

Line #	Length	Direction
L1	22.464'	N 88°57'04" W
L2	158.75'	S 88°57'04" E
L3	170.00'	S 1°02'56" W
L4	186.76'	S 88°57'04" E
L5	170.00'	S 1°02'56" W
L6	186.81'	S 88°57'04" E
L7	170.00'	S 1°02'56" W
L8	181.05'	S 88°57'04" E
L9	197.19'	S 1°02'56" W
L10	150.57'	S 88°57'04" E
L11	253.32'	S 1°02'56" W
L12	150.00'	S 88°57'04" E
L13	309.24'	S 1°02'56" W
L14	149.91'	S 88°57'04" E
L15	165.03'	S 88°57'04" E
L16	170.03'	S 0°00'52" W
L17	165.03'	S 88°57'04" E
L18	170.03'	N 0°00'52" E
L19	139.56'	S 88°57'04" E
L20	131.61'	N 88°57'04" W
L21	170.03'	S 0°01'37" E
L22	155.03'	N 88°57'04" W
L23	170.03'	S 0°01'37" E
L24	155.02'	N 88°57'04" W
L25	170.03'	S 0°01'32" E
L26	125.61'	N 88°57'04" W
L27	145.91'	S 2°56'38" W
L28	30.71'	S 88°57'04" E
L29	20.005'	N 87°57'04" W
L30	145.32'	S 0°20'08" W

FINAL PLAT
LONG RIDGE @ BEAR LAKE-PHASE 4 SUBDIVISION
SNE/4 SECTION 32, T. 14 N., R. 5 E., S. 1 B. & M.
GARDEN CITY, RICH COUNTY, UTAH
MAY 2021

- The development of improvements required for this subdivision is described in the Long Ridge @ Bear Lake Phase 4 Subdivision Development Agreement dated _____ and recorded in the office the Rich County Recorder as filing # _____.
- The City's requirement for two means of ingress and egress for this phase and all other phases of the Long Ridge @ Bear Lake Subdivision is satisfied by access to the public roads within Phases 1 and 2 which in turn connect to Hodges Canyon Road. Homestead Road is to be maintained in accordance with the Joint Easement and Development Agreement among the Developer, Legends LLC, and Garden City dated 9 October, 2020 and recorded in the office the Rich County Recorder as filing 98381.
- Pursuant to Utah Code Ann. 54-3-27 this plat conveys public utility easements, along with all the rights and duties described therein, to the owner(s) or operators of utility facilities. Public utility easements, previously provided and applicable to the infrastructure improvements required for this subdivision include:
 - A 10-foot wide Sanitary Sewer Line Easement dated Aug. 31, 2020, Filing 97839;
 - A 10-foot wide Sanitary Sewer Line Easement dated Aug. 31, 2020, Filing 97840;
 - A 20-foot by 30-foot Storm Drain and Drainage System Easement dated Aug. 31, 2020, Filing 97841;
 - A 80-foot by 130-foot Storm Drain and Drainage System Easement dated Aug. 31, 2020, Filing 97842;
 - A 10-foot wide Sanitary Sewer Line Easement dated April 26, 2021, Filing 99961;
- 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.
- "Utilities shall have the right to install, maintain, and operate their equipment above and below ground and all other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense, or the utility may remove such structures at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE."
- The land areas designated as "NO-BUILD" within lots 34 through 40 include a combination of steep slope areas and natural drainage areas and as such, construction is prohibited therein, excepting that 1) fences that do not obstruct the natural drainage, 2) landscaping elements, 3) underground utilities may be constructed within the no-build areas.

29 28 BRASS CAP
T. 14 N.
R. 5 E.
S. 1 B. & M.

