



**BESSINGERS  
SUBDIVISION**  
A PART OF THE N.W. 1/4 OF SECTION 21  
TOWNSHIP 14 NORTH, RANGE 5 EAST, S.L.B.&M.  
GARDEN CITY, RICH COUNTY, UTAH  
DECEMBER 2006

LOT 7  
41-21-40-227

A PART OF 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 SPIKE MONUMENT FOUND AT THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°44'15" EAST ALONG THE NORTH LINE OF SAID SECTION AS CURRENTLY MONUMENTED 20.49 FEET; THENCE LEAVING SAID SECTION LINE SOUTH 00°15'45" EAST 24.45 FEET TO THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF 300 WEST STREET AND THE SOUTH RIGHT OF WAY LINE OF 200 NORTH STREET IN GARDEN CITY, UTAH; THENCE LEAVING SAID EAST RIGHT OF WAY LINE SOUTH 89°43'06" EAST ALONG SAID SOUTH RIGHT OF WAY LINE 697.38 FEET TO THE TRUE POINT OF BEGINNING; AND RUNNING THENCE SOUTH 89°43'06" EAST ALONG SAID SOUTH RIGHT OF WAY LINE 114.00 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE SOUTH 00°00'00" EAST 110.00 FEET; THENCE NORTH 89°43'06" WEST 114.00 FEET; THENCE NORTH 00°00'00" WEST 110.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.29 ACRE.

LOT 6  
41-21-40-226

A PART OF 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 SPIKE MONUMENT FOUND AT THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°44'15" EAST ALONG THE NORTH LINE OF SAID SECTION AS CURRENTLY MONUMENTED 20.49 FEET; THENCE LEAVING SAID SECTION LINE SOUTH 00°15'45" EAST 24.45 FEET TO THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF 300 WEST STREET AND THE SOUTH RIGHT OF WAY LINE OF 200 NORTH STREET IN GARDEN CITY, UTAH; THENCE LEAVING SAID EAST RIGHT OF WAY LINE SOUTH 89°43'06" EAST ALONG SAID SOUTH RIGHT OF WAY LINE 583.38 FEET TO THE TRUE POINT OF BEGINNING; AND RUNNING THENCE SOUTH 89°43'06" EAST ALONG SAID SOUTH RIGHT OF WAY LINE 114.00 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE SOUTH 00°00'00" EAST 110.00 FEET; THENCE NORTH 89°43'06" WEST 114.00 FEET; THENCE NORTH 00°00'00" WEST 110.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.29 ACRE.

LEGRAND JOHNSON CONSTRUCTION COMPANY INC

**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: "BESSINGERS SUBDIVISION" AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

1-15-07  
Date

Jeff S. Hansen  
R.L.S. No. 325023

**LEGAL DESCRIPTIONS**

LOT 4  
41-21-40-224

A PART OF 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 SPIKE MONUMENT FOUND AT THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°44'15" EAST ALONG THE NORTH LINE OF SAID SECTION AS CURRENTLY MONUMENTED 20.49 FEET; THENCE LEAVING SAID SECTION LINE SOUTH 00°15'45" EAST 24.45 FEET TO THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF 300 WEST STREET AND THE SOUTH RIGHT OF WAY LINE OF 200 NORTH STREET IN GARDEN CITY, UTAH; THENCE LEAVING SAID EAST RIGHT OF WAY LINE SOUTH 89°43'06" EAST ALONG SAID SOUTH RIGHT OF WAY LINE 355.38 FEET TO THE TRUE POINT OF BEGINNING; AND RUNNING THENCE SOUTH 89°43'06" EAST ALONG SAID SOUTH RIGHT OF WAY LINE 114.00 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE SOUTH 00°00'00" EAST 110.00 FEET; THENCE NORTH 89°43'06" WEST 114.00 FEET; THENCE NORTH 00°00'00" WEST 110.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.29 ACRE.

LOT 5  
21-40-225

A PART OF 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 SPIKE MONUMENT FOUND AT THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°44'15" EAST ALONG THE NORTH LINE OF SAID SECTION AS CURRENTLY MONUMENTED 20.49 FEET; THENCE LEAVING SAID SECTION LINE SOUTH 00°15'45" EAST 24.45 FEET TO THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF 300 WEST STREET AND THE SOUTH RIGHT OF WAY LINE OF 200 NORTH STREET IN GARDEN CITY, UTAH; THENCE LEAVING SAID EAST RIGHT OF WAY LINE SOUTH 89°43'06" EAST ALONG SAID SOUTH RIGHT OF WAY LINE 469.38 FEET TO THE TRUE POINT OF BEGINNING; AND RUNNING THENCE SOUTH 89°43'06" EAST ALONG SAID SOUTH RIGHT OF WAY LINE 114.00 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE SOUTH 00°00'00" EAST 110.00 FEET; THENCE NORTH 89°43'06" WEST 114.00 FEET; THENCE NORTH 00°00'00" WEST 110.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.29 ACRE.

**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: "BESSINGERS 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 COMMON AREA 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 16<sup>th</sup> DAY OF January, A.D. 2007

*Jeff S. Hansen*  
*Meredith Bessinger*

**ACKNOWLEDGMENT**

STATE OF UTAH  
COUNTY OF Rich

ON THIS 16<sup>th</sup> DAY OF January, 2007  
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF Rich, IN SAID STATE OF UTAH, 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.

*Kathy L. Halsey*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES March 8, 2007

**COUNTY RECORDER'S NO. 70934**

STATE OF UTAH, COUNTY OF Rich, RECORDED

AND FILED AT THE REQUEST OF Town of Garden City

DATE 02/09/07 TIME 2:38 pm FEE \$37.00

ABSTRACTED Book - I10 Page - 1149

INDEX FILED IN: FILE OF PLATS

*Debra Lee Jones*  
COUNTY RECORDER

**PLANNING COMMISSION APPROVAL**

APPROVED THIS 09<sup>th</sup> DAY OF February, A.D. 2007  
BY THE GARDEN CITY PLANNING AND ZONING COMMISSION.

*Paul Summers*  
CHAIRPERSON

**BEAR LAKE SPECIAL SERVICE DISTRICT APPROVAL**

WASTE DISPOSAL SYSTEM & CULINARY SYSTEM APPROVAL OF THIS 18<sup>th</sup> DAY OF February, A.D. 2007

*David S. Stimpert*  
REPRESENTATIVE

**APPROVAL AS TO FORM**

THIS 22<sup>nd</sup> DAY OF January, A.D. 2007

*Anthony K. Madama*  
ATTORNEY

**COUNCIL APPROVAL AND ACCEPTANCE**

PRESENTED TO THE GARDEN CITY COUNCIL THIS 11<sup>th</sup> DAY OF February, A.D. 2007 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

*Kenneth W. Spomer*  
MAYOR

*Kathy L. Halsey*  
ATTY

**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.

1-17-07  
DATE

*Jeff S. Hansen*  
ENGINEER

**JSH**

**SURVEYING & DRAFTING INC.**

P.O. BOX 300 • WELLSVILLE, UTAH 84339  
(435) 245-9090 • TOLL FREE 1-888-420-0268

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