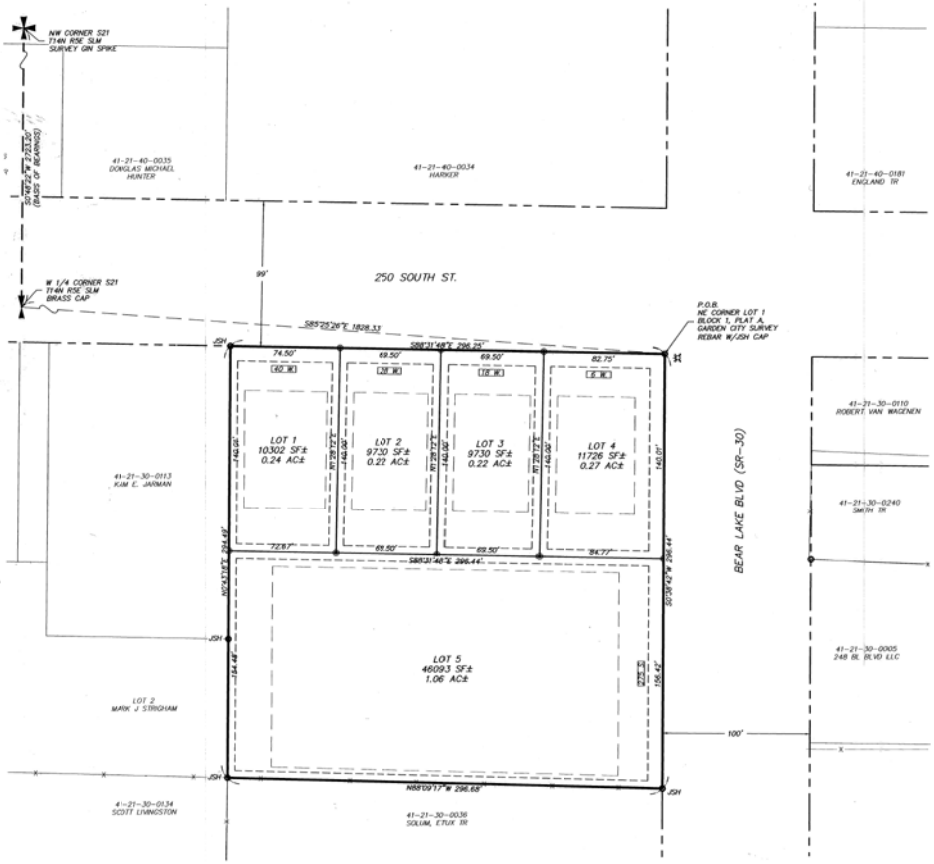
FINAL PLAT

CW THE LAKE SUBDIVISION

PART OF THE SW ¼ OF SEC 21, T14N, R5E, SLM
GARDEN CITY, RICH COUNTY, UTAH

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.



LEGEND

- BOUNDARY
- SECTION LINE
- LOT LINE
- MINIMUM BUILDING SETBACK: 30 FEET FRONT; 20 FEET SIDE/STREET; 8&10 FEET SIDE; 30 FEET REAR
- PUBLIC UTILITY EASEMENT 5/10-FT WIDE AS SHOWN
- RIGHT-OF-WAY LINE
- FENCE
- 123 W — STREET ADDRESS
- FIRE HYDRANT
- SET REBAR W/CAP
- JSH — FOUND REBAR W/JSH CAP
- SECTION CORNER

SURVEY NARRATIVE

THIS SURVEY WAS ORDERED BY ZACH SWENSON FOR THE PURPOSE OF SUBDIVIDING THE SUBJECT PROPERTY. SURVEY PINS SET BY JEFF HANSEN WERE FOUND AND ACCEPTED AS SHOWN. THE BASIS OF BEARINGS USED WAS THE UTAH STATE PLANE COORDINATE GRID, NAD83, NORTH ZONE. 5/8" REBARS W/ CAPS STAMPED "STEVEN C EARL UT PLS 318575" WERE SET AT ALL CORNERS, EXCEPTIONS NOTED.

