

BC1
Length = 39.27
Radius = 25.00'
Δ = 90°00'00"
N 45°01'27" E
Chord = 35.36'



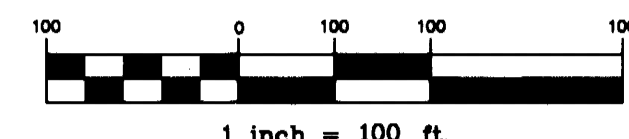
LONG RIDGE • BEAR LAKE-PHASE I SUBDIVISION
NE/4 SECTION 32, T. 14 N., R. 5 E., S.L.B.&M.
GARDEN CITY, RICH COUNTY, UTAH
JULY 2019

THE LEGENDS AT BEAR LAKE
41-20-00-003

JOHN K HANSEN
41-20-00-008

HANSEN TR
41-28-00-018

BURR TR
41-32-000-0003



BL1 = N 89°58'33" W 62.73'
BL2 = N 00°01'27" E 50.00'

Address Table

Lot #	Address
L1	305 West Persimmon Drive
L2	305 West Persimmon Drive
L3	305 West Persimmon Drive
L4	305 West Persimmon Drive
L5	302 West Persimmon Drive
L6	302 West Morning Star Circle
L7	302 West Morning Star Circle
L8	302 West Morning Star Circle
L9	302 West Morning Star Circle
L10	302 West Morning Star Circle
L11	302 West Morning Star Circle
L12	302 West Morning Star Circle
L13	302 West Morning Star Circle

Curve #	LENGTH	RADIUS	DELTA	BEARING	CHORD
CLL1	147.22'			N 89°32'56" W	
CLC1	62.71'	500.00'	7°11'09"	S 44°27'00" W	35.01'
CLC2	15.30'	500.00'	1°45'11"	S 82°23'19" W	15.30'
CLL2	303.82'			S 81°30'44" W	
CLC3	74.28'	500.00'	8°30'06"	S 85°46'06" W	74.21'
CLC4	196.35'	125.00'	90°00'00"	S 45°00'00" W	176.78'
CLL3	82.50'			N 89°58'33" W	
CLC5	89.34'	495.00'	10°35'42"	N 13°35'42" E	89.22'
CLL4	55.00'			N 89°58'33" W	
CLL5	176.67'			SOUTH	
CLL6	155.00'			WEST	

REMAINDER PARCEL
41-32-000-0005

Notes

- The development of the improvements for this subdivision, including the requirement to construct Homestead Road and the continuation of Persimmon Drive as a second means of ingress/egress to Hodges Canyon Road for this subdivision as shown graphically in the vicinity map, is described in the Long Ridge • Bear Lake Phase I Subdivision Development Agreement dated 3 Oct 2017 and recorded in the office of the Rich County Recorder as filing 95233.
- The above noted development agreement also includes the easements, slope easements, and rights-of-way connecting between Phase One and Hodges Canyon Road, as shown on the vicinity map. These transportation easements are established for a required second ingress and egress for the subdivision and are 1) for the declarant, the Trusts, and owners of lots within the Long Ridge Subdivision Phase 1 and 2) for emergency responders and public utilities personnel.
- The easement and slope easements for the construction of the culinary water main by Garden City along Persimmon Dr. has been recorded in the office of the Rich County Recorder as filings 95233 and 95234.
- Access to lots 11, 12, & 13 is to be via Morning Star Circle, no access via Persimmon Drive.
- Common Open Space - 10% required = 1.27 acres. 1.47 acres are designated. 0.88 acres are so designated by this plat as the open space southeast of lot 7. The other 0.58 acres of common space are hereby designated within Homestead Road built in accordance with the development agreement.

LEGEND

- SETBACKS
30' FRONT - 30' REAR - 15' SIDE
- NO ACCESS
 - FENCE POST
 - T-SBAR FENCE POST
 - FENCE LINE
 - 10' WIDE PUBLIC UTILITY EASEMENT-ALSO TO SERVE AS A SLOPE EASEMENT ALONG ANY STREET
 - CENTERLINE
 - EXISTING PROPERTY CORNER (TYPE AS NOTED)
 - TO BE SET: 5/8" REBAR WITH RLS 325023 CAP
 - RIGHT OF WAY MARKER
 - SECTION CORNER
 - EAST/WEST 1/4 CORNER
 - BY RECORD
 - APPROXIMATE FIRE HYDRANT LOCATION

