

I, BING CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 145796 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, THAT I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAY AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS.

BING CHRISTENSEN

5.04.16

COMMENCING AT THE RICH COUNTY MONUMENT REPRESENTING THE WEST ONE QUARTER CORNER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 5 EAST, SALT LAKE BASE, A MERIDIAN THENCE NORTH 07°32' EAST 1,050.80 FEET EAST 1,501.26 FEET TO THE TRUE POINT OF BEGINNING; (BARS) OF BEARING BEING NORTH 07°32' EAST THENCE SOUTH 89°04'22" WEST ALONG THE RICH COUNTY MONUMENTS REPRESENTING THE EAST ONE QUARTER CORNER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 5 EAST, SALT LAKE BASE, A MERIDIAN THENCE SOUTH 89°04'22" WEST A DISTANCE OF 1,518.16 FEET; THENCE NORTH 89°52'33" WEST A DISTANCE OF 37.96 FEET; THENCE SOUTH 01°18'48" WEST A DISTANCE OF 68.20 FEET; THENCE NORTH 88°02'41" WEST A DISTANCE OF 14.50 FEET; THENCE NORTH 07°19'50" EAST A DISTANCE OF 38.15 FEET; THENCE NORTH 88°40'22" WEST A DISTANCE OF 21.04 FEET; THENCE SOUTH 88°40'22" WEST A DISTANCE OF 100.36 FEET ALONG THE EAST RIGHT-OF-WAY FOR BEAR LAKE BOULEVARD TO THE POINT OF BEGINNING; 0575712 SQUARE FEET, 0.831 ACRES.

PANEL CONTAINS 40,526.57 SQUARE FEET, 0.831 ACRES

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS NORTH 00°31'22" EAST BETWEEN THE RICH COUNTY SECTION CORNER SURVEY MONUMENTS FOR THE WEST ONE QUARTER CORNER OF SECTIONS 21 AND 16, TOWNSHIP 14 NORTH, RANGE 5 EAST, SALT LAKE BASIN AND MERIDIAN.

THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPicted ON THIS PLAT AND DESCRIBED IN THE SURVEY'S CERTIFICATE ON THIS PLAT HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, SPACES, PARKS, OPEN SPACES, EXEMPTIONS, AND OTHER PUBLIC USES AS DESIGNATED ON THIS PLAT, AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9-87 UTAH CODE, WITHOUT CONDITION, RESTRICTION, OR RESERVATION, TO GARDEN CITY, UTAH, ALL STREETS, WATER, SEWER, AND OTHER UTILITY IMPROVEMENTS, PUBLIC OPEN SPACES, PARKS, EXEMPTIONS, AND ALL OTHER PLACES OF PUBLIC USE, TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND GARDEN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

NAME: NAME MEMBER, BETTE LAND COMPANY, LLC DATE: 5-04-2016

STATE OF UTAH }
COUNTY OF WASHINGTON } SS
ON THE 1 DAY OF MAY
My Comm. Expires Jan 2, 2019

ON THE 14 DAY OF MAY, 2010, I, NOTARY PUBLIC, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNER(S) OF THE ABOVE OWNER'S DECLARATION, WHO DULY ACKNOWLEDGED TO ME THAT HE (THEY) SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

Erin F. Ball
NOTARY PUBLIC

THE CITY COUNCIL OF GARDEN CITY, HICH COUNTY, UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY INTENDS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND, INTENDED FOR PUBLIC PURPOSES, FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____ A.D. 2016.

MA YOR

APPROVED THIS 23 DAY OF May, A.D. 2016, BY
THE PLANNING COMMISSION OF GARDEN CITY.

Zane Lowe
CHAIRMAN, PLANNING COMMISSION

APPROVED AS TO FORM ON THIS 9th DAY OF June, 2016

Anthony J. Martone
CITY ATTORNEY

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

5-12-16
DATE

APPROVED AS PER CURRENT APPLICABLE BEAR LAKE SSD SPECIFICATIONS AND DESIGN STANDARDS.

BLSSD ENGINEER

COUNTY RECORDER'S NUMBER 90302

STATE OF UTAH, COUNTY OF FUCH, RECORDED AND FILED AT THE REQUEST OF TOWN OF GARDEN CITY
DATE 10/05/16 TIME 3:21 PM FEE 31.00

ABSTRACTED

INDEX BOOK S11 PAGE 1749
FILED IN: E115 NE DI 40E

[Signature]
QUALITY RECORDS

 BUILDINGS TO REMAIN IN PHASE III
 BUILDINGS TO BE REMOVED IN PHASE III
 OVERALL PROJECT BOUNDARY
 PHASE BOUNDARY

-ADJACENT PROPERTY BOUNDARY

EXISTING SIDEWALKS, DRIVEWAYS,
AND EDGE OF ASPHALT

FUTURE PROJECT PHASES

LEGAL DESCRIPTION FOR TEMPORARY RIGHT-OF-WAY ACCESS TO PHASE 3 PARCEL COMMENCING AT THE RICH COUNTY MONUMENT REPRESENTING THE WEST ONE QUARTER CORNER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN THENCE NORTH 00°37'22" EAST 638.04 FEET AND EAST 2,077.28 FEET TO THE TRUE POINT OF BEGINNING, (BASIS OF BEARINGS BEING NORTH 00°37'22" EAST BETWEEN THE RICH COUNTY MONUMENTS REPRESENTING THE WEST ONE QUARTER CORNERS OF SECTION 21 AND 16, TOWNSHIP 14 NORTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN);

THENCE NORTH 01°22'40" EAST A DISTANCE OF 189.22 FEET; THENCE SOUTH 88°40'24" EAST A DISTANCE OF 30.00 FEET;
THENCE SOUTH 01°22'10" WEST A DISTANCE OF 188.98 FEET; THENCE NORTH 89°07'46" WEST A DISTANCE OF 30.03 FEET TO THE POINT OF BEGINNING.

**WATERS EDGE RESORT PLANNED UNIT DEVELOPMENT
PHASE III**

LOCATED IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 5 EAST, SLB&M,
GARDEN CITY RICH COUNTY ILLAH



Summit Engineering Group Inc.

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE AUTHORITY OF A COURT OF LAW, TO REFRAIN OR TO ATTEMPT TO ATTEMPT TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY VIOLANCE SHALL BE CONSIDERED A VIOLATION OF THE LAW. THIS DOCUMENT IS REQUIRED BY THE LAW TO APPEAR WITH THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THE SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

PROJECT	WATERS EDGE
PREPARED FOR	WATERS EDGE RESORT, PHASE 3
SHEET	1 OF 1
DATE	

OBJECT _____ PREPARED FOR _____

EET
1 OF 1

12/03/2010