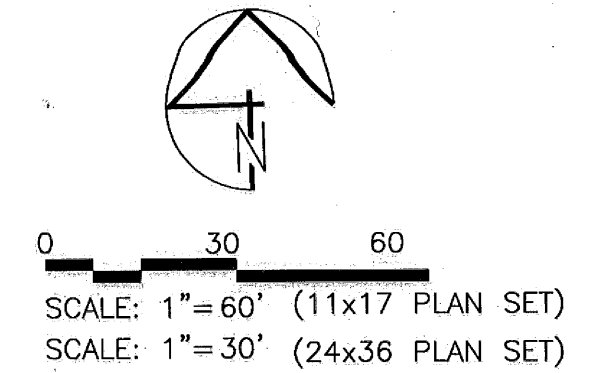
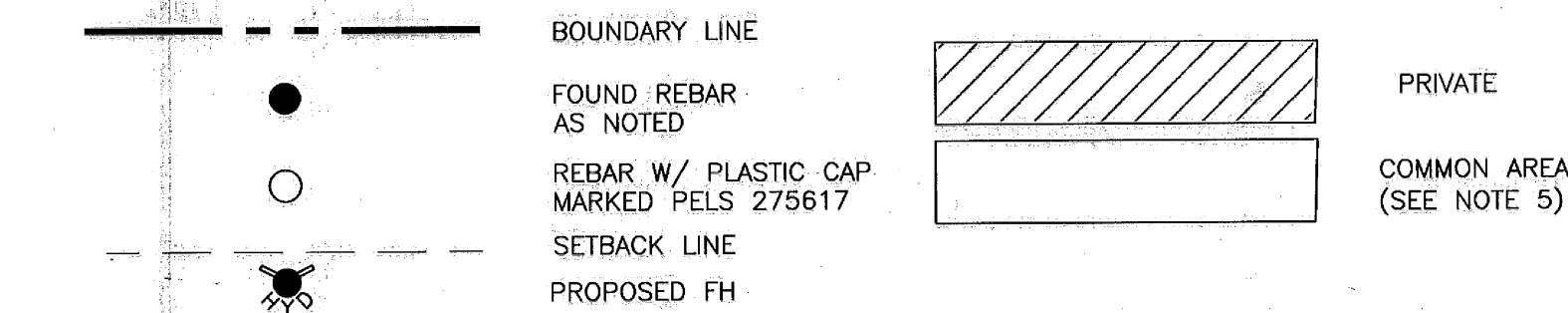


LEGEND



BEAR LAKE ESCAPE, PUD, PHASE 2 A PLANNED UNIT DEVELOPMENT

PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 5 EAST, SALT LAKE BASELINE AND MERIDIAN 100 NORTH, 250 WEST GARDEN CITY, UTAH RICH COUNTY

Table with 6 columns: CURVE, LENGTH, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Rows include C106, C107, and C108.

Table with 3 columns: LINE, LENGTH, BEARING. Rows include L50 through L55.

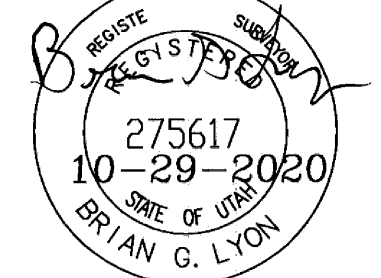
Table with 3 columns: LOT, ADDRESS, LOT AREA. Rows include 17 through 32.

LEGAL DESCRIPTIONS

Part of the Northwest Quarter of Section 21, Township 14 North, Range 5 East of the Salt Lake Baseline and Meridian described as follows: Commencing at the rebar monument found at the Northwest Corner of Section 21, Township 14 North, Range 5 East of the Salt Lake Baseline and Meridian and running thence S 89°16'20" E 20.49 feet (N89°44'15"E, By Record) along the north line of said section; thence leaving said section line S 00°43'41" W 24.45 feet (S00°15'45"E, By Record) to the intersection of the south right-of-way line of 200 North Street and the East right-of-way line of 300 West Street in Garden City Utah; thence S 02°19'27" E 367.39 feet (S03°18'52"E, By Record) along said east right-of-way to a JSH rebar; thence S89°05'02"E 216.36 feet to the POINT OF BEGINNING at the Northeast Corner of Bear Lake Escape, PUD, Phase 1 and running thence S 89°05'02" E 214.04 feet; thence S 00°39'21" W 177.80 feet; thence N 89°05'02" W 54.42 feet; thence S 00°48'52" W 193.67 feet; thence N 88°34'54" W 193.38 feet; thence along the boundary of Bear Lake Escape, PUD, Phase 1 the next three courses: 1) thence N 01°48'49" E 182.57 feet; 2) thence N 74°18'02" E 32.28 feet; 3) thence N 01°49'08" E 177.98 feet to the point of beginning, containing 1.74 acres, more or less.