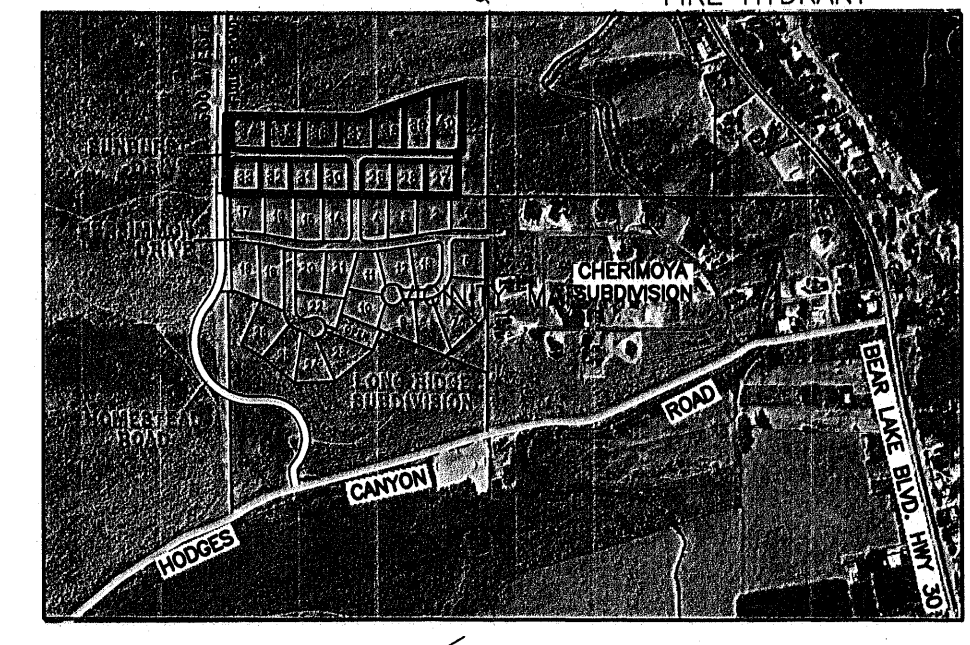
MCS HOLDINGS

HANSEN

2679.77'

SETBACKS
30' FRONT - 30' REAR - 15' SIDE
EXISTING PROPERTY CORNER
(JSH UNLESS NOTED OTHERWISE)

CENTERLINE OF OFFSITE SANITARY EASEMENT
EXISTING EASEMENTS
10' WIDE PUBLIC UTILITY EASEMENT
TO ALSO SERVE AS A SLOPE
EASEMENT ALONG ANY STREET
27' SLOPE EASEMENT
BY RECORD
TO BE SET: 5/8" REBAR WITH RLS 325023 CAP
SECTION CORNER
EAST/WEST 1/4 CORNER
DESIGNATED BUILDING ENVELOPE
FIRE HYDRANT



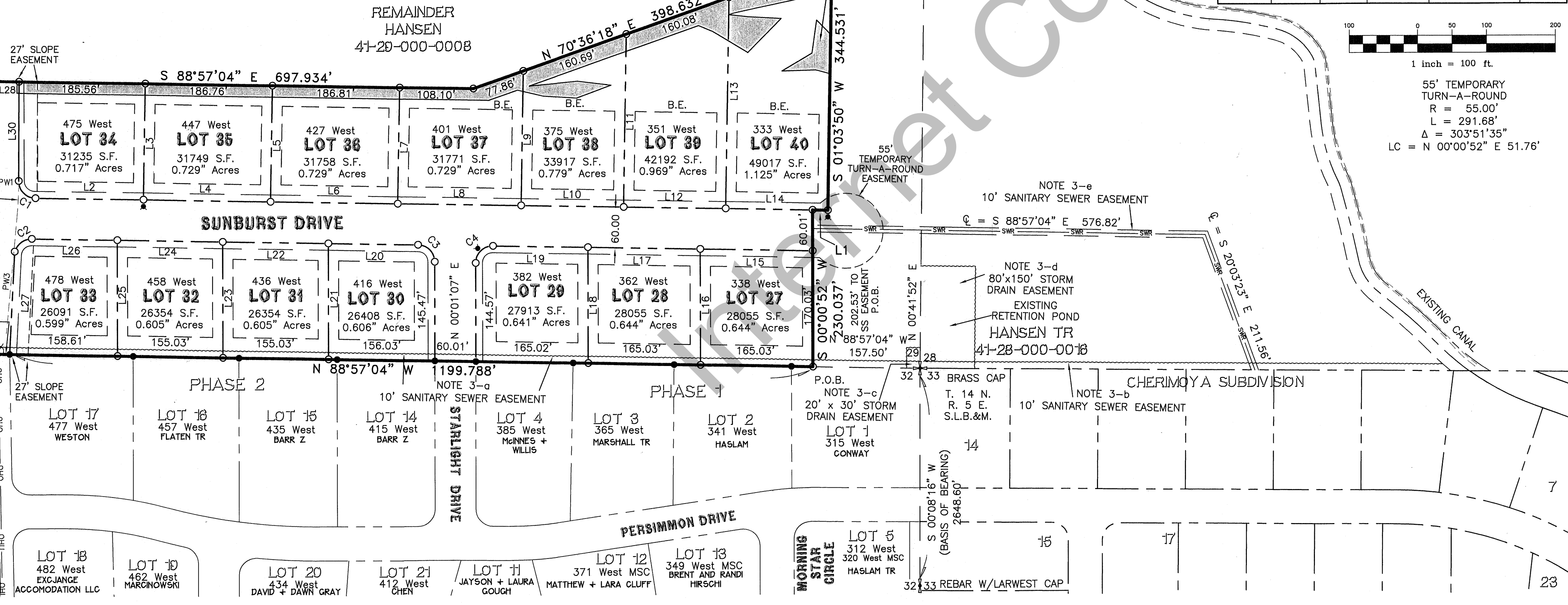
Curve #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	38.96'	25.00'	89°17'12"	S 44°18'28" E	35.13'
C2	38.44'	25.00'	88°06'08"	S 46°59'52" W	34.77'
C3	38.82'	25.00'	88°58'11"	N 44°27'59" W	35.04'
C4	39.72'	25.00'	91°01'49"	S 45°32'01" W	35.67'

