

Rebecca S. McKee-Snell  
REBECCA S. MCKEE-SNELL

ACKNOWLEDGMENT

STATE OF Utah  
COUNTY OF Rich  
ON THIS 17th DAY OF December, IN THE YEAR 2017,  
BEFORE ME Rebecca S. McKee-Snell, A NOTARY PUBLIC, PERSONALLY  
APPEARED Rebecca S. McKee-Snell, PROVED ON THE BASIS OF  
SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED  
TO IN THIS DOCUMENT, AND ACKNOWLEDGED SHE EXECUTED THE SAME.  
NOTARY PUBLIC SIGNATURE: Rebecca S. McKee-Snell  
NOTARY PUBLIC FULL NAME: Rebecca S. McKee-Snell  
COMMISSION NUMBER: 1675609  
MY COMMISSION EXPIRES: Jan. 8, 2018  
A NOTARY PUBLIC COMMISSIONED IN Utah (STATE)

BEAR LAKE RENTAL RESORT PUD PHASE 1  
AND PARTIAL AMENDMENT OF BESSINGERS SUBDIVISION  
PART OF SEC 21, T14N, R5E, SLM  
GARDEN CITY, RICH COUNTY, UTAH

SURVEY CERTIFICATE  
I, STEVEN C. EARL, A PROFESSIONAL LAND SURVEYOR, HOLD CERTIFICATE  
NO. 318575-2201, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH,  
AND DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE  
MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, WHICH IS  
ACCURATELY DESCRIBED THEREWITH, AND HAVE SUBDIVIDED SAID TRACT OF  
LAND INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS  
BEAR LAKE RENTAL RESORT PUD PHASE 1, AND THAT THE SAME HAS BEEN  
SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

LEGAL DESCRIPTION  
PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 14 NORTH,  
RANGE 5 EAST OF THE SALT LAKE MERIDIAN LOCATED IN GARDEN CITY,  
RICH COUNTY, UTAH, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 14  
NORTH, RANGE 5 EAST OF THE SALT LAKE MERIDIAN, THENCE S89°16'24"E  
717.49 FEET ALONG THE NORTH LINE OF SAID SECTION 21; THENCE  
S00°00'00"E 31.13 FEET TO THE NORTHWEST CORNER OF LOT 7 OF  
BESSINGER SUBDIVISION AND THE POINT OF BEGINNING;  
THENCE S88°43'37"E 114.00 FEET TO THE NORTHEAST CORNER OF SAID LOT  
7;  
THENCE S00°59'29"W 110.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT  
7;  
THENCE S00°59'29"W 110.00 FEET TO THE NORTHWEST CORNER OF BERRY  
BLOSSOM LANE;  
THENCE S88°43'37"E 342.07 FEET TO THE NORTHEAST CORNER OF BERRY  
BLOSSOM LANE;  
THENCE S00°59'24"W 30.00 FEET TO THE SOUTHWEST CORNER OF BERRY  
BLOSSOM LANE;  
THENCE N88°43'37"W 342.07 FEET TO THE SOUTHWEST CORNER OF BERRY  
BLOSSOM LANE;  
THENCE S00°59'29"W 111.77 FEET;  
THENCE N89°04'57"W 175.38 FEET;  
THENCE N00°59'29"E 105.97 FEET;  
THENCE N36°16'36"W 86.89 FEET;  
THENCE N00°59'29"E 78.00 FEET TO THE SOUTHWEST CORNER OF LOT 6 OF  
BESSINGER SUBDIVISION;  
THENCE S88°43'37"E 114.00 FEET ALONG THE SOUTH LINE OF SAID LOT 6 TO  
THE SOUTHWEST CORNER OF SAID LOT 7;  
THENCE N00°59'29"E 110.00 FEET ALONG THE WEST LINE OF SAID LOT 7 TO  
THE POINT OF BEGINNING, CONTAINING 1.68 ACRES MORE OR LESS.

