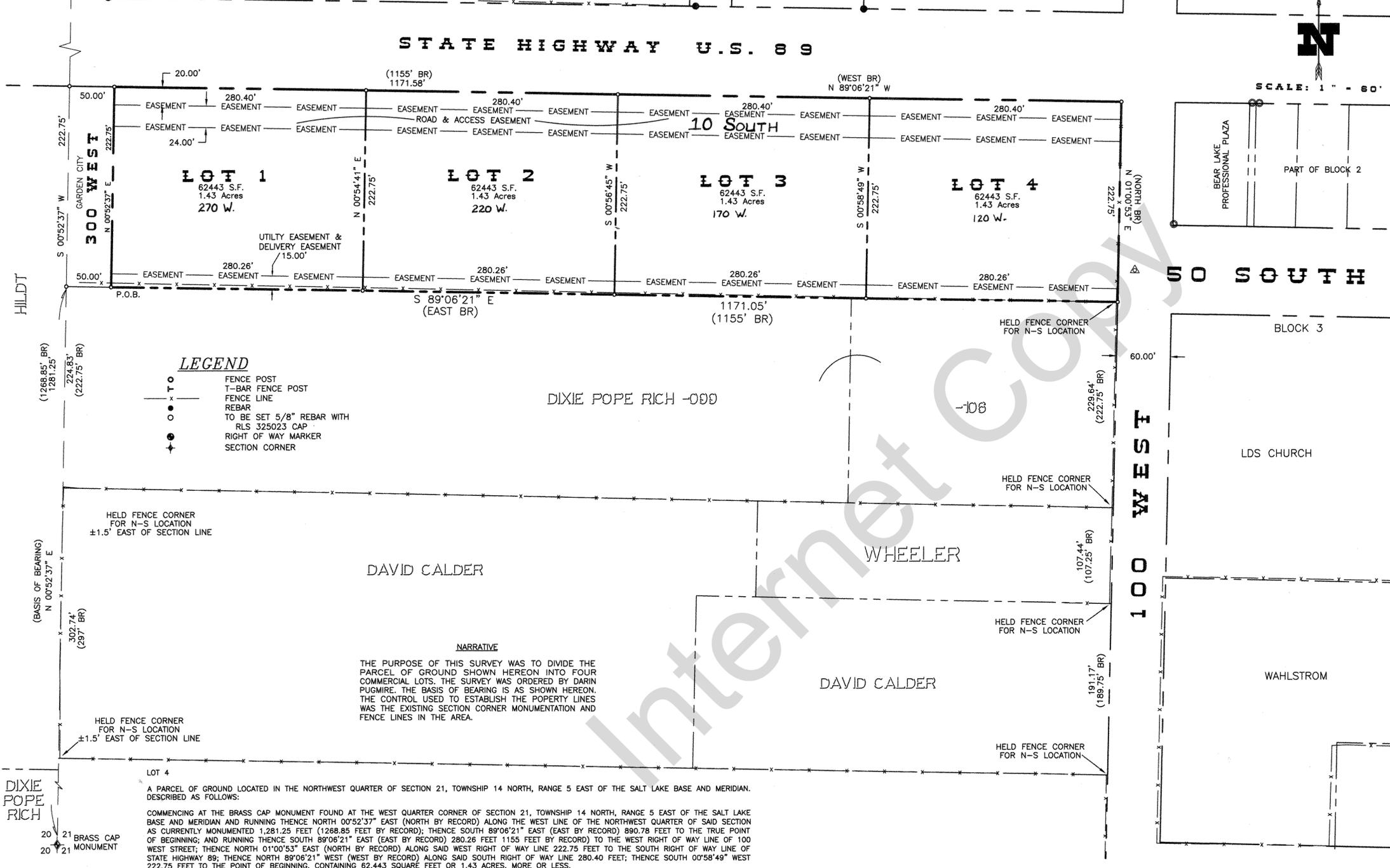


#5 REBAR
T. 14 N.
R. 5 E.
S.L.B.&M.

