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GENERAL NOTE

1. NO PERMANENT BUILDINGS OR TREES WILL BE ALLOWED WITHIN PUBLIC UTILITY AND DRAINAGE EASEMENTS.

CURVE TABLE

CURVE	RADIUS	CURVE LENGTH	DELTA	CHORD BEARING	CHORD
1	232.50'	14.46'	03°33'51"	N14°56'11"W	14.46'
2	50.00'	44.16'	50°36'28"	S26°25'18"W	42.74'
3	80.00'	162.86'	116°38'19"	S08°35'39"E	136.16'
4	48.00'	20.17'	24°04'27"	N28°45'27"W	20.02'
5	78.00'	26.57'	19°16'08"	S66°28'23"W	26.44'
6	11.50'	6.73'	33°03'17"	N57°33'19"W	6.83'
7	78.00'	37.09'	28°54'03"	S43°23'17"W	36.75'
8	78.00'	91.74'	66°32'09"	S42°50'22"W	86.67'
9	11.50'	5.02'	24°59'21"	S31°22'42"E	4.98'
10	78.00'	28.08'	20°21'58"	S19°45'17"W	27.83'
11	82.00'	39.53'	27°37'27"	S30°31'56"E	36.15'
12	80.00'	167.86'	77°15'36"	S13°05'42"W	99.89'
13	80.00'	54.96'	39°22'40"	S45°13'28"E	53.91'

