

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

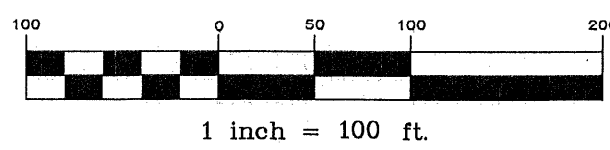
10' WIDE PUBLIC UTILITY EASEMENT-ALSO TO SERVE AS A SLOPE EASEMENT ALONG ANY STREET  
SECTION CORNER  
EAST/WEST 1/4 CORNER BR BY RECORD

EXISTING PROPERTY CORNER (JSH UNLESS NOTED OTHERWISE)  
TO BE SET: 5/8" REBAR WITH RLS 325023 CAP RIGHT OF WAY MARKER

THE LEGENDS AT BEAR LAKE 41-20-000-003

LONG RIDGE @ BEAR LAKE-PHASE 3 SUBDIVISION  
NE/4 SECTION 32, T. 14 N., R. 5 E., S.L.B.&M.  
GARDEN CITY, RICH COUNTY, UTAH  
DECEMBER 2020

JOHN K HANSEN  
41-20-000-008



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

HANSEN TR  
41-28-000-008

CHERIMOYA SUBDIVISION

Curve #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	87.05'	105.00'	47°30'02"	S 23°43'34" E	84.58'
C2	53.03'	105.00'	28°56'11"	S 61°56'40" E	52.47'
C3	20.32'	25.00'	46°34'03"	N 53°07'44" W	19.76'
C4	65.75'	55.00'	68°29'48"	S 64°05'37" E	61.91'
C5	60.25'	55.00'	62°45'56"	N 50°16'30" E	57.28'
C6	32.33'	55.00'	33°40'44"	N 02°03'10" E	31.87'
C7	103.86'	55.00'	108°11'37"	N 68°53'00" W	89.10'
C8	20.32'	25.00'	46°34'03"	N 80°18'13" E	19.76'
C9	60.03'	45.00'	76°26'13"	S 38°11'39" E	55.68'

BURR TR  
41-32-000-003

AAA HELD

206.19' S 1381.22' W FROM NORTHEAST CORNER OF SECTION 32

WATER INSTALLED BY CITY

L1 = N 90°00'00" E 40.00'  
S 00°13'36" W 5.47'

Notes

1. 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 3 Subdivision Development Agreement dated: Jan 26, 2021 and recorded in the office the Rich County Recorder as filing 99113.

2. The above noted dedication 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. This transportation easement was established for a required second ingress and egress for all phases of the Long Ridge @ Bear Lake Subdivision and have been dedicated to the City by Dedication Plat dated: Jan 26, 2021, and recorded in the office the Rich County Recorder as filing 99112. Homestead Road is to be maintained in accordance with the Joint Easement and Development Agreement among the Developer, Legends LLC, and Garden City dated: October 9, 2020 and recorded in the office the Rich County Recorder as filing #98381.

