

SETBACKS
 30' FRONT - 30' REAR - 15' SIDE

NO ACCESS
 ○ FENCE POST
 ○ T-BAR FENCE POST
 ○ FENCE LINE

10' WIDE PUBLIC UTILITY EASEMENT-ALSO TO SERVE AS A SLOPE EASEMENT ALONG ANY STREET

CENTERLINE

EXISTING WATER LINE
 ○ EXISTING SEWER LINE
 ○ EXISTING PROPERTY CORNER (JSH UNLESS NOTED OTHERWISE)
 ○ TO BE SET: 5/8" REBAR WITH PLS 325023 CAP
 ○ RIGHT OF WAY MARKER
 ○ SECTION CORNER
 ○ EAST/WEST 1/4 CORNER

THE LEGENDS AT BEAR LAKE
 41-20-000-0003

Curve #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	118.27'	875.00'	7'44'39"	S 86°12'18" E	118.18'
C2	106.84'	875.00'	6'59'45"	S 78°50'06" E	106.77'
C3	46.24'	575.00'	4'36'27"	N 77°38'27" W	46.23'
C4	101.44'	575.00'	10'06'30"	N 84°59'56" W	101.31'
C5	38.87'	25.00'	89°05'31"	S 45°30'26" E	35.07'
C6	39.67'	25.00'	90°54'29"	S 44°29'34" W	35.63'
C7	70.06'	525.00'	7'38'46"	N 86°13'48" W	70.01'
C8	64.78'	525.00'	7'04'12"	N 78°52'19" W	64.74'
C9	38.76'	925.00'	2'24'03"	S 76°32'15" E	38.76'
C10	33.93'	25.00'	77°45'43"	S 38°51'24" E	31.39'
C11	41.68'	25.00'	95°31'10"	N 47°47'02" E	37.02'
C12	90.74'	925.00'	5'37'15"	S 87°16'00" E	90.71'

