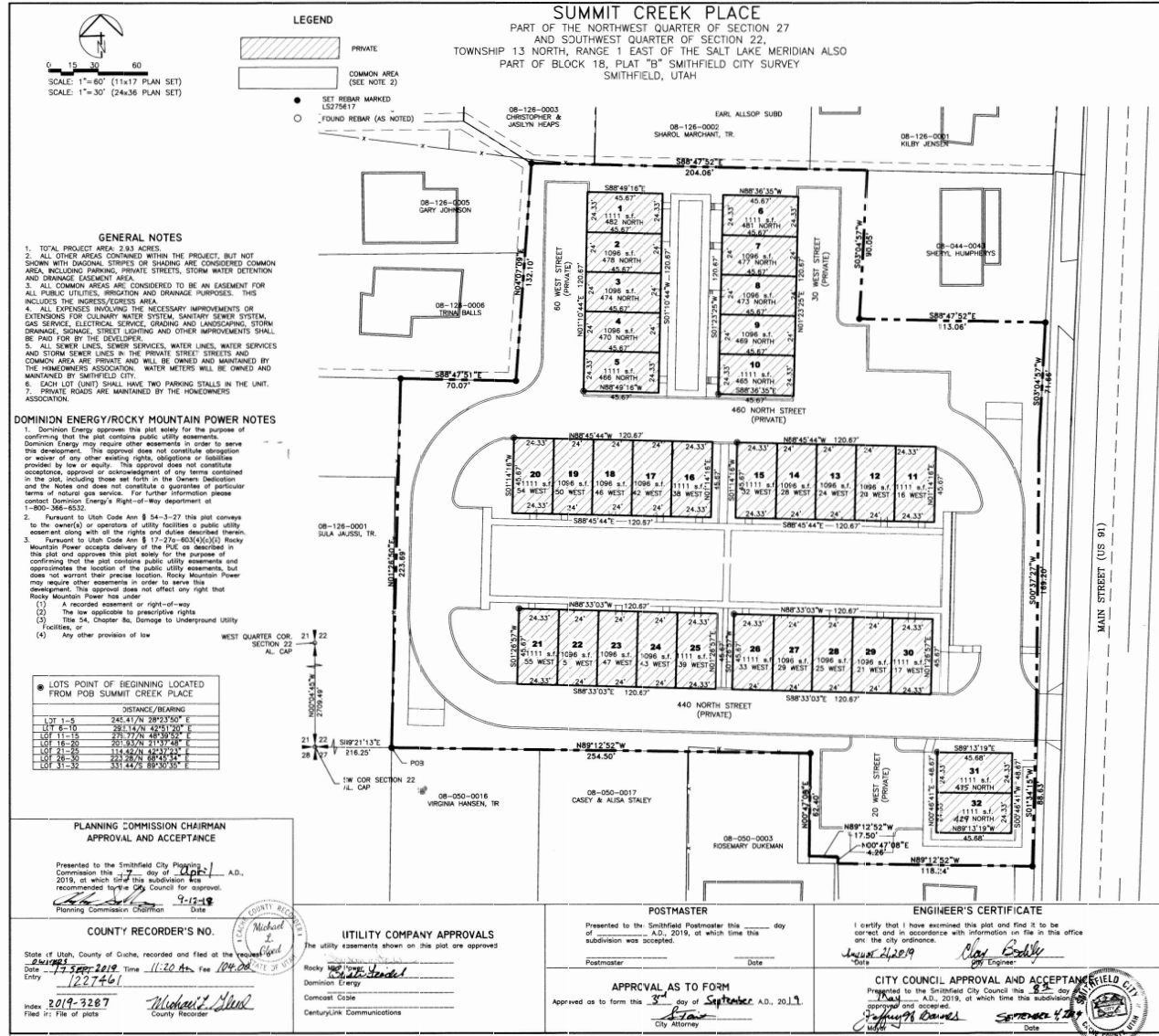


2019-3287



LEGAL DESCRIPTION
Part of the Northwest Quarter of Section 27 and the Southwest Quarter of Section 22, Township 13 North, Range 1 East of the Salt Lake Meridian also part of Block 18, Plat "B" Smithfield City Survey described as follows:
Commencing at the West Quarter Corner of Section 22, Township 13 North, Range 1 East of the Salt Lake Meridian monumented with an aluminum cap; thence S00°04'45"E 2708.49 feet to the Southwest Corner of said Section 22 monumented with an aluminum cap; thence S89°21'37"E 218.25 feet to the POINT OF BEGINNING and running thence along the boundary of T. East Subdivision the next three courses:
1) thence S 01°26'50" E 223.69 feet;
2) thence S 88°47'51" E 70.37 feet (S 88°20'40" E, By Record);
3) thence N 04°07'09" E 132.10 feet (N 04°34'20" E 132.10 feet, By Record);
thence S 03°24'57" W 80.05 feet (South 80.00 feet, By Record);
thence S 88°47'52" E 204.06 feet (S 88°20'40" E, By Record);
thence S 88°47'52" E 113.06 feet (East 113.00 feet, By Record);
thence along the west right of way line of highway #1 Project SP-009(9)32 the next three courses:
1) thence S 03°24'53" W 71.66 feet;
2) thence S 00°37'27" W 169.20 feet;
3) thence S 01°24'15" W 88.63 feet to a point of record being 15 rods 2 links of the Southeast Corner of Lot 1, Block 18, Plat "B" Smithfield City Survey.
thence N 89°12'52" W 118.24 feet;
thence N 00°47'08" E 4.26 feet;
thence N 89°12'52" W 17.50 feet;
thence N 00°47'08" E 62.40 feet;
thence N 89°12'52" W 254.50 feet to the point of beginning, containing 2.93 acres, more or less.

SURVEYOR NOTES/NARRATIVE
1. THE PURPOSE OF THIS PLAT WAS TO CREATE A 32 LOT TOWNHOME COMMUNITY RESIDENTIAL SUBDIVISION.
2. THE BASIS OF BEARING IS S 89°04'45" E ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 13 NORTH, RANGE 1 EAST OF THE SALT LAKE MERIDIAN.

SURVEYOR'S CERTIFICATE
I, Brian G. Lyon, a Registered Land Surveyor, hold Certificate No. 275617, as prescribed by the laws of the State of Utah, and do hereby certify that I am the author of the above and that I have made a survey of the tract of land shown on this plat, which is accurately described therein, and have caused to be filed in the public records of the State of Utah a true and correct copy of the same, together with the original field notes and strata, common areas together with easements to be hereafter known as SUMMIT CREEK PLACE, and that the same has been surveyed and shown on the ground as shown on this plat.

OWNERS DEDICATION
