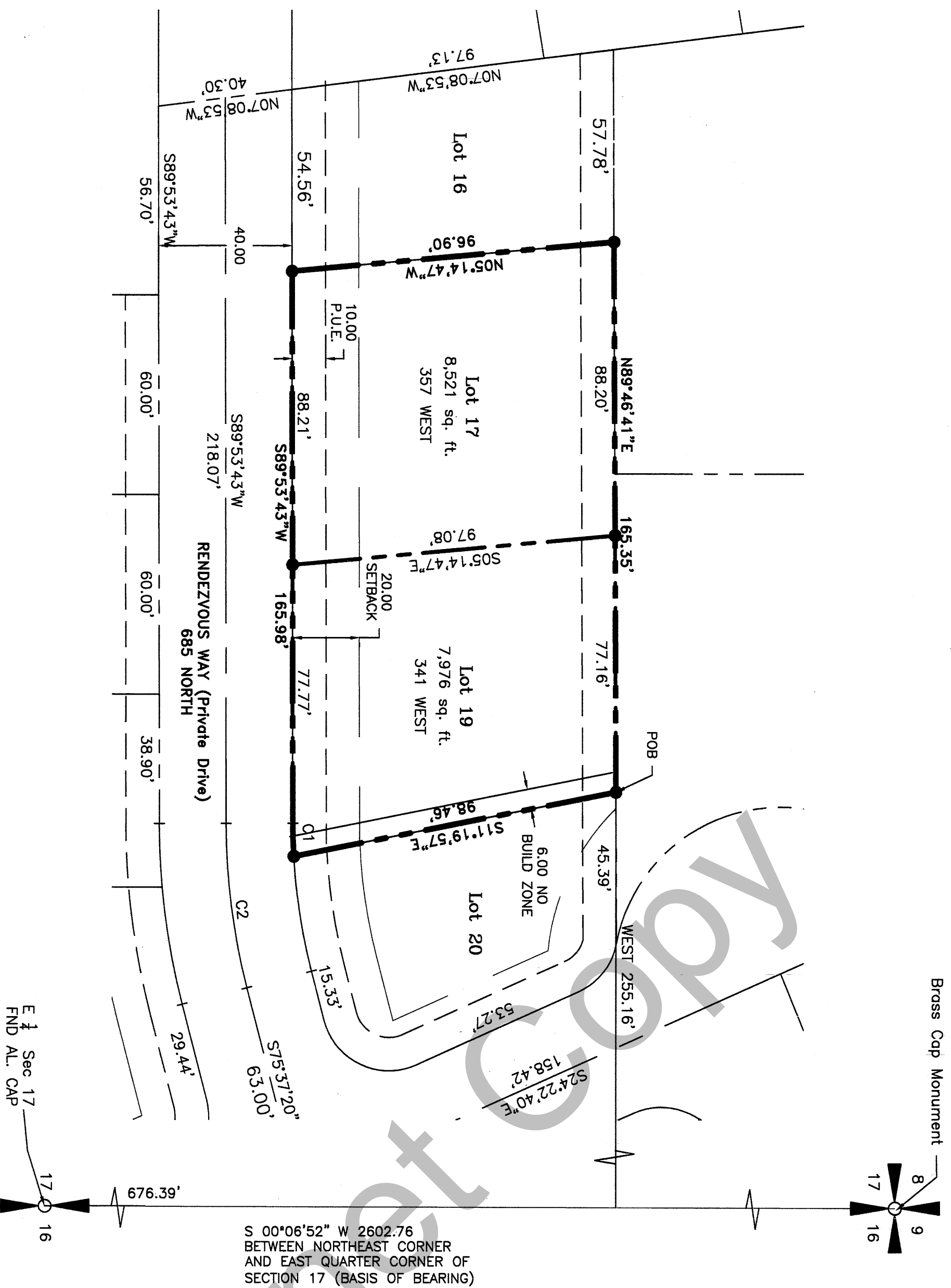


**LOCHWOOD, P.U.D. PHASE 1**  
**LOT 17-19 AMENDED PLAT**  
 FINAL PLAT  
 PART OF THE NORTHEAST QUARTER OF SECTION 17 AND  
 NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 14 NORTH,  
 RANGE 5 EAST, SALT LAKE BASELINE & MERIDIAN  
 GARDEN CITY, UTAH



CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	9.86	180.00	3.0823°	N88°19'32"E	9.86
C2	49.82	200.00	14°18'23"	N82°45'31"E	49.89

00°06'52" W 2602.76'  
 BETWEEN NORTHEAST CORNER  
 AND EAST QUARTER CORNER OF  
 SECTION 17 (BASIS OF BEARING)

**NOTES:**

- 1) Setbacks are as follows:  
 Front: 20 feet  
 Rear: 20 feet  
 Side yard: 10 feet total  
 Min between Structures 10'  
 Street side: 10 feet
- 2) Easements for utilities are as follows:  
 Front: 10 feet  
 Rear: 10 feet

**CITY ENGINEER APPROVAL**

APPROVED THIS 29<sup>th</sup> DAY OF MARCH 2022 BY THE  
 GARDEN CITY ENGINEER  
*[Signature]*  
 GARDEN CITY ENGINEER

**BEAR LAKE SPECIAL SEWER DISTRICT APPROVAL**

APPROVED THIS 29<sup>th</sup> DAY OF MARCH 2022 BY THE  
 BEAR LAKE SPECIAL SEWER DISTRICT  
*[Signature]*  
 MAYOR

**MAYOR'S APPROVAL AND ACCEPTANCE**

PRESENTED TO THE GARDEN CITY MAYOR THIS 1<sup>st</sup> DAY OF  
APRIL 2022 AT WHICH TIME THIS SUBMISSION WAS  
 APPROVED AND ACCEPTED.  
*[Signature]*  
 MAYOR

**PLANNING AND ZONING APPROVAL**

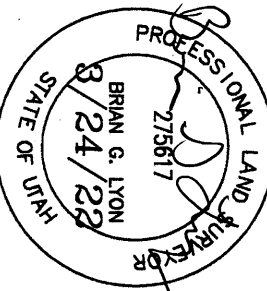
APPROVED BY THE GARDEN CITY PLANNING AND ZONING  
 COMMISSION THIS 29<sup>th</sup> DAY OF MARCH 2022 AD  
 SECRETARY  
*[Signature]*

**CITY ATTORNEY APPROVAL**

APPROVED THIS 30<sup>th</sup> DAY OF MARCH 2022 BY THE  
 GARDEN CITY ATTORNEY  
*[Signature]*  
 GARDEN CITY ATTORNEY

**SURVEYOR'S CERTIFICATE**

I, Brian G. Lyon, a duly licensed and qualified Surveyor, No. 275617, as  
 presented by the owner of the State of Utah, and do hereby certify that by  
 authority of the laws of the State of Utah, I have made a survey of the land shown  
 on this plat, which is accurately described therein, and have subdivided  
 said tract of land into lots to be hereinafter known as Lochwood, P.U.D. Phase  
 1, Lots 16, 17, 19 and 20, and that the same have been surveyed and  
 staked on the ground as shown on this plat.



NOTES/NARRATIVE OF THIS SURVEY WAS TO COMBINE LOTS 17, 18 AND 19 OF  
 THE LOCHWOOD, P.U.D. PHASE 1 UNDER ENTRY 20284 ON NOVEMBER 21, 2006  
 INTO LOTS 16, 17, 19 AND 20. THE SURVEY WAS REQUESTED BY WAYNE SCHOLES.  
 2. THE BASIS OF BEARING IS S 00°06'52" W 2602.76 BETWEEN NORTHEAST  
 CORNER AND EAST QUARTER CORNER OF SECTION 17.  
 3. THE SURVEY WAS MADE BY THE SURVEYOR AND THE SURVEYOR HAS CONTROL AND THE LOCHWOOD SUBMISSION WERE USED TO ESTABLISH  
 THE BOUNDARY.