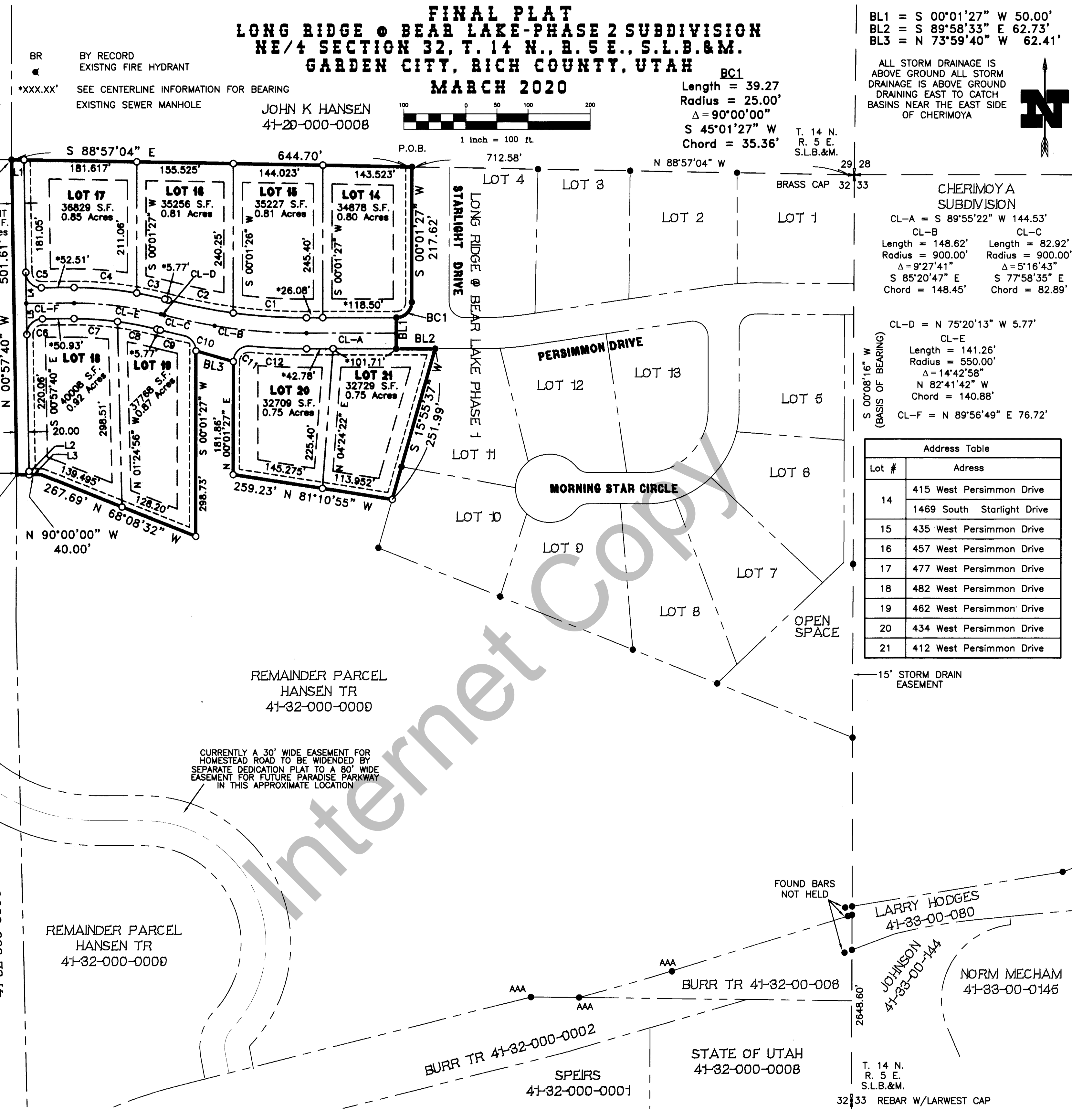
BURR TR
 41-32-000-0003

PERSIMMON DRIVE DEDICATION
 30,260 S.F.
 0.69 ACRE

L1 = S 88°57'04" E 20.01'
 L2 = S 00°13'36" W 5.60'
 L3 = WEST 20.00'
 L4 = S 00°57'40" E 49.61'
 L5 = S 00°57'40" E 50.40'

- 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 2 Subdivision Development Agreement dated March 21, 2020 and recorded in the office of the Rich County Recorder as filing # 4455.
 - The above noted development agreement also includes the easements, slope easements, and rights-of-way connecting between the Long Ridge Subdivision 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 for:
 - the declarant, the Trusts, and owners of lots within the Long Ridge Subdivision Phases 1 and 2; and
 - 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.
 - Common Open Space for Phase 2 - 10% required = 0.81 acres. 0.81 acres are designated.
 - Access to lots 17 and 18 is to be via Persimmon Drive, no access via the road on their west boundary.
 - 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.
 - Pursuant to Utah Code 17-27a-603 (4)(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 (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



BL1 = S 00°01'27" W 50.00'
 BL2 = S 89°58'33" E 62.73'
 BL3 = N 73°59'40" W 62.41'

ALL STORM DRAINAGE IS ABOVE GROUND ALL STORM DRAINAGE IS ABOVE GROUND DRAINAGE EAST TO CATCH BASINS NEAR THE EAST SIDE OF CHERIMOYA

T. 14 N.
 R. 5 E.
 S.L.B.&M.

CHERIMOYA SUBDIVISION

CL-A = S 89°55'22" W 144.53'
 CL-B = Length = 148.62' Radius = 900.00' Δ = 9°27'41" S 85°20'47" E Chord = 148.45'
 CL-C = Length = 82.92' Radius = 900.00' Δ = 5°16'43" S 77°58'35" E Chord = 82.89'
 CL-D = N 75°20'13" W 5.77'
 CL-E = Length = 141.26' Radius = 550.00' Δ = 14°42'58" N 82°41'42" W Chord = 140.88'
 CL-F = N 89°56'49" E 76.72'

Lot #	Address
14	415 West Persimmon Drive
14	1469 South Starlight Drive
15	435 West Persimmon Drive
16	457 West Persimmon Drive
17	477 West Persimmon Drive
18	482 West Persimmon Drive
19	462 West Persimmon Drive
20	434 West Persimmon Drive
21	412 West Persimmon Drive

