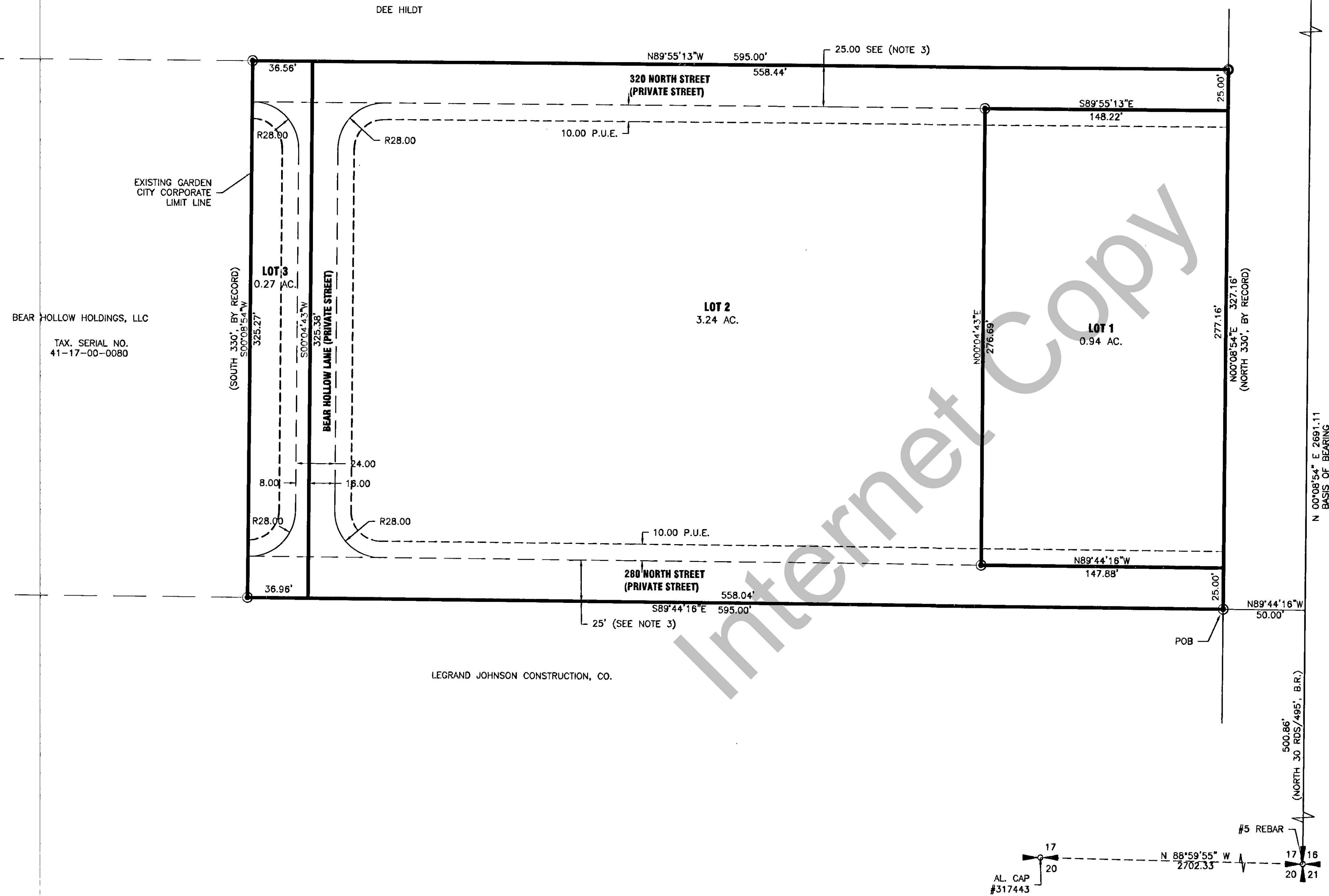


# BEAR HOLLOW SUBDIVISION FINAL PLAT

PART OF THE SOUTHEAST QUARTER OF SECTION 17,  
TOWNSHIP 14 NORTH, RANGE 5 EAST,  
SALT LAKE BASELINE AND MERIDIAN  
RICH COUNTY  
GARDEN CITY, UTAH



### LEGEND

	BOUNDARY LINE
	SECTION CORNER
	QUARTER SECTION CORNER
	FOUND REBAR
	REBAR W/ PLASTIC CAP MARKED PELS 275617
	PRIVATE RIGHT-OF-WAY
	PUBLIC UTILITY EASEMENT

### LEGAL DESCRIPTIONS

Part of the Southeast Quarter of the Southeast Quarter of Section 17, Township 14 North, Range 5 East of the Salt Lake Baseline and Meridian described as follows:

Commencing at the Southeast Corner of Section 17, Township 14 North, Range 5 East of the Salt Lake Baseline and Meridian thence N 00°08'54" E 500.86 feet (North 30 rds/495', By Record) along the east line of the Southeast Quarter of said Section 17; thence N 89°44'16" W 50.00 feet to the west right-of-way line of 300 West Street and the POINT OF BEGINNING and running thence along said right-of-way N 00°08'54" E 327.16 feet (North 330', By Record); thence N 89°55'13" W 595.00 feet to the existing corporate limit line of Garden City; thence along said line S 00°08'54" W 325.27 feet (South 330', By Record); thence leaving said corporate limit line S 89°44'16" E 595.00 feet to the point of beginning, containing 4.46 acres.