Parkway Ties	Length	Radius	Delta	Bearing	Chord
PW1	20.00'	S 0°20'08" W			
PW2	50.12'	573.00'	Δ = 5°00'43"	S 2°50'30" W	50.11'
PW3	172.07'	S 05°20'51" W			

THE LEGENDS AT BEAR LAKE
41-20-000-0033

BURR TR
41-32-000-0003

INSTALL PHASE 5 SEWER SERVICES DURING INSTALLATION OF PHASE 4 MAIN LINE (TYPICAL)



BOUNDARY DESCRIPTION

A parcel of ground located in the Southeast Quarter of Section 29, Township 14 North, Range 5 East of the Salt Lake Base and Meridian. Described as follows:

Commencing at the Brass Cap found at the Southeast Corner of section 29, Township 14 North, Range 5 East of the Salt Lake Base and Meridian, from which the Brass Cap found at the East Quarter Corner of said section bears North 00°41'52" West 2679.77 feet; and running Thence North 88°57'04" West 157.50 feet to the point of beginning; and running Thence North 88°57'04" West 1199.788 feet to found AAA Bar and Cap, from which a JSH bar and cap at a fence corner held at the Northwest Corner of the parent parcel bears North 00°34'50" East 1343.22 feet; Thence North 00°34'50" East 400.013 feet; Thence South 88°57'04" East 697.934 feet; Thence North 70°36'18" East 398.632 feet; Thence North 77°48'30" East 154.096 feet; Thence South 01°03'50" West 344.531 feet; Thence North 88°57'04" West 22.464 feet; Thence South 00°00'52" West 230.037 feet to the point of beginning. Containing 532,741 Square Feet or 12.230 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 4 SUBDIVISION"

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

APPROVAL AS TO FORM

THIS 10th DAY OF June A.D. 2021

[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 4 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 HERETO SET OUR SIGNATURES THIS 25th DAY OF May A.D. 2021.