- 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 right and duties described therein.
- Pursuant to Utah Code Ann. § 17-27a-603 (4)(c)(ii) 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:

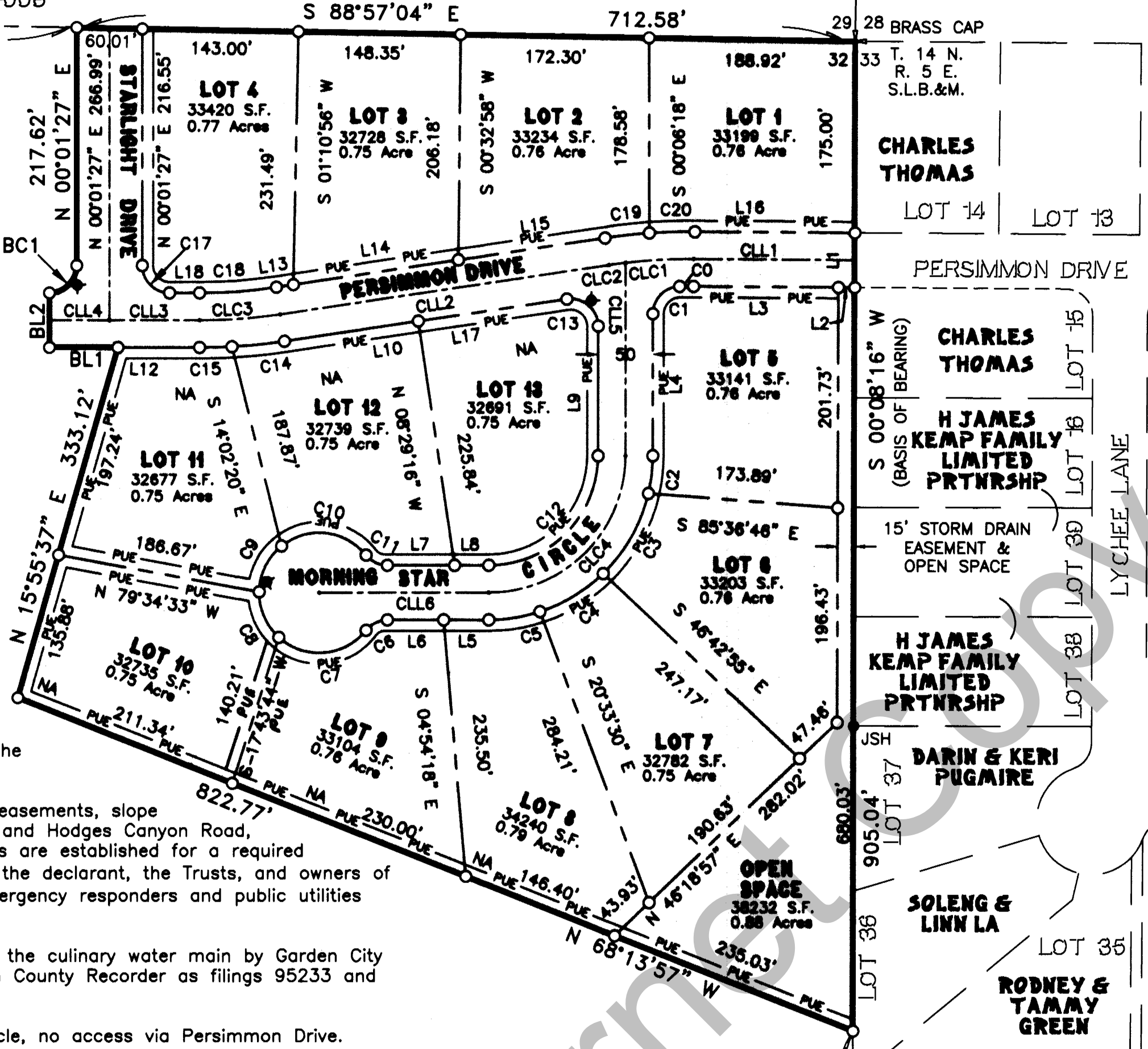
- a recorded easement or right-of-way
- the law applicable to prescriptive rights
- Title 54, Chapter 8a, Damage to Underground Utility Facilities or (4) any other provision of law.

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:
- a recorded easement or right-of-way
 - the law applicable to prescriptive rights
 - Title 54, Chapter 8a, Damage to Underground Utility Facilities or (4) any other provision of law.

Rocky Mountain Power may require other easements in order to serve this development.

