



Town of Garden City

69 N. Paradise Parkway, Bldg B.
P.O. Box 207
Garden City, UT 84028

Phone: (435) 946-2901

Email: office@gardencityutah.gov

Garden City Project Checklist

A complete application packet must be filed with the Garden City Town Clerk **by the due date listed on the "Procedure for Submittal Poster"** for the meeting when your project will be considered. Incomplete packets will not be accepted. Subdivisions, PUD/PRUD, and Condominium projects are required to follow the Subdivision/PUD/PRUD Process, an AEG pre-meeting before turning in this packet is encouraged.

INCOMPLETE APPLICATION PACKETS WILL NOT BE ACCEPTED.

PLEASE REFER TO ORDINANCES FOR A LIST OF REQUIRED DOCUMENTS TO BE INCLUDED WITH THE FOLLOWING PROJECT APPLICATIONS:

- ☐ **Subdivision Plat:** \$3,000 Deposit * 11E
Preliminary Plat: \$500 per plat + \$10 per lot 11E-400
Final Plat: \$500 per plat + \$10 per lot 11E-500
Amended Plat: \$300 per plat
Subdivision packets must include A, 20 of B, 4 of C, D, E, & F for each plat
- ☐ **Condominium Plat:** \$3000 Deposit * Must follow Subdivision Ordinance, Chapter 11E and/or Planned Unit Development Ordinance, Chapter 11F and:
Condominium Plat: \$500 per plat + \$10 per lot 11E-524
Townhouse Plat: \$500 per plat + \$10 per lot 11E-525
Condominium packets must include A, 15 of B, 4 of C, D, E, & F for each plat
- ☐ **Planned Unit Development or Planned Residential Development (PUD or PRUD):**
\$3,000 Deposit * 11C-1950, 11F & 11 E
Preliminary PUD Development Plan: \$1,000 11F-103
Final Development Plan: \$1,000 11F-107
PUD/PRUD packets must include A, 20 of B, 4 of C, D, E, & F for each plat
- ☐ **Readjustment of Lot Lines or Lot Splits:** \$250 11E-506
Packets must include A, B, C, D, E, & F, Also, a deed for each lot
- ☐ **Vacation of Subdivision:** \$300 11E-523
Packets must include A, 20 of B, 1 each of C, D, E, & F
- ☒ **Amended Subdivision:** \$300
Packets must include A, B, C, D, E & F
- ☐ **Conditional Use Permit:** \$300
CUP packets must include A, 9 of B, D, E, & F
- ☐ **Variance:** \$250 11B-308
Variance Packets must include A, B, D, E, & F
- ☐ **Annexation:** \$300 for first acre or less, \$20 per acre for each additional acre (Maximum of \$1,000) 11A-300
Annexation packets must include A, 20 of B, 4 of C, D, E, & F

- ☐ **Zone Change:** \$300 for first acre or less, \$20 per acre for each additional acre
(Maximum of \$1,000) 11A-302
Zone Change packets must include A, 20 of B, 1 each of C, D, E, & F
- ☐ **Encumbrance:** \$250
Encumbrance Packets must include A, B (only 9), D, E, & F
- ☐ **Un-Encumbrance:** \$250
Un-Encumbrance Packets must include A, B (only 9), D, E, & F
- ☐ **Appeal:** \$250
Appeal Packets must include A and a letter from the property owner outlining the reason for the appeal.
- ☐ **Extension of Time:**
Extension of Time Packets must include A, and a letter from the Developer explaining the reason for the extension request.
- ☐ **Other Land Use Permits:** \$50
Packets must include A, B, D, E, & F
- ☐ **Water Share Transfer:**
Water Share Transfer Packets must include A
- ☐ **PID:** \$2000
Review the Garden City PID Policy for requirements. 9 copies of the required.
- ☐ **AEG Meeting, (Affected Entity Group):** \$350 Deposit
Packets must include A, 10 of B

Note:

* The \$3,000 deposit is used to cover engineer costs, attorney costs, recording fees, etc. The balance will be refunded to the developer.

