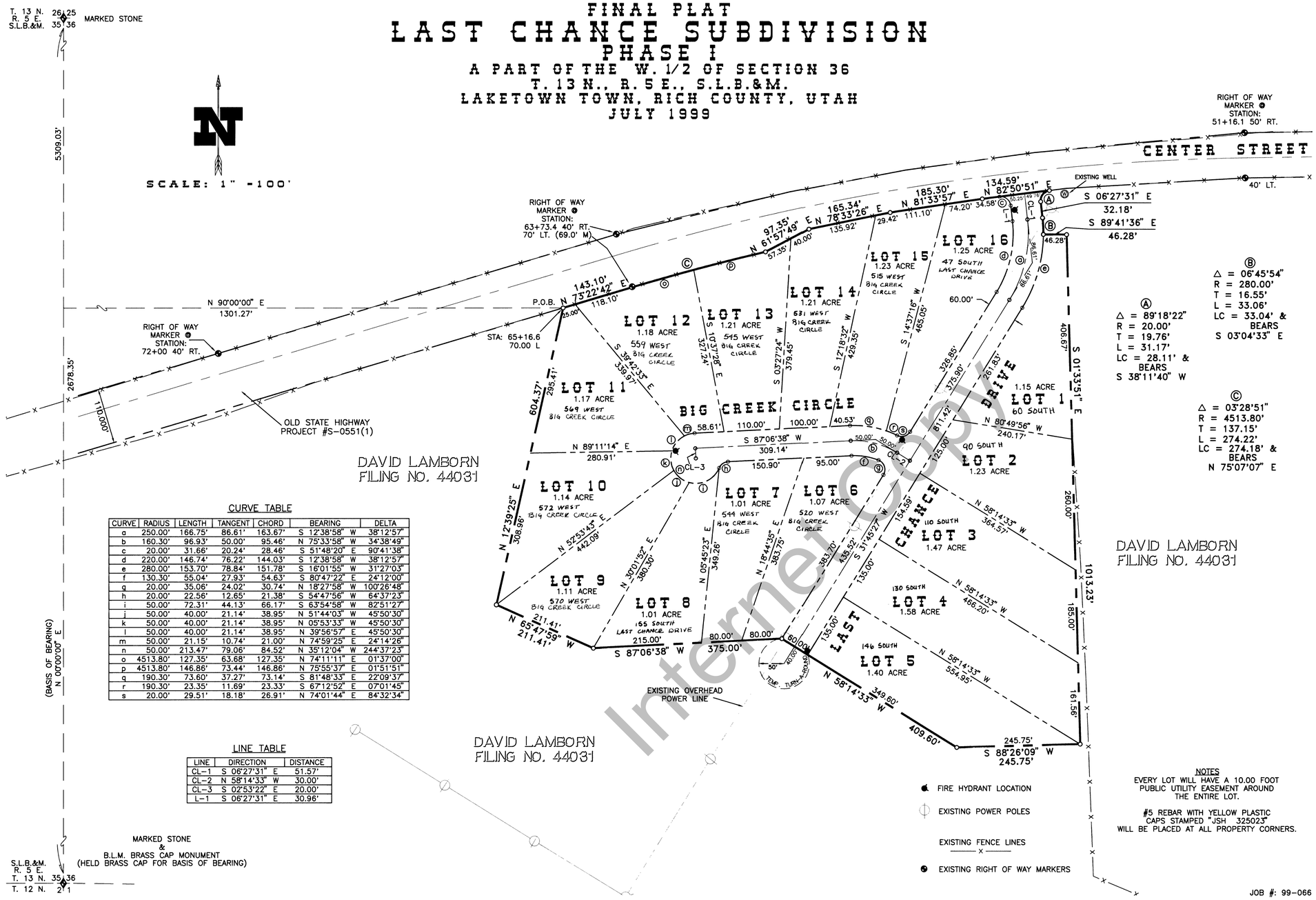
FINAL PLAT
LAST CHANCE SUBDIVISION
PHASE I
A PART OF THE W. 1/2 OF SECTION 36
T. 13 N., R. 5 E., S.L.B.&M.
LAKETOWN TOWN, RICH COUNTY, UTAH
JULY 1999



FIRE HYDRANT LOCATION
EXISTING POWER POLES
EXISTING FENCE LINES
EXISTING RIGHT OF WAY MARKERS

NOTES
EVERY LOT WILL HAVE A 10.00 FOOT PUBLIC UTILITY EASEMENT AROUND THE ENTIRE LOT.

#5 REBAR WITH YELLOW PLASTIC CAPS STAMPED "JSH 325023" WILL BE PLACED AT ALL PROPERTY CORNERS.

