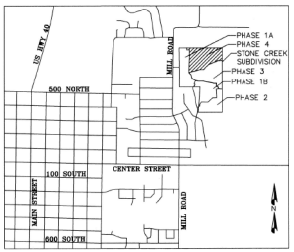
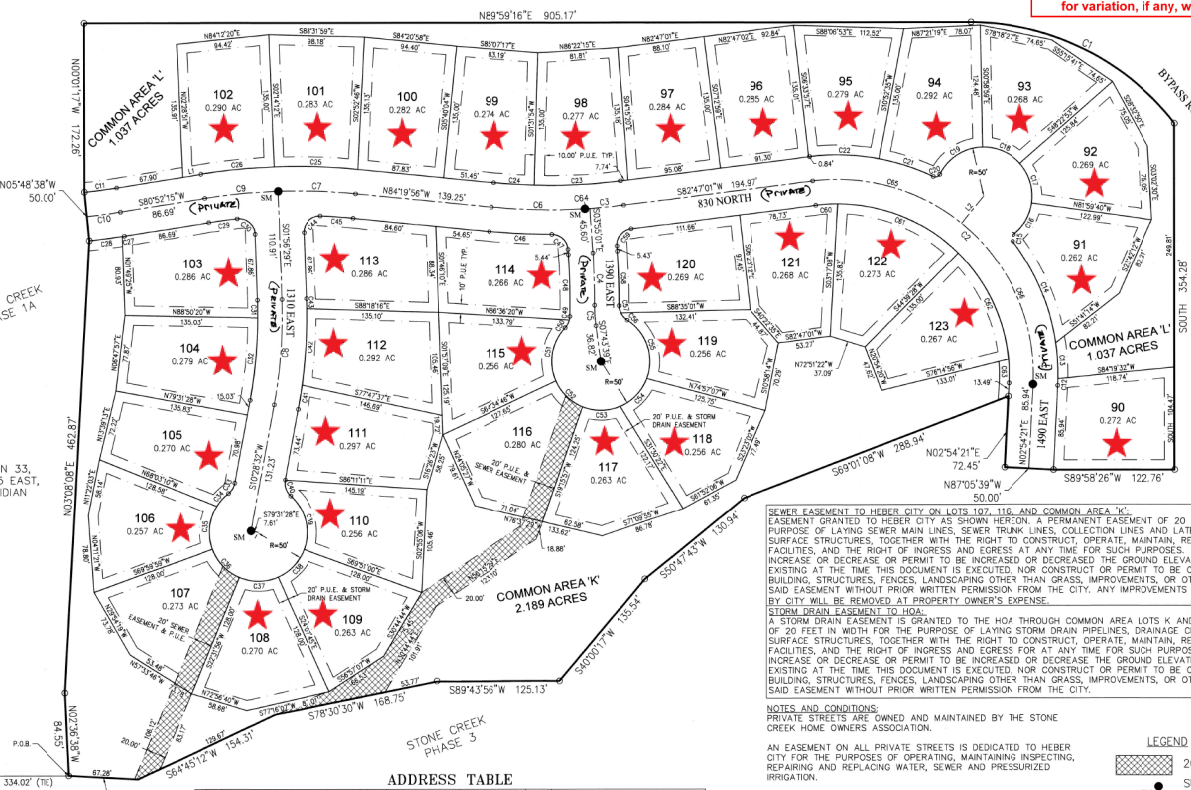
STONE CREEK PHASE 4