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.



SURVEYOR'S NARRATIVE

- 1. THE PURPOSE OF THIS SURVEY WAS TO CREATE A PLANNED UNIT DEVELOPMENT ON THE SUBJECT PROPERTY. THE SURVEY WAS REQUESTED BY MATT NIELSON.
2. THE BASIS OF BEARING IS S 89°16'20" E BETWEEN NORTHWEST CORNER AND NORTH QUARTER CORNER OF SECTION 20, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE BASELINE AND MERIDIAN.

NOTES

- 1. CURRENT ZONING: C3/ C1
2. PROJECT IS NOT LOCATED IN A MAPPED FLOODPLAIN.
3. ALL COMMON AREAS ARE CONSIDERED TO BE AN EASEMENT FOR ALL UTILITY, IRRIGATION, ELECTRICAL AND DRAINAGE PURPOSES EXCLUDING THE CLUB HOUSE.
4. 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.
5. ALL OTHER AREAS CONTAINED WITHIN THE PROJECT, BUT NOT SHOWN WITH DIAGONAL STRIPES OR SHADING ARE CONSIDERED COMMON AREA, INCLUDING PARKING, STORM WATER DETENTION AND DRAINAGE EASEMENT AREA.
6. ALL PATIOS, DRIVEWAYS, DECKS AND BALCONIES ON EACH UNIT CONTAINED WITHIN THE PROJECT ARE CONSIDERED LIMITED COMMON AREAS. THEY ARE SET ASIDE AND RESERVED FOR THE USE OF THE RESPECTIVE UNIT TO WHICH THEY ARE ATTACHED AND/OR APPURTENANT.
7. BYLAWS AND CC&R'S HAVE BEEN RECORDED IN CONJUNCTION WITH THIS PLAT.
8. COMMON AREA/ OPEN SPACE TO BE MAINTAINED BY HOA
9. LANDSCAPE PLAN TO BE SUBMITTED WITH FINAL PLANS
10. STORM WATER TO BE RETAINED ON SITE IN SEVERAL PONDS AS SHOWN ON THE CONSTRUCTION PLANS
11. EACH PHASE WILL END WITH A TEMPORARY TURN-AROUND

OWNER'S DEDICATION

Know all 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 hereafter be known as BEAR LAKE ESCAPE, PUD, PHASE 2, do hereby dedicate to Garden City, Rich County, Utah for perpetual use of the public all parcels of land shown on this plat as intended for public use, and do warrant, defend and save the municipality harmless against any easements or other encumbrances on the dedicated streets which will interfere with the municipality's use, operation and maintenance of the streets and do further dedicate the easements as shown, with the same warranty as given for other dedicated property.

In witness whereof, we have hereunto set our hands this 19 day of Nov, 2020.

Jay Stocking, Manager River Valley Development, LLC.

LIMITED LIABILITY ACKNOWLEDGEMENT

STATE OF UTAH COUNTY OF Box Elder

On this 19 day of November A.D. 2020, personally appeared before me, Jay Stocking who being by me duly sworn did say, for himself that he is the Manager of River Valley Development, LLC, a Utah Limited Liability Company, and that the within and foregoing instrument was signed on behalf of said Limited Liability Companies.

MY COMMISSION EXPIRES 11/10/2022 NOTARY PUBLIC RESIDING AT Cache County 703121

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 28 DAY OF Dec., 2020 AT 8:10 O'CLOCK AND IS DULY RECORDED

FILE NO. 98904 N. Buttsfield, Deputy COUNTY RECORDER

ROCKY MOUNTAIN POWER NOTE

Pursuant to Utah Code Ann § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein. Pursuant to Utah Code Ann § 17-27a-803(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under: (1) A recorded easement or right-of-way (2) The law applicable to prescriptive rights (3) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or (4) Any other provision of law

TOWN ENGINEER APPROVAL

DATA ON THIS PLAN HAS BEEN REVIEWED BY THE TOWN ENGINEER AND CONFORMS WITH THE TOWN DESIGN STANDARDS AND REQUIREMENTS. TOWN ENGINEER 11-24-2020 DATE

