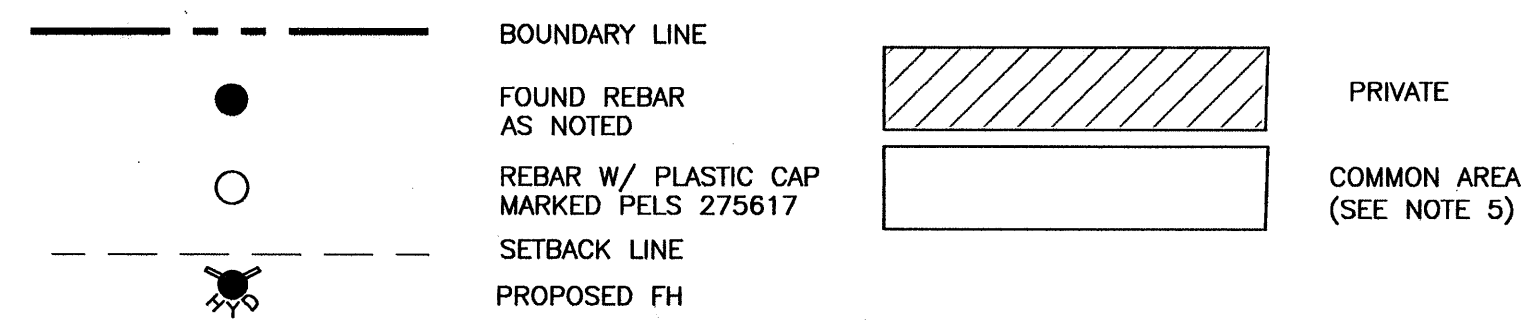
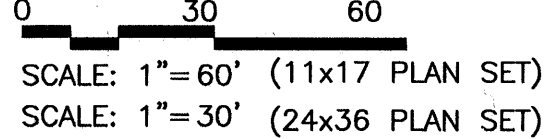


LEGEND



BEAR LAKE ESCAPE, PUD, PHASE 3

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

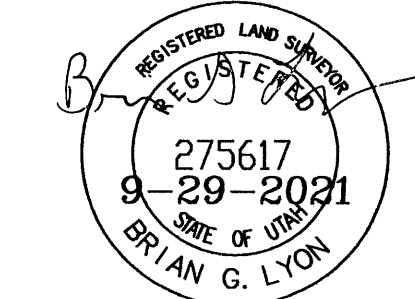


ADDRESS/LOT AREA TABLE with columns for LOT, ADDRESS, and LOT AREA. Lists lots 33 through 56 with their respective addresses and areas.

LEGAL DESCRIPTIONS 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 430.40 feet to the POINT OF BEGINNING at the Northeast Corner of Bear Lake Escape, PUD, Phase 2 and running thence S 89°05'02" E 359.73 feet to JSH rebar; thence S 00°59'25" W 187.67 feet; thence along the Seasons Resort Community the next two courses: 1) thence S 2°25'15" W 40.32 feet; 2) thence S 10°00'00" W 152.57 feet; thence N 88°34'54" W 371.36 feet; thence along Bear Lake Escape, P.U.D, Phase 2 the next three courses: 1) thence N 00°48'52" E 193.67 feet; 2) thence S 89°05'02" E 54.42 feet; 3) thence N 00°39'21" E 177.80 feet to the point of beginning, containing 3.21 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. ADJOINING PROPERTY ZONING: C3/ C1 3. PROJECT IS NOT LOCATED IN A MAPPED FLOODPLAIN. 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 ON-SITE 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, 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. 6. COMMON AREA/ OPEN SPACE TO BE MAINTAINED BY HOA 7. LANDSCAPE PLAN TO BE SUBMITTED WITH FINAL PLANS 8. STORM WATER TO BE RETAINED ON SITE IN SEVERAL PONDS AS SHOWN ON THE CONSTRUCTION PLANS 9. 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 3, 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 23 day of November, 2021.

Jay Stocking, Manager River Valley Development, LLC.

LIMITED LIABILITY ACKNOWLEDGEMENT

STATE OF UTAH COUNTY OF Box Elder } ss On this 23 day of November, 2021, personally appeared before me Jay Stocking who 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 River Valley Development, LLC. My Commission Expires 11/10/2022

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 17 DAY OF January, 2022 AT 11:59 O'CLOCK AND IS DULY RECORDED FILING NO. 102317 N Butterfield COUNTY CLERK

CURVE TABLE with columns for CURVE, LENGTH, RADIUS, DELTA ANGLE, CHORD BEARING, and CHORD LENGTH. Lists curves C20 through C25.

