BEAR LAKE ESCAPE, PUD, PHASE 1

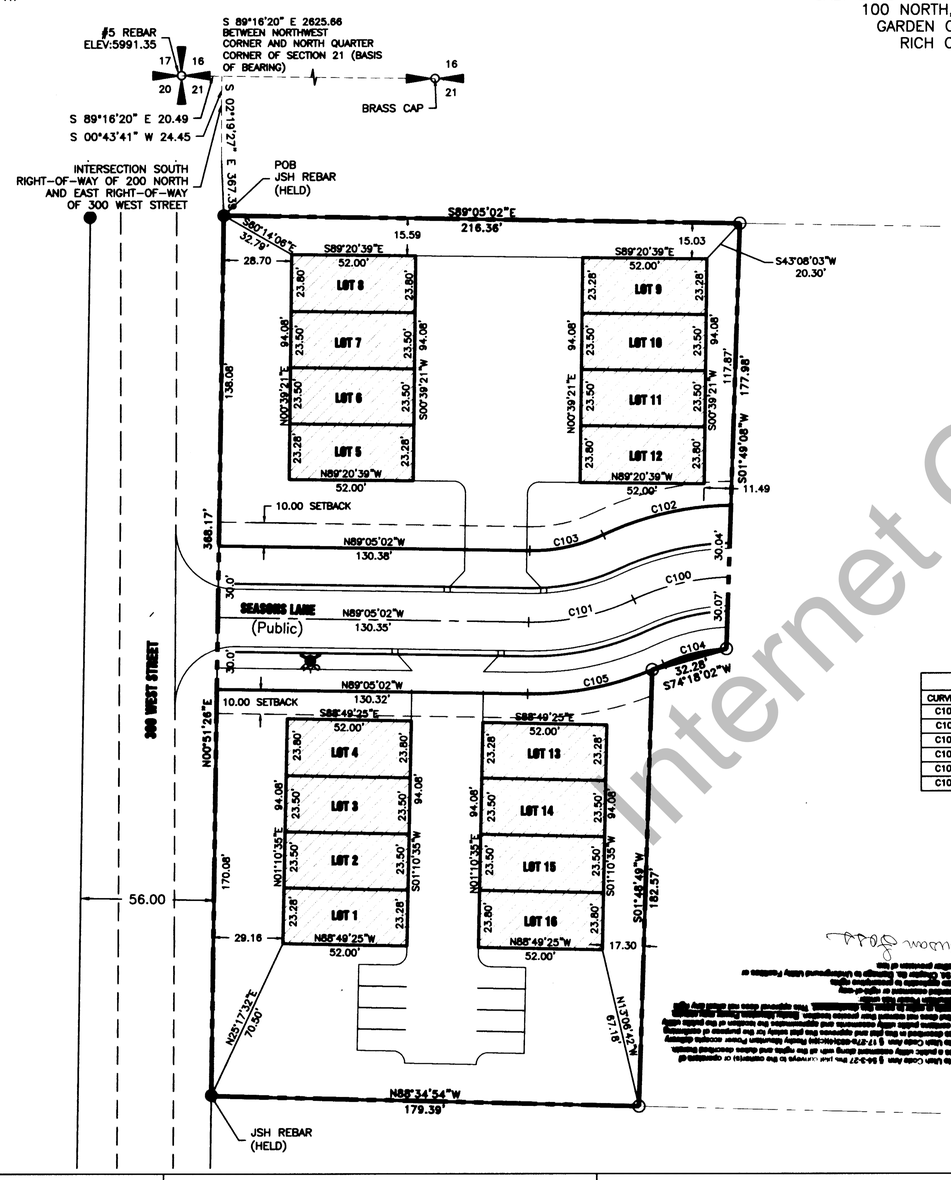
A PLANNED UNIT DEVELOPMENT

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

LEGEND

- BOUNDARY LINE
- FOUND REBAR AS NOTED
- REBAR W/ PLASTIC CAP MARKED PELS 275617
- SETBACK LINE
- PROPOSED FH
- PRIVATE
- COMMON AREA (SEE NOTE 5)

SCALE: 1"= 60' (11x17 PLAN SET)
SCALE: 1"= 30'



NORTH SIDE OF SEASONS LANE (TOTAL PROJECT)
TOTAL= 101,288 SF
BLDG AREA: 4,460 SF x 6= 26,760 SF (26.42%)
ACTIVE OPEN= 21,195 SF (20.93%)
PASSIVE OPEN= 53,333 SF (52.65%)

