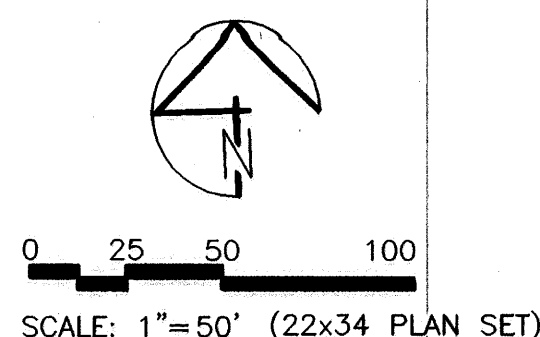


BUTTERCUP ACRES SUBDIVISION

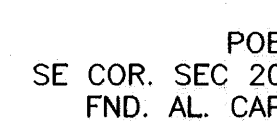
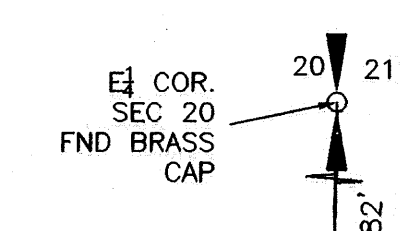
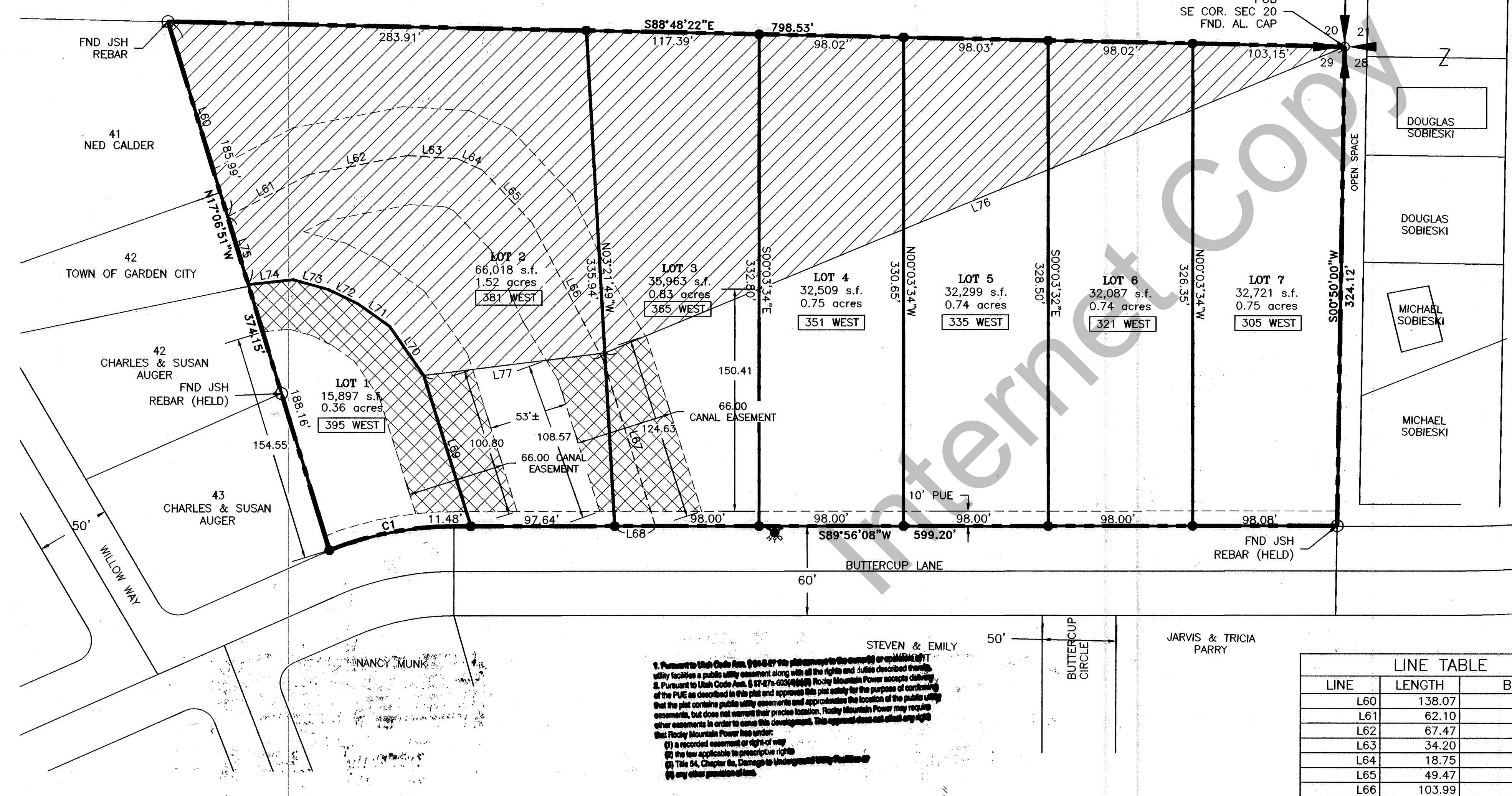
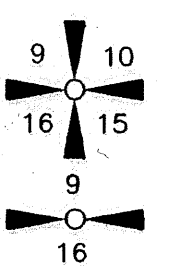
PART OF THE SOUTHEAST QUARTER OF SECTION 20 AND THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN GARDEN CITY, UTAH

