



VICINITY MAP
NTS

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N81°29'46"E	14.05
L2	N81°29'46"E	14.05
L3	N8°30'14"W	8.24
L4	S81°29'46"W	4.05
(L5)	S28°04'22"E	10.07
(L6)	S28°04'22"E	10.07
(L7)	S28°04'22"E	10.07
(L8)	S28°04'22"E	10.08
(L9)	N68°51'09"E	100.08
(L10)	S83°50'25"E	10.30
(L11)	S6°09'35"W	13.86
(L12)	N67°09'43"E	28.58
(L13)	N6°11'55"E	38.65
(L14)	N66°09'35"E	28.90
(L15)	N66°09'35"E	28.90
(L16)	N53°52'46"W	38.65
(L17)	S36°09'35"W	35.00
(L18)	S53°50'25"E	21.52
(L19)	S23°50'25"E	33.62
(L20)	N68°51'09"E	113.35
(L21)	S28°04'22"E	10.07
(L22)	S28°04'22"E	10.07
(L23)	N53°30'14"W	4.92
(L24)	N36°29'46"E	20.00
(L25)	S53°30'14"E	21.34

LEGEND	
	REBAR & CAP (FOUND)
	REBAR & CAP (SET)
	BEARING DISTANCE (BEARING DISTANCE)
	BEARING DISTANCE (EASEMENT DIMENSION)
	BEARING DISTANCE (LOT DIMENSION)
	EASEMENT HATCH
	AQUATIC RESOURCES (EXCAVATED)
	POND & EMERGENT MARSH AREAS

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
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DATE OF PREPARATION
AUGUST 19, 2025
REVISED: DECEMBER 08, 2025
PROJECT #23-362

ENGINEER & SURVEYOR
CIVIL SOLUTIONS GROUP, INC.
MICHAEL TAYLOR, PE
CURTIS BOWN, PLS
498 WEST 100 SOUTH
PROVIDENCE, UTAH 84322
435-213-3762

OWNER/SUBDIVIDER
REAL ESTATE OF BEAR LAKE, LLC
10 SOUTH BEAR LAKE BLVD, SUITE A
GARDEN CITY, UTAH 84028

**NORTHWEST CORNER
OF SECTION 5,
T14N, R5E, S.L.B.&M
(2" ALUMINUM CAP)**

**PEAK CONSTRUCTION
MANAGEMENT, LLC
41-05-000-0015**

**WEST CORNER
OF SECTION 5,
T14N, R5E, S.L.B.&M
(CALCULATED)**

**SOUTHWEST CORNER
OF SECTION 5,
T14N, R5E, S.L.B.&M
(3" BRASS CAP)**



- NOTES:**
- #5 REBAR & CAP TO BE SET AT ALL BOUNDARY CORNERS. CURB PINS TO BE SET IN THE TOP OF THE CURB AT THE EXTENSION OF THE SIDE LOT LINES.
 - NO STRUCTURES MAY BE BUILT WITHIN ANY PUBLIC UTILITY EASEMENT, EXCEPT AS APPROVED BY THE COUNTY ENGINEER AND AFFECTED PUBLIC UTILITY PROVIDERS.
 - ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR SANITARY SEWER SYSTEMS, GAS SERVICE, ELECTRICAL SERVICE, GRADING AND LANDSCAPING, STORM DRAIN SYSTEMS, CURBS AND GUTTERS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS, STREET LIGHTING AND SIGNING, AND OTHER IMPROVEMENTS SHALL BE FINANCED BY SUBDIVIDER.
 - ALL LOTS WITHIN THIS SUBDIVISION WILL BE SERVICED BY A SEWER LIFT STATION LOCATED WITHIN THE SUBDIVISION, AND SHALL BE DEDICATED TO AND MAINTAINED BY THE PROJECT HOA.
 - WETLAND, CHANNEL, AND/OR DITCH BOUNDARIES ARE BASED ON AN AQUATIC RESOURCE DELINEATION COMPLETED BY BOWEN COLLINS & ASSOCIATES ON (MAY, 22, 2023). THESE BOUNDARIES ARE PENDING U.S. ARMY CORPS OF ENGINEERS (USACE) APPROVAL AND ARE SUBJECT TO CHANGE UNTIL WRITTEN APPROVAL IS RECEIVED.
 - BUILD-ABLE AREAS SHOWN ON HEREON ARE FOR REFERENCE ONLY. CURRENT SETBACKS FOR BUILDING OR CONSTRUCTION SHOULD BE VERIFIED WITH THE CITY.

