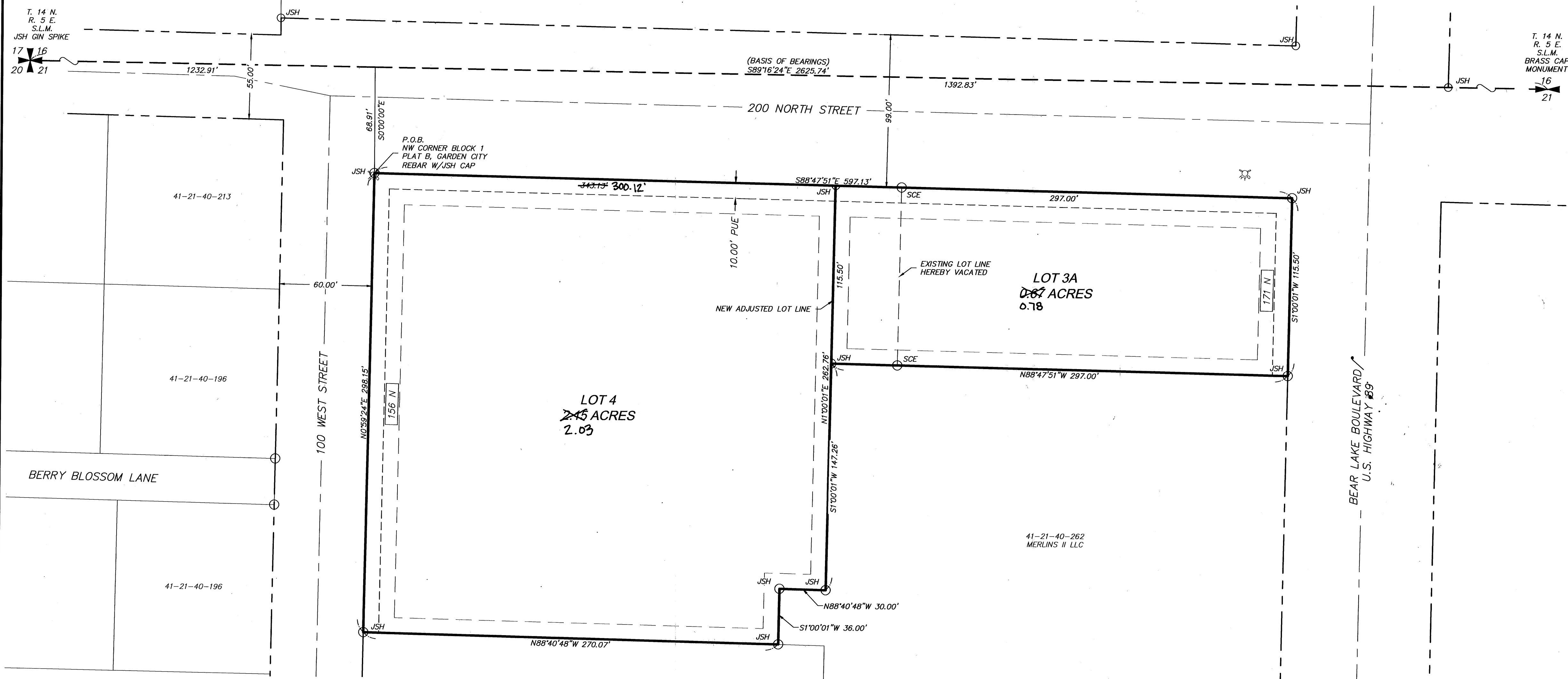
