LAKE RESIDENCES AT BEAR LAKE PHASES 7A, 7B, 8A, & 8B, A UTAH CONDOMINIUM PROJECT

A PLAT TO COMBINE AND AMEND THE PLATS PREVIOUSLY RECORDED AS THE LAKE RESIDENCES AT BEAR LAKE PHASES 7A, 78, 8A, AND 8B PLATS

LAKE RESIDENCES AT BEAR LAKE PHASE 7A PLAT RECORDED AS FILING NO. 102841
LAKE RESIDENCES AT BEAR LAKE PHASE 7B PLAT RECORDED AS FILING NO. 102842
LAKE RESIDENCES AT BEAR LAKE PHASE 8A PLAT RECORDED AS FILING NO. 101881
LAKE RESIDENCES AT BEAR LAKE PHASE 8B PLAT RECORDED AS FILING NO. 102468

NARRATIVE:
THE PURPOSE OF THIS SURVEY IS TO MARK ON THE GROUND AND PROVIDE A SURVEYED LEGAL DESCRIPTION FOR THE LAKE RESIDENCES AT BEAR LAKE PHASES 7A, 7B, 8A, AND 8B. THE SAID LAKE RESIDENCES AT BEAR LAKE PHASES CONSIST OF AN EXISTING CONDOMINIUM. IT WAS DETERMINED THAT THE EXISTING LEGAL DESCRIPTIONS RECORDED IN THE OFFICIAL RECORDS OF RICH COUNTY AS SHOWN ABOVE DIDN'T DESCRIBE THE BUILDING LOCATION APPROPRIATELY. THIS PLAT IS ATTEMPTING TO CLARIFY THE LOCATION OF THE BUILDING AND COMMON AREA FOR THIS PROJECT. THE EXISTING BUILDING WAS LOCATED VIA GPS AND PLACED AS SHOWN IN RELATION TO THE BOUNDARY OF THE PARCELS OWNED BY WATERS EDGE PROPERTY, LLC AS RECORDED IN FILING NO. 107541 IN THE OFFICIAL RECORDS OF RICH COUNTY. THE GRASSY AREA AROUND THE BUILDINGS ARE TO BE INCLUDED IN THE SUBDIVISION BOUNDARY SHOWN ON THIS PLAT AND WILL BECOME PART OF THE COMMON AREA MAINTAINED BY THE LAKE RESIDENCES AT BEAR LAKE HOME OWNER'S ASSOCIATION, THE DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS ARE RECORDED AS FILING NO. 109396, BOOK 415, PAGE 132 IN THE OFFICIAL RECORDS OF RICH COUNTY.
5 NON-EXCLUSIVE APPURTENANT EASEMENTS ARE BEING SHOWN ON THE EXHIBIT INCLUDED WITH THIS SURVEY ON SHEET 2 OF 11. THESE EASEMENTS ARE TO BE COMBINED WITH THE EASEMENTS DESCRIBED IN FILING NO. 107541 IN THE OFFICIAL RECORDS OF RICH COUNTY. THIS SURVEY IS BEING DONE UNDER THE DIRECTION OF JOHN CURTIS.

LEGAL DESCRIPTION
FOR
LAKE RESIDENCES AT BEAR LAKE
CONDOMINIUM ASSOCIATION, INC.
SUBDIVISION BOUNDARY
(COMPOSED OF LANDS OWNED BY THE WATERS EDGE PROPERTIES, LLC., LAKE RESIDENCES AT BEAR LAKE PHASE 8A, LAKE RESIDENCES AT BEAR LAKE PHASE 8B, LAKE RESIDENCES AT BEAR LAKE PHASE 7A, LAKE RESIDENCES AT BEAR LAKE PHASE 7B)

A PARCEL OF LAND BEING A PORTION OF THE PARCEL DESCRIBED IN EXHIBIT "D" IN FILING NO. 107541 IN THE OFFICIAL RECORDS OF RICH COUNTY, UTAH, WHICH PARCEL IS ALSO LOCATED IN SECTION 21, TOWNSHIP 14 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, GARDEN CITY, RICH COUNTY, UTAH, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE BRASS CAP MONUMENT FOUND AT THE WEST QUARTER CORNER OF SAID SECTION 21, FROM WHICH THE ALUMINUM CAP FOUND AT THE WEST QUARTER CORNER OF SECTION 16 BEARS NORTH 00° 31' 22" EAST BY RECORD A DISTANCE OF 5,414.12 FEET;
THENCE NORTH 00° 31' 22" EAST 658.53 FEET;
THENCE SOUTH 89° 28' 38" EAST 1928.23 FEET TO THE SOUTHWEST CORNER OF BLOCK 6, OF THE GARDEN CITY SURVEY;
THENCE SOUTH 89° 05' 28" EAST 272.81 FEET ALONG THE NORTH RIGHT OF WAY LINE OF 150 SOUTH STREET TO A 5/8" REBAR WITH ALUMINUM CAP LABELED, "A. A. HUDSON, PLS 370541", THE TRUE POINT OF BEGINNING;
THENCE NORTH 00° 59' 03" EAST 308.10 FEET TO A 5/8" REBAR WITH ALUMINUM CAP SET ON THE BOUNDARY OF THE SAID PARCEL DESCRIBED IN EXHIBIT "D";
THENCE ALONG THE BOUNDARY OF THE SAID PARCEL DESCRIBED IN EXHIBIT "D" THE FOLLOWING 5 COURSES:
THENCE SOUTH 89° 01' 16" EAST 109.42 FEET TO A 5/8" REBAR WITH ALUMINUM CAP SET ON THE NORTHEASTERLY CORNER OF A PARCEL OF LAND DESCRIBED AS PARCEL "F" IN THE QUIT CLAIM DEED RECORDED AS FILING NO. 108271 IN THE OFFICIAL RECORDS OF RICH COUNTY;
THENCE ALONG THE BOUNDARY LINES AND THEIR EXTENSIONS OF THE SAID PARCEL "F" THE FOLLOWING 2 COURSES:
THENCE SOUTH 00° 58' 44" WEST 245.33 FEET (SOUTH 00° 57' 12" WEST 245.311 FEET BY RECORD) TO A 5/8" REBAR WITH ALUMINUM CAP;
THENCE NORTH 89° 01' 16" WEST 100.82 FEET (NORTH 89° 02' 49" WEST BY RECORD) TO A FOUND JSH CAP AND REBAR;
THENCE SOUTH 00° 54' 32" WEST 62.76 FEET TO A FOUND JSH CAP AND REBAR;
THENCE NORTH 89° 05' 28" WEST 8.71 FEET TO THE TRUE POINT OF BEGINNING.
CONTAINING 0.6 ACRES OF LAND.

WATERS EDGE PROPERTIES, LLC
RECORD OF SURVEY 2024-1942
FILING NO. 107541
CONTAINS PARCEL #S
41-21-411-0001
41-21-400-0062
41-21-400-0066
41-21-400-0068
41-21-400-0307
41-21-400-0308
41-21-400-0336
41-21-400-0037
41-21-401-0101
41-21-401-0102
41-21-401-0201
41-21-401-0202
41-21-401-0301
41-21-401-0302
41-21-401-0401
41-21-401-402
41-21-402-0101
41-21-402-0102
41-21-402-0201
41-21-402-0202
41-21-402-0301
41-21-402-0302
41-21-402-0401
41-21-402-0402
41-21-403-0101
41-21-403-0102
41-21-403-0201
41-21-403-0202
41-21-403-0301
41-21-403-0302
41-21-403-0401
41-21-403-0402
41-21-404-0101
41-21-404-0102
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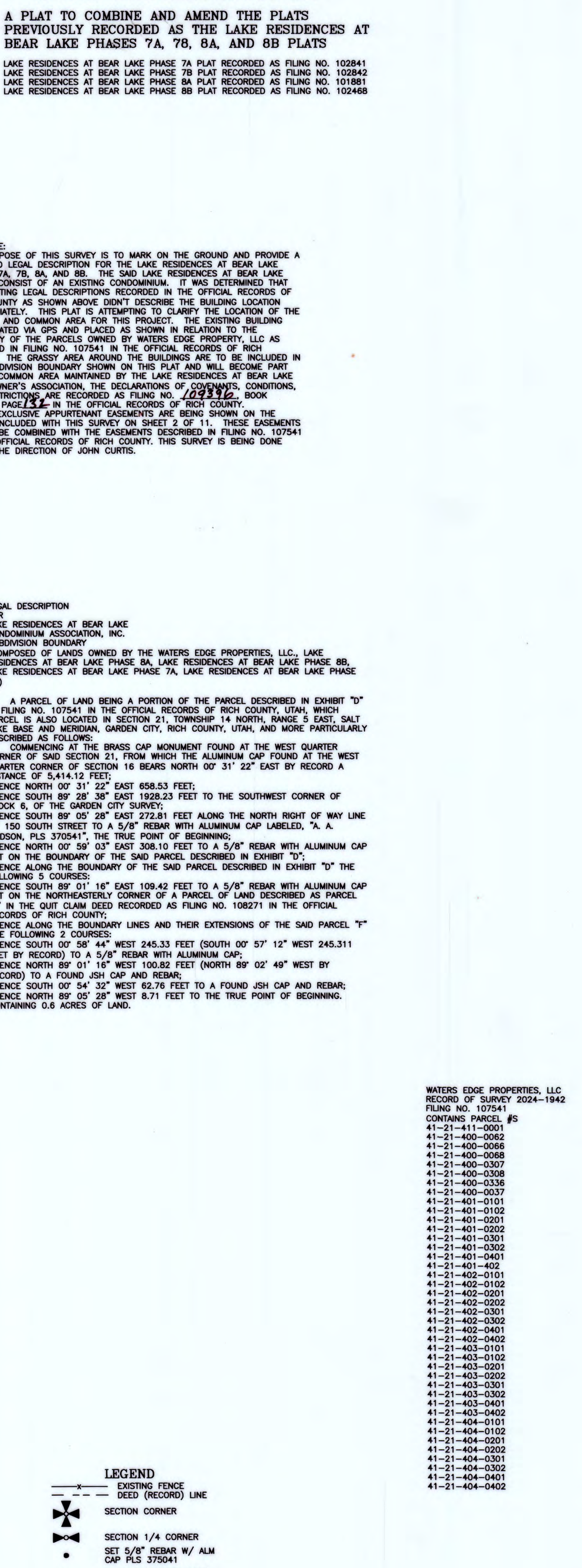
41-21-404-0402



LAND SURVEYORS
A.A. HUDSON AND ASSOCIATES
132 SOUTH STATE
PRESTON, IDAHO 83263
(208)852-1155

LAKE RESIDENCES AT BEAR LAKE PHASES 7A, 7B, 8A, & 8B, A UTAH CONDOMINIUM PROJECT
SECTION 21, TOWNSHIP 14 NORTH, RANGE 5 EAST, SLB&M
GARDEN CITY, RICH COUNTY, UTAH

REVISIONS	SURVEYED BY: TC
2	OFFICE WORK BY: TC, EZ
1	FIELD BOOK NO. __-__
PROJECT NO. 25031	COMPLETION DATE: JULY 2025

SURVEYOR'S CERTIFICATE

I, TIMOTHY LYNN CHRISTENSEN DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF UTAH, THAT I HOLD CERTIFICATE NUMBER 375041-2201 AND THAT BY THE AUTHORITY OF THE OWNERS OF THIS PROPERTY I HAVE CAUSED A SURVEY TO BE MADE AS SHOWN AND DESCRIBED ON THIS PLAT.

7/18/25
DATE

Timothy Lynn Christensen
TIMOTHY LYNN CHRISTENSEN

RECORDER'S CERTIFICATE

INSTRUMENT NO. 109556
DATE 8/29/2025 TIME 2:45
RECORD OF SURVEY NO. ____
REQUESTED BY Garden City
RECORDED BY ____
FEE $614.00

Kaia Bowden

DRAWING: 25031.dwg

LAKE RESIDENCES AT BEAR LAKE
PHASES 7A, 7B, 8A, & 8B,
A UTAH CONDOMINIUM PROJECT

A PLAT TO COMBINE AND AMEND THE PLATS PREVIOUSLY RECORDED AS THE LAKE RESIDENCES AT BEAR LAKE PHASES 7A, 78, 8A, AND 8B PLATS

