDING IN Spencer, Utah

CURVE	DELTA	RADIUS	ARC	L.C.	TANGENT	CURVE	DELTA	RADIUS	ARC	L.C.	TANGENT	CURVE	DELTA	RADIUS	ARC	L.C.	TANGENT	CURVE	DELTA	RADIUS	ARC	L.C.	TANGENT						
A	42°10'49"	167.687	123.442	120.673	64.668	N	46°11'3"	15,000	12,092	11,767	6,396	Z	39°02'45"	147,892	100,075	98,846	52,438	MM	6°37'16"	364,826	42,159	42,136	21,103	BBB	14°31'24"	182,225	46,191	46,067	23,220
B	47°08'14"	137,540	113,154	109,990	60,000	O	21°00'26"	230,893	84,656	84,813	42,809	AA	43°53'46"	148,894	114,072	111,303	60,000	NN	4°51'52"	544,768	46,250	46,236	23,139	CCC	26°27'47"	182,225	84,164	83,418	42,846
C	47°08'14"	114,617	94,295	91,658	50,000	P	24°02'49"	230,893	96,906	96,196	49,177	BB	44°05'02"	172,892	133,024	129,767	70,000	PP	8°25'18"	544,768	80,072	80,000	40,108	DDD	43°10'49"	199,275	50,181	46,652	28,759
D	43°10'49"	139,274	104,962	102,496	55,116	Q	90°11'16"	25,000	39,352	35,413	25,082	CC	19°05'20"	125,000	28,555	28,493	14,340	QQ	4°12'51"	544,768	40,068	40,059	20,043	EEE	0°15'58"	144,617	0,671	0,671	0,336
E	18°30'42"	167,540	57,055	56,780	28,806	S	14°45'26"	144,617	37,248	37,145	18,728	DD	40°59'11"	157,225	12,471	10,088	58,763	RR	52°01'12"	15,000	13,619	13,165	7,319	FFF	8°02'17"	147,892	13,004	13,000	6,506
F	5°49'21"	84,617	8,599	8,596	4,305	T	47°08'14"	107,540	88,473	85,999	46,315	EE	17°50'07"	159,768	158,754	158,138	80,000	SS	58°46'29"	50,000	51,291	49,071	28,159	GGG	54°34'46"	200,893	191,195	184,061	103,553
G	41°18'53"	84,617	61,015	59,702	31,902	U	43°53'46"	123,894	94,919	92,614	49,926	GG	41°00'00"	153,454	109,809	107,481	57,374	TT	61°01'04"	50,000	53,381	50,882	29,553	HHH	13°24'42"	50,000	11,704	11,677	5,879
H	46°11'13"	15,000	12,092	11,767	6,396	V	21°29'31"	197,882	74,231	73,796	37,557	HH	18°54'57"	173,894	57,410	57,150	28,969	XX	12°45'53"	494,768	110,228	110,000	55,343	III	13°24'42"	50,000	11,704	11,677	5,879
J	46°11'13"	50,000	58,325	55,332	33,214	W	22°58'31"	107,892	78,029	77,525	39,529	IJ	24°58'49"	173,894	75,815	75,216	38,520	YY	4°44'07"	494,768	40,891	40,879	20,457	JJJ	13°24'42"	50,000	11,704	11,677	5,879
K	87°14'28"	50,000	45,492	43,949	24,457	X	10°50'52"	45,000	28,339	28,357	14,242	KK	40°59'11"	132,225	94,587	92,583	49,419	ZZ	6°49'05"	414,826	49,363	49,334	24,711	UUU	10°18'22"	178,454	32,099	32,056	16,093
L	52°07'48"	50,000	45,492	43,949	24,457	Y	16°29'27"	100,000	28,782	28,683	14,491	LL	10°52'44"	364,826	69,270	69,166	34,740	AAA	10°40'55"	414,826	77,338	77,226	38,781	VVV	10°18'22"	178,454	32,099	32,056	16,093
M	63°14'28"	50,000	55,188	52,429	30,785	Y	16°29'27"	100,000	28,782	28,683	14,491	LL	10°52'44"	364,826	69,270	69,166	34,740	AAA	10°40'55"	414,826	77,338	77,226	38,781	VVV	10°18'22"	178,454	32,099	32,056	16,093