VICINITY MAP

CURVE TABLE						CURVE TABLE						CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	263.71'	239.19'	51°58'05"	231.07'	S63°29'31"E	C27	625.00'	2.07'	0°11'22"	2.07'	N80°57'56"E	C53	50.00'	39.16'	44°52'32"	38.17'	N89°23'18"E
C2	200.00'	349.50'	100°10'724"	306.69'	N47°09'17"W	C28	625.00'	34.14'	3°07'48"	34.13'	S82°37'29"W	C54	50.00'	40.58'	46°30'12"	39.48'	N43°41'56"E
C3	600.00'	34.55'	3°17'58"	34.55'	S84°26'00"W	C29	575.00'	29.17'	2°55'35"	29.36'	N82°29'02"E	C55	50.00'	38.09'	78°01'42"	62.95'	N18°34'01"W
C4	720.00'	53.72'	4°16'30"	53.71'	S01°46'47"E	C30	16.50'	27.15'	94°15'41"	24.19'	S48°04'20"E	C56	17.50'	10.19'	33°21'47"	10.05'	N40°53'58"W
C5	150.00'	21.17'	8°05'07"	21.15'	S03°41'10"E	C31	475.00'	17.89'	2°09'37"	17.89'	S09°51'31"E	C57	17.50'	7.01'	24°36'06"	7.46'	N11°15'02"W
C6	600.00'	95.37'	9°06'27"	95.27'	N88°53'09"W	C32	475.00'	84.18'	10°15'04"	84.87'	S05°21'00"W	C58	745.00'	35.92'	4°18'03"	55.91'	N01°46'00"W
C7	600.00'	78.69'	7°30'54"	78.63'	N89°08'13"W	C33	17.50'	12.85'	42°03'33"	12.56'	S31°30'20"W	C59	16.50'	24.97'	86°42'02"	22.65'	N39°06'00"E
C8	500.00'	108.36'	12°25'01"	108.15'	S04°16'01"W	C34	50.00'	17.14'	20°19'26"	17.64'	S42°22'25"W	C60	175.00'	22.49'	7°21'50"	22.48'	N86°27'56"E
C9	600.00'	78.27'	7°11'16"	78.22'	S84°27'53"W	C35	50.00'	45.56'	52°12'43"	44.00'	S08°06'21"W	C61	175.00'	135.94'	44°30'31"	132.55'	S67°35'54"E
C10	600.00'	34.75'	3°19'08"	34.75'	S82°31'49"W	C36	50.00'	41.40'	47°26'04"	40.25'	S43°44'02"E	C62	175.00'	122.88'	40°13'58"	120.37'	S25°13'40"E
C11	575.00'	33.31'	3°19'08"	33.30'	S82°31'49"W	C37	50.00'	40.12'	46°39'41"	39.60'	N89°12'05"E	C63	175.00'	24.49'	8°01'01"	24.47'	S01°06'10"E
C12	225.00'	6.96'	1°46'18"	6.96'	N02°01'12"E	C38	50.00'	39.10'	45°43'15"	38.85'	N43°00'38"E	C64	600.00'	5.00'	0°28'39"	5.00'	S86°19'18"W
C13	225.00'	36.92'	9°24'07"	36.88'	N03°34'01"W	C39	50.00'	59.53'	68°13'20"	56.32'	N14°07'40"W	C65	200.00'	61.97'	46°24'03"	157.58'	N74°00'58"W
C14	225.00'	114.10'	29°03'15"	112.88'	N22°47'42"W	C40	17.50'	17.98'	58°52'51"	17.20'	N18°57'54"W	C66	200.00'	187.53'	53°43'21"	180.73'	N23°57'16"W
C15	5.00'	7.78'	89°08'50"	.02'	N07°15'05"E	C41	525.00'	25.04'	2°43'58"	25.04'	N09°08'32"E						
C16	50.00'	38.24'	43°49'10"	37.31'	N29°54'55"E	C42	525.00'	78.60'	8°34'41"	78.53'	N03°27'13"E						
C17	50.00'	43.31'	49°37'27"	41.96'	N16°48'23"W	C43	525.00'	10.13'	1°06'22"	10.13'	N01°23'19"W						
C18	50.00'	43.08'	49°21'53"	41.76'	N66°18'23"W	C44	16.50'	27.15'	94°15'41"	24.19'	N45°11'21"E						
C19	50.00'	54.52'	62°28'23"	51.86'	S57°46'49"W	C45	575.00'	33.60'	3°20'53"	33.59'	S88°00'22"E						
C20	5.00'	7.78'	89°08'50"	.02'	S71°07'03"W	C46	625.00'	64.09'	5°52'33"	64.07'	S87°16'12"E						
C21	225.00'	58.18'	14°48'53"	58.01'	N71°42'59"W	C47	16.50'	24.15'	86°77'77"	22.57'	S47°53'45"E						
C22	225.00'	71.00'	18°05'34"	70.76'	N89°10'12"W	C48	685.00'	63.36'	5°14'22"	63.53'	S01°17'50"E						
C23	575.00'	87.79'	8°44'53"	87.71'	S87°09'27"W	C49	17.50'	3.49'	11°24'49"	3.48'	S07°01'45"W						
C24	575.00'	41.51'	4°08'11"	41.50'	N80°24'01"W	C50	17.50'	9.39'	30°44'50"	9.28'	S28°06'35"W						
C25	625.00'	86.20'	7°54'08"	86.13'	N88°17'08"W	C51	50.00'	58.31'	66°49'20"	55.06'	S10°04'20"W						
C26	625.00'	75.19'	6°53'33"	75.14'	S84°18'01"W	C52	50.00'	39.13'	44°50'09"	38.14'	S45°45'25"E						