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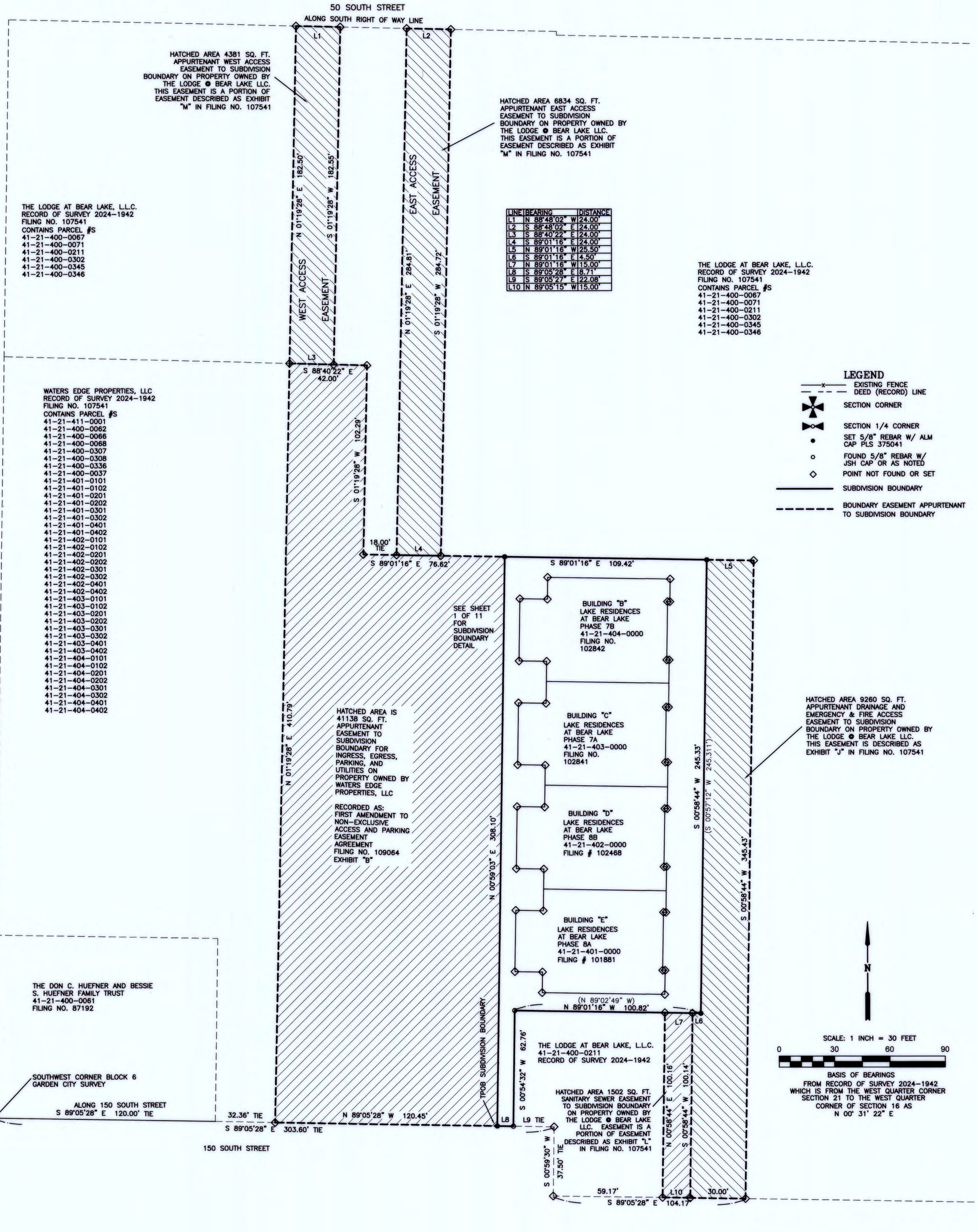
LAKE RESIDENCES AT BEAR LAKE PHASE 8A PLAT RECORDED AS FILING NO. 101881
LAKE RESIDENCES AT BEAR LAKE PHASE 8B PLAT RECORDED AS FILING NO. 102468

NOTE:

THIS SHEET IS AN EXHIBIT SHOWING THE 5 NON-EXCLUSIVE, APPURTENANT EASEMENTS LOCATIONS FOR CLARITY



LEGEND

- EXISTING FENCE
- DEED (RECORD) LINE
- SECTION CORNER
- SECTION 1/4 CORNER
- SET 5/8" REBAR W/ ALM CAP PLS 375041
- FOUND 5/8" REBAR W/ JSH CAP OR AS NOTED
- POINT NOT FOUND OR SET
- SUBDIVISION BOUNDARY
- BOUNDARY EASEMENT APPURTENANT TO SUBDIVISION BOUNDARY

APPURTENANT EASEMENT EXHIBIT

SHEET 2 OF 11

LAND SURVEYORS

A.A. HUDSON AND ASSOCIATES

132 SOUTH STATE
PRESTON, IDAHO 83263
(208)852-1155

LAKE RESIDENCES AT BEAR LAKE
PHASES 7A, 7B, 8A, & 8B,
A UTAH CONDOMINIUM PROJECT
SECTION 21, TOWNSHIP 14 NORTH, RANGE 5 EAST, SLB&M
GARDEN CITY, RICH COUNTY, UTAH

REVISIONS	SURVEYED BY: TC
2	OFFICE WORK BY: TC, EZ
1	FIELD BOOK NO. ___-___
PROJECT NO. 25031	COMPLETION DATE: JULY 2025

SURVEYOR'S CERTIFICATE

I, TIMOTHY LYNN CHRISTENSEN DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF UTAH, THAT I HOLD CERTIFICATE NUMBER 375041-2201 AND THAT BY THE AUTHORITY OF THE OWNERS OF THIS PROPERTY I HAVE CAUSED A SURVEY TO BE MADE AS SHOWN AND DESCRIBED ON THIS PLAT.

7/18/25
DATE

TIMOTHY LYNN CHRISTENSEN

RECORDER'S CERTIFICATE

INSTRUMENT NO. _____
DATE _____ TIME _____
RECORD OF SURVEY NO. _____
REQUESTED BY _____
RECORDED BY _____
FEE _____

DRAWING: 25031.dwg

LAKE RESIDENCES AT BEAR LAKE
PHASES 7A, 7B, 8A, & 8B,
A UTAH CONDOMINIUM PROJECT

A PLAT TO COMBINE AND AMEND THE PLATS PREVIOUSLY RECORDED AS THE LAKE RESIDENCES AT BEAR LAKE PHASES 7A, 7B, 8A, AND 8B PLATS

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LAKE RESIDENCES AT BEAR LAKE PHASE 8B PLAT RECORDED AS FILING NO. 102468

THE DRAWING SHOWN IS THE CONSTRUCTION DRAWING FOR THE BUILDING. FIELD MEASUREMENTS HAVE DETERMINED THAT THERE ARE SLIGHT VARIATIONS BETWEEN THE DRAWING AND THE CONSTRUCTED BUILDING.

NOTE:

DRAWINGS SHOWN ARE AS RECORDED ON:
LAKE RESIDENCES AT BEAR LAKE PHASE 7A PLAT RECORDED AS FILING NO. 102841
LAKE RESIDENCES AT BEAR LAKE PHASE 7B PLAT RECORDED AS FILING NO. 102842
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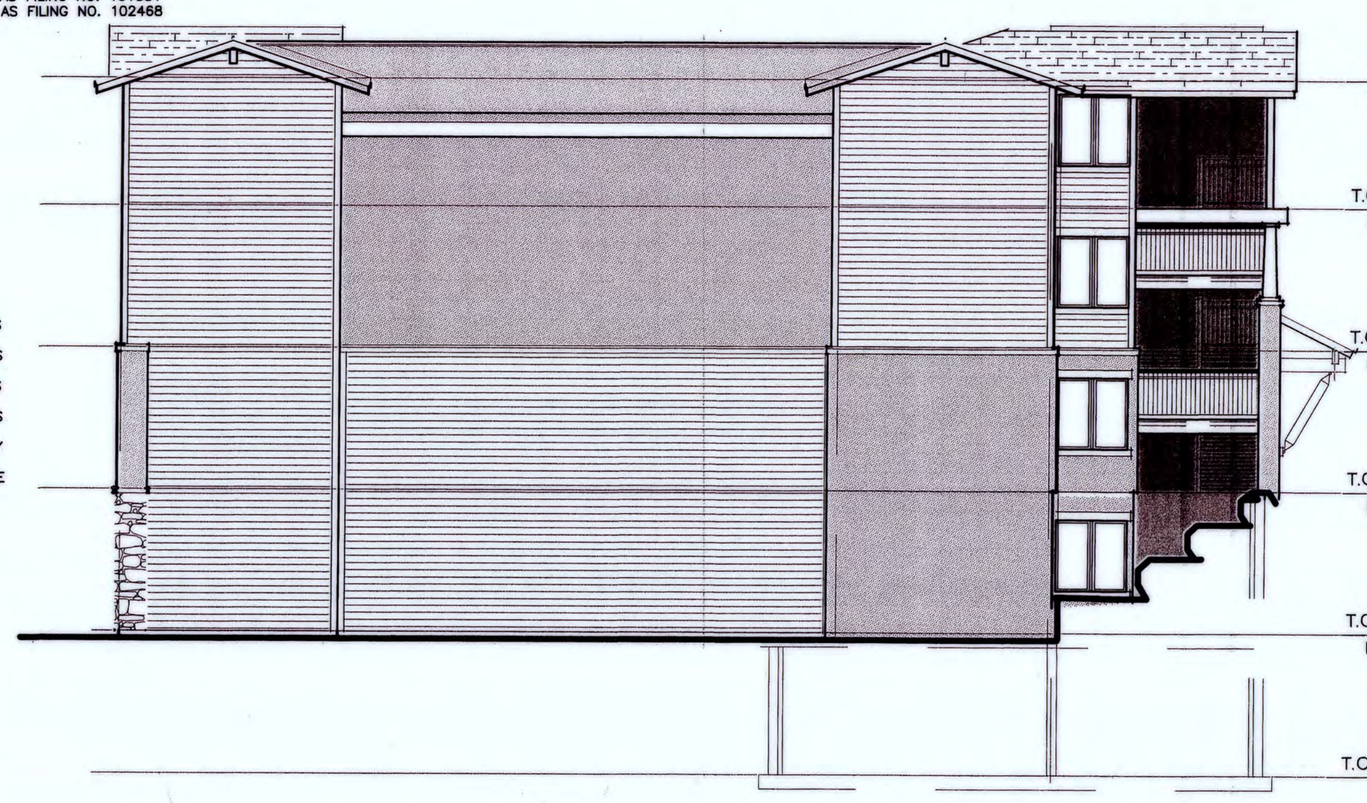
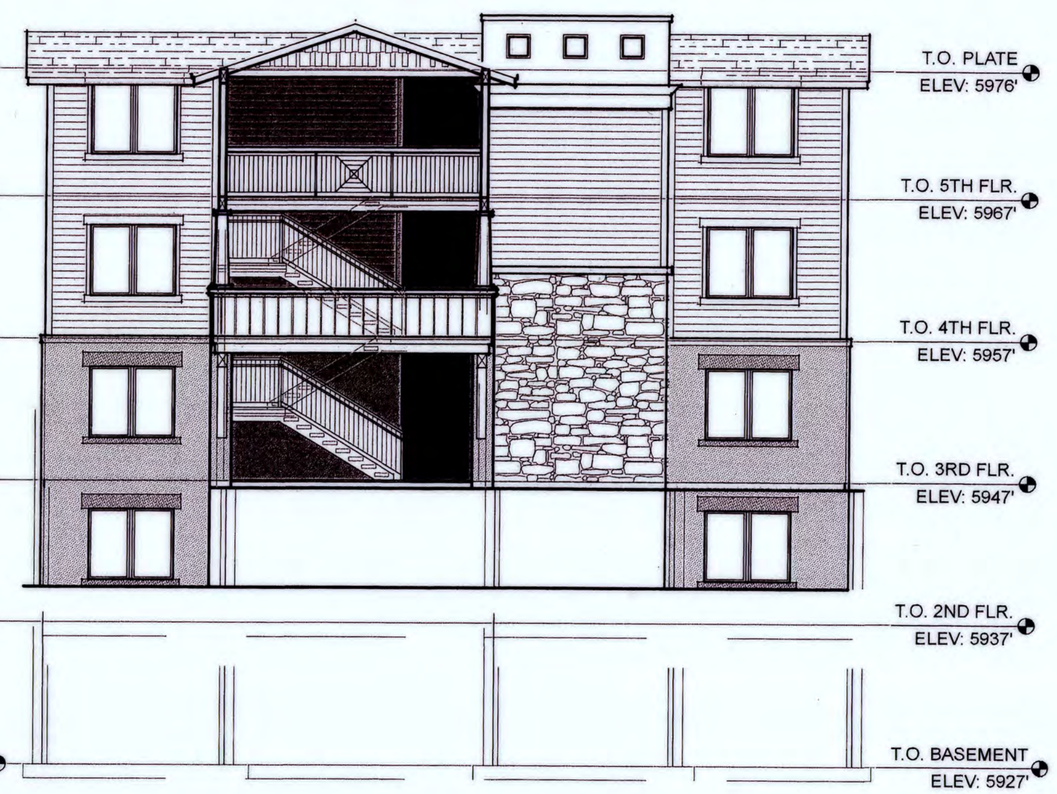
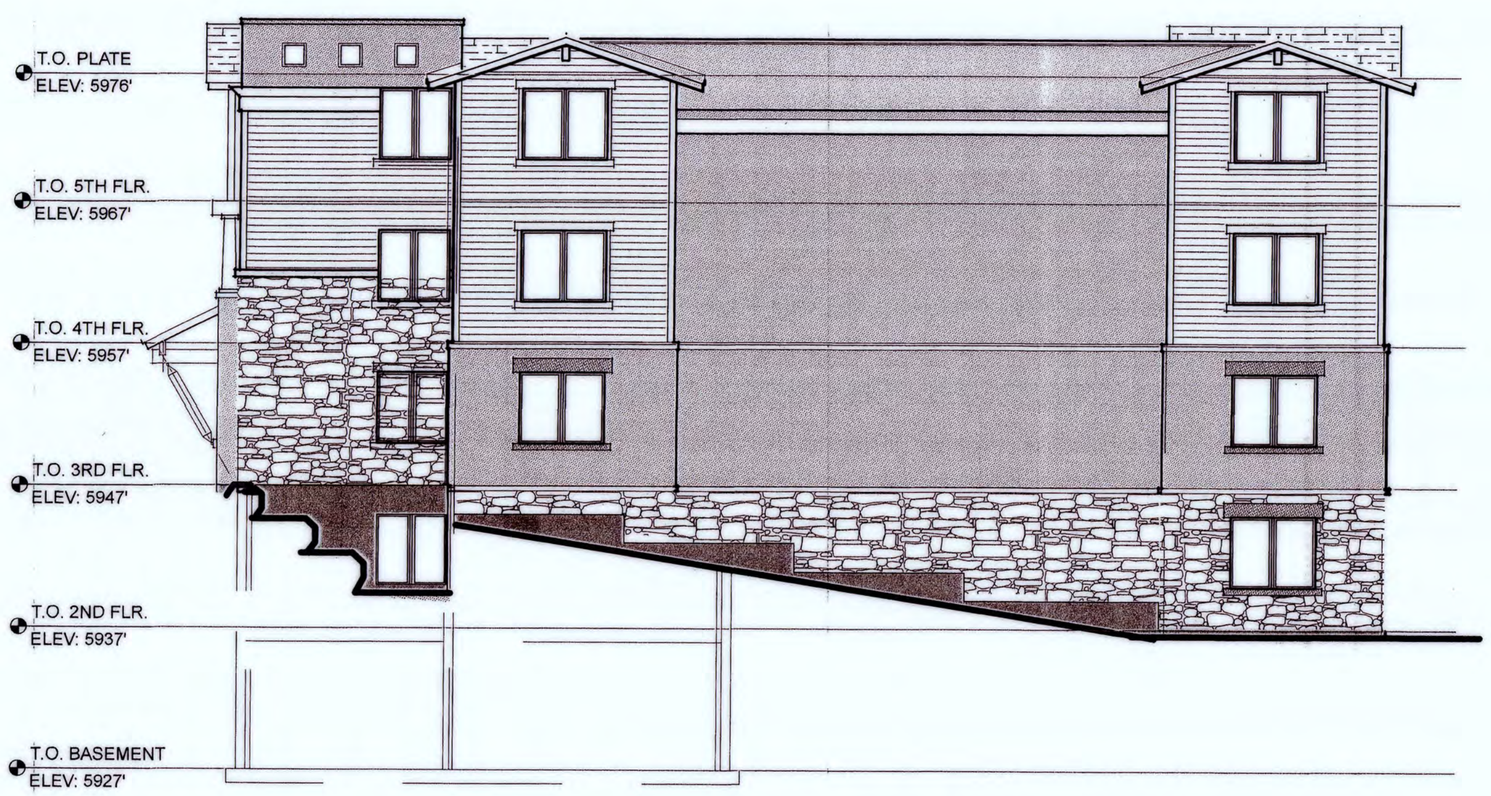
LAKE RESIDENCES AT BEAR LAKE PHASE 8B PLAT RECORDED AS FILING NO. 102468
THE ELEVATION VIEWS FOR 7A, 7B, 8A, AND 8B ARE RELATIVELY THE SAME. HOWEVER, THE ELEVATIONS DIFFER. THE ELEVATIONS SHOWN ARE FOR 7A. THE ELEVATIONS FOR 7B ARE ALL 1 FOOT HIGHER. THE ELEVATIONS FOR 8B ARE ALL 1 FOOT LOWER. THE ELEVATIONS FOR 8A ARE 2 FEET LOWER.



