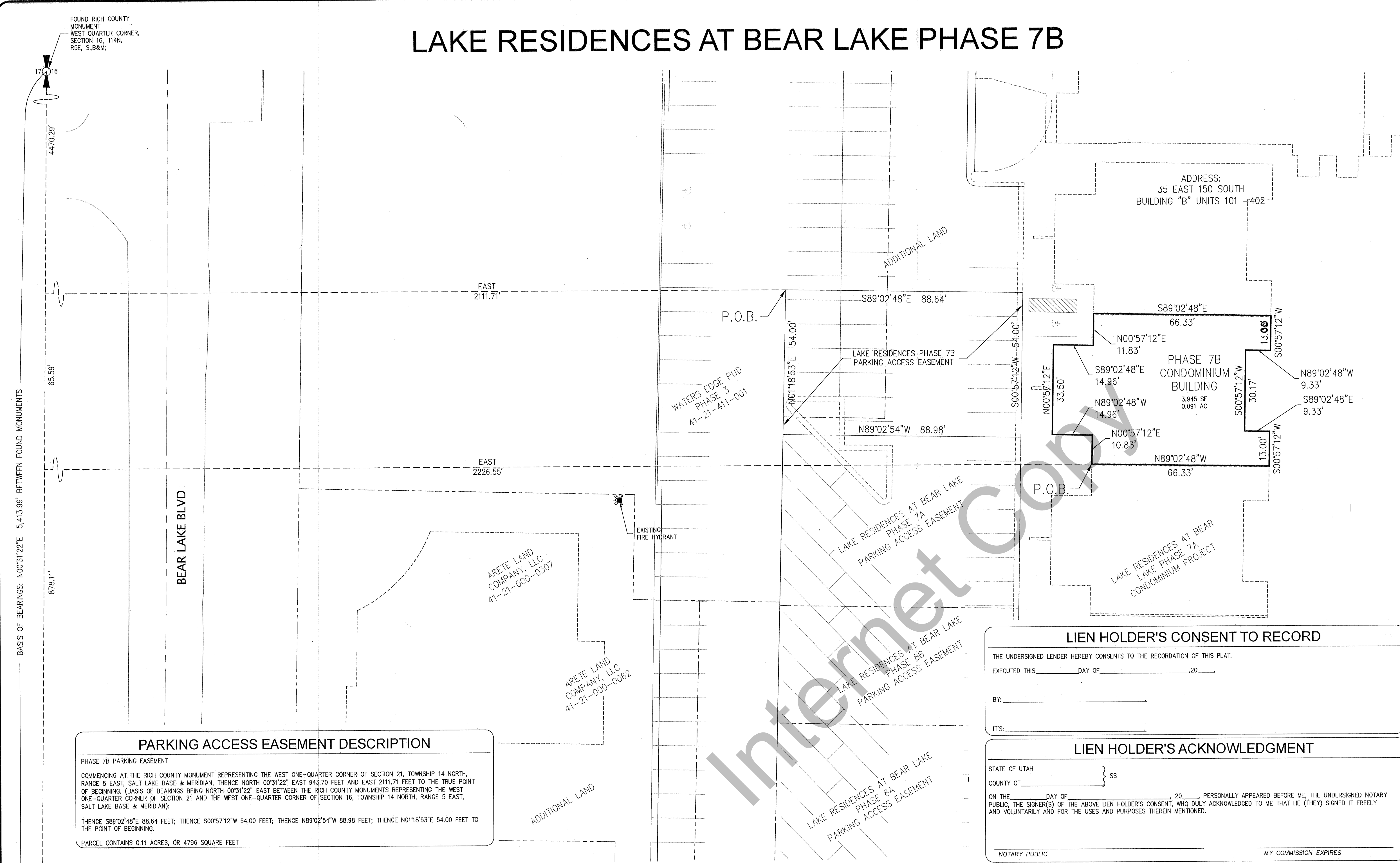


LAKE RESIDENCES AT BEAR LAKE PHASE 7B



PARKING ACCESS EASEMENT DESCRIPTION

PHASE 7B PARKING EASEMENT

COMMENCING AT THE RICH COUNTY MONUMENT REPRESENTING THE WEST ONE-QUARTER CORNER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN, THENCE NORTH 00°31'22" EAST 943.70 FEET AND EAST 2111.71 FEET TO THE TRUE POINT OF BEGINNING, (BASIS OF BEARINGS BEING NORTH 00°31'22" EAST BETWEEN THE RICH COUNTY MONUMENTS REPRESENTING THE WEST ONE-QUARTER CORNER OF SECTION 21 AND THE WEST ONE-QUARTER CORNER OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN):

