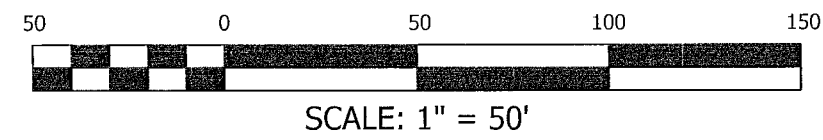


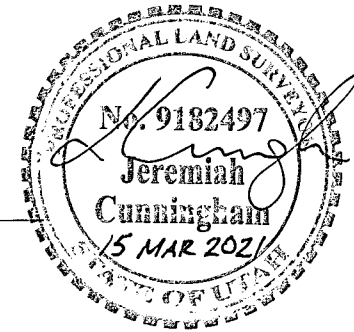
# STONE CREEK ESTATES SUBDIVISION PHASE 3

LOCATED IN THE WEST HALF OF SECTION 21,  
TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN  
BOUNTIFUL CITY, DAVIS COUNTY, UTAH  
MARCH 2021



## SURVEYOR'S CERTIFICATE

I, JEREMIAH R. CUNNINGHAM, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 9182497 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREWITH AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS HEREAFTER TO BE KNOWN AS STONE CREEK ESTATES SUBDIVISION PHASE 3 AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND, AS SHOWN.



## BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF BOUNTIFUL BOULEVARD AT A POINT THAT IS SOUTH 00°55'39" WEST 530.21 FEET ALONG THE SECTION LINE AND NORTH 90°00'00" EAST 1992.86 FEET FROM THE WEST QUARTER CORNER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, AND RUNNING THENCE NORTH 48°52'40" WEST 642.14 FEET ALONG SAID SOUTHEASTERLY LINE; THENCE NORTH 53°14'00" EAST 153.61 FEET; THENCE SOUTH 60°59'54" EAST 100.00 FEET; THENCE NORTH 41°07'20" EAST 476.27 FEET; THENCE SOUTH 23°45'39" EAST 188.64 FEET; THENCE SOUTH 00°40'13" WEST 275.15 FEET; THENCE SOUTH 31°43'42" WEST 83.00 FEET; THENCE SOUTH 00°50'18" WEST 230.88 FEET; THENCE SOUTH 41°07'20" WEST 100.00 FEET TO SAID SOUTHEASTERLY LINE AND TO THE POINT OF BEGINNING, CONTAINING 5.437 ACRES.

## LEGEND

PROPERTY LINE	_____
ADJACENT PROPERTY	_____
ROAD CENTERLINE	_____
SECTION LINE	_____
TIE TO MONUMENT	_____
EASEMENT LINE	_____
RECORD CALLS ( )	
5/8" REBAR WITH ENTELLUS CAP, TO BE SET AT CORNER (UNLESS OTHERWISE NOTED)	●
FOUND PROPERTY MARKER (AS NOTED)	○
CENTERLINE MONUMENT TO BE SET	⊕

## OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO PRIVATE LOTS, HEREAFTER TO BE KNOWN AS STONE CREEK ESTATES SUBDIVISION PHASE 3, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, INCLUDING STREETS AND EASEMENTS, AND DO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENT OR OTHER ENCUMBRANCE WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREETS AND SAID EASEMENTS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 25 DAY OF MARCH, 20 21.

Brad J. Gann  
MEMBER:  
RAINEY DEVELOPMENT INC.

## CORPORATE ACKNOWLEDGMENT

ON THIS 25 DAY OF MARCH, 2021 THERE PERSONALLY APPEARED BEFORE ME, Brack Johnston WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE MANAGER OF RAINEY DEVELOPMENT INC. COMPANY AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC: Alysa Gann  
RESIDENCE: 299 East 500, Bountiful, UT 84010

MY COMMISSION EXPIRES: 4-11-2022  
STATE OF UTAH NOTARY PUBLIC  
ALYSA GANN  
COMMISSION #699927  
MY COMMISSION EXPIRES: 04-11-2022