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

EAST ELEVATION

RECORDER'S CERTIFICATE

INSTRUMENT NO. _____
DATE _____ TIME _____
RECORD OF SURVEY NO. _____
REQUESTED BY _____
RECORDED BY _____
FEE _____

SURVEYOR'S CERTIFICATE

I, TIMOTHY LYNN CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF IDAHO, LICENSE NUMBER 375041-2201 AND THAT BY THE AUTHORITY OF THE OWNERS OF THIS PROPERTY I HAVE CAUSED A SURVEY TO BE MADE AS SHOWN AND DESCRIBED ON THIS PLAT.

7/18/25
DATE

TIMOTHY LYNN CHRISTENSEN

DRAWING: 25031.dwg

LEGEND

EXISTING FENCE LINE	
DEED (RECORD) LINE	
SECTION CORNER	
SECTION 1/4 CORNER	
SET 5/8" REBAR W/ ALM CAP PLS 375041	•
FOUND 5/8" REBAR W/ CAP AS NOTED	○
POINT NOT FOUND OR SET	◇

LAKE RESIDENCES AT BEAR LAKE
PHASES 7A, 7B, 8A, & 8B,
A UTAH CONDOMINIUM PROJECT
SECTION 21, TOWNSHIP 14 NORTH, RANGE 5 EAST, SLB&M
RICH COUNTY, UTAH

REVISIONS	SURVEYED BY: TC
2	OFFICE WORK BY: TC, EZ
1	FIELD BOOK NO. ___
PROJECT NO. 25031	COMPLETION DATE: JULY 2025

LAND SURVEYORS
A.A. HUDSON AND ASSOCIATES
132 SOUTH STATE
PRESTON, IDAHO 83263
(208)852-1155

LAKE RESIDENCES AT BEAR LAKE
PHASES 7A, 7B, 8A, & 8B,
A UTAH CONDOMINIUM PROJECT

A PLAT TO COMBINE AND AMEND THE PLATS PREVIOUSLY RECORDED AS THE LAKE RESIDENCES AT BEAR LAKE PHASES 7A, 7B, 8A, AND 8B PLATS

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LAKE RESIDENCES AT BEAR LAKE PHASE 8B PLAT RECORDED AS FILING NO. 102468

THE DRAWING SHOWN IS THE CONSTRUCTION DRAWING FOR THE BUILDING. FIELD MEASUREMENTS HAVE DETERMINED THAT THERE ARE SLIGHT VARIATIONS BETWEEN THE DRAWING AND THE CONSTRUCTED BUILDING.

NOTE:

THIS SHEET APPLIES TO:
LAKE RESIDENCES AT BEAR LAKE PHASE 7A PLAT RECORDED AS FILING NO. 102841
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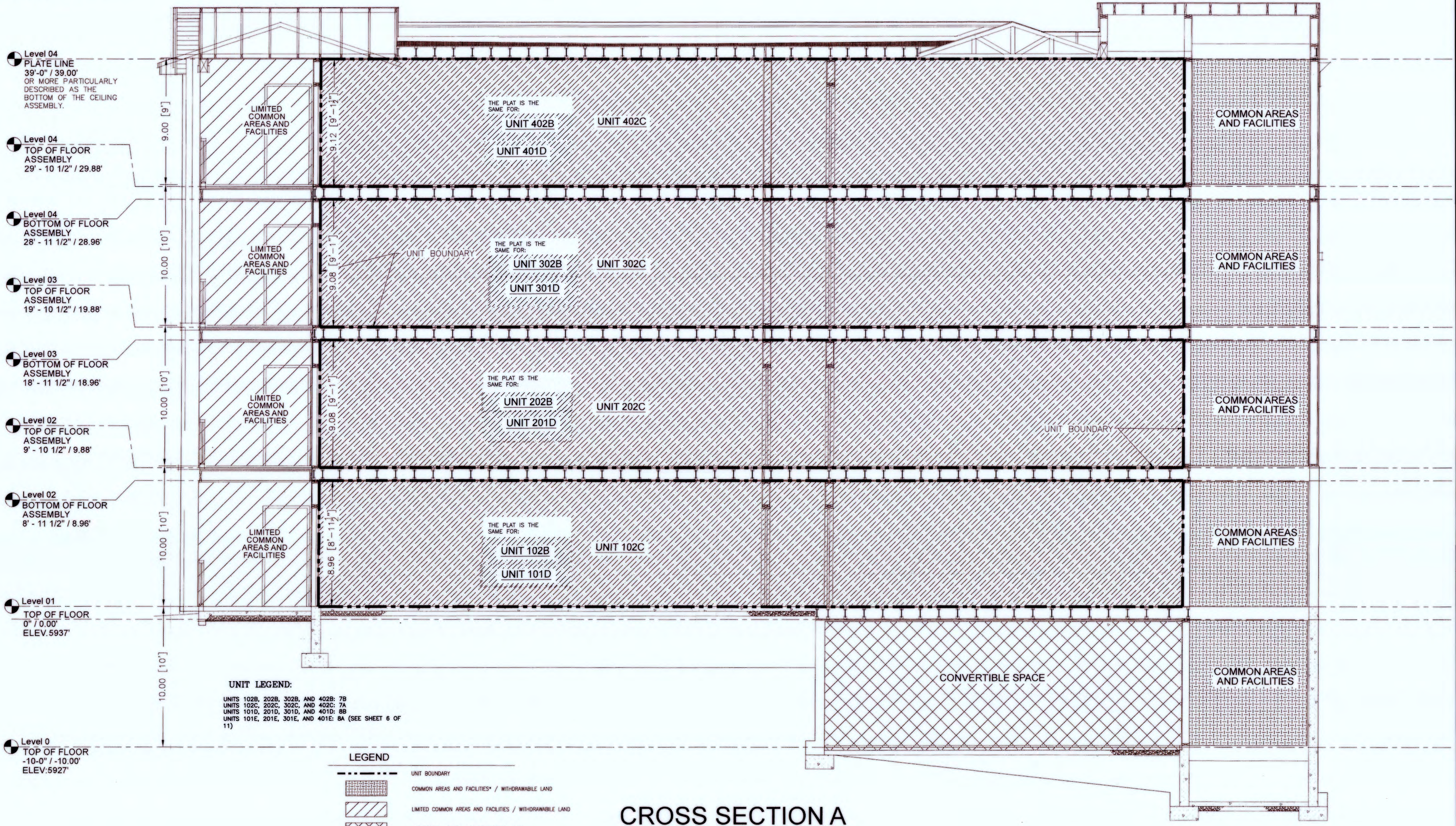

UNIT LEGEND:

UNITS 102B, 202B, 302B, AND 402B: 7B
UNITS 102C, 202C, 302C, AND 402C: 7A
UNITS 101D, 201D, 301D, AND 401D: 8B
UNITS 101E, 201E, 301E, AND 401E: 8A (SEE SHEET 6 OF 11)

LEGEND

- UNIT BOUNDARY
- COMMON AREAS AND FACILITIES* / WITHDRAWABLE LAND
- LIMITED COMMON AREAS AND FACILITIES / WITHDRAWABLE LAND
- CONVERTIBLE SPACE / WITHDRAWABLE LAND
- PRIVATE SPACE / WITHDRAWABLE LAND

CROSS SECTION A

SCALE 1"=5'

RECORDER'S CERTIFICATE

INSTRUMENT NO. _____
DATE _____ TIME _____
RECORD OF SURVEY NO. _____
REQUESTED BY _____
RECORDED BY _____
FEE _____

SURVEYOR'S CERTIFICATE

I, TIMOTHY LYNN CHRISTENSEN DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF UTAH, THAT I HOLD CERTIFICATE NUMBER 375041-2201 AND THAT BY THE AUTHORITY OF THE OWNERS OF THIS PROPERTY I HAVE CAUSED A SURVEY TO BE MADE AS SHOWN AND DESCRIBED ON THIS PLAT.

7/16/25
DATE

TIMOTHY LYNN CHRISTENSEN

LEGEND

- EXISTING FENCE
- DEED (RECORD) LINE
- SECTION CORNER
- SECTION 1/4 CORNER
- SET 5/8" REBAR W/ ALM CAP PLS 375041
- FOUND 5/8" REBAR W/ CAP AS NOTED
- POINT NOT FOUND OR SET

LAKE RESIDENCES AT BEAR LAKE PHASES 7A, 7B, 8A, & 8B, A UTAH CONDOMINIUM PROJECT
SECTION 21, TOWNSHIP 14 NORTH, RANGE 5 EAST, SLB&M
RICH COUNTY, UTAH

	REVISIONS	SURVEYED BY: TC
2		OFFICE WORK BY: TC, EZ
1		FIELD BOOK NO.
PROJECT NO. 25031		COMPLETION DATE: JULY 2025

LAND SURVEYORS
A.A. HUDSON AND ASSOCIATES
132 SOUTH STATE
PRESTON, IDAHO 83263
(208)852-1155

DRAWING: 25031.dwg

LAKE RESIDENCES AT BEAR LAKE
PHASES 7A, 7B, 8A, & 8B,
A UTAH CONDOMINIUM PROJECT

A PLAT TO COMBINE AND AMEND THE PLATS PREVIOUSLY RECORDED AS THE LAKE RESIDENCES AT BEAR LAKE PHASES 7A, 7B, 8A, AND 8B PLATS

LAKE RESIDENCES AT BEAR LAKE PHASE 7A PLAT RECORDED AS FILING NO. 102841
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NOTE:

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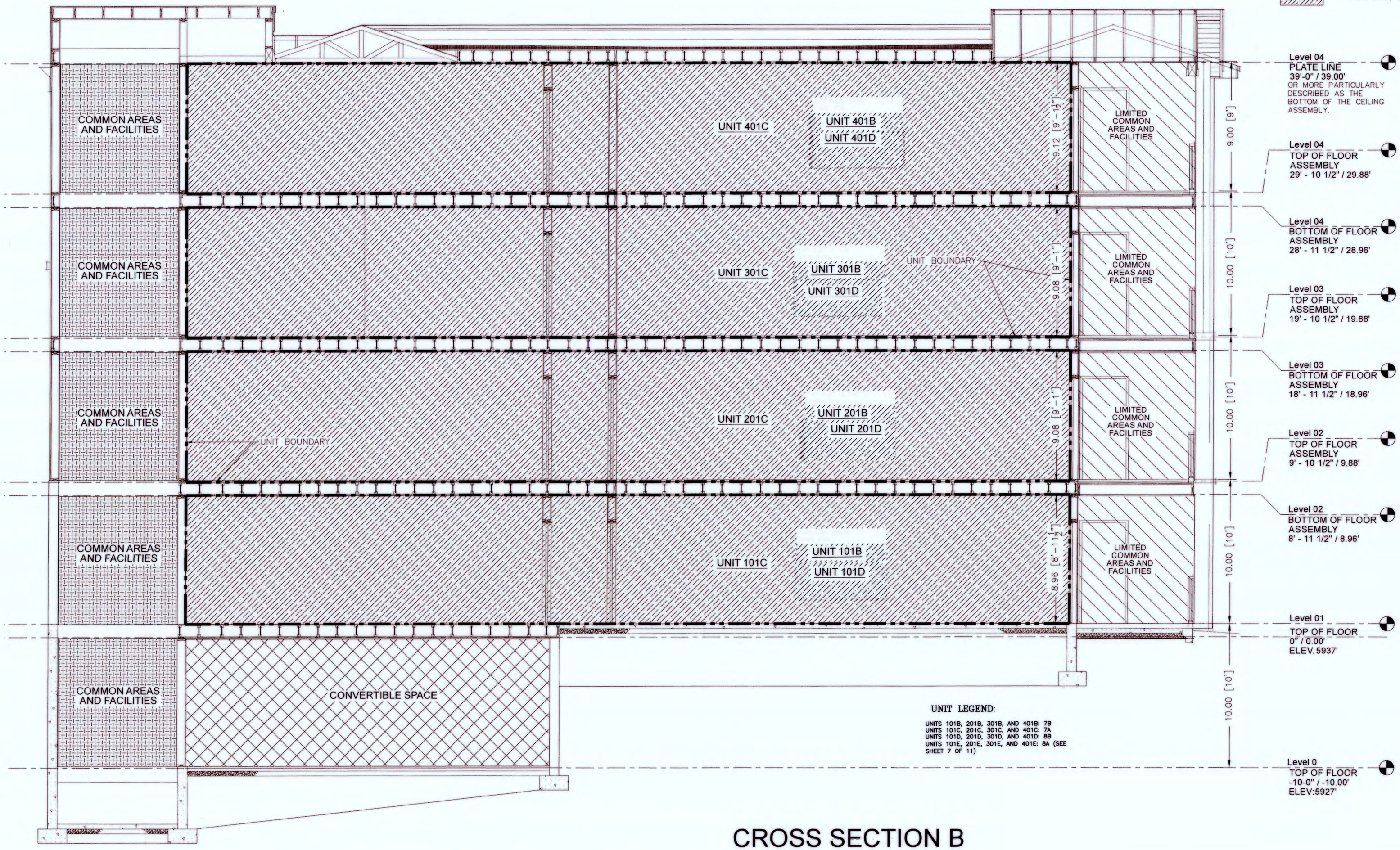