ALSO  
COMMENCING AT THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 14  
NORTH, RANGE 5 EAST OF THE SALT LAKE MERIDIAN, THENCE S89°16'24"E  
1232.9 FEET ALONG THE NORTH LINE OF SAID SECTION 21; THENCE  
S00°00'00"E 68.91 FEET TO THE NORTHWEST CORNER OF BLOCK 1 OF PLAT  
B OF GARDEN CITY, AND THE POINT OF BEGINNING;  
THENCE S88°47'51"E 597.13 FEET TO THE NORTHEAST CORNER OF BLOCK 1;  
THENCE S01°00'01"W 115.50 FEET ALONG THE EAST LINE OF SAID BLOCK 1;  
THENCE N88°47'51"W 297.00 FEET;  
THENCE S01°00'01"W 147.26 FEET;  
THENCE N88°40'48"W 30.00 FEET;  
THENCE S01°00'01"W 36.00 FEET;  
THENCE N88°40'48"W 270.07 FEET TO THE WEST LINE OF SAID BLOCK 1;  
THENCE N00°59'24"E 298.15 FEET TO THE POINT OF BEGINNING, CONTAINING  
2.82 ACRES MORE OR LESS.

OWNER'S CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE  
OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE  
THE SAME TO BE DIVIDED INTO LOTS, STREETS, AND EASEMENTS TO BE  
HEREAFTER KNOWN AS:  
**BEAR LAKE RENTAL RESORT PUD PHASE 1**  
AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL  
AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE  
UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC  
UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE  
PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED  
FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITY LINES  
AND FACILITIES. FURTHERMORE, WE INCORPORATE ALL NOTES AND  
RESTRICTIONS AS LISTED HEREON.

