

LEGACY BEACH, PUD, 2017 AMENDMENT FINAL PLAT

LOCATED IN THE SW₄ QUARTER OF SECTION 21, T14N, R5E, SLB&M GARDEN CITY, UTAH

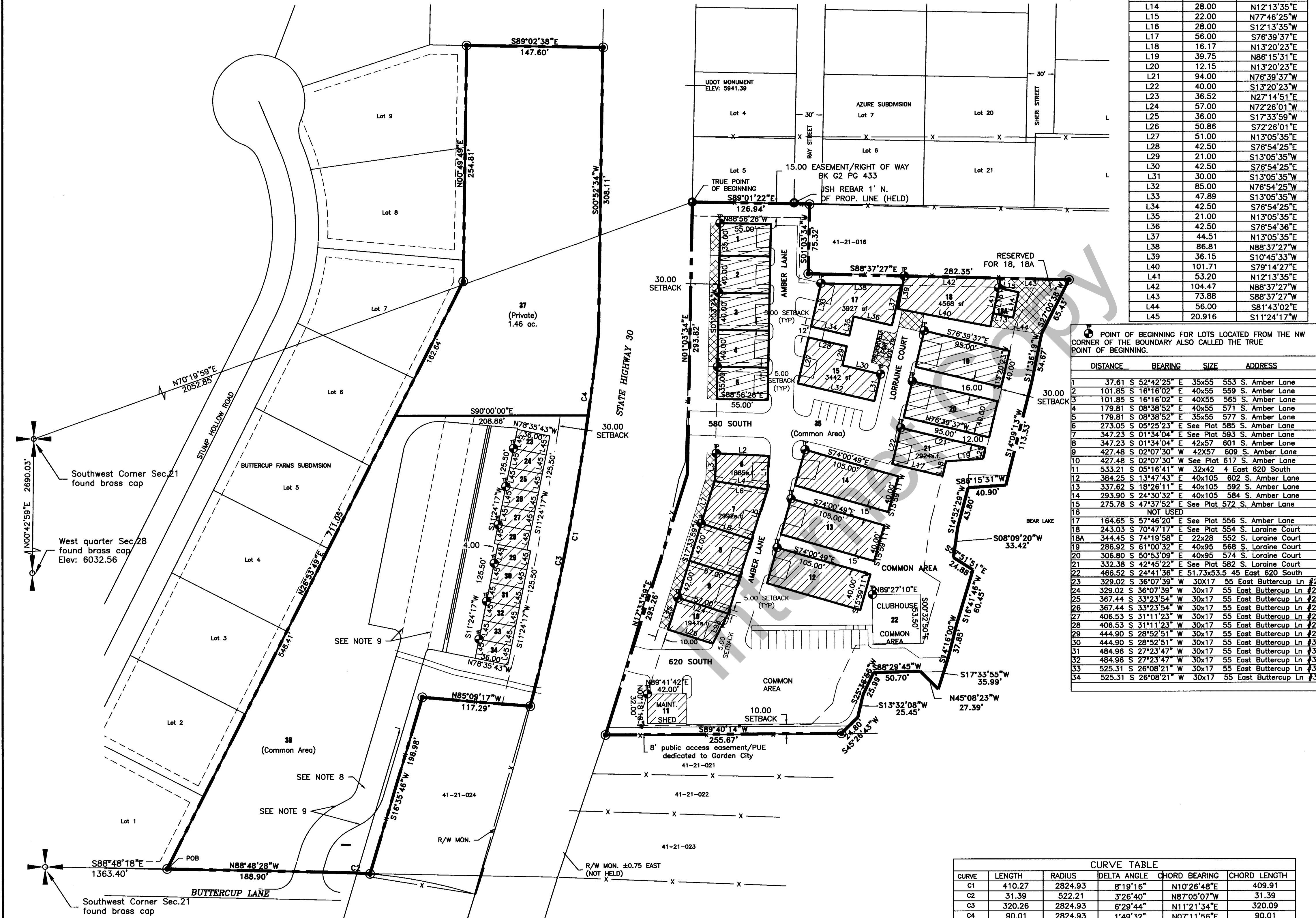
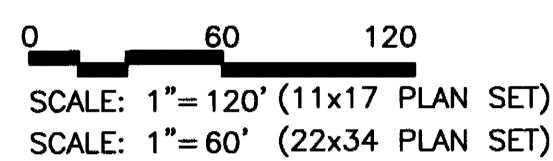
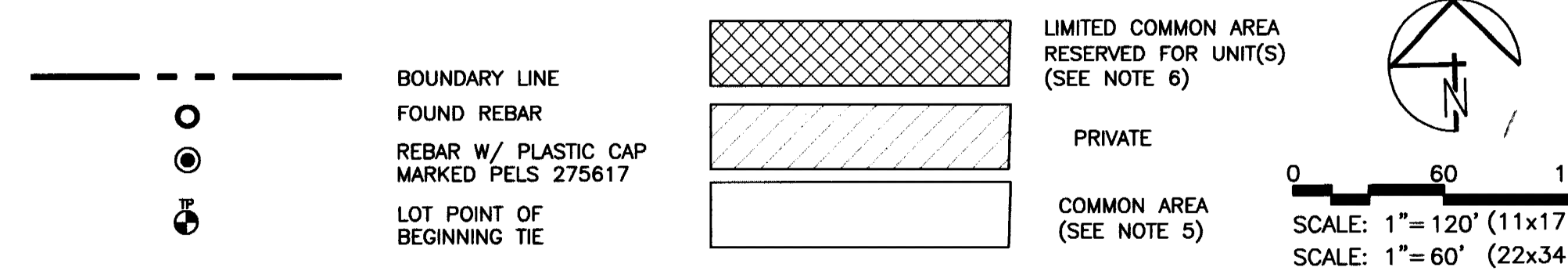
LINE	LENGTH	BEARING
L1	36.14	N02°47'12"E
L2	57.00	N87°12'48"W
L3	30.00	S02°47'12"W
L4	57.33	S81°03'46"E
L5	56.82	N17°33'59"E
L6	57.65	N81°03'46"W
L7	48.17	S17°33'59"W
L8	57.00	S72°26'01"E
L13	22.00	S77°46'25"E
L14	28.00	N12°13'35"E
L15	22.00	N77°46'25"W
L16	28.00	S12°13'35"W
L17	56.00	S76°39'37"E
L18	16.17	N13°20'23"E
L19	39.75	N86°15'31"E
L20	12.15	N13°20'23"W
L21	94.00	N76°39'37"W
L22	40.00	S13°20'23"W
L23	36.52	N27°14'51"E
L24	57.00	N72°26'01"W
L25	36.00	S17°33'59"W
L26	50.86	S72°26'01"E
L27	51.00	N13°05'35"E
L28	42.50	S76°54'25"E
L29	21.00	S13°05'35"W
L30	42.50	S76°54'25"W
L31	30.00	S13°05'35"W
L32	85.00	N76°54'25"W
L33	47.89	S13°05'35"W
L34	42.50	S76°54'25"E
L35	21.00	N13°05'35"E
L36	42.50	S76°54'36"E
L37	44.51	N13°05'35"E
L38	86.81	N88°37'27"W
L39	36.15	S10°45'33"W
L40	101.71	S79°14'27"E
L41	53.20	N12°13'35"E
L42	104.47	N88°37'27"W
L43	73.88	S88°37'27"E
L44	56.00	S81°43'02"E
L45	20.916	S11°24'17"W