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-603(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 11/30/21 DATE

TOWN RECORDER CERTIFICATE

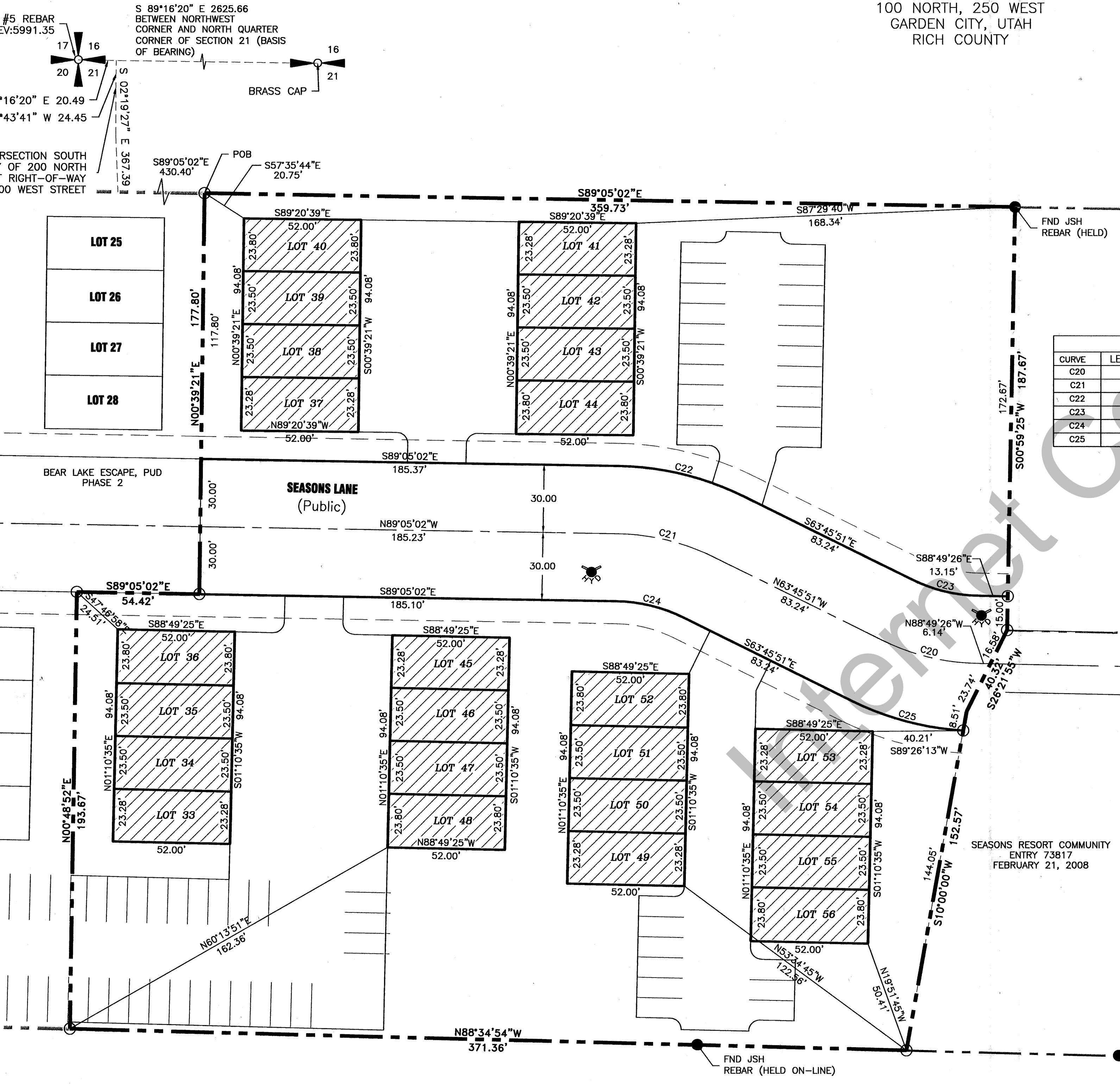
CERTIFIED THIS 25 DAY OF January, 2022 BY THE Town Recorder Cathie Romussen

BEAR LAKE SPECIAL SERVICE DISTRICT APPROVAL

APPROVED THIS 4th DAY OF January, 2022 BY THE BEAR LAKE SPECIAL SERVICE DISTRICT

TOWN ATTORNEY APPROVAL

APPROVED THIS 6th DAY OF December, 2021 BY THE GARDEN CITY ATTORNEY



GARDEN CITY FIRE DISTRICT

APPROVED THIS 11th DAY OF January, 2022 BY THE GARDEN CITY FIRE MARSHAL

CITY COUNCIL APPROVAL AND ACCEPTANCE

PRESENTED TO THE GARDEN CITY CITY COUNCIL THIS 25 DAY OF January, A.D., 2022, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. Mayor Cathie Romussen 1-25-22

PLANNING COMMISSION APPROVAL

APPROVED BY THE GARDEN CITY PLANNING COMMISSION THIS 13 DAY OF January, 2022, A.D.

ALLIANCE CONSULTING ENGINEERS 88 WEST CENTER STREET LOGAN, UTAH 84321 (435)755-5121 alliancelogan@yahoo.com

OWNER: RIVER VALLEY DEVELOPMENT 500 WEST CENTER STREET, TRENCH, UTAH 84337 (435)237-4963

Table with columns for NO., REVISIONS/SUBMISSIONS, DATE, and DRAWN BY.

BEAR LAKE ESCAPE, PUD, PHASE 3 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 FINAL PLAT DATE: JAN 2021 DRAWING No. 1 of 1