** Land Use Fees are set by Resolution (Garden City Resolution 23-03). Applicants are responsible for paying application fees and any Garden City attorney, engineering, and administrative costs not covered by the application fee.

PACKET DOCUMENTATION REQUIREMENTS

- A. Completed Garden City "Application for Project Review" form.
- B. 11"x14" or 11"x17" plot plan showing lot dimensions and area, and the location, uses dimensions, and set backs of all existing and proposed buildings. Any right-of-ways or easements must be shown if applicable. **Provide 20 readable copies.**
- C. A "D" size (22" x 34") plot plan showing lot dimensions and area, and the location, uses, dimensions, and set backs of all existing and proposed buildings. When appropriate, include the same information for property from which a new lot is being created. Plot at appropriate scale (e.g. 1"=50' or 1"=100')
- D. A legal description and current ownership plat of the property.
- E. A current Title Report or Preliminary Title Report showing ownership. Must match legal description on plat.
- F. An electronic copy of plat.

Please review Garden City ordinances for requirements for each type of project. Garden City ordinances can be found at www.gardencityut.us.

Application for Project Review Garden City, Utah

This application must be accompanied with the necessary and appropriate materials, as stated on the project checklist, before it will be accepted for processing. The date upon which the project will appear on an agenda is determined by the notification schedule required by the State of Utah. The project will be scheduled for the next meeting for which a legal notice has not yet been prepared, after an application is accepted as complete by the Town Staff.

Type of Application (check all that apply):

- ☐ Annexation
- ☐ Appeal
- ☐ Conditional Use Permit
- ☐ Condominium/Townhouse
- ☐ Encumbrance
- ☐ Extension of Time

- ☐ Lot Split/Lot Line Adjustment
- ☒ Plat Amendment (Subdivision)
- ☐ PUD Development Plan
- ☐ PUD Phase Approval/Preliminary or Final
- ☐ PRUD Conceptual
- ☐ PRUD Phase Approval/Preliminary or Final
- ☐ Subdivision
- ☐ Vacation of Subdivision
- ☐ Variance
- ☐ Water Transfer
- ☐ Zone Change
- ☐ AEG Meeting, (Affected Entity Group)
- ☐ Public Infrastructure District
- ☐ Other Land Use Permit _____

Ordinance Reference:

11A-301
11B-400
11C-500
11E-524 or 11E-525

Subdivision 11E-503/PUD or PRUD 11F-107-A-2
11E-506

11C-1950, 11E-100, and 11F-100
11C-1950, 11E-100, and 11F-100
11C-1950, 11E-100, and 11F-100
11C-1950, 11E-100, and 11F-100
11E-100
11E-523
11B-308
13A-1300

Garden City PID Policy

Project Name: Waters Edge Current Zone: PUD Proposed Zone: PUD

Property Address: 35 E 150 S Garden City, UT 84028

Parcel # 100-11-100-001

Contact Person: Teri Eynon Phone #: 208-847-5263

E-mail address: teribearlake@gmail.com

Mailing Address: PO Box 87 Garden City, UT 84028

Applicant (if different): John Curtis Phone #: 801-428-1604

Mailing Address: jcurtis@rockymountainadvisory.com

Property Owner of Record (if different): Waters Edge Properties, LLC Phone #: 801-428-1604

Mailing Address: 15 W South Temple, Suite 500, Salt Lake City, UT 84101

Project Start date: 05/28/25 Completion date: 09/30/25

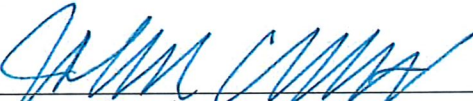
Describe the proposed project as it should be presented to the hearing body and in the public notices.

Adjusting lot lines to match existing buildings

Lot Size in acres or square feet: _____ Number of dwellings or lots: _____

Non-residential building size: _____

I certify that the information contained in this application and supporting materials is correct and accurate. I have read and understand the requirements and deadlines associated with this application.



