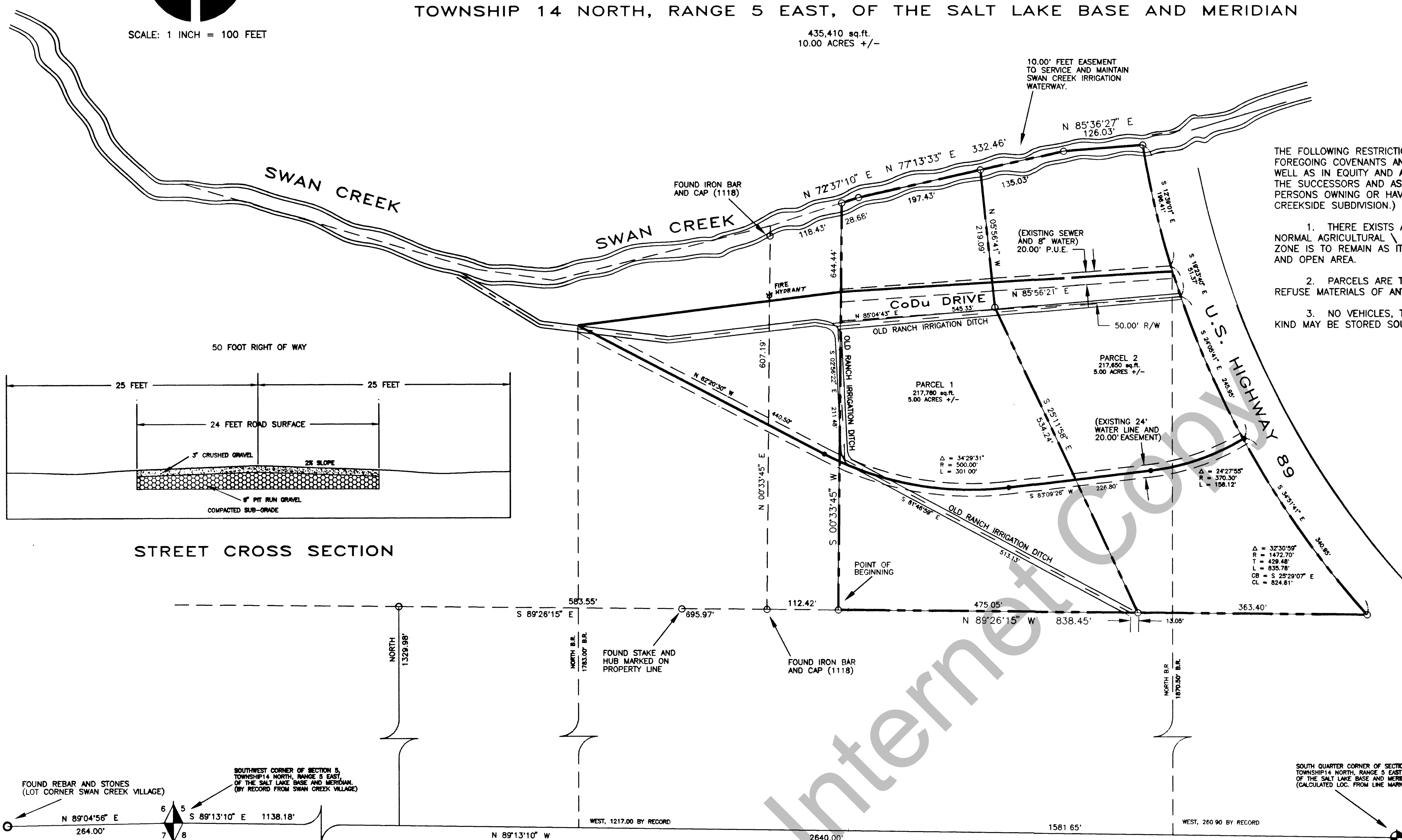


SCALE: 1 INCH = 100 FEET

# CREEKSIDE SUBDIVISION

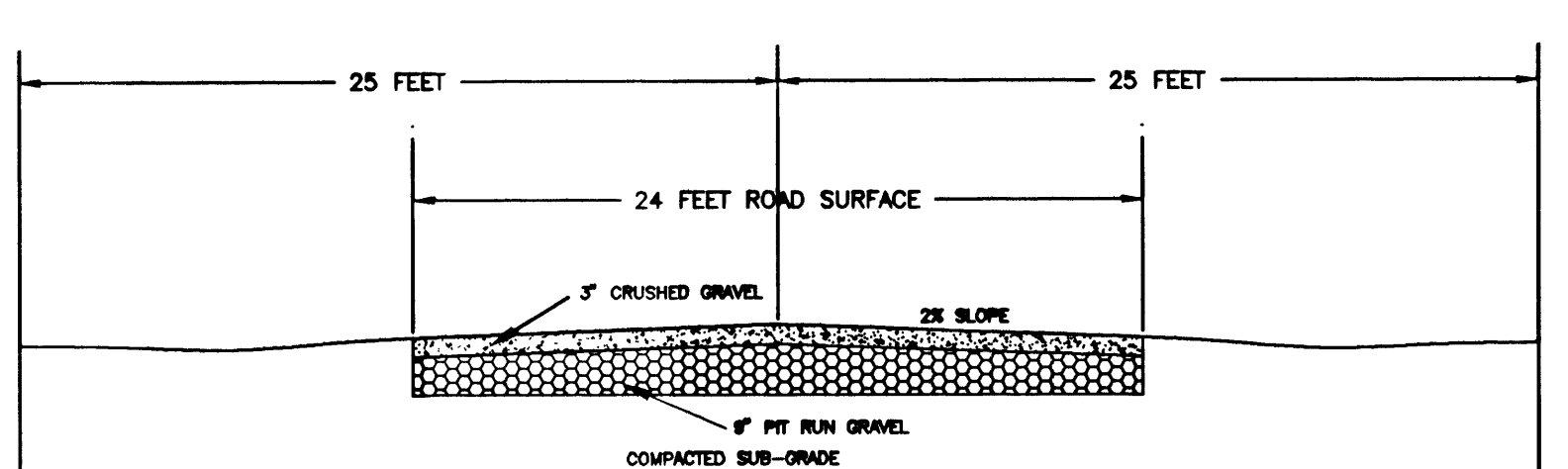
PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 5,  
TOWNSHIP 14 NORTH, RANGE 5 EAST, OF THE SALT LAKE BASE AND MERIDIAN

435,410 sq. ft.  
10.00 ACRES +/-



THE FOLLOWING RESTRICTIONS AND COVENANTS ARE IMPOSED: (ALL OF THE FOREGOING COVENANTS AND RESTRICTIONS RUN WITH THE LAND AT LAW AS WELL AS IN EQUITY AND ARE BINDING UPON AND INURE TO THE BENEFIT OF THE SUCCESSORS AND ASSIGNS OF GRANTEE AND ALL PRESENT AND FUTURE PERSONS OWNING OR HAVING AN INTEREST IN ANY PARCELS OF THE CREEKSIDE SUBDIVISION.)

1. THERE EXISTS A NO VERTICAL BUILDING ZONE, EXCEPT FOR NORMAL AGRICULTURAL \ LIVESTOCK FENCES SOUTH OF CoDu DRIVE. SAID ZONE IS TO REMAIN AS IT IS CURRENTLY USED FOR LIVESTOCK PASTURING AND OPEN AREA.
2. PARCELS ARE TO BE KEPT FREE OF OLD EQUIPMENT, CARS AND REFUSE MATERIALS OF ANY KIND.
3. NO VEHICLES, TRAILERS, EQUIPMENT, FEED OR MATERIALS OF ANY KIND MAY BE STORED SOUTH OF CoDu DRIVE



STREET CROSS SECTION

**SURVEYOR'S CERTIFICATE**

I, WAYNE CROW, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6162, AS PRESCRIBED UNDER 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: CREEKSIDE SUBDIVISION, AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

