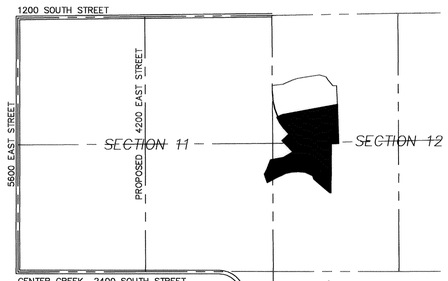
LAKE CREEK FARMS SUBDIVISION

PLAT "E"

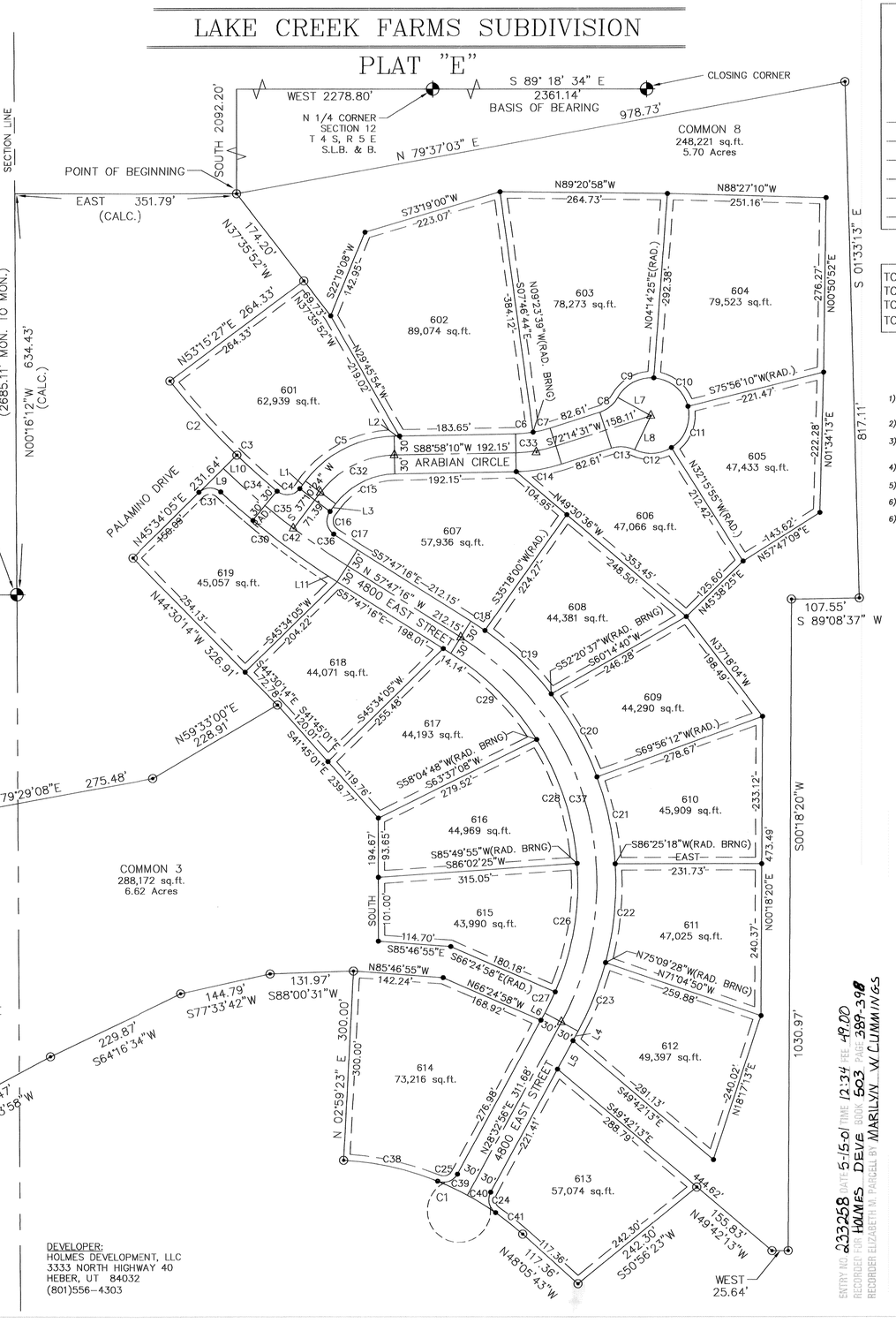


NORTH

VICINITY MAP

LOT	ADDRESS
601	4917 E. Arabian Circle
602	4963 E Arabian Circle
603	5015 E Arabian Circle
604	5033 E Arabian Circle
605	5028 E Arabian Circle
606	5006 E Arabian Circle
607	4942 E Arabian Circle
608	1793 S 4800 East St.
609	1843 S 4800 East St.
610	1893 S 4800 East St.
611	1919 S 4800 East St.
612	1949 S 4800 East St.
613	1999 S 4800 East St.
614	1986 S 4800 East St.
615	1932 S 4800 East St.
616	1882 S 4800 East St.
617	1836 S 4800 East St.
618	1800 S 4800 East St.
619	1744 S 4800 East St.