Signature of Applicant

I certify that I am the Owner of Record of the subject property and that I consent to the submittal of this application. **Owner of Record MUST sign the application prior to submitting to Garden City.**



Signature of Owner of Record

Signature of Owner of Record

Signature of Owner of Record

Office Use Only

Date Received: _____

Fee: _____

By: _____

RECORDER'S CERTIFICATE

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

COMBINED AND AMENDED SUBDIVISION PLAT
FOR
LAKE RESIDENCES AT BEAR LAKE
PHASES 7A, 7B, 8A, & 8B
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 PLAT NO. 102841
LAKE RESIDENCES AT BEAR LAKE PHASE 7B PLAT RECORDED AS PLAT NO. 102842
LAKE RESIDENCES AT BEAR LAKE PHASE 8A PLAT RECORDED AS PLAT NO. 101881
LAKE RESIDENCES AT BEAR LAKE PHASE 8B PLAT RECORDED AS PLAT NO. 101458

LEGAL DESCRIPTION
FOR
LAKE RESIDENCES AT BEAR LAKE
CONDOMINIUM ASSOCIATION, INC.
DRAINAGE AND EGRESS AND FIRE ACCESS
APPURTENANT EASEMENT TO SUBDIVISION BOUNDARY

AN EASEMENT FOR DRAINAGE AND EGRESS AND FIRE ACCESS LOCATED ON A PORTION OF THE PARCEL DESCRIBED IN EXHIBIT "C" IN PLAT NO. 107541 IN THE OFFICIAL RECORDS OF RICH COUNTY, UTAH, WHICH EASEMENT IS ALSO LOCATED IN SECTION 21, TOWNSHIP 14 NORTH, RANGE 3 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 18 BEARS NORTH 07° 31' 22" EAST BY RECORD A DISTANCE OF 5,414.12 FEET;
THENCE NORTH 07° 31' 22" EAST 686.53 FEET;
THENCE SOUTH 89° 05' 28" EAST 1928.23 FEET TO THE SOUTHWEST CORNER OF BLOCK 8, OF THE GARDEN CITY SURVEY;
THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF 150 SOUTH STREET THE FOLLOWING 3 COURSES:
THENCE SOUTH 89° 05' 28" EAST 303.80 FEET;
THENCE SOUTH 89° 05' 28" EAST 74.17 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 07° 58' 44" EAST 100.14 FEET TO A POINT ON THE SOUTHERLY LINE OF A PARCEL OF LAND DESCRIBED AS PARCEL "F" IN THE OUT CLAIM DEED RECORDED AS PLAT NO. 108271 IN THE OFFICIAL RECORDS OF RICH COUNTY;
THENCE ALONG THE BOUNDARY LINES OF THE SAID PARCEL "F" THE FOLLOWING TWO COURSES:
THENCE SOUTH 89° 01' 18" EAST 4.50 FEET (SOUTH 89° 02' 49" EAST BY RECORD);
THENCE NORTH 07° 58' 44" EAST 245.33 FEET (NORTH 07° 57' 12" EAST 245.31 FEET BY RECORD) TO A 5/8" IRON NAIL (Labeled "A.A. HUDSON, PLS 375041")
THENCE SOUTH 07° 58' 44" WEST 34.43 FEET TO A POINT ON THE SAID NORTHERLY RIGHT OF WAY LINE OF 150 SOUTH STREET;
THENCE NORTH 89° 05' 28" WEST 30.00 FEET ALONG THE SAID NORTHERLY RIGHT OF WAY LINE TO THE TRUE POINT OF BEGINNING,
CONTAINING 8200 SQUARE FEET OF LAND.