JOHN K HANSEN TR
BURR TR 41-32-00-002
SPEIRS 41-32-00-001
STATE OF UTAH 41-32-00-008
LARRY HODGES 41-33-00-080
BURR TR 41-28-00-008
HODGES CANYON ROAD



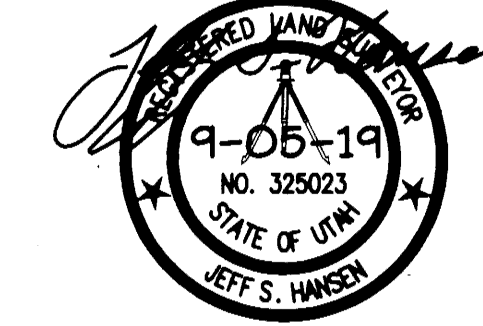
Line #	Length	Direction	L11	NOT	USED
L1	50.00'	S 00°08'16" W	L11		
L2	15.00'	S 89°41'30" E	L12	74.77'	N 89°58'33" W
L3	132.50'	N 89°31'58" W	L13	15.66'	N 81°30'44" E
L4	130.04'	S 00°00'00" E	L14	152.80'	N 81°30'44" E
L5	41.13'	N 90°00'00" W	L15	135.36'	N 81°30'44" E
L6	51.42'	N 90°00'00" W	L16	147.22'	S 89°32'56" E
L7	61.44'	N 90°00'00" E	L17	137.26'	S 81°30'44" W
L8	31.11'	N 90°00'00" E	L18	27.50'	N 89°58'33" W
L9	118.90'	N 00°00'00" E			
L10	123.88'	S 81°30'44" W			

Curve #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C0	12.86'	475.00'	1°33'03"	S 89°40'32" W	12.86'
C1	38.79'	25.00'	88°54'01"	S 44°27'00" W	35.01'
C2	34.71'	150.00'	13°15'32"	N 06°37'46" E	34.63'
C3	85.07'	150.00'	32°29'36"	N 29°30'20" E	83.93'
C4	68.11'	150.00'	26°00'55"	N 58°45'36" E	67.52'
C5	47.73'	150.00'	18°13'57"	N 80°53'02" E	47.53'
C6	22.39'	25.00'	51°19'04"	S 64°20'28" W	21.65'
C7	89.71'	55.00'	93°27'12"	N 85°24'32" E	80.09'
C8	46.86'	55.00'	48°49'16"	S 23°27'14" E	45.46'
C9	48.28'	55.00'	50°18'02"	S 26°06'25" W	46.75'
C10	86.45'	55.00'	90°03'38"	N 83°42'45" W	77.82'
C11	22.39'	25.00'	51°19'04"	S 64°20'28" E	21.65'
C12	157.08'	100.00'	90°00'00"	N 45°00'00" E	141.42'
C13	42.97'	25.00'	98°29'16"	N 49°14'38" W	37.87'
C14	48.30'	525.00'	5°16'15"	N 84°08'52" E	48.28'
C15	29.70'	525.00'	3°14'28"	S 88°24'13" W	29.69'
C16	NOT	USED			
C17	39.27'	25.00'	90°00'00"	S 44°58'33" E	35.36'
C18	70.57'	475.00'	8°30'43"	N 85°46'06" E	70.50'
C19	40.95'	525.00'	4°28'10"	S 83°44'49" W	40.94'
C20	40.95'	525.00'	4°28'10"	S 88°12'59" W	40.94'



SURVEYOR'S CERTIFICATE

I, JEFF S. HANSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 325023 AS PRESCRIBED BY 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: LONG RIDGE • BEAR LAKE - PHASE I SUBDIVISION, AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.



BOUNDARY DESCRIPTION

A PARCEL OF GROUND LOCATED IN THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN. DESCRIBED AS FOLLOWS:
BEGINNING AT THE BRASS CAP FOUND AT THE NORTHEAST CORNER OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN, FROM WHICH THE LARGEST BAR AND CAP FOUND AT THE EAST QUARTER CORNER OF SAID SECTION BEARS SOUTH 00°08'16" WEST 2648.60 FEET; AND RUNNING THENCE SOUTH 00°08'16" WEST 905.04 FEET; THENCE NORTH 68°13'57" WEST 822.77 FEET; THENCE NORTH 15°55'37" EAST 333.12 FEET; THENCE NORTH 89°58'33" WEST 62.73 FEET; THENCE NORTH 00°01'27" EAST 50.00 FEET TO THE POINT OF A NON-TANGENT CURVE, OF WHICH THE RADIUS POINT BEARS NORTH 00°01'27" EAST 25.00 FEET; THENCE NORTHEASTERLY 39.27 FEET ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°00'00" AND A LONG CHORD THAT BEARS NORTH 45°01'27" EAST 35.36 FEET; THENCE NORTH 00°01'27" EAST 217.62 FEET; THENCE SOUTH 88°57'04" EAST 712.58 FEET TO THE POINT OF BEGINNING. CONTAINING 12.679 ACRES