LEGAL DESCRIPTIONS

Beachside Legal description
Part of the Southwest Quarter of Section 21, Township 14 North, Range 5 East of the Salt Lake Base and Meridian described as follows:

Commencing at the West Quarter Corner of Section 28, Township 14 North, Range 5 East of the Salt Lake Base and Meridian, thence N00°42'59" E 2690.03 feet to the Southwest Corner of Section 28 monumented with a brass cap, thence N70°19'59"E 2052.85 feet to a point on the east right of way line of Highway 30 and the POINT OF BEGINNING and running
thence S 89°01'22" E 126.94 feet along an old fence line;
thence S 01°03'34" W 75.32 feet;
thence S 88°37'27" E 282.35 feet along an existing fence line to the west line of Bear Lake;
thence along the west line of Bear Lake the next fifteen courses:
1) thence S 27°00'38" W 65.43 feet;
2) thence S 11°36'19" W 54.67 feet;
3) thence S 14°09'13" W 113.33 feet;
4) thence S 80°15'31" W 40.90 feet;
5) thence S 14°52'29" W 43.80 feet;
6) thence S 08°09'20" W 33.42 feet;
7) thence S 57°51'51" E 24.88 feet;
8) thence S 16°41'46" W 80.45 feet;
9) thence S 14°18'00" W 37.85 feet;
10) thence S 17°33'55" W 35.99 feet;
11) thence N 45°08'23" W 27.39 feet;
12) thence S 88°29'45" W 50.70 feet;
13) thence S 25°36'56" W 25.99 feet;
14) thence S 13°32'08" W 25.45 feet;
15) thence S 45°26'43" W 24.80 feet;
thence S 89°40'14" W 255.67 feet to the east right of way line of Highway 30;
thence along said east right of way line the next two courses:
1) thence N 17°33'59" E 295.26 feet;
2) thence N 01°03'34" E 293.82 feet to the point of beginning, containing 4.10 acres.

