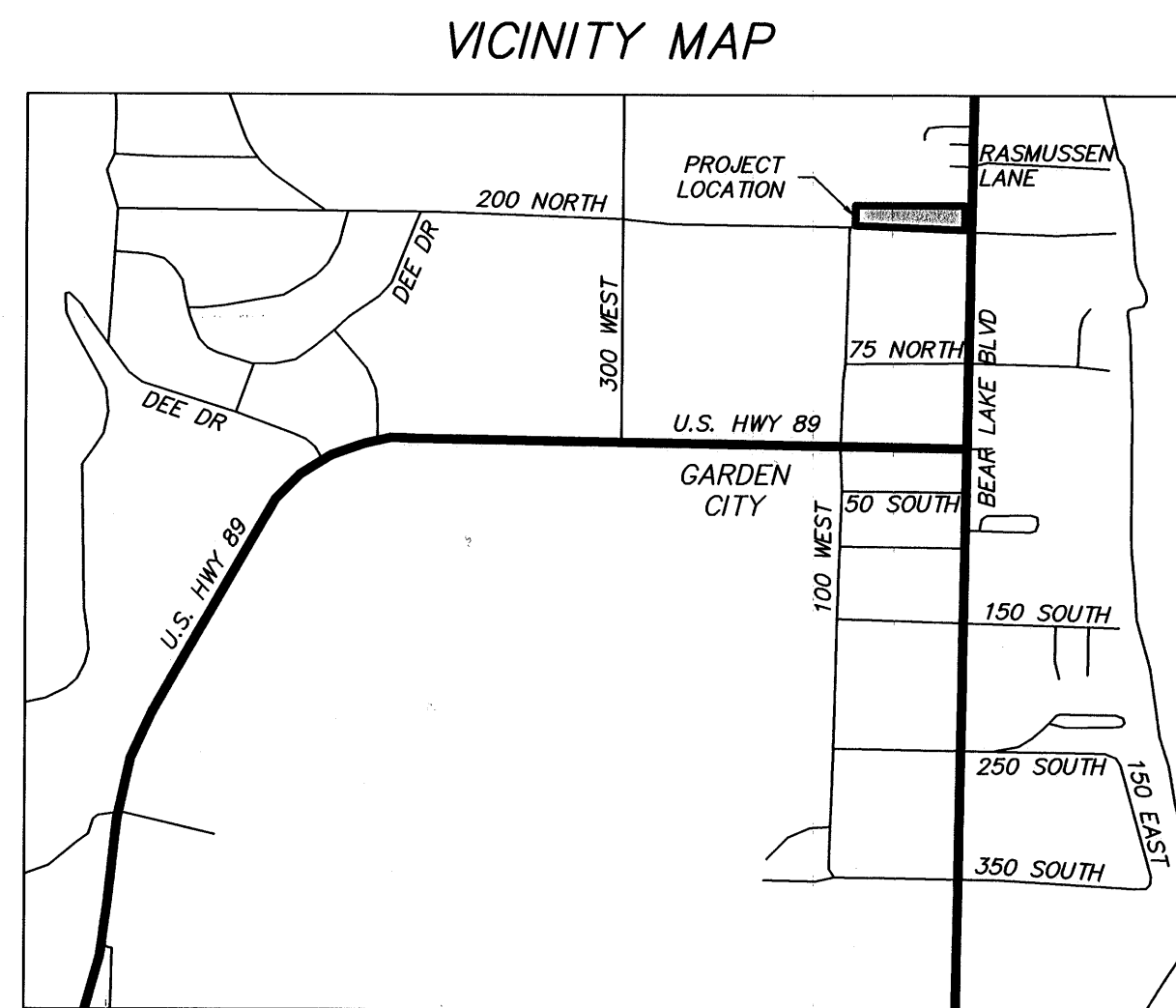
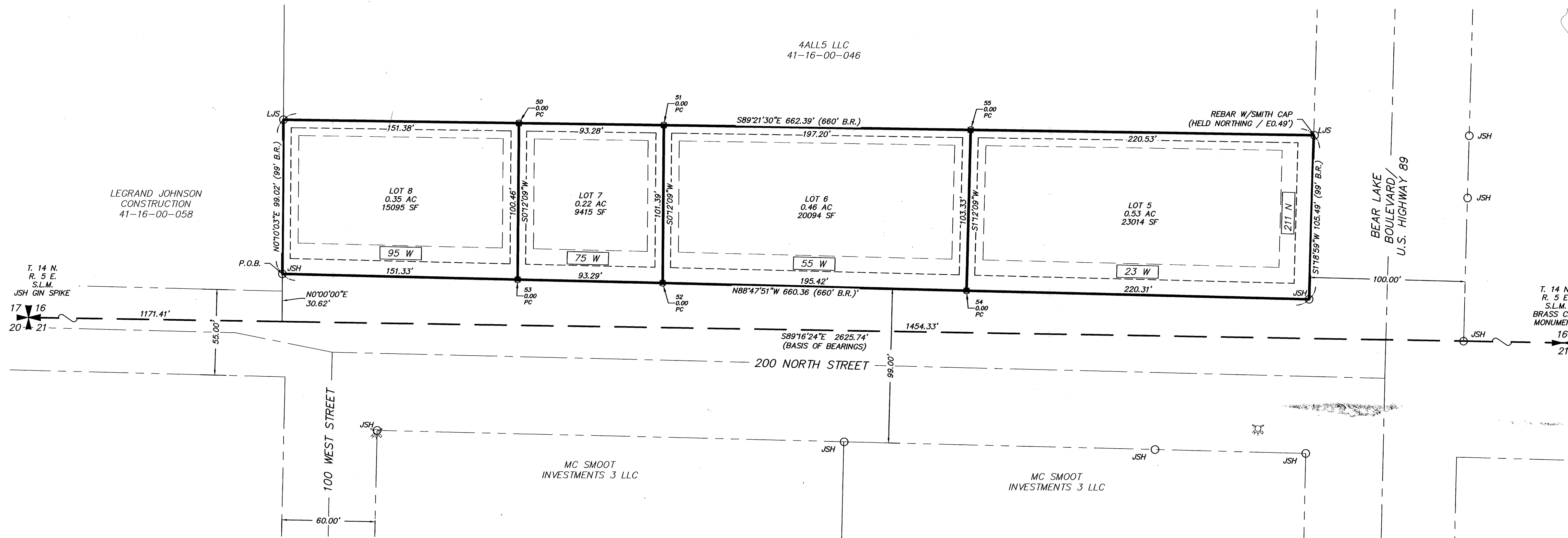