TOWN RECORDER CERTIFICATE

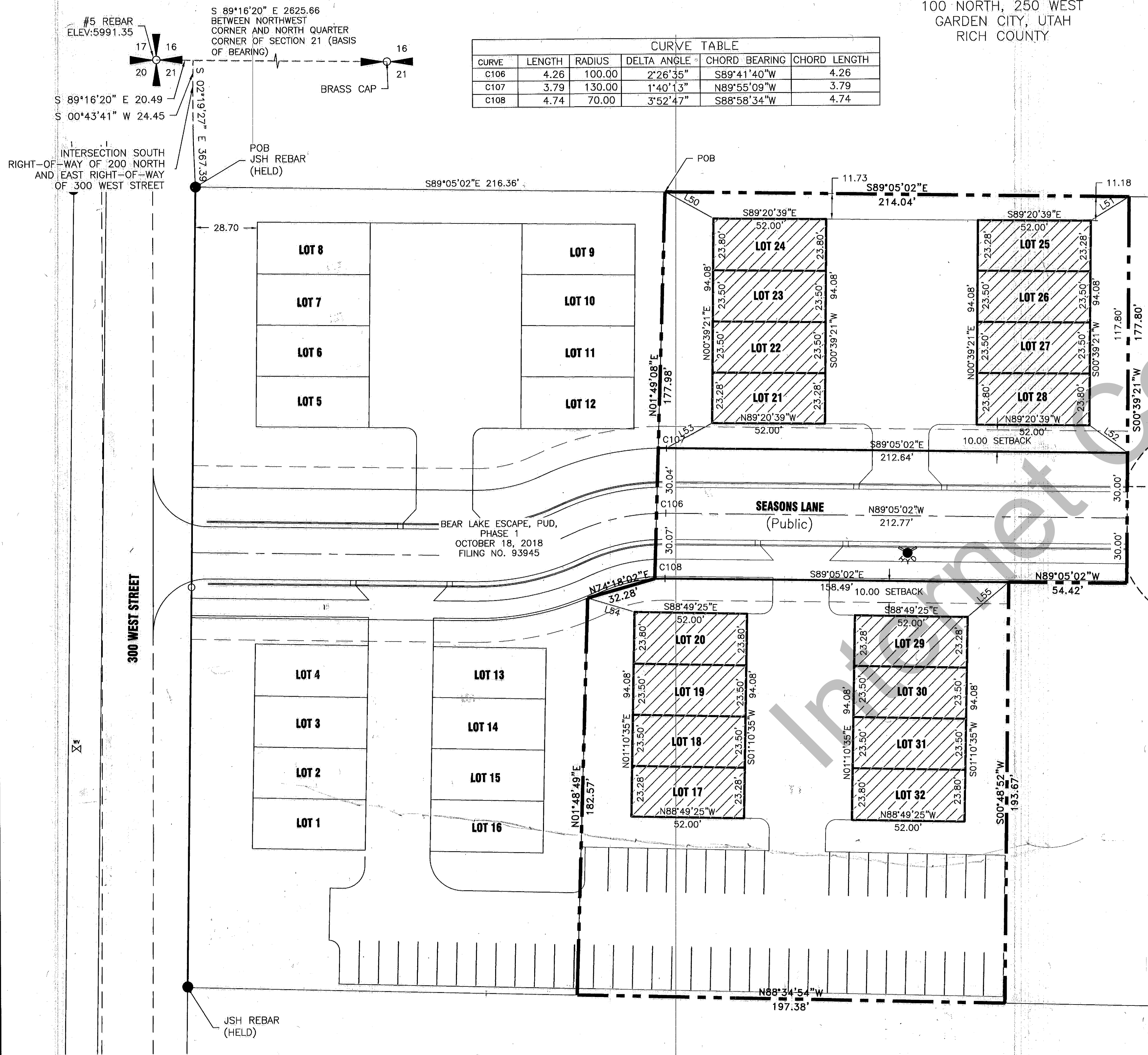
CERTIFIED THIS 16th DAY OF December, 2020 BY THE Kathy A. Shalop

BEAR LAKE SPECIAL SERVICE DISTRICT APPROVAL

APPROVED THIS 11th DAY OF DECEMBER, 2020 BY THE Bear Lake Special Service District Mike Atkinson

TOWN ATTORNEY APPROVAL

APPROVED THIS 23rd DAY OF November, 2020 BY THE GARDEN CITY ATTORNEY Julie



GARDEN CITY FIRE DISTRICT APPROVED THIS 27th DAY OF DECEMBER, 2020 BY THE GARDEN CITY FIRE MARSHAL

CITY COUNCIL APPROVAL AND ACCEPTANCE PRESENTED TO THE GARDEN CITY CITY COUNCIL THIS 16th DAY OF December, 2020 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. TOWN OF GARDEN CITY INCORPORATED JAN. 2, 1934 UTAH

PLANNING COMMISSION APPROVAL APPROVED BY THE GARDEN CITY PLANNING COMMISSION THIS 10th DAY OF December, 2020 A.D.

Vertical sidebar containing project title 'BEAR LAKE ESCAPE, PUD, PHASE 2', owner 'RIVER VALLEY DEVELOPMENT', and other administrative information.