FINAL PLAT



LEGEND

- SECTION CORNER
- QUARTER SECTION CORNER
- FOUND REBAR (AS NOTED)
- SET REBAR W/ PLASTIC CAP MARKED LS 275617
- BOUNDARY LINE
- EASEMENT AS NOTED
- STREET CENTERLINE
- FIRE HYDRANT
- FLOOD AREA NO HABITABLE STRUCTURES ALLOWED
- NO BUILD ZONE

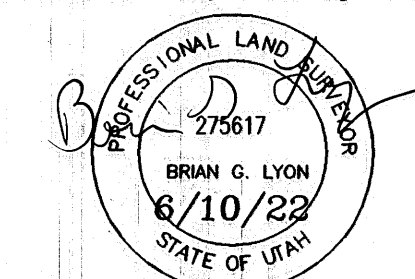


6. Pursuant to Utah Code Ann. § 54-3-27 this plat conveys to the owner(s) or operator(s) of utility facilities a public utility easement along with all the rights and duties described therein, and the operator(s) of utility facilities shall be known as BUTTERCUP ACRES. Pursuant to Utah Code Ann. § 17-27a-603(4)(ii) 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.

LINE	LENGTH	BEARING
L60	138.07	S17°06'35"E
L61	62.10	N62°37'10"E
L62	67.47	N79°01'06"E
L63	34.20	S86°43'03"E
L64	18.75	S65°54'43"E
L65	49.47	S43°23'21"E
L66	103.99	S27°30'39"E
L67	118.48	S17°39'01"E
L68	27.65	S89°56'08"W
L69	106.98	N17°29'17"W
L70	40.87	N34°44'54"W
L71	26.73	N54°57'30"W
L72	21.40	N64°08'04"W
L73	25.06	N74°36'07"W
L74	30.64	S83°46'53"W
L75	47.92	N17°06'51"W
L76	542.87	N67°32'17"E
L77	123.84	N82°54'16"E

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	86.39	229.18	21°35'53"	S79°08'14"W	85.88

SURVEYOR'S CERTIFICATE
 I, Brian G. Lyon, a Registered Land Surveyor, hold Certificate No. 275617, as prescribed by the laws of the State of Utah, and do hereby certify that by authority of the owners, I have made a survey of the tract of land shown on this plat, which is accurately described therein, and have subdivided said tract of land into lots and streets to be hereafter known as BUTTERCUP ACRES SUBDIVISION and that the same has been surveyed and staked on the ground as shown on this plat. I further certify that this map was prepared in accordance with Utah Law and represents a true and accurate map of the land and buildings thereon to the best of my knowledge and belief.



LEGAL DESCRIPTION
 Part of the Southeast Quarter of Section 20 and the Northeast Quarter of Section 29, Township 14 North, Range 5 East, Salt Lake Base & Meridian, located in Garden City, Utah more particularly described as follows:
 Beginning at the Southeast Corner of Section 20, Township 14 North, Range 5 East, Salt Lake Base and Meridian monumented with an Aluminum Cap and running
 thence S 00°50'00" W 324.12 feet to a JSH rebar;
 thence along the north right of way line of Buttercup Lane the next two courses:
 1) thence S 89°56'08" W 599.20 feet;
 2) thence Westerly, 86.39 feet along a curve to the left having a radius of 229.18 feet, a central angle of 21°35'48" and a chord that bears S 79°08'14" W 85.88 feet;
 thence N 17°06'51" W 374.15 feet (N 17°05'35" W, By Record) along the boundary of Buttercup Estates Subdivision;
 thence S 88°48'22" E 798.53 feet to the point of beginning, containing 5.68 acres, more or less.

