



NOTE: THERE IS A 5' PUBLIC UTILITY & LOT DRAINAGE EASEMENT ALONG ALL REAR & SIDE LOT LINES.

NOTE: THERE IS A 7' PUBLIC UTILITY AND SNOW REMOVAL EASEMENT FRONTING ALL LOTS.

IRON ROD W/ CAP TO BE SET BELOW ROAD SURFACE

SURVEYOR'S CERTIFICATE

I, RANDY J. SORENSON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 4783, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, IN ACCORDANCE WITH ACCEPTABLE PROFESSIONAL STANDARDS, USING AVAILABLE INFORMATION HAVE CAUSED TO BE MADE, UNDER MY DIRECTION, A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW. A SURVEY OF SAID TRACT INTO LOTS, AND STREETS, HEREAFTER TO BE KNOWN AS "GARDEN CITY WEST SUBDIVISION," THIS TRACT, TO THE BEST OF MY KNOWLEDGE HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, T.14N, R.5E, S.L.B.&M. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH 1/4 CORNER OF SECTION 17, T.14N, R.5E, S.L.B.&M. AND RUNNING THENCE N.0°45'13"E. 2668.278 FEET ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 17 TO THE CENTER OF SECTION 17; THENCE S.89°35'09"E. 1335.096 FEET ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 17; THENCE S.0°23'36"W. 2679.716 FEET TO THE SOUTH LINE OF SECTION 17; THENCE N.89°05'57"W. 1351.926 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING CONTAINING 82.472 ACRES

TOGETHER WITH THE FOLLOWING 60 FOOT RIGHT-OF-WAY, THE CENTERLINE BEING DESCRIBED BELOW:

BEGINNING ON THE WEST LINE OF HIGHWAY 89 AT A POINT NORTH 1302.70 FEET AND WEST 173.57 FEET FROM THE EAST 1/4 CORNER OF SECTION 17, T.14N, R.5E, S.L.B.&M. AND RUNNING THENCE N.89°57'02"W. 542.24 FEET; THENCE ALONG THE ARC OF A 400 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 82.95 FEET; THENCE N.75°04'07"W. 142.94 FEET; THENCE ALONG THE ARC OF A 400 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 287.23 FEET; THENCE S.63°47'19"W. 514.4 FEET; THENCE ALONG THE ARC OF A 100 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 202.83 FEET; THENCE NORTH 124.64 FEET; THENCE ALONG THE ARC OF A 100 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 166.30 FEET; THENCE S.84°43'08"W. 111.99 FEET; THENCE ALONG THE ARC OF A 500 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF A 644.63 FEET; THENCE S.10°51'00"W. 67.48 FEET; THENCE ALONG THE ARC OF A 300 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 305.63 FEET; THENCE S.47°33'15"E. 245.39 FEET; THENCE ALONG THE ARC OF A 600 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 293.51 FEET; THENCE S.19°29'35"E. 26.80 FEET; THENCE ALONG THE ARC OF A 200 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 382.20 FEET; THENCE WEST 526.95 FEET; THENCE ALONG THE ARC OF A 300 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 22.89 FEET TO A POINT ON THE CENTERLINE OF SECTION 17 AND SOUTHERLY LINE OF THE GRANTOR'S PROPERTY, SAID POINT BEING N.89°44'50"W. 2630.19 FEET FROM THE SAID EAST 1/4 CORNER OF SECTION 17.

TOGETHER WITH THE FOLLOWING 2 3/8 FOOT RIGHT-OF-WAYS, THE CENTERLINES BEING DESCRIBED BELOW:

BEGINNING AT A POINT ON THE 1/4 SECTION LINE OF SECTION 17, T.14N, R.5E, S.L.B.&M. SAID POINT BEING N.89°35'09"W. 1666.792 FEET FROM THE EAST 1/4 CORNER OF SECTION 17, AND RUNNING THENCE N.9°28'12"E. 66.153 FEET TO A POINT OF CURVATURE OF A 200,000 FOOT RADIUS CURVE TO THE LEFT (RADIUS POINT BEARS N.80°31'48"W.); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 172.717 FEET (DELTA = 49°28'47"); MORE OR LESS, TO A POINT ON A CENTERLINE OF A 60 FOOT RIGHT-OF-WAY SAID POINT BEING N.89°35'09"W. 1701.633 FEET AND N.0°24'51"E. 226.496 FEET FROM SAID EAST 1/4 CORNER