SECOND NORTH MIXED USE PUD
(PHASE 2 OF BEAR LAKE RENTAL RESORT PUD)
PART OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 5 EAST, SALT LAKE MERIDIAN
GARDEN CITY, RICH COUNTY, UTAH



LEGEND	
	SECTION LINE
	BOUNDARY LINE
	RIGHT-OF-WAY
	EXISTING PARCEL LINES
	MINIMUM BUILDING SETBACK 20' FRONT OR ALONG STREET 10' SIDE 10' REAR
	PUBLIC UTILITY EASEMENT 10' FRONT OR ALONG STREET 5' SIDE 5' REAR
	STREET ADDRESS
	SET REBAR W/CAP
	FOUND REBAR W/JEFF HANSEN CAP
	FOUND REBAR W/LAYNE SMITH CAP
	EXISTING FIRE HYDRANT

SURVEY NARRATIVE
THIS SURVEY WAS ORDERED BY MARK SMOOT FOR THE PURPOSE OF SUBDIVIDING THE SUBJECT PROPERTY AS SHOWN. PRIOR SURVEYS DONE FOR THIS AND SURROUNDING PROPERTIES TOGETHER WITH FENCES AND STREET IMPROVEMENTS WERE RETRACTED TO RE-ESTABLISH THE BOUNDARY. NO MAJOR DISCREPANCIES WERE FOUND. 24" X 5/8" REBARS WITH ORANGE PLASTIC CAPS STAMPED "STEVEN C. EARL UT PL 318575" WERE SET AT ALL CORNERS, EXCEPTIONS NOTED.

- NOTES & RESTRICTIONS**
- EXISTING BUILDINGS ARE WITHIN THE MINIMUM SETBACK. ALL NEW BUILDINGS MUST COMPLY WITH THE SETBACKS SHOWN.
 - EACH COMMERCIAL LOT WILL BE REQUIRED TO DEDICATE WATER RIGHTS OR SHARES TO GARDEN CITY UPON DEVELOPMENT OR REDEVELOPMENT OF LOTS.



SURVEY CERTIFICATE

I, STEVEN C. EARL, A PROFESSIONAL LAND SURVEYOR, HOLD CERTIFICATE NO. 318575-2201, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, WHICH IS ACCURATELY DESCRIBED THEREWITH, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS SECOND NORTH MIXED USE PUD, AND THAT THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE MERIDIAN, LOCATED IN GARDEN CITY, RICH COUNTY, UTAH DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION;
THENCE S89°16'24"E 1171.41 FEET ALONG THE SOUTH LINE OF SAID SECTION;
THENCE N00°00'00"E 30.62 FEET TO THE POINT OF BEGINNING;
THENCE N00°10'03"E 99.02 FEET;
THENCE S89°21'30"E 662.39 FEET TO THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 89;
THENCE S01°18'59"W 105.49 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 200 NORTH STREET;
THENCE N88°47'51"W 660.36 FEET TO THE POINT OF BEGINNING.
CONTAINING 1.55 ACRES MORE OR LESS.

