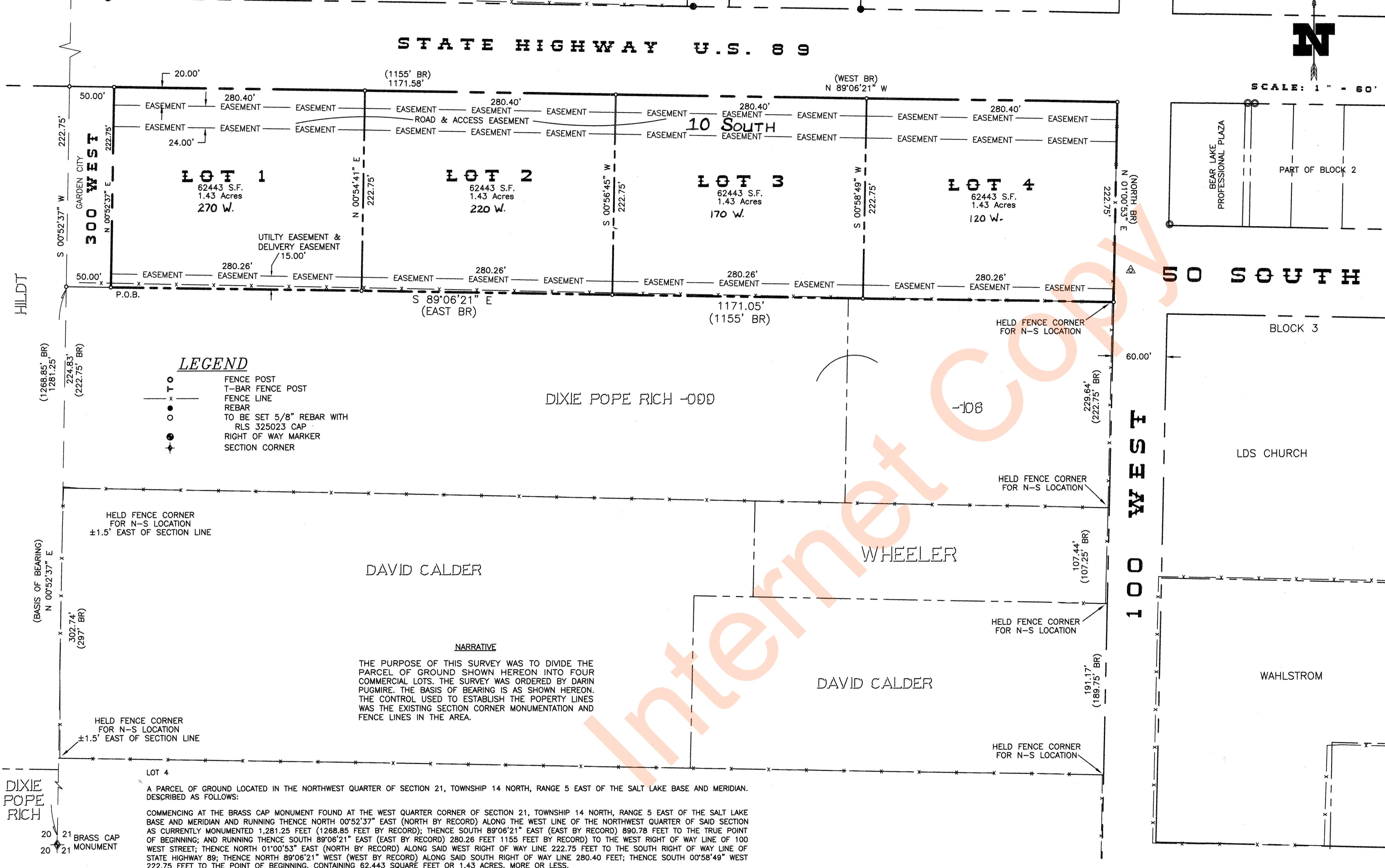


#5 REBAR  
T. 14 N.  
R. 5 E.  
S.L.B.&M.