UNIT LEGEND:

UNITS 101B, 201B, 301B, AND 401B: 7B
UNITS 101C, 201C, 301C, AND 401C: 7A
UNITS 101D, 201D, 301D, AND 401D: 8B
UNITS 101E, 201E, 301E, AND 401E: 8A (SEE SHEET 7 OF 11)

CROSS SECTION B

SCALE 1"=5'

RECORDER'S CERTIFICATE

INSTRUMENT NO. _____
DATE _____ TIME _____
RECORD OF SURVEY NO. _____
REQUESTED BY _____
RECORDED BY _____
FEE _____

SURVEYOR'S CERTIFICATE

I, TIMOTHY LYNN CHRISTENSEN DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF UTAH, THAT I HOLD CERTIFICATE NUMBER 375041 - 2201 AND THAT BY THE AUTHORITY OF THE OWNERS OF THIS PROPERTY I HAVE CAUSED A SURVEY TO BE MADE AS SHOWN AND DESCRIBED ON THIS PLAT.

TIMOTHY LYNN CHRISTENSEN

DATE

LEGEND
— — EXISTING FENCE
— — DEED (RECORD) LINE
SECTION CORNER
SECTION 1/4 CORNER
SET 5/8" REBAR W/ ALM CAP PLS 375041
FOUND 5/8" REBAR W/ CAP AS NOTED
POINT NOT FOUND OR SET

LAKE RESIDENCES AT BEAR LAKE PHASES 7A, 7B, 8A, & 8B, A UTAH CONDOMINIUM PROJECT
SECTION 21, TOWNSHIP 14 NORTH, RANGE 5 EAST, SLB&M
RICH COUNTY, UTAH

REVISIONS	SURVEYED BY: TC
2	OFFICE WORK BY: TC, EZ
1	FIELD BOOK NO. —
PROJECT NO. 25031	COMPLETION DATE: JULY 2025

LAND SURVEYORS
A. A. HUDSON AND ASSOCIATES
132 SOUTH STATE
PRESTON, IDAHO 83263
(208)852-1155

DRAWING: 25031.dwg

LAKE RESIDENCES AT BEAR LAKE
PHASES 7A, 7B, 8A, & 8B,
A UTAH CONDOMINIUM PROJECT

A PLAT TO COMBINE AND AMEND THE PLATS PREVIOUSLY RECORDED AS THE LAKE RESIDENCES AT BEAR LAKE PHASES 7A, 7B, 8A, AND 8B PLATS

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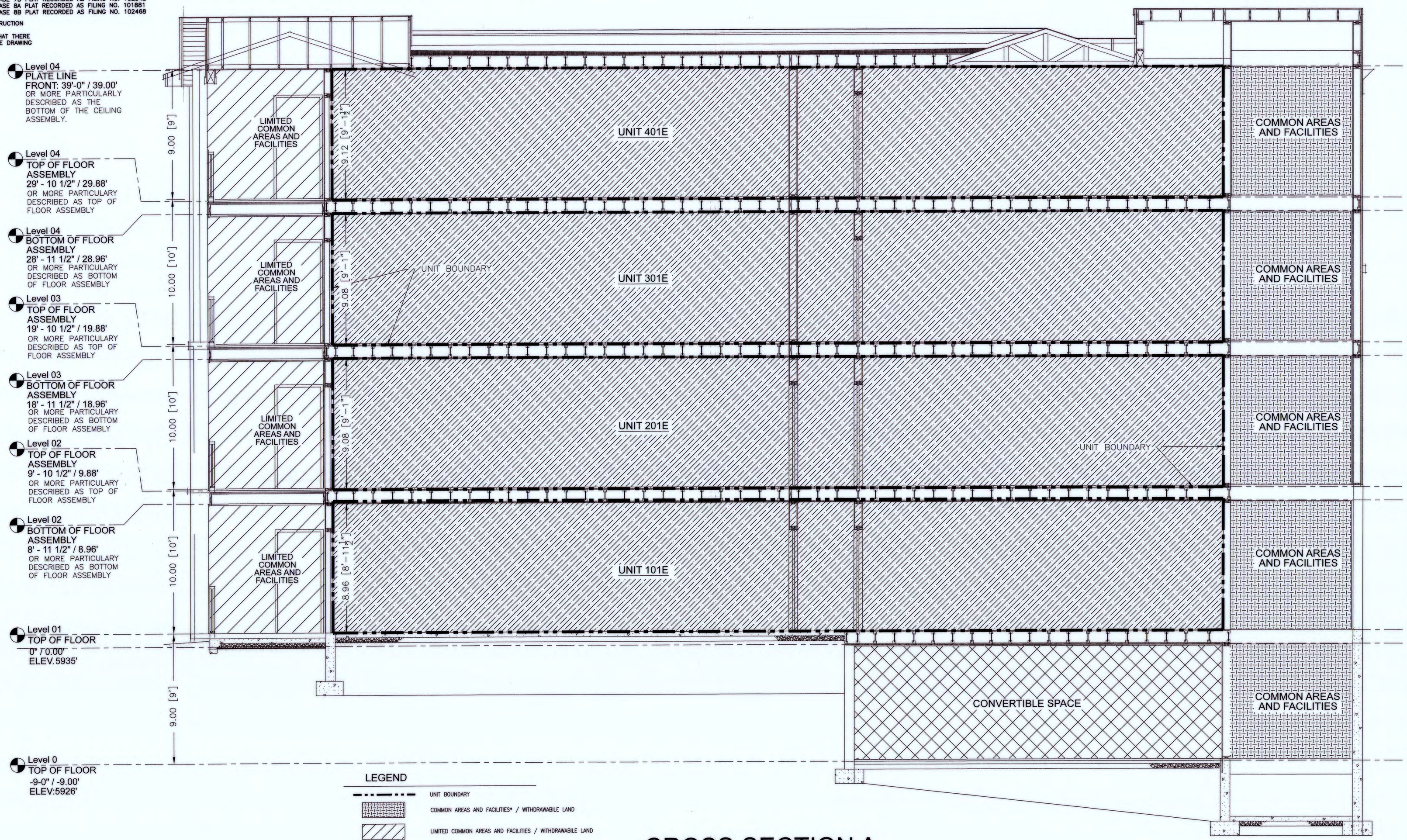
NOTE:

THIS SHEET APPLIES TO LAKE RESIDENCES AT BEAR LAKE PHASE 8A PLAT RECORDED AS FILING NO. 101881



LEGEND

- UNIT BOUNDARY
- COMMON AREAS AND FACILITIES* / WITHDRAWABLE LAND
- LIMITED COMMON AREAS AND FACILITIES / WITHDRAWABLE LAND
- CONVERTIBLE SPACE / WITHDRAWABLE LAND
- PRIVATE SPACE / WITHDRAWABLE LAND

CROSS SECTION A

SCALE 1"=5'

RECORDER'S CERTIFICATE

INSTRUMENT NO. _____ TIME _____
DATE _____
RECORD OF SURVEY NO. _____
REQUESTED BY _____
RECORDED BY _____
FEE _____

SURVEYOR'S CERTIFICATE

I, TIMOTHY LYNN CHRISTENSEN DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF UTAH, THAT I HOLD CERTIFICATE NUMBER 375041 - 2201 AND THAT BY THE AUTHORITY OF THE OWNERS OF THE PROPERTY DESCRIBED HEREON, I HAVE CAUSED A SURVEY TO BE MADE AS SHOWN AND DESCRIBED ON THIS PLAT.

7/18/25
DATE

TIMOTHY LYNN CHRISTENSEN

DRAWING: 25031.dwg

LEGEND

- EXISTING FENCE
- DEED (RECORD) LINE
- SECTION CORNER
- SECTION 1/4 CORNER
- SET 5/8" REBAR W/ ALM CAP PLS 375041
- FOUND 5/8" REBAR W/ CAP AS NOTED
- POINT NOT FOUND OR SET

LAKE RESIDENCES AT BEAR LAKE
PHASES 7A, 7B, 8A, & 8B,
A UTAH CONDOMINIUM PROJECT
SECTION 21, TOWNSHIP 14 NORTH, RANGE 5 EAST, SLB&M
RICH COUNTY, UTAH

REVISIONS	SURVEYED BY: TC
	OFFICE WORK BY: TC, EZ
2	FIELD BOOK NO. ___-___
1	
PROJECT NO. 25031	COMPLETION DATE: JULY 2025

LAND SURVEYORS
A.A. HUDSON AND ASSOCIATES
132 SOUTH STATE
PRESTON, IDAHO 83263
(208)852-1155

LAKE RESIDENCES AT BEAR LAKE
PHASES 7A, 7B, 8A, & 8B,
A UTAH CONDOMINIUM PROJECT

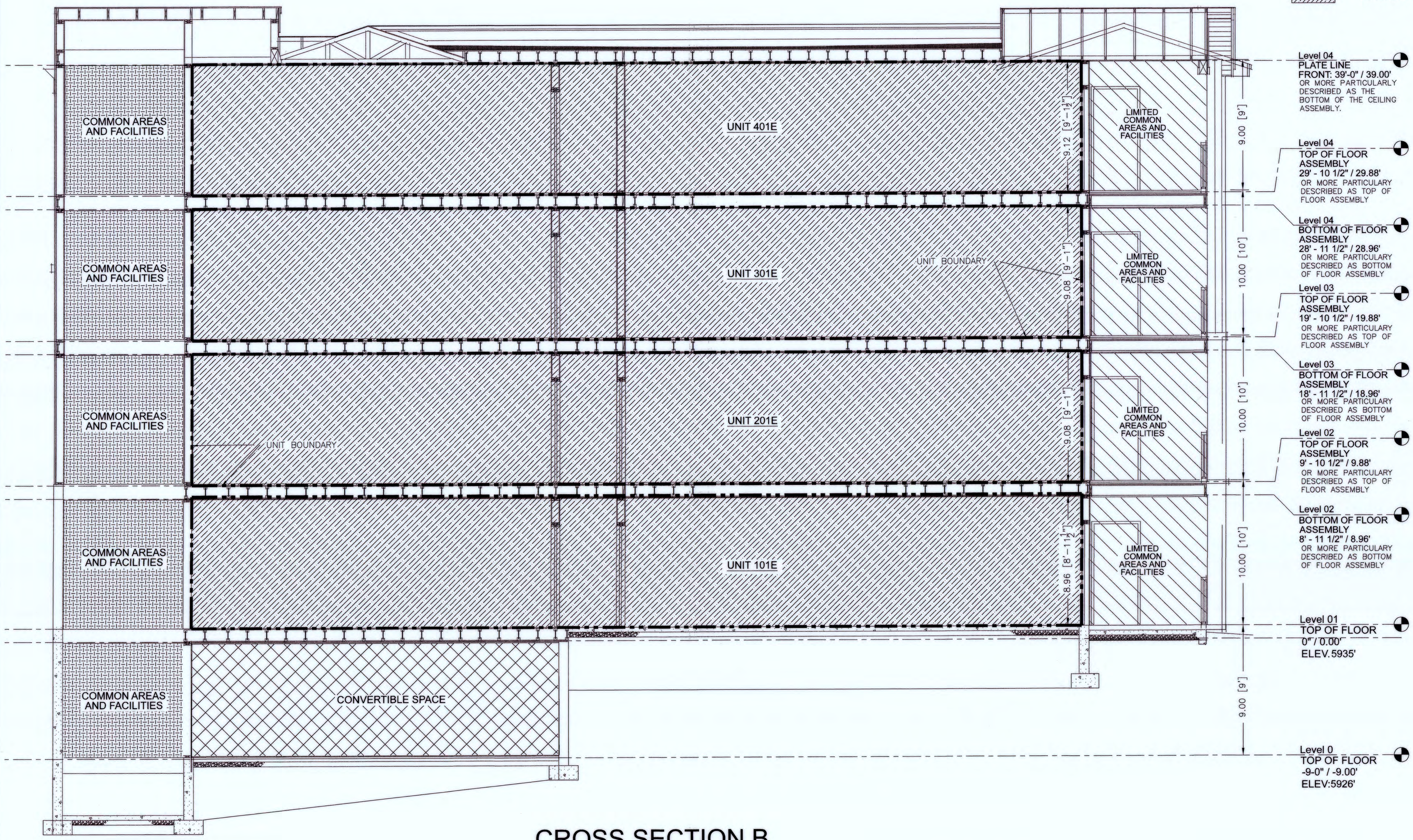
A PLAT TO COMBINE AND AMEND THE PLATS PREVIOUSLY RECORDED AS THE LAKE RESIDENCES AT BEAR LAKE PHASES 7A, 7B, 8A, AND 8B PLATS

LAKE RESIDENCES AT BEAR LAKE PHASE 7A PLAT RECORDED AS FILING NO. 102841
LAKE RESIDENCES AT BEAR LAKE PHASE 7B PLAT RECORDED AS FILING NO. 102842
LAKE RESIDENCES AT BEAR LAKE PHASE 8A PLAT RECORDED AS FILING NO. 101881
LAKE RESIDENCES AT BEAR LAKE PHASE 8B PLAT RECORDED AS FILING NO. 102468

THE DRAWING SHOWN IS THE CONSTRUCTION DRAWING FOR THE BUILDING. FIELD MEASUREMENTS HAVE DETERMINED THAT THERE ARE SLIGHT VARIATIONS BETWEEN THE DRAWING AND THE CONSTRUCTED BUILDING.