OWNER'S CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, STREETS, AND EASEMENTS TO BE HEREAFTER KNOWN AS:
SECOND NORTH MIXED USE PUD
AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITY LINES AND FACILITIES. FURTHERMORE, WE INCORPORATE ALL NOTES AND RESTRICTIONS AS LISTED HEREON.

BY: MC SMOOT INVESTMENTS 3, LLC
BY: MARK C. SMOOT, MANAGER

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF Cache
ON THIS 20th DAY OF January, IN THE YEAR 2023, BEFORE ME Kimberly Taylor, A NOTARY PUBLIC, PERSONALLY APPEARED MARK C. SMOOT, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED HIMSELF TO BE THE MANAGER OF MC SMOOT INVESTMENTS 3, LLC, A UTAH LIMITED LIABILITY COMPANY, AND IN THAT CAPACITY BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE LIMITED LIABILITY COMPANY BY HIMSELF AS THE MANAGER.
NOTARY PUBLIC SIGNATURE:
NOTARY PUBLIC FULL NAME: Kimberly Taylor
COMMISSION NUMBER: 717001
MY COMMISSION EXPIRES: 11/1/2026
A NOTARY PUBLIC COMMISSIONED IN UTAH
(NOTARY SEAL NOT REQUIRED PER UTAH CODE 46-1-16(8))

ROCKY MOUNTAIN POWER

- PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OF OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
- PURSUANT TO UTAH CODE ANN. § 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE P.U.E. 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:
(i) A RECORDED EASEMENT OR RIGHT-OF-WAY
(ii) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
(iii) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND FACILITIES OR
(iv) ANY OTHER PROVISION OF LAW.

APPROVED THIS 25 DAY OF January, 2023
BY: Kyle Parkinson

BEAR LAKE SPECIAL SERVICE DISTRICT APPROVAL
WASTE DISPOSAL SYSTEM APPROVAL THIS 26th DAY OF JAN., 2023.

REPRESENTATIVE

CITY COUNCIL APPROVAL AND ACCEPTANCE
PRESENTED TO THE GARDEN CITY COUNCIL THIS 22nd DAY OF January, 2023, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR

CITY CLERK

COUNTY RECORDER'S NO. _____
STATE OF UTAH, COUNTY OF RICH, RECORDED AND FILED AT THE REQUEST OF McSmoot Investments 3, LLC
DATE 2/8/2023 TIME 4:55 FEE \$68.00
ABSTRACTED Entry: 104982 Book: R13 Page: 1041
INDEX
FILED IN: FILE OF PLATS

KAIA BOWDEN, COUNTY RECORDER

CERTIFICATE OF APPROVAL
APPROVED AS TO FORM THIS 16th DAY OF February, 2023.

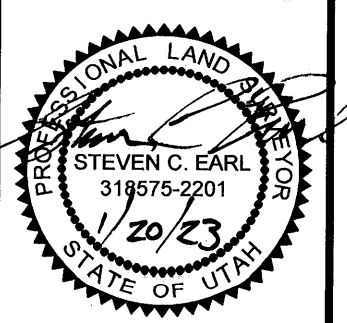
CITY ATTORNEY

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 AND THE CITY ORDINANCE, THIS 15th DAY OF FEBRUARY, 2023.

CITY ENGINEER

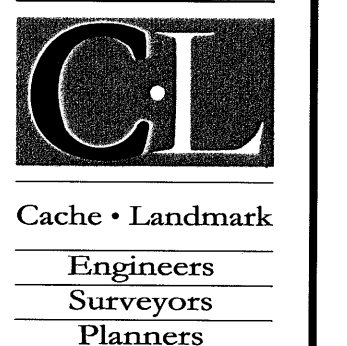
PLANNING COMMISSION APPROVAL AND ACCEPTANCE
PRESENTED TO THE GARDEN CITY PLANNING COMMISSION THIS 24th DAY OF January, 2023, AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

PLANNING COMMISSION CHAIRMAN



FINAL PLAT

SECOND NORTH MIXED USE PUD



95 Golf Course Rd.
Suite 101
Logan, UT 84321
435.713.0099

DATE: 20 JANUARY 2023
SCALE: 1" = 40'
CALCULATED BY: S. EARL
CHECKED BY: T. TUTTLE
APPROVED BY: S. EARL
PROJECT NUMBER: 16073SMT
SHEET: 1 of 1