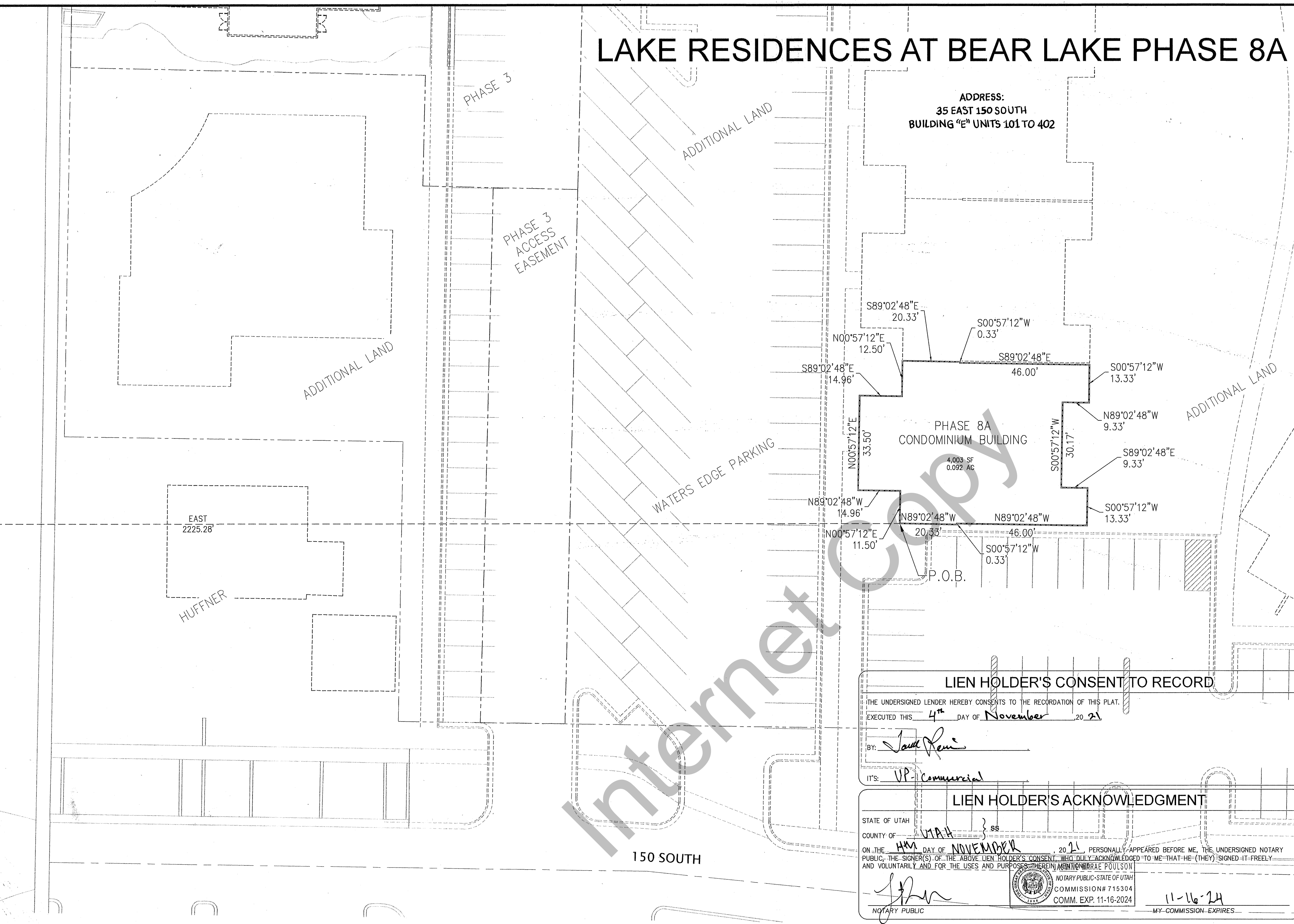


# LAKE RESIDENCES AT BEAR LAKE PHASE 8A

ADDRESS:  
35 EAST 150 SOUTH  
BUILDING "E" UNITS 101 TO 402



FOUND RICH COUNTY MONUMENT WEST QUARTER CORNER, SECTION 16, T14N, R5E, SLB&M;  
BEAR LAKE BLVD  
4705.02'  
BASIS OF BEARINGS: N00°31'22"E 5,413.98' BETWEEN FOUND MONUMENTS  
708.97'  
200.21'

### PLAT NOTES

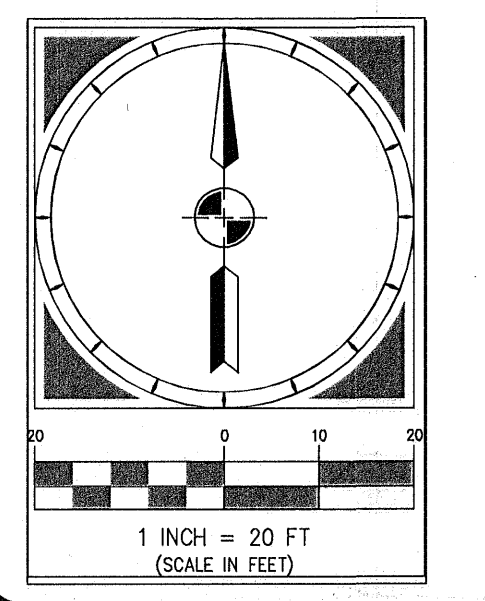
- THIS PLAT RELATES TO REAL PROPERTY WHICH IS SUBJECT TO THAT CERTAIN DECLARATION OF CONDOMINIUM OF LAKE RESIDENCES AT BEAR LAKE, RECORDED SIMULTANEOUSLY HERewith, AND SUBSEQUENT AMENDMENTS THERETO (THE "CONDOMINIUM DECLARATION"). THE CONDOMINIUM DECLARATION SETS FORTH THE EASEMENTS, RESTRICTIONS AND 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, CC&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, CC&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, B.S&S, GARDEN CITY, COMCAST AND OTHERS AS GRANTED SPECIFICALLY BY THE DECLARANT OR THE CONDOMINIUM ASSOCIATION.
- DECLARANT HAS RESERVED THE OPTION TO CONTRACT FOR 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