LEGAL DESCRIPTION FOR
LAKE RESIDENCES AT BEAR LAKE
CONDOMINIUM ASSOCIATION, INC.
WEST ACCESS EASEMENT
APPURTENANT EASEMENT TO SUBDIVISION BOUNDARY

AN EASEMENT FOR HORSES AND EXPRESS LOCATED ON A PORTION OF THE PARCEL DESCRIBED IN EXHIBIT "C" IN PLAT NO. 107541 IN THE OFFICIAL RECORDS OF RICH COUNTY, UTAH, WHICH EASEMENT IS ALSO LOCATED IN SECTION 21, TOWNSHIP 14 NORTH, RANGE 3 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 18 BEARS NORTH 07° 31' 22" EAST BY RECORD A DISTANCE OF 5,414.12 FEET;
THENCE NORTH 07° 31' 22" EAST 686.53 FEET;
THENCE SOUTH 89° 05' 28" EAST 1928.23 FEET TO THE SOUTHWEST CORNER OF BLOCK 8, OF THE GARDEN CITY SURVEY;
THENCE SOUTH 89° 05' 28" EAST 152.38 FEET ALONG THE NORTH RIGHT OF WAY LINE OF 150 SOUTH STREET;
THENCE NORTH 01° 18' 28" EAST 410.78 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTAINING NORTH 01° 18' 28" EAST 184.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF 80 SOUTH STREET;
THENCE NORTH 01° 18' 28" EAST 24.00 FEET ALONG THE SAID SOUTH RIGHT OF WAY LINE OF 80 SOUTH STREET;
THENCE SOUTH 01° 18' 28" WEST 182.56 FEET;
THENCE NORTH 89° 04' 22" WEST 24.00 FEET TO THE TRUE POINT OF BEGINNING,
CONTAINING 4361 SQUARE FEET OF LAND.
25031

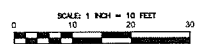
LEGAL DESCRIPTION
FOR
APPURTENANT EAST ACCESS EASEMENT TO SUBDIVISION BOUNDARY ON PROPERTY OWNED BY THE LODGE @ BEAR LAKE LLC.

A 24.00 FEET WIDE IMPRESS AND EXPRESS EASEMENT LOCATED IN SECTION 21, TOWNSHIP 14 NORTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, 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 18 BEARS NORTH 07° 31' 22" EAST BY RECORD OF 5,414.12 FEET, (5,413.89 FEET BY RECORD OF SAID ALUJ);
THENCE ALONG LINES PREVIOUSLY SURVEYED AND SHOWN IN THE SURVEY RECORDED AS PLAT NO. 2055-1943 IN THE OFFICIAL RECORDS OF RICH COUNTY THE FOLLOWING 2 COURSES:
THENCE NORTH 07° 31' 22" EAST 686.53 FEET;
THENCE SOUTH 89° 05' 28" EAST 1928.23 FEET TO THE SOUTHWEST CORNER OF BLOCK 8, OF THE GARDEN CITY SURVEY;
THENCE SOUTH 89° 05' 28" EAST 152.38 FEET ALONG THE NORTH RIGHT OF WAY LINE OF 150 SOUTH STREET;
THENCE NORTH 01° 18' 28" EAST 410.78 FEET;
THENCE SOUTH 89° 04' 22" WEST 182.56 FEET;
THENCE SOUTH 01° 18' 28" WEST 102.29 FEET;
THENCE NORTH 01° 18' 28" WEST 18.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 01° 18' 28" EAST 284.72 FEET TO THE SOUTH RIGHT OF WAY LINE OF 80 SOUTH STREET;
THENCE SOUTH 89° 04' 02" EAST 24.00 FEET ALONG THE SAID RIGHT OF WAY LINE;
THENCE SOUTH 01° 18' 28" WEST 284.72 FEET;
THENCE NORTH 89° 01' 18' WEST 24.00 FEET TO THE TRUE POINT OF BEGINNING,
CONTAINING 8834 SQUARE FEET OF LAND.

LEGAL DESCRIPTION
FOR
LAKE RESIDENCES AT BEAR LAKE
CONDOMINIUM ASSOCIATION, INC.
SANITARY SEWER EASEMENT
APPURTENANT EASEMENT TO SUBDIVISION BOUNDARY