# BEAR LAKE COMMERCIAL COURT MINOR SUBDIVISION

LOCATED IN THE NW 1/4  
SECTION 21, T. 14 N. R. 5 E. S.L.B.&M.  
GARDEN CITY, RICH COUNTY, UTAH  
JUNE 2006

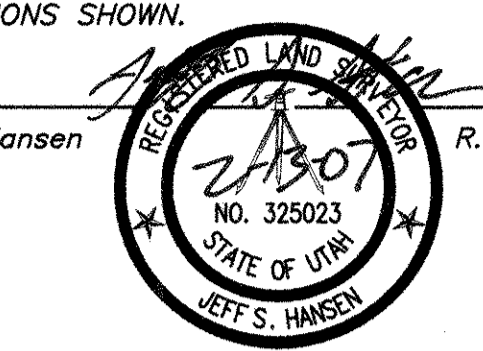


**LEGEND**  
FENCE POST  
T-BAR FENCE POST  
FENCE LINE  
REBAR  
TO BE SET 5/8" REBAR WITH  
RLS 325023 CAP  
RIGHT OF WAY MARKER  
SECTION CORNER

**NARRATIVE**  
THE PURPOSE OF THIS SURVEY WAS TO DIVIDE THE PARCEL OF GROUND SHOWN HEREON INTO FOUR COMMERCIAL LOTS. THE SURVEY WAS ORDERED BY DARIN PUGMIRE. THE BASIS OF BEARING IS AS SHOWN HEREON. THE CONTROL USED TO ESTABLISH THE PROPERTY LINES WAS THE EXISTING SECTION CORNER MONUMENTATION AND FENCE LINES IN THE AREA.

## SURVEY CERTIFICATE

I, JEFF S. HANSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 325023 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT INTO LOTS AND STREETS, HEREINAFTER TO BE KNOWN AS THE "BEAR LAKE COMMERCIAL COURT MINOR SUBDIVISION" AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.



Jeff S. Hansen R.L.S. No. 325023 Date 2-13-07

## BOUNDARY DESCRIPTIONS

**LOT 1**  
A PARCEL OF GROUND LOCATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN. DESCRIBED AS FOLLOWS:  
COMMENCING AT THE BRASS CAP MONUMENT FOUND AT THE WEST QUARTER CORNER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 00°52'37" EAST (NORTH BY RECORD) ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION AS CURRENTLY MONUMENTED 1,281.25 FEET (1268.85 FEET BY RECORD); THENCE SOUTH 89°06'21" EAST (EAST BY RECORD) 50.00 FEET TO THE TRUE POINT OF BEGINNING; AND RUNNING THENCE SOUTH 89°06'21" EAST (EAST BY RECORD) 280.26 FEET; THENCE NORTH 00°54'41" EAST 222.75 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY 89; THENCE NORTH 89°06'21" WEST (WEST BY RECORD) ALONG SAID SOUTH RIGHT OF WAY LINE 280.40 FEET; THENCE SOUTH 00°52'37" WEST 222.75 FEET TO THE POINT OF BEGINNING. CONTAINING 62,443 SQUARE FEET OR 1.43 ACRES, MORE OR LESS.

**LOT 2**  
A PARCEL OF GROUND LOCATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN. DESCRIBED AS FOLLOWS:  
COMMENCING AT THE BRASS CAP MONUMENT FOUND AT THE WEST QUARTER CORNER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 00°52'37" EAST (NORTH BY RECORD) ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION AS CURRENTLY MONUMENTED 1,281.25 FEET (1268.85 FEET BY RECORD); THENCE SOUTH 89°06'21" EAST (EAST BY RECORD) 330.26 FEET TO THE TRUE POINT OF BEGINNING; AND RUNNING THENCE SOUTH 89°06'21" EAST (EAST BY RECORD) 280.26 FEET; THENCE NORTH 00°56'45" EAST 222.75 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY 89; THENCE NORTH 89°06'21" WEST (WEST BY RECORD) ALONG SAID SOUTH RIGHT OF WAY LINE 280.40 FEET; THENCE SOUTH 00°54'41" WEST 222.75 FEET TO THE POINT OF BEGINNING. CONTAINING 62,443 SQUARE FEET OR 1.43 ACRES, MORE OR LESS.

