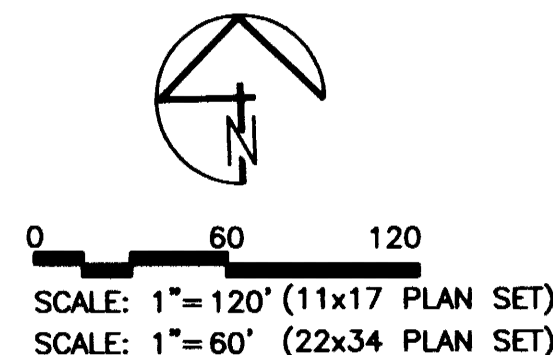
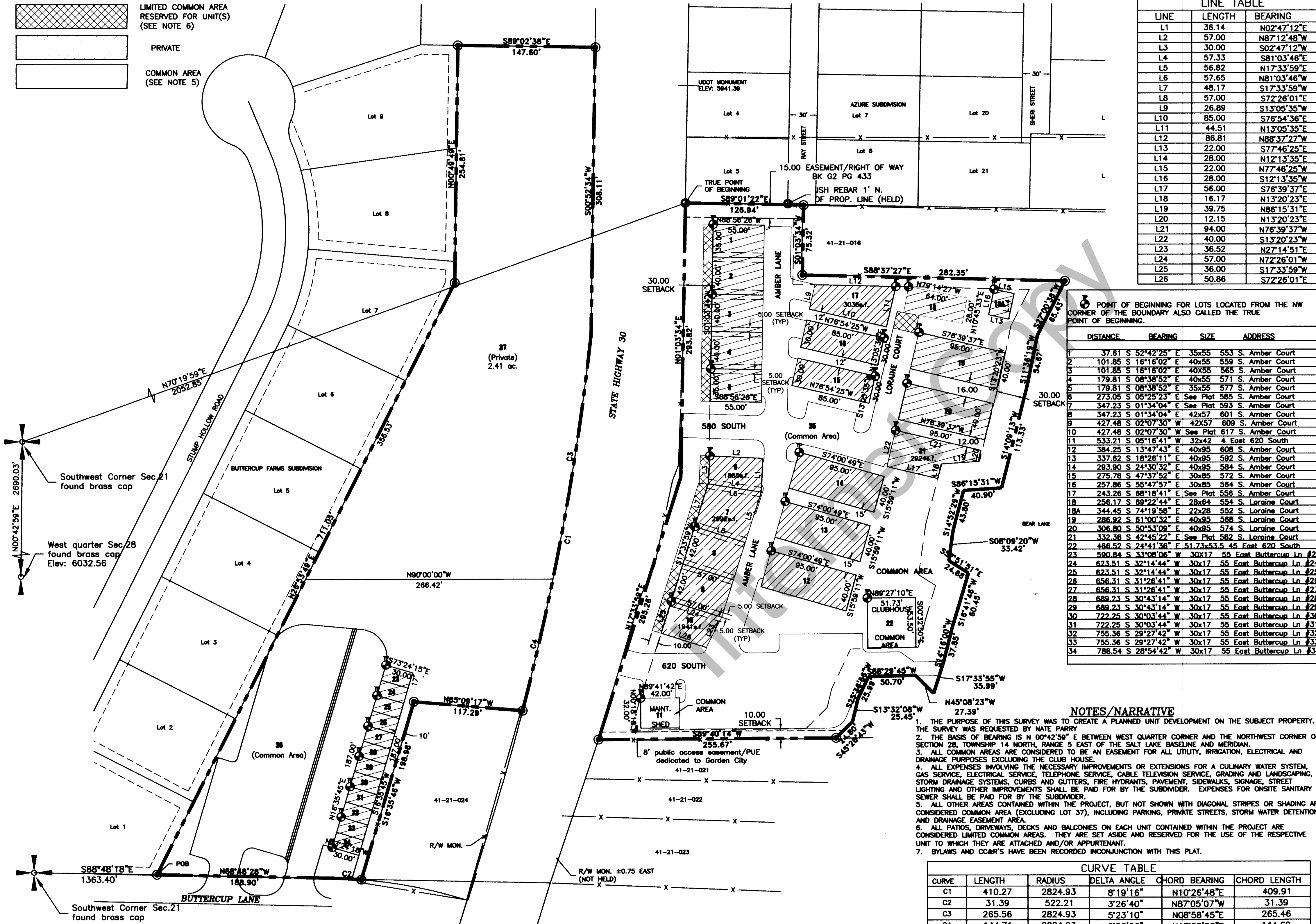


**LEGEND**

- BOUNDARY LINE
- FOUND REBAR
- REBAR W/ PLASTIC CAP MARKED PELS 275617
- LOT POINT OF BEGINNING TIE
- [Hatched Box] LIMITED COMMON AREA RESERVED FOR UNIT(S) (SEE NOTE 6)
- [White Box] PRIVATE
- [White Box] COMMON AREA (SEE NOTE 5)



**LEGACY BEACH, PUD  
FINAL PLAT**  
LOCATED IN THE SW  
QUARTER OF SECTION 21,  
T14N, R5E, SLB&M  
GARDEN CITY, UTAH



**LINE TABLE**

LINE	LENGTH	BEARING
L1	35.14	N02°47'12"E
L2	30.00	N87°12'48"W
L3	57.33	S02°47'12"W
L4	57.33	S81°03'48"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
L9	26.89	S13°05'35"W
L10	85.00	S76°54'36"E
L11	44.51	N13°05'35"E
L12	86.81	N88°37'27"W
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"E
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

