



### 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, HERINAFTER TO BE KNOWN AS: "LAST CHANCE SUBDIVISION PHASE II," AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

8-08-02  
Date

R.L.S. No. 325023

### 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 HERINAFTER 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.

### 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.

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

Book L9 PAGE 006

INDEXED

FILED IN: FILE OF PLATS

**PLANNING COMMISSION APPROVAL**

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

**COUNCIL APPROVAL AND ACCEPTANCE**

PRESENTED TO THE LAKETOWN CITY COUNCIL THIS Sept 19th DAY OF September, A.D. 20 02, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

**L.L.C. 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.

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

**TOWN SURVEYOR'S CERTIFICATE**

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

9/11/02  
DATE

SURVEYOR

**JSH** JOB # 02-026

**SURVEYING & DRAFTING INC.**

2820 SOUTH 600 WEST • NIBLEY, UTAH 84321  
(435) 753-0268 • TOLL FREE 1-888-420-0268