

OWNER AND DEVELOPER:
CANYON CLUB PARTNERS LLC
15 RIDGE ROAD
BRONXVILLE NEW YORK 10708

ENGINEER:
SUNRISE ENGINEERING
2100 NORTH MAIN
LOGAN, UTAH 84341

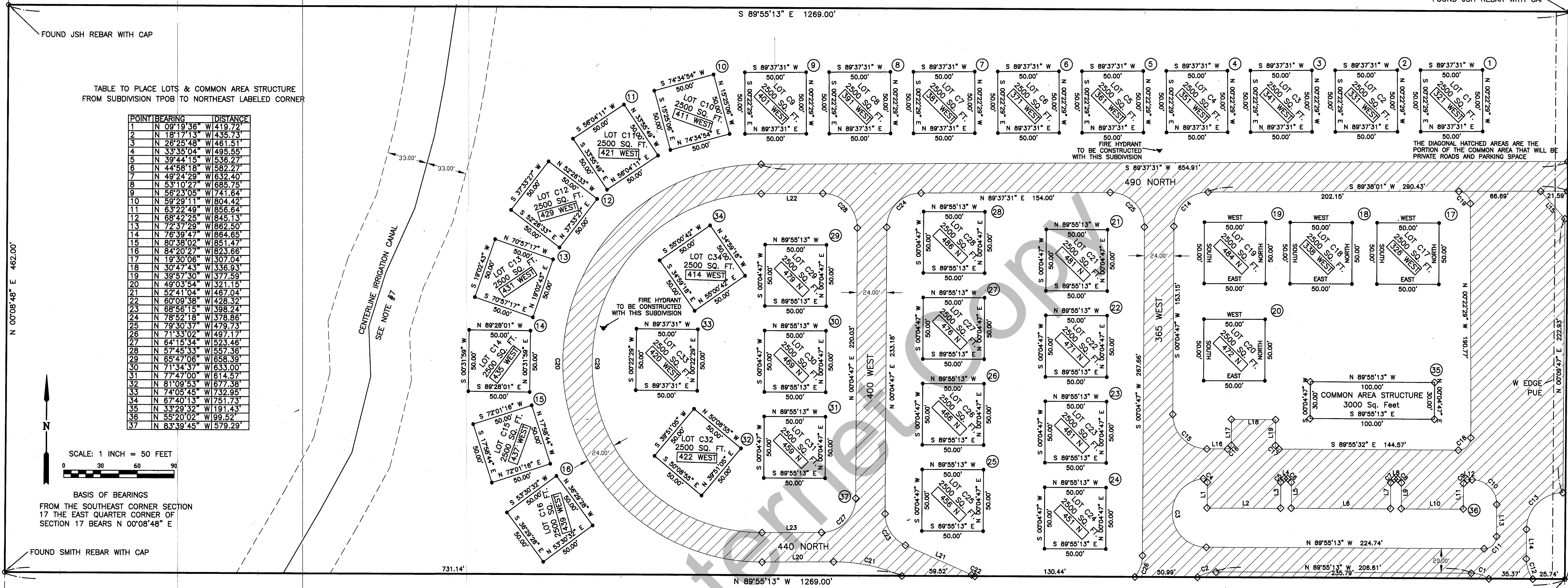
FINAL PLAT FOR CONESTOGA RANCH PLANNED URBAN DEVELOPMENT PHASE 3

A PLANNED URBAN DEVELOPMENT IN THE SE 1/4 OF SECTION 17
TOWNSHIP 14 NORTH RANGE 5 EAST SLB&M
GARDEN CITY, RICH COUNTY, UTAH
DEC 2022

NARRATIVE:
THE PURPOSE OF THIS PLAT IS TO CREATE A 34 CABIN LOT PLANNED URBAN DEVELOPMENT FROM THE PARCEL OF LAND OWNED BY CANYON CLUB PARTNERS LLC. THE CURRENT DEED FOR THE ENTIRE PARCEL IS RECORDED AS FILING # 88253 IN THE OFFICIAL RECORDS OF RICH COUNTY. THIS DEVELOPMENT COVERS THE ENTIRE PARCEL. THERE IS NO REMAINDER PARCEL. THIS SURVEY USED SURROUNDING SURVEYS, AND FOUND REBAR WITH CAPS, TO PLACE THE OUTSIDE PROPERTY LINES. THIS SURVEY WAS DONE UNDER THE DIRECTION OF SUNRISE ENGINEERING. ALL AREA IN THIS SUBDIVISION NOT INCLUDED IN THE 32 LOTS WILL BE COMMON AREA. THE COMMON AREA WILL BE OWNED AND MAINTAINED BY AN ASSOCIATION OF ALL LOT OWNERS. THE COMMON AREA WILL INCLUDE THE ROADS WHICH WILL REMAIN PRIVATE ROADS.

