



LAKE SHORE SUBDIVISION
A PART OF THE NORTHEAST 1/4 OF SECTION 20,
T. 14 N., R. 5 E. S.L.B.&M.
GARDEN CITY, RICH COUNTY, UTAH
AUGUST 2019

BEAR LAKE SPECIAL SERVICE DISTRICT
 WASTE DISPOSAL AND CULINARY WATER SYSTEM APPROVAL
 THIS 13th DAY OF SEPTEMBER 2019
Mark Highmore
 REPRESENTATIVE

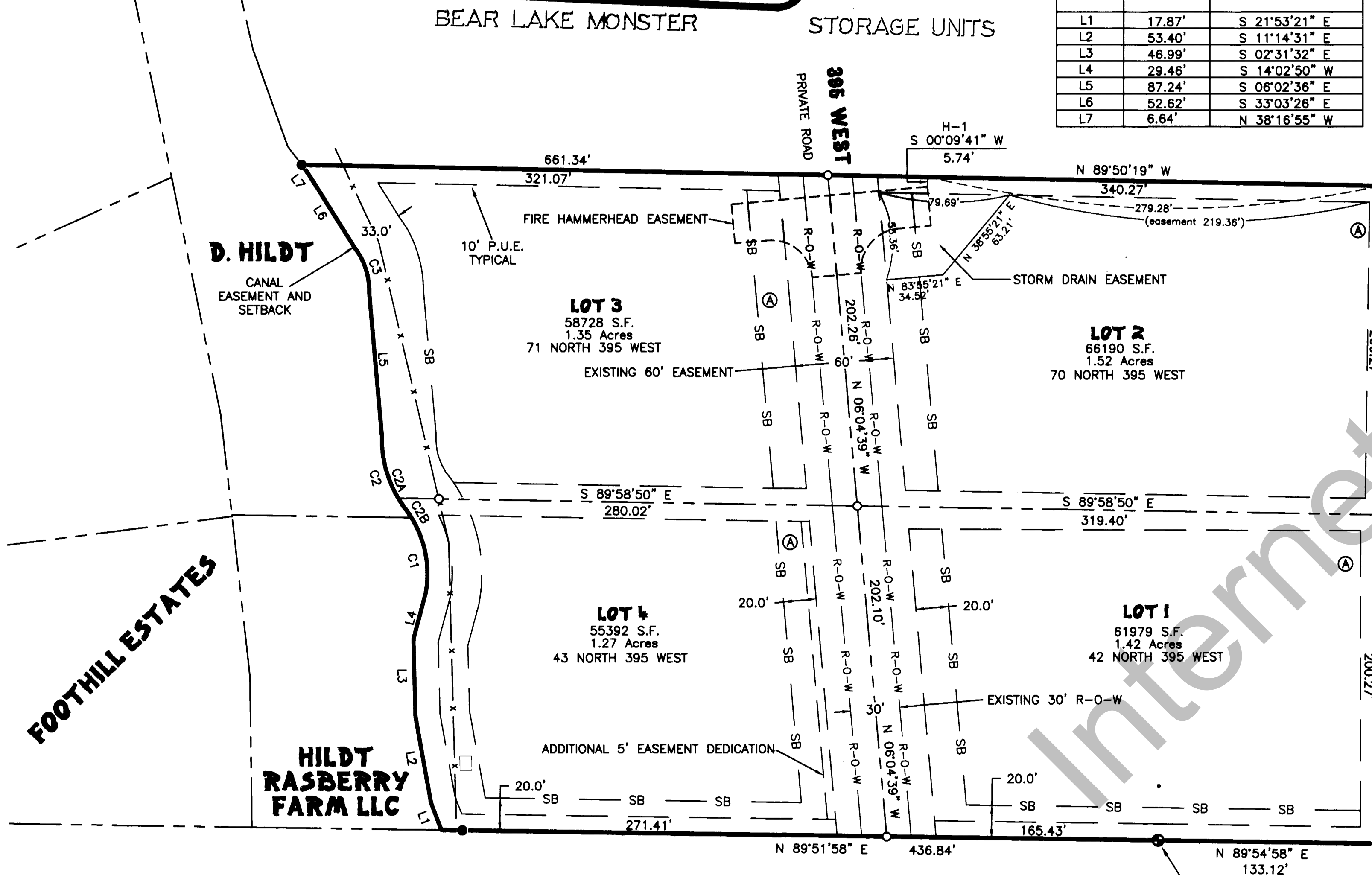
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	57.12'	65.31'	50°06'42"	S 16°02'55" E	55.32'
C2	44.78'	70.15'	36°34'23"	S 17°37'36" E	44.02'
C2A	39.89'	70.15'	32°34'41"	S 15°37'45" E	39.35'
C2B	4.89'	70.15'	3°59'43"	S 33°54'57" E	4.89'
C3	30.26'	43.22'	40°07'17"	S 19°24'57" E	29.65'