## NOTES

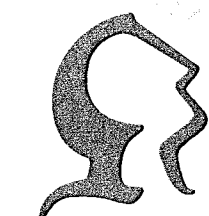
- ALL EASEMENTS SHOWN ARE TYPICAL 7.0' WIDE PUBLIC UTILITY EASEMENTS (P.U.E.) UNLESS OTHERWISE NOTED.
- P.U.E. DENOTES A PUBLIC UTILITY EASEMENT AND A DRAINAGE EASEMENT.
- THE STATE PLANE BEARING ALONG THE BASIS OF BEARING IS SOUTH 01°15'02" WEST (D.C.S.), CALCULATED USING NAD 1983 STATE PLANE COORDINATES IN THE UTAH NORTH ZONE.
- THE 11.0-FOOT P.U.E. AND SIDEWALK EASEMENT FOLLOWS THE BULB OF THE CUL-DE-SAC, AS SHOWN AND HATCHED.

LINE	BEARING	LENGTH
L1	N 68°14'11" E	14.53'
L2	S 73°10'59" E	50.00'
L3	S 21°39'54" W	50.00'
L4	S 41°07'18" W	33.00'

## CURVE TABLE

CURVE	LENGTH	RADIUS	Δ	CH BEARING	CH LENGTH
C1	36.47'	20.00'	104°28'38"	N 78°53'01" E	31.62'
C2	51.55'	100.00'	029°32'12"	N 11°52'36" E	50.98'
C3	28.69'	223.00'	007°22'17"	S 00°47'38" W	28.67'
C4	95.44'	223.00'	024°31'19"	S 16°44'26" W	94.71'
C5	82.03'	223.00'	021°04'34"	S 39°32'23" W	81.57'
C6	33.62'	223.00'	008°38'17"	S 54°23'48" W	33.59'
C7	14.63'	20.00'	041°53'56"	N 37°45'59" E	14.30'
C8	51.11'	50.00'	058°33'44"	S 46°05'52" W	48.91'
C9	91.88'	50.00'	105°17'29"	N 51°58'31" W	79.49'
C10	96.86'	50.00'	110°59'40"	N 56°10'03" E	82.41'
C11	19.71'	20.00'	056°27'30"	S 83°26'09" W	18.92'
C12	119.91'	169.00'	040°39'15"	S 34°52'46" W	117.41'
C13	51.45'	169.00'	017°26'39"	S 05°49'49" W	51.26'
C14	10.75'	154.00'	004°00'02"	N 00°53'30" W	10.75'
C15	89.81'	154.00'	033°24'48"	N 17°48'55" E	88.54'
C16	29.11'	20.00'	083°23'59"	S 07°10'40" E	26.61'
C17	239.78'	223.00'	061°36'27"	S 27°54'43" W	228.40'
C18	239.85'	50.00'	274°50'53"	N 25°45'33" W	67.66'
C19	171.37'	169.00'	058°05'55"	S 26°09'27" W	164.12'
C20	100.56'	154.00'	037°24'50"	N 15°48'54" E	98.78'
C21	243.32'	196.00'	071°07'41"	S 32°40'20" W	227.99'
C22	97.56'	127.00'	044°06'49"	N 19°06'54" E	95.18'

SHEET 1 OF 2



1470 South 600 West,  
Woods Cross, Utah 84010  
Phone 801-298-2236  
Fax 801-298-5983  
PROJECT #1402001 10/23/2019 CWF  
7/22/2020 SMB

## CITY COUNCIL'S APPROVAL

PRESENTED TO THE CITY COUNCIL OF BOUNTIFUL CITY, UTAH, ON THIS 29th DAY OF APRIL, 20 21.

CITY RECORDER ATTEST: Matthew Anderson  
MAYOR: Randy Gann

## CITY ENGINEER'S APPROVAL

APPROVED BY THE BOUNTIFUL CITY ENGINEER, THIS 8th DAY OF JUNE, 20 21.

David Cunniff  
BOUNTIFUL CITY ENGINEER

## PLANNING COMMISSION APPROVAL

APPROVED BY THE PLANNING COMMISSION OF BOUNTIFUL CITY, THIS 2nd DAY OF JUNE, 20 20.

FRANCISCO ASTORGA CASTRO  
PLANNING DIRECTOR

## CITY ATTORNEY'S APPROVAL

APPROVED ON THIS 29th DAY OF April, 20 21.

