

1. The CCR's for this for this subdivision are described in the Hawk Rock Subdivision CCR's dated and recorded in the office the Rich County Recorder as filing # 101307.

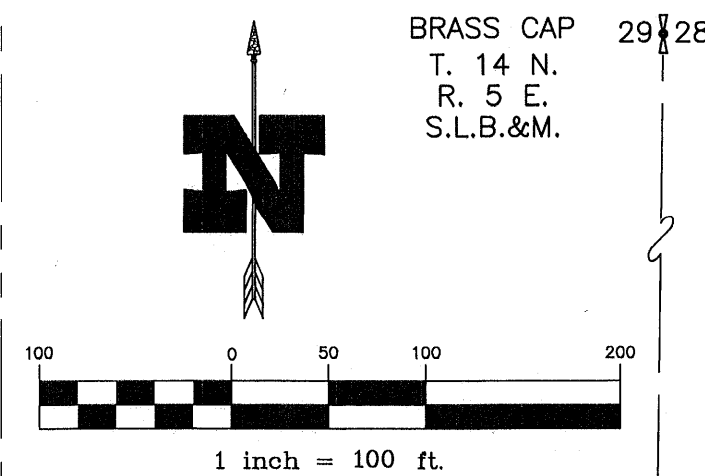
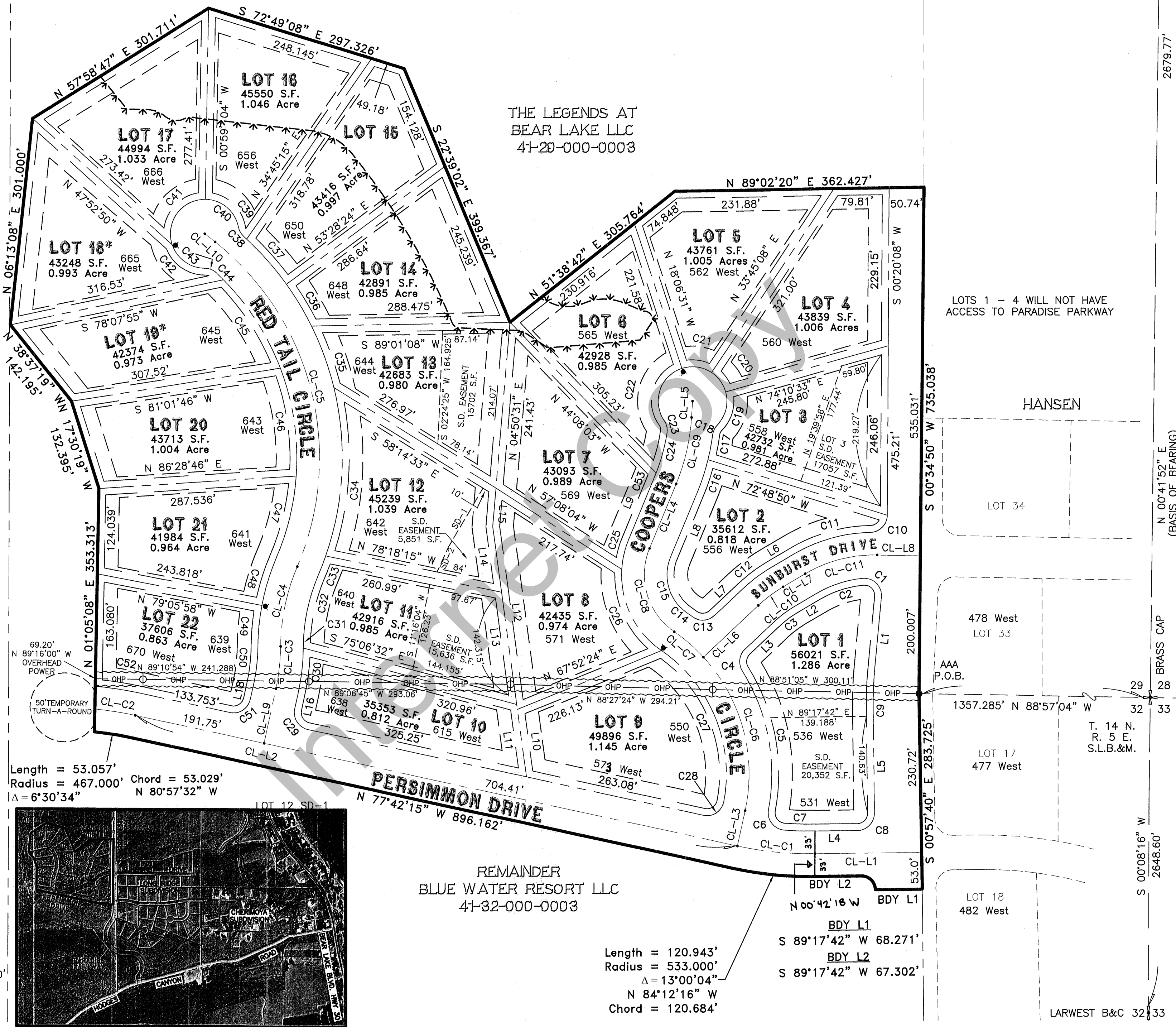
2. The City's requirement for two means of ingress and egress for this is satisfied by access to the public roads within the Long Ridge Subdivision and Homestead Road/Paradise Parkway which in turn connect to Hodges Canyon Road.