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD
C1	200.00	15°20'11"	53.53	N73°49'40"E 53.37
C2	175.00	15°20'11"	46.84	S73°49'40"W 46.70
C3	2889.03	0°30'31"	25.65	N8°15'18"W 25.65
C4	2889.03	2°33'36"	129.08	N6°43'15"W 129.07
C5	225.00	15°20'11"	60.23	N73°49'40"E 60.05
C6	145.00	12°11'30"	30.85	S72°15'20"W 30.80
(C7)	225.00	2°19'06"	9.10	N80°20'13"E 9.10
(C8)	225.00	6°35'35"	25.89	N75°52'52"E 25.88

SURVEYOR'S CERTIFICATE
I, CURTIS BOWN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 12606452-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S) THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CODE, AND HAVE ALSO SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE CORRECTLY SURVEYED, STAKED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

CURTIS BOWN
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 12606452-2201

12-09-25
DATE

BOUNDARY DESCRIPTION
A PARCEL OF GROUND LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE REBAR FOUND AT THE WEST QUARTER CORNER OF SECTION 5, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN FROM WHICH THE ALUMINUM CAP MONUMENT FOUND AT THE NORTHWEST CORNER OF SAID SECTION BEARS NORTH 00°29'45" EAST 2,642.56 FEET; AND RUNNING THENCE NORTH 88°37'46" EAST 2,285.31 FEET TO THE NORTHWEST CORNER OF THE LAKOTA ESTATES SUBDIVISION AND THE TRUE POINT OF BEGINNING BEING ON THE EAST RIGHT OF WAY LINE OF HIGHWAY 89; AND RUNNING THENCE NORTHERLY ALONG SAID RIGHT OF WAY LINE THE FOLLOWING FOUR COURSES, 1) NORTH 08°30'14" WEST 242.03 FEET (NORTH 07°59' WEST 204.68 FEET BY RECORD); 2) THENCE NORTH 81°29'46" EAST 10.00 FEET (EAST 9.24 FEET BY RECORD); 3) THENCE NORTH 08°30'14" WEST (NORTH 07°59' WEST BY RECORD) 119.19 FEET; 4) THENCE NORTHERLY 154.45 FEET ALONG THE ARC OF A 2,889.03 FOOT RADIUS CURVE (2,824.9 FOOT RADIUS BY UDOT RECORDS) TO THE RIGHT THROUGH A CENTRAL ANGLE OF 03°04'37" AND A LONG CHORD THAT BEARS NORTH 06°58'21" WEST 154.43 FEET; THENCE NORTH 68°51'09" EAST 242.78 FEET MORE OR LESS TO THE HIGH WATER LINE OF BEAR LAKE AT ELEVATION 5923.65 OF THE U.P.&L. DATUM; THENCE SOUTH 28°04'22" EAST ALONG SAID HIGH WATER LINE 503.67 FEET TO THE PROJECTION OF THE NORTH LINE OF THE LAKOTA ESTATES SUBDIVISION; THENCE SOUTH 68°51'09" WEST (SOUTH 70°58'30" WEST BY RECORD) ALONG SAID SUBDIVISION LINE AND ITS EXTENSION 430.15 FEET TO THE POINT OF BEGINNING.

CONTAINS: 3.88 +/- ACRES

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS:

BIG BEAR SUBDIVISION

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL STREETS AND OTHER 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. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 15th DAY OF December, 2025.