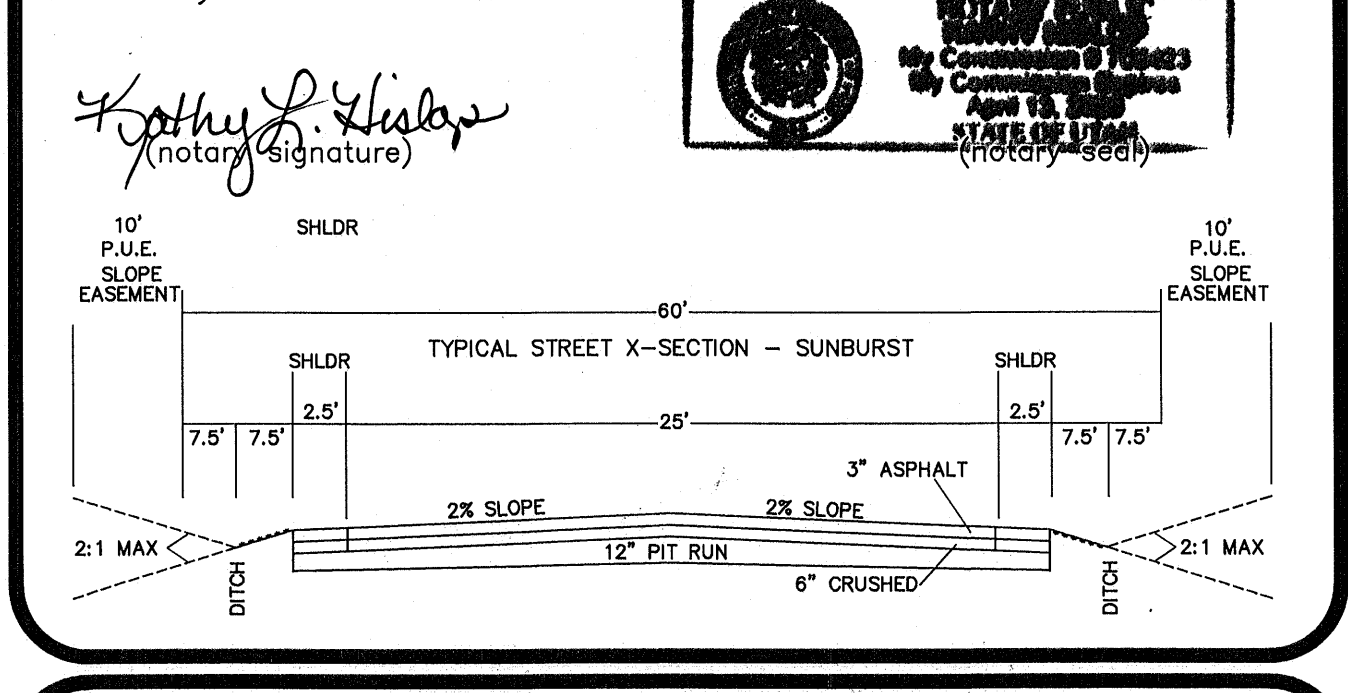
Randall John Hansen Manager *Bonnie Jorgensen* Manager
RANDALL JOHN HANSEN (MANAGER) BONNIE JORGENSEN (MANAGER)

State of (Utah) Utah
County of Rich

On this 25th day of May, 2021

personally appeared before me: Randall 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



COUNTY RECORDER'S NO. 100426
STATE OF UTAH, COUNTY OF Rich, RECORDED
AND FILED AT THE REQUEST OF [Signature]
DATE 6/17/21 TIME 3:42 FEE \$148.00
ABSTRACTED
INDEX FILED IN: FILE OF PLATS
[Signature]
COUNTY RECORDER

PLANNING COMMISSION APPROVAL
APPROVED THIS 15th DAY OF June A.D. 2021
BY THE GARDEN CITY PLANNING AND ZONING COMMISSION.
[Signature]
CHAIRPERSON

BEAR LAKE SPECIAL SERVICE DISTRICT
WASTE DISPOSAL AND CULINARY WATER SYSTEM APPROVAL
THIS 25th DAY OF May 2021
[Signature]
REPRESENTATIVE

LONG RIDGE @ BEAR LAKE - PHASE FOUR SUBDIVISION
Address of Subdivision:
Approx: 325-500 W, 1300 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 26th DAY OF May A.D. 2021
[Signature]
REPRESENTATIVE

COUNCIL APPROVAL AND ACCEPTANCE
PRESENTED TO THE GARDEN CITY COUNCIL THIS 15th DAY OF June A.D. 2021. AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
[Signature] MAYOR *[Signature]* ATTEST

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.
JULY 10, 2021 DATE
[Signature] ENGINEER

Zone = HE = Hillside Estates Using Density Based Option
Number of Lots = 14
Acreage of Subdivision = 12.230 Acres Less 0.738 Acre No-build
Total = 11.492 Acres x 1.2 Lots Per Acre = +3.796 = 14 Lots
Intended Use - Fourteen Residential Homes

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