BEAR LAKE COMMERCIAL COURT MINOR SUBDIVISION

LOCATED IN THE NW 1/4
SECTION 21, T. 14 N. R. 5 E. S.L.B.&M.
GARDEN CITY, RICH COUNTY, UTAH
JUNE 2006
PAUL NANCE



LEGEND
FENCE POST
T-BAR FENCE POST
FENCE LINE
REBAR
TO BE SET 5/8" REBAR WITH
RLS 325023 CAP
RIGHT OF WAY MARKER
SECTION CORNER

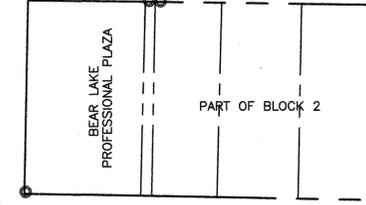
NARRATIVE
THE PURPOSE OF THIS SURVEY WAS TO DIVIDE THE PARCEL OF GROUND SHOWN HEREON INTO FOUR COMMERCIAL LOTS. THE SURVEY WAS ORDERED BY DARIN PUGMIRE. THE BASIS OF BEARING IS AS SHOWN HEREON. THE CONTROL USED TO ESTABLISH THE PROPERTY LINES WAS THE EXISTING SECTION CORNER MONUMENTATION AND FENCE LINES IN THE AREA.

LOT 4
A PARCEL OF GROUND LOCATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN. DESCRIBED AS FOLLOWS:
COMMENCING AT THE BRASS CAP MONUMENT FOUND AT THE WEST QUARTER CORNER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 00°52'37" EAST (NORTH BY RECORD) ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION AS CURRENTLY MONUMENTED 1,281.25 FEET (1268.85 FEET BY RECORD); THENCE SOUTH 89°06'21" EAST (EAST BY RECORD) 890.78 FEET TO THE TRUE POINT OF BEGINNING; AND RUNNING THENCE SOUTH 89°06'21" EAST (EAST BY RECORD) 280.26 FEET (1155 FEET BY RECORD) TO THE WEST RIGHT OF WAY LINE OF 100 WEST STREET; THENCE NORTH 01°00'53" EAST (NORTH BY RECORD) ALONG SAID WEST RIGHT OF WAY LINE 222.75 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY 89; THENCE NORTH 89°06'21" WEST (WEST BY RECORD) ALONG SAID SOUTH RIGHT OF WAY LINE 280.40 FEET; THENCE SOUTH 00°58'49" WEST 222.75 FEET TO THE POINT OF BEGINNING. CONTAINING 62,443 SQUARE FEET OR 1.43 ACRES, MORE OR LESS.

PART OF BLOCK 2



SCALE: 1" = 60'



50 SOUTH

BLOCK 3

100 WEST

LDS CHURCH

WAHLSTROM

SURVEY 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 THE "BEAR LAKE COMMERCIAL COURT MINOR SUBDIVISION" AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.



Jeff S. Hansen R.L.S. No. 325023 Date 2-13-07

BOUNDARY DESCRIPTIONS

LOT 1
A PARCEL OF GROUND LOCATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN. DESCRIBED AS FOLLOWS:
COMMENCING AT THE BRASS CAP MONUMENT FOUND AT THE WEST QUARTER CORNER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 00°52'37" EAST (NORTH BY RECORD) ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION AS CURRENTLY MONUMENTED 1,281.25 FEET (1268.85 FEET BY RECORD); THENCE SOUTH 89°06'21" EAST (EAST BY RECORD) 50.00 FEET TO THE TRUE POINT OF BEGINNING; AND RUNNING THENCE SOUTH 89°06'21" EAST (EAST BY RECORD) 280.26 FEET; THENCE NORTH 00°54'41" EAST 222.75 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY 89; THENCE NORTH 89°06'21" WEST (WEST BY RECORD) ALONG SAID SOUTH RIGHT OF WAY LINE 280.40 FEET; THENCE SOUTH 00°52'37" WEST 222.75 FEET TO THE POINT OF BEGINNING. CONTAINING 62,443 SQUARE FEET OR 1.43 ACRES, MORE OR LESS.