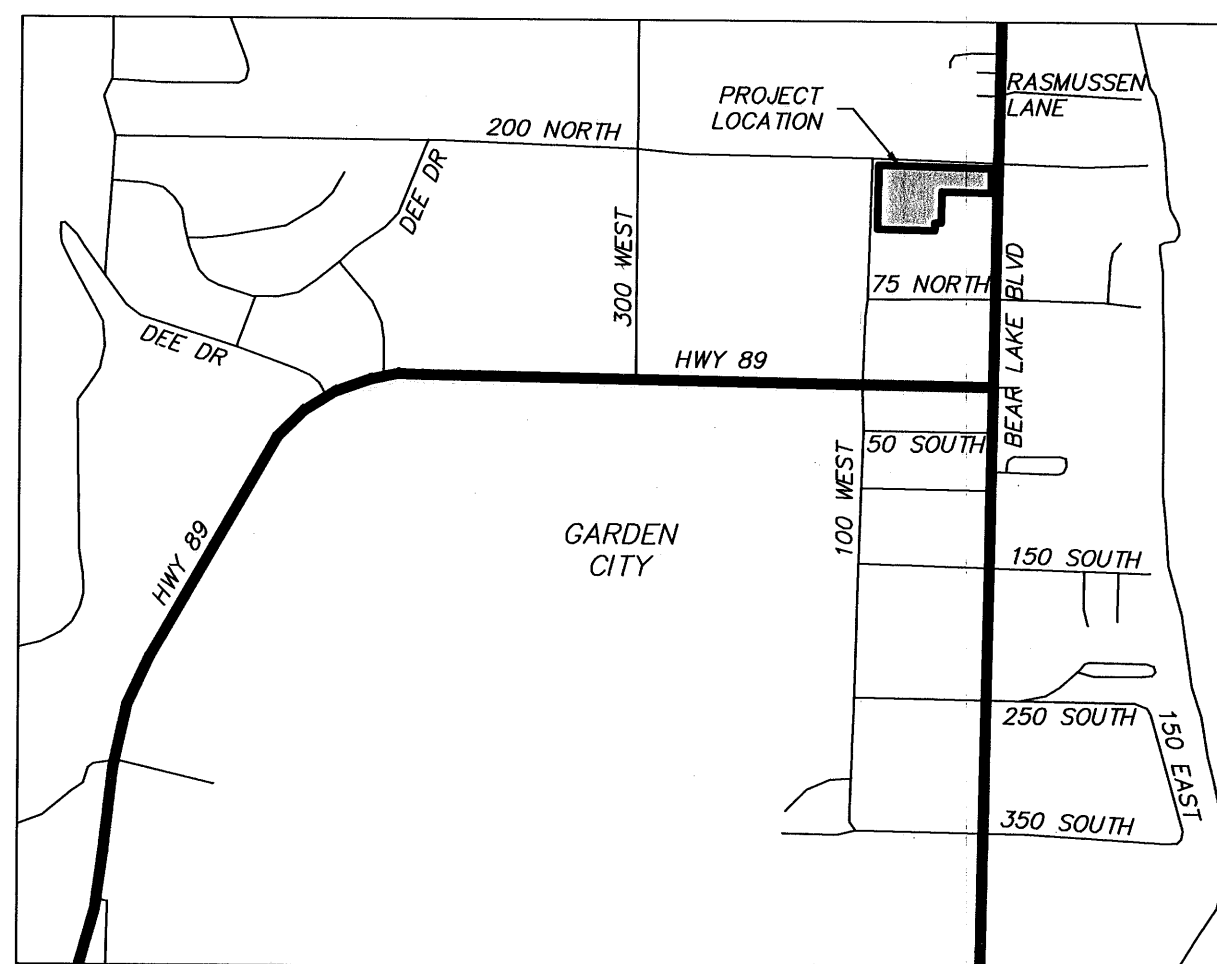