JOB #: 99-066

Internet Copy

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
a	250.00'	166.75'	86.61'	163.67'	S 12°38'58" W	38°12'57"
b	160.30'	96.93'	50.00'	95.46'	N 75°33'58" W	34°38'49"
c	20.00'	31.66'	20.24'	28.46'	S 51°48'20" E	90°41'38"
d	220.00'	146.74'	76.22'	144.03'	S 12°38'58" W	38°12'57"
e	280.00'	153.70'	78.84'	151.78'	S 16°01'55" W	31°27'03"
f	130.30'	55.04'	27.93'	54.63'	S 80°47'22" E	24°12'00"
g	20.00'	35.06'	24.02'	30.74'	N 18°27'58" W	100°26'48"
h	20.00'	22.56'	12.65'	21.38'	S 54°47'56" W	64°37'23"
i	50.00'	72.31'	44.13'	66.17'	S 63°54'58" W	82°51'27"
j	50.00'	40.00'	21.14'	38.95'	N 51°44'03" W	45°50'30"
k	50.00'	40.00'	21.14'	38.95'	N 05°53'33" W	45°50'30"
l	50.00'	40.00'	21.14'	38.95'	N 39°56'57" E	45°50'30"
m	50.00'	21.15'	10.74'	21.00'	N 74°59'25" E	24°14'26"
n	50.00'	213.47'	79.06'	84.52'	N 35°12'04" W	244°37'23"
o	4513.80'	127.35'	63.68'	127.35'	N 74°11'11" E	01°37'00"
p	4513.80'	146.86'	73.44'	146.86'	N 75°55'37" E	01°51'51"
q	190.30'	73.60'	37.27'	73.14'	S 81°48'33" E	22°09'37"
r	190.30'	23.35'	11.69'	23.33'	S 67°12'52" E	07°01'45"
s	20.00'	29.51'	18.18'	26.91'	N 74°01'44" E	84°32'34"

LINE TABLE

LINE	DIRECTION	DISTANCE
CL-1	S 06°27'31" E	51.57'
CL-2	N 58°14'33" W	30.00'
CL-3	S 02°53'22" E	20.00'
L-1	S 06°27'31" E	30.96'

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 ". AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

Jeff S. Hansen — REGISTERED LAND SURVEYOR NO. 325023 STATE OF UTAH JEFF S. HANSEN — R.L.S. No. 325023 — 7-09-99 Date

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 2678.35 FEET; THENCE LEAVING SAID SECTION LINE NORTH 90°00'00" EAST 1301.27 FEET TO A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF CENTER STREET (OLD STATE HIGHWAY PROJECT #S-0551(1)) AT ENGINEERS STATION 65+16.6 70.00 FEET LEFT AND IS THE TRUE POINT OF BEGINNING; AND RUNNING THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING SIX COURSES, NORTH 73°22'42" EAST 143.10 FEET; THENCE 274.22 FEET ALONG THE ARC OF A 4513.80 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 03°28'51" AND A LONG CHORD THAT BEARS NORTH 75°07'07" EAST 274.18 FEET; THENCE NORTH 61°57'49" EAST 97.35 FEET; THENCE NORTH 78°33'26" EAST 165.34 FEET; THENCE NORTH 81°33'57" EAST 185.30 FEET; THENCE NORTH 82°50'51" EAST 134.59 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE 31.17 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 89°18'22" AND A LONG CHORD THAT BEARS SOUTH 38°11'40" WEST 28.11 FEET; THENCE SOUTH 06°27'31" EAST 32.18 FEET; THENCE 33.06 FEET ALONG THE ARC OF A 280.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 06°45'54" AND A LONG CHORD THAT BEARS SOUTH 03°04'33" EAST 33.04 FEET; THENCE SOUTH 89°41'36" EAST 46.28 FEET; THENCE SOUTH 01°33'51" EAST 1013.23 FEET; THENCE SOUTH 88°26'09" WEST 245.75 FEET; THENCE NORTH 58°14'35" WEST 409.60 FEET; THENCE SOUTH 87°06'38" WEST 375.00 FEET; THENCE NORTH 65°47'59" WEST 211.41 FEET; THENCE NORTH 12°39'25" EAST 604.37 FEET TO THE POINT OF BEGINNING. CONTAINING 21.52 ACRES AND 16 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 " 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 22nd DAY OF July A.D. 19 99.

David L. Lamborn for LAMKEE Inc.

Gary C. Kee Sec. LAMKEE Inc.

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF Rich

ON THIS 22 DAY OF July, 19 99 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 Lakeown, Utah 84039 My Commission Expires November 11, 1999 State of Utah

MY COMMISSION EXPIRES 11-11-99

COUNTY RECORDER'S NO. 54280

STATE OF UTAH, COUNTY OF Rich, RECORDED

AND FILED AT THE REQUEST OF LAMKEE, INC.

DATE 07/29/99 TIME 11:06 a.m. FEE 46.00

ABSTRACTED

BOOK 18 PAGE 025

INDEX

FILED IN: FILE OF PLATS

Debra Lee Ames — COUNTY RECORDER

PLANNING COMMISSION APPROVAL

APPROVED THIS 21 DAY OF JULY A.D. 19 99 BY THE LAKETOWN CITY PLANNING AND ZONING COMMISSION.

Daniel Stringham — CHAIRPERSON

COUNCIL APPROVAL AND ACCEPTANCE

PRESENTED TO THE LAKETOWN CITY COUNCIL THIS 10TH DAY OF June A.D. 19 99 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

E McKay Wells — MAYOR

James S. Ames — ATTEST

CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF RICH

ON THIS 22nd DAY OF July, 19 99 (MONTH / YEAR)

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY, David L. Lamborn (NAME)

AFTER BEING DULY SWORN ACKNOWLEDGED TO ME THAT HE (HE/SHE)

IS THE President (TITLE) OF SAID CORPORATION AND THAT HE (HE/SHE)

SIGNED THE OWNER'S DEDICATION FREELY, VOLUNTARILY AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES 11-11-99

Dixie L. Nelson — NOTARY PUBLIC

RESIDING IN Rich COUNTY, UTAH

BEAR RIVER DISTRICT HEALTH DEPT. APPROVAL

WASTE DISPOSAL SYSTEM & CULINARY SYSTEM APPROVAL THIS 14 DAY OF July A.D. 19 99

DISTRICT SANITARIAN

TOWN SURVEYOR'S CERTIFICATE

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

July 9TH 1999 — DATE

SURVEYOR

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