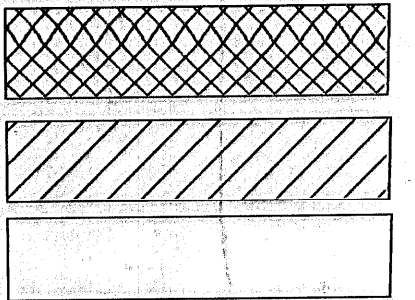


LEGEND

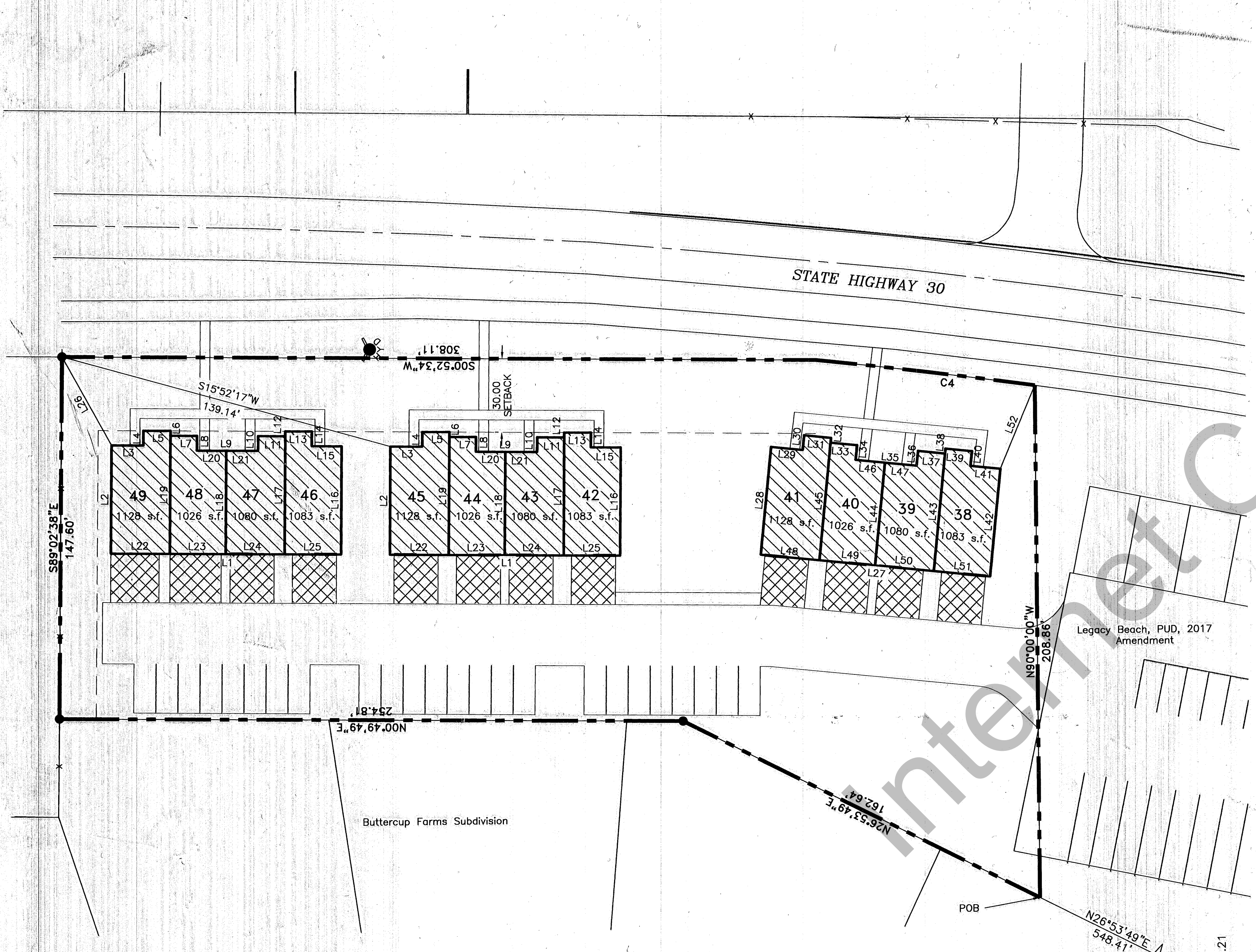
- BOUNDARY LINE
- FOUND REBAR
- REBAR W/ PLASTIC CAP MARKED FELS 275617
- PROPOSED FIRE HYDRANT