THE TERRI J. COSTLEY LIVING TRUST **NORMAN D. & MITZI A. MECHAM**

Terri J. Costley (SIGNATURE) *Norman D. Mecham* (SIGNATURE)
THE TERRI J. COSTLEY LIVING TRUST **NORMAN D. MECHAM**
BY: TERRRI J. COSTLEY (SIGNATURE)
ITS: TRUSTEE **MITZI A. MECHAM**

CORPORATE ACKNOWLEDGMENT
ON THIS 19 DAY OF December, 2025 PERSONALLY APPEARED BEFORE ME **TERRI J. COSTLEY**, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORE/AFFIRMED, DID SAY THAT HE/SHE IS THE TRUSTEE OF THE TERRI J. COSTLEY LIVING TRUST IN THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME.

MY COMMISSION EXPIRES: 09-30-2027 *Notary Public* (SIGNATURE)
RESIDING IN Davis COUNTY
MY COMMISSION No. 7337292 *LeAnn Powrie*
PRINTED FULL NAME OF NOTARY

COUNTY COMMISSIONER'S CERTIFICATE APPROVAL
THE ABOVE PLAT IS HERBY APPROVED AND ACCEPTED BY THE RICH COUNTY COMMISSION ON THIS 4th DAY OF May, 2026.

Senora B. Wooten (SIGNATURE) 5/4/26 (DATE)
REPRESENTATIVE
ATTEST *Agent* 5/4/2026 (DATE)

**FINAL PLAT
OF
BIG BEAR SUBDIVISION**
LOCATED IN THE NW1/4 OF SECTION 5, T14N, R5E, S.L.B.&M.
GARDEN CITY, UTAH
RICH COUNTY

RECORDED # 11165
STATE OF UTAH, COUNTY OF RICH, RECORDED AND FILED AT THE REQUEST OF:
DATE: 6/09/26 TIME: 3:24 pm BOOK: P13 PAGE: 1659
FEE: \$62.00 *Karin Bracken*
RICH COUNTY RECORDER

GARDEN CITY PUBLIC WORKS APPROVAL
APPROVED THIS 15th DAY OF December, 2025 BY GARDEN CITY PUBLIC WORKS.
D. H. H. (SIGNATURE) December 15, 2025 (DATE)
PUBLIC WORKS DIRECTOR

BEAR LAKE SPECIAL SERVICE DISTRICT APPROVAL
APPROVED THIS 15th DAY OF December, 2025 BY BEAR LAKE SPECIAL SERVICE DISTRICT.
William H. (SIGNATURE) 12/15/2025 (DATE)
REPRESENTATIVE

COUNTY ATTORNEY APPROVAL
APPROVED AS TO FORM THIS 20th DAY OF April, 2026 BY COUNTY ATTORNEY.
Tom B. (SIGNATURE) 4/28/26 (DATE)
RICH COUNTY ATTORNEY

PLANNING AND ZONING CERTIFICATE OF APPROVAL
THIS PLAT HAS BEEN REVIEWED AND APPROVE BY THE RICH COUNTY PLANNING AND ZONING COMMISSION ON THIS 16th DAY OF March, 2026.
John H. (SIGNATURE) March 16, 2026 (DATE)
CHAIRPERSON

COUNTY ENGINEER'S CERTIFICATE OF APPROVAL
I HEREBY APPROVE THE ABOVE PLAT HAVING REVIEWED IT FOR CONFORMITY WITH STANDARD ENGINEERING PRACTICE AND RICH COUNTY SUBDIVISION ORDINANCE.
W. J. S. (SIGNATURE) 4/17/2026 (DATE)
RICH COUNTY ENGINEER

BEAR RIVER HEALTH DEPARTMENT CERTIFICATE OF APPROVAL
CERTIFIED THIS 18th DAY OF DECEMBER, 2025 BY THE BEAR RIVER HEALTH DEPARTMENT.
LEHS (SIGNATURE) 12-18-25 (DATE)
REPRESENTATIVE