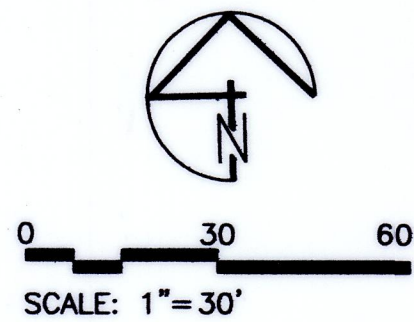




LEGEND

---	BOUNDARY LINE
●	FOUND REBAR AS NOTED
○	REBAR W/ PLASTIC CAP MARKED PELS 275617
---	SETBACK LINE
⚡	PROPOSED FH
	PRIVATE
	COMMON AREA (SEE NOTE 5)

NOTES

1. CURRENT ZONING: C3/ C1
ADJOINING PROPERTY ZONING: C3/ C1
2. PROJECT IS NOT LOCATED IN A MAPPED FLOODPLAIN.
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 ON-SITE 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, INCLUDING PARKING, 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. COMMON AREA/ OPEN SPACE TO BE MAINTAINED BY HOA
9. LANDSCAPE PLAN TO BE SUBMITTED WITH FINAL PLANS
10. STORM WATER TO BE RETAINED ON SITE IN SEVERAL PONDS AS SHOWN ON THE CONSTRUCTION PLANS
11. EACH PHASE WILL END WITH A TEMPORARY TURN-AROUND

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C100	41.16	100.00	23°35'07"	S76°40'50"W	40.87
C101	45.43	100.00	26°01'42"	N77°54'07"E	45.04
C102	55.27	130.00	24°21'29"	S77°04'01"W	54.85
C103	31.80	70.00	26°01'42"	N77°54'07"E	31.53
C104	27.06	70.00	22°08'55"	S75°57'43"W	26.89
C105	59.06	130.00	26°01'42"	N77°54'07"E	58.55

SHEET

1



ALLIANCE CONSULTING
ENGINEERS

760 WEST 200 NORTH SUITE 8
LOGAN, UTAH 84321
(435) 755-5121

PROJECT

BEAR LAKE ESCAPE, PUD,

PHASE 1

A PLANNED UNIT DEVELOPMENT

PART OF THE NORTHWEST QUARTER OF SECTION 21,
TOWNSHIP 14 NORTH, RANGE 5 EAST,
SALT LAKE BASELINE AND MERIDIAN
100 NORTH, 250 WEST
GARDEN CITY, UTAH
RICH COUNTY

FINAL PLAT

SCALE

1"=30'

DATE

5-30-2018

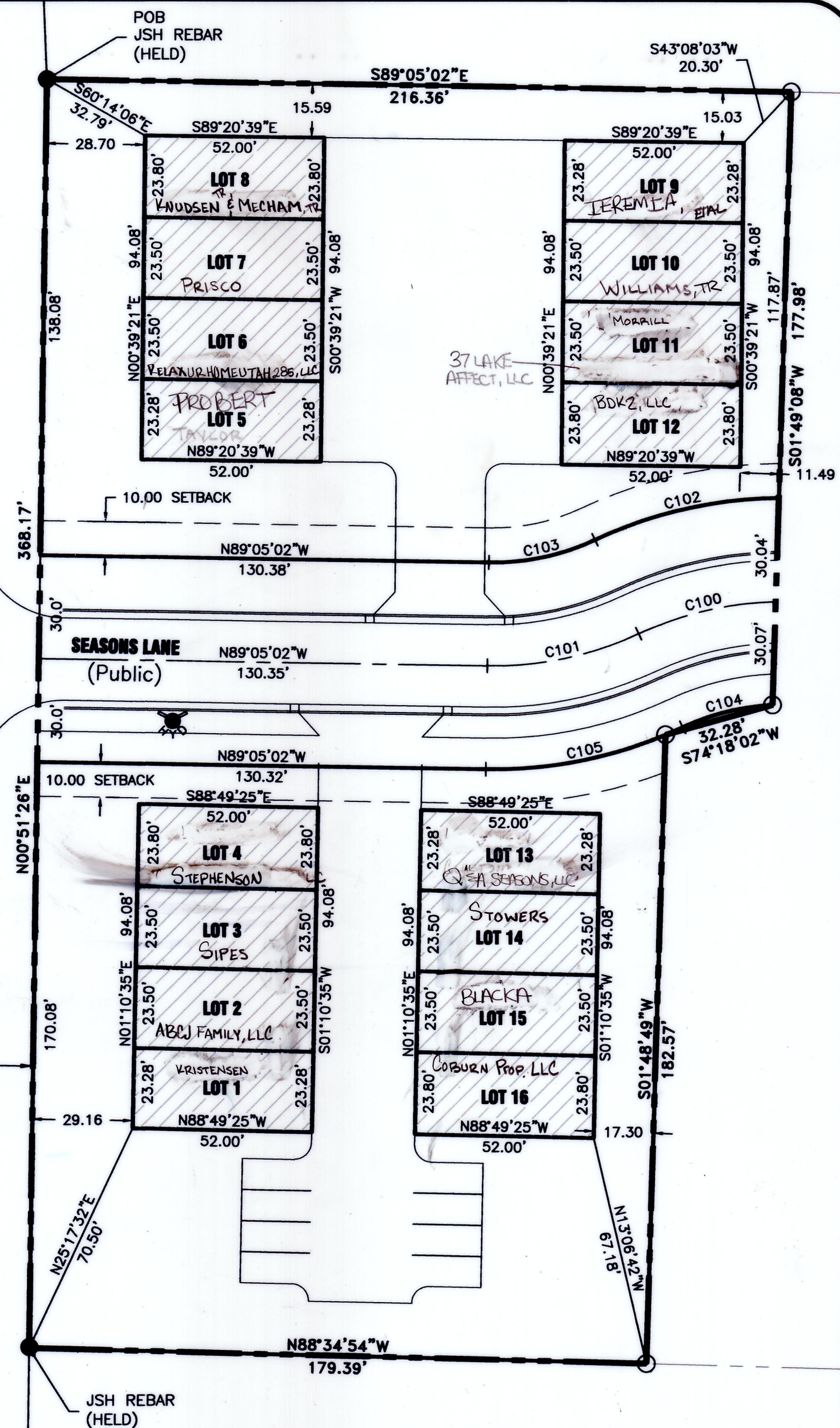
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BGL

DRAWING

300 WEST STREET

56.00



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