

# LAZY D RANCH

PART OF THE SOUTH HALF OF SECTION 34,  
TOWNSHIP 14 NORTH, RANGE 5 EAST  
ALSO PART OF THE NORTHWEST QUARTER OF SECTION 3,  
TOWNSHIP 13 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN  
33.73 AC +/-

**NOTES**

1. LAYNE SMITH, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 334561, AS PRESCRIBED UNDER 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 LAZY D RANCH, AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

Layne J. Smith  
DATE

**BOUNDARY DESCRIPTION**

PART OF THE SOUTH HALF OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 5 EAST AND PART OF LOT 2, SECTION 3, TOWNSHIP 13 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 89°14'34" EAST (S 89°25'32" BY RECORD), 1666.72 FEET OF THE SOUTHWEST CORNER OF SAID SECTION 34

AND THENCE NORTH 12°48'25" EAST ALONG THE WESTERLY LINE OF DUNHAM'S ADDITION TO IDEAL BEACH AND ITS NORTHERLY EXTENSION (N12°1'00"E BY RECORD), 641.59 FEET;

THENCE SOUTH 67°51'04" EAST, 111.43 FEET;

THENCE SOUTH 77°10'18" EAST, 90.00 FEET;

THENCE NORTH 12°48'25" EAST (N12°51'00"W BY RECORD), 19.54 FEET TO THE MEAN HIGH WATER LINE OF BEAR LAKE;

THENCE SOUTHEASTERLY ALONG THE MEAN HIGH WATER LINE OF BEAR LAKE IN THE FOLLOWING 20 COURSES:

1. NORTH 64°38'38" EAST, 58.10 FEET;
2. NORTH 50°11'53" EAST, 13.41 FEET;
3. NORTH 13°15'49" EAST, 15.32 FEET;
4. NORTH 21°34'25" EAST, 50.41 FEET;
5. NORTH 63°21'34" EAST, 74.33 FEET;
6. NORTH 62°34'12" EAST, 57.29 FEET;
7. NORTH 70°42'12" EAST, 23.30 FEET;
8. SOUTH 82°10'32" EAST, 125.28 FEET;
9. NORTH 60°08'14" EAST, 27.79 FEET;
10. SOUTH 56°57'47" EAST, 28.24 FEET;
11. SOUTH 66°51'40" EAST, 105.68 FEET;
12. SOUTH 73°18'21" EAST, 183.53 FEET;
13. SOUTH 24°06'28" EAST, 83.49 FEET;
14. SOUTH 66°32'50" EAST, 204.83 FEET;
15. SOUTH 66°17'02" EAST, 77.00 FEET;
16. SOUTH 29°43'19" EAST, 71.20 FEET;
17. SOUTH 42°38'15" EAST, 287.84 FEET;
18. SOUTH 50°02'03" EAST, 130.61 FEET;
19. SOUTH 18°42'56" EAST, 206.32 FEET;
20. SOUTH 19°22'49" EAST, 111.06 FEET TO THE SOUTH LINE OF SAID SECTION 34;

THENCE NORTH 85°40'07" WEST ALONG THE SOUTH LINE OF SAID SECTION, 874.20 FEET TO THE SOUTHERLY NORTHEAST CORNER OF SAID DUNHAM'S ADDITION;

THENCE SOUTH 00°37'52" WEST ALONG THE EAST LINE OF SAID DUNHAM ADDITION, 450.17 FEET TO THE NORTH LINE OF THE OLD STATE ROAD;

THENCE NORTH 64°09'56" WEST ALONG THE NORTH LINE OF THE OLD STATE ROAD, 1056.95 FEET TO THE BEGINNING.

CONTAINING 33.73 ACRES +/-.

**CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT**

State of California  
County of Alameda

On 9 September 2008 before me, Rashmi Arand, Notary Public (Notary Seal and Signature) personally appeared Nancy A. Endicott who proved to me on the basis of satisfactory evidence to be the person whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) to which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]  
Notary Public

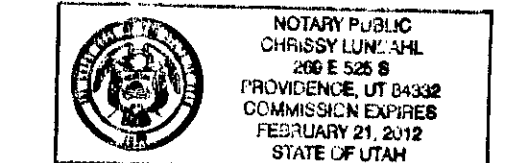
**ACKNOWLEDGMENT**

STATE OF Utah  
COUNTY OF Cache

ON THE 5th DAY OF March, 2009, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF Cache, IN SAID STATE OF Utah, THE SIGNERS OF THE ATTACHED OWNER'S DEDICATION, IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

