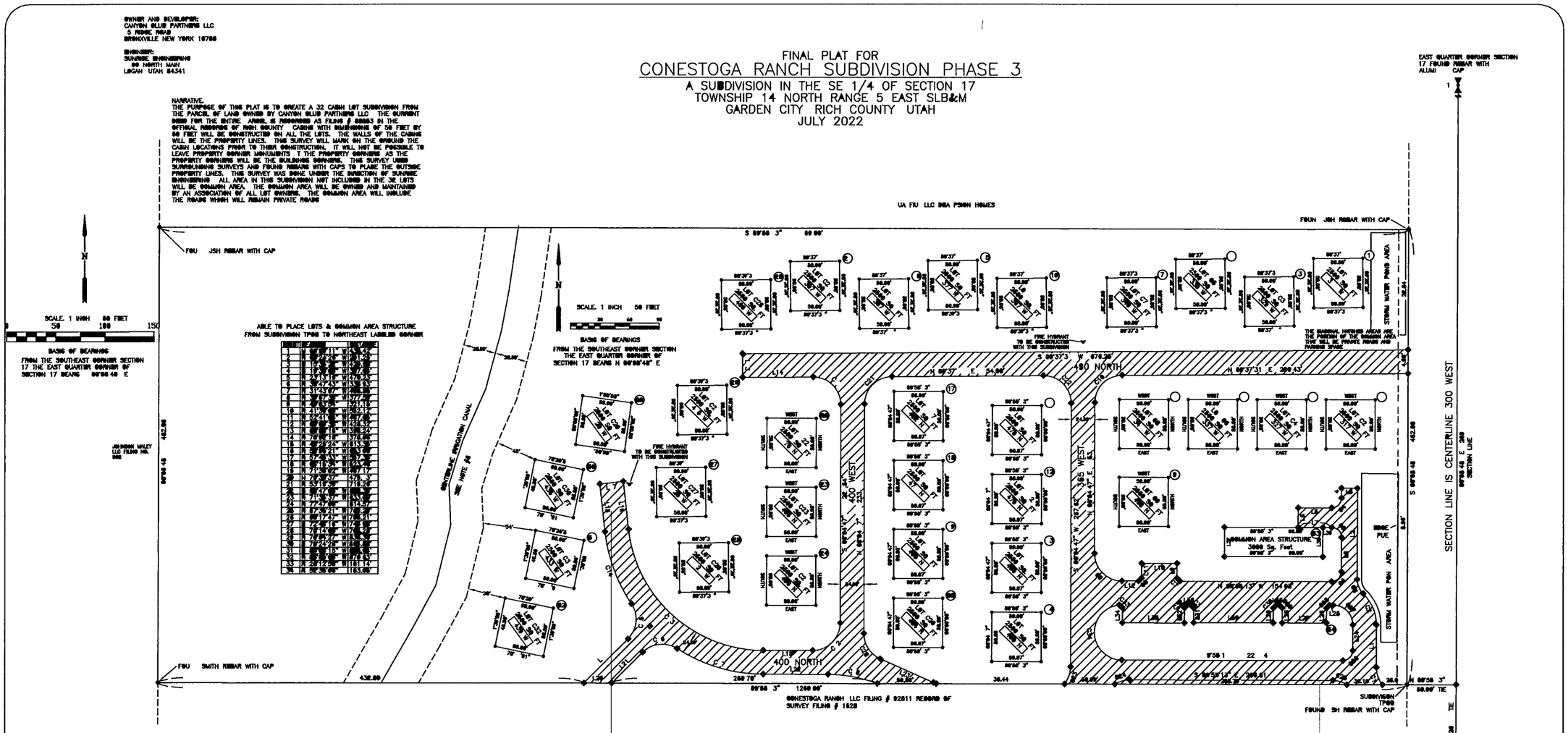
OWNER AND DEVELOPER:
CANYON CLUB PARTNERS LLC
2 MAPLE WAY
BRONXVILLE NEW YORK 10708