THENCE S89°02'48"E 88.64 FEET; THENCE S00°57'12"W 54.00 FEET; THENCE N89°02'54"W 88.98 FEET; THENCE N01°18'53"E 54.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 0.11 ACRES, OR 4796 SQUARE FEET

PLAT NOTES

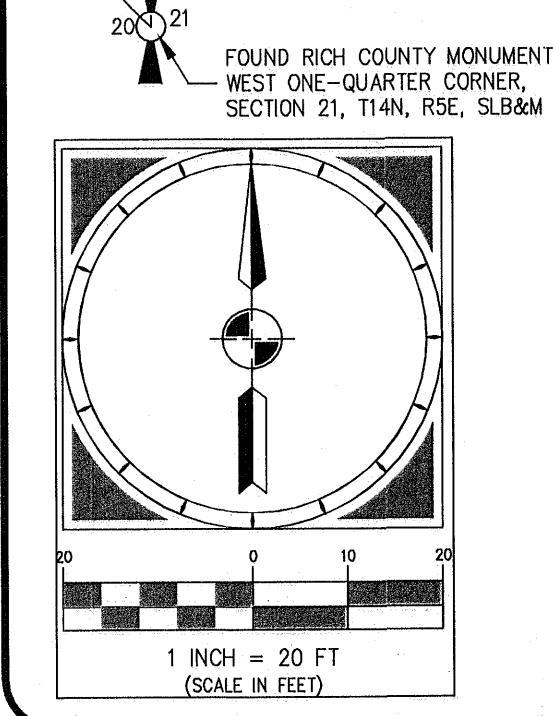
- THIS PLAT RELATES TO REAL PROPERTY WHICH IS SUBJECT TO THAT CERTAIN DECLARATION OF CONDOMINIUM OF LAKE RESIDENCES AT BEAR LAKE, RECORDED SIMULTANEOUSLY HERewith, AND SUBSEQUENT AMENDMENTS THERETO (THE "CONDOMINIUM DECLARATION"). THE CONDOMINIUM DECLARATION SETS FORTH THE EASEMENTS, RESTRICTIONS AND GENERAL PLAN OF IMPROVEMENT FOR THE PROPERTY AS DESCRIBED IN THIS PLAT. UNLESS THE CONTEXT CLEARLY INDICATES OTHERWISE, ALL CAPITALIZED TERMS AS USED ON THIS PLAT SHALL HAVE THE MEANINGS SET FORTH IN THE DECLARATION. THE CONDOMINIUM ASSOCIATION IS RESPONSIBLE FOR MAINTAINING THE COMMON AREAS AND FACILITIES OF THE CONDOMINIUM PROJECT, AND THE CONDOMINIUM ASSOCIATION SHALL HAVE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER THE PROPERTY FOR SUCH MAINTENANCE PURPOSES AS FURTHER DESCRIBED IN THE CONDOMINIUM DECLARATION.
- THE TERM "UNIT" AS DEPICTED IN THIS PLAT MEANS A CONDOMINIUM UNIT AS DEFINED IN THE CONDOMINIUM DECLARATION. THE PROPERTY AS DEPICTED ON THIS PLAT IS SUBJECT TO ALL DEVELOPMENTAL RIGHTS AS DESCRIBED IN THE DECLARATION, AND DECLARANT SHALL HAVE THE RIGHT TO EXERCISE ANY APPLICABLE DEVELOPMENTAL RIGHTS PROVIDED FOR IN THE DECLARATION.
- THE LIMITED COMMON AREAS AND FACILITIES AS DEPICTED ON THIS PLAT ARE RESERVED FOR THE USE OF CERTAIN OWNERS TO THE EXCLUSION OF OTHER OWNERS. EACH RESPECTIVE IMPROVEMENT DESIGNATED ON THIS PLAT AS LIMITED COMMON AREAS AND FACILITIES IS APPURTENANT TO THE RESPECTIVE UNIT TO WHICH SUCH LIMITED COMMON AREAS AND FACILITIES ARE ADJACENT AS SHOWN HEREON AND ARE FOR THE USE AND ENJOYMENT OF THE OWNERS OF SUCH UNIT. DECLARANT HAS RESERVED THE RIGHT TO ADD ADDITIONAL LAND, IF AND WHEN ANY ADDITIONAL LAND DESCRIBED IN THE CONDOMINIUM DECLARATION IS ADDED TO THE PROPERTY, IT MAY BE ADDED TO THE PROJECT IN ACCORDANCE WITH THE PROVISIONS OF THE DECLARATIONS AND IN DECLARANT'S SOLE AND EXCLUSIVE DISCRETION.