### BOUNDARY DESCRIPTION

GARY COOK  
CREEKSIDE SUBDIVISION  
PROJECT #95-103.1

LEGAL DESCRIPTION

PART OF LOT 4, SECTION 5, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 5; AND THENCE SOUTH 89°13'10" EAST, 1138.18 FEET; THENCE NORTH, 1329.98 FEET TO A POINT OF RECORD THAT LIES NORTH 00°33'18" EAST, 1381.28 FEET AND NORTH 89°08'53" WEST, 1272.89 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 5; THENCE SOUTH 89°26'15" EAST, 695.97 FEET TO THE TRUE POINT OF BEGINNING; AND THENCE NORTH 00°33'45" EAST, 644.44 FEET TO THE CENTER OF SWAN CREEK; THENCE EASTERLY ALONG THE CENTER OF SWAN CREEK IN THE FOLLOWING 3 COURSES:

1. NORTH 72°37'10" EAST, 28.68 FEET;
2. NORTH 77°13'33" EAST, 332.46 FEET;
3. NORTH 85°36'27" EAST, 126.03 FEET TO THE WEST LINE OF U.S. HIGHWAY 89;

THENCE 835.78 FEET ALONG THE WEST LINE OF U.S. HIGHWAY 89 ON A CURVE TO THE LEFT WITH A RADIUS OF 1472.70 FEET, INCLUDED ANGLE OF 32°30'59" AND A LONG CHORD THAT BEARS SOUTH 25°29'07" EAST, 824.61 FEET; THENCE NORTH 89°26'15" WEST, 838.45 FEET TO THE BEGINNING.

CONTAINING 10.00 ACRES +/-.