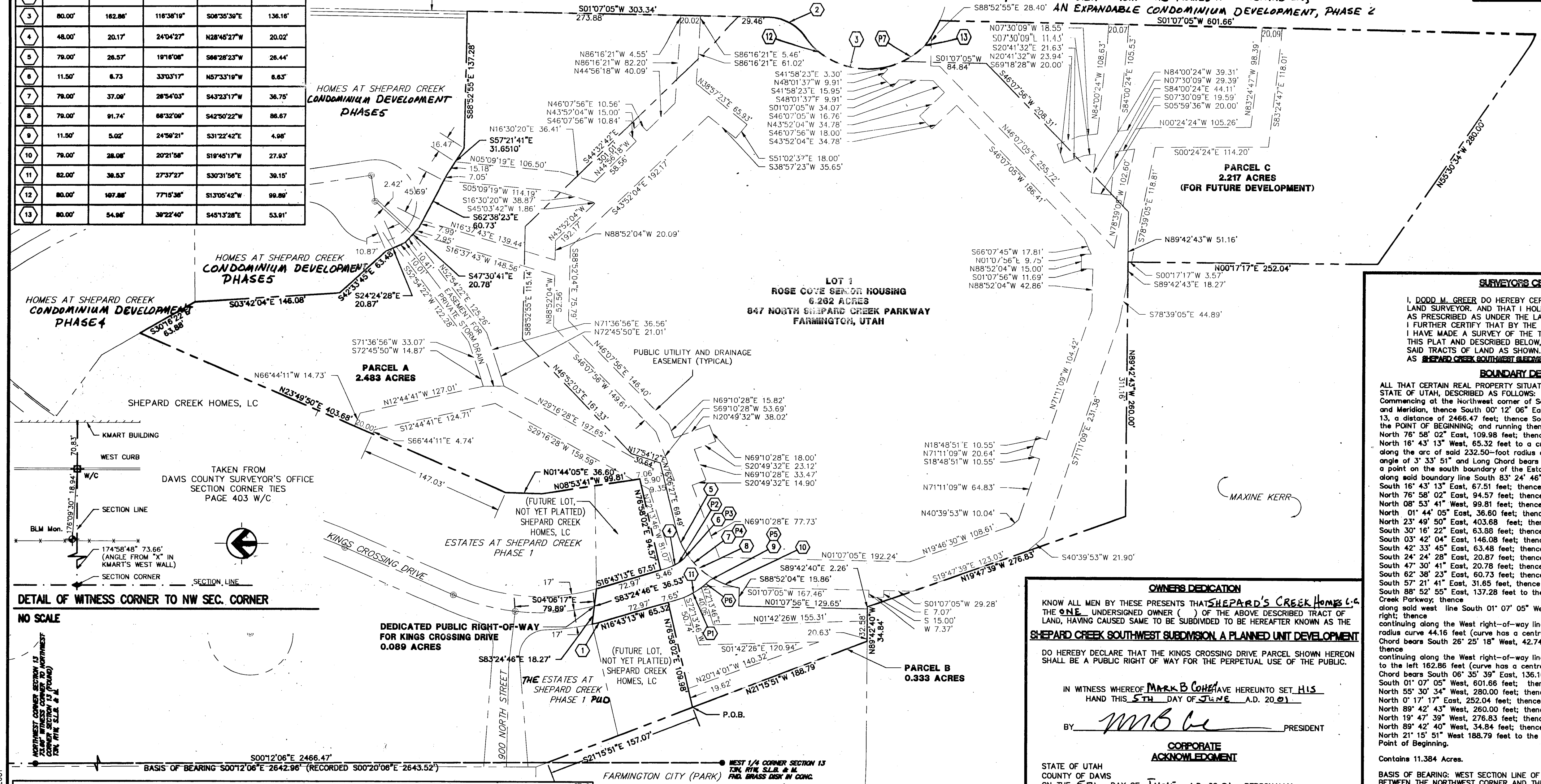
SHEPARD CREEK SOUTHWEST SUBDIVISION

A PLANNED UNIT DEVELOPMENT

A SUBDIVISION IN THE NW AND SW QUARTERS OF SECTION 13 T3N R1W S.L.B. & M

FARMINGTON CITY, DAVIS COUNTY, UT., COMMON AREA FROM THE HOMES AT SHEPARD CK, AN EXPANDABLE CONDOMINIUM DEVELOPMENT, PHASE 2

SHEPARD CREEK PROPERTIES, LLC



DETAIL OF WITNESS CORNER TO NW SEC. CORNER



PUBLIC UTILITY AND DRAINAGE EASEMENT CURVE TABLE

CURVE	RADIUS	CURVE LENGTH	DELTA	CHORD BEARING	CHORD
P1	82.00'	20.52'	14°20'28"	N30°05'08"W	20.47'
P2	48.00'	11.91'	14°12'47"	S33°43'14"E	11.88'
P3	11.50'	6.73'	33°03'17"	S57°33'19"E	6.83'
P4	78.00'	37.09'	28°54'03"	S43°23'17"W	36.75'
P5	11.50'	5.02'	24°59'21"	N31°22'42"W	4.98'
P6	82.00'	7.99'	05°35'02"	N41°33'08"W	7.99'
P7	80.00'	56.51'	40°28'09"	N32°42'20"W	55.34'

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT SHEPARD'S CREEK HOMES L.C. the ONE UNDERSIGNED OWNER () OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED TO BE HEREAFTER KNOWN AS THE SHEPARD CREEK SOUTHWEST SUBDIVISION, A PLANNED UNIT DEVELOPMENT

DO HEREBY DECLARE THAT THE KINGS CROSSING DRIVE PARCEL SHOWN HEREON SHALL BE A PUBLIC RIGHT OF WAY FOR THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF Mark B Cohen HAVE HEREUNTO SET HIS HAND THIS 5TH DAY OF JUNE A.D. 2001

BY Mark B Cohen PRESIDENT

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF DAVIS
ON THE 5TH DAY OF JUNE A.D. 2001 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF DAVIS IN SAID STATE OF UTAH, MARK B. COHEN WHO AFTER BEING DUTY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE MANAGER OF SHEPARD'S CREEK HOMES L.C., A LIMITED LIABILITY COMPANY IN THE STATE OF UTAH AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID COMPANY FOR THE PURPOSES THEREIN MENTIONED AND THAT SAID COMPANY EXECUTED THE SAME

MY COMMISSION EXPIRES 10/23/02

Kimberly Diver NOTARY PUBLIC
STATE OF UTAH 132 S. 1600 E. 216 UT
RESIDING IN DAVIS COUNTY

SURVEYOR'S CERTIFICATE

I, DODD M. GREER DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE No. 153771 AS PRESCRIBED AS 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 TRACTS OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACTS OF LAND AS SHOWN. HEREAFTER TO BE KNOWN AS SHEPARD CREEK SOUTHWEST SUBDIVISION, A PLANNED UNIT DEVELOPMENT