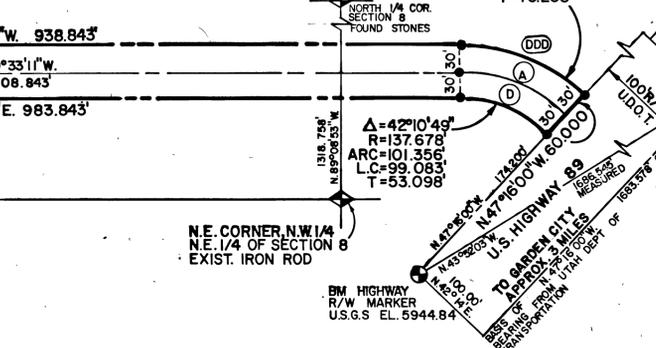
**ACKNOWLEDGEMENT**

STATE OF UTAH, San S.S.  
 COUNTY OF San S.S.

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MY COMMISSION EXPIRES (DATE) 5-10-81

Barbara Jean Wisner  
 NOTARY PUBLIC RESIDING IN Spencer, Utah



## SWAN CREEK VILLAGE PLAT 1

LOCATED IN THE WEST 1/2 OF NORTHEAST 1/4 OF SECTION 8, T.14N., R.5E., S.L.B.&M.

<p><b>P/S ASSOCIATES, INC.</b>          ENGINEERS AND SURVEYORS          307 WEST 200 SOUTH, SUITE 5002          SALT LAKE CITY, UTAH          PHONE: (801) 532-7681          P/S JOB NO. 56-07-10</p>	<p><b>PLANNING COMMISSION</b></p> <p>APPROVED THIS <u>6th</u> DAY OF <u>June</u>, A.D., 1979 BY THE  <u>Rich County Planning Commission</u></p> <p><u>W. Earl Bell</u>          CHAIRMAN, RICH COUNTY PLANNING COMM.</p>	<p><b>BOARD OF HEALTH</b></p> <p>APPROVED THIS <u>6th</u> DAY OF <u>June</u>, A.D., 1979  <u>Utah State Board of Health</u></p> <p><u>Richard H. Hill</u>          UTAH STATE BOARD OF HEALTH</p>	<p><b>ENGINEERS CERTIFICATE</b></p> <p>I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.</p> <p><u>6/6/79</u> <u>Sturick J. Reed</u>          DATE RICH COUNTY ENGINEER</p>	<p><b>APPROVAL AS TO FORM</b></p> <p>APPROVED AS TO FORM THIS <u>6/6/79</u> DAY OF <u>JUNE</u>, A.D. 1979</p> <p><u>Alton D. Cook</u>          COUNTY ATTORNEY</p>	<p><b>COUNTY COMMISSION</b></p> <p>PRESENTED TO THE BOARD OF COMMISSIONERS OF RICH COUNTY THIS <u>26th</u> DAY OF <u>June</u>, A.D., 1979 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.</p> <p><u>Frederic B. Jensen</u> <u>Marcell W. Watson</u>          ATTEST: COUNTY CLERK COUNTY COMMISSION</p>	<p><b>RECORDED</b></p> <p>STATE OF UTAH, COUNTY OF RICH RECORDED AND FILE AT THE REQUEST OF <u>Swan Creek Village</u></p> <p>DATE <u>1/2/80</u> TIME <u>11:00 AM</u> BOOK <u>63</u> PAGE <u>108</u>  <u>558.08</u> Entry No. <u>F 2,022</u> <u>Frederic B. Jensen</u>          FEE\$ <u>                    </u> RICH COUNTY RECORDER</p>
	<p>REVISED BOUNDARY 3-7-79</p>					