APPROVAL AS TO FORM

THIS 15th DAY OF October A.D. 2019
[Signature] ATTORNEY

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 HEREINAFTER KNOWN AS THE "LONG RIDGE • BEAR LAKE - PHASE I SUBDIVISION"
DO HEREBY DEDICATE, GRANT AND CONVEY TO GARDEN CITY, UTAH AND UTILITY COMPANIES ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND UTILITY EASEMENTS FOREVER. WE ALSO DEDICATE TO GARDEN CITY THOSE CERTAIN PARCELS DESIGNATED AS OPEN SPACE FOR PUBLIC UTILITY PURPOSES. THE SAME TO REMAIN AS OPEN SPACE IN PERPETUITY AND SERVE AS A PUBLIC UTILITY EASEMENT. WE DO ALSO DEDICATE TO GARDEN CITY THOSE CERTAIN PARCELS DESIGNATED AS EASEMENTS TO BE USED FOR PUBLIC UTILITY AND DRAINAGE PURPOSES. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS INTENDED FOR PUBLIC USE.

IN WITNESS WE HAVE HEREUNTO SET OUR SIGNATURES THIS 27th DAY OF September A.D. 2019.
[Signatures] RANDALL J. HANSEN (MANAGER) BONNIE H. JORGENSEN (MANAGER)

State of (Utah) County of Cache
On this 27th day of September, 2019,
personally appeared before me: Randall J. Hansen & Bonnie H. Jorgensen name of document co-signers whose identities are personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that they are Co-Managers of the Long Ridge • Bear Lake LLC and that said document title of office MANAGER name of corporation LLC was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said co-managers acknowledged to me that said Corporation executed the same.

Witness my hand and official seal
[Signature] (notary signature) [Seal] (notary seal)

FOR OFFICIAL USE ONLY

COUNTY RECORDER'S NO. 90824
STATE OF UTAH, COUNTY OF Rich, RECORDED AND FILED AT THE REQUEST OF Town of Garden City DATE 10/16/19 TIME 2:57 pm FEE \$76.00
INDEX FILED IN: FILE OF PLATS
[Signature] COUNTY RECORDER

PLANNING COMMISSION APPROVAL
APPROVED THIS 7 DAY OF OCT A.D. 2019 BY THE GARDEN CITY PLANNING AND ZONING COMMISSION.
[Signature] CHAIRPERSON

BEAR LAKE SPECIAL SERVICE DISTRICT
WASTE DISPOSAL AND CULINARY WATER SYSTEM APPROVAL
THIS 30th DAY OF SEPTEMBER 2019
[Signature] REPRESENTATIVE

LONG RIDGE • BEAR LAKE - PHASE ONE SUBDIVISION
Address of Subdivision: Approx: 300-400 W, 1400-1500 S, Garden City, UT 84028
Subdivision Point of Contact: Jeffrey M. Jorgensen, P.E. 1069 E 2100 N, North Logan, UT, 84341 jeffjorg2@gmail.com cell- 435-881-1999

ROCKY MT. POWER
THE EASEMENTS ON THE PLAT HAVE BEEN REVIEWED AND ACCEPTED BY ROCKY MT. POWER
THIS 10 DAY OF September A.D. 2019
[Signature] REPRESENTATIVE

COUNCIL APPROVAL AND ACCEPTANCE
PRESENTED TO THE GARDEN CITY COUNCIL THIS 16 DAY OF Sept A.D. 2019. AT [Signature] THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
[Signature] MAYOR [Signature] PRESIDENT

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.
SEP 23, 2019 DATE [Signature] ENGINEER

Zone = HE = Hillside Estates / Number of Lots = 13
Acreage of Subdivision = 12.679 Acres

JSH SURVEYING & DRAFTING INC.
P.O. BOX 300 • WELLSVILLE, UTAH 84339
(435) 245-9090 • TOLL FREE 1-888-420-0268