50 0 50 100
SCALE: 1" = 100'



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	312.43	460.00	38°54'54"	162.51
C2	158.51	1170.00	7°45'45"	79.38
C3	243.73	1170.00	11°56'09"	122.31
C4	40.48	25.00	92°45'55"	26.24
C5	162.72	180.00	51°47'46"	87.40
C6	27.74	190.00	8°21'50"	13.89
C7	27.74	190.00	8°21'50"	13.89
C8	37.82	50.00	43°20'30"	19.87
C9	68.42	60.00	65°20'24"	38.48
C10	75.08	60.00	71°41'45"	43.35
C11	75.19	60.00	71°47'55"	43.43
C12	60.58	60.00	57°50'56"	33.16
C13	37.82	50.00	43°20'30"	19.87
C14	72.99	250.00	16°43'39"	36.76
C15	108.48	120.00	51°47'46"	58.26
C16	40.47	25.00	92°45'12"	26.23
C17	45.09	1170.00	2°12'29"	22.55
C18	26.41	490.00	3°05'16"	13.21
C19	145.76	490.00	17°02'37"	73.42
C20	150.46	490.00	17°35'36"	75.83
C21	140.98	490.00	16°29'06"	70.98
C22	157.53	490.00	18°25'14"	79.45
C23	117.22	490.00	13°42'24"	58.89
C24	36.43	25.00	83°29'19"	22.31
C25	36.43	25.00	83°29'19"	22.31
C26	208.28	430.00	27°45'07"	106.22
C27	37.26	430.00	4°57'55"	18.64
C28	208.28	430.00	27°45'07"	106.22
C29	194.14	430.00	25°52'04"	98.75
C30	68.17	1240.00	3°08'59"	100.20
C31	35.53	25.00	81°25'46"	21.51
C32	135.60	150.00	51°47'46"	72.83
C33	64.23	220.00	16°43'34"	32.34
C34	88.16	1200.00	4°12'33"	44.10
C35	57.66	1200.00	2°45'11"	28.84
C36	103.91	1200.00	4°57'40"	51.99
C37	693.16	460.00	86°20'13"	431.49
C38	152.93	460.00	19°02'52"	77.17
C39	52.28	460.00	6°30'41"	26.17
C40	52.28	460.00	6°30'41"	26.17
C41	54.95	460.00	6°50'40"	27.51
C42	249.72	1200.00	11°55'25"	125.32

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.06	N37°10'24"E
L2	8.50	N88°58'10"E
L3	15.07	S37°10'24"W
L4	17.33	S28°32'56"W
L5	51.07	S28°32'56"W
L6	12.83	N28°32'56"E
L7	60.00	N61°05'59"W
L8	60.00	S25°35'01"W
L9	64.18	N45°34'05"E
L10	29.99	N45°34'05"E
L11	32.99	N57°22'01"W

LEGEND

- SET 5/8" REBAR & CAP
- SECTION CORNER
- STREET MONUMENT
- BOUNDARY LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- PUBLIC UTILITY EASEMENT
- BUILDING SETBACK LINE

TOTAL PROJECT AREA	39.38 ACRES
TOTAL ROADWAY AREA	3.06 ACRES
TOTAL COMMON AREA	12.31 ACRES
TOTAL #LOTS/ACRE	24.01 ACRES

NOTES:

1) *ALL UTILITY EASEMENTS ARE 20.00 FEET WIDE AND ARE LOCATED 10.00 FEET ON EITHER SIDE OF ALL LOT LINES NOT ADJACENT TO STREETS UNLESS OTHERWISE NOTED.*
2) *STREETS ARE ALSO EASEMENTS IN THEIR ENTIRETY.*
3) *ALL STREETS ARE 60.00 FEET WIDE AND THE CUL-DE-SAC HAS A RADIUS OF 60.00 FEET.*
4) *BUILDING SETBACKS ARE ESTABLISHED AT (50) FIFTY FEET FRONT, (30) THIRTY FEET REAR,*
5) *(10-14) TEN TO FOURTEEN FOOT SIDE SETBACKS.*
6) *ALL DISTURBED AREAS WILL BE REVEGETATED.*
6) *ALL DRIVEWAY CULVERTS SHALL BE 18".*

COMMON AREA TO REMAIN NATURALLY VEGETATED.