NOTE:

THIS SHEET APPLIES TO LAKE RESIDENCES AT BEAR LAKE PHASE 8A PLAT RECORDED AS FILING NO. 101881



CROSS SECTION B

SCALE 1"=5'

SHEET 7 OF 11

LEGEND

- UNIT BOUNDARY
- COMMON AREAS AND FACILITIES* / WITHDRAWABLE LAND
- LIMITED COMMON AREAS AND FACILITIES / WITHDRAWABLE LAND
- CONVERTIBLE SPACE / WITHDRAWABLE LAND
- PRIVATE SPACE / WITHDRAWABLE LAND

RECORDER'S CERTIFICATE

INSTRUMENT NO. _____ TIME _____
DATE _____
RECORD OF SURVEY NO. _____
REQUESTED BY _____
RECORDED BY _____
FEE _____

DRAWING: 25031.dwg

SURVEYOR'S CERTIFICATE

I, TIMOTHY LYNN CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NUMBER 375041-2201 AND THAT BY THE AUTHORITY OF THE OWNERS OF THIS PROPERTY I HAVE CAUSED A SURVEY TO BE MADE AS SHOWN AND DESCRIBED ON THIS PLAT.

7/18/25
DATE

TIMOTHY LYNN CHRISTENSEN

LEGEND
- EXISTING FENCE
- DEED (RECORD) LINE
- SECTION CORNER
- SECTION 1/4 CORNER
- SET 5/8" REBAR W/ ALM CAP PLS 375041
- FOUND 5/8" REBAR W/ CAP AS NOTED
- POINT NOT FOUND OR SET

LAKE RESIDENCES AT BEAR LAKE PHASES 7A, 7B, 8A, & 8B, A UTAH CONDOMINIUM PROJECT
SECTION 21, TOWNSHIP 14 NORTH, RANGE 5 EAST, SLB&M
RICH COUNTY, UTAH

REVISIONS	SURVEYED BY: TC
2	OFFICE REVIEW BY: TC, EZ
1	FIELD BOOK NO. —
PROJECT NO. 25031	COMPLETION DATE: JULY 7, 2025

LAND SURVEYORS
A. A. HUDSON AND ASSOCIATES
132 SOUTH STATE
PRESTON, IDAHO 83263
(208)852-1155

NOTE:

THIS DRAWING APPLIES TO LAKE RESIDENCES AT BEAR LAKE PHASE 7A PLAT RECORDED AS FILING NO. 102841 AND IS SHOWN AS RECORDED
THE FIRST FLOOR OF PHASE 7A DIFFERS FROM THE FIRST FLOOR OF THE OTHER PHASES

LAKE RESIDENCES AT BEAR LAKE PHASES 7A, 7B, 8A, & 8B, A UTAH CONDOMINIUM PROJECT

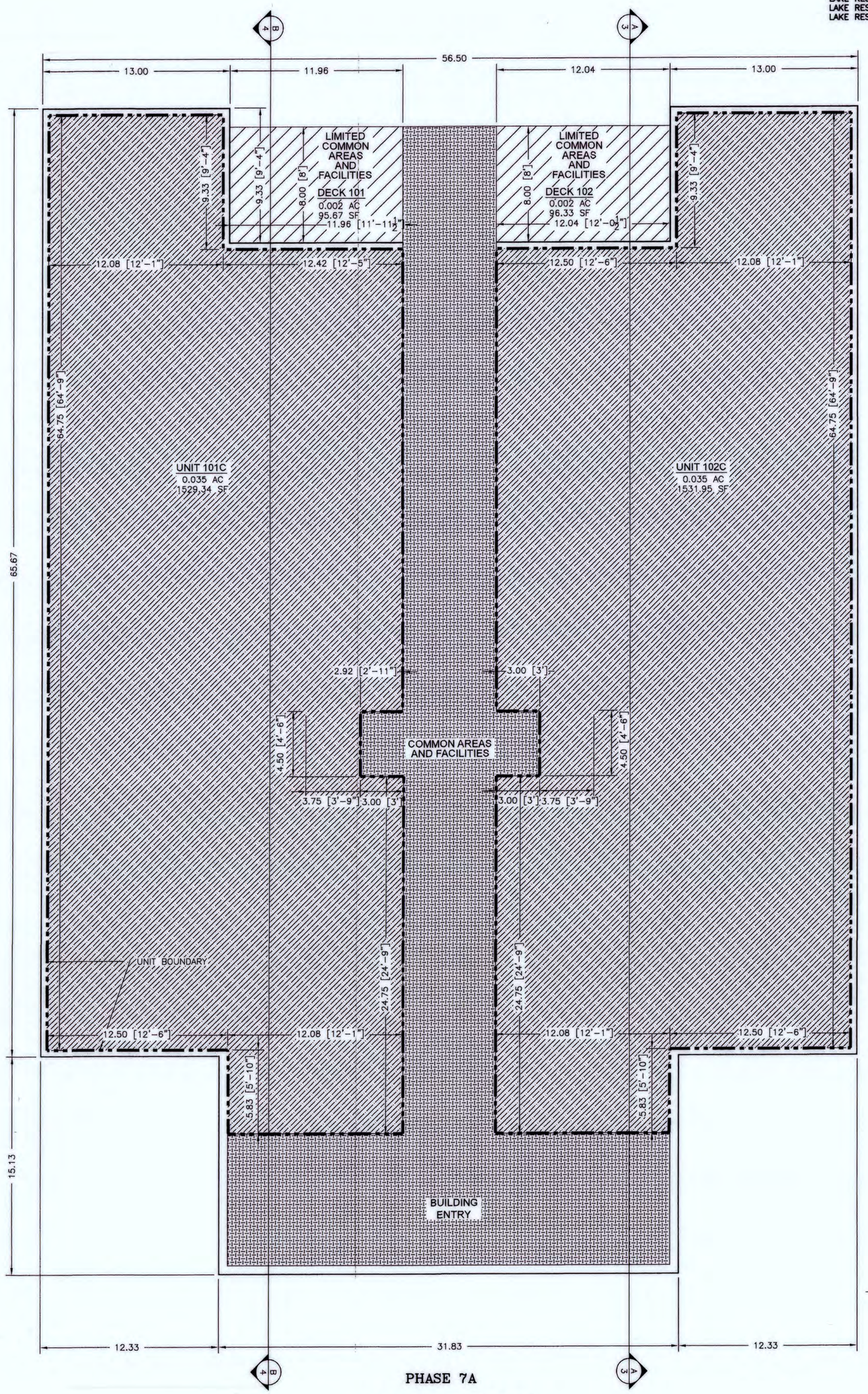
A PLAT TO COMBINE AND AMEND THE PLATS PREVIOUSLY RECORDED AS THE LAKE RESIDENCES AT BEAR LAKE PHASES 7A, 7B, 8A, AND 8B PLATS

LAKE RESIDENCES AT BEAR LAKE PHASE 7A PLAT RECORDED AS FILING NO. 102841
LAKE RESIDENCES AT BEAR LAKE PHASE 7B PLAT RECORDED AS FILING NO. 102842
LAKE RESIDENCES AT BEAR LAKE PHASE 8A PLAT RECORDED AS FILING NO. 101881
LAKE RESIDENCES AT BEAR LAKE PHASE 8B PLAT RECORDED AS FILING NO. 102468

THE DRAWING SHOWN IS THE CONSTRUCTION DRAWING FOR THE BUILDING. FIELD MEASUREMENTS HAVE DETERMINED THAT THERE ARE SLIGHT VARIATIONS BETWEEN THE DRAWING AND THE CONSTRUCTED BUILDING.

NOTE:

THIS DRAWING IS AS RECORDED ON
LAKE RESIDENCES AT BEAR LAKE PHASE 7B PLAT RECORDED AS FILING NO. 102842
LAKE RESIDENCES AT BEAR LAKE PHASE 8A PLAT RECORDED AS FILING NO. 101881
LAKE RESIDENCES AT BEAR LAKE PHASE 8B PLAT RECORDED AS FILING NO. 102468
THIS DRAWING APPLIES TO PHASES 7B, 8A, AND 8B



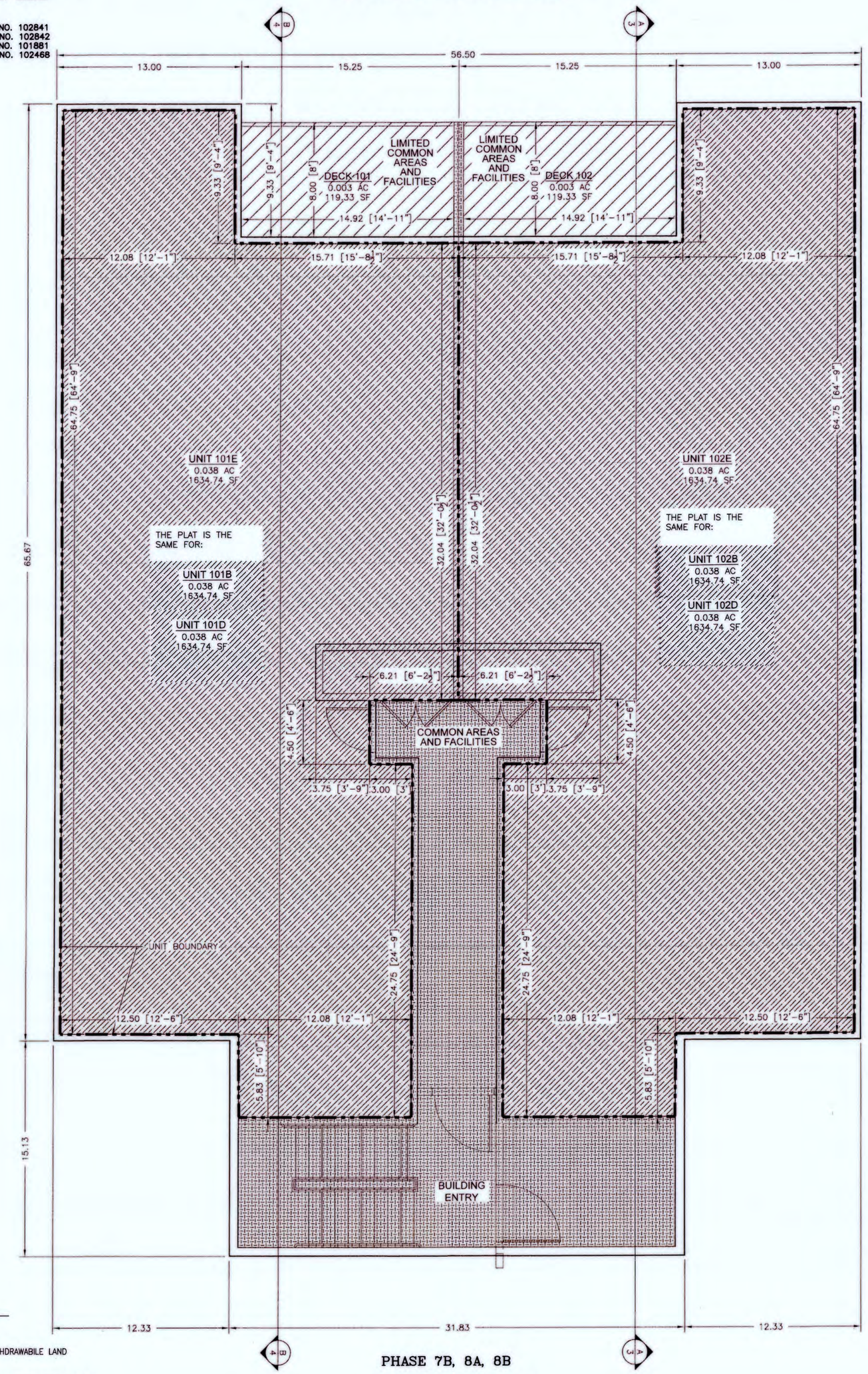
PHASE 7A

FIRST FLOOR

SCALE 1"=5'

UNIT LEGEND:

UNITS 101B AND 102B: 7B
UNITS 101C AND 102C: 7A
UNITS 101D AND 102D: 8B
UNITS 101E AND 102E: 8A



PHASE 7B, 8A, 8B

FIRST FLOOR

SCALE 1"=5'

LEGEND

- UNIT BOUNDARY
- COMMON AREAS AND FACILITIES* / WITHDRAWABLE LAND
- LIMITED COMMON AREAS AND FACILITIES / WITHDRAWABLE LAND
- CONVERTIBLE SPACE / WITHDRAWABLE LAND
- PRIVATE SPACE / WITHDRAWABLE LAND

RECORDER'S CERTIFICATE

INSTRUMENT NO. _____
DATE _____ TIME _____
RECORD OF SURVEY NO. _____
REQUESTED BY _____
RECORDED BY _____
FEE _____

SURVEYOR'S CERTIFICATE

I, TIMOTHY LYNN CHRISTENSEN DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR AND THAT I HOLD LICENSE NUMBER 375041-2201 AND THAT BY THE AUTHORITY OF THE OWNERS OF THIS PROPERTY I HAVE CAUSED A SURVEY TO BE MADE AS SHOWN AND DESCRIBED ON THIS PLAT.