NOTES:

1. BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°13'10" EAST ALONG THE SOUTH LINE OF SECTION 5, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN.
2. SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 5 INDICATED BY REBAR AND STONES FROM PREVIOUS SURVEY. EAST LINE FROM RIGHT OF WAY FENCE AND RECORD RADIUS, NORTH LINE FROM CENTER LINE OF SWAN CREEK.
3. WATER LINE EASEMENTS ARE FROM RECORD ONLY. NO EVIDENCE OF 24" WATER LINE OR 8" LINE EXISTS ON THE SURFACE. VERIFY ACTUAL LOCATION PRIOR TO CONSTRUCTION.
4. IRRIGATION EASEMENTS FOLLOW AS EXISTING DITCHES AS CLOSELY AS POSSIBLE; HOWEVER WHERE DITCH LOCATION DIFFERS FROM BEARING/DISTANCE ACTUAL DITCH LOCATION IS THE LOCATION FOR THE EASEMENT.

1/29/96 DATE

Wayne L. Crow SIGNATURE

STATE OF UTAH REGISTERED LAND SURVEYOR No. 6162

**Knighon and Crow P.C.**

CIVIL AND STRUCTURAL ENGINEERING - LAND SURVEYING AND TESTING

1725 North 200 East, North Logan, Utah 84341-1915 Ph. (801)752-8001 Fax. (801)752-8597

COMPUTER CARTOGRAPHY: L. SMITH PROJECT #95-103.1

### OWNER'S DEDICATION

THE UNDERSIGNED OWNERS HEREBY GRANT, CONVEY AND DEDICATE ALL EASEMENTS SHOWN AND DESIGNATED ON THIS PLAT FOR USE AS ROADWAYS (EXCEPTING ONLY THE STATE-OWNED RIGHT OF WAY FOR WHAT IS KNOWN AS U.S. HIGHWAY 89), PARKING, PATHS, RIGHTS OF WAY, OR OTHER MEANS OF ACCESS TO THIS AND ADJOINING PROPERTY, OR TO THE LOTS OR ANY COMMON AREAS WHICH FORM PART OF THIS SUBDIVISION PLAT, FOR THE EXCLUSIVE AND PRIVATE USE OF ONLY (1) OWNERS OF EXISTING EASEMENTS AND RIGHTS OF WAY OVER SAID PROPERTY; (2) THE PRESENT AND FUTURE OWNERS OF SUCH OF SAID LOTS SHOWN HEREON AS ARE OR MAY BE BENEFITTED THEREBY, FOR AS LONG AS SAID OWNERS OWN THESE LOTS, AND FOR THE LIMITED PRIVATE INCIDENTAL USE OF THEIR INVITED GUESTS; AND (3) FOR THE LIMITED USE REASONABLY NECESSARY TO ALLOW ANY GOVERNMENT OFFICIAL OR PUBLIC SAFETY EMPLOYEE TO ACCOMPLISH THE OFFICIAL PURPOSES OF THEIR PUBLIC EMPLOYMENT. NO OTHER GRANT OF ANY INTEREST IN SAID PRIVATE EASEMENTS AS ARE SHOWN HEREON IS HEREBY MADE OR INTENDED, IT BEING SPECIFICALLY UNDERSTOOD THAT THE INTENT OF THESE OWNERS AND GRANTORS IS TO AVOID THE CREATION OF OR THE CONFERRAL ON OR IN FAVOR OF ANY MEMBER OF THE GENERAL PUBLIC, ANY POWER, RIGHT, PRIVILEGE, LICENSE, OR OTHER INTEREST OF ANY KIND IN SAID PRIVATE EASEMENTS.

GARY & SHIRLEY COOK

Shirley Cook

**HEALTH DEPARTMENT APPROVAL**

THE CULINARY WATER SYSTEM AND WASTE DISPOSAL SYSTEM SHOWN ON THIS PLAT ARE APPROVED.

1-29-96 DATE

District Health Dept.

**PLANNING COMMISSION APPROVAL**

APPROVED THIS 29 DAY OF January A.D., 1996 BY THE Rich County Planning Commission.

Chairperson

**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.

1/29/96 DATE

Engineer

**COUNTY APPROVAL AND ACCEPTANCE**

PRESENTED TO THE Rich COUNTY THIS 23rd DAY OF January A.D., 1996, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

Chairperson

Attest:

**COUNTY RECORDER'S No. 48202**

STATE OF UTAH, COUNTY OF Rich, RECORDED AND FILED AT THE REQUEST OF GARY COOK

DATE 02/23/96 TIME 4:50 p.m. FEE 32.00

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INDEX FILED IN: FILE OF PLATS

County Recorder

**APPROVAL AS TO FORM**

APPROVED AS TO FORM THIS 29 DAY OF February A.D., 1996

Attorney

**ACKNOWLEDGEMENT**

STATE OF Utah COUNTY OF Box Elder

ON THE 31 DAY OF January 1996, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF Box Elder, IN SAID STATE OF Utah, THE SIGNERS OF THE ATTACHED OWNER'S DEDICATION, IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES Nov 1, 1996

Notary Public

**ACKNOWLEDGEMENT**

VICKI LYNN LOWERY  
NOTARY PUBLIC - STATE OF UTAH  
MAIN AND FOREST STREET  
BRIGHAM CITY, UT 84302  
COMM. EXP. NOV-1-96