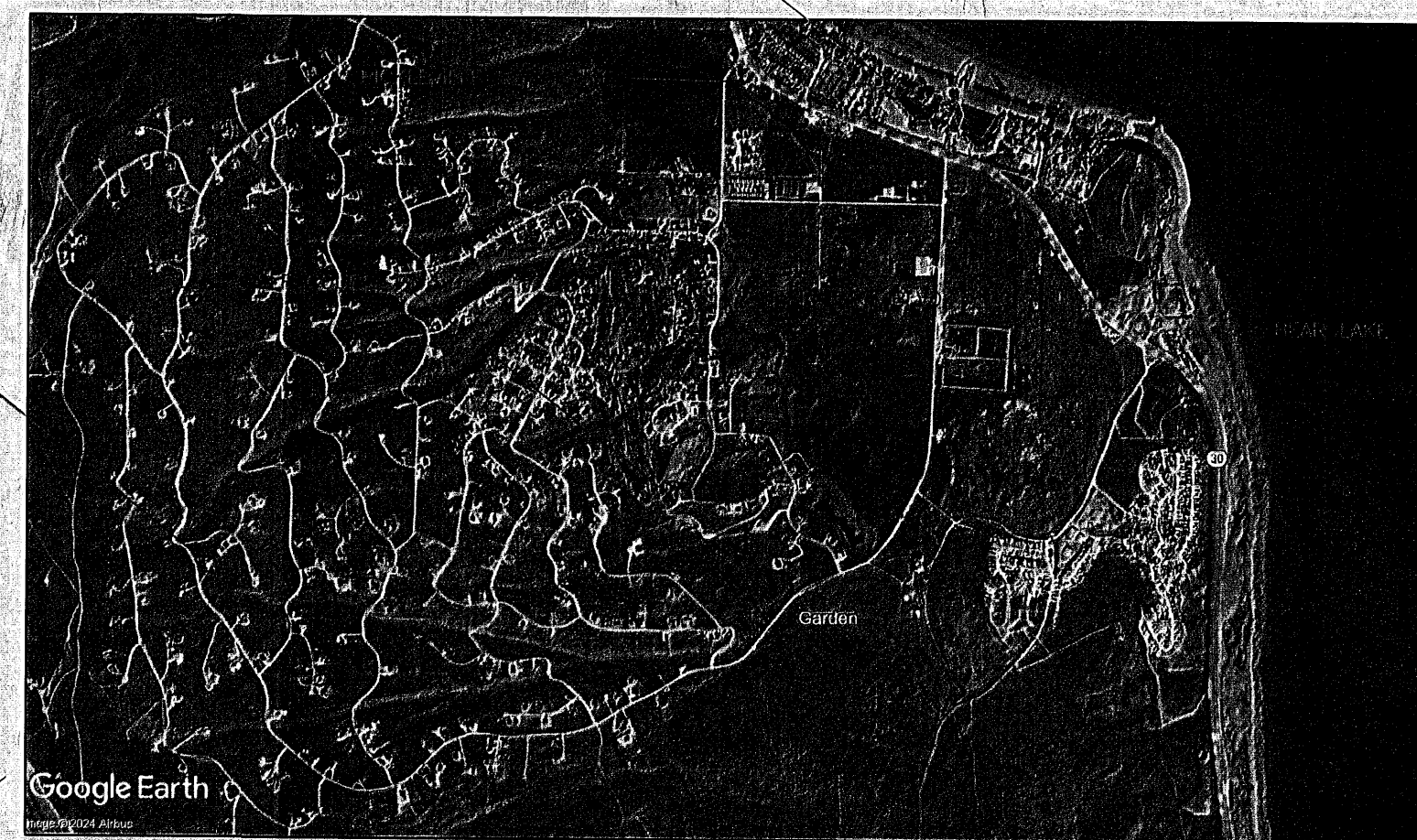


FINAL PLAT
FOR
SWEETWATER PARK SUBDIVISION NO. 7, LOTS 18 & 19 AMENDED

SECTION 5, TOWNSHIP 13 NORTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN
RICH COUNTY, UTAH