PLAT NOTES (CONTINUED)

- POTENTIAL PURCHASERS OF PROPERTY LEGALLY DESCRIBED BY THIS PLAT ARE ADVISED TO FAMILIARIZE THEMSELVES WITH ALL PLAT NOTES, EASEMENTS AND OTHER PERTINENT INFORMATION CONTAINED WITHIN THIS PLAT AND ALSO WITH ANY CONDITIONS, COVENANTS AND RESTRICTIONS (CC&R) DOCUMENTS RECORDED AGAINST THE LAND LEGALLY DESCRIBED BY THIS PLAT, INCLUDING THE CONDOMINIUM DECLARATION. FAILURE TO ADHERE TO THESE PLAT NOTES, EASEMENTS, CO&R'S OR OTHER DOCUMENTS RECORDED AGAINST THE LAND COULD RESULT IN FINANCIAL LOSSES TO OR CHANGES IN EXPECTED PROPERTY USE OF THE PROPERTY OWNER. PROPERTY OWNERS AND PURCHASERS ARE RESPONSIBLE TO REVIEW AND TO BE IN COMPLIANCE WITH ALL NOTES, EASEMENTS, CO&R'S, THE CONDOMINIUM DECLARATION AND OTHER RECORDED DOCUMENTS RELATED TO THIS PLAT, AS CURRENTLY EXISTING OR AS MAY FROM TIME TO TIME BE CHANGED AND/OR AMENDED.
- ALL COMMON AREAS AND FACILITIES ARE HEREBY DEDICATED TO THE PROJECT AS SHOWN BY THIS PLAT AND SHALL BE USABLE BY ALL UNITS AS DESCRIBED IN THE CONDOMINIUM DECLARATION.
- ACCESS TO AND COSTS ASSOCIATED WITH THE PARKING AND DUMPSTERS SHALL BE SHARED BY LAKE RESIDENCES CONDOMINIUMS AND OTHER PROJECTS AS APPROVED BY THE DECLARANT.
- THERE IS A PUBLIC UTILITY EASEMENT ON ALL COMMON AREAS AND FACILITIES IN FAVOR OF ROCKY MOUNTAIN POWER, DOMINION ENERGY, CENTURY LINK, BLS&D, GARDEN CITY, COMCAST AND OTHERS AS GRANTED SPECIFICALLY BY THE DECLARANT OR THE CONDOMINIUM ASSOCIATION.
- DECLARANT HAS RESERVED THE OPTION TO CONTRACT THE PROJECT BY REMOVAL OF ALL OR A PORTION OF THE WITHDRAWABLE LAND IN ANY ORDER AND FROM TIME TO TIME AS FURTHER DESCRIBED IN THE CONDOMINIUM DECLARATION. THE ENTIRE PROPERTY AS DEPICTED IN THIS PLAT IS DESIGNATED AS WITHDRAWABLE LAND. THE WITHDRAWABLE LAND, ITS DIMENSIONS, AND LOCATION ARE SEPARATELY LABELED BY THE UNIT NUMBERS AS DEPICTED ON PAGES 3-7 OF THIS PLAT. FOR PURPOSES OF IDENTIFYING WITHDRAWABLE LAND, A UNIT SHALL INCLUDE APPURTENANT LIMITED COMMON AREAS AND FACILITIES AND, IN DECLARANT'S DISCRETION, COMMON AREAS AND FACILITIES DEPICTED ON THE SAME FLOOR AS SUCH UNIT.
- PARKING IS PROVIDED FOR THE CONDOMINIUM PROJECT PURSUANT TO AN EASEMENT, WHICH GRANTS CONDOMINIUM OWNERS WITH ACCESS TO SUCH PARKING.