### LIEN HOLDER'S CONSENT TO RECORD

THE UNDERSIGNED LENDER HEREBY CONSENTS TO THE RECORDED OF THIS PLAT.  
EXECUTED THIS 4<sup>th</sup> DAY OF November 20 21

BY: *Jack Reim*

IT'S: VP - Commercial

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### LIEN HOLDER'S ACKNOWLEDGMENT

STATE OF UTAH }  
COUNTY OF UTAH } ss

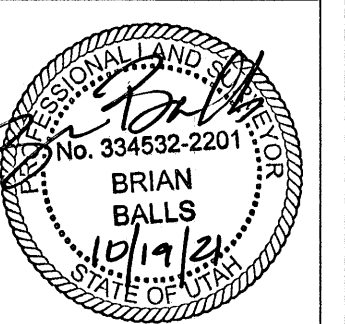
ON THE 4<sup>th</sup> DAY OF NOVEMBER 20 21, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNER(S) OF THE ABOVE LIEN HOLDER'S CONSENT, WHO DULY ACKNOWLEDGED TO ME THAT HE (THEY) SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES SET FORTH IN THE ABSENCE OF ANY UNLAWFUL RESTRICTIONS.

NOTARY PUBLIC-STATE OF UTAH  
BASMINE MARAE POULSON  
COMMISSION# 715304  
COMM. EXP. 11-16-2024

11-16-21  
MY COMMISSION EXPIRES

### 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*  
BRIAN BALLS

### 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 708.97 FEET AND EAST 2225.28 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 CORNERS OF SECTION 21 AND 16, TOWNSHIP 14 NORTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN);

THENCE N00°57'12"E 11.50 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 12.50 FEET; THENCE S89°02'48"E 20.33 FEET; THENCE S00°57'12"W 0.33 FEET; THENCE S89°02'48"E 46.00 FEET; THENCE S00°57'12"W 13.33 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 13.33 FEET; THENCE N89°02'48"W 46.00 FEET; THENCE S00°57'12"W 0.33 FEET; THENCE N89°02'48"W 20.33 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 0.092 ACRES, OR 4,003 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 SECTIONS 21 AND 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 8A, 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 8A. 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.

### DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE FOLLOWING:

LAKE RESIDENCES AT BEAR LAKE PHASE 8A BUILDING:

CHRIS SHURIAN - MANAGER  
THE WATERS EDGE PROPERTIES, LLC

INSTRUMENT# 10882, B 512, P 1123

### OWNER'S ACKNOWLEDGMENT

STATE OF UTAH }  
COUNTY OF UTAH } ss

ON THIS 4<sup>th</sup> DAY OF NOVEMBER, A.D. 20 21, 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 FORGOING OWNER'S DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT SAID COMPANY DID EXECUTE THE SAME.

NOTARY PUBLIC  
BASMINE MARAE POULSON  
COMMISSION# 715304  
COMM. EXP. 11-16-2024

11-16-21  
MY COMMISSION EXPIRES

### 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 9<sup>th</sup> DAY OF November, A.D. 20 21.

MAYOR  
CATHIE RAMMUSSEN  
ATTEST: CLERK

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

### PLANNING COMMISSION APPROVAL

APPROVED THIS 9<sup>th</sup> DAY OF November 20 21, BY THE PLANNING COMMISSION OF GARDEN CITY.

CHAIRMAN, PLANNING COMMISSION

### GARDEN CITY ATTORNEY

APPROVED AS TO FORM ON THIS 28 DAY OF October 20 21.

CITY ATTORNEY

### GARDEN CITY ENGINEER

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.

CITY ENGINEER  
10/20/21  
DATE

### BEAR LAKE SPECIAL SERVICE DISTRICT

APPROVED AS PER CURRENT APPLICABLE BEAR LAKE SSD SPECIFICATIONS AND DESIGN STANDARDS.

BLSSD ENGINEER  
10/20/2021  
DATE

### OFFICIAL AGENCY USE

COUNTY RECORDER'S NUMBER 101881

STATE OF UTAH, COUNTY OF RICH, RECORDED AND FILED AT THE REQUEST OF TOWN OF GARDEN CITY

DATE 11/18/21 TIME 9:26am FEE \$160.00

ABSTRACTED

INDEX  
FILED IN: FILE OF PLATS

K. Butterfield  
COUNTY RECORDER

PROJECT: C19-027  
SHEET: 1 OF 7  
PRINT DATE: 10/19/2021

PREPARED FOR: THE WATERS EDGE PROPERTIES, LLC  
PROJECT: LAKE RESIDENCES AT BEAR LAKE PHASE 8A

Summit Engineering Group Inc.  
Structural • Civil • Surveying  
55 WEST CENTER • P.O. BOX 178  
HEBER CITY, UTAH 84032  
P. 435-854-9229 • F. 435-854-9231

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## LAKE RESIDENCES AT BEAR LAKE PHASE 8A

### 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