MC SMOOT INV 3 LLC  
By: Mark C. Smoot  
Mark C. Smoot, Managing Member

ACKNOWLEDGMENT

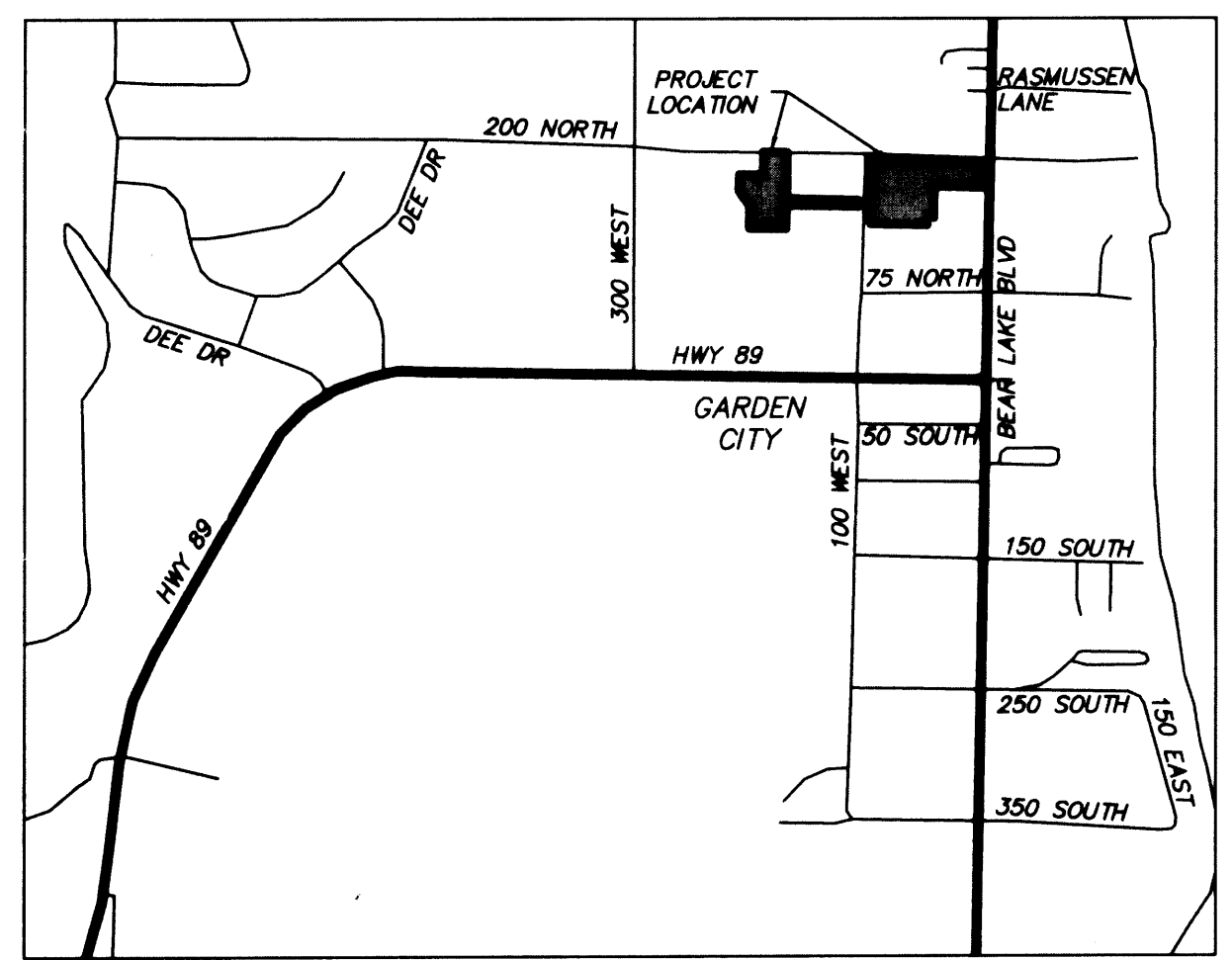
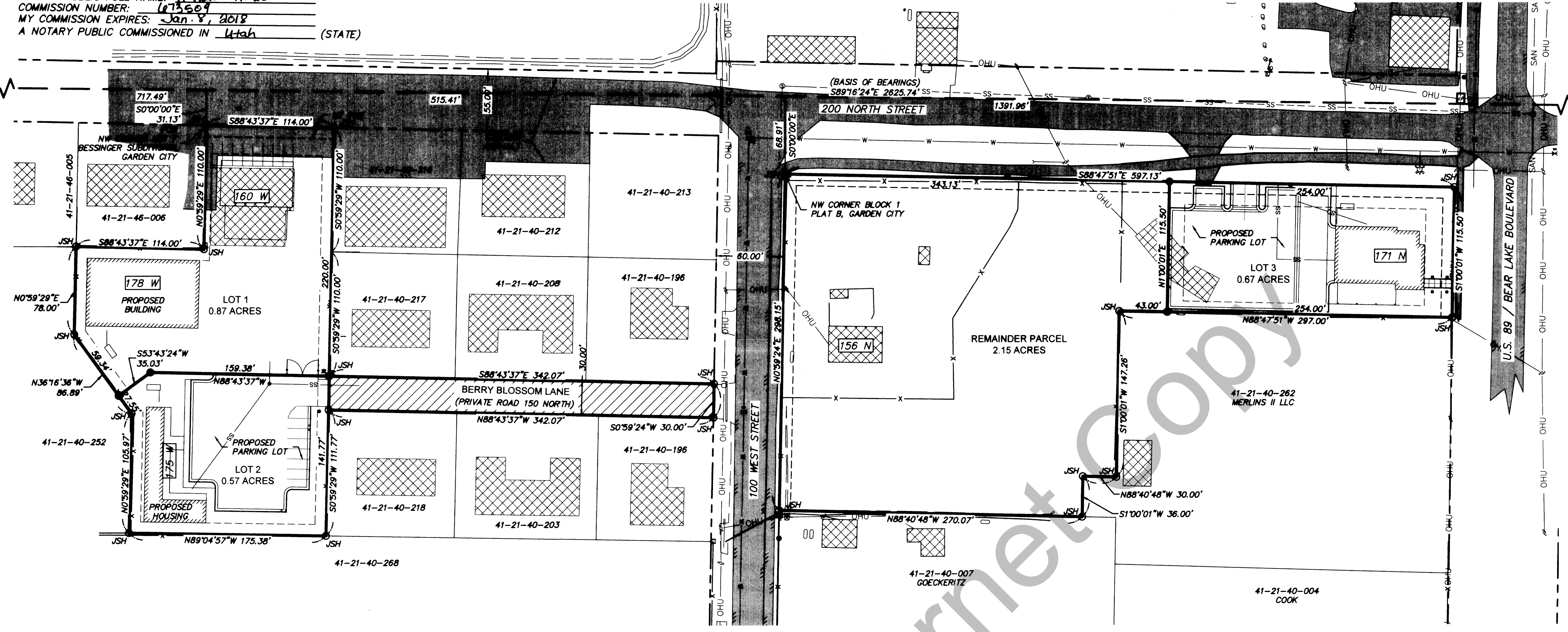
STATE OF UTAH  
COUNTY OF Cache  
ON THIS 10th DAY OF October, IN THE YEAR 2017, BEFORE  
ME Mark C. Smoot, PERSONALLY APPEARED MARK C. SMOOT, PROVED  
ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE MANAGING MEMBER OF  
MC SMOOT INV 3 LLC AND IS THE SAID PERSON WHOSE NAME IS SUBSCRIBED  
TO THIS DOCUMENT AND THAT SAID DOCUMENT WAS SIGNED BY HIM IN  
BEHALF OF SAID MC SMOOT INV 3 LLC BY AUTHORITY OF ITS BYLAWS.  
NOTARY PUBLIC SIGNATURE: Stephanie Lind  
NOTARY PUBLIC FULL NAME: Stephanie Lind  
COMMISSION NUMBER: 1675609  
MY COMMISSION EXPIRES: 1/7/2018  
A NOTARY PUBLIC COMMISSIONED IN UTAH