LEGEND

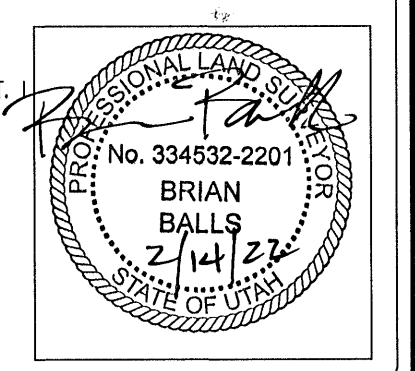
- BUILDING PAD OUTLINE
- PHASE BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- ADDITIONAL LAND
- SECTION LINES
- BOUNDARY ANGLE POINT
- LIMITED COMMON AREAS AND FACILITIES (SEE PAGES 3-7)
- COMMON AREAS AND FACILITIES (SEE PAGES 3-7)
- CONVERTIBLE SPACE (SEE PAGE 3-5)
- WITHDRAWABLE LAND



SURVEYOR'S CERTIFICATE

I, BRIAN BALLS DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 334532-2201 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, AND IN ACCORDANCE WITH THE PROVISIONS OF SECTION 57-8-13(1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT, I FURTHER CERTIFY BY AUTHORITY OF THE OWNER, THAT I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO UNITS AND COMMON AREAS AND FACILITIES.

Brian Balls 2/14/22
BRIAN BALLS DATE



BOUNDARY DESCRIPTION

COMMENCING AT THE RICH COUNTY MONUMENT REPRESENTING THE WEST ONE-QUARTER CORNER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN, THENCE NORTH 00°31'22" EAST 878.11 FEET AND EAST 2226.55 FEET TO THE TRUE POINT OF BEGINNING, (BASIS OF BEARINGS BEING NORTH 00°31'22" EAST BETWEEN THE RICH COUNTY MONUMENTS REPRESENTING THE WEST ONE-QUARTER CORNER OF SECTION 21 AND THE WEST ONE-QUARTER CORNER OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN):

THENCE N00°57'12"E 10.83 FEET; THENCE N89°02'48"W 14.96 FEET; THENCE N00°57'12"E 33.50 FEET; THENCE S89°02'48"E 14.96 FEET; THENCE N00°57'12"E 11.83 FEET; THENCE S89°02'48"E 66.33 FEET; THENCE S00°57'12"W 13.00 FEET; THENCE N89°02'48"W 9.33 FEET; THENCE S00°57'12"W 30.17 FEET; THENCE S89°02'48"E 9.33 FEET; THENCE S00°57'12"W 13.00 FEET; THENCE N89°02'48"W 66.33 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 0.091 ACRES, OR 3,945 SQUARE FEET