VICINITY MAP
NOT TO SCALE

IDEAL BEACH RESORT



LEGAL DESCRIPTION
FOR
LOT 19 AMENDED

A PARCEL OF LAND BEING A PORTION OF LOT 19, SWEETWATER PARK SUBDIVISION NO. 7, AS SHOWN BY THE OFFICIAL PLAT THEREOF FILED 19 DECEMBER 1972 AS FILING NO. F13,347 IN BOOK H2, PAGE 684, IN THE OFFICE OF THE RECORDER OF RICH COUNTY, UTAH, WHICH PARCEL IS ALSO LOCATED IN SECTION 5, TOWNSHIP 13 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, RICH COUNTY, UTAH AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 19 AND RUNNING THENCE ALONG THE BOUNDARY OF LOT 19 THE FOLLOWING 2 COURSES:
THENCE SOUTH 55° 00' 00" EAST 332.02 FEET;
THENCE SOUTH 73° 36' 45" WEST 91.08 FEET;
THENCE NORTH 11° 58' 21" WEST 48.32 FEET;
THENCE SOUTH 78° 22' 13" WEST 75.07 FEET;
THENCE SOUTH 11° 34' 07" EAST 55.60 FEET TO A POINT ON THE SAID BOUNDARY OF LOT 19;
THENCE ALONG THE SAID BOUNDARY OF LOT 19 THE FOLLOWING 8 COURSES:
THENCE SOUTH 73° 36' 45" WEST 96.10 FEET TO A POINT ON A 650.00 FEET RADIUS NON TANGENT CURVE CONCAVE TO THE SOUTHWEST WHOSE CENTER BEARS SOUTH 73° 36' 46" WEST;
THENCE NORTHWESTERLY ALONG THE SAID CURVE THROUGH A CENTRAL ANGLE OF 14° 06' 46" A DISTANCE OF 180.10 FEET (CHORD = NORTH 23° 26' 37" WEST 159.70 FEET) TO A POINT OF COMPOUND CURVATURE WITH A 330.00 FEET RADIUS CURVE CONCAVE TO THE SOUTHWEST;
THENCE NORTHWESTERLY ALONG THE SAID CURVE THROUGH A CENTRAL ANGLE OF 16° 40' 28" A DISTANCE OF 96.04 FEET (CHORD = NORTH 38° 50' 14" WEST 95.70 FEET);
THENCE NORTH 50° 00' 00" EAST 15.19 FEET TO THE BEGINNING OF A 95.00 FEET RADIUS TANGENT CURVE CONCAVE TO THE SOUTHWEST;
THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27° 45' 00" A DISTANCE OF 46.01 FEET (CHORD = NORTH 63° 52' 30" EAST 45.56 FEET) TO A POINT OF REVERSE CURVATURE WITH A 555.00 FEET RADIUS CURVE CONCAVE TO THE NORTHWEST;
THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 5° 28' 28" A DISTANCE OF 53.03 FEET (CHORD = NORTH 75° 00' 46" EAST 53.01 FEET) TO THE POINT OF BEGINNING,
CONTAINING 1.0 ACRE OF LAND.

LEGAL DESCRIPTION
FOR
LOT 18 AMENDED

A PARCEL OF LAND BEING A PORTION OF LOT 19 AND ALL OF LOT 18, SWEETWATER PARK SUBDIVISION NO. 7, AS SHOWN BY THE OFFICIAL PLAT THEREOF FILED 19 DECEMBER 1972 AS FILING NO. F13,347 IN BOOK H2, PAGE 684, IN THE OFFICE OF THE RECORDER OF RICH COUNTY, UTAH, WHICH PARCEL IS ALSO LOCATED IN SECTION 5, TOWNSHIP 13 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, RICH COUNTY, UTAH AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 18 AND RUNNING THENCE ALONG THE BOUNDARY OF LOT 18 THE FOLLOWING 4 COURSES:
THENCE SOUTH 26° 00' 34" EAST 183.07 FEET;
THENCE SOUTH 85° 00' 00" WEST 314.10 FEET TO A POINT ON A 650.00 FEET RADIUS NON TANGENT CURVE CONCAVE TO THE SOUTHWEST WHOSE CENTER BEARS SOUTH 85° 00' 00" WEST;
THENCE NORTHWESTERLY ALONG THE SAID CURVE THROUGH A CENTRAL ANGLE OF 11° 23' 15" A DISTANCE OF 129.19 FEET (CHORD = NORTH 10° 41' 37" WEST 128.97 FEET);
THENCE NORTH 73° 36' 45" EAST 96.10 FEET;
THENCE NORTH 11° 34' 07" WEST 55.60 FEET;
THENCE NORTH 78° 22' 13" EAST 49.32 FEET TO A POINT ON THE SAID BOUNDARY OF LOT 18;
THENCE NORTH 73° 36' 45" EAST 91.08 FEET ALONG THE SAID BOUNDARY OF LOT 18 TO THE POINT OF BEGINNING,
CONTAINING 1.1 ACRES OF LAND.

