

LAKE CREEK FARMS SUBDIVISION

PLAT "D"

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

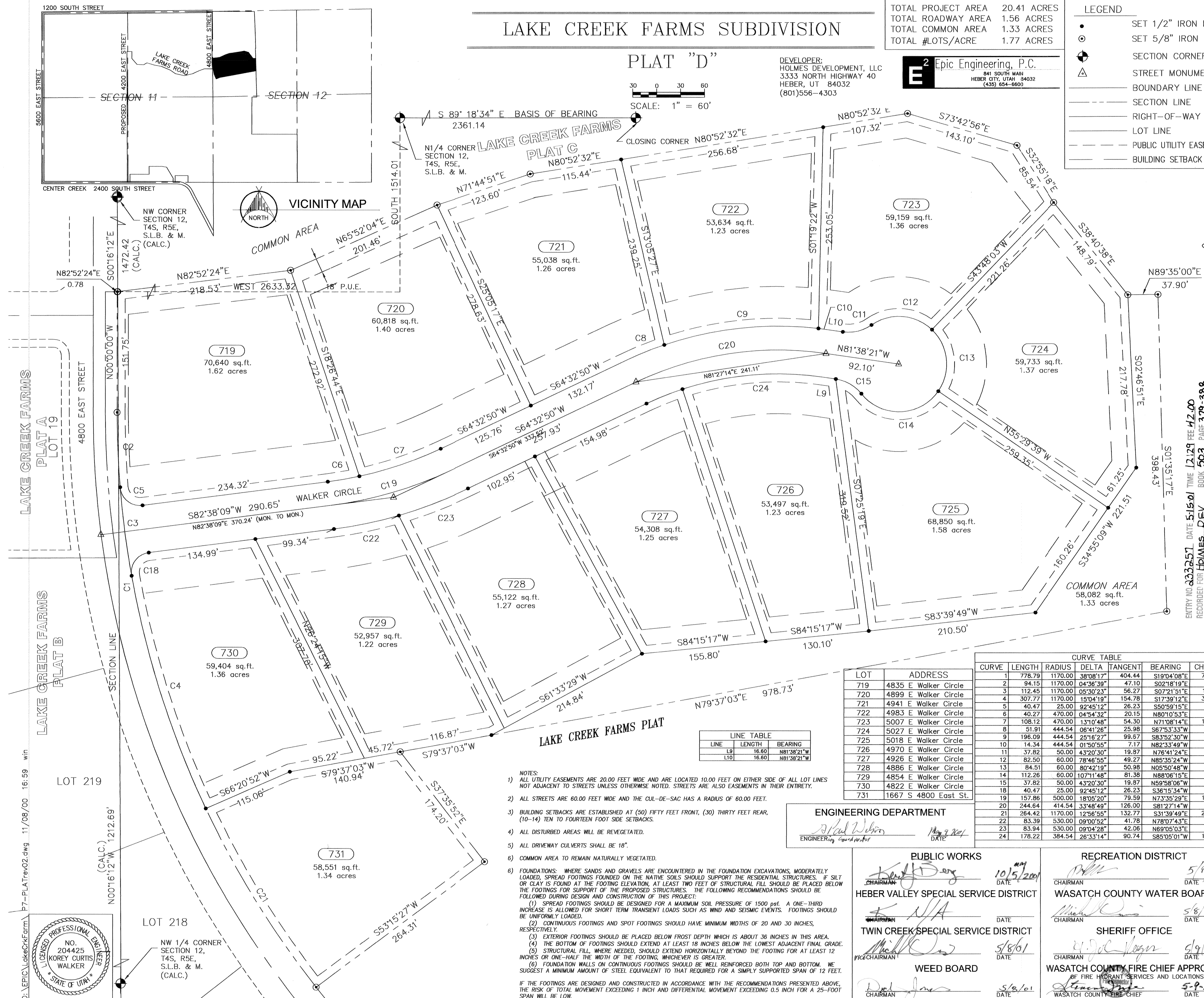
E Epic Engineering, P.C.
841 SOUTH MAIN
HEBER CITY, UTAH 84032
(435) 854-6600