**LOT 3**  
A PARCEL OF GROUND LOCATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN. DESCRIBED AS FOLLOWS:  
COMMENCING AT THE BRASS CAP MONUMENT FOUND AT THE WEST QUARTER CORNER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 00°52'37" EAST (NORTH BY RECORD) ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION AS CURRENTLY MONUMENTED 1,281.25 FEET (1268.85 FEET BY RECORD); THENCE SOUTH 89°06'21" EAST (EAST BY RECORD) 610.52 FEET TO THE TRUE POINT OF BEGINNING; AND RUNNING THENCE SOUTH 89°06'21" EAST (EAST BY RECORD) 280.26 FEET; THENCE NORTH 00°58'49" EAST 222.75 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY 89; THENCE NORTH 89°06'21" WEST (WEST BY RECORD) ALONG SAID SOUTH RIGHT OF WAY LINE 280.40 FEET; THENCE SOUTH 00°56'45" WEST 222.75 FEET TO THE POINT OF BEGINNING. CONTAINING 62,443 SQUARE FEET OR 1.43 ACRES, MORE OR LESS.

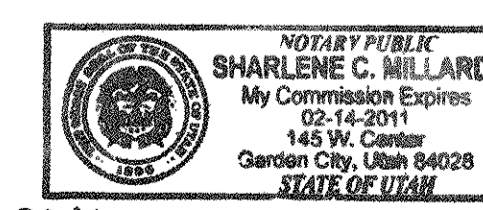
## OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS TO BE HEREINAFTER KNOWN AS THE "BEAR LAKE COMMERCIAL COURT MINOR SUBDIVISION" DO HEREBY DEDICATE, GRANT AND CONVEY TO GARDEN CITY, UTAH AND UTILITY COMPANIES ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED EASEMENTS TO BE USED FOR PUBLIC UTILITY AND DRAINAGE PURPOSES. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS INTENDED FOR PUBLIC USE.

IN WITNESS WE HAVE HEREUNTO SET OUR SIGNATURES THIS 29<sup>th</sup> DAY OF April, A.D. 2007.  
*Jeff S. Hansen*  
*David Calder*  
*David Calder*  
*Nathan Forbes*

## ACKNOWLEDGMENT

STATE OF UTAH  
COUNTY OF Rich  
ON THIS 29<sup>th</sup> DAY OF April, 2007  
PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF Rich, THE SIGNERS OF THE ABOVE OWNERS DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.  
*Sharon C. Millard*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES February 14, 2011



### COUNTY RECORDER'S NO. 72312

STATE OF UTAH, COUNTY OF Rich, RECORDED  
AND FILED AT THE REQUEST OF TOWN OF GARDEN CITY  
DATE 08/06/07 TIME 9:00 am FEE 34.00

### PLANNING COMMISSION APPROVAL

APPROVED THIS 15<sup>th</sup> DAY OF June, A.D. 2007  
BY THE GARDEN CITY PLANNING AND ZONING COMMISSION.  
*David W. Semmens*  
CHAIRPERSON

### BEAR LAKE SPECIAL SERVICE DISTRICT APPROVAL

WASTE DISPOSAL SYSTEM & CULINARY SYSTEM APPROVAL  
THIS 30<sup>th</sup> DAY OF April, A.D. 2007  
*David E. Stephens*  
REPRESENTATIVE

### APPROVAL AS TO FORM

THIS 11 DAY OF May, A.D. 2007  
*Anthony R. Martin*  
ATTORNEY

### COUNCIL APPROVAL AND ACCEPTANCE

PRESENTED TO THE GARDEN CITY COUNCIL THIS 12<sup>th</sup> DAY OF April, A.D. 2007, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.  
*Kenneth W. Johnson* MAYOR  
*Nathan Forbes* ATTEST

### ENGINEER'S CERTIFICATE

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.  
5-21-07 DATE  
*Samuel J. ...* ENGINEER

## JSH SURVEYING & DRAFTING INC.

P.O. BOX 300 • WELLSVILLE, UTAH 84339  
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