3. Pursuant to Utah Code Ann. 54-3-27 this plat conveys public utility easements, along with all the rights and duties described therein, to the owner(s) or operators of utility facilities.

4. Pursuant to Utah Code 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.

5. "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 owner 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."

**FINAL PLAT  
HAWK ROCK SUBDIVISION  
SE/4 SECTION 29. & NE/4 SECTION 32,  
T. 14 N., R. 5 E., S.L.B.&M.  
GARDEN CITY, RICH COUNTY, UTAH  
JULY 2021**



**BOUNDARY DESCRIPTION**

A parcel of ground located in the West Half of the Southeast Quarter of Section 29 and the West Half of the Northeast Quarter of Section 32, Township 14 North, Range 5 East of the Salt Lake Base and Meridian.

Described as follows:  
Commencing at the Brass Cap found at the common North corner of Sections 29 and 32, Township 14 North, Range 5 East of the Salt Lake Base and Meridian, from which the Brass Cap found at the Northeast of said section 29 bears North 00°41'52" East 2,679.77 feet, and running Thence North 88°57'04" West 1,357.285 feet to AAA bar and cap on the point of beginning; and running Thence South 00°57'40" East 283.725 feet; Thence South 89°17'42" West 68.271 feet to the point of curve of a non-tangent curve, of which the radius point bears South 89°17'42" West 20.000 feet; Thence 31.416 feet along the arc of a 20.000 foot radius curve to the left through a central angle of 90°00'00" and a long chord that bears North 45°42'18" West 28.284 feet; Thence South 89°17'42" West 67.302 feet; Thence 120.943 Feet along the arc of a 533.000 foot radius curve to the right through a central angle of 13°00'04" and a long chord that bears North 84°12'16" West 120.684 feet; Thence North 77°42'15" West 896.162 feet; Thence 53.057 feet along the arc of a 467.000 foot radius curve to the left through a central angle of 06°30'34" and a long chord that bears North 80°57'32" West 53.029 feet; Thence North 01°05'08" East 353.313 feet; Thence North 17°30'19" West 132.395 feet; Thence North 38°37'19" West 142.195 feet; Thence North 06°13'08" East 301.000 feet; Thence North 57°58'47" East 301.711 feet; Thence South 72°49'08" East 297.326 feet; Thence South 22°39'02" East 399.367 feet; Thence North 51°38'42" East 305.764 feet; Thence North 89°02'20" East 362.427 feet; Thence South 00°34'50" West 735.038 feet to the point of beginning.