- LIMITED COMMON AREA RESERVED FOR UNIT(S) (SEE NOTE 6)
- PRIVATE
- COMMON AREA (SEE NOTE 5)

SCALE: 1"=60' (11x17 PLAN SET)
SCALE: 1"=30' (22x34 PLAN SET)

**LEGACY BEACH, PUD, PHASE 2
FINAL PLAT**
LOCATED IN THE SOUTHWEST QUARTER
OF SECTION 21,
TOWNSHIP 14 NORTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN
GARDEN CITY, UTAH



LINE	LENGTH	BEARING
L1	94.08	N00°52'34"E
L2	44.08	S89°07'26"E
L3	13.00	S00°52'34"W
L4	6.00	S89°07'26"E
L5	11.08	S00°52'34"W
L6	2.00	N89°07'26"W
L7	10.83	S00°52'34"W
L8	6.00	N89°07'26"W
L9	25.00	S00°52'34"W
L10	6.00	S89°07'26"E
L11	11.08	S00°52'34"W
L12	2.00	S89°07'26"E
L13	10.83	S00°52'34"W
L14	6.00	N89°07'26"W
L15	12.25	S00°52'34"W
L16	44.08	N89°07'26"W
L17	48.08	S89°07'26"E
L18	42.08	S89°07'26"E
L19	48.08	S89°07'26"E
L20	12.00	S00°52'34"W
L21	13.00	S00°52'34"W
L22	24.08	S00°52'34"W
L23	22.83	S00°52'34"W
L24	24.08	S00°52'34"W
L25	23.08	S00°52'34"W
L26	41.38	S61°20'24"W
L27	94.08	N06°01'15"E
L28	44.08	S83°58'45"E
L29	13.00	S06°01'15"W
L30	6.00	S83°58'45"E
L31	11.08	S06°01'15"W
L32	2.00	N83°58'45"W
L33	10.83	S06°01'15"W
L34	6.00	N83°58'45"W
L35	25.00	S06°01'15"W
L36	6.00	S83°58'45"E
L37	11.08	S06°01'15"W
L38	2.00	S83°58'45"E
L39	10.83	S06°01'15"W
L40	6.00	N83°58'45"W
L41	12.25	S06°01'15"W
L42	44.08	N83°58'45"W
L43	48.08	S83°58'45"E
L44	42.08	S83°58'45"E
L45	48.08	S83°58'45"E
L46	12.00	S06°01'15"W
L47	13.00	S06°01'15"W
L48	24.08	S06°01'15"W
L49	22.83	S06°01'15"W
L50	24.08	S06°01'15"W
L51	23.08	S06°01'15"W
L52	36.79	N66°57'27"W

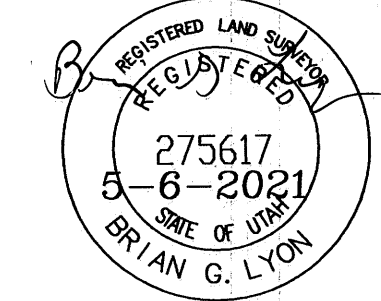
LEGAL DESCRIPTIONS

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 Meridian monumented with a Brass Cap; thence N 00°42'59" E 2690.03 feet to the Southwest Corner of Section 21 monumented with a Brass Cap; thence S 88°48'18" E 1363.40 feet to the Southeast Corner of Lot 1, Buttercup Farms Subdivision; thence N26°53'49"E 548.41 feet along the boundary of Buttercup Farms Subdivision to the POINT OF BEGINNING and running

along the east Boundary of said subdivision the next two courses:
1) thence N 26°53'49" E 162.84 feet;
2) thence N 00°49'49" E 254.81 feet;
thence S 89°02'38" E 147.60 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 Southerly, a distance of 90.01 feet along a non tangent curve to the right of which the radius point lies N 83°42'50" W, with a radius of 2,824.93 feet, having a central angle of 01°49'32" and a chord that bears S 07°11'56" W 90.01 feet;
thence West 208.86 feet to the point of beginning, containing 1.459 acres, more or less.

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.