7/18/25
DATE

TIMOTHY LYNN CHRISTENSEN

DRAWING: 25031.dwg

LEGEND

- EXISTING FENCE
- DEED (RECORD) LINE
- SECTION CORNER
- SECTION 1/4 CORNER
- SET 5/8" REBAR W/ ALM CAP PLS 375041
- FOUND 5/8" REBAR W/ CAP AS NOTED
- POINT NOT FOUND OR SET

LAKE RESIDENCES AT BEAR LAKE PHASES 7A, 7B, 8A, & 8B, A UTAH CONDOMINIUM PROJECT

SECTION 21, TOWNSHIP 14 NORTH, RANGE 5 EAST, SLB&M
RICH COUNTY, UTAH

REVISIONS	SURVEYED BY: TC
2	OFFICE WORK BY: TC, EZ
1	FIELD BOOK NO. ___
PROJECT NO. 25031	COMPLETION DATE: JULY 2025

LAND SURVEYORS
A.A. HUDSON AND ASSOCIATES
132 SOUTH STATE
PRESTON, IDAHO 83263
(208)852-1155

LAKE RESIDENCES AT BEAR LAKE
PHASES 7A, 7B, 8A, & 8B,
A UTAH CONDOMINIUM PROJECT

A PLAT TO COMBINE AND AMEND THE PLATS PREVIOUSLY RECORDED AS THE LAKE RESIDENCES AT BEAR LAKE PHASES 7A, 7B, 8A, AND 8B PLATS

LAKE RESIDENCES AT BEAR LAKE PHASE 7A PLAT RECORDED AS FILING NO. 102841
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LAKE RESIDENCES AT BEAR LAKE PHASE 8A PLAT RECORDED AS FILING NO. 101881
LAKE RESIDENCES AT BEAR LAKE PHASE 8B PLAT RECORDED AS FILING NO. 102468

THE DRAWING SHOWN IS THE CONSTRUCTION DRAWING FOR THE BUILDING. FIELD MEASUREMENTS HAVE DETERMINED THAT THERE ARE SLIGHT VARIATIONS BETWEEN THE DRAWING AND THE CONSTRUCTED BUILDING.

NOTE:

THIS DRAWING IS AS RECORDED ON
LAKE RESIDENCES AT BEAR LAKE PHASE 7A PLAT RECORDED AS FILING NO. 102841
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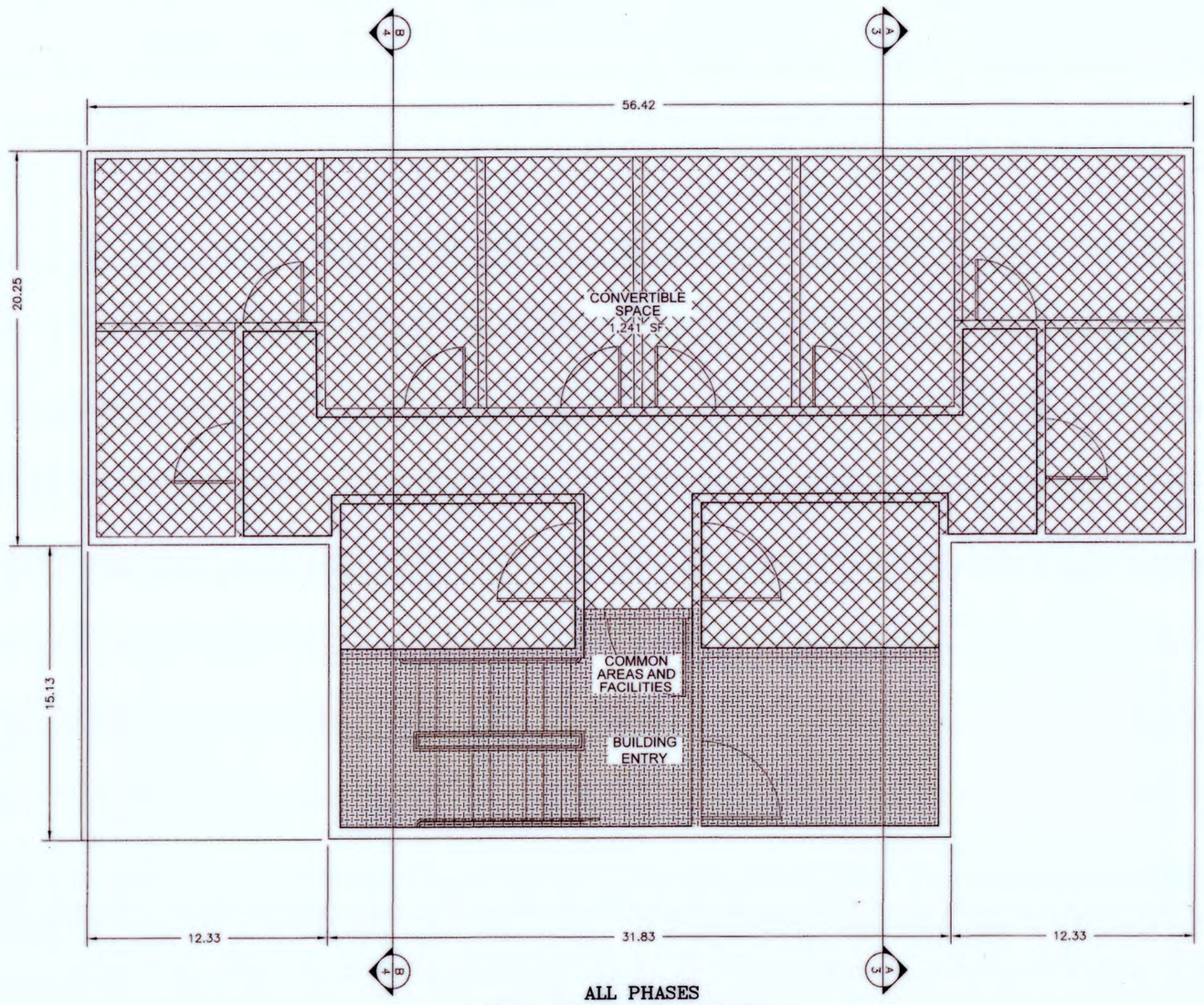
LAKE RESIDENCES AT BEAR LAKE PHASE 8A PLAT RECORDED AS FILING NO. 101881
LAKE RESIDENCES AT BEAR LAKE PHASE 8B PLAT RECORDED AS FILING NO. 102468
THIS DRAWING APPLIES TO ALL PHASES

LEGEND

- UNIT BOUNDARY
- COMMON AREAS AND FACILITIES* / WITHDRAWABLE LAND
- LIMITED COMMON AREAS AND FACILITIES / WITHDRAWABLE LAND
- CONVERTIBLE SPACE / WITHDRAWABLE LAND
- PRIVATE SPACE / WITHDRAWABLE LAND



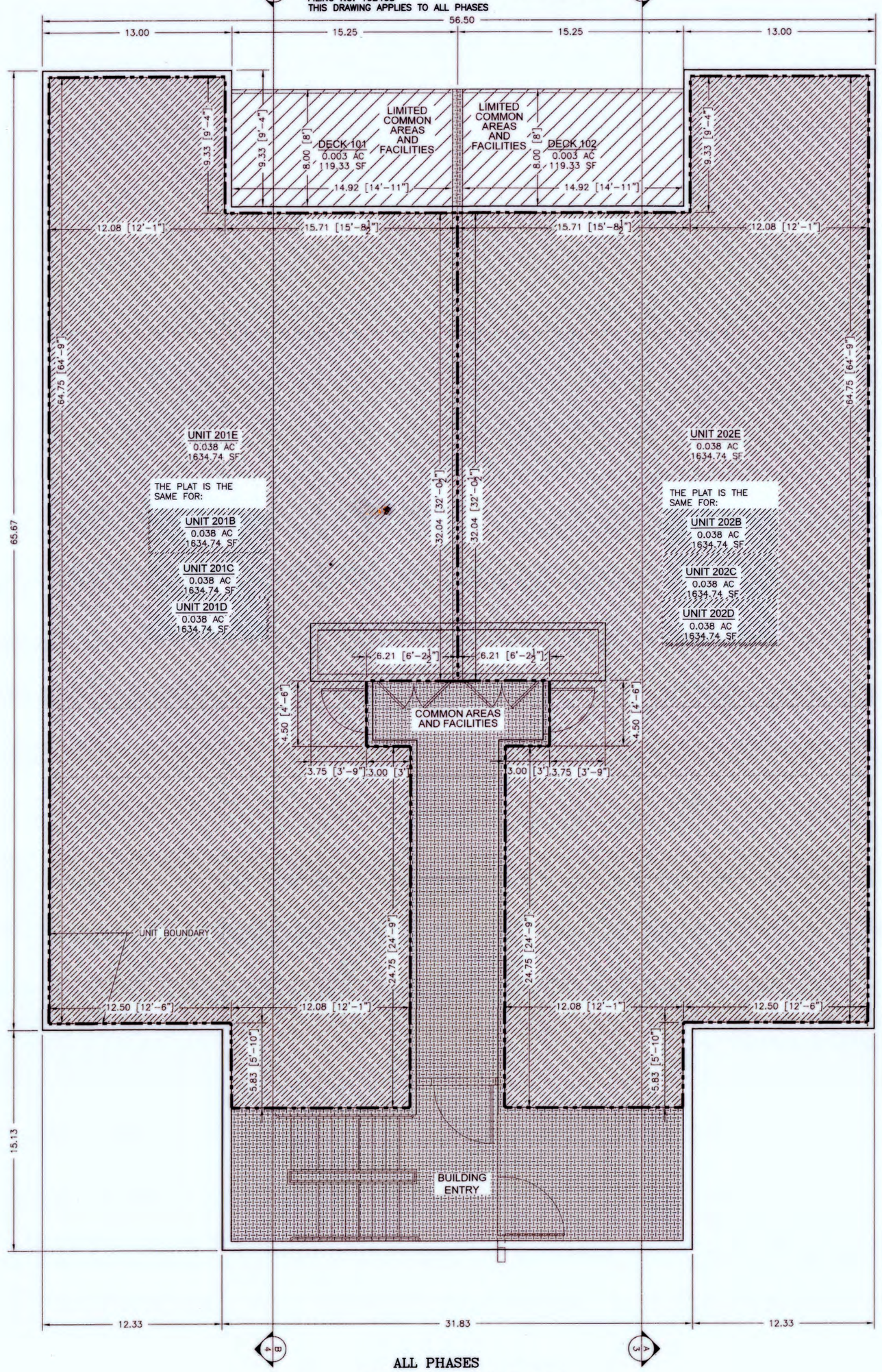
ALL PHASES

BASEMENT LEVEL

SCALE 1"=5'

UNIT LEGEND:

UNITS 201B AND 202B: 7B
UNITS 201C AND 202C: 7A
UNITS 201D AND 202D: 8B
UNITS 201E AND 202E: 8A



ALL PHASES

SECOND FLOOR

SCALE 1"=5'

NOTE:

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LAKE RESIDENCES AT BEAR LAKE PHASE 8B PLAT RECORDED AS FILING NO. 102468
THIS DRAWING APPLIES TO ALL PHASES

E LAND

RECORDER'S CERTIFICATE

INSTRUMENT NO. _____ TIME _____
DATE _____
RECORD OF SURVEY NO. _____
REQUESTED BY _____
RECORDED BY _____
FEE _____

SURVEYOR'S CERTIFICATE

I, TIMOTHY LYNN CHRISTENSEN DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF UTAH; THAT I HOLD CERTIFICATE NUMBER 375041 - 2201 AND THAT BY THE AUTHORITY OF THE OWNERS OF THIS PROPERTY, I HAVE CAUSED A SURVEY TO BE MADE AS SHOWN AND DESCRIBED ON THIS PLAT.