SCALE: 1 INCH = 40 FEET

THE FINAL PLAT FOR SWEETWATER PARK SUBDIVISION NO. 7 WHICH BASIS OF BEARING IS S 55° E ALONG THE NORTHEASTERLY LINE OF LOT 19

LEGEND

- x — EXISTING FENCE
- — — DEED (RECORD) LINE
- (R) BY RECORD
- SET 5/8" REBAR W/ ALM CAP PLS 375041
- FOUND 5/8" REBAR W/ CAP AS NOTED
- ◇ POINT NOT FOUND OR SET

NOTES AND RESTRICTION:

- PARENT SUBDIVISION: SWEETWATER PARK SUBDIVISION NO. 7, BOOK H2, PAGE 684.
- RICH COUNTY SHALL NOT BE RESPONSIBLE FOR SNOW REMOVAL RELATED TO THIS PLAT.
- ALL LOTS HAVE A 10 FOOT UTILITIES EASEMENT ON ALL BACK AND SIDE LOT LINES (NOTE FROM ORIGINAL PLAT OF SAID SUBDIVISION)

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO CHANGE A PROPERTY LINE DUE TO THE OWNERS BECOMING AWARE THEIR HOUSE IS NOT ON THEIR PROPERTY. THIS SURVEY IS UPDATING THE SURVEY RECORDED AS SURVEY # 1607 IN THE OFFICIAL RECORDS OF RICH COUNTY. THE FRYE HOUSE, SUPPOSED TO BE ON LOT 18 IS REALLY ON LOT 19. THIS SURVEY IS MARKING ON THE GROUND AND PROVIDING SURVEYED LEGAL DESCRIPTIONS FOR THE DEED WORK TO BE DONE TO CLEAR UP THIS PROBLEM. LOT 19 IS CURRENTLY OWNED BY CORY WARDELL AND CINDY WARDELL. THE CURRENT DEED FOR LOT 19 IS RECORDED AS FILING NO. 103901 IN BOOK X12, PAGE 1591, IN THE OFFICIAL RECORDS OF RICH COUNTY. LOT 18 IS OWNED BY JONATHAN C. FRYE AND ANGELA R. FRYE. THE CURRENT DEED FOR LOT 18 IS RECORDED AS FILING NO. 97884 IN BOOK 112, PAGE 887. THIS SURVEY FOUND EXISTING PROPERTY CORNER MONUMENTS THAT ARE SHOWN. FOUR PROPERTY CORNERS WERE SET WITH THIS SURVEY.

PLANNING COMMISSION CERTIFICATE OF APPROVAL

PRESENTED TO THE RICH COUNTY PLANNING COMMISSION THIS 20TH DAY OF SEPTEMBER, 2024, AT WHICH THE FINAL PLAT WAS APPROVED AND ACCEPTED.

COUNTY COMMISSION CERTIFICATE OF APPROVAL

PRESENTED TO THE RICH COUNTY PLANNING COMMISSION THIS 22ND DAY OF SEPTEMBER, 2024, AT WHICH THE FINAL PLAT WAS APPROVED AND ACCEPTED.

COUNTY ENGINEER'S CERTIFICATE OF APPROVAL

I HAVE EXAMINED THIS PLAT AND TO THE BEST OF MY ABILITY FIND IT TO BE CORRECT AND IN ACCORDANCE WITH COUNTY AND STATE CODES THIS DAY OF SEPTEMBER, 2024.

COUNTY ATTORNEY CERTIFICATE OF APPROVAL

APPROVED AS TO FORM THIS 22ND DAY OF SEPT, 2024.

UTAH STATE BOARD OF HEALTH CERTIFICATE OF APPROVAL

APPROVED THIS 14TH DAY OF NOVEMBER, 2024.

COUNTY RECORDER'S NO.