CERTIFICATE OF DEDICATION

Know all by these presents that the undersigned: BEAR LAKE RESORT, LLC., a Utah Limited Liability Company, owner of the above-described tract of land, name said tract LEGACY BEACH, PUD, PHASE 2 and hereby consent to the recording of this Plat, prepared in accordance with Utah Law creating lots, the common areas, also dedicate and convey common areas and private roads to the Home Owner's Association and also dedicate private roads and common areas as public utility easements to the Town of Garden City to be used for such purposes.

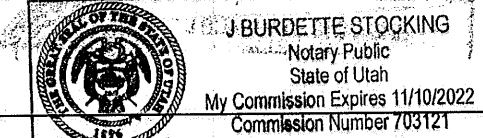
In witness whereof, we have hereunto set our hands this 17 day of May, 2021.

Bear Lake Resort, LLC

LIMITED LIABILITY ACKNOWLEDGEMENT

On this 17 day of May, A.D. 2021, personally appeared before me, Jay Storch, who being by me duly sworn did say, for himself, that he is the Manager of BEAR LAKE RESORT, LLC, a Utah Limited Liability Company and that the within and foregoing instrument was signed on behalf of said Corporation by authority of its Articles of Organization and also duly acknowledged to me that said Limited Liability Company executed the same.

Jay Storch
Notary Public



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.
- 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 ONSITE 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.

BEAR LAKE SPECIAL SEWER DISTRICT APPROVAL
APPROVED THIS 24TH DAY OF JUNE, 2021 BY THE BEAR LAKE SPECIAL SEWER DISTRICT
Mark Storch

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 5 DAY OF August, 2021 AT 4:58 O'CLOCK AND IS DULY RECORDED

FILING NO. 100885
N. Butterfield
COUNTY RECORDER
COUNTY CLERK

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C4	90.01	2824.93	1°49'32"	N07°11'56"E	90.01

LOT	AREA	ADDRESS
38	55 East	Buttercup Ln #38
39	55 East	Buttercup Ln #39
40	55 East	Buttercup Ln #40
41	55 East	Buttercup Ln #41
42	55 East	Buttercup Ln #42
43	55 East	Buttercup Ln #43
44	55 East	Buttercup Ln #44
45	55 East	Buttercup Ln #45
46	55 East	Buttercup Ln #46
47	55 East	Buttercup Ln #47
48	55 East	Buttercup Ln #48
49	55 East	Buttercup Ln #49

UTILITIES APPROVAL
THE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE APPROVED.
Rocky Mtn Power Representative
ROCKY MNTN POWER REPRESENTATIVE

ROCKY MOUNTAIN POWER NOTE
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 rights and duties described therein.
2. Pursuant to Utah Code Ann § 17-27a-60(3)(4)(i) 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

GARDEN CITY FIRE DISTRICT
APPROVED THIS 7TH DAY OF July, 2021 BY THE GARDEN CITY FIRE DISTRICT
Steve [Signature]
GARDEN CITY FIRE MARSHAL
TOWN ENGINEER APPROVAL
APPROVED THIS 27TH DAY OF MAY, 2021 BY THE GARDEN CITY ENGINEER
[Signature]
GARDEN CITY ENGINEER

CITY COUNCIL APPROVAL AND ACCEPTANCE
PRESENTED TO THE GARDEN CITY CITY COUNCIL THIS 26TH DAY OF July, A.D., 2021, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
Mark [Signature]
MAYOR
DATE: 7-26-2021

PLANNING COMMISSION APPROVAL
APPROVED BY THE GARDEN CITY PLANNING COMMISSION THIS 26TH DAY OF July, 2021, A.D.
[Signature]

TOWN ATTORNEY APPROVAL
APPROVED THIS 24TH DAY OF June, 2021 BY THE GARDEN CITY ATTORNEY
[Signature]
GARDEN CITY ATTORNEY

PROJECT TITLE: LEGACY BEACH, PUD, PHASE 2
FINAL PLAT
PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 14 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, GARDEN CITY, UTAH

DATE: FEBRUARY, 2020
DRAWING No. 1
1 of 1

REVISIONS/ SUBMISSIONS

ALLIANCE CONSULTING ENGINEERS
88 WEST CENTER STREET
LOGAN, UTAH 84321
(435)765-5121
allianceengr@westoffice.net