TOTAL PROJECT AREA 20.41 ACRES
TOTAL ROADWAY AREA 1.56 ACRES
TOTAL COMMON AREA 1.33 ACRES
TOTAL #LOTS/ACRE 1.77 ACRES

LEGEND

- SET 1/2" IRON PIN
- ⊙ SET 5/8" IRON PIN
- ⊠ SECTION CORNER
- STREET MONUMENT
- BOUNDARY LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- PUBLIC UTILITY EASEMENT
- BUILDING SETBACK LINE

SCALE: 1" = 60'



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 SOUTH 1514.01' AND WEST 2633.32' FROM THE NORTH QUARTER CORNER SECTION 12, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN; THENCE AS FOLLOWS:

COURSE	DISTANCE	REMARKS
N 82°52'24" E	218.53'	ALONG THE BOUNDARY OF LAKE CREEK FARMS PLAT "C"
N 65°52'04" E	201.46'	ALONG THE BOUNDARY OF LAKE CREEK FARMS PLAT "C"
N 71°44'51" E	123.60'	ALONG THE BOUNDARY OF LAKE CREEK FARMS PLAT "C"
N 80°52'32" E	479.44'	ALONG THE BOUNDARY OF LAKE CREEK FARMS PLAT "C"
N 73°42'56" E	143.10'	ALONG THE BOUNDARY OF LAKE CREEK FARMS PLAT "C"
S 32°55'18" E	85.54'	ALONG THE BOUNDARY OF LAKE CREEK FARMS PLAT "C"
S 38°40'38" E	148.79'	ALONG THE BOUNDARY OF LAKE CREEK FARMS PLAT "C"
N 89°35'00" E	37.90'	ALONG THE BOUNDARY OF LAKE CREEK FARMS PLAT "C"
S 01°35'17" E	398.43'	ALONG THE SECTION LINE
S 79°37'03" W	978.73'	
S 37°35'52" E	174.20'	
S 53°15'27" W	264.31'	
N 19°04'08" W	764.49' (CHORD)	ALONG THE ARC OF CURVE 778.79'; RADIUS OF 1170.00'
N 00°00'00" W	151.75'	
N 82°52'24" E	0.78'	TO THE POINT OF BEGINNING. CONTAINS 20.41 ACRES

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

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 HEREBY DEDICATE THE OPEN SPACE AND COMMON AREA AS HEREON INDICATED FOR THE PERPETUAL USE AND MAINTENANCE TO THE LAKE CREEK FARMS HOME OWNERS ASSOCIATION. IN WITNESS WHEREOF WE HAVE HERUNTO SET OUR HANDS THIS 7th DAY OF MAY, A.D. 2001.

HOLMES DEVELOPMENT, LLC
MANAGER

ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH } S.S.

ON THE 7th DAY OF MAY, A.D. 2001, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE STATE AND COUNTY OF WASATCH, IN SAID STATE OF UTAH, THE SIGNER(S) OF THE ABOVE OWNER'S DEDICATION, _____ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT _____ SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES Nov. 19, 2003
Margaret R. Stephens
NOTARY PUBLIC
RESIDING IN WASATCH COUNTY, UTAH.

CORPORATE ACKNOWLEDGEMENT

ON THE 7th DAY OF MAY, A.D. 2001, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE STATE AND COUNTY OF WASATCH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT _____ A CORPORATION, THAT _____ SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED AND THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES _____
NOTARY PUBLIC
RESIDING IN _____ COUNTY, UTAH.

COUNTY PLANNING OFFICE

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

DIRECTOR

COUNTY PLANNING COMMISSION

APPROVED THIS 14th 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 14th DAY OF MAY, A.D. 2001, SUBJECT TO THE FOLLOWING CONDITIONS:

APPROVAL AS TO FORM 14th DAY OF MAY, A.D. 2001.

COUNTY ATTORNEY

HEALTH DEPARTMENT

APPROVED THIS 9th DAY OF MAY, A.D. 2001, 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 OCCUPY ANY BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY WASATCH COUNTY.