West side of Highway Legal Description
Part of the Southwest Quarter of Section 21, Township 14 North, Range 5 East of the Salt Lake Base and Meridian described as follows:
Beginning at the Southeast Corner of Lot 1, Buttercup Farms Subdivision and running along the east boundary of said subdivision the next three courses:
1) thence N 28°53'49" E 711.05 feet;
2) thence N 00°49'49" E 254.81 feet;
thence S 89°02'38" E 147.80 feet to the west right of way Highway 30;
thence along said right of way the next two courses:
1) thence S 00°52'34" W 308.11 feet;
2) thence 410.27 feet along a non-tangent curve to the right with a radius of 2824.93 feet (center bears N83°42'50"W), a central angle of 08°19'16" and a chord that bears S10°24'48" W 409.91 feet;
thence N 85°09'17" W 117.29 feet along an existing fence;
thence S 16°35'46" W 198.98 feet along an existing fence;
thence along the north right of way line of Buttercup Lane the next two courses:
1) thence 31.39 feet along a curve to the left with a radius of 522.21 feet (center bears S04°38'13"W), a central angle of 03°26'40" and a chord that bears N87°05'07" W 31.39 feet
2) thence N 88°48'28" W 188.90 feet to the point of beginning, containing 4.15 acres.



POINT OF BEGINNING FOR LOTS LOCATED FROM THE NW CORNER OF THE BOUNDARY ALSO CALLED THE TRUE POINT OF BEGINNING.

DISTANCE	BEARING	SIZE	ADDRESS
1	37.81 S 52°42'25" E	35x55	553 S. Amber Lane
2	101.85 S 16°16'02" E	40x55	559 S. Amber Lane
3	101.85 S 16°16'02" E	40x55	565 S. Amber Lane
4	179.81 S 08°38'52" E	40x55	571 S. Amber Lane
5	179.81 S 08°38'52" E	35x55	577 S. Amber Lane
6	273.05 S 05°25'23" E	See Plat	585 S. Amber Lane
7	347.23 S 01°34'04" E	See Plat	593 S. Amber Lane
8	347.23 S 01°34'04" E	42x57	601 S. Amber Lane
9	427.48 S 02°07'30" W	42x57	609 S. Amber Lane
10	427.48 S 02°07'30" W	See Plat	617 S. Amber Lane
11	533.21 S 05°18'41" W	32x42	4 East 620 South
12	384.25 S 13°47'43" E	40x105	602 S. Amber Lane
13	337.62 S 18°26'11" E	40x105	592 S. Amber Lane
14	293.90 S 24°30'32" E	40x105	584 S. Amber Lane
15	275.78 S 47°37'52" E	See Plat	572 S. Amber Lane
16	NOT USED		
17	164.65 S 57°46'20" E	See Plat	556 S. Amber Lane
18	243.03 S 70°47'17" E	See Plat	554 S. Loraine Court
18A	344.45 S 74°19'58" E	22x28	552 S. Loraine Court
19	286.92 S 61°00'32" E	40x95	568 S. Loraine Court
20	306.80 S 50°53'09" E	40x95	574 S. Loraine Court
21	352.38 S 42°45'22" E	See Plat	582 S. Loraine Court
22	466.52 S 24°41'36" E	51.73x53.5	45 East 620 South
23	329.02 S 36°07'39" W	30x17	55 East Buttercup Ln #23
24	329.02 S 36°07'39" W	30x17	55 East Buttercup Ln #24
25	367.44 S 33°23'54" W	30x17	55 East Buttercup Ln #25
26	367.44 S 33°23'54" W	30x17	55 East Buttercup Ln #26
27	406.53 S 31°11'23" W	30x17	55 East Buttercup Ln #27
28	406.53 S 31°11'23" W	30x17	55 East Buttercup Ln #28
29	444.80 S 28°52'51" W	30x17	55 East Buttercup Ln #29
30	444.80 S 28°52'51" W	30x17	55 East Buttercup Ln #30
31	484.96 S 27°23'47" W	30x17	55 East Buttercup Ln #31
32	484.96 S 27°23'47" W	30x17	55 East Buttercup Ln #32
33	525.31 S 26°08'21" W	30x17	55 East Buttercup Ln #33
34	525.31 S 26°08'21" W	30x17	55 East Buttercup Ln #34

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	410.27	2824.93	8°19'16"	N10°26'48"E	409.91
C2	31.39	522.21	3°26'40"	N87°05'07"W	31.39
C3	320.26	2824.93	6°29'44"	N11°21'34"E	320.09
C4	90.01	2824.93	1°49'32"	N07°11'56"E	90.01

SURVEYOR'S CERTIFICATE

I, BRIAN G. LYON, A PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE NO. 275617 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT I HAVE SUPERVISED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, WHICH IS ACCURATELY DESCRIBED HERewith.