NOTES AND RESTRICTIONS

1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE SUBJECT PARCEL INTO 5 RESIDENTIAL BUILDING LOTS.
2. ALL UTILITY SERVICE LATERALS INCLUDING WATER, SEWER, POWER, ETC..., TO BE INSTALLED IN ACCORDANCE WITH THE CURRENT EDITION OF THE GARDEN CITY PUBLIC WORKS AND PUBLIC WORKS STANDARDS IN CONJUNCTION WITH THE SITE CONSTRUCTION. PROPERTY OWNER REQUIRED TO PAY FOR THE INSTALLATION OF THE UTILITIES INCLUDING ALL IMPACT FEES AND ASSOCIATED PERMITS.
3. NO STRUCTURES MAY BE BUILT WITHIN ANY PUBLIC UTILITY EASEMENT, EXCEPT AS APPROVED BY THE CITY ENGINEER.

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OF OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND JUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE P.U.E. 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:
   (i) A RECORDED EASEMENT OR RIGHT-OF-WAY
   (ii) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   (iii) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND FACILITIES OR
   (iv) ANY OTHER PROVISION OF LAW.

APPROVED THIS 17 DAY OF March, 2022
BY Kyle Parkinson
TITLE Estimator

SURVEY CERTIFICATE

I, STEVEN C. EARL, A PROFESSIONAL LAND SURVEYOR, HOLD CERTIFICATE NO. 318575-2201, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, WHICH IS ACCURATELY DESCRIBED HEREWITH, AND HAVE SUBDIVIDED SAID TRACT INTO LOTS KNOWN HEREAFTER AS CW THE LAKE SUBDIVISION, AND THAT THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 5 EAST, SALT LAKE MERIDIAN, LOCATED IN GARDEN CITY, RICH COUNTY, UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION;
THENCE S0°48'22"W 2722.20 FEET TO THE WEST QUARTER CORNER OF SAID SECTION;
THENCE S85°25'26"E 1828.33 FEET TO THE POINT OF BEGINNING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 1, PLAT "A" OF THE GARDEN CITY SURVEY;
THENCE S0°38'42"W 296.44 FEET ALONG THE EAST LINE OF SAID LOT TO A REBAR WITH JSH CAP;
THENCE N88°09'17"W 296.68 FEET TO A REBAR WITH JSH CAP;
THENCE N0°43'18"E 294.49 FEET TO A REBAR WITH JSH CAP ON THE NORTH LINE OF SAID LOT;
THENCE S88°31'48"E 296.25 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

CONTAINING 2.01 ACRES, MORE OR LESS.

OWNER'S CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DESCRIBED HEREON, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AS SHOWN ON THIS PLAT AND NAME SAID TRACT CW THE LAKE SUBDIVISION, AND HEREBY DEDICATE TO GARDEN CITY, RICH COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND THOSE CERTAIN STRIPS SHOWN AS PUBLIC UTILITY EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON. THE SAME TO BE USED FOR THE INSTALLAZION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES--SUCH INCLUDES PROVISION FOR IRRIGATION AND DRAINAGE AS MAY BE AUTHORIZED BY GARDEN CITY. WE ALSO INCORPORATE THE NOTES AND RESTRICTIONS AS LISTED HEREON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 10 DAY OF March A.D. 2022.

DARLENE CARTER, MANAGING MEMBER OF CW LAND CO., LLC

ACKNOWLEDGMENT

STATE OF Utah } ss
COUNTY OF Davis

ON THIS 10th DAY OF March, IN THE YEAR 2022, BEFORE ME Stephanie Heiner A NOTARY PUBLIC, PERSONALLY APPEARED DARLENE CARTER, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED HERSELF TO BE THE MANAGING MEMBER OF CW LAND CO., LLC, A UTAH LIMITED LIABILITY COMPANY, AND IN THAT CAPACITY BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE LIMITED LIABILITY COMPANY BY HERSELF AS THE MANAGING MEMBER.