BEAR LAKE RENTAL RESORT PUD PHASE 1
PARTIAL AMENDMENT
ADJUSTING THE WEST BOUNDARY OF LOT 3 AND CREATING LOT 4
PART OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 5 EAST, SALT LAKE MERIDIAN
GARDEN CITY, RICH COUNTY, UTAH

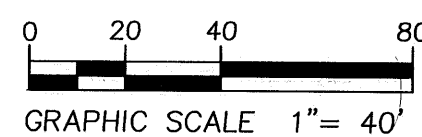
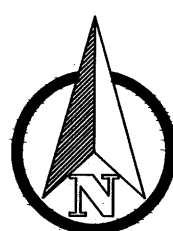


VICINITY MAP



LEGEND

- SECTION LINE
- BOUNDARY LINE
- RIGHT-OF-WAY
- EXISTING PARCEL LINES
- MINIMUM BUILDING SETBACK
20' FRONT OR FROM ANY STREET
10' SIDE
10' REAR
- PUBLIC UTILITY EASEMENT (10' WIDE)
- STREET ADDRESS
- FOUND REBAR W/STEVEN EARL CAP
- FOUND REBAR W/JEFF HANSEN CAP
- FIRE HYDRANT



COUNTY RECORDER'S NO.

STATE OF UTAH, COUNTY OF RICH, RECORDED AND FILED AT THE REQUEST OF
MC Smoot Investments 3, LLC
DATE 3/14/2023 TIME 11:00 FEE \$54.00
ABSTRACTED Entry: 105001 Book: B15 Page: 1110

INDEX
FILED IN: FILE OF PLATS

Kaia Bowden
KAIA BOWDEN, COUNTY RECORDER

CERTIFICATE OF APPROVAL

APPROVED AS TO FORM THIS 7th DAY OF March, 2023.

Kaia Bowden
CITY ATTORNEY

BEAR LAKE SPECIAL SERVICE DISTRICT
APPROVAL

WASTE DISPOSAL SYSTEM APPROVAL THIS 6th DAY OF March, 2023.

Richard Deabold
REPRESENTATIVE

CITY COUNCIL APPROVAL AND
ACCEPTANCE

PRESENTED TO THE GARDEN CITY COUNCIL THIS 9th DAY OF March, 2023, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

Mayor

Christie Rasmussen
CITY CLERK

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 5th DAY OF MARCH, 2023.

Planner
PLANNING COMMISSION CHAIRMAN

SURVEY NARRATIVE

THIS IS A PARTIAL AMENDMENT OF BEAR LAKE RENTAL RESORT PUD PHASE 1, FILED AS ENTRY NO. 92509. THE PURPOSE OF THE AMENDMENT IS TO MOVE THE WEST LINE OF LOT 3 AND CREATE LOT 4 AS SHOWN HEREON.

THIS SURVEY WAS ORDERED BY MARK SMOOT FOR THE PURPOSE OF SUBDIVIDING THE SUBJECT PROPERTY AS SHOWN. THE ORIGINAL SUBDIVISION WAS RETRACED TO RE-ESTABLISH THE BOUNDARY. NO MAJOR DISCREPANCIES WERE FOUND. NO NEW MONUMENTS WERE SET.

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 4th DAY OF March, 2023

BY Kyle Parkinson

PLANNING COMMISSION APPROVAL AND
ACCEPTANCE

PRESENTED TO THE GARDEN CITY PLANNING COMMISSION THIS 3rd DAY OF March, 2023, AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

Planner
PLANNING COMMISSION CHAIRMAN

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 BEAR LAKE RENTAL RESORT PUD PHASE 1 PARTIAL AMENDMENT, AND THAT THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

LEGAL DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 5 EAST, SALT LAKE MERIDIAN, LOCATED IN GARDEN CITY, RICH COUNTY, UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION;
THENCE S89°16'24"E 1232.91 FEET ALONG THE NORTH LINE OF SAID SECTION;
THENCE S00°00'00"E 68.91 FEET TO THE POINT OF BEGINNING AT THE NORTHWEST CORNER OF BLOCK 1, PLAT B OF THE GARDEN CITY SURVEY;
THENCE S88°47'51"E 597.13 FEET TO THE NORTHEAST CORNER OF SAID BLOCK;
THENCE S01°00'01"W 115.50 FEET ALONG THE EAST LINE OF SAID BLOCK;
THENCE N88°47'51"W 297.00 FEET;
THENCE S01°00'01"W 147.26 FEET;
THENCE N88°40'48"W 30.00 FEET;
THENCE S01°00'01"W 36.00 FEET;
THENCE N88°40'48"W 270.07 FEET TO THE WEST LINE OF SAID BLOCK;
THENCE N00°59'24"E 298.15 FEET TO THE POINT OF BEGINNING.
CONTAINING 2.82 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 BEAR LAKE RENTAL RESORT PUD PHASE 1 PARTIAL AMENDMENT 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.