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S80°52'15"W	18.79'
L2	N39°11'04"E	35.69'



NORTHWEST CORNER SECTION 33, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN

SOUTHWEST CORNER SECTION 33, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN

STONE CREEK PLAT PHASE 4 ~ 11 SEPT 2019

ADDRESS TABLE

LOT	ADDRESS	LOT	ADDRESS	LOT	ADDRESS
90	778 NORTH 1490 EAST	103	1288 EAST 830 NORTH	114	1366 EAST 830 NORTH
91	814 NORTH 1490 EAST		815 NORTH 1310 EAST		815 NORTH 1390 EAST
92	824 NORTH 1490 EAST	104	791 NORTH 1310 EAST	115	795 NORTH 1390 EAST
93	1485 EAST 830 NORTH	105	771 NORTH 1310 EAST	116	791 NORTH 1390 EAST
94	1475 EAST 830 NORTH	106	763 NORTH 1310 EAST	117	792 NORTH 1390 EAST
95	1455 EAST 830 NORTH	107	761 NORTH 1310 EAST	118	794 NORTH 1390 EAST
96	1437 EAST 830 NORTH	108	762 NORTH 1310 EAST	119	796 NORTH 1390 EAST
97	1411 EAST 830 NORTH	109	764 NORTH 1310 EAST	120	816 NORTH 1390 EAST
98	1385 EAST 830 NORTH	110	766 NORTH 1310 EAST		1414 EAST 830 NORTH
99	1363 EAST 830 NORTH	111	778 NORTH 1310 EAST	121	1442 EAST 830 NORTH
100	1341 EAST 830 NORTH	112	796 NORTH 1310 EAST	122	1476 EAST 830 NORTH
101	1323 EAST 830 NORTH	113	814 NORTH 1310 EAST	123	809 NORTH 1490 EAST
102	1299 EAST 830 NORTH		1336 EAST 830 NORTH		

SURVEYOR
BING CHRISTENSEN
SUMMIT ENGINEERING
55 WEST CENTER
HEBER CITY, UT 84032
PHONE (435) 654-9229

SEWER EASEMENT TO HEBER CITY ON LOTS 107, 116, AND COMMON AREA 'K':
EASEMENT GRANTED TO HEBER CITY AS SHOWN HEREON. A PERMANENT EASEMENT OF 20 FEET IN WIDTH FOR THE PURPOSE OF LAYING SEWER MAIN LINES, SEWER TRUNK LINES, COLLECTION LINES AND LATERALS, SEWER MANHOLES, AND SURFACE STRUCTURES, TOGETHER WITH THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR AND REPLACE SAID FACILITIES, AND THE RIGHT OF INGRESS AND EGRESS AT ANY TIME FOR SUCH PURPOSES. PROPERTY OWNER SHALL NOT INCREASE OR DECREASE OR PERMIT TO BE INCREASED OR DECREASED THE GROUND ELEVATIONS OF SAID EASEMENT EXISTING AT THE TIME THIS DOCUMENT IS EXECUTED. NOR CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY PERMANENT BUILDING, STRUCTURES, FENCES, LANDSCAPING OTHER THAN GRASS, IMPROVEMENTS, OR OTHER ENCROACHMENTS UPON SAID EASEMENT WITHOUT PRIOR WRITTEN PERMISSION FROM THE CITY. ANY IMPROVEMENTS NOT AUTHORIZED IN WRITING BY CITY WILL BE REMOVED AT PROPERTY OWNER'S EXPENSE.