7/18/25
DATE

TIMOTHY LYNN CHRISTENSEN

DRAWING: 25031.dwg

LEGEND

- EXISTING FENCE LINE
- DEED (RECORD)
- SECTION CORNER
- SECTION 1/4 CORNER
- SET 5/8" REBAR W/ ALM CAP PLS 375041
- FOUND 5/8" REBAR W/ CAP AS NOTED
- POINT NOT FOUND OR SET

LAKE RESIDENCES AT BEAR LAKE PHASES 7A, 7B, 8A, & 8B, A UTAH CONDOMINIUM PROJECT
SECTION 21, TOWNSHIP 14 NORTH, RANGE 5 EAST, SLB&M
RICH COUNTY, UTAH

REVISIONS	SURVEYED BY: TC
2	OFFICE WORK BY: TC, EZ
1	FIELD BOOK NO. ___
PROJECT NO. 25031	COMPLETION DATE: JULY 2025

LAND SURVEYORS
A.A. HUDSON AND ASSOCIATES
132 SOUTH STATE
PRESTON, IDAHO 83263
(208)852-1155

NOTE:

THIS DRAWING IS AS RECORDED ON
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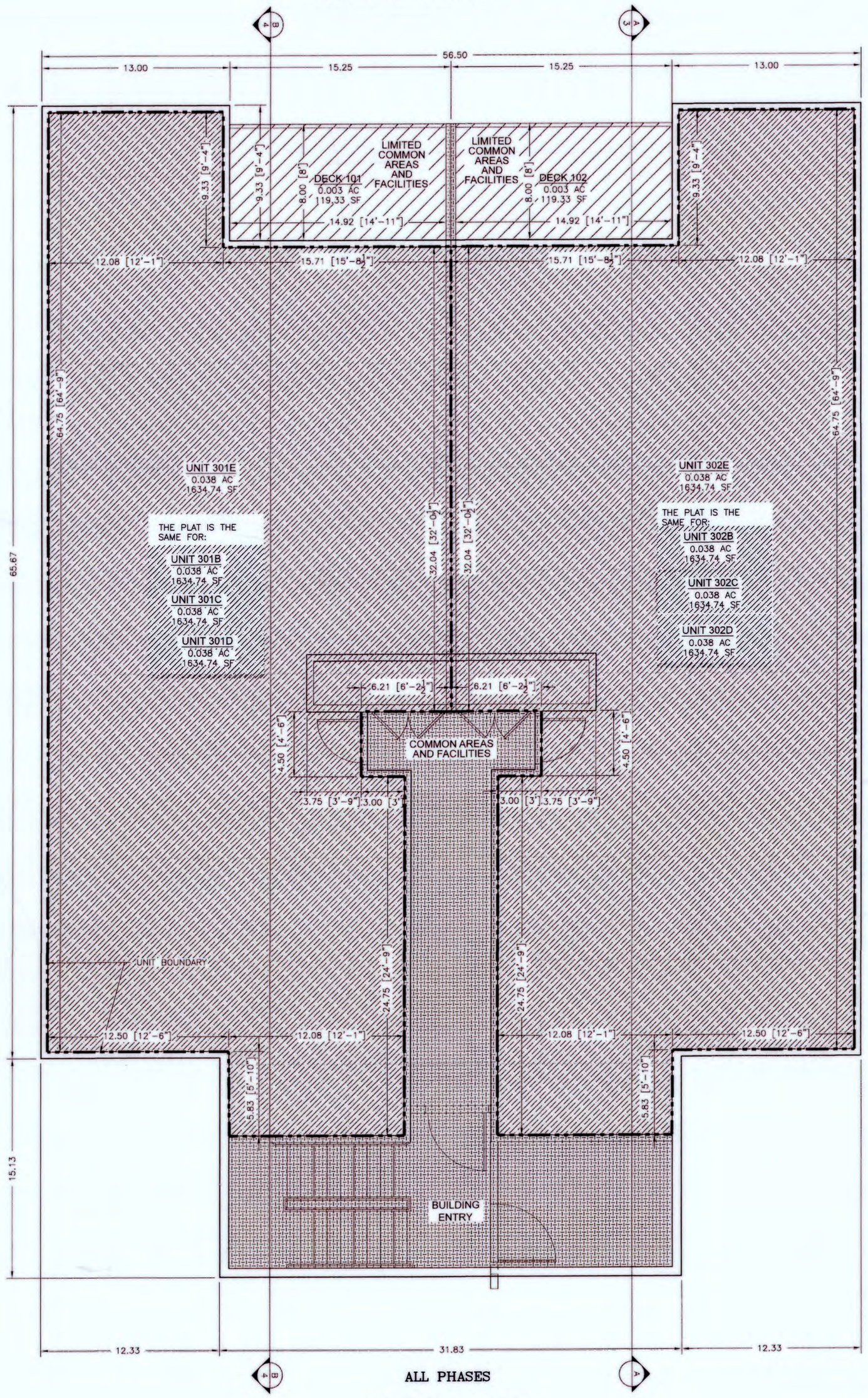
LAKE RESIDENCES AT BEAR LAKE PHASE 8A PLAT RECORDED AS FILING NO. 101881
LAKE RESIDENCES AT BEAR LAKE PHASE 8B PLAT RECORDED AS FILING NO. 102468
THIS DRAWING APPLIES TO ALL PHASES



ALL PHASES

THIRD FLOOR

SCALE 1"=5'

LAKE RESIDENCES AT BEAR LAKE PHASES 7A, 7B, 8A, & 8B, A UTAH CONDOMINIUM PROJECT

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LAKE RESIDENCES AT BEAR LAKE PHASE 8B PLAT RECORDED AS FILING NO. 102468

THE DRAWING SHOWN IS THE CONSTRUCTION DRAWING FOR THE BUILDING. FIELD MEASUREMENTS HAVE DETERMINED THAT THERE ARE SLIGHT VARIATIONS BETWEEN THE DRAWING AND THE CONSTRUCTED BUILDING.

UNIT LEGEND:

UNITS 301B AND 302B: 7B
UNITS 301C AND 302C: 7A
UNITS 301D AND 302D: 8B
UNITS 301E AND 302E: 8A

LEGEND

UNIT BOUNDARY
COMMON AREAS AND FACILITIES* / WITHDRAWABLE LAND
LIMITED COMMON AREAS AND FACILITIES / WITHDRAWABLE LAND
CONVERTIBLE SPACE / WITHDRAWABLE LAND
PRIVATE SPACE / WITHDRAWABLE LAND

NOTE:

THIS DRAWING IS AS RECORDED ON
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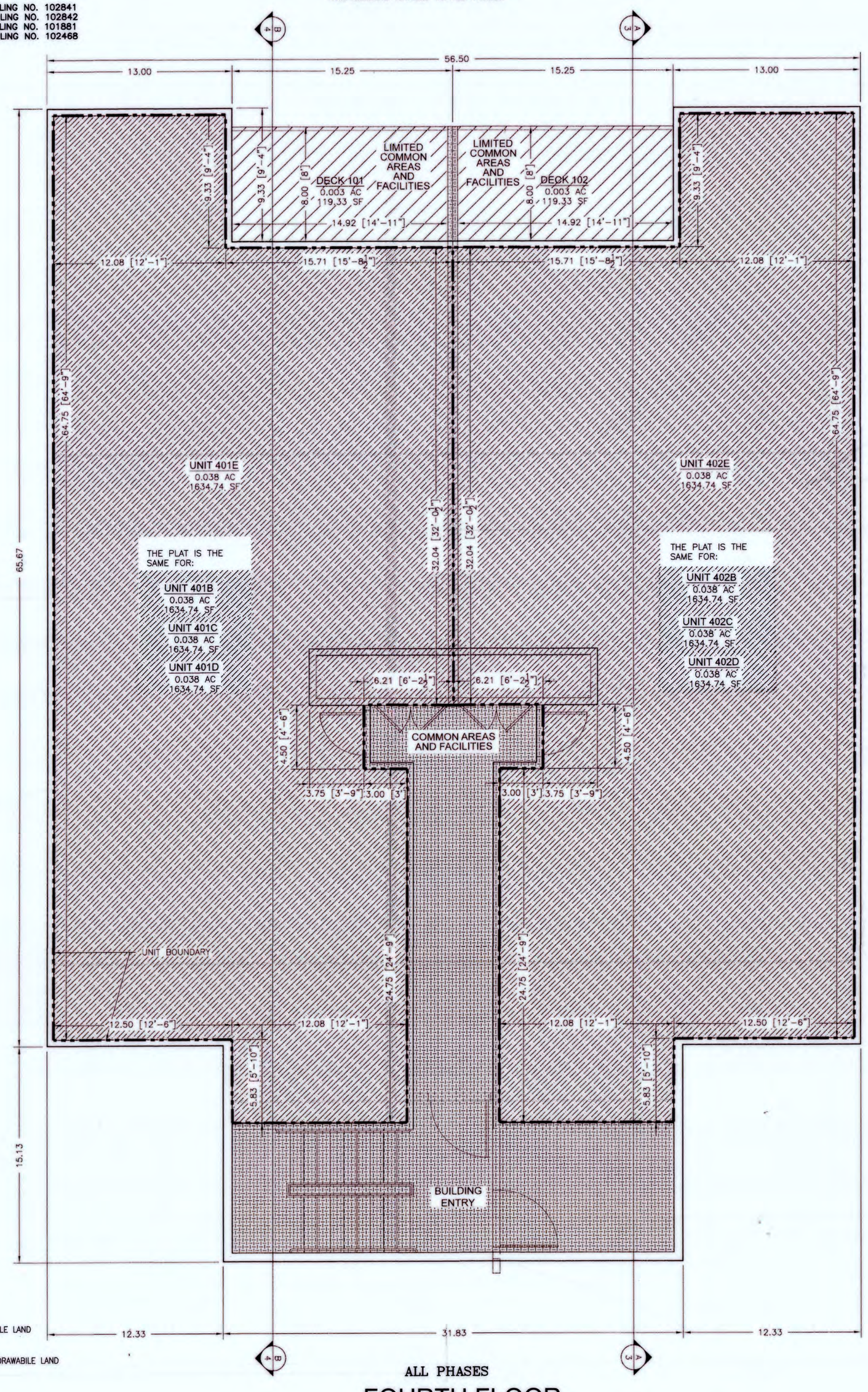
LAKE RESIDENCES AT BEAR LAKE PHASE 8B PLAT RECORDED AS FILING NO. 102468
THIS DRAWING APPLIES TO ALL PHASES



UNIT LEGEND:

UNITS 401B AND 402B: 7B
UNITS 401C AND 402C: 7A
UNITS 401D AND 402D: 8B
UNITS 401E AND 402E: 8A

ALL PHASES

FOURTH FLOOR

SCALE 1"=5'

RECORDER'S CERTIFICATE

INSTRUMENT NO. _____ TIME _____
DATE _____
RECORD OF SURVEY NO. _____
REQUESTED BY _____
RECORDED BY _____
FEE _____

SURVEYOR'S CERTIFICATE

I, TIMOTHY LYNN CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF UTAH, THAT I HOLD CERTIFICATE NUMBER 375041-2201 AND THAT BY THE AUTHORITY OF THE OWNERS OF THIS PROPERTY I HAVE CAUSED A SURVEY TO BE MADE AS SHOWN AND DESCRIBED ON THIS PLAT.

7/10/25
DATE

TIMOTHY LYNN CHRISTENSEN

DRAWING: 25031.dwg

LEGEND
EXISTING FENCE
DEED (RECORD) LINE
SECTION CORNER
SECTION 1/4 CORNER
SET 5/8" REBAR W/ ALM CAP PLS 375041
FOUND 5/8" REBAR W/ CAP AS NOTED
POINT NOT FOUND OR SET

LAKE RESIDENCES AT BEAR LAKE PHASES 7A, 7B, 8A, & 8B, A UTAH CONDOMINIUM PROJECT

SECTION 21, TOWNSHIP 14 NORTH, RANGE 5 EAST, SLB&M
RICH COUNTY, UTAH

REVISIONS	SURVEYED BY: TC
2	OFFICE WORK BY: TC, EZ
1	FIELD BOOK NO. _____
PROJECT NO. 25031	COMPLETION DATE: JULY 2025

LAND SURVEYORS
A.A. HUDSON AND ASSOCIATES
132 SOUTH STATE
PRESTON, IDAHO 83263
(208)852-1155

LAKE RESIDENCES AT BEAR LAKE
PHASES 7A, 7B, 8A, & 8B,
A UTAH CONDOMINIUM PROJECT

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LAKE RESIDENCES AT BEAR LAKE PHASE 8A PLAT RECORDED AS FILING NO. 101881
LAKE RESIDENCES AT BEAR LAKE PHASE 8B PLAT RECORDED AS FILING NO. 102468

THE DRAWING SHOWN ON SHEETS 3-10 ARE THE CONSTRUCTION DRAWINGS FOR THE BUILDING. FIELD MEASUREMENTS HAVE DETERMINED THAT THERE ARE SLIGHT VARIATIONS BETWEEN THE DRAWINGS AND THE CONSTRUCTED BUILDING.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT I, THE UNDERSIGNED OWNER OF A PORTION OF THE TRACT OF LAND DESCRIBED HEREON AS LAKE RESIDENCES AT BEAR LAKE PHASES 7A, 7B, 8A, AND 8B, A UTAH CONDOMINIUM PROJECT, LOCATED ON SAID TRACT OF LAND, HAVE CAUSED A SURVEY TO BE MADE AND THIS PLAT MAP TO BE PREPARED, AND DO HEREBY GIVE CONSENT TO THE RECORDATION OF THIS PLAT MAP AND DO HEREBY DESIGNATE ALL COMMON AREAS AND FACILITIES AND LIMITED COMMON AREAS AND FACILITIES FOR THE USE OF THE CONDOMINIUM OWNERS OF LAKE RESIDENCES AT BEAR LAKE PHASES 7A, 7B, 8A, AND 8B. THE SAME TRACT OF LAND HAS BEEN SUBDIVIDED INTO CONDOMINIUM UNITS AND COMMON AREAS AND FACILITIES. THE OWNER HEREBY DEDICATES THOSE AREAS LABELED AS COMMON AREAS AND FACILITIES FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES. FURTHERMORE, THE OWNER DOES HEREBY DEDICATE WITHOUT CONDITION, RESTRICTION, OR RESERVATION, TO GARDEN CITY, UTAH, ALL WATER AND SEWER IMPROVEMENTS TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND GARDEN CITY, UTAH FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

JOHN CURTIS, NOT INDIVIDUALLY BUT IN HIS CAPACITY AS RECEIVER
WATERS EDGE PROPERTIES, LLC

ACKNOWLEDGEMENT

STATE OF UTAH)
: SS
COUNTY OF ~~RICH~~ Salt Lake)

ON THIS 22 DAY OF July 2025 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, APPEARED JOHN CURTIS, NOT INDIVIDUALLY BUT IN HIS CAPACITY AS RECEIVER FOR THE WATERS EDGE PROPERTIES, LLC, THE RECEIVER OF THE ABOVE DESCRIBED CONDOMINIUM PROJECT KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

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

Raani Erekson
NOTARY PUBLIC FOR UTAH

RESIDING AT: Salt Lake City
MY COMMISSION EXPIRES: 9-15-2027

RAANI ERESKON
Notary Public State of Utah
My Commission Expires on:
September 15, 2027
Comm. Number: 732517

GARDEN CITY ENGINEER

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE ON THIS 31 DAY OF July 2025.

