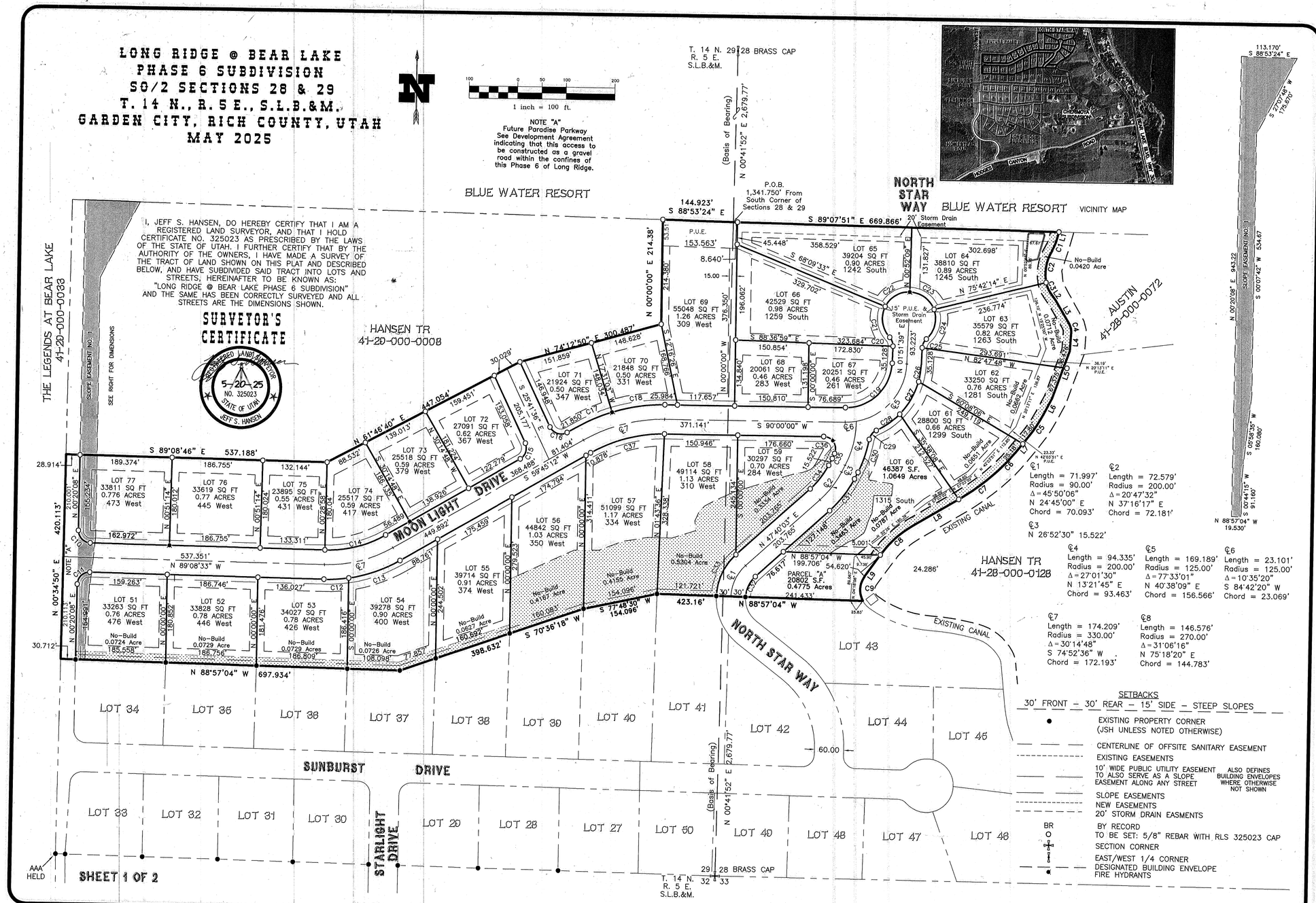
LONG RIDGE @ BEAR LAKE
PHASE 6 SUBDIVISION
S0/2 SECTIONS 28 & 29
T. 14 N., R. 5 E., S.L.B.&M.
GARDEN CITY, RICH COUNTY, UTAH
MAY 2025



BOUNDARY DESCRIPTION

A parcel of Ground located in the Southwest Quarter of Section 28 and the Southeast Quarter of Section 29, Township 14 North, Range 5 East of the Salt Lake Base & Meridian. Described as follows:

Commencing the Brass Cap found at the common South Corner of Sections 28 and 29, Township 14 North, Range 5 East of the Salt Lake Base and Meridian, from which the Brass Cap found at the Common Quarter Corner of said sections bears North 00°41'52" East 2,679.77 feet, and running Thence North 00°41'52" East 1341.750 feet to a JSH Bar and Cap and the point of beginning; and running Thence South 89°07'57" East 669.866 feet to a JSH Bar and Cap on the top West bank of canal; Thence Southwesterly along said canal bank the following 18 courses, 1) South 14°37'18" West 16.637 feet to the point of curve; 2) Thence Southwesterly 23.908 feet along the arc of a 83.500 foot radius curve to the right through a central angle of 16°24'20" and a long chord that bears South 22°49'28" West 23.827 feet to the point of reverse curve; 3) Thence Southerly 68.257 along the arc of a 92.890 foot radius curve to the left through a central angle of 42°06'08" and a long chord that bears South 09°58'34" West 66.732 feet to the point of a compound curve; 4) Thence Southeasterly 21.988 along the arc of a 51.500 foot radius curve to the left through a central angle of 24°27'44" and a long chord that bears South 23°18'22" East 21.821 feet; 5) Thence South 35°32'14" East 21.050 feet; 6) Thence South 30°36'31" East 56.300 feet; to the point of curve; 7) Thence Southerly 17.018 feet along the arc of a 28.500 foot radius curve to the right through a central angle of 34°12'49" and a long chord that bears South 13°30'07" East 16.767 feet; 8) Thence South 03°36'18" West 38.101 feet; 9) Thence South 19°39'22" West 103.852 feet; 10) Thence South 27°46'48" West 38.862 feet to the point of curve; 11) Thence Southwesterly 54.127 feet along the arc of a 283.500 foot radius curve to the right through a central angle of 10°56'21" and a long chord that bears South 33°14'58" West 54.045 feet; 12) Thence South 38°43'09" West 42.982 feet to the point of curve; 13) Thence Southwesterly 47.592 feet along the arc of a 333.500 foot radius curve to the right through a central angle of 08°10'35" and a long chord that bears South 42°48'26" West 47.552 feet to the point of a compound curve; 14) Thence Southwesterly 102.682 along the arc of a 477.000 foot radius curve to the right through a central angle of 12°20'02" and a long chord that bears South 53°03'45" West 102.484 feet; 15) Thence South 59°13'46" West 111.865 feet to the point of curve; 16) Thence Southwesterly 82.557 feet along the arc of a 200.266 foot radius curve to the left through a central angle of 23°37'10" and a long chord that bears South 47°25'11" West 81.973 feet; 17) Thence South 35°36'36" West 59.622 feet to the point of curve; 18) Thence Southerly 52.849 feet along the arc of a 46.500 foot radius curve to the left through a central angle of 65°07'07" and a long chord that bears South 03°03'03" West 50.050 feet to the Northeast Corner of the Long Ridge @ Bear Lake Phase 5 Subdivision; Thence North 88°57'04" West 423.160 feet to the common North corner of the Long Ridge @ Bear Lake Phase 4 and 5 Subdivisions; Thence Westerly along the North line of said phase 4 the following 3 courses, 1) Thence South 77°48'30" West 154.096 feet; 2) Thence South 70°36'18" West 398.632 feet; 3) Thence North 88°57'04" West 697.934 feet to the Northwest corner of said Phase 4; Thence North 00°34'50" East 420.113 feet; Thence South 89°08'46" East 537.188 feet; Thence North 61°46'40" East 447.054 feet; Thence North 74°12'50" East 300.487 feet; Thence North 00°00'00" East 214.380 feet; Thence South 88°53'24" East 144.923 feet to the point of beginning. Containing 1,121,495 Square Feet or 25.746 Acres.

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 6 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 HEREUNTO SET OUR SIGNATURES THIS 21st *DAY OF* May *A.D. 2025.*

Randall John Hansen Manager — RANDALL JOHN HANSEN (MANAGER)

Bonnie Jorgensen manager — BONNIE JORGENSEN (MANAGER)

State of (Utah)
County of Rich)

On this 21st day of May, 2025,

personally appeared before me: Randall John 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 (title of office) of the Long Ridge @ Bear Lake LLC (name of LLC) and that said document 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

Sharlene C. Millard
(notary signature)

NOTARY PUBLIC SHARLENE C. MILLARD Commission # 724276 My Commission Expires 04/08/2028 STATE OF UTAH
(notary seal)

LONG RIDGE @ BEAR LAKE – PHASE SIX SUBDIVISION
Address of Subdivision:
Approx: 200–500 W, 1250 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
Zone = HE = Hillside Estates Using Density Based Option
Number of Lots = 27
Acreage of Subdivision = 25.746 Acres Less 2.768 Acre No–build
Total = 22.978 Acres x 1.2 Lots Per Acre = ~~27.574~~ = 28 Lots
Intended Use – Twentyseven Residential Homes

COUNTY RECORDER'S NO. _____

STATE OF UTAH, COUNTY OF RICH, RECORDED
AND FILED AT THE REQUEST OF Town of Garden City
DATE 6/18/2025 TIME 2:19 pm FEE $156.00
ABSTRACTED Entry: 109204 Book: K13 page: 1276
INDEX
FILED IN: FILE OF PLATS
Kaze Bowden COUNTY RECORDER

PLANNING COMMISSION APPROVAL

APPROVED THIS 11th DAY OF June A.D. 2025 BY THE GARDEN CITY PLANNING AND ZONING COMMISSION.

CHAIRPERSON

BEAR LAKE SPECIAL SERVICE DISTRICT

WASTE DISPOSAL AND SANITARY WATER SYSTEM APPROVAL
THIS 21st DAY OF May 2025

REPRESENTATIVE

APPROVAL AS TO FORM

THIS 23rd DAY OF May A.D. 2025

ATTORNEY

ROCKY MT. POWER

THE EASEMENTS ON THE PLAT HAVE BEEN REVIEWED AND ACCEPTED BY ROCKY MT. POWER

THIS 21 DAY OF May A.D. 2025

REPRESENTATIVE

LAND USE AUTHORITY APPROVAL AND ACCEPTANCE

PRESENTED TO THE GARDEN CITY ~~COUNCIL~~ MAYOR THIS 11th DAY OF June A.D. 2025. AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR — ATTEST: Cathi Rasmussen

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.

5/23/2025
DATE — ENGINEER

GARDEN CITY PUBLICS WORKS

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE

6-11-25
DATE — PUBLIC WORKS DIRECTOR

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

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