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):	Ordinance Reference:
☐ Annexation	11A-301
☐ Appeal	11B-400
☐ Conditional Use Permit	11C-500
☐ Condominium/Townhouse	11E-524 or 11E-525
☐ Encumbrance	
☐ Extension of Time	Subdivision 11E-503/PUD or PRUD 11F-107-A-2
☐ Lot Split/Lot Line Adjustment	11E-506
☑ Plat Amendment (Subdivision)	
☐ PUD Development Plan	11C-1950, 11E-100, and 11F-100
☐ PUD Phase Approval/Preliminary or Final	11C-1950, 11E-100, and 11F-100
☐ PRUD Conceptual	11C-1950, 11E-100, and 11F-100
☐ PRUD Phase Approval/Preliminary or Final	11C-1950, 11E-100, and 11F-100
☐ Subdivision	11E-100
☐ Vacation of Subdivision	11E-523
☐ Variance	11B-308
☐ Water Transfer	13A-1300
☐ Zone Change	
☐ AEG Meeting, (Affected Entity Group)	
☐ Public Infrastructure District	Garden City PID Policy

☐ Other Land Use Permit _____

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

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

Parcel #: [illegible]

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.**

_____, Receiver
Signature of Owner of Record

_____
Signature of Owner of Record

_____
Signature of Owner of Record

Office Use Only
Date Received: _____ Fee: _____ By: _____

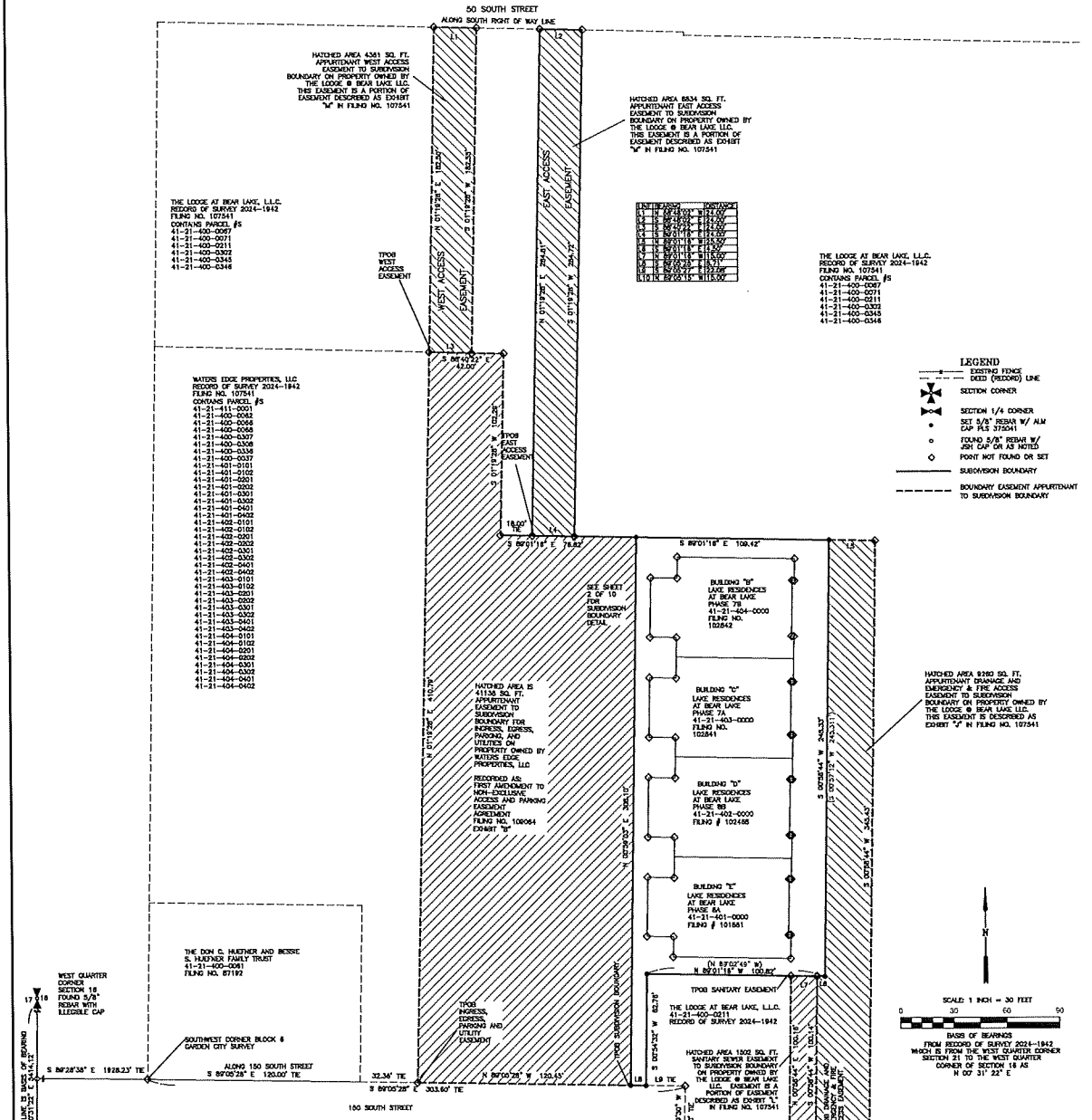
Revised: 11/4/2024

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. THERE HAS BEEN SOME CONFUSION ON THE LOCATION OF THE BUILDING AS THE EXISTING PLATS FOR THIS PROJECT OVERLAP IN SOME AREAS. THIS SURVEY IS ATTEMPTING TO CLARIFY THE LOCATION OF THE BUILDING AND COMMON AREA FOR THIS PROJECT. NEW NON EXCLUSIVE EASEMENTS ARE BEING CREATED WITH THIS SURVEY AND 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.

COMBINED AND AMMENDED SUBDIVISON 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 FILING NO. 102541
LAKE RESIDENCES AT BEAR LAKE PHASE 7B PLAT RECORDED AS FILING NO. 102542
LAKE RESIDENCES AT BEAR LAKE PHASE 8A PLAT RECORDED AS FILING NO. 101861
LAKE RESIDENCES AT BEAR LAKE PHASE 8B PLAT RECORDED AS FILING NO. 102468



LINE	BEARING	DISTANCE
L1	N 88°28'00" E	21.00'
L2	S 88°28'00" E	21.00'
L3	S 88°28'00" E	21.00'
L4	S 88°28'00" E	21.00'
L5	N 89°01'18" E	19.50'
L6	N 89°01'18" E	19.50'
L7	N 89°01'18" E	13.00'
L8	N 89°01'18" E	8.00'
L9	N 89°05'28" E	8.17'
