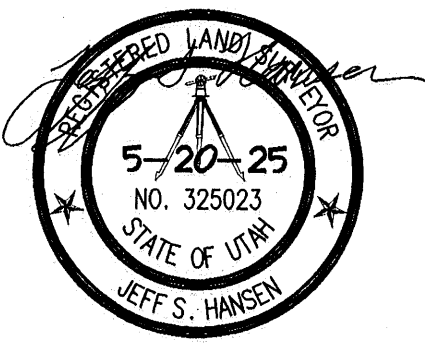
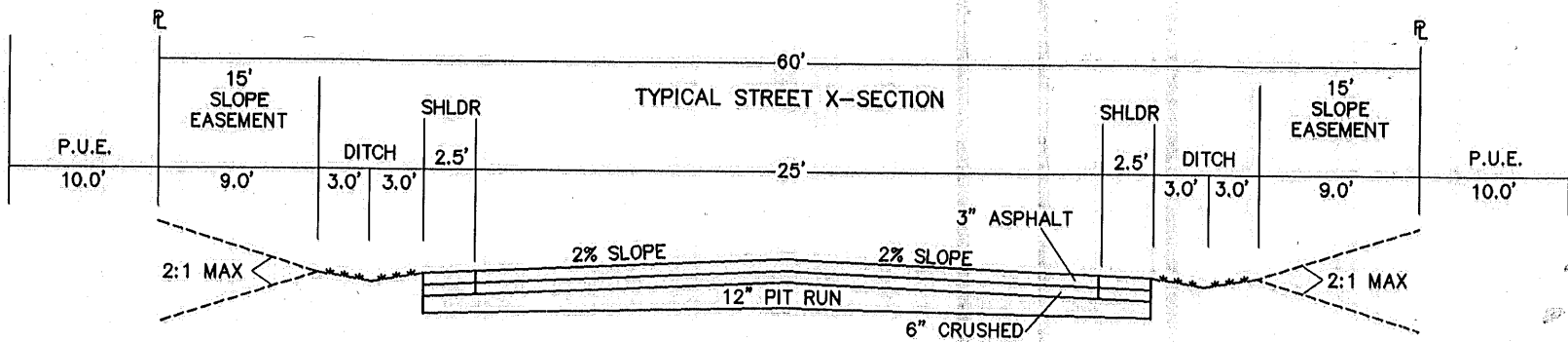


Boundary Curve Table					
Curve #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	23.91'	83.50'	16°24'20"	S 22°49'28" W	23.827'
C2	68.26'	92.89'	42°06'08"	S 09°58'34" W	66.732'
C3	21.99'	51.50'	24°27'44"	S 23°18'22" E	21.821'
C4	17.02'	28.50'	34°12'49"	S 13°30'07" E	16.767'
C5	54.13'	283.50'	10°56'21"	S 33°14'58" W	54.045'
C6	47.59'	333.50'	8°10'35"	S 42°48'26" W	47.552'
C7	102.68'	477.00'	12°20'02"	S 53°03'45" W	102.484'
C8	82.56'	200.27'	23°37'10"	S 47°25'11" W	81.973'
C9	52.85'	46.50'	65°07'08"	S 03°03'03" W	50.050'

Boundary Line Table		
Line #	Length	Direction
L1	16.637'	S 14°37'18" W
L2	21.050'	S 35°32'14" E
L3	56.300'	S 30°36'31" E
L4	38.101'	S 03°36'18" W
L5	103.852'	S 19°39'22" W
L6	38.862'	S 27°46'48" W
L7	42.982'	S 38°43'09" W
L8	111.864'	S 59°13'46" W
L9	59.621'	S 35°36'36" W