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 Larwest bar and cap found at the east quarter corner of said section bears south 00°08'16" west 2648.60 feet; and running thence North 88°57'04" West 712.58 feet to the northwest corner of the Long Ridge @ Bear Lake Phase 1 Subdivision and is the point of beginning; and thence following said phase 1 the following five courses, 1) South 00°01'27" West 217.62 feet; 2) Thence 39.27 feet along the arc of a 25.00 foot radius curve to the right through a central angle of 90°00'00" and a long chord that bears South 45°01'27" West 35.36 feet; 3) Thence South 00°01'27" West 50.00 feet; 4) Thence South 89°58'33" East 62.73 feet; 5) Thence South 15°55'37" West 251.99 feet; Thence North 81°10'55" West 259.23 feet; Thence North 00°01'27" East 181.86 feet; Thence North 73°59'40" West 62.41 feet; Thence South 00°01'27" West 298.73 feet; Thence North 68°08'32" West 267.69 feet; Thence North 90°00'00" West 40.00 feet to fence and property line; Thence along fence North 00°13'36" East 5.47 feet; Thence North 00°57'40" West 501.61 feet to AAA bar and cap; Thence South 88°57'04" East 644.70 feet to the point of beginning. Containing 327,485 square feet or 7.518 acres.

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 2 SUBDIVISION" AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

APPROVAL AS TO FORM

THIS 19th DAY OF March A.D. 2020

Stacy
 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 2 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 THROUGHFARES 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 9th DAY OF March A.D. 2020.

Randall John Hansen (MANAGER)
Bonnie Jorgensen (MANAGER)

State of (Utah)
 County of Cache

On this 9th day of March, 2020

personally appeared before me: *Randall John Hansen*, *Bonnie 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 name of LLC was signed by him/her in behalf of said LLC by Authority of its Bylaws, or (Resolution of its Board of Directors), and said co-managers acknowledged to me that said LLC executed the same.

Witness my hand and official seal this 9th day of March 2020.

Marilyn J. Adams (notary signature)
 MARILYN J. ADAMS
 My Commission Expires February (notary seal)

FOR OFFICIAL USE ONLY

COUNTY RECORDER'S NO. 97095

STATE OF UTAH, COUNTY OF Rich, RECORDED AND FILED AT THE REQUEST OF Long Ridge @ Bear Lake LLC
 DATE 06/09/20 TIME 11:39 am FEE \$66.00

ABSTRACTED
Book-612 Page-1933

INDEX FILED IN: FILE OF PLATS
Subra Sankaran
 COUNTY RECORDER

PLANNING COMMISSION APPROVAL

APPROVED THIS 14 DAY OF March A.D. 2020
 BY THE GARDEN CITY PLANNING AND ZONING COMMISSION.

John B. K...
 CHAIRPERSON

BEAR LAKE SPECIAL SERVICE DISTRICT

WASTE DISPOSAL AND CULINARY WATER SYSTEM APPROVAL

THIS 9th DAY OF MARCH 2020

Mark...
 REPRESENTATIVE

LONG RIDGE @ BEAR LAKE - PHASE TWO SUBDIVISION

Address of Subdivision:
 Approx: 400-500 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
 jeffjora2@gmail.com cell- 435-881-1999

Zone = HE = Hillside Estates / Number of Lots = 8
 Acreage of Subdivision = 7.518 Acres

Intended Use - Eight Residential Homes

ROCKY MT. POWER

THE EASEMENTS ON THE PLAT HAVE BEEN REVIEWED AND ACCEPTED BY ROCKY MT. POWER

THIS 11 DAY OF MARCH A.D. 2020

Kevin...
 REPRESENTATIVE

COUNCIL APPROVAL AND ACCEPTANCE

PRESENTED TO THE GARDEN CITY COUNCIL THIS 14 DAY OF March A.D. 2020. AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

Mark...
 MAYOR

Anthony P. H...
 ATTEST

SEAL

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.

3-18-20
 DATE

Jeffrey M. Jorgensen
 ENGINEER

19-177

JSH

SURVEYING & DRAFTING INC.

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