CITY ENGINEER

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT I, THE UNDERSIGNED OWNER OF A PORTION OF THE TRACT OF LAND DESCRIBED HEREON AS LAKE RESIDENCES AT BEAR LAKE PHASES 7A, 7B, 8A, AND 8B, A UTAH CONDOMINIUM PROJECT, LOCATED ON SAID TRACT OF LAND, HAVE CAUSED A SURVEY TO BE MADE AND THIS PLAT MAP TO BE PREPARED, AND DO HEREBY GIVE CONSENT TO THE RECORDATION OF THIS PLAT MAP AND DO HEREBY DESIGNATE ALL COMMON AREAS AND FACILITIES AND LIMITED COMMON AREAS AND FACILITIES FOR THE USE OF THE CONDOMINIUM OWNERS OF LAKE RESIDENCES AT BEAR LAKE PHASES 7A, 7B, 8A, AND 8B. THE SAME TRACT OF LAND HAS BEEN SUBDIVIDED INTO CONDOMINIUM UNITS AND COMMON AREAS AND FACILITIES. THE OWNER HEREBY DEDICATES THOSE AREAS LABELED AS COMMON AREAS AND FACILITIES FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES. FURTHERMORE, THE OWNER DOES HEREBY DEDICATE WITHOUT CONDITION, RESTRICTION, OR RESERVATION, TO GARDEN CITY, UTAH, ALL WATER AND SEWER IMPROVEMENTS TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND GARDEN CITY, UTAH FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

CHRISTOPHER SHURIAN
THE WATERS EDGE PROPERTIES, LLC

ACKNOWLEDGEMENT

STATE OF UTAH)
: SS
COUNTY OF ~~RICH~~ Utah)

ON THIS 23rd DAY OF July 2025 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, APPEARED CHRISTOPHER SHURIAN FOR THE WATERS EDGE PROPERTIES, LLC, THE OWNER OF THE ABOVE DESCRIBED CONDOMINIUM PROJECT KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

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

NOTARY PUBLIC FOR UTAH

RESIDING AT: Orem, Utah
MY COMMISSION EXPIRES: June 3, 2028

Malynda Threet
NOTARY PUBLIC-STATE OF UTAH
Commission Expires June 3, 2028
COMMISSION NUMBER 737502

GARDEN CITY ATTORNEY

APPROVED AS TO FORM ON THIS 30th DAY OF July, 2025

CITY ATTORNEY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF GARDEN CITY, RICH COUNTY, UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENT, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR TEH PERPETUAL USE OF THE PUBLIC THIS 5th DAY OF August 2025.

MAYOR

ATTEST: CLERK

LIEN HOLDER'S CONSENT TO RECORD

THE UNDERSIGNED LENDER HEREBY CONSENTS TO THE RECORDATION OF THIS PLAT. EXECUTED THIS 25 DAY OF July 2025.

BY: CURT ALTIG

ITS: CHAIRMAN
CONSTRUCTION LOAN SERVICES II, LLC

ACKNOWLEDGEMENT

STATE OF ~~UTAH~~ Washington)
: SS
COUNTY OF ~~RICH~~ Pierce)

ON THIS 25 DAY OF July 2025 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, APPEARED CURT ALTIG, THE CHAIRMAN OF CONSTRUCTION LOAN SERVICES II, LLC KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

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

NOTARY PUBLIC FOR ~~UTAH~~ Washington

RESIDING AT: Pierce Co.
MY COMMISSION EXPIRES: 4-25-2027

NOTARY PUBLIC
Commission Number 153049
Angel C Miller
My Appointment Expires 4/25/2027
STATE OF WASHINGTON

PLANNING COMMISSION APPROVAL

APPROVED THIS 12th DAY OF August, 2025 BY THE RICH COUNTY BOARD OF COUNTY COMMISSION.

8-12-25
DATE

CHAIRMAN

BEAR LAKE SPECIAL SERVICE DISTRICT

APPROVED AS PER CURRENT APPLICABLE BEAR LAKE SSD SPECIFICATIONS AND DESIGN STANDARDS ON THIS 31st DAY OF July 2025.

BLSSD ENGINEER

GARDEN CITY PUBLIC WORKS DIRECTOR

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE ON THIS 7 DAY OF August, 2025.

PUBLIC WORKS DIRECTOR

LIEN HOLDER'S CONSENT TO RECORD

THE UNDERSIGNED LENDER HEREBY CONSENTS TO THE RECORDATION OF THIS PLAT. EXECUTED THIS 29th DAY OF July 2025.

BY: DAVID FRANCES

ITS: EXECUTIVE VICE PRESIDENT AND CHIEF CREDIT OFFICER
CAPITAL COMMUNITY BANK

ACKNOWLEDGEMENT

STATE OF UTAH)
: SS
COUNTY OF ~~RICH~~ Utah)

ON THIS 23rd DAY OF July 2025 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, APPEARED DAVID FRANCES, THE EXECUTIVE VICE PRESIDENT AND CHIEF CREDIT OFFICER OF CAPITAL COMMUNITY BANK KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

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

NOTARY PUBLIC FOR UTAH

RESIDING AT: Orem, Utah
MY COMMISSION EXPIRES: June 3, 2028

Malynda Threet
NOTARY PUBLIC-STATE OF UTAH
Commission Expires June 3, 2028
COMMISSION NUMBER 737502

VICINITY MAP
NOT TO SCALE

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT I, THE UNDERSIGNED OWNER OF A PORTION OF THE TRACT OF LAND DESCRIBED HEREON AS LAKE RESIDENCES AT BEAR LAKE PHASE 8A, A UTAH CONDOMINIUM PROJECT, LOCATED ON SAID TRACT OF LAND, HAVE CAUSED A SURVEY TO BE MADE AND THIS PLAT MAP TO BE PREPARED, AND DO HEREBY GIVE CONSENT TO THE RECORDATION OF THIS PLAT MAP AND DO HEREBY DESIGNATE ALL COMMON AREAS AND FACILITIES AND LIMITED COMMON AREAS AND FACILITIES FOR THE USE OF THE CONDOMINIUM OWNERS OF LAKE RESIDENCES AT BEAR LAKE PHASES 7A, 7B, 8A, AND 8B. THE SAME TRACT OF LAND HAS BEEN SUBDIVIDED INTO CONDOMINIUM UNITS AND COMMON AREAS AND FACILITIES. THE OWNER HEREBY DEDICATES THOSE AREAS LABELED AS COMMON AREAS AND FACILITIES FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES. FURTHERMORE, THE OWNER DOES HEREBY DEDICATE WITHOUT CONDITION, RESTRICTION, OR RESERVATION, TO GARDEN CITY, UTAH, ALL WATER AND SEWER IMPROVEMENTS TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND GARDEN CITY, UTAH FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

JOSHUA REDD, MANAGER
REDD DEVELOPMENT, LLC, A UTAH LIMITED LIABILITY COMPANY

ACKNOWLEDGEMENT

STATE OF UTAH)
: SS
COUNTY OF ~~RICH~~ Utah)

ON THIS 23 DAY OF July 2025 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, APPEARED JOSHUA REDD, THE MANAGER OF REDD DEVELOPMENT, LLC THE OWNER OF THE ABOVE DESCRIBED CONDOMINIUM PROJECT KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

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

NOTARY PUBLIC FOR UTAH

RESIDING AT: Springville Utah
MY COMMISSION EXPIRES: Feb 6, 2029

CYNTHIA HARWARD
NOTARY PUBLIC - STATE OF UTAH
My Commission Expires February 6, 2029
COMMISSION NUMBER 741492

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT I, THE UNDERSIGNED OWNER OF A PORTION OF THE TRACT OF LAND DESCRIBED HEREON AS LAKE RESIDENCES AT BEAR LAKE PHASE 8B, A UTAH CONDOMINIUM PROJECT, LOCATED ON SAID TRACT OF LAND, HAVE CAUSED A SURVEY TO BE MADE AND THIS PLAT MAP TO BE PREPARED, AND DO HEREBY GIVE CONSENT TO THE RECORDATION OF THIS PLAT MAP AND DO HEREBY DESIGNATE ALL COMMON AREAS AND FACILITIES AND LIMITED COMMON AREAS AND FACILITIES FOR THE USE OF THE CONDOMINIUM OWNERS OF LAKE RESIDENCES AT BEAR LAKE PHASES 7A, 7B, 8A, AND 8B. THE SAME TRACT OF LAND HAS BEEN SUBDIVIDED INTO CONDOMINIUM UNITS AND COMMON AREAS AND FACILITIES. THE OWNER HEREBY DEDICATES THOSE AREAS LABELED AS COMMON AREAS AND FACILITIES FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES. FURTHERMORE, THE OWNER DOES HEREBY DEDICATE WITHOUT CONDITION, RESTRICTION, OR RESERVATION, TO GARDEN CITY, UTAH, ALL WATER AND SEWER IMPROVEMENTS TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND GARDEN CITY, UTAH FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

JULIE LYMAN, MANAGER
LYMAN & BROOME PROPERTIES, LLC, A UTAH LIMITED LIABILITY COMPANY

ACKNOWLEDGEMENT

STATE OF UTAH)
: SS
COUNTY OF ~~SALT LAKE~~ Salt Lake)

ON THIS 23 DAY OF July 2025 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, APPEARED JULIE LYMAN, THE MANAGER OF LYMAN & BROOME PROPERTIES LLC, THE OWNER OF THE ABOVE DESCRIBED CONDOMINIUM PROJECT KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

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

NOTARY PUBLIC FOR UTAH

RESIDING AT: Salt Lake
MY COMMISSION EXPIRES: 10/31/2026

MICHELLE CARLOW
NOTARY PUBLIC • STATE OF UTAH
COMMISSION NO. 727612
COMM. EXP. 10/31/2026

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT I, THE UNDERSIGNED OWNER OF A PORTION OF THE TRACT OF LAND DESCRIBED HEREON AS LAKE RESIDENCES AT BEAR LAKE PHASES 7A, 7B, 8A, AND 8B, A UTAH CONDOMINIUM PROJECT, LOCATED ON SAID TRACT OF LAND, HAVE CAUSED A SURVEY TO BE MADE AND THIS PLAT MAP TO BE PREPARED, AND DO HEREBY GIVE CONSENT TO THE RECORDATION OF THIS PLAT MAP AND DO HEREBY DESIGNATE ALL COMMON AREAS AND FACILITIES AND LIMITED COMMON AREAS AND FACILITIES FOR THE USE OF THE CONDOMINIUM OWNERS OF LAKE RESIDENCES AT BEAR LAKE PHASES 7A, 7B, 8A, AND 8B. THE SAME TRACT OF LAND HAS BEEN SUBDIVIDED INTO CONDOMINIUM UNITS AND COMMON AREAS AND FACILITIES. THE OWNER HEREBY DEDICATES THOSE AREAS LABELED AS COMMON AREAS AND FACILITIES FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES. FURTHERMORE, THE OWNER DOES HEREBY DEDICATE WITHOUT CONDITION, RESTRICTION, OR RESERVATION, TO GARDEN CITY, UTAH, ALL WATER AND SEWER IMPROVEMENTS TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND GARDEN CITY, UTAH FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

CHRISTOPHER SHURIAN
LAKE RESIDENCES AT BEAR LAKE CONDOMINIUM ASSOCIATION

ACKNOWLEDGEMENT

STATE OF UTAH)
: SS
COUNTY OF ~~RICH~~ Utah)

ON THIS 23rd DAY OF July 2025 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, APPEARED CHRISTOPHER SHURIAN FOR LAKE RESIDENCES AT BEAR LAKE CONDOMINIUM ASSOCIATION, THE OWNER OF THE ABOVE DESCRIBED CONDOMINIUM PROJECT KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

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

NOTARY PUBLIC FOR UTAH

RESIDING AT: Orem, Utah
MY COMMISSION EXPIRES: June 3, 2028

Malynda Threet
NOTARY PUBLIC-STATE OF UTAH
Commission Expires June 3, 2028
COMMISSION NUMBER 737502

LAKE RESIDENCES AT BEAR LAKE PHASES 7A, 7B, 8A, AND 8B, A UTAH CONDOMINIUM PROJECT
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED AS ENTRY # 109396, BOOK 213, PAGE 132.

RECORDER'S CERTIFICATE

INSTRUMENT NO. _____
DATE _____ TIME _____
RECORD OF SURVEY NO. _____
REQUESTED BY _____
RECORDED BY _____
FEE _____

SURVEYOR'S CERTIFICATE

I, TIMOTHY LYNN CHRISTENSEN DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF UTAH, THAT I HOLD CERTIFICATE NUMBER 375041-2201 AND THAT BY THE AUTHORITY OF THE OWNERS OF THIS PROPERTY I HAVE CAUSED A SURVEY TO BE MADE AS SHOWN AND DESCRIBED ON THIS PLAT.

7/18/25
DATE

TIMOTHY LYNN CHRISTENSEN

LEGEND
EXISTING FENCE
DEED (RECORD) LINE
SECTION CORNER
SECTION 1/4 CORNER
SET 5/8" REBAR W/ ALM CAP PLS 375041
FOUND 5/8" REBAR W/ CAP AS NOTED
POINT NOT FOUND OR SET

LAKE RESIDENCES AT BEAR LAKE PHASES 7A, 7B, 8A, & 8B, A UTAH CONDOMINIUM PROJECT
SECTION 21, TOWNSHIP 14 NORTH, RANGE 5 EAST, SLB&M
RICH COUNTY, UTAH

REVISIONS	SURVEYED BY: TC
2	OFFICE WORK BY: TC, EZ
1	FIELD BOOK NO:
PROJECT NO. 25031	COMPLETION DATE: JULY 2025

DRAWING: 25031.dwg

LAND SURVEYORS
A.A. HUDSON AND ASSOCIATES
132 SOUTH STATE
PRESTON, IDAHO 83263
(208)852-1155