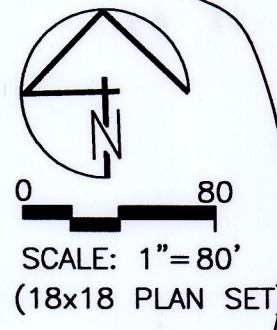


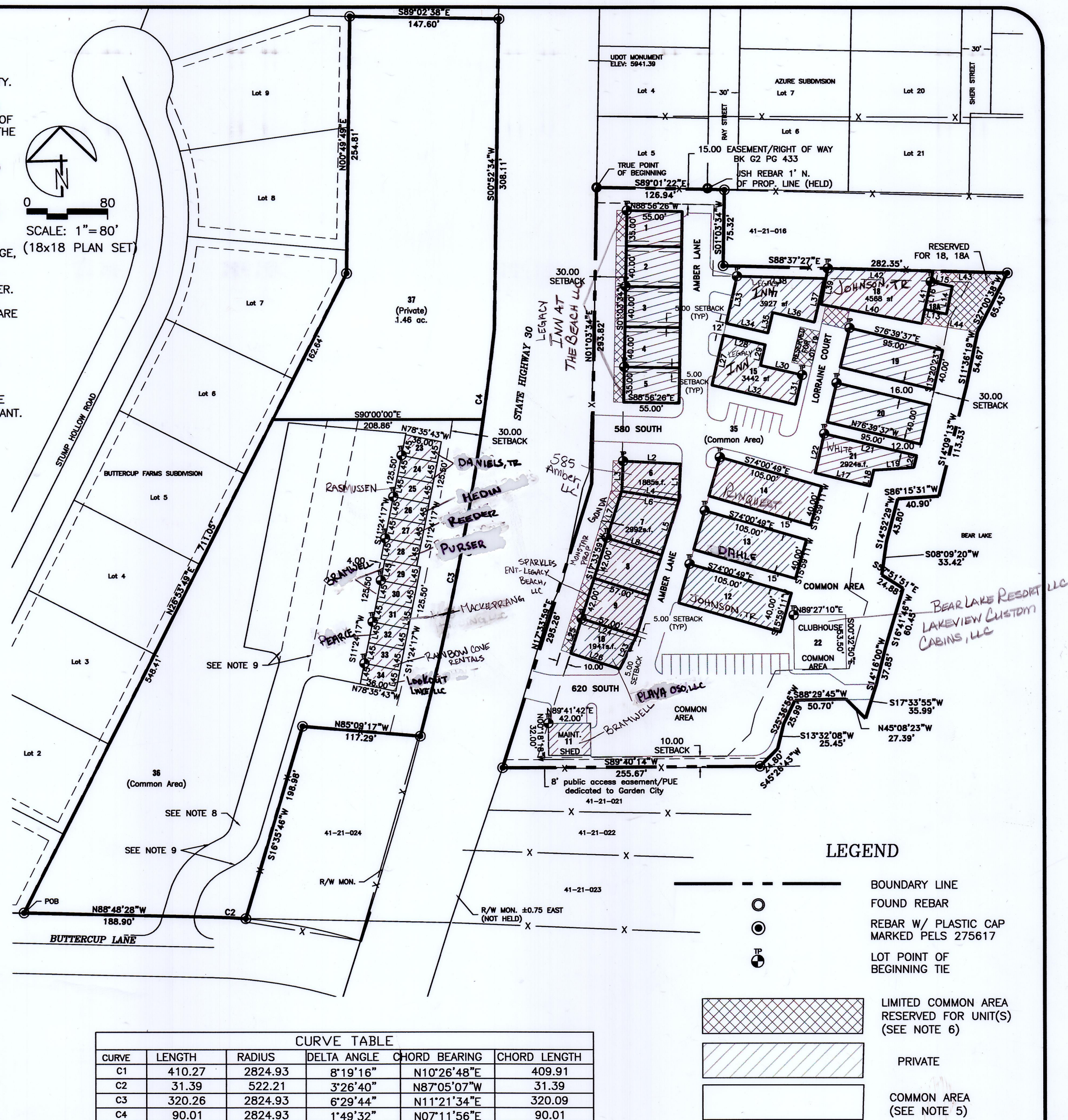
NOTES/NARRATIVE

1. THE PURPOSE OF THIS SURVEY WAS TO CREATE A PLANNED UNIT DEVELOPMENT ON THE SUBJECT PROPERTY. THE SURVEY WAS REQUESTED BY NATE PARRY.
2. THE BASIS OF BEARING IS N 00°42'59" E BETWEEN WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE BASELINE AND MERIDIAN.
3. ALL COMMON AREAS ARE CONSIDERED TO BE AN EASEMENT FOR ALL UTILITY, IRRIGATION, ELECTRICAL AND DRAINAGE PURPOSES EXCLUDING THE CLUB HOUSE.
4. ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR A CULINARY WATER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, TELEPHONE SERVICE, CABLE TELEVISION SERVICE, GRADING AND LANDSCAPING, STORM DRAINAGE SYSTEMS, CURBS AND GUTTERS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS, SIGNAGE, STREET LIGHTING AND OTHER IMPROVEMENTS SHALL BE PAID FOR BY THE SUBDIVIDER. EXPENSES FOR ONSITE SANITARY SEWER SHALL BE PAID FOR BY THE SUBDIVIDER.
5. ALL OTHER AREAS CONTAINED WITHIN THE PROJECT, BUT NOT SHOWN WITH DIAGONAL STRIPES OR SHADING ARE CONSIDERED COMMON AREA (EXCLUDING LOT 37), INCLUDING PARKING, PRIVATE STREETS, STORM WATER DETENTION AND DRAINAGE EASEMENT AREA.
6. ALL PATIOS, DRIVEWAYS, DECKS AND BALCONIES ON EACH UNIT CONTAINED WITHIN THE PROJECT ARE CONSIDERED LIMITED COMMON AREAS. THEY ARE SET ASIDE AND RESERVED FOR THE USE OF THE RESPECTIVE UNIT TO WHICH THEY ARE ATTACHED AND/OR APPURTENANT.
7. BYLAWS AND CC&R'S HAVE BEEN RECORDED IN CONJUNCTION WITH THIS PLAT.