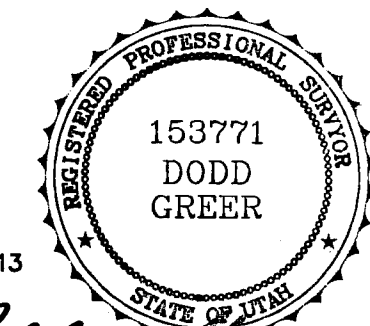
BOUNDARY DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATE, LYING AND BEING IN DAVIS COUNTY, STATE OF UTAH, DESCRIBED AS FOLLOWS:
Commencing at the Northwest corner of Section 13, T.3 N., R.1 W., Salt Lake Base and Meridian, thence South 00° 12' 08" East, along the West line of said Section 13, a distance of 2466.47 feet; thence South 21° 15' 51" East, 157.07 feet to the POINT OF BEGINNING; and running thence North 76° 58' 02" East, 109.98 feet; thence North 16° 43' 13" West, 65.32 feet to a curve to the right; thence along the arc of said 232.50-foot radius curve 14.46 feet (curve has a central angle of 3° 33' 51" and Long Chord bears North 14° 56' 11" West, 14.46 feet) to a point on the south boundary of the Estates at Shepard Creek Phase 1; thence along said boundary line South 83° 24' 46" East, 36.53 feet; thence South 16° 43' 13" East, 67.51 feet; thence North 76° 58' 02" East, 94.57 feet; thence North 08° 53' 41" West, 99.81 feet; thence North 01° 44' 05" East, 36.60 feet; thence North 23° 48' 50" East, 403.68 feet; thence South 30° 16' 22" East, 63.69 feet; thence South 03° 42' 04" East, 146.08 feet; thence South 42° 33' 45" East, 63.48 feet; thence South 24° 24' 28" East, 20.87 feet; thence South 47° 30' 41" East, 20.78 feet; thence South 62° 38' 23" East, 60.73 feet; thence South 57° 21' 41" East, 31.65 feet; thence South 88° 52' 55" East, 137.28 feet to the west right-of-way line of Shepard Creek Parkway; thence along said west line South 01° 07' 05" West, 303.34 feet to a curve to the right; thence continuing along the West right-of-way line along the arc of said 50.00-foot radius curve 44.16 feet (curve has a central angle of 50° 36' 28", and Long Chord bears South 26° 25' 18" West, 42.74 feet) to a point of reverse curvature; thence continuing along the West right-of-way line along the arc of an 80.00-foot curve to the left 162.86 feet (curve has a central angle of 116° 38' 19", and Long Chord bears South 06° 35' 39" East, 136.16 feet); thence South 01° 07' 05" West, 601.66 feet; thence North 55° 30' 34" West, 280.00 feet; thence North 0° 17' 17" East, 252.04 feet; thence North 89° 42' 43" West, 260.00 feet; thence North 19° 47' 39" West, 276.83 feet; thence North 89° 42' 40" West, 34.84 feet; thence North 21° 15' 51" West 188.79 feet to the Point of Beginning.

Contains 11.384 Acres.

BASIS OF BEARING: WEST SECTION LINE OF SECTION 13 BETWEEN THE NORTHWEST CORNER AND THE WEST QUARTER CORNER - SOUTH 01°02'08" EAST

6/2/01



SHEPARD CREEK SOUTHWEST SUBDIVISION
A PLANNED UNIT DEVELOPMENT
A SUBDIVISION IN THE NW AND SW QUARTERS OF SECTION 13 T3N R1W S.L.B. & M

<p>SEWER DISTRICT APPROVAL</p> <p>APPROVED THIS <u>7TH</u> DAY OF <u>JUNE</u> A.D. 20<u>01</u> BY THE CENTRAL DAVIS COUNTY SEWER DISTRICT. <u>William D. Meyer</u> BY: MANAGER, COCSD</p>	<p>PLANNING COMMISSION APPROVAL</p> <p>APPROVED THIS <u>7</u> DAY OF <u>June</u> A.D. 20<u>01</u> BY THE FARMINGTON CITY PLANNING AND ZONING COMMISSION. <u>Susan Hobbs</u> BY: CHAIRMAN, FARMINGTON CITY PLAN. COMM.</p>	<p>CITY ENGINEER'S APPROVAL</p> <p>APPROVED THIS <u>7th</u> DAY OF <u>JUNE</u> A.D. 20<u>01</u> BY THE FARMINGTON CITY ENGINEER. <u>Mark B. Cohen</u> BY: FARMINGTON CITY ENGINEER</p>	<p>CITY ATTORNEY'S APPROVAL</p> <p>APPROVED THIS <u>5th</u> DAY OF <u>JUNE</u> A.D. 20<u>01</u> BY THE FARMINGTON CITY ATTORNEY. <u>Mark B. Cohen</u> BY: FARMINGTON CITY ATTORNEY</p>	<p>FARMINGTON CITY COUNCIL</p> <p>APPROVED THIS <u>18</u> DAY OF <u>June</u> A.D. 20<u>01</u> BY THE FARMINGTON CITY. <u>Mark B. Cohen</u> BY: FARMINGTON CITY COUNCIL</p>	<p>RECORDED # 1669615</p> <p>STATE OF UTAH, COUNTY OF DAVIS. RECORDED AND FILED AT THE REQUEST OF <u>MERRILL TITLE CO.</u> DATE <u>June 21, 2001</u> TIME <u>2:18</u> BOOK <u>2882</u> PAGE <u>481</u> # <u>24.00</u> FEE <u>David S. White</u> DAVIS COUNTY RECORDER</p>	<p>SHEET NUMBER 1 OF 1</p>
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R-14-S-12900\2970\PLATS\2970PLAT-ADWG 5/07/2001

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