Containing 1,211,254 Square Feet or 27.807 Acres.

**APPROVAL AS TO FORM**

THIS 2<sup>nd</sup> DAY OF September A.D. 2021

\_\_\_\_\_  
ATTORNEY

**OWNER'S DEDICATION**

KNOW ALL MEN 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 BE HERINAFTER KNOWN AS THE "HAWK ROCK SUBDIVISION"

DO HEREBY DEDICATE, GRANT AND CONVEY TO GARDEN CITY, UTAH AND UTILITY COMPANIES ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THROUGHFARES AND UTILITY EASEMENTS FOREVER. WE ALSO DEDICATE TO GARDEN CITY THOSE CERTAIN PARCELS DESIGNATED AS OPEN SPACE FOR PUBLIC UTILITY PURPOSES, THE SAME TO REMAIN AS OPEN SPACE IN PERPETUITY AND SERVE AS A PUBLIC UTILITY EASEMENT. WE DO ALSO DEDICATE TO GARDEN CITY THOSE CERTAIN PARCELS DESIGNATED AS EASEMENTS TO BE USED FOR PUBLIC UTILITY AND DRAINAGE PURPOSES, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS INTENDED FOR PUBLIC USE.

IN WITNESS WE HAVE HEREUNTO SET OUR SIGNATURES THIS 2<sup>nd</sup> DAY OF September A.D. 2021.

\_\_\_\_\_  
NORM MECHAN

State of (Utah) Rich  
County of (Utah) Rich

On this 2<sup>nd</sup> day of September, 2021

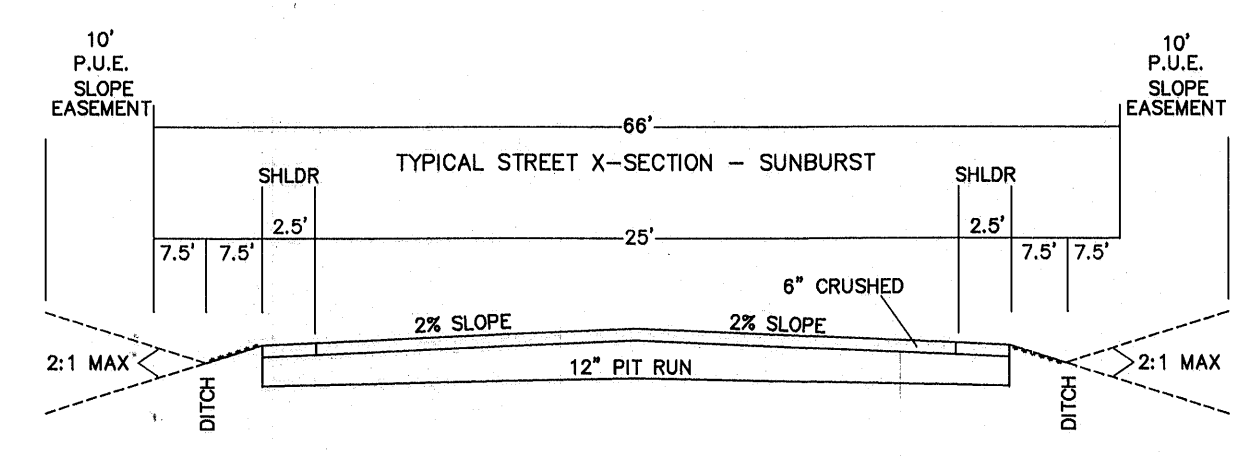
personally appeared before me: Norm Mechan  
name of document co-signers

whose identities are personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that they are Managers of the Shundahai Holdings I LLC and that said document was signed by him/her in behalf of said LLC by Authority of its Bylaws, or (Resolution of its Board of Directors), and said co-managers acknowledged to me that said LLC executed the same.