LINE TABLE		
LINE	LENGTH	BEARING
L1	17.87'	S 21°53'21" E
L2	53.40'	S 11°14'31" E
L3	48.99'	S 02°31'32" E
L4	29.46'	S 14°02'50" W
L5	87.24'	S 06°02'36" E
L6	52.62'	S 33°03'26" E
L7	6.64'	N 38°16'55" W

14-16
 T. 14 N.
 R. 5 E.
 S.L.B.&M.
 TIE-1
 S 00°06'40" E 392.28'
 (SOUTH 389.4' BR)
 (S 01°30'49" W 393.04' BR)
 (S 00°37'47" E BR)

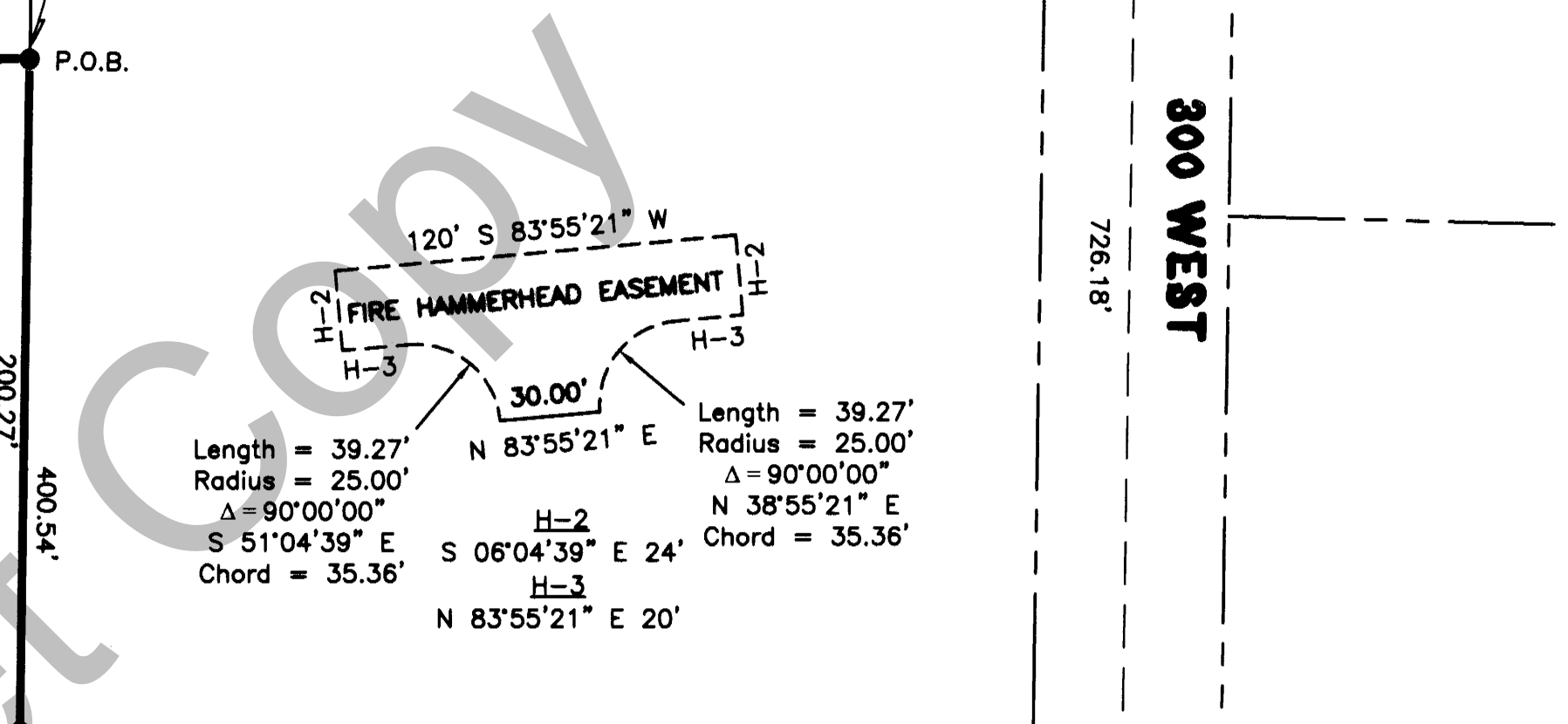
NOTES
 NO FLOOD ZONE MAPPING FOUND FOR THIS AREA
 NO HAZARDOUS AREAS FOUND
 FRONT SETBACKS ARE 20' FRONT-MEASURED FROM THE EDGE OF THE EXISTING 60' EASEMENT
 SIDE SETBACKS & P.U.E. ARE 10' WIDE
 PUBLIC UTILITY EASEMENTS ARE 10' WIDE & AROUND THE PERIMETER OF EACH LOT EXCEPT ALONG THE FRONTAGES OF LOTS 1-3 WHERE IT IS 15' AND LOT 4 WHERE IT IS 20'