STATE OF UTAH, COUNTY OF RICH, RECORDED AND FILED AT THE REQUEST OF Jonathan Frye
THIS 25TH DAY OF NOVEMBER, 2024, TIME 11:55
ABSTRACTED Book 112 Pg. 1043
Entry 108170
INDEX
FILED IN: FILE OR PLATS
COUNTY RECORDER

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF Davis) SS
ON THIS 21ST DAY OF June, 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, APPEARED THE ABOVE NAMED OWNERS OF THE ABOVE DESCRIBED SUBDIVISION KNOWN TO ME TO BE THE PARTIES WHOSE NAMES ARE SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

MICHAEL CARBAJAL
NOTARY PUBLIC - STATE OF UTAH
COMMISSION NO. 732875
COMM. EXP. 08/28/2027

NOTARY PUBLIC FOR UTAH
RESIDING AT: Davis County
MY COMMISSION EXPIRES: 08/28/2027

FIRE DISTRICT CERTIFICATE OF APPROVAL

APPROVED THIS 25TH DAY OF NOV, 2024.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE THE UNDERSIGNED, BEING THE OWNERS OF INTEREST IN THE PARCELS DO HEREBY CERTIFY THAT THE FOREGOING PLAT DESIGNATED AS SWEETWATER PARK SUBDIVISION NO. 7, LOTS 18 & 19 AMENDED, AS IT IS DESCRIBED AND AS IT APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND THAT THIS IS A CORRECT PLAT OF THE LAND AS IT IS DIVIDED INTO LOTS, BLOCKS, STREETS, AND UTILITY EASEMENTS, AND THAT THE UNDERSIGNED OWNERS OF THE PARCELS SHOWN AND DESCRIBED ON THIS PLAT DO HEREBY DEDICATE TO THE PUBLIC FOR PERPETUAL PUBLIC USE, ALL UTILITY EASEMENTS AS SHOWN HEREON. FURTHERMORE, WE INCORPORATE ALL NOTES AND RESTRICTIONS, WHETHER LISTED HEREON OR NOT, FROM THE SWEETWATER PARK SUBDIVISION NO. 7 FILING NO. F13,347 IN BOOK H2, PAGE 684, IN THE OFFICIAL RECORDS OF RICH COUNTY, UTAH.

JONATHAN C. FRYE
ANGELA R. FRYE

6/21/24
6-21-24

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF Davis) SS
ON THIS 21ST DAY OF June, 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, APPEARED THE ABOVE NAMED OWNERS OF THE ABOVE DESCRIBED SUBDIVISION KNOWN TO ME TO BE THE PARTIES WHOSE NAMES ARE SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

MICHAEL CARBAJAL
NOTARY PUBLIC - STATE OF UTAH
COMMISSION NO. 732875
COMM. EXP. 08/28/2027

NOTARY PUBLIC FOR UTAH
RESIDING AT: Davis County
MY COMMISSION EXPIRES: 08/28/2027

ACKNOWLEDGEMENT

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COUNTY OF Davis) SS
ON THIS 21ST DAY OF June, 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, APPEARED THE ABOVE NAMED OWNERS OF THE ABOVE DESCRIBED SUBDIVISION KNOWN TO ME TO BE THE PARTIES WHOSE NAMES ARE SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

MICHAEL CARBAJAL
NOTARY PUBLIC - STATE OF UTAH
COMMISSION NO. 732875
COMM. EXP. 08/28/2027

NOTARY PUBLIC FOR UTAH
RESIDING AT: Davis County
MY COMMISSION EXPIRES: 08/28/2027

BOUNDARY DESCRIPTION

LOTS 18 AND 19, SWEETWATER PARK SUBDIVISION NO. 7 AS SHOWN BY THE OFFICIAL PLAT THEREOF FILED 19 DECEMBER 1972 AS FILING NO. F13,347 IN BOOK H2, PAGE 684, IN THE OFFICE OF THE RECORDER OF RICH COUNTY, UTAH

SURVEYOR'S CERTIFICATE

TIMOTHY LYNN CHRISTENSEN, A LICENSED LAND SURVEYOR IN THE STATE OF UTAH, HEREBY CERTIFIES THAT THE SURVEY OF THIS PARCEL WAS MADE BY HIMSELF OR UNDER HIS CLOSE PERSONAL SUPERVISION AND THAT THE SURVEY TO BE MADE AS SHOWN AND DESCRIBED ON THIS PLAT.

6/21/24
Timothy Lynn Christensen

FINAL PLAT FOR

SWEETWATER PARK SUBDIVISION NO. 7

LOTS 18 & 19 AMENDED

SECTION 5, TOWNSHIP 13 NORTH, RANGE 5 EAST, SLB&M

SWEETWATER PARK SUBDIVISION NO. 7 RICH COUNTY, UTAH

REVISIONS

1. REE: 20198-KIMBALL

OFFICE WORK BYTC, EZ

FIELD BOOK NO.

COMPLETION DATE: JUNE 2024

LAND SURVEYORS

A.A. HUDSON

AND

ASSOCIATES

132 SOUTH STATE

PRESN, IDAHO 83283

(208) 852-1135

DRAWING: 20198-TRCE.dwg