

PARADISE PARK TOWNHOMES

A Planned Unit Development

PART OF THE SE 1/4 OF SECTION 17, TOWNSHIP 14 NORTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN
GARDEN CITY, RICH COUNTY, UTAH - Date of Survey: June 2020

OWNER'S DEDICATION

We the undersigned owner(s) of the herein described tract of land, do hereby set apart and subdivide the same into Parcel(s), Unit(s), Common Area(s), Limited Common Area(s), Private Area(s), and other Areas(s) as designated, shown, and/or noted herein and name said tract PARADISE PARK TOWNHOMES: (As used herein the term Local Entity is the same as defined in UCA 67-1a-6.5)

NARRATIVE

- The purpose of this survey is to create a townhome project plot in accordance with Garden City and Rich County requirements.
- Additionally, the purpose of the survey is not to identify utility locations, above or underground, any utilities which may be shown hereon are based on physical survey ties of visible utilities or from B11 Locator Services (Blue Stakes), or from documents of record. No representation as to accuracy of underground utilities or B11 Locator Services is made herein.
- The basis of bearing of bearing is as described in the boundary description.
- The zoning for this property is two fold, the east 300 feet is C-1 and the remainder is C-3.
- The boundaries of this property have been surveyed by JSH Surveying and Drafting Inc. located in Logan, Utah. There are actually several surveys done by JSH in the area, however, this survey done for this property seems to be either unofficial or incomplete because the plat that I was provided (which has not been filed with the county) contains no title block nor certification. It does contain an As Surveyed Legal Description for the parcel identified thereon as 14-17-00-0097 FHH Bear Lake LLC. The copy was obtained from a real estate agent for the property and there was an indication that it may be "preliminary" and that JSH intended to "adjust the west boundary stakes". With this in mind I have done an independent examination of the property boundaries. In my survey it was found that the east boundary as identified by JSH Preliminary Plat does mark the right of way line of 300 West Street. A 16 foot portion of the east boundary is also along the section line. The only evidence of this portion of the section line are locally used points for the East 1/4 and Southeast corners being a JSH Aluminum Cap and a "Gin Spike", respectively.
- The E 1/4 was apparently a brass cap prior to January of 2015. In record of survey (ROS) 1528 JSH notes "Brass Cap has been removed Set rebar and aluminum cap". ROS 1287 by Cache/Landmark of Logan notes that the corner was a "Scherbel Brass Cap". The SE corner is not noted on very many ROS. JSH Preliminary Plat shows this point to be a "Cotton Gin Spike". In ROS 849 dated Dec 2007, Alliance Consulting Engineers of Logan note that the SE corner is a "Gin Spike" this seems to indicate a different point being used at the SE corner than what is shown today. However, my distance measurement from the JSH Allotment E 1/4 corner to the Gin Spike at SE corner is only 0.19 feet longer than the Alliance measurement of 2691.11'. In another Cache/Landmark survey dated September 2006 the E 1/4 is noted as "Found Brass Cap Monument Set 1972 by Paul Scherbel". This indicates that the point being used today has been there for a little over 48 years.
- ROS 729 dated April 2007 by Alliance contains a "Section Control Map" for Section 17. This map provides information about the NE, NW, and SW quarters of the section. While there is no indication as to when this map was prepared, the SE corner of the section was part of this ROS. This Section Control Map does show that Alliance is identifying two C 1/4 corners. In researching the BLM records for this section it was found that the GLO surveyed the East 1/2 of the section which was protracted in 1875 and the West 1/2 was completed in 1895. The 1895 plat does not show there to be double C 1/4 corner locations but does show that the west half is lotted with the NW corner being a closing corner not common to Section 8. There is no evidence that any of the corners of Section 17 being used today are a perpetuation of the GLO surveys. So trying to use parenthetical distances to break down the section which may disagree with long standing occupational evidence may be less than helpful.
- Alliance, in their ROS 729, also identify the E 1/4 to be the Scherbel BC, and noted that the S 1/4 is an "Al. Cap #317443". The S 1/4 corner I found to be this same Aluminum Cap identified with the number and stamped "Eickbush & Associates".
- Because it seems that the currently monumented location for the E 1/4, SE, and S 1/4 corner of the section have been used for a long period of time am also utilizing them for this survey as the best representation of the section lines they claim to mark.
- I also made a search for evidence that the C 1/4 corner had been surveyed. There is a four way fence intersection which is about 10 feet Northwest of the northerly C 1/4 corner that was identified by Alliance ROS 729, the differences from Alliance's C 1/4 to the fence intersection is N=8.3 E=-5.5. When I was at this location I did not see any evidence of an offset C 1/4.
- The fences along the Quarter section line from the Alliance C 1/4 to the monumented E 1/4 corner are not in a straight line. While pieces of the fence are on the line there is also much of the fence line that deviates to the south by up to 10 feet.
- In ROS 1553 JSH surveyed a parcel for the Douglas Johnson property which has a common boundary with this subdivision (west of the canal). In that survey the boundary was held to be the existing fence line. In the narrative there is indication that the deeded line is to be the quarter section line and on the plat it shows that line to be north of the fence that was held. I have found the JSH rebar's that mark this line and shown the location on this survey as #2 and #4. However, the JSH preliminary plat does not hold this same fence line. In the narrative of JSH ROS1553 it is noted that "the south line per deed is the Center of Section 17. The deed also makes reference to the southeast corner of the Raspberry Patch Estates Unit #4 Subdivision such that it appears to be assumed that it is located on said quarter section line."
- I have held the line to be the south boundary of the Raspberry sub which was also held in the JSH preliminary plat. The JSH preliminary plat also shows the quarter section line to be a straight line between the E 1/4 and W 1/4 corners. ROS 1096, HAI survey, shows that a straight line was also used for this quarter section line.