BY: MC SMOOT INVESTMENTS 3, LLC

BY: Mark C. Smoot
MARK C. SMOOT, MANAGER

BY: GARDEN VENTURES, LLC

BY: Kirk Barker
KIRK BARKER, MANAGER

BY: REBECCA S. MCKEE-SNELL

BY: Rebecca S. McKee-Snell
REBECCA S. MCKEE-SNELL

ACKNOWLEDGMENT

STATE OF UTAH

COUNTY OF Rich

ON THIS 6th DAY OF March, IN THE YEAR 2023, BEFORE ME, Amber McKee, 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: Amber McKee
NOTARY PUBLIC FULL NAME: Amber McKee
COMMISSION NUMBER: 722623
MY COMMISSION EXPIRES: Jan 24, 2026
A NOTARY PUBLIC COMMISSIONED IN UTAH
(NOTARY SEAL NOT REQUIRED PER UTAH CODE 46-1-16(8))

ACKNOWLEDGMENT

STATE OF UTAH

COUNTY OF Rich

ON THIS 8th DAY OF March, IN THE YEAR 2023, BEFORE ME, Kyle Barker, A NOTARY PUBLIC, PERSONALLY APPEARED KIRK BARKER, 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 GARDEN VENTURES, 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: Christie Rasmussen
NOTARY PUBLIC FULL NAME: Christie Rasmussen
COMMISSION NUMBER: 718551
MY COMMISSION EXPIRES: June 1, 2025
A NOTARY PUBLIC COMMISSIONED IN UTAH
(NOTARY SEAL NOT REQUIRED PER UTAH CODE 46-1-16(8))

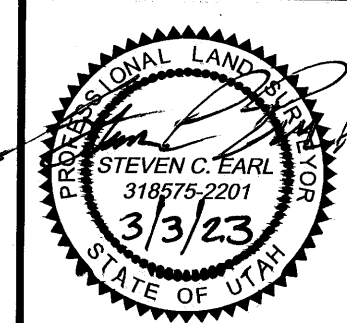
ACKNOWLEDGMENT

STATE OF UTAH

COUNTY OF Rich

ON THIS 4th DAY OF March, IN THE YEAR 2023, BEFORE ME, Amber McKee, A NOTARY PUBLIC, PERSONALLY APPEARED REBECCA S. MCKEE-SNELL, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED HE EXECUTED THE SAME.

NOTARY PUBLIC SIGNATURE: Amber McKee
NOTARY PUBLIC FULL NAME: Amber McKee
COMMISSION NUMBER: 722623
MY COMMISSION EXPIRES: Jan 24, 2026
A NOTARY PUBLIC COMMISSIONED IN UTAH
(NOTARY SEAL NOT REQUIRED PER UTAH CODE 46-1-16(8))



FINAL PLAT

SHEET DESCRIPTION:

BEAR LAKE RENTAL RESORT PUD
PHASE 1
PARTIAL AMENDMENT

PROJECT TITLE:



Cache & Landmark
Engineers
Surveyors
Planners

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

DATE: 3 MARCH 2023

SCALE: 1" = 40'

CALCS BY: S. EARL

CHECKED BY: T. TUTTLE

APPROVED BY: S. EARL

PROJECT NUMBER: 16073SMT

SHEET:

1 of 1