**LEGEND**

- 9 10 SECTION CORNER
- 16 15 QUARTER SECTION CORNER
- 9 16 SET BEARS W/ PLASTIC CAP
- 16 15 MARKED US 275617
- FOUND REBAR
- BOUNDARY LINE
- EASEMENT
- SETBACK
- STREET
- CENTERLINE

**LEGAL DESCRIPTION**

Lots 17, 18, and 19, Lochwood P.U.D., Phase 1 recorded in the Rich  
 County Recorder's Office under Entry No. 70284 on November 21,  
 2006 also located in part of the Northeast Quarter of Section 17,  
 Township 14 North, Range 5 East of the Salt Lake Baseline and  
 Meridian, described as follows:

Commencing at the East Quarter Corner of Section of 17, Township  
 14 North, Range 5 East of the Salt Lake Baseline and Meridian  
 monumented with an Aluminum cap, thence N 00°06'52" E 676.39  
 feet to the POINT OF BEGINNING of said Section 17,  
 thence S 11°19'57" E 98.48 feet along the east line of said Lot 19  
 to the north right of way line the next two courses:  
 1) thence Westerly, a distance of 9.86 feet along a non tangent  
 curve to the right of which the radius point lies N 03°14'40" W,  
 with a radius of 180.00 feet, having a central angle of 03°08'23"  
 and a chord that bears S 88°19'32" W 9.86 feet;  
 2) thence S 89°53'43" W 165.98 feet;  
 thence N 05°14'47" W 96.90 feet along the west line of Lot 18,  
 Lochwood P.U.D., Phase 1;  
 thence N 89°46'41" E 165.35 feet to the point of beginning,  
 containing 0.379 acres, more or less.

**OWNERS DEDICATION**

Know all by these presents that, we the undersigned owners of the  
 above-described tract of land, having caused the same to be subdivided into  
 lots as shown on this plat and name said tract Lochwood P.U.D. Phase 1,  
 do hereby dedicate to the public the easements and rights herein shown for  
 drainage purposes as shown herein, the same to be used for the installation,  
 maintenance of public utility service lines and drainage as may be authorized  
 by the Homeowners Association.

In witness whereof, we hereunto set our hands this 29<sup>th</sup> day of  
MARCH 2022 at GARDEN CITY, Utah.

*[Signature]*  
 Wayne Scholes  
 Owner

*[Signature]*  
 Ted J. Epley  
 Trustee

*[Signature]*  
 Roy L. Epley  
 Trustee

*[Signature]*  
 Roy L. Epley  
 Trustee

*[Signature]*  
 Roy L. Epley  
 Trustee

*[Signature]*  
 Roy L. Epley  
 Trustee

*[Signature]*  
 Roy L. Epley  
 Trustee

*[Signature]*  
 Roy L. Epley  
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*[Signature]*  
 Roy L. Epley  
 Trustee

*[Signature]*  
 Roy L. Epley  
 Trustee

*[Signature]*  
 Roy L. Epley  
 Trustee

OWNER:  
 Wayne Scholes  
 6273 S. Oakcrest Circle  
 Holladay, Utah 84121

JOB NO. \_\_\_\_\_  
 DATE 3-2022  
 SCALE AS NOTED  
 DRAWING Wayne Scholes subd.DWG  
 DRAWN BY BGL

PROJECT **LOCHWOOD, P.U.D., PHASE 1**  
**LOT 17-19 AMENDED PLAT**  
 FINAL PLAT  
 PART OF THE NORTHEAST QUARTER OF SECTION 17,  
 TOWNSHIP 14 NORTH, RANGE 5 EAST,  
 SALT LAKE BASELINE & MERIDIAN  
 GARDEN CITY, UTAH

ALLIANCE CONSULTING  
 ENGINEERS  
 760 WEST 200 NORTH SUITE 8  
 LOGAN, UTAH 84321  
 (435) 755-5121



SHEET **1**  
 OF 1 SHEETS