Christina  
BOUNTIFUL CITY ATTORNEY

## DAVIS COUNTY RECORDER

ENTRY NO. 3393474 FEE PAID \$118.00  
FILED FOR RECORD AND RECORDED THIS 23rd DAY OF June, 20 21  
AT 9:30 a.m. IN BOOK 7787 OF 855  
COUNTY RECORDER: Richard M. Maughan  
BY: Deputy

STONE CREEK ESTATES SUBDIVISION PHASE 3

LOCATED IN THE WEST HALF OF SECTION 21,  
TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN  
BOUNTIFUL CITY, DAVIS COUNTY, UTAH  
MARCH 2021

CONSENT TO RECORD

WE, THE UNDERSIGNED HOLDERS OF A TRUST DEED ON THE ABOVE-DESCRIBED LAND, WHICH IS DATED  
DECEMBER 4, 2019, AND RECORDED AT BOOK 7410 ON PAGE 2067 AS ENTRY NUMBER 3211998 OF THE  
RECORDS OF DAVIS COUNTY, DO HEREBY CONSENT TO THE CREATION OF THIS SUBDIVISION, AND DO  
HEREBY CONSENT TO THE OWNER'S DEDICATION STATED ON THIS PLAT, AND DO HEREBY JOIN IN THE  
DEDICATION TO THE PERPETUAL USE OF THE PUBLIC ALL PARCELS SHOWN AS INTENDED FOR PUBLIC USE.

B. Johnson  
BARRY JOHNSON, TRUSTEE  
4/22/21  
DATE

CONSENT TO RECORD

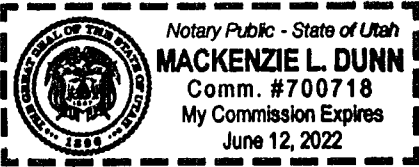
WE, THE UNDERSIGNED HOLDERS OF A TRUST DEED ON THE ABOVE-DESCRIBED LAND, WHICH IS DATED  
DECEMBER 4, 2019, AND RECORDED AT BOOK 7410 ON PAGE 2096 AS ENTRY NUMBER 3212001 OF THE  
RECORDS OF DAVIS COUNTY, DO HEREBY CONSENT TO THE CREATION OF THIS SUBDIVISION, AND DO  
HEREBY CONSENT TO THE OWNER'S DEDICATION STATED ON THIS PLAT, AND DO HEREBY JOIN IN THE  
DEDICATION TO THE PERPETUAL USE OF THE PUBLIC ALL PARCELS SHOWN AS INTENDED FOR PUBLIC USE.

B. Johnson  
BARRY JOHNSON, TRUSTEE  
4/22/21  
DATE

ACKNOWLEDGEMENT

ON THIS 22<sup>nd</sup> DAY OF April, 20 21, THERE APPEARED BEFORE ME, THE UNDERSIGNED  
NOTARY PUBLIC, BARRY JOHNSON, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND  
VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

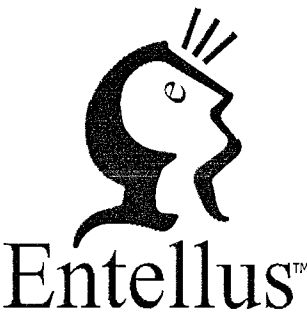
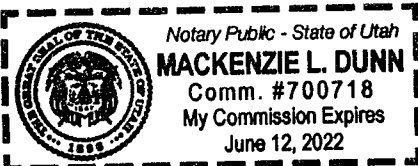
NOTARY PUBLIC: Mackenzie L. Dunn  
RESIDENCE: Salt Lake County  
MY COMMISSION EXPIRES: JUNE 12, 2022



ACKNOWLEDGEMENT

ON THIS 22<sup>nd</sup> DAY OF April, 20 21, THERE APPEARED BEFORE ME, THE UNDERSIGNED  
NOTARY PUBLIC, BARRY JOHNSON, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND  
VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC: Mackenzie L. Dunn  
RESIDENCE: Salt Lake County  
MY COMMISSION EXPIRES: JUNE 12, 2022



DAVIS COUNTY RECORDER

ENTRY NO. 3993474 FEE PAID \$118.00  
FILED FOR RECORD AND RECORDED THIS 23<sup>rd</sup> DAY OF June, 20 21  
AT 9:30 a.m. IN BOOK 2287 OF B.55  
COUNTY RECORDER: Richard Manghna  
BY: \_\_\_\_\_  
DEPUTY