COUNCIL APPROVAL AND ACCEPTANCE

Presented to the Garden City Council this 10 day of June, A.D. 2021, at which time this subdivision was approved and accepted.

Mayor: Mike Leonhardt

PLANNING COMMISSION APPROVAL

Approved this 6th day of June, A.D. 2021, by the Garden City Planning and Zoning Commission.

Chairperson:

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.

Engineer:

ATTORNEY APPROVAL

Approved as to form, this 20th day of May, 2021.

Attorney:

BEAR LAKE SPECIAL SERVICE DISTRICT

Waste disposal and culinary water system approval, this 21st day of May, 2021.

Representative:

GARDEN CITY FIRE DISTRICT

Approved this 27th day of May, 2021, by the Garden City Fire District.

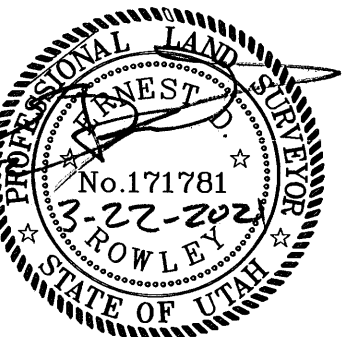
Authorized Agent:

BOUNDARY DESCRIPTION

A tract of land located in the Southeast Quarter of Section 17, Township 14 North, Range 5 East, Salt Lake Base and Meridian, having a basis of bearing of South 00°04'55" West 16.00 feet, along section line, to the west right of way line of the East Quarter corner (said monument being a 2.5 inch diameter aluminum cap on a rod having NAD83 Utah North Zone coordinates of N=3872550.466 E=1667565.686 U.S.F.) and the Southeast corner (said monument being a "gin spike" in the asphalt road having NAD83 Utah North Zone coordinates of N=3869860.185 E=1667561.843 U.S.F.). Note: The coordinates are derived from Leica Network GPS solutions. Said tract being described as follows:
BEGINNING at the East Quarter corner of said Section 17;
RUNNING Thence South 00°04'55" West 16.00 feet, along section line, to the west right of way line of Parkway (300 East Street);
Thence along the arc of a non-tangent curve to the Left 169.93 feet, having a radius of 280.00 feet with a chord bearing and distance of South 17°28'04" West 167.33 feet, along said west right of way line;
Thence South 00°04'55" West 433.21 feet, along said west right of way line;
Thence North 89°29'10" West 1286.37 feet, to sixteenth section line;
Thence North 00°29'10" East 615.04 feet, along said sixteenth section line, to the center-center east sixteenth corner (also known as the NW corner of the East Half of the Southeast Quarter) of said Section 17;
Thence South 89°43'10" East 1332.01 feet, along quarter section line, to the point of beginning.
Containing 18.1211 acres, more or less.

