


Benjamin D. Johnson (10275)  
Bradley C. Johnson (17250)  
BENNETT TUELLER JOHNSON & DEERE  
Attorneys for Plaintiff  
3165 East Millrock Drive, Suite 500  
Salt Lake City, Utah 84121  
Telephone: (801) 438-02000  
Email: [ben.johnson@btjd.com](mailto:ben.johnson@btjd.com)  
[bradley.johnson@btjd.com](mailto:bradley.johnson@btjd.com)

Recorded **21-Feb-2024** Filing No. **106787**  
At **04:11 PM** in Book **E13** Page **1807**  
Fee **\$62.00** Kaia Bowden Rich County Recorder  
For BENNETT TUELLER JOHNSON AND DEERE



IN THE FIRST JUDICIAL DISTRICT COURT OF RICH COUNTY  
STATE OF UTAH

RIDGE ROCK, INC., a Utah corporation,  Plaintiff,  vs.  BCC GROUP, LLC, a Utah limited liability company; ARETE LAND COMPANY, LLC, a Utah limited liability company; THE WATERS EDGE PROPERTIES, LLC, a Utah limited liability company; and JOHN DOE SURETIES 1-10,  Defendants.	LIS PENDENS  Case No. 240100019  Judge Angela Fonnesbeck
--	--

TO ALL INTERESTED PARTIES REGARDING THE REAL PROPERTY  
DESCRIBED BELOW:

Notice is hereby given that an action has been commenced and is now pending in the above-entitled Court on the Complaint of the above-named Plaintiff against the above-named Defendants to foreclose the construction liens recorded by Plaintiff in the Office of

the Rich County Recorder against the real property located in Rich County, State of Utah,  
described as:

Parcel Number	Legal Description
41-21-400-0071	COM AT NW COR OF LOT 8, BLK 6, PLAT 8 GARDEN CITY SURVEY, THE 501.6 FT TH S 25 FT, TH W 501.6 FT, TH N 25 FT TO PT OF BEG
41-21-400-0302	COM AT A PT 10 CHS N ALG THE SHORE OF BEAR LAKE FROM THE SECOR OF NW/4 OF SEC 21, T14N, R5E, SLM TH 89°30' W 481.8 FT, TH N 325.1 FT; TH E 485 FT M/L TO THE WEST SHORE LINE OF BEAR LAKE, TH S ALG THE SHORE OF BEAR LAKE 325.0 TO PT OF BEG LESS 0.03 AC TO JONES, TRUSTEE R8-128 LESS 0.13 AC TO TOWN OF GARDEN CITY DESCRIBED AS FOLLOWS: PART OF BLK 6, PLB, GARDEN CITY SURVEY, BEING A PARCEL OF GROUND LOCATED IN THE NW/4 OF SEC 21, T14N, R5E, SLB&M DESCRIBED AS FOLLOWS: COMM AT THE BRASS CAP MONUMENT FOUND AT THE W/4 COR OF SEC 21, T14N, R5E, SLB&M, FROM WHICH THE COTTON GIN PIN FOUND AT THE NW COR OF SD SEC BEARS NORTH 00°06'45" W 2723.16 FT,; RN THEN 00°06'45" W 571.71 FT; TH N 89°53'14" E 1923.86 FT TO THE INTERSECTION OF THEE RIGHT-OF-WAY LN OF BEAR LAKE BLVD (HWY 30) & THE S R/W LN OF 150 SST; TH N 89°55'02" E ALG SD N R/W LN 303.60 FT; TH S 00°00'00" E 49.50 FT TO THE TRUE POB; & RN TH N 89°55'02" E 522.00 FT TO THE HIGH-WATER LN OF BEAR LAKE AT ELEVATION 5923.65 FT OF THE UP&L DATUM; TH N 15°30'50" W 12.45 FT; TH S 89°55'02" W 518.67 FT; TH S 00°00'00" E 12.00 FT TO THE POB.
41-21 -400-0306	PART OF LT 10, BLK 6, PLB, GCS, DESCRIBED AS FOLLOWS: BEG 11 CHS 50 LKS W & 21 CHS 98 LKS S OF THE NE COR OF LT 1, SEC 21, T14N, R5E, SLB&M, & RN THE 12 CHS 90 LKS, M/L, TO THE W SHORE LN OF BEAR LAKE; TH S ALG LAKE SHORE 4 CHS 55 LKS, M/L TO THE SECOR OF SD LT 10; TH W 7 CHS 63 LKS, M/L TO THE BRINK OF THE BLUFF; TH CONTINUING W ALG THE S LN OF LT 10, 205.82 FT, M/L TO A PT 150 FT E OF THE W LN OF SD BLK 6; TH N 66 FT; TH W 150 FT; TH N 231 FT TO THE BEG. LESS 0.36 AC TO WATERS EDGE RESORT PUD PH III (SII 1749)