FOUNDATIONS: WHERE SANDS AND GRAVELS ARE ENCOUNTERED IN THE FOUNDATION EXCAVATIONS, MODERATELY LOADED, SPREAD FOOTINGS FOUNDED ON THE NATIVE SOILS SHOULD SUPPORT THE RESIDENTIAL STRUCTURES. IF SILT OR CLAY IS FOUND AT THE FOOTING ELEVATION, AT LEAST TWO FEET OF STRUCTURAL FILL SHOULD BE PLACED BELOW THE FOOTINGS FOR SUPPORT OF THE PROPOSED STRUCTURES. THE FOLLOWING RECOMMENDATIONS SHOULD BE FOLLOWED DURING DESIGN AND CONSTRUCTION OF THIS PROJECT:

(1) SPREAD FOOTINGS SHOULD BE DESIGNED FOR A MAXIMUM SOIL PRESSURE OF 1500 psf. A ONE-THIRD INCREASE IS ALLOWED FOR SHORT TERM TRANSIENT LOADS SUCH AS WIND AND SEISMIC EVENTS. FOOTINGS SHOULD BE UNIFORMLY LOADED.

(2) CONTINUOUS FOOTINGS AND SPOT FOOTINGS SHOULD HAVE MINIMUM WIDTHS OF 20 AND 30 INCHES, RESPECTIVELY.

(3) EXTERIOR FOOTINGS SHOULD BE PLACED BELOW FROST DEPTH WHICH IS ABOUT 36 INCHES IN THIS AREA.

(4) THE BOTTOM OF FOOTINGS SHOULD EXTEND AT LEAST 18 INCHES BELOW THE LOWEST ADJACENT FINAL GRADE.

(5) STRUCTURAL FILL, WHERE NEEDED, SHOULD EXTEND HORIZONTALLY BEYOND THE FOOTING FOR AT LEAST 12 INCHES OR ONE-HALF THE WIDTH OF THE FOOTING, WHICHEVER IS GREATER.

(6) FOUNDATION WALLS ON CONTINUOUS FOOTINGS SHOULD BE WELL REINFORCED BOTH TOP AND BOTTOM. WE SUGGEST A MINIMUM AMOUNT OF STEEL EQUIVALENT TO THAT REQUIRED FOR A SIMPLY SUPPORTED SPAN OF 12 FEET.

IF THE FOOTINGS ARE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS PRESENTED ABOVE, THE RISK OF TOTAL MOVEMENT EXCEEDING 1 INCH AND DIFFERENTIAL MOVEMENT EXCEEDING 0.5 INCH FOR A 25-FOOT SPAN WILL BE LOW.

SURVEYOR'S CERTIFICATE

I, _____, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. _____ AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY 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 OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

COMMENCING AT A POINT LOCATED WEST 2278.80' AND SOUTH 2092.28' FROM THE NORTH QUARTER CORNER SECTION 12, TOWNSHIP 4 SOUTH, RANGE 5 EAST SALT LAKE BASE & MERIDIAN; THENCE AS FOLLOWS:

COURSE	DISTANCE	REMARKS
N 79°37'03" E	978.73'	ALONG THE BOUNDARY OF LAKE CREEK FARMS PHASE VII-B
S 01°33'13" E	817.11'	
S 89°08'37" W	107.55'	
S 00°18'20" W	1030.97'	
WEST	25.64'	
N 49°42'13" W	155.83'	
S 50°56'23" W	242.30'	
N 48°05'43" W	117.36'	
N 67°33'10" W	306.46'	ALONG THE ARC OF CURVE 312.43' RAD. OF 460.00'
N 02°59'23" E	300.00'	
S 88°00'31" W	131.97'	
S 77°33'42" W	144.79'	
S 64°16'34" W	229.87'	
S 61°43'58" W	198.47'	

COURSE	DISTANCE	REMARKS
N 19°42'57" W	194.81'	
N 72°02'29" E	9.32'	
N 25°34'26" E	98.60'	
N 21°15'45" E	224.07'	
N 79°29'08" E	275.48'	
N 59°33'00" E	228.91'	
N 44°30'14" W	326.91'	
N 45°34'05" E	231.64'	
N 42°01'13" W	158.41'	ALONG THE ARC OF CURVE 158.51' RAD. OF 1170.00
N 53°15'27" E	264.33'	
N 37°35'52" W	174.20'	
TO THE POINT OF BEGINNING.		
CONTAINS 39.38 ACRES.		