SURVEYOR'S CERTIFICATE

I, Ernest D. Rowley, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 171781-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17, verifying measurements, and placing monuments as represented. That this plat was prepared from the field notes of this survey and from documents and records as may be noted hereon.



Landmark Surveying, Inc. A Complete Land Surveying Service www.LandmarkSurveying.com 4646 South 3500 West - RA-3 West Haven, UT 84001 801-731-4075	Rich County Recorder Entry no. 100982 Filed for record and recorded 12 day of Aug 20 21 at 1:33 in book Q12 of official records, on page 356 County Recorder: Krystal Butterfield By Deputy: K Butterfield Fee paid \$1200.00
PARADISE PARK TOWNHOMES DEVELOPER: PION HOMES Address: P.O. Box 160155, Clearfield, Utah 84016	1 of 6 P.R.U.D. PLAT
SE 1/4 of Section 17, Township 14 North, Range 5 East, Salt Lake Base and Meridian.	Revisions DRAWN BY: EDR SCALE: ns DATE: March 3, 2021 PROJ: 4064

Curve Table					
Curve	Delta	Radius	Tangent	Length	Chord Bearing & Distance
C1	14°08'47"	230.000'	28.54'	56.79'	S 7°09'18" W 56.64'
C2	55°47'54"	150.000'	79.42'	146.08'	S 42°34'10" E 140.37'
C4	27°06'02"	36.000'	8.68'	17.03'	S 2°36'49" W 16.87'
C5	38°01'09"	607.325'	209.23'	403.00'	S 2°50'45" E 395.64'
C6	21°17'20"	110.677'	20.80'	41.12'	N 79°22'14" E 40.89'
C7	21°21'21"	110.677'	20.87'	41.25'	N 79°24'14" E 41.01'
C8	33°27'17"	764.994'	229.91'	446.68'	S 0°30'27" W 440.36'
C9	28°32'59"	892.943'	227.19'	444.94'	S 0°23'16" W 440.35'
C10	27°32'31"	924.938'	226.69'	444.62'	S 0°18'58" W 440.35'
C11	21°05'54"	16.000'	2.98'	5.89'	S 78°02'51" E 5.86'
C12	50°27'37"	130.000'	61.26'	114.49'	S 42°16'05" E 110.83'
C13	5°33'23"	170.000'	8.25'	16.49'	S 15°39'21" E 16.48'
C14	56°04'19"	22.000'	11.72'	21.53'	N 17°58'09" E 20.68'
C15	26°32'54"	26.000'	6.13'	12.05'	N 59°16'45" E 11.94'
C16	17°27'41"	121.500'	18.66'	37.03'	N 81°17'03" E 36.89'
C17	21°09'08"	172.500'	32.21'	63.68'	S 59°53'51" E 63.32'
C18	67°03'59"	22.000'	14.58'	25.75'	N 82°51'16" W 24.31'
C19	6°20'28"	158.500'	8.78'	17.54'	N 66°46'59" E 17.53'
C20	40°47'35"	26.000'	9.67'	18.51'	S 14°56'11" W 18.12'
C21	21°37'26"	54.500'	10.41'	20.57'	N 5°21'07" E 20.45'
C22	27°06'02"	14.500'	3.49'	6.86'	N 2°36'49" E 6.79'