STORM DRAIN EASEMENT TO HOA:
A STORM DRAIN EASEMENT IS GRANTED TO THE HOA THROUGH COMMON AREA LOTS K AND L. A PERMANENT EASEMENT OF 20 FEET IN WIDTH FOR THE PURPOSE OF LAYING STORM DRAIN PIPELINES, DRAINAGE CHANNELS, MANHOLES AND SURFACE STRUCTURES, TOGETHER WITH THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR AND REPLACE SAID FACILITIES, AND THE RIGHT OF INGRESS AND EGRESS FOR AT ANY TIME FOR SUCH PURPOSES. HOA SHALL NOT INCREASE OR DECREASE OR PERMIT TO BE INCREASED OR DECREASE THE GROUND ELEVATIONS OF SAID EASEMENT EXISTING AT THE TIME THIS DOCUMENT IS EXECUTED. NOR CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY PERMANENT BUILDING, STRUCTURES, FENCES, LANDSCAPING OTHER THAN GRASS, IMPROVEMENTS, OR OTHER ENCROACHMENTS UPON SAID EASEMENT WITHOUT PRIOR WRITTEN PERMISSION FROM THE CITY.

NOTES AND CONDITIONS:
PRIVATE STREETS ARE OWNED AND MAINTAINED BY THE STONE CREEK HOME OWNERS ASSOCIATION.

AN EASEMENT ON ALL PRIVATE STREETS IS DEDICATED TO HEBER CITY FOR THE PURPOSES OF OPERATING, MAINTAINING INSPECTING, REPAIRING AND REPLACING WATER, SEWER AND PRESSURIZED IRRIGATION.

ALL COMMON AREAS AND STORM DRAIN FACILITIES SHALL BE MAINTAINED BY THE STONE CREEK HOME OWNERS ASSOCIATION. COMMON AREAS ARE GOVERNED BY THE COVENANTS, CONDITIONS AND RESTRICTIONS OF THE STONE CREEK HOME OWNERS ASSOCIATION.

LOT OWNERS SHALL COMPLY WITH THE COVENANTS, CONDITIONS AND RESTRICTIONS OF THE STONE CREEK HOME OWNERS ASSOCIATION.

USE OF THE PRIVATE ROADS WITHIN STONE CREEK IS LIMITED TO LOT OWNERS, THEIR GUESTS AND INVITEES, EMERGENCY SERVICES, HEBER CITY, WASATCH COUNTY PUBLIC WORKS (TRASH COLLECTION) AND PUBLIC UTILITY COMPANIES. THE STONE CREEK HOME OWNERS ASSOCIATION RESERVES THE RIGHT TO CONTROL THE USE OF PRIVATE ROADS WITHIN THE DEVELOPMENT.

A GEOTECHNICAL REPORT FOR THE SUBDIVISION IS AVAILABLE IN THE HEBER CITY PLANNING OFFICE. THIS REPORT PROVIDES RECOMMENDATIONS FOR CONSTRUCTION TO ADDRESS SPECIFIC SOILS IN THE AREA. BUILDERS ARE ADVISED TO REVIEW THIS REPORT AND FOLLOW THOSE RECOMMENDATIONS, AND TO CONSULT WITH A GEOTECHNICAL ENGINEER AS DESCRIBED IN THE REPORT.

LEGEND
- 20' SEWER EASMENT
- SM SURVEY MONUMENT
- 10' PUBLIC UTILITY EASEMENT

COUNTY SURVEYOR'S CERTIFICATE

APPROVED AS TO FORM ON THIS 16th DAY OF Sept., 2019

ROS #3113.

COUNTY SURVEYOR

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9a-603 OF THE UTAH CODE, I, BING CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 146796 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT.

I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

9/11/19
DATE

SURVEYOR (SEE SEAL BELOW)

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS SOUTH 0°02'25" EAST 5349.37 FEET BETWEEN THE NORTHWEST AND SOUTHWEST CORNERS OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN.

BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF LOT 14 OF THE STONE CREEK PHASE 1A SUBDIVISION PLAT (ENTRY #441861), SAID POINT ALSO BEING S00°02'25"E 2170.84' AND EAST 334.02' FROM THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN;
THENCE ALONG SAID BOUNDARY OF THE STONE CREEK PHASE 1 SUBDIVISION THE FOLLOWING FOUR COURSES: (1) N02°36'38"W 84.55 FEET; (2) THENCE N03°08'08"E 462.87 FEET; (3) N05°48'38"W 50.00 FEET; (4) N00°01'17"W 172.26 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF THE EAST BYPASS ROAD DEDICATION PLAT (ENTRY #461807);
THENCE ALONG SAID EAST BYPASS ROAD DEDICATION PLAT THE FOLLOWING TWO COURSES: (1) N89°59'16"E 905.17 FEET TO A POINT ON A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 263.71'; (2) THENCE 239.19 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51°58'05"(CHORD BEARING AND DISTANCE BEING S63°29'31"E 231.07 FEET;
THENCE SOUTH 354.28 FEET TO THE NORTHEAST CORNER OF LOT 89 OF THE STONE CREEK PHASE 3 SUBDIVISION (YET TO BE RECORDED); THENCE ALONG THE NORTHERLY BOUNDARY OF THE SAID STONE CREEK PHASE 3 (YET TO BE RECORDED) PLAT THE FOLLOWING TEN COURSES: (1) S89°58'26"W 122.76 FEET; (2) N87°05'39"W 50.00 FEET; (3) N02°54'21"E 72.45 FEET; (4) S69°01'08"W 288.94 FEET; (5) S50°43'43"W 130.94 FEET; (6) S40°00'17"W 135.54 FEET; (7) THENCE S89°43'55"W 125.13 FEET; (8) S78°30'30"W 168.75 FEET; (9) S64°45'12"W 154.31 FEET; (10) N86°55'28"W 70.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 14.785 ACRES

OWNER'S DEDICATION

THE UNDERSIGNED OWNER OF THE PROPERTY DESCRIBED HEREON, HAS CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, COMMON AREAS, PRIVATE STREETS, AND EASEMENTS, AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE DECLARATION HEREBY DEDICATES THOSE AREAS LABELED AS PRIVATE STREETS AND EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF UNDERGROUND PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

DATED THIS DAY OF December 23, 2020

BY: Rich Hansen
DW MARKETING LLC - MANAGER
BLACKSTONE CREEK, LLC

Rich Hansen
PRINTED NAME

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF WASATCH }

ON THE 23rd DAY OF December 2020 PERSONALLY APPEARED BEFORE ME, THE SIGNER OF THE FORGOING DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.

MY COMMISSION EXPIRES 8/21/2022

Trina N. Cooke
NOTARY PUBLIC

TRINA N. COOKE
NOTARY PUBLIC - STATE OF UTAH
COMMISSION# 701803
COMM. EXP. 08-21-2022

ACCEPTANCE BY HEBER CITY

THE CITY COUNCIL OF HEBER CITY, WASATCH COUNTY, STATE OF UTAH, HEREBY APPROVES THIS SUBDIVISION AND ACCEPTS THE CONFIGURATION OF LOTS, EASEMENTS, STREETS AND PUBLIC RIGHTS-OF-WAY HEREON SHOWN.

ON THIS DAY OF September 17, 2019

APPROVED Kelleen Potter MAYOR — ATTEST Trina N. Cooke CITY RECORDER (SEE SEAL BELOW)

APPROVED CITY ENGINEER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED ON THIS DAY 23 OCT. 2019 BY THE HEBER CITY PLANNING COMMISSION

CHAIRMAN, PLANNING COMMISSION

STONE CREEK PHASE 4

HEBER CITY, WASATCH COUNTY, STATE OF UTAH IN THE NORTHWEST 1/4 OF SECTION 33, T3S, R5E, SLB&M.
SCALE: 1" = 60 FEET

SURVEYOR'S SEAL — NOTARY PUBLIC SEAL — CITY ENGINEER SEAL — CITY RECORDER SEAL

WASATCH COUNTY RECORDER

ENTRY # 491203 DATE 12-29-2020 TIME 9:50AM
FEE $118.00 BOOK 1331 PAGE 367 FOR BLACKSTONE CREEK LLC
BY TC WASATCH COUNTY RECORDER PEGGY FOY SULSER.