AN EASEMENT FOR SANITARY SEWER LOCATED ON A PORTION OF THE PARCEL DESCRIBED IN EXHIBIT "C" IN PLAT NO. 107541 IN THE OFFICIAL RECORDS OF RICH COUNTY, UTAH, WHICH EASEMENT IS ALSO LOCATED IN SECTION 21, TOWNSHIP 14 NORTH, RANGE 3 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 18 BEARS NORTH 07° 31' 22" EAST BY RECORD A DISTANCE OF 5,414.12 FEET;
THENCE NORTH 07° 31' 22" EAST 686.53 FEET;
THENCE SOUTH 89° 05' 28" EAST 1928.23 FEET TO THE SOUTHWEST CORNER OF BLOCK 8, OF THE GARDEN CITY SURVEY;
THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF 150 SOUTH STREET THE FOLLOWING 3 COURSES:
THENCE SOUTH 89° 05' 28" EAST 303.80 FEET;
THENCE SOUTH 89° 05' 30" WEST 37.00 FEET;
THENCE SOUTH 89° 05' 30" EAST 56.17 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 89° 01' 18" EAST 15.00 FEET;
THENCE SOUTH 07° 58' 44" WEST 100.14 FEET TO A POINT ON THE SAID NORTHERLY RIGHT OF WAY LINE OF 150 SOUTH STREET;
THENCE NORTH 89° 05' 28" WEST 18.00 FEET ALONG THE SAID NORTHERLY RIGHT OF WAY LINE TO THE TRUE POINT OF BEGINNING,
CONTAINING 1502 SQUARE FEET OF LAND.

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



BASE OF BEARINGS
FROM RECORD OF SURVEY 2024-1942
WHICH IS FROM THE WEST QUARTER CORNER
SECTION 21 TO THE WEST QUARTER
CORNER OF SECTION 18 AS
N 07° 31' 22" E

THE LODGE @ BEAR LAKE, L.L.C.
41-21-400-2011
RECORD OF SURVEY 2024-1942

LAND SURVEYORS A.A. HUDSON AND ASSOCIATES 132 SOUTH STATE PRESTON, IDAHO 83283 (208)832-1155		COMBINED AND AMENDED SUBDIVISION PLAT LAKE RESIDENCES AT BEAR LAKE PHASES 7A, 7B, 8A, & 8B SECTION 21, TOWNSHIP 14 NORTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, GARDEN CITY, RICH COUNTY, UTAH <table border="1"> <tr> <td>REVISIONS</td> <td>SURVEYED BY: TC</td> </tr> <tr> <td>1</td> <td>OFFICE WORK BY: TLO, JF</td> </tr> <tr> <td>2</td> <td>FIELD WORK NO.</td> </tr> <tr> <td>PROJECT NO. 25031</td> <td>COMPLETION DATE: APRIL 2023</td> </tr> </table>		REVISIONS	SURVEYED BY: TC	1	OFFICE WORK BY: TLO, JF	2	FIELD WORK NO.	PROJECT NO. 25031	COMPLETION DATE: APRIL 2023	SURVEYOR'S CERTIFICATE I, TIMOTHY LYNN CHRISTENSEN DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF UTAH, THAT I HAD PERSONALLY CONDUCTED A SURVEY OF THIS PROPERTY 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. DATE _____ TIMOTHY LYNN CHRISTENSEN		RECORDER'S CERTIFICATE INSTRUMENT NO. _____ TIME _____ DATE _____ RECORD OF SURVEY NO. _____ REQUESTED BY _____ RECORDED BY _____ FILE _____ DRAWING: 25031.dwg	
REVISIONS	SURVEYED BY: TC														
1	OFFICE WORK BY: TLO, JF														
2	FIELD WORK NO.														
PROJECT NO. 25031	COMPLETION DATE: APRIL 2023														

LAKE RESIDENCES AT BEAR LAKE	CONTRACT NO. AND ADDRESS
PHASES 7A, 7B, 6A & 6B	FOR
SECTION 21, TOWNSHIP 14 NORTH, RANGE 5 EAST, S64E4R	
POH DOUNTY, UTAH	
REVISIONS	SUBMITTED BY
	TO
	OFFICE WORK BY TJC
	FIELD BOOK NO.
	PROJECT NO. 25031
	COMPLETION DATE APRIL 2023