Interior Curve Table					
Curve #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C10	39.04'	25.00'	89°28'41"	S 44°24'12" E	35.194'
C11	39.50'	25.00'	90°30'19"	S 45°35'48" W	35.516'
C12	50.95'	300.00'	9°43'52"	N 85°59'31" E	50.891'
C13	111.91'	300.00'	21°22'24"	N 70°26'24" E	111.262'
C14	130.29'	240.00'	31°06'16"	N 75°18'20" E	128.696'
C15	37.28'	25.00'	85°26'47"	N 17°01'48" E	33.923'
C16	41.26'	25.00'	94°33'13"	S 72°58'12" E	36.732'
C17	79.98'	360.00'	12°43'46"	S 66°07'05" W	79.817'
C18	110.07'	360.00'	17°31'03"	S 81°14'29" W	109.637'
C19	146.14'	95.00'	88°08'21"	N 45°55'49" E	132.151'
C20	20.32'	25.00'	46°34'03"	N 21°25'23" W	19.764'
C21	67.89'	55.00'	70°43'44"	S 09°20'32" E	63.665'
C22	62.44'	55.00'	65°02'54"	S 58°32'47" W	59.142'
C23	64.93'	55.00'	67°38'11"	N 55°06'41" W	61.221'
C24	66.93'	55.00'	69°43'17"	N 13°34'03" E	62.874'
C25	20.32'	25.00'	46°34'03"	S 25°08'40" W	19.764'
C26	35.03'	155.00'	12°56'55"	N 08°20'06" E	34.955'
C27	78.12'	155.00'	28°52'34"	N 29°14'51" E	77.293'
C28	58.91'	155.00'	21°46'29"	N 54°34'22" E	58.552'
C29	24.59'	25.00'	56°21'23"	S 37°16'55" W	23.611'
C30	71.34'	230.00'	17°46'18"	N 17°59'22" E	71.054'
C31	83.47'	230.00'	20°47'32"	N 37°16'17" E	83.008'
C32	47.59'	60.00'	45°26'35"	S 24°56'45" W	46.350'
C33	96.41'	120.00'	46°01'51"	S 24°39'07" W	93.835'
C34	61.69'	170.00'	20°47'32"	N 37°16'17" E	61.354'
C35	11.56'	170.00'	3°53'49"	N 24°55'36" E	11.560'
C36	49.30'	25.00'	112°58'41"	N 33°30'39" W	41.689'
C37	158.37'	300.00'	30°14'48"	S 74°52'36" W	156.539'

- The development of improvements required for this subdivision is described in the Long Ridge @ Bear Lake Phase 6 Subdivision Development Agreement dated September 9, 2022 and recorded in the Office the Rich County Recorder as filing 104121.
- The City's requirement for two means of ingress and egress for this phase and all other phases of the Long Ridge @ Bear Lake Subdivision is satisfied by access to the public roads within Phases 1 and 2 which in turn connect to Hodges Canyon Road. Homestead Road is to be maintained in accordance with the Joint Easement and Development Agreement among the developer, Legends LLC, and Garden City dated 9 October, 2020 and recorded in the Office the Rich County Recorder as filing 98381.
- Pursuant to Utah Code Ann. 54-3-27 this plat conveys public utility easements, along with all the rights and duties described therein, to the owner(s) or operators of utility facilities. Public utility easements, previously provided and applicable to the infrastructure improvements required for this subdivision include: 1) an approximate 75-foot by 360-foot utility system easement located south of lot 60 and within the servient property to the east, with tax id #41-28-000-0128; dated July 9, 2021, filing 100610; and 2) a ten-foot wide sanitary sewer line easement through two servient properties to the east, with tax ids #41-28-000-0128 and 41-28-000-0129; dated December 13, 2021, filing 102076. This plat also conveys a twenty-foot-wide easement on the north side of lots 64, 65 and 69 that parallels the development boundary to convey storm water from the future Phase 7. Also, a twenty-foot-wide easement centered on the common property line between lots 64 and 65 to convey storm water from the cul-de-sac at the north end of North Star Way, and detain storm water within the Northeast corner of Lot 64 as depicted on the subdivision plat.
- Pursuant to Utah Code 17-27a-603 (4)(ii) Rocky Mountain Power accepts delivery of the PUE 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 (1) a recorded easement or right-of-way, (2) the law applicable to prescriptive rights, (3) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or (4) any other provision of law.
- Utilities shall have the right to install, maintain, and operate their equipment above and below ground and all other related facilities within the public utility easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense, or the utility may remove such structures at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE.
- The land areas designated as "No-Build" within lots 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, and 64 include a combination of steep slope areas, natural drainage areas, and canal maintenance easements and as such, construction is prohibited therein, excepting that 1) fences that do not obstruct the natural drainage or access to the canal for maintenance, 2) landscaping elements, and 3) underground utilities may be constructed within the No-Build areas.
- Storm water detention or retention ponds are to be located within Lot 64 and Parcel "A" located south of Lot 60. The owners of these two lots will be subject to easements described in Note 3 and as shown on this plat, which easements provide for the Town of Garden City to have perpetual access to these detention/retention ponds and other storm water control elements within the lots for maintenance of these structures. The storm water ponds may be landscaped and used by the lot owners as long as the volume of the ponds established to hold the required amount of storm water is not reduced. The detention/retention ponds are located in "No-Build" areas as described and regulated by Note 6.
- Parcel "A" is a non-buildable, separate parcel to provide for storm water detention and a private trail access between the adjacent parcel to the east and North Star Way. Parcel "A" is also hereby conveyed as an access easement to both Garden City and the Hodges Canal Company for Storm water storm water structures and for canal maintenance, respectively.



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