ENGINEER:
SUNRISE ENGINEERING
90 NORTH MAIN
LOGAN UTAH 84341

FINAL PLAT FOR
CONESTOGA RANCH SUBDIVISION PHASE 3

A SUBDIVISION IN THE SE 1/4 OF SECTION 17
TOWNSHIP 14 NORTH RANGE 5 EAST SLB&M
GARDEN CITY RICH COUNTY UTAH
JULY 2022

NARRATIVE.
THE PURPOSE OF THIS PLAT IS TO CREATE A 32 CABIN LOT SUBDIVISION FROM THE PARCEL OF LAND OWNED BY CANYON CLUB PARTNERS LLC THE SURVEY USED FOR THE ENTIRE PARCEL IS RECORDED AS FILING # 92853 IN THE OFFICIAL RECORDS OF RICH COUNTY CABINS WITH DIMENSIONS OF 50 FEET BY 50 FEET WILL BE CONSTRUCTED ON ALL THE LOTS. THE WALLS OF THE CABINS WILL BE THE PROPERTY LINES. THIS SURVEY WILL MARK ON THE GROUND THE CABIN LOCATIONS PRIOR TO THEIR CONSTRUCTION. IT WILL NOT BE POSSIBLE TO LEAVE PROPERTY OWNER MONUMENTS T THE PROPERTY OWNERS AS THE PROPERTY OWNERS WILL BE THE BUILDING OWNERS. THIS SURVEY USED SURROUNDING SURVEYS AND FOUND REBARS WITH CAPS TO PLACE THE OUTSIDE PROPERTY LINES. THIS SURVEY WAS DONE UNDER THE DIRECTION OF SUNRISE ENGINEERING ALL AREA IN THIS SUBDIVISION NOT INCLUDED IN THE 32 LOTS WILL BE COMMON AREA. THE COMMON AREA WILL BE OWNED AND MAINTAINED BY AN ASSOCIATION OF ALL LOT OWNERS. THE COMMON AREA WILL INCLUDE THE ROADS WHICH WILL REMAIN PRIVATE ROADS



OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT THE UNDERSIGNED AM THE OWNER OF THE TRACT OF LAND DESCRIBED HEREON, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND COMMON AREA, THE WHOLE TO BE HEREAFTER KNOWN AS CONESTOGA RANCH SUBDIVISION PHASE 3, SUBDIVISION LOCATED SECTION TOWNSHIP 4 NORTH, RANGE EAST SALT LAKE BASE AND MERIDIAN, DO HEREBY DEDICATE AND SET APART THE SAME AS SUBDIVISION AND DEDICATE THE PUBLIC UTILITY EASEMENTS FOR THE PURPOSE OF RUNNING PUBLIC UTILITIES.

FOR CANYON CLUB PARTNERS LLC

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF CACHE
ON THIS DA OF 2022 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, APPEARED THE OWNER OF THE ABOVE DESCRIBED SUBDIVISION KNOWN TO ME TO BE THE ARTY WHOSE NAME SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

WITNESS WHEREOF HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR UTAH

RESIDING
MY COMMISSION EXPIRES:

CC&R'S FOR THIS SUBDIVISION
FILING # _____

GARDEN CITY PLANNING COMISSION APPROVAL AND ACCEPTANCE

APPROVED THIS ____DA OF _____, A.D 2022

GARDEN CITY COUNCIL APPROVAL AND ACCEPTANCE

APPROVED THIS ____DA OF _____, A.D 2022

CITY CLERK

GARDEN CITY ENGINEER APPROVAL AND ACCEPTANCE

APPROVED THIS ____DA OF _____, A.D 2022

GARDEN CITY ATTORNEY APPROVAL AND ACCEPTANCE

APPROVED THIS ____DA OF _____, A.D 2022

NOTES.
1. THE EAST OF THIS SUBDIVISION ALONG 300 WEST STREET WILL BE DEDICATED AS A PUBLIC UTILITY EASEMENT
2. ALL AREA NOT INCLUDED IN THE 32 LOTS WILL BE COMMON AREA. THE COMMON AREA WILL BE OWNED AND MAINTAINED BY AN ASSOCIATION FORMED BY THE OWNERS OF ALL THE LOTS. COMMON AREA WILL BE VAILABLE TO RUN PUBLIC UTILITIES AND STORM ATER DRAINAGE.
3. THE COMMON AREA WILL NOT BE ELIGIBLE TO BE FURTHER SUBDIVIDED
4. THE STREETS WILL REMAIN PRIV TE AN BE PART OF THE COMMON AREA.
5. THE SURVEY USED FOR THE PARCEL IS RECORDED AS FILING # 92853 IN THE OFFICIAL RECORDS OF RICH COUNTY
6. THE DEVELOPER, AND THE DEVELOPERS ASSIGNS WILL RETAIN THE RIGHT FOR INGRESS AND EGRESS ON THE ROADS IN THIS SUBDIVISION AN IRRIGATION CANAL RUNS THROUGH THE OPEN SPACE OF THE SUBDIVISION. THIS SUBDIVISION WILL NOT INFRINGE UPON OR GATIVELY IMPACT THIS CANAL. TH CANAL HAS A 66' WIDE, 33' EACH SIDE OF CENTERLINE, CORRIDOR THA HAS BEEN HISTORICALLY THE IMPACT AREA OF THE CANAL CORRIDOR.

BEAR LAKE SPECIAL SERVICE DISTRICT APPROVAL

TH SUBDIVISION DESCRIBED IN THIS PLA HAS BEEN APPROVED BY THE BEAR LAKE SPECIAL SERVICE DISTRICT THIS _____ DA OF _____ 2022.