SECTION CORNER
— EXISTING FENCE LINE
— DEED (RECORD) LINE
SECTION 1/4 CORNER
SET 5/8" REBAR W/ ALK
CAP PLS 275041
FOUND 5/8" REBAR W/
CAP AS NOTED
POINT NOT FOUND OR SET

SURVEYORS CERTIFICATE

I, _____ DO HEREBY CERTIFY THAT I AM A LICENSED
SURVEYOR OF THE STATE OF TEXAS, THAT I HAVE CERTIFICATE
NO. _____ AND THAT BY THE AUTHORITY OF THE CHAIRMAN OF
THE BOARD OF SURVEYORS I HAVE CAUSED A SURVEY TO BE MADE AS SHOWN AND
PLAT.

PHOTOGRAPHIC SURVEYING

RECORDERS CERTIFICATE

QUANT NO. _____

DATE _____

NO OF SURVEY NO. _____

WITNESSED BY _____

MADE BY _____

DATE 2/20/1979

COMBINED AND AMENDED SUBDIVISION PLAT
FOR

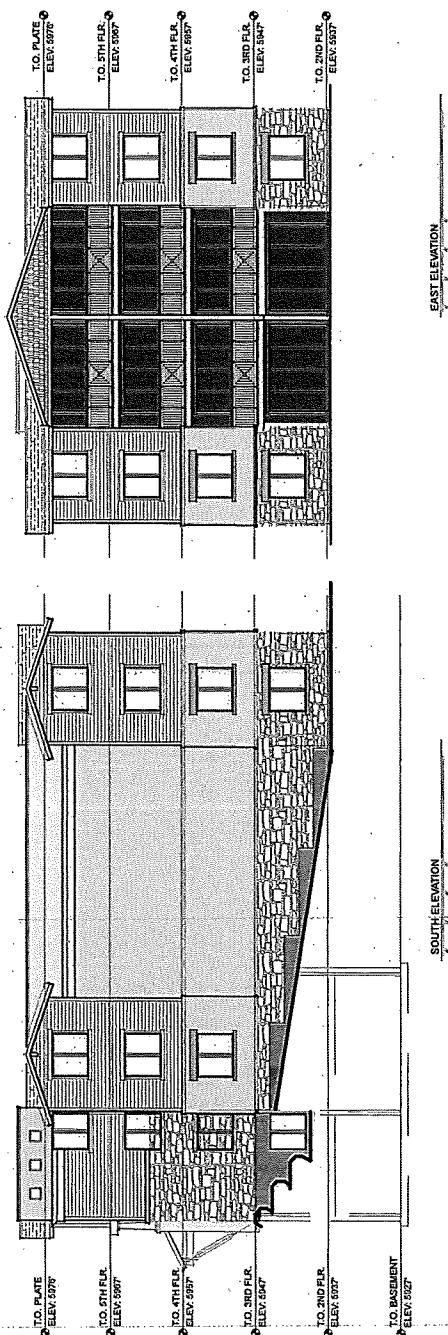
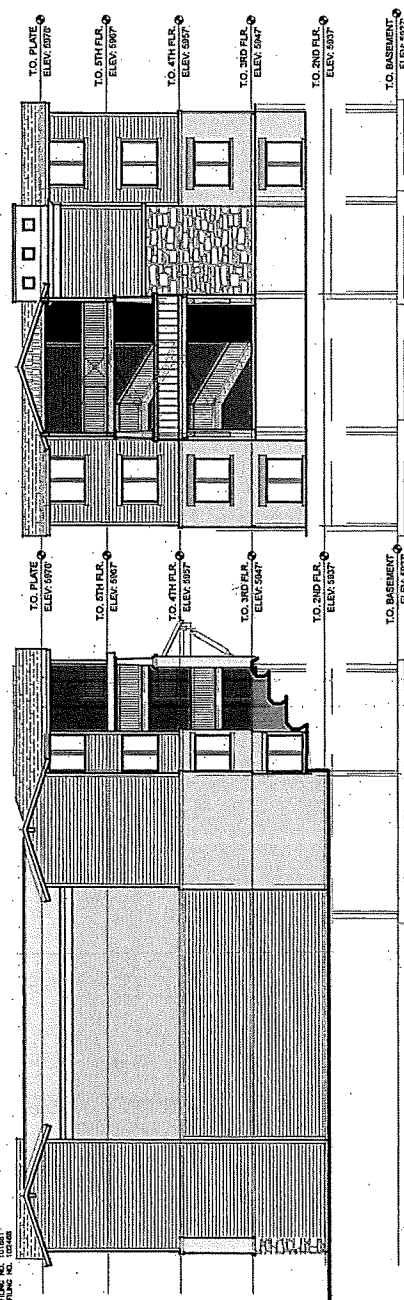
LAKE RESIDENCES AT BEAR LAKE
PHASES 7A, 7B, 8A, & 8B
A PLAT TO COMBINE AND AMEND THE PLATS