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 right and duties described therein.
 2. Pursuant to Utah Code Ann. § 17-27a-603 (4)(c)(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.



Length = 39.27'
 Radius = 25.00'
 Δ = 90°00'00"
 S 51°04'39" E
 Chord = 35.36'

Length = 39.27'
 Radius = 25.00'
 Δ = 90°00'00"
 N 38°55'21" E
 Chord = 35.36'

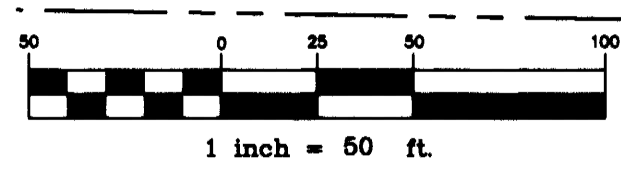


BEAR LAKE COMMUNITY HEALTH CENTER

LEGEND

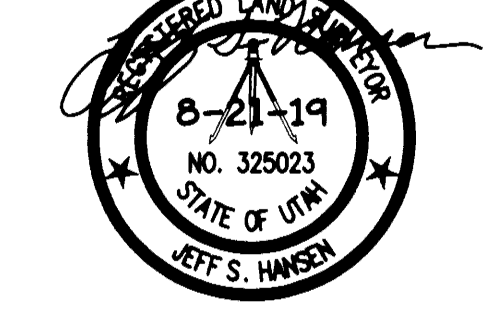
- FENCE POST
- T-BAR FENCE POST
- FENCE LINE
- EXISTING PROPERTY CORNER (TYPE AS NOTED)
- SET 5/8" REBAR WITH RLS 325023 CAP
- ⊕ RIGHT OF WAY MARKER
- ⊕ SECTION CORNER
- BR BY RECORD
- EASEMENT
- SB SETBACK LINES

Ⓐ ALL LOTS WILL BE REQUIRED TO HAVE IT'S OWN DETENTION BASIN TO BE SIZED AND CONSTRUCTED WHEN SITE PLAN IS SUBMITTED FOR CONSTRUCTION BY LOT OWNER
 LOT 3 WILL NEED TO INSTALL A DETENTION CONTROL BOX DESIGNED TO CONTROL THE FLOW FROM LOTS 3 AND 4 UNDER THE ROAD



SURVEYOR'S CERTIFICATE

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, HEREINAFTER TO BE KNOWN AS: "LAKE SHORE SUBDIVISION" AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.