Parcel Number	Legal Description
41-21-400-0062	COM 99 FT N FROM SW COR OF LOT 9, BLK 6 PLAT B GARDEN CITY SURVEY, THE 225 FT, TH N 99 FT, TH W 225 FT, TH S 99 FT TO PL OF BEG
41-21-400-0068	BEG AT A PT 120 FT E OF THE SW COR OF LOT 9, BLK 6, GARDEN CITY SURVEY TH N 99 FT, TH E 105 FT, TH S 99 FT TH W 105 FT TO POB.
41-21-400-0307	BEG AT A PT 198 FT N OF THE SW COR OF LT 9, BLK 6, PL B, GCS, & RN TH N 99 FT; THE 150 FT; TH S 99 FT; TH W 150 FT TO THE POB. EXCEPTING THEREFROM A R/W FOR INGRESS & EGRESS (REMAINDER DESCRIPTION) LESS 0.23 AC TO WATERS EDGE RESORT PUD PHASE III (SII-1749)
41-21-400-0338	BEG 297 FT N & 220 FT E FROM SW COR LOT 9, BLK 6, PLAT B GARDEN CITY SURVEY; TH S 99 FT; THEE 130 FT; TH N 99 FT; TH W 130 FT TO THE POB. TOGETHER WITH A R/W DESCRIBED AS FOLLOWS: BEG AT A PT 198 FT N OF THE SW COR OF LOT 9, BLK 6, PLAT "B" GARDEN CITY SURVEY & RN TH N 11 FT; THE 220 FT; TH S 11 FT; TH W 220 FT TO THE POB. LESS: 0.09 AC TO LAKE RESIDENCES AT BEAR LAKE PH 7A. LESS: 0.09 AC TO LAKE RESIDENCES AT BEAR LAKE PH 7B.
41-21-403-0101	UNIT 101C, LAKE RESIDENCES AT BEAR LAKE PH 7A
41-21-403-0102	UNIT 102C, LAKE RESIDENCES AT BEAR LAKE PH 7A
41-21-403-0201	UNIT 201C, LAKE RESIDENCES AT BEAR LAKE PH 7A
41-21-403-0202	UNIT 202C, LAKE RESIDENCES AT BEAR LAKE PH 7A
41-21-403-0301	UNIT 301C, LAKE RESIDENCES AT BEAR LAKE PH 7A
41-21-403-0302	UNIT 302C, LAKE RESIDENCES AT BEAR LAKE PH 7A
41-21-403-0401	UNIT 401C, LAKE RESIDENCES AT BEAR LAKE PH 7A
41-21-403-0402	UNIT 402C, LAKE RESIDENCES AT BEAR LAKE PH 7A
41-21-404-0101	UNIT 101E, LAKE RESIDENCES AT BEAR LAKE PH 8A
41-21-404-0102	UNIT 102E, LAKE RESIDENCES AT BEAR LAKE PH 8A
41-21-404-0201	UNIT 201E, LAKE RESIDENCES AT BEAR LAKE PH 8A
41-21-404-0202	UNIT 202E, LAKE RESIDENCES AT BEAR LAKE PH 8A
41-21-404-0301	UNIT 301E, LAKE RESIDENCES AT BEAR LAKE PH 8A
41-21-404-0302	UNIT 302E, LAKE RESIDENCES AT BEAR LAKE PH 8A

41-21-404-0401	UNIT 401E, LAKE RESIDENCES AT BEAR LAKE PH 8A
41-21-404-0402	UNIT 402E, LAKE RESIDENCES AT BEAR LAKE PH 8A
41-21-411-0001	WATERS EDGE RESORT PUD PHASE III

DATED this 21<sup>st</sup> day of February, 2024.

BENNETT TUELLER JOHNSON & DEERE

/s/ Benjamin D. Johnson  
Benjamin D. Johnson  
Bradley C. Johnson  
*Attorneys for Plaintiff*