UA FLL, LLC DBA PSION HOMES

EAST QUARTER CORNER SECTION 17 FOUND REBAR WITH ALUMINUM CAP



SCALE: 1 INCH = 50 FEET

BASIS OF BEARINGS
FROM THE SOUTHEAST CORNER SECTION 17 THE EAST QUARTER CORNER OF SECTION 17 BEARS N 00°08'48" E

NOTES:

- THE EAST 10' OF THIS PLANNED URBAN DEVELOPMENT ALONG 300 WEST STREET WILL BE DEDICATED AS A PUBLIC UTILITY EASEMENT.
- ALL AREA NOT INCLUDED IN THE 32 LOTS WILL BE COMMON AREA. THE COMMON AREA WILL BE OWNED AND MAINTAINED BY AN ASSOCIATION FORMED BY THE OWNERS OF ALL THE LOTS. COMMON AREA WILL BE AVAILABLE TO RUN PUBLIC UTILITIES AND STORM WATER DRAINAGE. MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY HAS A BLANKET EASEMENT ON THE PARCEL BEING SUBDIVIDED AS WAS RECORDED AS ENTRY NO. 2449 IN BOOK R PAGE 524 IN THE OFFICIAL RECORDS OF RICH COUNTY. IT IS ANTICIPATED IF THEIR EASEMENT IS USED THEY WILL USE THE COMMON AREA.
- THE COMMON AREA WILL NOT BE ELIGIBLE TO BE FURTHER SUBDIVIDED.
- THE STREETS WILL REMAIN PRIVATE AND BE PART OF THE COMMON AREA. SEE THE HATCHED AREA ON THE PLAT.
- THE CURRENT DEED FOR THE PARCEL IS RECORDED AS FILING # 88253 IN THE OFFICIAL RECORDS OF RICH COUNTY.
- THE DEVELOPER, AND THE DEVELOPERS ASSIGNS, WILL RETAIN THE RIGHT FOR INGRESS AND EGRESS ON THE LOTS IN THIS SUBDIVISION. AN IRRIGATION CANAL RUNS THROUGH THE OPEN SPACE OF THE SUBDIVISION. THIS SUBDIVISION WILL NOT INFRINGE UPON, OR NEGATIVELY IMPACT, THIS CANAL. THE CANAL HAS A 6' WIDE, 33" EACH SIDE OF CENTERLINE, CORRIDOR THAT HAS BEEN HISTORICALLY THE IMPACT AREA OF THE CANAL CORRIDOR.
- THIS AREA HAS NOT BEEN MAPPED FOR FLOOD HAZARD.
- ALL LOTS IN THIS SUBDIVISION WILL BE SUBJECT TO THE DECLARATION OF CONDITIONS, RESTRICTIONS, AND EASEMENTS (CC&R'S) FOR THE CONESTOGA RANCH COMMUNITY. THE CC&R'S WILL BE RECORDED AT THE RICH COUNTY RECORDS OFFICE PRIOR TO THE RECORDING OF THIS PLAT. THE RECORDING NUMBER WILL BE WRITTEN ON THIS PLAT.

LEGAL DESCRIPTION FOR CONESTOGA RANCH PUD PHASE 3

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 14 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, GARDEN CITY, RICH COUNTY, UTAH AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 17, FROM WHICH THE EAST QUARTER CORNER OF SECTION 17 BEARS NORTH 00° 08' 48" EAST; 1820.19 FEET ALONG THE EAST LINE OF SAID SECTION 17; THENCE NORTH 89° 55' 13" WEST 50.00 FEET TO A FOUND REBAR WITH CAP LABELED, "JSH", SET AT THE SOUTHWEST CORNER OF THE PARCEL OF LAND OWNED BY CANYON CLUB PARTNERS LLC, WHICH PARCEL IS DESCRIBED IN FILING # 88253 IN THE OFFICIAL RECORDS OF RICH COUNTY, THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 89° 55' 13" WEST 1269.00 FEET ALONG THE SOUTH LINE OF THE SAID CANYON CLUB PARTNERS LLC PARCEL TO A FOUND 5/8" REBAR WITH CAP LABELED, "SMITH", SET AT THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00° 08' 48" EAST 482.00 FEET ALONG THE WEST LINE OF THE SAID CANYON CLUB PARTNERS LLC PARCEL TO A FOUND 5/8" REBAR WITH CAP LABELED, "JSH", SET AT THE NORTHWEST CORNER THEREOF; THENCE SOUTH 89° 55' 13" EAST 1269.00 FEET ALONG THE NORTH LINE OF THE SAID CANYON CLUB PARTNERS LLC PARCEL TO THE TRUE POINT OF BEGINNING, CONTAINING 13.5 ACRES OF LAND.