LOT ADDRESS

LOT	ADDRESS
719	4835 E Walker Circle
720	4899 E Walker Circle
721	4941 E Walker Circle
722	4983 E Walker Circle
723	5007 E Walker Circle
724	5027 E Walker Circle
725	5018 E Walker Circle
726	4970 E Walker Circle
727	4926 E Walker Circle
728	4886 E Walker Circle
729	4854 E Walker Circle
730	4822 E Walker Circle
731	1667 S 4800 East St.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHC
1	778.79	1170.00	38°08'17"	404.44	S19°04'08"E	76
2	94.15	1170.00	04°36'39"	47.10	S02°18'19"E	76
3	112.48	1170.00	05°30'24"	56.27	S07°21'51"E	11
4	307.77	1170.00	15°04'19"	154.78	S17°39'12"E	30
5	40.47	25.00	92°45'12"	26.23	S50°59'15"E	3
6	40.27	470.00	04°54'32"	20.15	N80°10'53"E	4
7	108.12	470.00	13°10'48"	54.30	N71°08'14"E	10
8	51.91	444.54	06°41'26"	25.98	S67°53'33"W	5
9	196.09	444.54	25°16'27"	99.67	S83°52'30"W	15
10	14.34	444.54	01°50'55"	7.17	N82°35'49"W	1
11	37.82	50.00	43°20'30"	19.87	N76°41'24"E	3
12	82.50	60.00	78°46'55"	49.27	N85°35'24"W	7
13	84.51	60.00	80°42'19"	50.98	N05°50'48"W	7
14	112.26	60.00	107°11'48"	81.38	N88°06'16"E	9
15	37.82	50.00	43°20'30"	19.87	N59°58'06"W	3
18	40.47	25.00	92°45'12"	26.23	S36°15'34"W	3
19	157.86	500.00	18°05'20"	78.59	N73°35'29"E	15
20	244.64	414.54	33°48'49"	126.00	S81°27'14"W	2
21	264.42	1170.00	12°56'55"	132.77	S31°39'49"E	26
22	83.39	530.00	09°00'52"	41.78	N78°07'43"E	8
23	83.94	530.00	09°04'28"	42.06	N89°05'03"E	8
24	178.22	384.54	26°33'14"	90.74	S85°05'01"W	17

LINE TABLE

LINE	LENGTH	BEARING
L9	16.60	N81°38'21"W
L10	16.60	N81°38'21"W

- NOTES:
- 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). STREETS ARE ALSO EASEMENTS IN THEIR ENTIRETY.
 - ALL STREETS ARE 60.00 FEET WIDE AND THE CUL-DE-SAC HAS A RADIUS OF 60.00 FEET.
 - BUILDING SETBACKS ARE ESTABLISHED AT (50) FIFTY FEET FRONT, (30) THIRTY FEET REAR, (10-14) TEN TO FOURTEEN FOOT SIDE SETBACKS.
 - ALL DISTURBED AREAS WILL BE REVEGETATED.
 - 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.
 - 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.
 - CONTINUOUS FOOTINGS AND SPOT FOOTINGS SHOULD HAVE MINIMUM WIDTHS OF 20 AND 30 INCHES, RESPECTIVELY.
 - EXTERIOR FOOTINGS SHOULD BE PLACED BELOW FROST DEPTH WHICH IS ABOUT 36 INCHES IN THIS AREA.
 - THE BOTTOM OF FOOTINGS SHOULD EXTEND AT LEAST 18 INCHES BELOW THE LOWEST ADJACENT FINAL GRADE.
 - 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.
 - 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.

ENGINEERING DEPARTMENT
Blair Nelson
ENGINEER

PUBLIC WORKS
CHAIRMAN: _____ DATE: 10/15/2001
HEBER VALLEY SPECIAL SERVICE DISTRICT

TWIN CREEK SPECIAL SERVICE DISTRICT
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: 5/9/01
WASATCH COUNTY FIRE CHIEF APPROVAL
CHAIRMAN: _____ DATE: 5-9-2001

LAKE CREEK FARMS PLAT "D"

SUBDIVISION SCALE: 1" = 60 FEET

WASATCH COUNTY, UTAH

REGISTRATION SEAL: _____

NOTARY PUBLIC SEAL: _____

CITY-COUNTY ENGINEER SEAL: _____

CLERK-RECORDER SEAL: _____

NOTARY PUBLIC STATE OF UTAH
Margaret R. Stephens
My Commission Expires November 19, 2003
25 North Main Street
Heber City, Utah 84032

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