

# LAKOTA ESTATES SUBDIVISION

A SUBDIVISION OF PART OF SECTION 5, TOWNSHIP 14 NORTH, RANGE 5 EAST  
SALT LAKE BASE & MERIDIAN  
RICH COUNTY, UTAH

## SURVEYOR'S CERTIFICATE

### CURVE DATA

CURVE	Δ	RADIUS	TANGENT	CHORD	LENGTH
LOT 1 & 46	36°52'13"	25.00'	8.33'	15.81'	16.09'
LOT 2	19°18'35"	117.50'	19.99'	39.41'	39.60'
LOT 3	27°57'12"	64.31'	16.01'	31.07'	31.38'
LOT 5 & 39	8°33'45"	263.36'	19.72'	39.32'	39.36'
LOT 6	12°56'15"	263.36'	29.86'	59.34'	59.47'
LOT 7	6°15'03"	82.50'	4.50'	9.00'	9.00'
LOT 9	6°44'08"	250.00'	14.71'	29.37'	29.39'
LOT 10	19°17'02"	250.00'	42.47'	83.75'	84.14'
LOT 11	4°58'50"	250.00'	10.87'	21.72'	21.73'
LOT 17	6°47'57"	250.00'	14.85'	29.65'	29.67'
LOT 18	7°55'33"	250.00'	17.32'	34.56'	34.58'
LOT 19	14°51'07"	250.00'	32.58'	64.62'	64.80'
LOT 20	1°25'21"	250.00'	3.10'	6.21'	6.21'
LOT 23	0°27'57"	300.00'	1.22'	2.44'	2.44'
LOT 24	11°32'03"	300.00'	30.30'	60.29'	60.39'
LOT 37	12°00'00"	300.00'	31.53'	62.72'	62.83'
LOT 37	26°14'00"	82.50'	19.22'	37.44'	37.77'
LOT 38	11°19'01"	263.36'	26.09'	51.93'	52.02'
LOT 40	42°44'13"	64.31'	25.16'	46.86'	47.97'
LOT 43	15°28'48"	85.00'	11.55'	22.90'	22.97'
LOT 44	46°52'46"	85.00'	36.85'	67.62'	69.55'
LOT 45	27°38'26"	85.00'	20.91'	40.61'	41.00'
COMMON AREA "A"	19°58'57"	82.50'	14.53'	28.63'	28.77'
COMMON AREA "B"	1°37'14"	263.36'	3.72'	7.45'	7.45'
PLANTING STRIP AT LOTS 1 & 46	53°07'47"	25.00'	12.50'	22.36'	23.18'



THIS IS TO CERTIFY THAT I, GEORGE L. WALKER HAVE SURVEYED THE LAND SHOWN ON THIS PLAN AND OWNED BY GRANT BEAGLEY AND CLAUDETTE BEAGLEY, AND THAT SAID LAND IS PART OF SECTION 5, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN, RICH COUNTY, UTAH, AND THAT SAID LAND IS BOUNDED AND DESCRIBED AS FOLLOWS: FROM THE NORTHWEST CORNER OF LOT 3 OF SAID SECTION 5, EAST 880.44 FEET (13.34 CHAINS); THEN S0°10'W 584.9 FEET; THEN S 7°59' E 508.2 FEET; THEN WEST 9.24 FEET; THEN S7°59' E 204.68 FEET TO THE POINT OF BEGINNING, WHICH POINT LIES ON THE EAST RIGHT-OF-WAY FENCE OF U.S. HIGHWAY 89, FROM THE POINT OF BEGINNING N70°58'30" E 387.95 FEET; THEN S24°47' E 92.95 FEET; THEN S42°14' E 452.76 FEET; THEN S21°58' E 321.42 FEET; THEN S10°16' E (S8°11' E) 194.01 FEET (188.76 FEET) (THE PRECEDING FOUR COURSES ARE ALONG THE SHORE LINE OF BEAR LAKE) TO A STEEL POST WHICH IS THE CENTER OF SWAN CREEK AS FORMERLY ESTABLISHED AND THE NORTH BANK OF SWAN CREEK AS NOW LOCATED; THEN N82°21'48" W 46.35 FEET; THEN N70°46'53" W 117.97 FEET; THEN S68°53'07" W 110.10 FEET ALONG THE CENTER OF SWAN CREEK; THEN S58°47'16" W 145.37 FEET; THEN N17°44'58" W 101.35 FEET; THEN N23°15'12" E 52.62 FEET; THEN N88°44'32" E 74.95 FEET; THEN N9°33'28" E 166.81 FEET; THEN N68°01'30" W 126.63 FEET; THEN S75°01'48" W 61.60 FEET; THEN S63°53'52" W 196.71 FEET; THEN S72°32'07" W 156.87 FEET (THE PRECEDING TEN COURSES ARE ALONG THE CENTER OF SWAN CREEK); THEN N6°11'25" W 647.06 FEET ALONG THE EAST RIGHT-OF-WAY FENCE OF HIGHWAY 89 TO THE POINT OF BEGINNING; CONTAINING 10.41 ACRES.