Witness my hand and official seal

\_\_\_\_\_  
notary signature

\_\_\_\_\_  
notary seal



I, JEFF S. HANSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 325023 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT INTO LOTS AND STREETS, HERINAFTER TO BE KNOWN AS: "HAWK ROCK SUBDIVISION" AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIRECTIONS SHOWN.

\_\_\_\_\_  
JEFF S. HANSEN

- SETBACKS**
- 30' FRONT - 30' REAR - 15' SIDE
- EXISTING PROPERTY CORNER (JSH UNLESS NOTED OTHERWISE)
  - BR BY RECORD
  - TO BE SET: 5/8" REBAR WITH RLS 325023 CAP
  - SECTION CORNER
  - EAST/WEST 1/4 CORNER
  - B.E. DESIGNATED BUILDING ENVELOPE
  - FIRE HYDRANT
  - 10' WIDE PUBLIC UTILITY EASEMENT TO ALSO SERVE AS A SLOPE EASEMENT ALONG ANY STREET
  - CENTERLINE
  - PROPERTY LINES
  - SUBDIVISION BOUNDARY
  - EXISTING OVERHEAD UTILITY & CENTER OF AN EXISTING EASEMENT-WIDTH UNKNOWN-ILLUSTRATED AS 20'
  - EXISTING UTILITY POLE
  - EXISTING OVERHEAD UTILITY EASEMENT-ILLUSTRATED AT 20'
  - NEW STORM DRAINAGE EASEMENT
  - NO BUILD-STEEP SLOPES LINE
  - NO CORNER TO BE SET AT CURVE POINT
- C31 NOTE:

SHEET 1 OF 2

**COUNTY RECORDER'S NO. 101307**

STATE OF UTAH, COUNTY OF Rich, RECORDED AND FILED AT THE REQUEST OF Town of Garden City

DATE 9/22/21 TIME 10:10 FEE \$94.00

ABSTRACTED

INDEX FILED IN: FILE OF PLATS

\_\_\_\_\_  
N. Butterfield  
COUNTY RECORDER

**ROCKY MT. POWER**

THE EASEMENTS ON THE PLAT HAVE BEEN REVIEWED AND ACCEPTED BY ROCKY MT. POWER

THIS 3<sup>rd</sup> DAY OF September A.D. 2021

\_\_\_\_\_  
Kyle Parkinson  
REPRESENTATIVE

**PLANNING COMMISSION APPROVAL**

APPROVED THIS 6<sup>th</sup> DAY OF September A.D. 2021 BY THE GARDEN CITY PLANNING AND ZONING COMMISSION.

\_\_\_\_\_  
CHAIRPERSON

**COUNCIL APPROVAL AND ACCEPTANCE**

PRESENTED TO THE GARDEN CITY COUNCIL THIS 7<sup>th</sup> DAY OF September A.D. 2021. AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
Cathy Rasmussen  
ATTEST

**BEAR LAKE SPECIAL SERVICE DISTRICT**

SANITARY SEWER SYSTEM APPROVAL

THIS 2<sup>ND</sup> DAY OF SEPTEMBER 2021

\_\_\_\_\_  
REPRESENTATIVE

**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.

SEP. 2, 2021

\_\_\_\_\_  
ENGINEER

HAWK ROCK SUBDIVISION

Address of Subdivision:  
Approx: 500-700 W, 1300 S, Garden City, UT 84028

Subdivision Point of Contact:  
Norm Mechan 10 South Bear Lake Blvd Garden City, UT, 84028

Zone = HE = Hillside Estates Using Density Based Option  
Number of Lots = 22  
Acreage of Subdivision = 27.807 Acres X 1.2 Lots Per Acre = 33

Intended Use - 22 Residential Homes

**JSH**

**SURVEYING & DRAFTING INC.**

P.O. BOX 300 • WELLSVILLE, UTAH 84339  
(435) 245-0990 • TOLL FREE 1-888-420-0268