Know all by these presents that we the undersigned owners of the above-described tract of land, having caused the same to be subdivided into single family dwelling lots, townhome lots, streets and common areas to be hereafter known as SUMMIT CREEK PLACE, do hereby dedicate for the perpetual use of the owners of Summit Creek Place Home Owners Association all areas shown as private streets and common areas on this plat, subject to declarations of covenants, conditions and restrictions for the project which will be recorded in the Office of the County Recorder of Cache County, Utah, concurrently with the recording of this plat. The undersigned further consents to the recording of this plat in accordance with Utah State Law. We also dedicate easements as shown hereon to the public for the installation and maintenance of utilities. Also hereby convey to any and all public utility companies a perpetual non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance, and operation of utility lines and facilities. Furthermore, we incorporate all notes and restrictions as listed hereon.
A) Public utilities, and drainage easements: Grant and dedicate a perpetual right and easement over, upon and under the lands designated on the plat as public utility, drainage easements, the same to be used for the installation, maintenance and operation of public utility service lines, storm drainage facilities whichever is applicable as may be authorized by Smithfield City, Utah with no buildings or structures being erected within such easements.
In witness whereof the undersigned have hereunto set their signatures this 3rd day of August, 2019.

Summit Creek Place Development, LLC
Trent Crogan, Managing Member

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT
STATE OF UTAH
COUNTY OF DAVIS
On this 3rd day of September in the year 2019, before me, James S. Hickman, a Notary Public, personally appeared Trent Crogan, Manager of Summit Creek Place Development, LLC, in the presence of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged that said document was signed by him in behalf of said Summit Creek Place Development, LLC by authority of its bylaws.
Notary Public Signature: [Signature]
Notary Public Full Name: James S. Hickman
Commission Number: 23462
My Commission Expires: 7/2/21
A Notary Public Commissioned in Utah

ALLIANCE CONSULTING ENGINEERS
LOGAN, UTAH 84301
allianceengr.com

DEVELOPER: SUMMIT CREEK PLACE DEVELOPMENT, LLC
425 MAIN STREET, SUITE 101
LOGAN, UTAH 84301

DATE: 9/12/19

PROJECT NO.:

SCALE: 1"=40'

SUMMIT CREEK PLACE
PART OF THE NORTHWEST QUARTER OF SECTION 27 AND SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 13 NORTH, RANGE 1 EAST OF THE SALT LAKE MERIDIAN ALSO PART OF BLOCK 18, PLAT "B" SMITHFIELD CITY SURVEY
SMITHFIELD, UTAH

FINAL PLAT

DATE: JAN 2019