BY AUTHORITY OF SAID OWNERS I HAVE SUBDIVIDED THE ABOVE DESCRIBED LAND INTO LOTS AND STREETS AND HAVE ACCURATELY DRAWN SAID SUBDIVISION ON THIS PLAN.

I FURTHER CERTIFY THAT ALL EXISTING UNDERGROUND AND OVER-HEAD UTILITIES AT THE TIME OF PLATTING OF SAID LAND HAVE NOT BEEN SHOWN ON THIS PLAN AND THEREFORE NO RESPONSIBILITY IS ASSUMED BY THE UNDERSIGNED FOR THE PROVISION OF EASEMENTS AND THEIR LOCATION.

REGISTERED SURVEYOR  
NO. 3374  
GEORGE L. WALKER, JR.  
LAND SURVEYOR, CERTIFICATE NO. 3374  
(UTAH)

## OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED OWNERS, OF THE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS LAKOTA ESTATES SUBDIVISION, DO HEREBY FILE SAID SUBDIVISION WITHOUT DEDICATION OF STREETS, COMMON AREAS OR OTHER PUBLIC PLACES.

LAKOTA, INC.

Grant Beagley PRESIDENT  
Claudette Beagley SEC. TRES.

## ACKNOWLEDGEMENT

STATE OF UTAH } SS  
COUNTY OF RICH }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21 DAY OF December, A.D., 1972, BY George L. Walker, Jr. AFTER BEING DULY SWORN THAT THE ABOVE OWNERS SIGNED THE DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES THERE IN MENTIONED.

MY COMMISSION EXPIRES Sept. 21, 1974. WITNESS MY HAND AND OFFICIAL SEAL.

Sandra Strout  
NOTARY PUBLIC

### GENERAL NOTES

- ALL CORNERS AND POINTS OF CURVATURE ARE MARKED ON THE GROUND BY 1/2"x24" STEEL REINFORCING BARS UNLESS SAID CORNERS AND POINTS ARE INACCESSIBLE.
- SUBDIVISION BOUNDARY POINTS NOT SET WHERE LOCATED IN BEAR LAKE, SWAN CREEK OR OTHER INACCESSIBLE AREAS.
- WASTE DISPOSAL FOR EACH INDIVIDUAL LOT SHALL BE PROVIDED FOR BY INSTALLATION OF SEALED HOLDING TANKS WHICH SHALL BE CONSTRUCTED TO PRECLUDE THE POSSIBILITY OF OVERFLOW. SAID INSTALLATION SHALL BE IN ACCORDANCE WITH RICH COUNTY AND UTAH STATE HEALTH DEPARTMENT CODES AND SHALL BE SUBJECT TO APPROVAL BY THE RICH COUNTY SANITARIAN.

<p><b>APPROVAL BY COUNTY COMMISSION</b> APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF RICH COUNTY, UTAH, THIS 16 DAY OF January, A.D., 1972. ATTEST: <i>James B. Quinn</i> COUNTY CLERK <i>James B. Quinn</i> COMMISSIONER</p>	<p><b>COMMISSION APPROVAL AND ACCEPTANCE</b> APPROVED AND ACCEPTED BY THE RICH COUNTY, UTAH PLANNING COMMISSION THIS 11 DAY OF February, A.D., 1972. <i>W. Earl Bell</i> CHAIRMAN</p>
<p><b>ATTORNEY'S APPROVAL</b> APPROVED AS TO FORM THIS 3<sup>rd</sup> DAY OF January, A.D., 1972. <i>Charles P. Olson</i> CHARLES P. OLSON, ATTORNEY</p>	<p><b>COUNTY RECORDER'S CERTIFICATE</b> STATE OF UTAH } SS COUNTY OF RICH } THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE COUNTY RECORDER'S OFFICE ON THE 16 DAY OF February, A.D., 1972, AT 10:00 O'CLOCK P.M. AND IS DULY RECORDED. <i>James B. Quinn</i> COUNTY RECORDER</p>