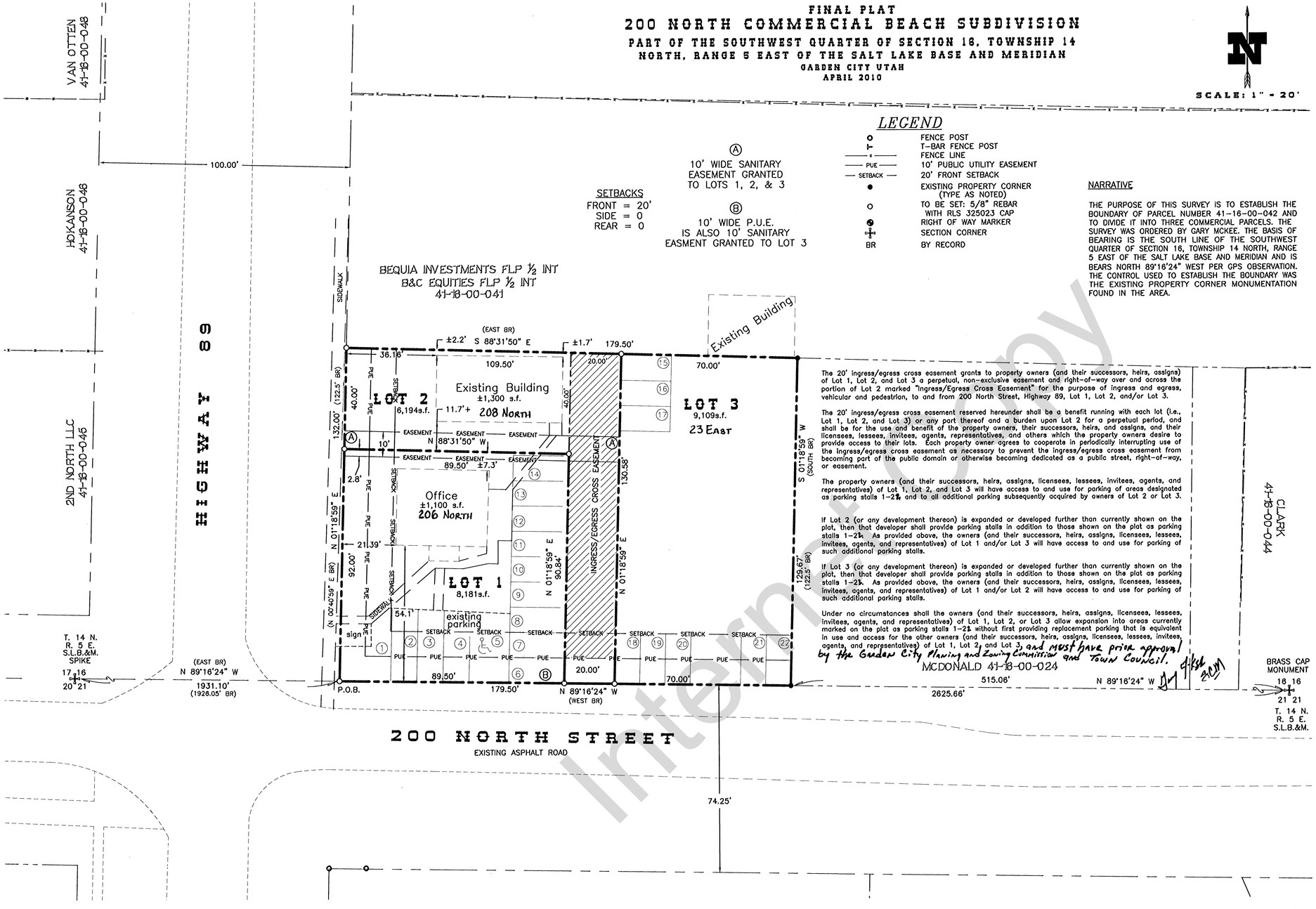
FINAL PLAT
200 NORTH COMMERCIAL BEACH SUBDIVISION

PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN
GARDEN CITY UTAH
APRIL 2010

SCALE: 1" = 20'