8. ACCESS TO LOTS 23-34 MUST ADDRESS WETLAND PERMITTING REQUIREMENTS AS APPLICABLE.
9. INGRESS/EGRESS EASEMENT IN FAVOR OF LOT 37.



LINE	LENGTH	BEARING
L1	36.14	N02°47'12"E
L2	57.00	N87°12'48"W
L3	30.00	S02°47'12"W
L4	57.33	S81°03'46"E
L5	56.82	N17°33'59"E
L6	57.65	N81°03'46"W
L7	48.17	S17°33'59"W
L8	57.00	S72°26'01"E
L13	22.00	S77°46'25"E
L14	28.00	N12°13'35"E
L15	22.00	N77°46'25"W
L16	28.00	S12°13'35"W
L17	56.00	S76°39'37"E
L18	16.17	N13°20'23"E
L19	39.75	N86°15'31"E
L20	12.15	N13°20'23"W
L21	94.00	N76°39'37"W
L22	40.00	S13°20'23"E
L23	36.52	N27°14'51"E
L24	57.00	N72°26'01"W
L25	36.00	S17°33'59"W
L26	50.86	S72°26'01"E
L27	51.00	N13°05'35"E
L28	42.50	S76°54'25"E
L29	21.00	S13°05'35"W
L30	42.50	S76°54'25"E
L31	30.00	S13°05'35"W
L32	85.00	N76°54'25"W
L33	47.89	S13°05'35"E
L34	42.50	S76°54'25"E
L35	21.00	N13°05'35"E
L36	42.50	S76°54'36"E
L37	44.51	N13°05'35"E
L38	86.81	N88°37'27"W
L39	36.15	S10°45'33"W
L40	101.71	S79°14'27"E
L41	53.20	N12°13'35"E
L42	104.47	N88°37'27"W
L43	73.88	S88°37'27"W
L44	56.00	S81°43'02"E
L45	20.916	S11°24'17"W

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	410.27	2824.93	8°19'16"	N10°26'48"E	409.91
C2	31.39	522.21	3°26'40"	N87°05'07"W	31.39
C3	320.26	2824.93	6°29'44"	N11°21'34"E	320.09
C4	90.01	2824.93	1°49'32"	N07°11'56"E	90.01



SHEET

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PROJECT

LEGACY BEACH, PUD,
2017 AMENDMENT
FINAL PLAT
LOCATED IN THE SW 1/4
QUARTER OF SECTION 21,
T14N, R5E, SLB&M
GARDEN CITY, UTAH

SCALE

1"=80'

DATE

6-28-2017

DRAWN BY

BGL

DRAWING