(Signature)
BRIAN G. LYON
DATE: 6-28-2017

NOTES/NARRATIVE

- THE PURPOSE OF THIS SURVEY WAS TO CREATE A PLANNED UNIT DEVELOPMENT ON THE SUBJECT PROPERTY. THE SURVEY WAS REQUESTED BY NATE PARRY.
- THE BASIS OF BEARING IS N 00°42'59" E BETWEEN WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE BASELINE AND MERIDIAN.
- ALL COMMON AREAS ARE CONSIDERED TO BE AN EASEMENT FOR ALL UTILITY, IRRIGATION, ELECTRICAL AND DRAINAGE PURPOSES EXCLUDING THE CLUB HOUSE.
- ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR A CULINARY WATER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, TELEPHONE SERVICE, CABLE TELEVISION SERVICE, GRADING AND LANDSCAPING, STORM DRAINAGE SYSTEMS, CURBS AND GUTTERS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS, SIGNAGE, STREET LIGHTING AND OTHER IMPROVEMENTS SHALL BE PAID FOR BY THE SUBDIVIDER. EXPENSES FOR ON-SITE SANITARY SEWER SHALL BE PAID FOR BY THE SUBDIVIDER.
- ALL OTHER AREAS CONTAINED WITHIN THE PROJECT, BUT NOT SHOWN WITH DIAGONAL STRIPES OR SHADING ARE CONSIDERED COMMON AREA (EXCLUDING LOT 37), INCLUDING PARKING, PRIVATE STREETS, STORM WATER DETENTION AND DRAINAGE EASEMENT AREA.
- ALL PATIOS, DRIVEWAYS, DECKS AND BALCONIES ON EACH UNIT CONTAINED WITHIN THE PROJECT ARE CONSIDERED LIMITED COMMON AREAS. THEY ARE SET ASIDE AND RESERVED FOR THE USE OF THE RESPECTIVE UNIT TO WHICH THEY ARE ATTACHED AND/OR APPURTENANT.
- BYLAWS AND CC&R'S HAVE BEEN RECORDED IN CONJUNCTION WITH THIS PLAT.
- ACCESS TO LOTS 23-34 MUST ADDRESS WETLAND PERMITTING REQUIREMENTS AS APPLICABLE.
- INGRESS/EGRESS EASEMENT IN FAVOR OF LOT 37.

BEAR LAKE SPECIAL SEWER DISTRICT APPROVAL

APPROVED THIS 19TH DAY OF OCTOBER, 2017 BY THE BEAR LAKE SPECIAL SEWER DISTRICT

(Signature)

COUNTY RECORDER'S CERTIFICATE

STATE OF UTAH
COUNTY OF RICH

THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORDING IN THE RICH COUNTY RECORDERS OFFICE ON THE 11TH DAY OF JANUARY, 2018 AT 9:08 AM O'CLOCK AND IS DULY RECORDED.

FILING NO. 92534
BOOK - X11
PAGE - 274

(Signature)
COUNTY RECORDER

COUNTY CLERK

GARDEN CITY FIRE DISTRICT

APPROVED THIS 18TH DAY OF OCTOBER, 2017 BY THE GARDEN CITY FIRE DISTRICT

(Signature)
FIRE CHIEF

TOWN ENGINEER APPROVAL

APPROVED THIS 11TH DAY OF OCTOBER, 2017 BY THE GARDEN CITY ENGINEER

(Signature)
GARDEN CITY ENGINEER

CITY COUNCIL APPROVAL AND ACCEPTANCE

PRESENTED TO THE GARDEN CITY CITY COUNCIL THIS 10TH DAY OF OCTOBER, 2017, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

(Signature)
MAYOR

(Signature)
DATE

PLANNING COMMISSION APPROVAL

APPROVED BY THE GARDEN CITY PLANNING COMMISSION THIS 19TH DAY OF OCTOBER, 2017, A.D.

(Signature)

TOWN ATTORNEY APPROVAL

APPROVED THIS 8TH DAY OF NOVEMBER, 2017 BY THE GARDEN CITY ATTORNEY

(Signature)
GARDEN CITY ATTORNEY

ALLIANCE CONSULTING ENGINEERS
88 WEST CENTER STREET
LOGAN, UTAH 84321
(435)755-5121
allianceeng@qwestoffice.net

LEGACY BEACH, PUD, 2017 AMENDMENT FINAL PLAT

PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE BASELINE AND MERIDIAN, RICH COUNTY, UTAH

DATE: MAY, 2017
DRAWING NO. 1
OF 23