BY _____ TITLE. _____

LEGAL DESCRIPTION
FOR
CONESTOGA RANCH SUBDIVISION PHASE

ANNEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1 TOWNSHIP 14 NORTH RANGE 5 EAST SALT LAKE BASE AND MERIDIAN CARDEN CITY RICH COUNTY UTAH AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 17 FROM WHICH THE EAST QUARTER CORNER OF SECTION 17 BEARS NORTH 00° 08' 48" EAST
THENCE NORTH 00° 08' 48" EAST 1620 19 FEET ALONG THE EAST LINE OF SAID SECTION 17
THENCE NORTH 00° 58 WEST 50 00 FEET TO A FOUND REBAR WITH CAP LABELED JSH" SET AT THE SOUTHEAST CORNER OF THE PARCEL OF LAND OWNED BY CANYON CLUB PARTNERS LLC, WHOSE PARCEL DESCRIBED IN FILING # 92853 IN THE OFFICIAL RECORDS OF RICH COUNTY THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 00° 58 13 WEST 1269 00 FEET ALONG THE SOUTH LINE OF THE SAID CANYON CLUB PARTNERS LLC PARCEL TO FOUND /8" REBAR WITH CAP LABELED "SMITH" SET T THE SOUTHWEST CORNER THEREOF
THENCE NORTH 00° 08' 48" EAST 462.00 FEET ALONG THE WEST LINE OF THE SAID CANYON CLUB ARTNERS LLC ANEL TO FOUND /8" REBAR WITH CAP LABELED JSH" SET T THE NORTHWEST CORNER THEREOF
THENCE SOUTH 00° 58 EAST 00 FEET ALONG THE NORTH LINE OF THE SAID CANYON CLUB PARTNERS LLC PARCEL TO FOU /8" REBAR WITH CAP LABELED JSH" SET THE NORTHEAST CORNER THEREOF
THENCE SOUTH 00° 08 48" WEST 462.00 FEET ALONG THE EAST LINE OF THE SAID CANYON CLUB PARTNERS LLC PARCEL TO THE TRUE POINT OF BEGINNING
CONTAINING 1 5 ACRES OF LAND

ROCKY MOUNTAIN POWER NOTE.
PURSUANT TO UTAH CODE 27a-093 ( )(b) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED THIS PLAT AND APPROVES THE 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 OWNER TO SERVE THIS DEVELOPMENT THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER ( ) RECORDED EASEMENT OR RIGHT-OF WA (2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS, ( ) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR ( ) 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 WA BE NECESSARY OR DESIRABLE PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREON, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MA BE PLACED WITHIN THE PUE. THE UTILITY MA REQUIRE THE LOT OWNERS TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MA REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MA 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 ABUTTATES THE PUE.

ROCKY MOUNTAIN POWER APPROVAL AND ACCEPTANCE

APPROVED THIS ____DA OF _____, A.D 2022

LINE	LENGTH	BEARING
L1	18.00'	N 00°58' 3" W
L2	9.00'	S 89°01' 57" W
L3	18.00'	N 00°58' 3" W
L4	9.00'	N 89°01' 57" E
L5	18.00'	N 00°58' 3" W
L6	9.00'	S 89°01' 57" W
L7	18.00'	N 00°58' 3" W
L8	9.00'	N 89°01' 57" E
L9	18.00'	N 00°58' 3" W
L10	9.00'	S 89°01' 57" W
L11	18.00'	N 00°58' 3" W
L12	9.00'	N 89°01' 57" E
L13	18.00'	N 00°58' 3" W
L14	9.00'	S 89°01' 57" W
L15	18.00'	N 00°58' 3" W
L16	9.00'	N 89°01' 57" E
L17	18.00'	N 00°58' 3" W
L18	9.00'	S 89°01' 57" W
L19	18.00'	N 00°58' 3" W
L20	9.00'	N 89°01' 57" E
L21	18.00'	N 00°58' 3" W
L22	9.00'	S 89°01' 57" W
L23	18.00'	N 00°58' 3" W
L24	9.00'	N 89°01' 57" E
L25	18.00'	N 00°58' 3" W
L26	9.00'	S 89°01' 57" W
L27	18.00'	N 00°58' 3" W
L28	9.00'	N 89°01' 57" E
L29	18.00'	N 00°58' 3" W
L30	9.00'	S 89°01' 57" W
L31	18.00'	N 00°58' 3" W
L32	9.00'	N 89°01' 57" E
L33	18.00'	N 00°58' 3" W
L34	9.00'	S 89°01' 57" W
L35	18.00'	N 00°58' 3" W
L36	9.00'	N 89°01' 57" E
L37	18.00'	N 00°58' 3" W
L38	9.00'	S 89°01' 57" W
L39	18.00'	N 00°58' 3" W

LINE	LENGTH	BEARING
C1	18.00'	S 44°01' 57" E
C2	9.00'	S 44°01' 57" E
C3	18.00'	S 44°01' 57" E
C4	15.00'	S 44°01' 57" E
C5	15.00'	S 44°01' 57" E
C6	15.00'	S 44°01' 57" E
C7	15.00'	S 44°01' 57" E
C8	4.71'	S 44°01' 57" E
C9	3.00'	S 44°01' 57" E
C10	4.71'	S 44°01' 57" E
C11	4.71'	S 44°01' 57" E
C12	4.71'	S 44°01' 57" E
C13	4.71'	S 44°01' 57" E