SOUTH SIDE OF SEASONS LANE (TOTAL PROJECT)
TOTAL= 139,835 SF
BLDG AREA: 4,460 SF x 8= 35,680 SF (25.52%)
ACTIVE OPEN= 25,411 SF (18.17%)
PASSIVE OPEN= 78,744 SF (56.31%)

ADDRESS/LOT AREA TABLE

LOT	ADDRESS	LOT AREA
1	290 WEST SEASONS LANE	1210 s.f.
2	288 WEST SEASONS LANE	1222 s.f.
3	286 WEST SEASONS LANE	1222 s.f.
4	284 WEST SEASONS LANE	1238 s.f.
5	283 WEST SEASONS LANE	1210 s.f.
6	285 WEST SEASONS LANE	1222 s.f.
7	287 WEST SEASONS LANE	1222 s.f.
8	289 WEST SEASONS LANE	1238 s.f.
9	279 WEST SEASONS LANE	1210 s.f.
10	277 WEST SEASONS LANE	1222 s.f.
11	275 WEST SEASONS LANE	1222 s.f.
12	273 WEST SEASONS LANE	1238 s.f.
13	272 WEST SEASONS LANE	1210 s.f.
14	274 WEST SEASONS LANE	1222 s.f.
15	276 WEST SEASONS LANE	1222 s.f.
16	278 WEST SEASONS LANE	1238 s.f.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C100	41.16	100.00	23°35'07"	S76°40'50"W	40.87
C101	45.43	100.00	26°01'42"	N77°54'07"E	45.04
C102	55.27	130.00	24°21'29"	S77°04'01"W	54.85
C103	31.80	70.00	26°01'42"	N77°54'07"E	31.53
C104	27.06	70.00	22°08'55"	S75°57'43"W	26.89
C105	59.06	130.00	26°01'42"	N77°54'07"E	58.55

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 the POINT OF BEGINNING at a JSH rebar and running

thence S89°05'02"E 216.36 feet (N89°55'34"E, By record); thence S 01°49'08" W 177.98 feet; thence S 74°18'02" W 32.28 feet; thence S 01°48'49" W 182.57 feet; thence N 88°34'54" W 179.39 feet (N89°48'51"W, By Record); N 00°51'26" E 368.17 feet (N00°07'58"W, By Record) to the point of beginning, containing 1.67 acres.

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.

REGISTERED LAND SURVEYOR
REGISTERED
275617
5-30-2018
STATE OF UTAH
BRIAN G. LYON

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
   ADJOINING PROPERTY 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 INCONJUNCTION 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 1, 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 30 day of May, 2018.

Jay Stocking, Manager
River Valley Development, LLC.

LIMITED LIABILITY ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF Box Elder } ss

On this 30 day of May A.D. 2018, 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.

[redacted]
NOTARY PUBLIC

MY COMMISSION EXPIRES 11/10/2018

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 10-1-18 DATE

TOWN RECORDER CERTIFICATE

CERTIFIED THIS 16th DAY OF October, 2018 BY THE GARDEN CITY RECORDER.

SEAL

BEAR LAKE SPECIAL SEWER DISTRICT APPROVAL

APPROVED THIS 8th DAY OF JUNE, 2018 BY THE BEAR LAKE SPECIAL SEWER DISTRICT

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 18 DAY OF Dec, 2018 AT 3:39 pm O'CLOCK AND IS DULY RECORDED

FILING NO. 98945
BOOK A12
PAGE 110
FEE $46.00

Debra Lee Jones
COUNTY RECORDER

COUNTY CLERK

GARDEN CITY FIRE DISTRICT

APPROVED THIS 8TH DAY OF JUNE, 2018 BY THE

GARDEN CITY FIRE MARSHAL

CITY COUNCIL APPROVAL AND ACCEPTANCE

PRESENTED TO THE GARDEN CITY CITY COUNCIL THIS 16th DAY OF October A.D., 2018, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR

10-16-18
DATE

PLANNING COMMISSION APPROVAL

APPROVED BY THE GARDEN CITY PLANNING COMMISSION THIS 17 DAY OF July, 2018 A.D.

TOWN ATTORNEY APPROVAL

APPROVED THIS 12th DAY OF October, 2018 BY THE GARDEN CITY ATTORNEY

GARDEN CITY ATTORNEY

Internet Copy

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

OWNER:
RIVER VALLEY DEVELOPMENT
470 N 2450 W
TREMONTON, UTAH 84337
(435)257-4663

No.	REVISIONS/ SUBMISSIONS	DATE

DRAWN :
REVIEWED :
CAD FILE :
PROJECT NO. :

PROJECT TITLE: BEAR LAKE ESCAPE, PUD, PHASE 1
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 : MARCH20,2018
DRAWING #

of 1