NOTARY PUBLIC SIGNATURE:
NOTARY PUBLIC FULL NAME: Stephanie Heiner
COMMISSION NUMBER: 7204992
MY COMMISSION EXPIRES: 02/11/2023
A NOTARY PUBLIC COMMISSIONED IN UTAH

STEPHANIE HEINER
Notary Public, State of Utah
Commission #704992
My Commission Expires
02/11/2023

COUNCIL CERTIFICATE

APPROVED THIS 1st DAY OF April A.D. 2022 BY THE CITY COUNCIL.

MAYOR

ATTEST – CLERK

PLANNING COMMISSION APPROVAL

APPROVED THIS 1st DAY OF April A.D. 2022 BY THE GARDEN CITY PLANNING AND ZONING COMMISSION.

CHAIRPERSON

ENGINEER'S CERTIFICATE

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND VERIFY THAT THE SUBDIVISION AND DESIGN STANDARDS MEET ALL CITY REQUIREMENTS.

3/24/2022
DATE

CITY ENGINEER

LENDER APPROVAL

APPROVED THIS 11th DAY OF March A.D. 2022 BY THE MOUNTAIN WEST REIT, LLC..

MANAGING MEMBER

COVENANTS, CONDITIONS AND RESTRICTIONS

SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, AND RESERVATION OF EASEMENTS FOR THE LAKE RECORDED ON _____, 2022, AS ENTRY NO _____
IN BOOK _____ ON PAGE(S) _____

COUNTY RECORDER'S NO. 102905

STATE OF UTAH, COUNTY OF RICH, RECORDED AND FILED AT THE REQUEST OF TOWN OF GARDEN CITY
DATE 4/4/22 TIME 4:04 pm FEE 40.00
ABSTRACTED
INDEX
FILED IN: FILE OF PLATS

COUNTY RECORDER

BEAR LAKE SPECIAL SERVICE DISTRICT CERTIFICATE

APPROVED THIS 24th DAY OF MARCH A.D. 2022 BY THE BEAR LAKE SPECIAL SERVICE DISTRICT.

HEALTH DIRECTOR

CITY ATTORNEY'S CERTIFICATE

APPROVED THIS 24th DAY OF March A.D. 2012.

CITY ATTORNEY

REVIEWING SURVEYOR'S CERTIFICATE

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND VERIFY THE SUBDIVISION MEETS ALL CITY REQUIREMENTS.

DATE

REVIEWING SURVEYOR

OWNER / DEVELOPER
ZACH SWENSON
CW LAND CO., LLC
1222 LEGACY CROSSING BLVD #6
CENTERVILLE, UT, 84014
(801) 556-8400
zach@builtbycw.com

SURVEYOR
CACHE-LANDMARK ENGINEERING
ATTN: STEVEN EARL, PE, PLS
95 GOLF COURSE RD #101
LOGAN, UT 84321
(435) 713-0099
searl@cachelandmark.com

GRAPHIC SCALE 1" = 40'

S21 T14N R5E SLM

FINAL PLAT

CW THE LAKE SUBDIVISION

SHEET DESCRIPTION

Cache • Landmark
Engineers
Surveyors
Planners
95 W. Golf Course Rd.
Suite 101
Logan, UT 84321
435.713.0099

DATE: 7 FEBRUARY 2022
SCALE: 1" = 40'
CALCULATED BY: S. EARL
CHECKED BY: J. DAY
APPROVED BY: S. EARL
PROJECT NUMBER: 21080CWU

1 / 1

3/8/2022 11:18 AM Z:\2021 PROJECTS\21080CWU CW URBIA - SUBDIVISION - GARDEN CITY, UT\ACAD\SURVEY\FINAL PLAT\21080CWU FINAL PLAT (CURRENT).DWG