NOTES
 1. The purpose of this survey was to subdivide the subject property into 7 residential lots.
 2. The Basis of bearing is 500°51'42"W between the East Quarter Corner and Southeast Corner of Section 20, Township 14 North, Range 5 East of the Salt Lake Base & Meridian.
 3. The boundary was established using found rebar as shown and Record of Survey for Ned Calder recorded under Filing No. 337 and a Survey for Ned Calder to the north by JSH Land Surveying.
 4. Setbacks:
 Front/Rear: 30 feet
 Side: 8&10 feet
 5. Any area within a canal easement is a non-buildable area.

ROCKY MOUNTAIN POWER NOTE
 1. 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,
 2. Pursuant to Utah Code Ann § 17-27a-603(4)(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.

OWNERS CERTIFICATE
 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 BUTTERCUP ACRES SUBDIVISION, do hereby dedicate 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 13th day of June, 2022.
 [Signatures] Manager [Signature] Manager
 LN Development, LLC. Legacy Investments of Nevada, LLC.

ACKNOWLEDGEMENT
 STATE OF UTAH COUNTY OF Summit } ss
 On this 13th day of June, A.D. 2022, personally appeared before me, [Signature], who being by me duly sworn did say, for him/herself, that he/she is the Manager/Member of LN Development, LLC, a Utah Limited Liability Company and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its Articles of Organization and each duly acknowledged to me that said Limited Liability Company executed the same.
 MY COMMISSION EXPIRES 7-27-2022 NOTARY PUBLIC RESIDING AT Summit County, Utah

ACKNOWLEDGEMENT
 STATE OF UTAH COUNTY OF Summit } ss
 On this 13th day of June, A.D. 2022, personally appeared before me, [Signature], who being by me duly sworn did say, for him/herself, that he/she is the Manager/Member of Legacy Investments of Nevada, LLC, a Nevada Limited Liability Company and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its Articles of Organization and each duly acknowledged to me that said Limited Liability Company executed the same.
 MY COMMISSION EXPIRES 7-27-22 NOTARY PUBLIC RESIDING AT Summit County, Utah

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 13 DAY OF July, 2022, AT 1:15 O'CLOCK AND IS DULY RECORDED
 FILING NO. 123456789
 [Signature] COUNTY RECORDER
 [Signature] COUNTY CLERK

BEAR LAKE SPECIAL SEWER DISTRICT APPROVAL
 APPROVED THIS 28th DAY OF JUNE, 2022 BY THE BEAR LAKE SPECIAL SEWER DISTRICT
 [Signature]

GARDEN CITY FIRE DISTRICT APPROVAL
 APPROVED THIS 29th DAY OF JUNE, 2022 BY THE GARDEN CITY FIRE DISTRICT
 [Signature]

TOWN ENGINEER APPROVAL
 APPROVED THIS 30th DAY OF JUNE, 2022 BY THE GARDEN CITY ENGINEER
 [Signature]

TOWN ATTORNEY APPROVAL
 APPROVED THIS 14th DAY OF June, 2022 BY THE GARDEN CITY ATTORNEY
 [Signature]

CITY COUNCIL APPROVAL AND ACCEPTANCE
 PRESENTED TO THE GARDEN CITY COUNCIL THIS 5th DAY OF APPROVED AND ACCEPTED, 2022 AT WHICH TIME THIS SUBDIVISION WAS APPROVED.
 [Signature] MAYOR
 [Signature] TOWN CLERK

UTILITIES APPROVAL
 THE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE APPROVED.
 [Signature] ROCKY MNTN POWER REPRESENTATIVE

PLANNING AND ZONING APPROVAL
 APPROVED BY THE GARDEN CITY PLANNING AND ZONING COMMISSION THIS 29th DAY OF June, 2022, A.D.
 [Signature]

PROJECT TITLE: BUTTERCUP ACRES SUBDIVISION
 PART OF THE SOUTHEAST QUARTER OF SECTION 20 AND THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN GARDEN CITY, UTAH
 DRAWING TITLE: FINAL PLAT
 DATE: MARCH, 2022
 DRAWING No. 1
 1 of 1

ALLIANCE CONSULTING ENGINEERS
 760 WEST 300 NORTH SUITE B
 LOGAN, UTAH 84321
 (435) 755-5121
 allianceengr@qwest.net

Subdivider: LN Development, LLC
 2745 North Jennifer Cir.
 North Logan, Utah 84341