C23	33°20'55"	628.825'	188.35'	366.00'	S 0°30'38" E 360.86'
C24	12°49'53"	588.825'	66.21'	131.87'	S 9°44'53" W 131.59'
C25	9°09'46"	568.825'	45.58'	90.97'	S 1°19'43" E 90.87'
C26	13°27'50"	588.825'	69.50'	138.37'	S 12°39'27" E 138.05'
C27	48°57'33"	17.500'	7.97'	14.95'	S 43°52'09" E 14.50'
C28	17°57'10"	90.677'	14.32'	28.41'	N 77°42'09" E 28.30'
C29	20°34'33"	130.677'	23.72'	46.93'	S 79°00'50" W 46.68'
C30	19°19'32"	16.000'	2.72'	5.40'	N 79°38'21" E 5.37'
C31	21°43'04"	16.000'	3.07'	6.06'	N 80°40'17" W 6.03'
C32	15°56'27"	88.177'	12.35'	24.53'	S 80°29'57" W 24.45'
C33	9°11'33"	129.177'	10.38'	20.73'	N 85°25'07" E 20.70'
C34	107°11'59"	14.500'	19.67'	27.13'	N 36°24'54" E 23.34'
C35	41°49'47"	17.500'	6.69'	12.78'	S 35°01'21" E 12.49'
C36	102°49'49"	14.500'	18.17'	26.02'	S 38°35'59" W 22.67'
C37	29°16'06"	746.494'	194.92'	381.33'	S 0°31'36" W 377.20'
C38	26°35'12"	786.494'	185.82'	364.95'	S 0°28'41" W 361.69'
C39	40°48'23"	17.500'	6.51'	12.46'	S 35°33'50" W 12.20'
C40	103°45'23"	14.500'	18.48'	26.26'	N 38°06'25" W 22.81'
C41	43°09'21"	17.500'	6.92'	13.18'	S 34°23'21" W 12.87'
C42	101°47'23"	14.500'	17.84'	25.76'	N 39°05'25" W 22.50'
C45	11°30'29"	914.443'	92.14'	183.67'	S 79°00'50" W 183.36'
C46	24°49'19"	874.443'	192.43'	378.83'	S 0°24'02" W 375.87'
C47	43°55'37"	17.500'	7.06'	13.42'	S 33°58'26" E 13.09'
C48	101°04'52"	14.500'	17.62'	25.58'	N 39°28'28" E 22.39'
C49	42°01'04"	18.000'	6.91'	13.20'	S 32°38'25" E 12.91'
C50	100°45'25"	14.500'	17.51'	25.50'	N 39°38'11" E 22.34'
C51	23°54'53"	906.938'	192.07'	378.55'	S 0°19'34" W 375.81'
C52	22°05'16"	946.938'	184.82'	365.05'	S 0°18'06" W 362.79'
C53	41°23'43"	18.000'	6.80'	13.00'	S 32°58'52" W 12.72'
C54	101°19'50"	14.500'	17.69'	25.64'	N 39°19'11" W 22.43'
C55	7°23'08"	185.001'	11.94'	23.85'	S 68°17'24" E 23.83'
C56	8°51'38"	558.825'	43.30'	86.42'	S 1°43'12" E 86.33'
C57	2°50'16"	142.177'	3.52'	7.04'	S 87°52'59" W 7.04'
C58	5°10'02"	7.000'	3.34'	6.23'	N 63°47'54" E 6.03'
C59	14°52'29"	280.000'	36.55'	72.69'	S 27°24'58" W 72.49'
C60	4°48'05"	280.000'	11.74'	23.46'	S 17°34'41" W 23.46'
C61	4°40'57"	280.000'	11.45'	22.88'	S 12°50'10" W 22.88'
C62	2°32'26"	280.000'	6.21'	12.42'	S 9°13'28" W 12.41'
C63	7°52'20"	280.000'	19.27'	38.47'	S 4°01'05" W 38.44'