3. Common Open Space for Phase 3 - 10% required = .55 acres. 0.64 acres are designated.

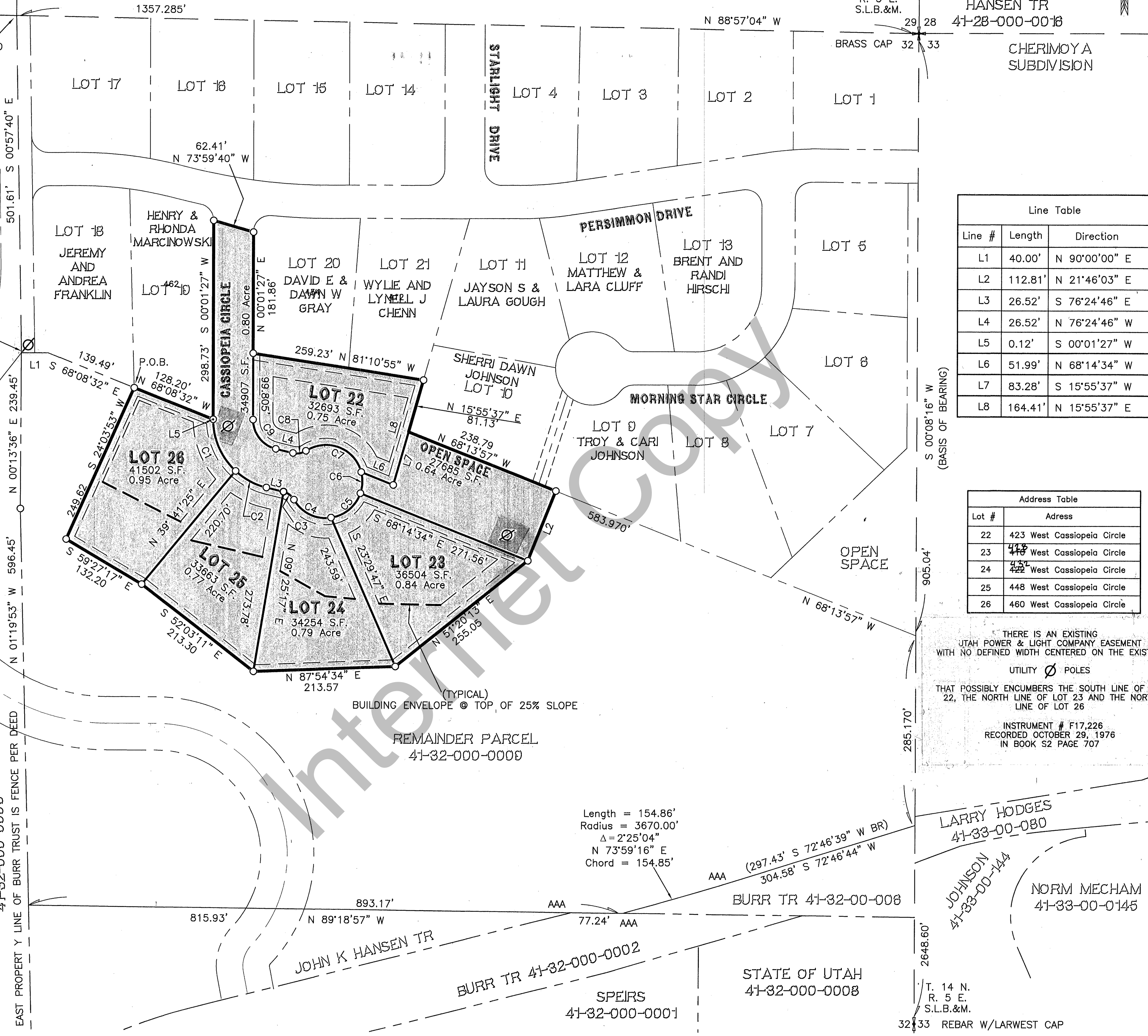
4. Pursuant to Utah Code Ann. 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.

5. 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, Demand to Underwrite Utility Facilities, or (4) any other provision of law.



Recorded 26-JAN-2021 Filing No. 99114  
At 04:35 PM Bk L12 Pg 1636 Fee \$60.00  
Krystal G Butterfield Rich County Recorder  
By TOWN OF GARDEN CITY



Line #	Length	Direction
L1	40.00'	N 90°00'00" E
L2	112.81'	N 21°46'03" E
L3	26.52'	S 76°24'46" E
L4	26.52'	N 76°24'46" W
L5	0.12'	S 00°01'27" W
L6	51.99'	N 68°14'34" W
L7	83.28'	S 15°55'37" W
L8	164.41'	N 15°55'37" E

Lot #	Address
22	423 West Cassiopeia Circle
23	443 West Cassiopeia Circle
24	425 West Cassiopeia Circle
25	448 West Cassiopeia Circle
26	460 West Cassiopeia Circle

THERE IS AN EXISTING UTAH POWER & LIGHT COMPANY EASEMENT WITH NO DEFINED WIDTH CENTERED ON THE EXISTING UTILITY POLES THAT POSSIBLY ENCUMBERS THE SOUTH LINE OF LOT 22, THE NORTH LINE OF LOT 23 AND THE NORTH LINE OF LOT 26

INSTRUMENT # F17,226  
RECORDED OCTOBER 29, 1976  
IN BOOK S2 PAGE 707

Length = 154.86'  
Radius = 3670.00'  
Δ = 2°25'04"  
N 73°59'16" E  
Chord = 154.85'