BEGINNING AT A POINT ON THE 1/4 SECTION LINE OF SECTION 17, T.14N, R.5E, S.L.B.&M. SAID POINT BEING N.89°35'09"W. 2587.991 FEET FROM THE EAST 1/4 CORNER OF SECTION 17, BEING A POINT ON A 203.372 FOOT RADIUS CURVE TO THE LEFT (RADIUS POINT BEARS S.80°19'57"W.); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 7.236 FEET (DELTA = 2°02'19"); THENCE N.61°30'22"W. 30.000 FEET TO A POINT ON CENTERLINE OF A 60 FOOT RIGHT-OF-WAY, SAID POINT BEING N.89°35'09"W. 2620.782 FEET FROM SAID EAST 1/4 CORNER

P/S ASSOCIATES, INC.
 DECEMBER 9, 1981
 DATE
 REGISTERED LAND SURVEYOR
 R. A. SORENSON

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED TO BE SUBDIVIDED INTO LOTS AND STREETS, HEREAFTER KNOWN AS "GARDEN CITY WEST SUBDIVISION" DO HEREBY DEDICATE FOR PERPETUAL PRIVATE USE OF THE GARDEN CITY WEST SUBDIVISION HOMEOWNERS ASSOCIATION, ALL PRIVATE STREETS, PRIVATE EASEMENTS AND OPEN SPACE AREAS/EASEMENTS SHOWN HEREON.

McKay Loveland
 MCKAY M. LOVELAND
 DEAN C. SMITH
 DEAN C. SMITH
 GWEN P. LOVELAND
 DOLORES L. SMITH

ACKNOWLEDGEMENT

STATE OF UTAH
 COUNTY OF SALT LAKE
 ON THIS 9TH DAY OF DECEMBER, A.D. 19 81, PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, THE ABOVE SIGNED OWNERS OF SAID TRACT OF LAND, WHO HAVE ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY FOR THE PURPOSES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES 7-6-85
 JAMES P. STURGES
 NOTARY PUBLIC
 SALT LAKE
 COUNTY OF RESIDENCE

GARDEN CITY WEST SUBDIVISION

GARDEN CITY, RICH COUNTY, UTAH
 LOCATED IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, T.14N, R.5E, S.L.B.&M.

SHEET NO. 1/2

	P/S ASSOCIATES, INC. ENGINEERS AND SURVEYORS 307 WEST 200 SOUTH, SUITE 5002 SALT LAKE CITY, UTAH PHONE: (801) 532-7681 P/S JOB NO. 148-01-10	CITY PLANNING COMMISSION APPROVED THIS 22 ND DAY OF May, A.D. 19 82 BY THE GARDEN CITY PLANNING COMMISSION. <i>Gene L. Jay</i> CHAIRMAN CITY PLANNING COMMISSION	BOARD OF HEALTH APPROVED THIS 27 TH DAY OF August, A.D. 19 81 <i>Paul B. Lloyd</i> BEAR RIVER DISTRICT HEALTH DEPARTMENT	CITY ENGINEER AT THE REQUEST OF THE CITY ENGINEER, I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. <i>5/1/83 Gene L. Jay</i> DATE RICH COUNTY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS 17 TH DAY OF May, A.D. 19 81 <i>Herm Olsen</i> GARDEN CITY ATTORNEY	TOWN BOARD APPROVAL PRESENTED TO THE BOARD OF TRUSTEES OF GARDEN CITY, UTAH ON THIS 17 TH DAY OF May, A.D. 19 81 AT WHICH TIME THIS SUBDIVISION PLAT WAS APPROVED AND ACCEPTED. <i>Carman Medema</i> ATTEST: CITY CLERK <i>Olaf Mattson</i> BOARD PRESIDENT	RECORDED STATE OF UTAH, COUNTY OF RICH, RECORDED AND FILED AT THE REQUEST OF <i>Gene L. Jay</i> <i>McKay Loveland</i> DATE 05/16/85 TIME 4:12 PM BOOK 14 PAGE 074 \$11.50 FEE \$ <i>Debra Lee Ames</i> RICH COUNTY RECORDER
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