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

LAVE RESIDENCES AT DEAR LAKE PHASE 7A PLAT RECORDED AS FILING NO.	102841
LAVE RESIDENCES AT DEAR LAKE PHASE 7B PLAT RECORDED AS FILING NO.	102842
LAVE RESIDENCES AT DEAR LAKE PHASE 7A PLAT RECORDED AS FILING NO.	101681
LAVE RESIDENCES AT DEAR LAKE PHASE 7B PLAT RECORDED AS FILING NO.	100468

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

NOTE:
ELEVATIONS SHOWN ARE AS RECORDED ON:
LAKE RESIDENCES AT BEAR LAKE PHASE 7A PLAT RECORDED AS
LAKE RESIDENCES AT BEAR LAKE PHASE 7B PLAT RECORDED AS
LAKE RESIDENCES AT BEAR LAKE PHASE 8A PLAT RECORDED AS
LAKE RESIDENCES AT BEAR LAKE PHASE 9A PLAT RECORDED AS
PLAT NO. 10264S
LAKE RESIDENCES AT BEAR LAKE PHASE 10A PLAT RECORDED AS
PLAT NO. 10184S
LAKE RESIDENCES FOR 7A, 7B, 8A AND 9A ARE THE SAME.
FOR 7A, THE ELEVATIONS FOR 7B ARE ALL 1 FOOT
HIGHER THAN THE ELEVATIONS FOR 7A.
THE ELEVATIONS FOR 8A ARE 2 FEET LOWER.



SCALE 1"=105'

COMBINED AND AMENDED SUBDIVISION PLAT

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

[illegible]

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.

Level 04
PLATE LINE
FRONT COLOR 1,00,000

FRONT: 39'-0" / 39.00
OR MORE PARTICULARLY
DESCRIBED AS THE
BOTTOM OF THE CEILING

ASSEMBLY.

Level 04
TOP OF FLOOR
ASSEMBLY
25' - 10 1/2" / 29.88'

OR MORE PARTICULARLY
DESCRIBED AS TOP OF
FLOOR ASSEMBLY

Level 04
BOTTOM OF FLOOR
ASSEMBLY

28' - 11 1/2' / 28.96'
OR MORE PARTICULARLY
DESCRIBED AS BOTTOM
OF FLOOR ASSEMBLY

Level 03
TOP OF FLOOR
ASSEMBLY

ASSEMBLY
15' - 10 1/2" / 19.88'
OR MORE PARTICULARLY
DESCRIBED AS TOP OF

Level 03
BOTTOM OF FLOOR

18" - 11 1/2" / 18.96"
OR MORE PARTICULARLY
DESCRIBED AS: BOTTOM

Level 02
200 000 000

TOP OF FLOOR
ASSEMBLY
9'-10 1/2" / 9.88'
OR MORE PARTICULAR

DESCRIPTED AS TOP OF FLOOR ASSEMBLY

8' - 11 1/2" / 8.95'

OR MORE PARTICULARLY
DESCRIBED AS BOTTOM
OF FLOOR ASSEMBLY

Level 01
TOP OF FLOOR
0' 7.000"

ELEV. 5935'

Level 0
TOP OF FLOOR
-9.0' / -9.00'

ELEV: 5926'

NOTE:
THIS ENTRY APPLIES TO LATE RESPONSES AT DEAR
LARGE PHASE. SA PLAT RESPONSE AS PLUNG NO.
10/18/81

NOTE:

Architectural floor plan of a four-unit residential building. The plan shows four units: Unit 401E, Unit 301E, Unit 201E, and Unit 101E, arranged in a row. Each unit has a living area, kitchen, and bedrooms. Common areas and facilities are located at the ends of the building. A convertible space is shown on the right side. The plan includes dimensions for each unit and common areas, and a legend for unit boundaries and common areas.