LARRY HODGES  
41-33-00-080

JOHNSON  
41-33-00-144

NORM MECHAM  
41-33-00-0145

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

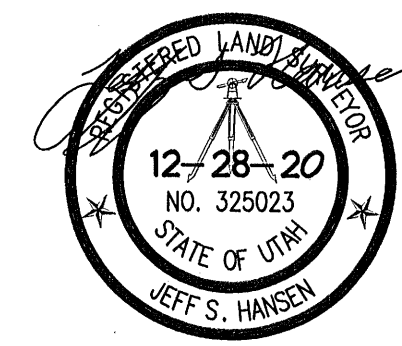
32'33" REBAR W/LARWEST CAP

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:

Commencing at the brass cap monument found at the Northeast corner of Section 32, Township 14 North, Range 5 East of the Salt Lake Base and Meridian, from which the bar with aluminum cap found at the East Quarter corner of said section bears South 00°08'16" West 2,648.60 feet; and running Thence North 88°57'04" West 1357.285 feet to AAA bar and cap; Thence South 00°57'40" East 501.61 feet; Thence South 00°13'36" West 5.47 feet; Thence North 90°00'00" East 40.00 feet; Thence South 68°08'32" East 139.49 feet; to the point of beginning; and running Thence South 24°03'53" West 249.62 feet; Thence South 59°27'17" East 132.20 feet; Thence South 52°03'11" East 213.30 feet; Thence North 87°54'34" East 213.57 feet; Thence North 51°20'13" East 255.05 feet; Thence North 21°46'03" East 112.81 feet; Thence North 68°13'57" West 238.79 feet; Thence North 15°55'37" East 81.13 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 128.20 feet to the point of beginning.  
Containing 241,216 Square Feet or 5.538 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 3 SUBDIVISION" AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

APPROVAL AS TO FORM

THIS 6<sup>th</sup> DAY OF January A.D. 2021

Attorney Signature

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 3 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 4<sup>th</sup> DAY OF January A.D. 2021.

Randall John Hansen  
RANDALL JOHN HANSEN  
(MANAGER)

Bonnie Jorgensen  
BONNIE JORGENSEN  
(MANAGER)

State of Utah  
County of Cache

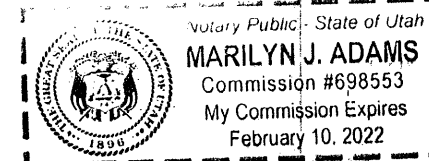
On this 4<sup>th</sup> day of January, 2021

personally appeared before me: Randall John Hansen & Bonnie Jorgensen

names 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

Marilyn J. Adams  
(notary signature)



(notary seal)

COUNTY RECORDER'S NO. 99114

STATE OF UTAH, COUNTY OF Rich, RECORDED AND FILED AT THE REQUEST OF Town of Garden City DATE Jan 26, 2021 TIME 4:35 pm FEE \$60.00

INDEX FILED IN: FILE OF PLATS  
Krystal G Butterfield  
COUNTY RECORDER

ROCKY MT. POWER

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

THIS 11<sup>th</sup> DAY OF January A.D. 2021

Kaitlynn Rogers  
Kaitlynn Rogers  
REPRESENTATIVE

PLANNING COMMISSION APPROVAL

APPROVED THIS 12<sup>th</sup> DAY OF January A.D. 2021 BY THE GARDEN CITY PLANNING AND ZONING COMMISSION.

Ja L K L  
CHAIRPERSON

BEAR LAKE SPECIAL SERVICE DISTRICT

WASTE DISPOSAL AND CULINARY WATER SYSTEM APPROVAL

THIS 11<sup>th</sup> DAY OF JANUARY 2021

Mona Stephens  
REPRESENTATIVE

COUNCIL APPROVAL AND ACCEPTANCE

PRESENTED TO THE GARDEN CITY COUNCIL THIS 14<sup>th</sup> DAY OF JANUARY A.D. 2021 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR  
Kaitlynn Rogers  
TEST

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.

Jan C. 2021  
DATE

Z. Moran  
ENGINEER

LONG RIDGE @ BEAR LAKE - PHASE THREE 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  
jeffjorg2@gmail.com cell- 435-881-1999

Zone = HE = Hillside Estates / Number of Lots = 5  
Acreage of Subdivision = 5.538 Acres

Intended Use - Five Residential Homes

20-180  
**JSH**  
SURVEYING & DRAFTING INC.  
P.O. BOX 300 • WELLSVILLE, UTAH 84339  
(435) 245-9090 • TOLL FREE 1-888-420-0268