**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	533 S. Amber Court
2	101.85 S 18°18'02" E	40x55	539 S. Amber Court
3	101.85 S 18°18'02" E	40x55	585 S. Amber Court
4	179.81 S 08°38'52" E	40x55	571 S. Amber Court
5	179.81 S 08°38'52" E	35x55	577 S. Amber Court
6	273.05 S 05°25'23" E	See Plat	585 S. Amber Court
7	347.23 S 01°34'04" E	See Plat	593 S. Amber Court
8	347.23 S 01°34'04" E	42x57	601 S. Amber Court
9	427.48 S 02°07'30" W	42x57	609 S. Amber Court
10	427.48 S 02°07'30" W	See Plat	617 S. Amber Court
11	533.21 S 05°16'41" E	32x42	4 East 620 South
12	384.25 S 13°47'43" E	40x95	608 S. Amber Court
13	337.62 S 18°26'11" E	40x95	592 S. Amber Court
14	293.90 S 24°30'32" E	40x95	584 S. Amber Court
15	275.78 S 47°37'52" E	30x85	572 S. Amber Court
16	257.86 S 55°47'57" E	30x85	564 S. Amber Court
17	243.26 S 68°18'41" E	See Plat	558 S. Amber Court
18	256.17 S 89°22'44" E	28x64	554 S. Loraine Court
18A	344.45 S 74°19'58" E	22x28	552 S. Loraine Court
19	286.62 S 61°30'32" E	40x85	588 S. Loraine Court
20	306.80 S 30°33'02" E	40x95	574 S. Loraine Court
21	332.38 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	590.84 S 33°08'06" W	30x17	55 East Buttercup Ln #23
24	623.51 S 32°14'44" W	30x17	55 East Buttercup Ln #24
25	623.51 S 32°14'44" W	30x17	55 East Buttercup Ln #25
26	656.31 S 31°28'41" W	30x17	55 East Buttercup Ln #26
27	656.31 S 31°28'41" W	30x17	55 East Buttercup Ln #27
28	688.23 S 30°43'14" W	30x17	55 East Buttercup Ln #28
29	688.23 S 30°43'14" W	30x17	55 East Buttercup Ln #29
30	722.25 S 30°03'44" W	30x17	55 East Buttercup Ln #30
31	722.25 S 30°03'44" W	30x17	55 East Buttercup Ln #31
32	755.36 S 29°27'42" W	30x17	55 East Buttercup Ln #32
33	755.36 S 29°27'42" W	30x17	55 East Buttercup Ln #33
34	788.54 S 28°54'42" W	30x17	55 East Buttercup Ln #34

**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 2890.03 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 S88°48'28" 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 88°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 285.26 feet;  
2) thence N 01°03'34" E 283.82 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 26°53'49" E 711.05 feet;  
2) thence N 00°49'48" 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 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 S12°26'48" 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 68°48'28" W 188.90 feet to the point of beginning, containing 4.15 acres.

**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.

REGISTERED LAND SURVEYOR  
275617  
8-30-2016  
BRIAN G. LYON

**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, P.U.D., and hereby consent to the recordation of this Plat, prepared in accordance with Utah Law creating lots, 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 and do also hereby dedicate for perpetual use the 8' public access easement as shown along the southerly boundary of said parcel.

In witness whereof, I have hereunto set our hands this 12 day of September, 2016.

**LIMITED LIABILITY ACKNOWLEDGMENT**

STATE OF UTAH }  
COUNTY OF RICH }

On this 12 day of September, A.D. 2016, I personally appeared before me, \_\_\_\_\_, who being by me duly sworn did say,  
for herself, 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 each duly acknowledged to me that said Limited Liability Company executed the same.

*Nathaly P. Hislop*  
Nathaly Public

**BEAR LAKE SPECIAL SEWER DISTRICT APPROVAL**

APPROVED THIS 31<sup>st</sup> DAY OF AUGUST, 2016 BY THE BEAR LAKE SPECIAL SEWER DISTRICT

*Mark Strangman*  
Mark Strangman  
COUNTY RECORDER

**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 3<sup>rd</sup> DAY OF NOV, 2016 AT 1:25 PM AND IS DULY RECORDED

FILE NO. 90456  
BOOK 111  
PAGE 436  
FEB 6502

*Debra DeArmas*  
DEBRA DEARMAS  
COUNTY CLERK

**GARDEN CITY FIRE DISTRICT**  
APPROVED THIS 12 DAY OF September, 2016 BY THE GARDEN CITY FIRE DISTRICT

**TOWN ENGINEER APPROVAL**  
APPROVED THIS 7<sup>th</sup> DAY OF September, 2016 BY THE GARDEN CITY ENGINEER

**CITY COUNCIL APPROVAL AND ACCEPTANCE**  
PRESENTED TO THE GARDEN CITY COUNCIL THIS 12 DAY OF September, A.D. 2016 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

*Nathaly P. Hislop*  
NATHALY P. HISLOP - Town Clerk  
9-12-16

**PLANNING COMMISSION APPROVAL**  
APPROVED BY THE GARDEN CITY PLANNING COMMISSION THIS 12 DAY OF September, 2016, A.D.

*Steve Baine*

**TOWN ATTORNEY APPROVAL**  
APPROVED THIS 12 DAY OF September, 2016 BY THE GARDEN CITY ATTORNEY

*Antonia P. Martin*  
ANTONIA P. MARTIN  
GARDEN CITY ATTORNEY

**SEAL**

DATE: AUG, 2016  
DRAWING No. 1  
of 1

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

**LEGACY BEACH, PUD  
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

PROJECT TITLE: LEGACY BEACH, PUD FINAL PLAT  
DATE: AUG, 2016  
DRAWING No. 1  
of 1