Legend:

- UNIT BOUNDARY
- COMMON AREAS AND FACILITIES
- CONVERTIBLE SPACE

Dimensions:

- Unit 401E: 10.00 [10'] x 10.00 [10']
- Unit 301E: 10.00 [10'] x 10.00 [10']
- Unit 201E: 10.00 [10'] x 10.00 [10']
- Unit 101E: 10.00 [10'] x 10.00 [10']
- Common Areas and Facilities: 9.12 [9'-1"] x 9.08 [9'-1"]
- Convertible Space: 9.08 [9'-1"] x 9.08 [9'-1"]

LEGEND

	UNIT DESCRIPTION
	CROWN AREAS AND FACILITIES / NONRENEWABLE LAND
	UNITED CROWN AREAS AND FACILITIES / RENEWABLE LAND
	CONCRETE SPACES / NONRENEWABLE LAND
	Pavement Spaces / Renewable Land

Level 0
TOP OF

COASTING FEED
DEED (FEED)
SECTION CORNER
SECTION 1/4
SAT 5/8" PROB
CAP PLS 3730
CAP AS NOTED
POINT NOT FOR

DATE _____
LAND OR SET
/ W /
/ W /
CORNER
ER
GO LINE
L TWENTY LYNN CHRISTENSEN
NUMBER 375041-2201 AND
DESCRIBED ON THIS PLAN,
SURY

STATIONS CONTINGUOUS

ED DO HERBERT CERTIFY THAT I AM
OF UTAH THAT I HOLD CERTIFIC
THAT BY THE AUTHORITY OF THE
SSED A SURVEY TO BE MADE AS S

THOMAS L. LIND

RECORDERS CERTIFICATE INSTRUMENT NO. _____ DATE _____ RECORD OF SURVEY NO. _____ REQUESTED BY _____ RETURNED BY _____ FILE _____	A Y A LICENSED CLERK CHIEF OF RECORDS AND DEEDS
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ALL PHASES
FOURTH FLOOR

SHEET 10 OF 11

LEGEND

NET BOUNDARY
COMMON AREAS AND FACILITIES* / WITHDRAWABLE LAND
BATTED COMMON AREAS AND FACILITIES / WITHDRAWABLE LAND
CONVERTIBLE SPACE / WITHDRAWABLE LAND
PRIVATE SPACE / WITHDRAWABLE LAND

THIRD FLOOR

50740

UNIT LEGEND:

UNIT LEGEND:

FOR
LAKE RESIDENCES AT BEAR LAKE
PHASES 7A, 7H, 8A, & 8B

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

NOTE:
LAKE DRAINING IS AS RECORDED ON
LAKE RESOURCES AT BEAR LAKE PHASE 7A PLAY RECORDED AS
TULUNG NO. 102944
LAKE RESOURCES AT BEAR LAKE PHASE 7B PLAY RECORDED AS
TULUNG NO. 102942
LAKE RESOURCES AT BEAR LAKE PHASE 8A PLAY RECORDED AS
TULUNG NO. 101081
LAKE RESOURCES AT BEAR LAKE PHASE 8B PLAY RECORDED AS
TULUNG NO. 102468
THE DRAINING APPLIES TO ALL PHASES

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
TUNING NO. 102341
LAKE RESIDENCES AT BEAR LAKE PHASE
TUNING NO. 102342
LAKE RESIDENCES AT BEAR LAKE PHASE
TUNING NO. 101581
LAKE RESIDENCES AT BEAR LAKE PHASE
TUNING NO. 102468
THIS DRAWING APPLIES TO ALL PHASES