LEGEND

Ⓐ	10' WIDE SANITARY EASEMENT GRANTED TO LOTS 1, 2, & 3
Ⓑ	10' WIDE P.U.E. IS ALSO 10' SANITARY EASMENT GRANTED TO LOT 3
o	FENCE POST
T	T-BAR FENCE POST
—x—	FENCE LINE
—PUE—	10' PUBLIC UTILITY EASEMENT
—SETBACK—	20' FRONT SETBACK
●	EXISTING PROPERTY CORNER (TYPE AS NOTED)
o	TO BE SET: 5/8" REBAR WITH RLS 325023 CAP
	RIGHT OF WAY MARKER
	SECTION CORNER
BR	BY RECORD

SETBACKS
FRONT = 20'
SIDE = 0
REAR = 0

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE BOUNDARY OF PARCEL NUMBER 41-16-00-042 AND TO DIVIDE IT INTO THREE COMMERCIAL PARCELS. THE SURVEY WAS ORDERED BY GARY MCKEE. THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN AND IS BEARS NORTH 89°16'24" WEST PER GPS OBSERVATION. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING PROPERTY CORNER MONUMENTATION FOUND IN THE AREA.

The 20' ingress/egress cross easement grants to property owners (and their successors, heirs, assigns) of Lot 1, Lot 2, and Lot 3 a perpetual, non-exclusive easement and right-of-way over and across the portion of Lot 2 marked "Ingress/Egress Cross Easement" for the purpose of ingress and egress, vehicular and pedestrian, to and from 200 North Street, Highway 89, Lot 1, Lot 2, and/or Lot 3.

The 20' ingress/egress cross easement reserved hereunder shall be a benefit running with each lot (i.e., Lot 1, Lot 2, and Lot 3) or any part thereof and a burden upon Lot 2 for a perpetual period, and shall be for the use and benefit of the property owners, their successors, heirs, and assigns, and their licensees, lessees, invitees, agents, representatives, and others which the property owners desire to provide access to their lots. Each property owner agrees to cooperate in periodically interrupting use of the ingress/egress cross easement as necessary to prevent the ingress/egress cross easement from becoming part of the public domain or otherwise becoming dedicated as a public street, right-of-way, or easement.

The property owners (and their successors, heirs, assigns, licensees, lessees, invitees, agents, and representatives) of Lot 1, Lot 2, and Lot 3 will have access to and use for parking of areas designated as parking stalls 1-2% and to all additional parking subsequently acquired by owners of Lot 2 or Lot 3.

If Lot 2 (or any development thereon) is expanded or developed further than currently shown on the plat, then that developer shall provide parking stalls in addition to those shown on the plat as parking stalls 1-2%. As provided above, the owners (and their successors, heirs, assigns, licensees, lessees, invitees, agents, and representatives) of Lot 1 and/or Lot 3 will have access to and use for parking of such additional parking stalls.

If Lot 3 (or any development thereon) is expanded or developed further than currently shown on the plat, then that developer shall provide parking stalls in addition to those shown on the plat as parking stalls 1-2%. As provided above, the owners (and their successors, heirs, assigns, licensees, lessees, invitees, agents, and representatives) of Lot 1 and/or Lot 2 will have access to and use for parking of such additional parking stalls.

Under no circumstances shall the owners (and their successors, heirs, assigns, licensees, lessees, invitees, agents, and representatives) of Lot 1, Lot 2, or Lot 3 allow expansion into areas currently marked on the plat as parking stalls 1-2% without first providing replacement parking that is equivalent in use and access for the other owners (and their successors, heirs, assigns, licensees, lessees, invitees, agents, and representatives) of Lot 1, Lot 2, and Lot 3, and must have prior approval by the Garden City Planning and Zoning Committee and Town Council.

Internet Copy

SURVEYOR'S CERTIFICATE

I, JEFF S. HANSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 325023 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT INTO LOTS AND STREETS, HEREINAFTER TO BE KNOWN AS: "200 NORTH COMMERCIAL BEACH SUBDIVISION" AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

Jeff S. Hansen — REGISTERED LAND SURVEYOR 5-17-10 NO. 325023 STATE OF UTAH — R.L.S. No. 325023

BOUNDARY DESCRIPTION

A PARCEL OF GROUND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN. DESCRIBED AS FOLLOWS:

COMMENCING AT THE SPIKE FOUND AT THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN FROM WHICH THE BRASS CAP FOUND AT THE SOUTH QUARTER CORNER OF SAID SECTION 16 BEARS SOUTH 89°16'24" EAST 2,625.66 FEET; AND RUNNING THENCE SOUTH 89°16'24" EAST 1,931.10 FEET (EAST 1,926.05 FEET BY RECORD) TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF 200 NORTH STREET AND THE EAST RIGHT OF WAY LINE OF STATE HIGHWAY 89 AND THE TRUE POINT OF BEGINNING; AND RUNNING THENCE NORTH 01°18'59" EAST ALONG SAID EAST RIGHT OF WAY LINE 132.00 FEET (NORTH 122.5 FEET BY RECORD); THENCE SOUTH 88°31'50" EAST (EAST BY RECORD) 179.50 FEET; THENCE SOUTH 01°18'59" WEST 129.67 FEET (SOUTH 122.5 FEET BY RECORD) TO A POINT ON THE NORTH RIGHT OF WAY LINE OF 200 NORTH STREET AND THE SOUTH LINE OF SAID SECTION 16 ; THENCE NORTH 89°16'24" WEST (WEST BY RECORD) ALONG SAID LINE 179.50 FEET TO THE POINT OF BEGINNING. CONTAINING 0.54 ACRES, MORE OR LESS.

GARDEN CITY WATERWORKS APPROVAL

APPROVED THIS 25th DAY OF MAY A.D. 2010
BY THE GARDEN CITY PLANNING AND ZONING COMMISSION.
PUBLIC WORKS DEPT
Travis Hobbs
MAYOR-PUBLIC WORKS

APPROVAL AS TO FORM

THIS May 22 DAY OF _____ A.D. 2010
Anthony Martinez
ATTORNEY

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREINAFTER KNOWN AS: "200 NORTH COMMERCIAL BEACH SUBDIVISION" DO HEREBY DEDICATE, GRANT AND CONVEY TO GARDEN CITY, UTAH AND UTILITY COMPANIES ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS EASEMENTS TO BE USED FOR PUBLIC UTILITY AND DRAINAGE PURPOSES. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS INTENDED FOR PUBLIC USE.

IN WITNESS WE HAVE HEREUNTO SET OUR SIGNATURES THIS 24th DAY OF May A.D. 2010.

GARY MCKEE
P.O. BOX 226
GARDEN CITY, UTAH 84038

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF Rich

ON THIS 24th DAY OF May, 2010 PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF Rich IN SAID STATE OF UTAH, THE SIGNER OF THE ABOVE OWNERS DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

Kathy L. Hodges
NOTARY PUBLIC
MY COMMISSION EXPIRES April 13, 2018

NOTARY PUBLIC KATHY L. HODGES 145 W. Logan St. Garden City, UT 84028 My Commission Expires April 13, 2018 STATE OF UTAH

COUNTY RECORDER'S NO. 79756

STATE OF UTAH, COUNTY OF Rich, RECORDED
AND FILED AT THE REQUEST OF Town of Garden City
DATE 06/04/10 TIME 1:01 PM FEE $33.00
ABSTRACTED Book - 210 Page - 861
INDEX
FILED IN: FILE OF PLATS
Debra Lee Ames
COUNTY RECORDER

PLANNING COMMISSION APPROVAL

APPROVED THIS 13 DAY OF May A.D. 2010
BY THE GARDEN CITY PLANNING AND ZONING COMMISSION.
CHAIRPERSON

BEAR LAKE SPECIAL SERVICE DISTRICT APPROVAL

THE SUBDIVISION DESCRIBED HEREON HAS BEEN APPROVED BY THE BEAR LAKE SPECIAL SERVICE DISTRICT.
THIS 17th DAY OF May 2010.
REPRESENTATIVE

COUNCIL APPROVAL AND ACCEPTANCE

PRESENTED TO THE GARDEN CITY COUNCIL THIS 13 DAY OF May A.D. 2010. AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
MAYOR
Kathy L. Hodges
ATTEST

ENGINEER'S CERTIFICATE

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

5-20-10
DATE
ENGINEER

JOB #: 10-035

JSH
SURVEYING & DRAFTING INC.
P.O. BOX 300 o WELLSVILLE, UTAH 84339
(435) 245-9090 * TOLL FREE 1-888-420-0268