Joel Larson

MY COMMISSION EXPIRES 2/21/2012 Christie Lundahl  
NOTARY PUBLIC

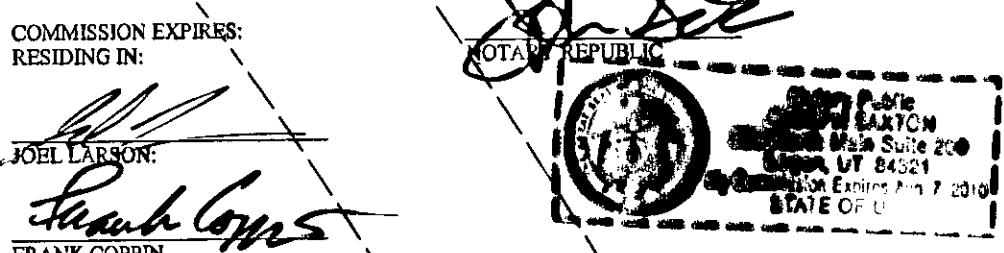


**LIMITED LIABILITY ACKNOWLEDGMENT**

ON THE 9 DAY OF April, A.D. 2009 PERSONALLY APPEARED BEFORE ME FRANK COPPIN AND JOEL LARSON, WHO BEING BY ME DULY SWORN DID SAY, EACH FOR HIMSELF, THAT THEY ARE THE MANAGERS OF LAZY D RANCH LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT THE WITHIN AND FORGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS ARTICLES OF ORGANIZATION AND EACH DULY ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

COMMISSION EXPIRES: RESIDING IN:

Joel Larson  
FRANK COPPIN



-STORM RUN OFF WILL BE DISCHARGED ON THE LOT OWNER'S LAND OR INTO EXISTING NATURAL DRAINAGE CHANNELS.

**HEALTH DEPARTMENT APPROVAL**

**Water and Sewer Approval**

THE CULINARY WATER SYSTEM AND WASTE DISPOSAL SYSTEM SHOWN ON THIS PLAT ARE APPROVED.

11/18/08 11-14-08  
Tommy Hays Carolyn City Water  
Paul Strickman Beau Lake SS Dist.

**PLANNING COMMISSION APPROVAL**

APPROVED THIS 22 DAY OF December, A.D., 2008 BY THE Garden City PLANNING COMMISSION.

Gennifer Hubner  
CHAIRPERSON

**COUNTY RECORDER'S No. 77603**

STATE OF UTAH, COUNTY OF Rich, RECORDED AND FILED AT THE REQUEST OF Dawn of Garden City ON DATE 01/18/09 TIME 2:27 pm FEE \$34.00 ABSTRACTED By Vio By Day

Andrew Apple  
COUNTY RECORDER

**ACKNOWLEDGMENT**

STATE OF Utah  
COUNTY OF Salt Lake

ON THE 19 DAY OF August, 2008, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF Salt Lake, IN SAID STATE OF Utah, THE SIGNERS OF THE ATTACHED OWNER'S DEDICATION, IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

Carol A. Griffin and David Taylor-Jones

MY COMMISSION EXPIRES 7/12/10 Victoria Walker  
NOTARY PUBLIC

**ACKNOWLEDGMENT**

STATE OF Utah  
COUNTY OF DAVIS

ON THE 19 DAY OF August, 2008, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF DAVIS, IN SAID STATE OF Utah, THE SIGNERS OF THE ATTACHED OWNER'S DEDICATION, IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES 08/08/2010 Hayneel Hoxen-montoya  
NOTARY PUBLIC

**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 HEREAFTER KNOWN AS: LAZY D RANCH, DO HEREBY FILE SAID SUBDIVISION WITH DEDICATION OF PUBLIC UTILITY EASEMENTS AS INDICATED TO UTILITY PROVIDERS, BUT WITHOUT DEDICATION OF STREETS, ALLEYS, COMMON AREAS, OR OTHER PUBLIC PLACES.

IN WITNESS WHEREOF WE HAVE HERETO UNTO SET OUR SIGNATURES THIS DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_.

Carol A. Griffin David Taylor-Jones  
Nancy A. Endicott Nancy A. Endicott  
Adriana Dyma

**TOWN BOARD APPROVAL AND ACCEPTANCE**

PRESENTED TO THE GARDEN CITY COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

Hammond Hoffman 1-22-09  
MAYOR DATE

**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.

10-22-08  
DATE

[Signature]  
ENGINEER

INDEX FILED IN: FILE OF PLATS

APPROVAL AS TO FORM

Anthony R. Montoya  
ATTORNEY

MY COMMISSION EXPIRES 08/08/2010 Hayneel Hoxen-montoya  
NOTARY PUBLIC

DATE

DATE

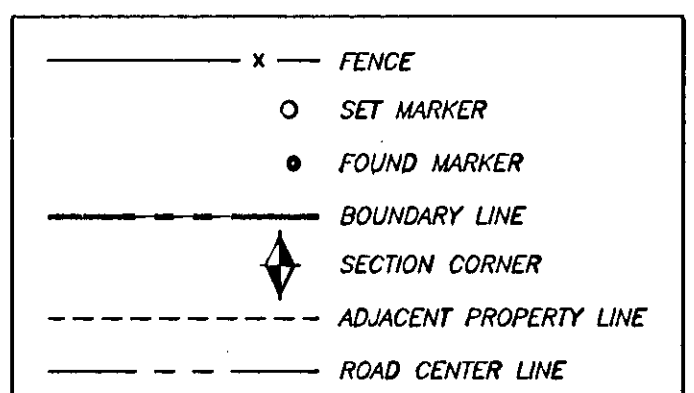
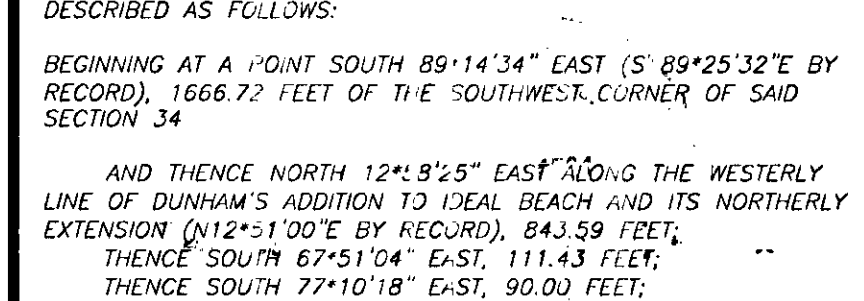
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APPROVAL AS TO FORM