BOUNDARY DESCRIPTION

A PARCEL OF GROUND LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:
 COMMENCING AT COTTON GIN PIN FOUND AT THE NORTHEAST CORNER OF SECTION 20, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 00°06'40" EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION AS CURRENTLY MONUMENTED 392.28 FEET (SOUTH 389.4 FEET, SOUTH 01°30'49" W 393.04 FEET & SOUTH 00°37'47" EAST BY RECORD); THENCE NORTH 89°50'19" WEST (SOUTH 89°38'34" WEST & SOUTH 89°05'51" WEST BY RECORD) 317.14 FEET; THENCE SOUTH 00°09'23" EAST 327.00 FEET TO THE POINT OF BEGINNING; AND RUNNING THENCE NORTH 89°50'19" WEST 661.34 FEET TO A POINT IN THE CENTERLINE OF AN EXISTING CANAL; THENCE SOUTHERLY ALONG SAID CANAL CENTERLINE THE FOLLOWING NINE COURSES, 1) SOUTH 38°16'55" EAST 6.64 FEET; 2) THENCE SOUTH 33°03'26" EAST 52.62 FEET TO THE POINT OF A NON-TANGENT CURVE, OF WHICH THE RADIUS POINT BEARS SOUTH 50°31'24" WEST 43.22 FEET; 3) THENCE SOUTHERLY 30.26 FEET ALONG THE ARC OF A 43.22 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 40°07'17" AND A LONG THAT BEARS SOUTH 19°24'57" EAST 29.65 FEET; 4) THENCE SOUTH 06°02'36" EAST 87.24 FEET TO THE POINT OF A NON-TANGENT CURVE, OF WHICH THE RADIUS POINT BEARS SOUTH 89°20'24" EAST 70.15 FEET; 5) THENCE SOUTHERLY 44.78 FEET ALONG THE ARC OF A 70.15 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 36°34'23" AND A LONG THAT BEARS SOUTH 17°37'36" EAST 44.02 FEET TO THE POINT OF A NON-TANGENT CURVE, OF WHICH THE RADIUS POINT BEARS SOUTH 48°53'44" WEST 65.31 FEET; 6) THENCE SOUTHEASTERLY 57.12 FEET ALONG THE ARC OF A 65.31 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 50°06'42" AND A LONG THAT BEARS SOUTH 16°02'55" EAST 55.32 FEET; 7) THENCE SOUTH 14°02'50" WEST 29.46 FEET; 8) THENCE SOUTH 02°31'32" EAST 48.99 FEET; 9) THENCE SOUTH 11°14'31" EAST 53.40 FEET; 10) THENCE SOUTH 21°53'21" EAST 17.87 FEET TO THE NORTH LINE OF HIGHWAY 89; THENCE NORTH 89°51'58" EAST 436.84 FEET TO STATE RIGHT-OF-WAY MARKER; THENCE NORTH 89°54'58" EAST 133.12 FEET; THENCE NORTH 00°09'23" WEST 400.54 FEET TO THE POINT OF BEGINNING. CONTAINING 242289 SQUARE FEET OR 5.562 ACRES.

APPROVAL AS TO FORM

THIS 11th DAY OF September A.D. 2019
Stais
 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 HEREINAFTER KNOWN AS: "LAKE SHORE 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 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 22nd DAY OF August A.D. 2019.
 LAKE SHORE LAND, LLC
 By *Ida C. Holmberg*
 Manager

ACKNOWLEDGMENT

STATE OF UTAH
 COUNTY OF Rich
 ON THIS 22nd DAY OF August, 2019
 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF SAID STATE OF UTAH, THE SIGNERS OF THE ABOVE OWNERS DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

Anthony S. Hurler
 NOTARY PUBLIC
 MY COMMISSION EXPIRES April 13, 2023

COUNTY RECORDER'S NO. 96822

STATE OF UTAH, COUNTY OF Rich, RECORDED
 AND FILED AT THE REQUEST OF Town of Garden City
 DATE 10/16/19 TIME 2:31 pm FEE \$58.00
 ABSTRACTED _____
 INDEX FILED IN: FILE OF PLATS
H. Butterfield, Deputy
 COUNTY RECORDER

PLANNING COMMISSION APPROVAL

APPROVED THIS 16 DAY OF Sept A.D. 2019
 BY THE GARDEN CITY PLANNING AND ZONING COMMISSION.
Scott Beum
 CHAIRPERSON

DEVELOPER INFORMATION

LAND OWNER/DEVELOPER:
 LAKE SHORE LAND LLC
 13974 FAIRWAY RIDGE ROAD
 DRAPER, UTAH 84020

ROCKY MT. POWER

THE EASEMENTS ON THE PLAT HAVE BEEN REVIEWED AND ACCEPTED BY ROCKY MT. POWER
 THIS 25 DAY OF SEPTEMBER A.D. 2019
Fred Roberts
 REPRESENTATIVE

COUNCIL APPROVAL AND ACCEPTANCE

PRESENTED TO THE GARDEN CITY COUNCIL THIS _____ DAY OF _____ A.D. 2019, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
Mark A. Lambert
 MAYOR
Anthony S. Hurler
 ATTEST

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.
Aug 26, 2019
 DATE
Jeff Hansen
 ENGINEER

JSH
SURVEYING & DRAFTING INC.
 P.O. BOX 300 • WELLSVILLE, UTAH 84339
 (435) 245-9090 • TOLL FREE 1-888-420-0268