BASIS OF BEARING N 1/4 CORNER TO CLOSING CORNER S 89° 18' 34" E 2361.14'

DATE _____ SURVEYOR _____ (SEE SEAL BELOW)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS; AND DO HEREBY DEDICATE THE STREETS AS INDICATED HEREON FOR THE PERPETUAL USE OF THE PUBLIC; AND DO DO HEREBY DEDICATE THE OPEN SPACE AND COMMON AREA AS HERE ON INDICATED FOR THE PERPETUAL USE AND MAINTENANCE TO THE LAKE CREEK FARMS HOME OWNERS ASSOCIATION. IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 7th DAY OF May A.D. 20 01

Holmes Development, LLC — Manager

ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH

ON THE 7th DAY OF May A.D. 20 01 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE STATE AND COUNTY OF Wasatch, IN SAID STATE OF UTAH, THE SIGNER( ) OF THE ABOVE OWNER'S DEDICATION, 1 IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT Douglas Holmes SIGNED IT FREELY AND VOLUNTARITY AND FOR THE USES AND PURPOSES THERIN MENTIONED.

MY COMMISSION EXPIRES Nov 19, 2003 — Margaret R. Stephens — NOTARY PUBLIC

RESIDING IN Wasatch COUNTY.

CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH

ON THE _____ DAY OF _____ A.D. 20 ___ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT _____ THAT _____ DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSE THEREIN MENTIONED AND THAT SAID CORPORATION EXECUTED THE SAME.
A _____ CORPORATION, THAT _____ SIGNED THE OWNERS

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

RESIDING IN _____ COUNTY.

COUNTY PLANNING OFFICE

APPROVED THIS 14 DAY OF May, A.D. 2001, BY THE COUNTY PLANNING COMMISSION.

DIRECTOR

COUNTY PLANNING COMMISSION

APPROVED THIS 10th DAY OF May, A.D. 2001, BY THE COUNTY PLANNING STAFF.

CHAIRMAN, PLANNING COMMISSION

ADMINISTRATIVE BODY

THE COUNTY OF WASATCH APPROVES THIS SUBDIVISION AND ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 14 DAY OF May A.D. 20 01, SUBJECT TO THE FOLLOWING CONDITIONS: _____

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 14 DAY OF MAY, A.D. 2001.

COUNTY ATTORNEY

HEALTH DEPARTMENT

APPROVED THIS 9th DAY OF May, A.D. 20___, WITH THE FOLLOWING CONDITIONS:

DIRECTOR, COUNTY HEALTH DEPARTMENT

OCCUPANCY RESTRICTION NOTICE

THE COUNTY HAS AN ORDINANCE WHICH RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN THIS SUBDIVISION. ACCORDINGLY, IT IS UNLAWFUL TO COOUPY ANY BUILDING LOCATED WTHIN THIS SUBDIVISION WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY WASATCH COUNTY.

ENGINEERING DEPARTMENT

ENGINEER — DATE 9 May 2001

PUBLIC WORKS

CHAIRMAN — DATE 10/May/2001

HEBER VALLEY SPECIAL SERVICE DISTRICT

N/A
CHAIRMAN — DATE

TWIN CREEK SPECIAL SERVICE DISTRICT

VICE CHAIRMAN — DATE 5/8/01

WEED BOARD

CHAIRMAN — DATE 5/8/01

RECREATION DISTRICT

CHAIRMAN — DATE 5/8/01

WASATCH COUNTY WATER BOARD

CHAIRMAN — DATE 5/8/01

SHERIFF OFFICE

CHAIRMAN — DATE 5/8/01

WASATCH COUNTY FIRE CHIEF APPROVAL OF FIRE HYDRANT SERVICES AND LOCATIONS

WASATCH COUNTY FIRE CHIEF — DATE 5-9-2001

LAKE CREEK FARMS PLAT "E"

SUBDIVISION — WASATCH COUNTY, UTAH

SCALE: 1" = 100 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL
REGISTERED LAND SURVEYOR NO. 184790 Clifford B. McMillan STATE OF UTAH	NOTARY PUBLIC STATE OF UTAH My Commission Expires November 19, 2003 MARGARET R. STEPHENS 25 North Main Street Heber City, Utah 84032		

ENTRY NO. 233258 DATE 5-15-01 TIME 12:34 FEE 49.00
RECORDED FOR HOLMES DEVE BOOK 503 PAGE 389-398
RECORDER ELIZABETH M. PARGELL BY MARILYN W. CUMMINGS

STATE OF UTAH COUNTY OF WASATCH COUNTY CLERK

LICENSED PROFESSIONAL ENGINEER NO. 204425 KOREY CURTIS WALKER STATE OF UTAH

Epic Engineering, P.C.
841 SOUTH MAIN
HEBER CITY, UTAH 84032
(435) 654-6600

DEVELOPER:
HOLMES DEVELOPMENT, LLC
3333 NORTH HIGHWAY 40
HEBER, UT 84032
(801)556-4303

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LAKE CREEK FARMS PLAT E
SECTION 12 T.4S. R.5E.