MY COMMISSION EXPIRES 08/08/2010 Hayneel Hoxen-montoya  
NOTARY PUBLIC

DATE

DATE



**LINE TABLE**

LINE	LENGTH	BEARINGS
L1	58.10	S84°38'38"W
L2	13.41	S50°11'53"W
L3	15.32	S13°15'49"W
L4	50.41	S21°34'25"W
L5	14.33	S63°21'34"W
L6	57.29	S62°34'12"W
L7	23.30	S70°42'12"W
L8	125.28	S82°10'32"W
L9	27.79	S60°08'14"W
L10	28.24	S56°57'47"W
L11	105.68	S66°51'40"W
L12	183.53	S73°18'21"W (S 77°04' E BR)
L13	40.00	S71°01'35"E (S 77°04' E BR)
L14	25.00	N12°58'25"E

**SURVEY NARRATIVE**

1. BASIS OF BEARING FOR THIS SURVEY IS NORTH 12°58'25" EAST ALONG THE EAST LINE OF LOT 4, BLOCK 5, OF DUNHAM'S ADDITION TO IDEAL BEACH AS RESURVEYED IN 2003 BY JEFF HANSEN FROM FOUND MARKERS.
2. THE PURPOSE OF THIS SURVEY IS TO RESURVEY DUNHAM'S ADDITION AND THE EASTERLY ADJOINING PARCEL OWNED BY DELOY HANSEN (FILE #53545) AND THE EAST ADJOINING PARCEL (JENSEN) AND CREATE A 4 LOT SUBDIVISION RECORDING THE CURRENT PROPERTY LINES AND VACATING THE STREETS AND WAYS CREATED BY THE DUNHAM ADDITION PLAT.
3. RETRACEMENT: FROM FOUND MONUMENTS AND RECORD DIMENSIONS AS SHOWN, THE LAKE SIDE BOUNDARY OF ALL LOTS IS SUBJECT TO FUTURE BOUNDARY SETTLEMENT WITH THE STATE OF UTAH AT THE 5923.65 CONTOUR.
4. SET 5/8" X 24" REBAR AND PLASTIC CAPS FOR CORNERS AS SHOWN.

**LINE TABLE**

LINE	LENGTH	BEARING
L1	157.24	S69°32'02"E
L2	143.43	S69°32'02"E
L3	86.62	N33°17'11"E
L4	114.77	N26°03'22"E
L5	107.81	S16°25'26"W
L6	258.88	S07°35'09"W
L7	174.43	N25°28'05"E
L8	70.17	N44°50'11"E
L9	33.64	N31°01'53"E
L10	220.15	S04°18'21"W
L11	361.68	S75°49'30"E
L12	54.38	N50°31'18"E

**CURVE TABLE**

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	117.59	100.84	111.38	S72°28'10"W
C2	129.26	186.00	126.58	N76°25'42"E
C3	46.23	134.64	46.50	S72°05'41"E
C4	164.36	139.25	171.19	N53°39'21"E
C5	230.58	140.63	205.61	N63°12'58"E
C6	89.77	59.94	81.61	N64°11'08"W
C7	82.36	548.81	82.28	S11°52'33"W
C8	155.08	54.99	108.66	S72°27'53"E
C9	288.05	869.52	286.73	S35°02'38"W
C10	131.87	577.13	131.58	N38°00'13"E
C11	108.12	39.97	78.04	N71°32'45"W
C12	89.74	99.99	88.34	S19°40'21"E
C13	71.50	37.12	60.90	N68°11'22"E
C14	68.36	73.00	65.89	S72°20'54"W

NO.	REVISION	DATE

**Skyline A/E/S, INC.**

Architectural / Engineering / Surveying  
95 W. Golf Course Rd., #101, Logan, UT 84321  
(435) 756-5011 / Fax (435) 752-8597

Project Title: **LAZY D RANCH**  
GARDEN CITY, UTAH

Sheet Title: **FINAL PLAT**

Drawn By: L.SMITH	Project Number: 07-151	Sheet No.: 1
Designed By: L.SMITH	Date: 18 OCT 2007	1 of 1
Reviewed By: L.SMITH	Sheet Scale: 1" = 100'	1 of 1

CJ-07-151