Curve Table					
Curve	Delta	Radius	Tangent	Length	Chord Bearing & Distance
C65	10°57'06"	140.000'	13.42'	26.76'	N 84°32'21" E 26.72'
C66	6°49'07"	121.500'	7.24'	14.46'	N 75°57'46" E 14.45'
C67	10°38'34"	121.500'	11.32'	22.57'	N 84°41'37" E 22.54'
C68	20°34'22"	54.500'	9.89'	19.57'	N 4°49'34" E 19.46'
C69	1°03'05"	54.500'	0.50'	1.00'	N 15°38'17" E 1.00'
C70	0°20'13"	48.000'	0.14'	0.28'	N 15°59'43" E 0.28'
C71	0°25'20"	628.825'	2.32'	4.63'	S 15°57'10" W 4.63'
C72	12°05'32"	588.825'	62.37'	124.27'	S 10°07'04" W 124.04'
C73	12°01'37"	595.244'	62.70'	124.95'	S 10°09'06" W 124.72'
C74	9°15'41"	619.325'	50.16'	100.11'	S 11°10'50" W 100.00'
C75	9°07'16"	628.825'	50.16'	100.11'	S 11°10'52" W 100.00'
C76	0°33'49"	628.825'	3.09'	6.19'	S 6°20'19" W 6.19'
C77	0°44'21"	588.825'	3.80'	7.60'	S 3°42'07" W 7.60'
C78	13°54'49"	619.325'	75.57'	150.40'	S 0°48'41" E 150.03'
C79	13°42'09"	628.825'	75.55'	150.38'	S 0°47'40" E 150.03'
C80	1°35'06"	588.825'	8.14'	16.29'	S 6°43'05" E 16.29'
C81	0°23'14"	628.825'	2.12'	4.25'	S 7°50'21" E 4.25'
C82	11°52'44"	588.825'	61.26'	122.08'	S 13°27'00" E 121.86'
C83	11°50'00"	594.268'	61.59'	122.73'	S 13°29'00" E 122.52'
C84	9°15'38"	619.325'	50.16'	100.10'	S 12°35'36" E 99.99'
C85	9°07'16"	628.825'	50.16'	100.11'	S 12°35'36" E 100.00'
C86	10°29'19"	17.500'	1.61'	3.20'	S 24°38'01" E 3.20'
C87	38°28'15"	17.500'	6.11'	11.75'	S 49°06'48" E 11.53'
C88	6°00'10"	24.000'	1.26'	2.51'	S 23°36'16" E 2.51'
C89	0°01'10"	628.825'	0.17'	0.34'	S 17°10'10" E 0.34'
C90	9°14'11"	88.177'	7.12'	14.21'	S 83°51'05" W 14.20'
C91	6°42'16"	88.177'	5.16'	10.32'	S 75°52'52" W 10.31'
C92	33°37'59"	17.500'	5.29'	10.27'	S 39°09'03" W 10.13'
C93	7°10'24"	17.500'	1.10'	2.19'	S 18°44'51" W 2.19'
C94	4°02'26"	24.000'	0.85'	1.69'	S 17°10'52" W 1.69'
C95	0°07'32"	786.494'	0.86'	1.72'	S 13°42'30" W 1.72'
C96	8°44'43"	746.494'	57.08'	113.94'	S 10°47'17" W 113.83'
C97	8°35'22"	763.233'	57.32'	114.42'	S 10°46'43" W 114.31'
C98	9°13'39"	776.994'	62.70'	125.14'	S 9°05'15" W 125.00'
C99	9°06'57"	786.494'	62.70'	125.13'	S 9°05'16" W 125.00'
C100	1°37'23"	746.494'	10.57'	21.15'	S 5°36'14" W 21.15'
C101	8°54'44"	746.494'	58.18'	116.12'	S 0°20'10" W 116.00'
C102	8°50'07"	752.994'	58.17'	116.12'	S 0°20'09" W 116.00'
C103	8°44'18"	746.494'	57.03'	113.85'	S 9°44'19" E 113.74'
C104	8°41'59"	752.994'	57.28'	114.33'	S 9°45'28" E 114.22'
C105	9°13'39"	776.994'	62.70'	125.14'	S 8°11'02" E 125.00'
C106	9°06'57"	786.494'	62.70'	125.13'	S 8°11'03" E 125.00'
C107	7°29'09"	17.500'	1.14'	2.29'	S 17°51'02" E 2.28'
C108	34°20'39"	17.500'	5.41'	10.49'	S 38°45'55" E 10.33'
C109	4°16'02"	24.000'	0.89'	1.79'	S 16°14'28" E 1.79'
C110	0°04'24"	786.494'	0.50'	1.01'	S 12°46'43" E 1.01'
C111	34°50'00"	17.500'	5.49'	1	