LOT 2
A PARCEL OF GROUND LOCATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN. DESCRIBED AS FOLLOWS:
COMMENCING AT THE BRASS CAP MONUMENT FOUND AT THE WEST QUARTER CORNER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 00°52'37" EAST (NORTH BY RECORD) ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION AS CURRENTLY MONUMENTED 1,281.25 FEET (1268.85 FEET BY RECORD); THENCE SOUTH 89°06'21" EAST (EAST BY RECORD) 330.26 FEET TO THE TRUE POINT OF BEGINNING; AND RUNNING THENCE SOUTH 89°06'21" EAST (EAST BY RECORD) 280.26 FEET; THENCE NORTH 00°56'45" EAST 222.75 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY 89; THENCE NORTH 89°06'21" WEST (WEST BY RECORD) ALONG SAID SOUTH RIGHT OF WAY LINE 280.40 FEET; THENCE SOUTH 00°54'41" WEST 222.75 FEET TO THE POINT OF BEGINNING. CONTAINING 62,443 SQUARE FEET OR 1.43 ACRES, MORE OR LESS.

LOT 3
A PARCEL OF GROUND LOCATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN. DESCRIBED AS FOLLOWS:
COMMENCING AT THE BRASS CAP MONUMENT FOUND AT THE WEST QUARTER CORNER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 00°52'37" EAST (NORTH BY RECORD) ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION AS CURRENTLY MONUMENTED 1,281.25 FEET (1268.85 FEET BY RECORD); THENCE SOUTH 89°06'21" EAST (EAST BY RECORD) 610.52 FEET TO THE TRUE POINT OF BEGINNING; AND RUNNING THENCE SOUTH 89°06'21" EAST (EAST BY RECORD) 280.26 FEET; THENCE NORTH 00°58'49" EAST 222.75 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY 89; THENCE NORTH 89°06'21" WEST (WEST BY RECORD) ALONG SAID SOUTH RIGHT OF WAY LINE 280.40 FEET; THENCE SOUTH 00°56'45" WEST 222.75 FEET TO THE POINT OF BEGINNING. CONTAINING 62,443 SQUARE FEET OR 1.43 ACRES, MORE OR LESS.

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 TO BE HEREINAFTER KNOWN AS THE "BEAR LAKE COMMERCIAL COURT MINOR 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 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 29th DAY OF April, A.D. 2007.
Jeff S. Hansen
David E. Stephens
Anthony R. Martin
Nathan Forbes

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF Rich
ON THIS 29th DAY OF April, 2007
PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF Rich, THE SIGNERS OF THE ABOVE OWNERS DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.
Sharon C. Millard
NOTARY PUBLIC
MY COMMISSION EXPIRES February 14, 2011



COUNTY RECORDER'S NO. 72312

STATE OF UTAH, COUNTY OF Rich, RECORDED
AND FILED AT THE REQUEST OF TOWN OF GARDEN CITY
DATE 08/06/07 TIME 9:00 am FEE 34.00

PLANNING COMMISSION APPROVAL

APPROVED THIS 15th DAY OF June, A.D. 2007
BY THE GARDEN CITY PLANNING AND ZONING COMMISSION.
David W. Semmens
CHAIRPERSON

BEAR LAKE SPECIAL SERVICE DISTRICT APPROVAL

WASTE DISPOSAL SYSTEM & CULINARY SYSTEM APPROVAL
THIS 30th DAY OF April, A.D. 2007
David E. Stephens
REPRESENTATIVE

APPROVAL AS TO FORM

THIS 11 DAY OF May, A.D. 2007
Anthony R. Martin
ATTORNEY

COUNCIL APPROVAL AND ACCEPTANCE

PRESENTED TO THE GARDEN CITY COUNCIL THIS 12th DAY OF April, A.D. 2007, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
Kenneth W. Johnson
MAYOR
Nathan Forbes
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.
5-21-07
DATE
Samuel J. ...
ENGINEER

JSH SURVEYING & DRAFTING INC.
P.O. BOX 300 • WELLSVILLE, UTAH 84339
(435) 245-9090 • TOLL FREE 1-888-420-0268
JOB #: 06-056