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS NORTH 00°31'22" EAST BETWEEN THE RICH COUNTY SECTION CORNER SURVEY MONUMENTS FOR THE WEST ONE-QUARTER CORNER OF SECTION 21 AND THE WEST ONE-QUARTER CORNER OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT I, THE UNDERSIGNED OWNER OF THE TRACT OF LAND DESCRIBED HEREON AS LAKE RESIDENCES AT BEAR LAKE PHASE 7B, A UTAH CONDOMINIUM PROJECT, LOCATED ON SAID TRACT OF LAND, HAVE CAUSED A SURVEY TO BE MADE AND THIS PLAT MAP TO BE PREPARED, AND DO HEREBY GIVE CONSENT TO THE RECORDED OF THIS PLAT MAP AND DO HEREBY DESIGNATE ALL COMMON AREAS AND FACILITIES AND LIMITED COMMON AREAS AND FACILITIES FOR THE USE OF THE CONDOMINIUM OWNERS OF LAKE RESIDENCES AT BEAR LAKE PHASE 7B. THE SAME TRACT OF LAND HAS BEEN SUBDIVIDED INTO CONDOMINIUM UNITS AND COMMON AREAS AND FACILITIES. THE OWNER HEREBY DEDICATES THOSE AREAS LABELED AS COMMON AREAS AND FACILITIES FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES; FURTHERMORE, THE OWNER DOES HEREBY DEDICATE WITHOUT CONDITION, RESTRICTION, OR RESERVATION TO GARDEN CITY, UTAH, ALL WATER AND SEWER IMPROVEMENTS TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND GARDEN CITY, UTAH FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

LAKE RESIDENCES AT BEAR LAKE PHASE 7B, BUILDING "B"
DECLARATION OF COVENANTS CONDITIONS AND
RESTRICTIONS RECORDED AS
ENTRY # _____ BOOK _____ PAGE _____

Chris Shurian
CHRIS SHURIAN - MANAGER
THE WATERS EDGE PROPERTIES, LLC

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF Bear Lake } SS

ON THIS 10th DAY OF March, 2022, CHRIS SHURIAN DID PERSONALLY APPEAR BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, STATING THAT HE IS THE MANAGER OF WATERS EDGE PROPERTIES, LLC, A UTAH LIMITED LIABILITY COMPANY, AND BEFORE ME SIGNED THE FORGING OWNER'S DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT SAID COMPANY DID EXECUTE THE SAME.

Nichole L. Smith
NICHOLE L. SMITH
COMMISSION # 70035
NOTARY PUBLIC
STATE OF UTAH
MY COMMISSION EXPIRES 05/25/2023

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF GARDEN CITY, RICH COUNTY, UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 10 DAY OF March, 2022.

Mayor
MAYOR

Cathie Rasmussen
ATTEST: CLERK

TOWN OF GARDEN CITY
INCORPORATED
SEAL
JAN. 2, 1934
UTAH
CITY SEAL

PLANNING COMMISSION APPROVAL

APPROVED THIS 10th DAY OF March, 2022 BY THE PLANNING COMMISSION OF GARDEN CITY, UTAH.

Chairman
CHAIRMAN, PLANNING COMMISSION

GARDEN CITY ATTORNEY

APPROVED AS TO FORM ON THIS 1st DAY OF March, 2022.

Attorney
CITY ATTORNEY

GARDEN CITY ENGINEER

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE ON THIS 9th DAY OF MARCH, 2022.

Engineer
CITY ENGINEER

BEAR LAKE SPECIAL SERVICE DISTRICT

APPROVED AS PER CURRENT APPLICABLE BEAR LAKE S&D SPECIFICATIONS AND DESIGN STANDARDS ON THIS 17 DAY OF FEBRUARY, 2022.

Engineer
BLSSD ENGINEER

OFFICIAL AGENCY USE

COUNTY RECORDER'S NUMBER # 102842

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

DATE 3/19/22 TIME 2:14 pm FEE \$360.00

ABSTRACTED _____

INDEX FILED IN: FILE OF PLATS _____

Butterfield
COUNTY RECORDER

PROJECT: C19-027
SHEET: 1 OF 7
PRINT DATE: 02/14/2022

PREPARED FOR: THE WATERS EDGE PROPERTIES, LLC
PROJECT: LAKE RESIDENCES AT BEAR LAKE PHASE 7B

Summit Engineering Group Inc.
Structural • Civil • Surveying
55 WEST CENTER • P.O. BOX 176
HEBER CITY, UTAH 84032
P: 435-854-9229 • F: 435-854-9231

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LAKE RESIDENCES AT BEAR LAKE PHASE 7B
AN EXPANDABLE CONDOMINIUM PROJECT

LOCATED IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 5 EAST, SLB&M, GARDEN CITY, RICH COUNTY, UTAH