ROCKY MOUNTAIN POWER NOTE:

PURSUANT TO UTAH CODE 17-27a-603 (4)(i) 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. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNERS TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE, AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

ROCKY MOUNTAIN POWER APPROVAL AND ACCEPTANCE

APPROVED THIS 29 DAY OF December, A.D., 2022
Ryan Cook

BEAR LAKE SPECIAL SERVICE DISTRICT APPROVAL

THE SUBDIVISION DESCRIBED IN THIS PLAT HAS BEEN APPROVED BY THE BEAR LAKE SPECIAL SERVICE DISTRICT THIS 29TH DAY OF DECEMBER, 2022.
BY: *[Signature]* TITLE: SUPERINTENDENT
GARDEN CITY FILE DISTRICT APPROVED 12-28-2022
BY: *[Signature]* TITLE: CHIEF

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT I, THE UNDERSIGNED, AM THE OWNER OF THE TRACT OF LAND DESCRIBED HEREIN, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND COMMON AREA, THE WHOLE TO BE HERINAFTER KNOWN AS CONESTOGA RANCH PLANNED URBAN DEVELOPMENT (PUD) PHASE 3, A PUD LOCATED IN SECTION 17, TOWNSHIP 14 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, I DO HEREBY DEDICATE AND SET APART THE SAME AS A PUD AND DEDICATE THE PUBLIC UTILITY EASEMENTS FOR THE PURPOSE OF RUNNING PUBLIC UTILITIES. FURTHER, THE COMMON AREAS AND PRIVATE STREETS ARE HEREBY DEDICATED AND CONVEYED TO THE CONESTOGA RANCH COMMUNITY ASSOCIATION, INC.

[Signature]
FOR CANYON CLUB PARTNERS LLC
ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF RICH
ON THIS 30 DAY OF Dec, 2022 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, APPEARED *[Signature]* THE OWNER OF THE ABOVE DESCRIBED SUBDIVISION KNOWN TO ME TO BE THE PARTY WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.
[Signature]
NOTARY PUBLIC FOR UTAH
MY COMMISSION # 716887
MY COMMISSION EXPIRES: June 17, 2025
GARDEN CITY UT
RESIDING AT: Garden City UT
FILE # 104109

GARDEN CITY PLANNING COMMISSION APPROVAL AND ACCEPTANCE

APPROVED THIS 29 DAY OF Dec, A.D., 2022
[Signature]

GARDEN CITY COUNCIL APPROVAL AND ACCEPTANCE

APPROVED THIS 30 DAY OF December, A.D., 2022
[Signature]

GARDEN CITY ENGINEER APPROVAL AND ACCEPTANCE

APPROVED THIS 29th DAY OF Dec, A.D., 2022
[Signature]

GARDEN CITY ATTORNEY APPROVAL AND ACCEPTANCE

APPROVED THIS 28th DAY OF December, A.D., 2022
[Signature]

RECORDER'S CERTIFICATE
INSTRUMENT NO. 104109
DATE 12/29/2022
RECORDED BY *[Signature]*
RECORDED BY *[Signature]*
FEE \$ 118.2

SURVEYOR'S CERTIFICATE
I, TIMOTHY LYNN CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF UTAH. MY LICENSE NUMBER IS 370041 AND THAT BY THE AUTHORITY OF THE PROPERTY I HAVE CAUSED A SURVEY TO BE MADE AS SHOWN AND DESCRIBED ON THIS PLAT.
12/29/22
DATE

LEGEND
--- DEED (RECORD) LINE
--- SECTION CORNER
--- FOUND
--- SECTION 1/4 CORNER
--- FOUND BY THIS SURVEY
--- SET BY THIS SURVEY
--- 5/8" REBAR W/ CAP
--- POINT NOT FOUND OR SET

FINAL SUBDIVISION PLAT FOR CONESTOGA RANCH PUD PHASE 3
SECTION 17 T. 14 N. R. 5 E. SLB&M
GARDEN CITY, RICH COUNTY, UTAH
SURVEYED BY: TC
OFFICE BOOK NO.:
FIELD BOOK NO.:
COMPLETION DATE: DEC 2022
PROJECT NO. 21068

LAND SURVEYORS
A.A. HUDSON AND ASSOCIATES
132 SOUTH STATE
PRESTON, IDAHO 83263
(208)852-1155

REVISIONS
1
2

DRAWING: 21068B001 SUBDIVISION