BEAR LAKE SPECIAL SERVICE  
DISTRICT APPROVAL  
WASTE DISPOSAL SYSTEM & CULINARY SYSTEM APPROVAL THIS 9th DAY  
OF October, A.D. 2017.

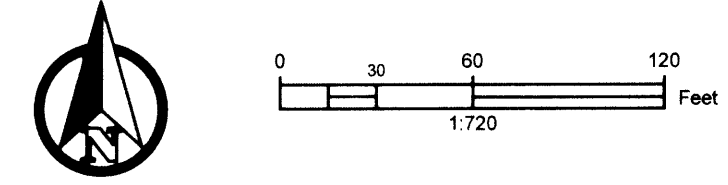
CITY COUNCIL APPROVAL AND  
ACCEPTANCE  
PRESENTED TO THE GARDEN CITY COUNCIL THIS 17th DAY OF  
December, 2017, AT WHICH TIME THIS SUBDIVISION  
WAS APPROVED AND ACCEPTED.  
John C. Spauld Mayor  
Kathy S. Skelton City Council Member

T. 14 N.  
R. 5 E.  
S.L.M.  
SPIKE

T. 14 N.  
R. 5 E.  
S.L.M.  
BRASS CAP  
MONUMENT  
16  
21



- LEGEND
- SECTION LINE
  - BOUNDARY LINE
  - RIGHT-OF-WAY
  - EXISTING PARCEL LINES
  - MINIMUM BUILDING SETBACK
  - PUBLIC UTILITY EASEMENT (10' WIDE)
  - EXISTING ASPHALT
  - PRIVATE LANE
  - STREET ADDRESS
  - EXISTING BUILDINGS
  - SET REBAR W/CAP
  - FOUND REBAR W/JSH CAP



SURVEY NARRATIVE  
THIS SURVEY WAS ORDERED BY MARK SMOOT FOR THE PURPOSE OF SUBDIVIDING THE SUBJECT  
PROPERTY AS SHOWN. PRIOR SURVEYS DONE FOR THIS AND SURROUNDING PROPERTIES TOGETHER  
WITH FENCES AND STREET IMPROVEMENTS WERE RETRACED TO RE-ESTABLISH THE BOUNDARY. NO  
MAJOR DISCREPANCIES WERE FOUND.