### NOTES/NARRATIVE

- THE PURPOSE OF THIS SURVEY WAS TO SUBDIVISION FROM PARCEL TAX. NO. 41-17-00-0036. THE SURVEY WAS REQUESTED BY ERIC LOFHOUSE.
- THE BASIS OF BEARING IS N 00°08'54" E BETWEEN SOUTHEAST CORNER OF SECTION 17 MONUMENTED WITH A 5/8 REBAR AND THE EAST QUARTER CORNER MONUMENTED WITH A BRASS CAP OF SECTION 17, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE BASELINE AND MERIDIAN.
- 320 NORTH AND 280 NORTH STREET ARE PRIVATE UNTIL SUCH TIME AS DEVELOPMENT OCCURS TO THE NORTH AND SOUTH AND THE STREETS ARE WIDENED.
- ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR A CULINARY WATER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, TELEPHONE SERVICE, CABLE TELEVISION SERVICE, GRADING AND LANDSCAPING, STORM DRAINAGE SYSTEMS, CURBS AND GUTTERS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS, SIGNAGE, STREET LIGHTING AND OTHER IMPROVEMENTS SHALL BE PAID FOR BY THE SUBDIVIDER. EXPENSES FOR ONSITE SANITARY SEWER SHALL BE PAID FOR BY THE SUBDIVIDER.
- PRIVATE ROADS ALSO SERVE AS PUBLIC UTILITY EASEMENTS.

### SURVEYOR'S CERTIFICATE

I, BRIAN G. LYON, A PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE NO. 275617 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT I HAVE SUPERVISED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, WHICH IS ACCURATELY DESCRIBED HEREWITH.

### OWNERS CERTIFICATE

Know all by these presents that the undersigned: BEAR HOLLOW HOLDINGS, LLC, a Limited Liability Company, owner of the above-described tract of land, and name said tract BEAR HOLLOW SUBDIVISION, having caused the same to be subdivided into lots and private roads, do dedicate easements as shown and do hereby warrant and save the city harmless from any easements and encumbrances.

In witness whereof, we have hereunto set our hands this 23<sup>rd</sup> day of December, 2008.

### LIMITED LIABILITY ACKNOWLEDGEMENT

STATE OF UTAH }  
COUNTY OF ~~DAVE~~ }

On this 23<sup>rd</sup> day of December, A.D. 2008, personally appeared before me, Norm Maclean, who being by me duly sworn did say, for herself, that he is the Manager of BEAR HOLLOW HOLDINGS, LLC, a Utah Limited Liability Company and that the within and foregoing instrument was signed on behalf of said Corporation by authority of its Articles of Organization and each duly acknowledged to me that said Limited Liability Company executed the same.

Kathy S. Hulse  
Notary Public

### BEAR LAKE SPECIAL SEWER DISTRICT APPROVAL

APPROVED THIS 29 DAY OF December, 2008 BY THE  
BEAR LAKE SPECIAL SEWER DISTRICT  
Wad E. Stephens

### COUNTY RECORDER'S CERTIFICATE

STATE OF UTAH  
COUNTY OF RICH

THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORDING IN THE RICH COUNTY RECORDERS OFFICE ON THE 30<sup>th</sup> DAY OF Dec, 2008 AT 2:45 pm O'CLOCK AND IS DULY RECORDED

FILE NO. 76461  
BOOK T10  
PAGE 577

Shirley Adams  
COUNTY RECORDER

SCALE

ALLIANCE CONSULTING  
ENGINEERS  
88 WEST CENTER STREET  
LOGAN, UTAH 84321  
(435)755-5121  
allianceeng@qwestoffice.net

NO.	REVISIONS/ SUBMISSIONS	DATE

REVISION:	DATE:

PROJECT TITLE  
BEAR HOLLOW SUBDIVISION  
FINAL PLAT

PART OF THE SOUTHEAST QUARTER OF SECTION 17,  
TOWNSHIP 14 NORTH, RANGE 5 EAST,  
SALT LAKE BASELINE AND MERIDIAN  
RICH COUNTY  
GARDEN CITY, UTAH

DATE: DEC. 18, 2008  
DRAWING No. 1  
of 1

GARDEN CITY FIRE DISTRICT  
APPROVED THIS 29 DAY OF December, 2008 BY THE  
GARDEN CITY FIRE DISTRICT  
[Signature]  
GARDEN CITY ENGINEER

CITY COUNCIL APPROVAL AND ACCEPTANCE  
PRESENTED TO THE GARDEN CITY CITY COUNCIL THIS 29 DAY OF Dec, A.D. 2008 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.  
[Signature]  
MAYOR

PLANNING AND ZONING APPROVAL  
APPROVED BY THE GARDEN CITY PLANNING AND ZONING COMMISSION THIS 23 DAY OF December, 2008, A.D.  
[Signature]

TOWN ATTORNEY APPROVAL  
APPROVED THIS 29<sup>th</sup> DAY OF December, 2008 BY THE  
GARDEN CITY ATTORNEY  
[Signature]