NOTES & RESTRICTIONS

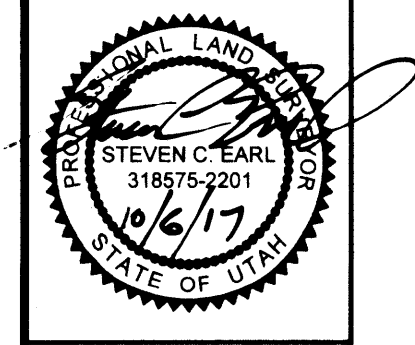
- PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OF  
OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND  
DUTIES DESCRIBED THEREIN.
- PURSUANT TO UTAH CODE ANN. § 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS  
DELIVERY OF THE P.U.E. AS 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:  
(i) A RECORDED EASEMENT OR RIGHT-OF-WAY  
(ii) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS  
(iii) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND FACILITIES OR  
(iv) ANY OTHER PROVISION OF LAW.
- BERRY BLOSSOM LANE IS A PRIVATE ROAD DEDICATED AS A PUBLIC UTILITY EASEMENT.

COUNTY RECORDER'S NO. 92509  
STATE OF UTAH, COUNTY OF RICH, RECORDED AND FILED AT THE REQUEST  
OF John of Garden City  
DATE 01/05/2018 TIME 2:18 pm FEE 3.34  
INDEX  
FILED IN: FILE OF PLATS  
Debra Ames  
DEBRA AMES, COUNTY RECORDER

CERTIFICATE OF APPROVAL  
APPROVED AS TO FORM THIS 21 DAY OF December,  
2017.  
Anthony R. Martin  
CITY ATTORNEY

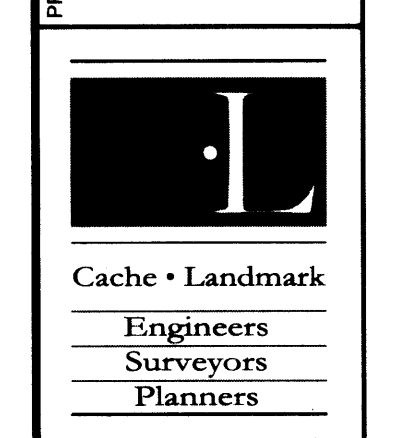
ENGINEER'S CERTIFICATE  
I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT  
AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND  
THE CITY ORDINANCE, THIS 6th DAY OF October, 2017.  
Chris Wain  
CITY ENGINEER

PLANNING COMMISSION APPROVAL  
AND ACCEPTANCE  
PRESENTED TO THE GARDEN CITY PLANNING COMMISSION THIS 19  
DAY OF Oct, 2017, AT WHICH TIME THIS SUBDIVISION  
WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.  
Steve Brown  
PLANNING COMMISSION CHAIRMAN



FINAL PLAT  
SHEET DESCRIPTION

BEAR LAKE RENTAL RESORT PUD PHASE 1  
PROJECT TITLE



Cache Landmark  
Engineers  
Surveyors  
Planners  
95 Golf Course Rd.  
Suite 101  
Logan, UT 84321  
435.713.0099  
DATE: 8 SEPT. 2017  
SCALE: 1" = 60'  
DRAFTED BY: R. BARTLETT  
CHECKED BY: L. ANDERSON  
APPROVED BY: S. EARL  
PROJECT NUMBER: 16073SMT  
SHEET: 1 of 1