L10	N 89°05'28" E	22.08'
L11	N 89°05'15" W	116.00'

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 6 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° 56' 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 8 COURSES:
THENCE SOUTH 89° 01' 18" 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. 106271 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° 56' 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' 18" WEST 100.82 FEET (NORTH 89° 02' 49" WEST BY RECORD) TO A FOUND JSH CAP AND REBAR;
THENCE SOUTH 00° 54' 32" WEST 62.78 FEET TO A FOUND JSH CAP AND REBAR;
THENCE NORTH 89° 05' 28" WEST 8.71 FEET TO THE TRUE POINT OF BEGINNING.
CONTAINING 0.8 ACRES OF LAND.

LEGAL DESCRIPTION
FOR LAKE RESIDENCES AT BEAR LAKE
CONDOMINIUM ASSOCIATION, INC.
INGRESS, EGRESS, PARKING, AND UTILITY EASEMENT
APPURTENANT EASEMENT TO SUBDIVISION BOUNDARY
ON PROPERTY OWNED BY WATERS EDGE PROPERTIES, LLC
RECORDED AS FIRST AMENDMENT TO NON-EXCLUSIVE ACCESS AND PARKING EASEMENT AGREEMENT FILING NO. 109064 EXHIBIT "B"

AN EASEMENT FOR INGRESS, EGRESS, PARKING, AND PUBLIC UTILITIES LOCATED ON A PORTION OF THE PARCEL DESCRIBED IN EXHIBIT "D" IN FILING NO. 107541 IN THE OFFICIAL RECORDS OF RICH COUNTY, UTAH, WHICH EASEMENT IS ALSO LOCATED IN SECTION 21, TOWNSHIP 14 NORTH, RANGE 6 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 152.36 FEET ALONG THE NORTH RIGHT OF WAY LINE OF 150 SOUTH STREET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 01° 19' 28" EAST 410.79 FEET;
THENCE ALONG THE BOUNDARY OF THE SAID PARCEL DESCRIBED IN EXHIBIT "D" THE FOLLOWING 3 COURSES:
THENCE SOUTH 88° 40' 22" EAST 42.00 FEET;
THENCE SOUTH 01° 19' 28" WEST 102.29 FEET;
THENCE SOUTH 89° 01' 18" EAST 74.82 FEET;
THENCE SOUTH 00° 56' 03" WEST 308.10 FEET TO A POINT ON THE SAID NORTH RIGHT OF WAY LINE OF 150 SOUTH STREET;
THENCE NORTH 89° 05' 28" WEST 120.43 FEET ALONG THE SAID NORTH RIGHT OF WAY LINE TO THE TRUE POINT OF BEGINNING.
CONTAINING 41138 SQUARE FEET OF LAND.

SHEET 1 OF 11

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

COMBINED AND AMMENDED SUBDIVISON PLAT
FOR
LAKE RESIDENCES AT BEAR LAKE
PHASES 7A, 7B, 8A, & 8B
SECTION 21, TOWNSHIP 14 NORTH, RANGE 5 EAST, SLB&M
GARDEN CITY, RICH COUNTY, UTAH

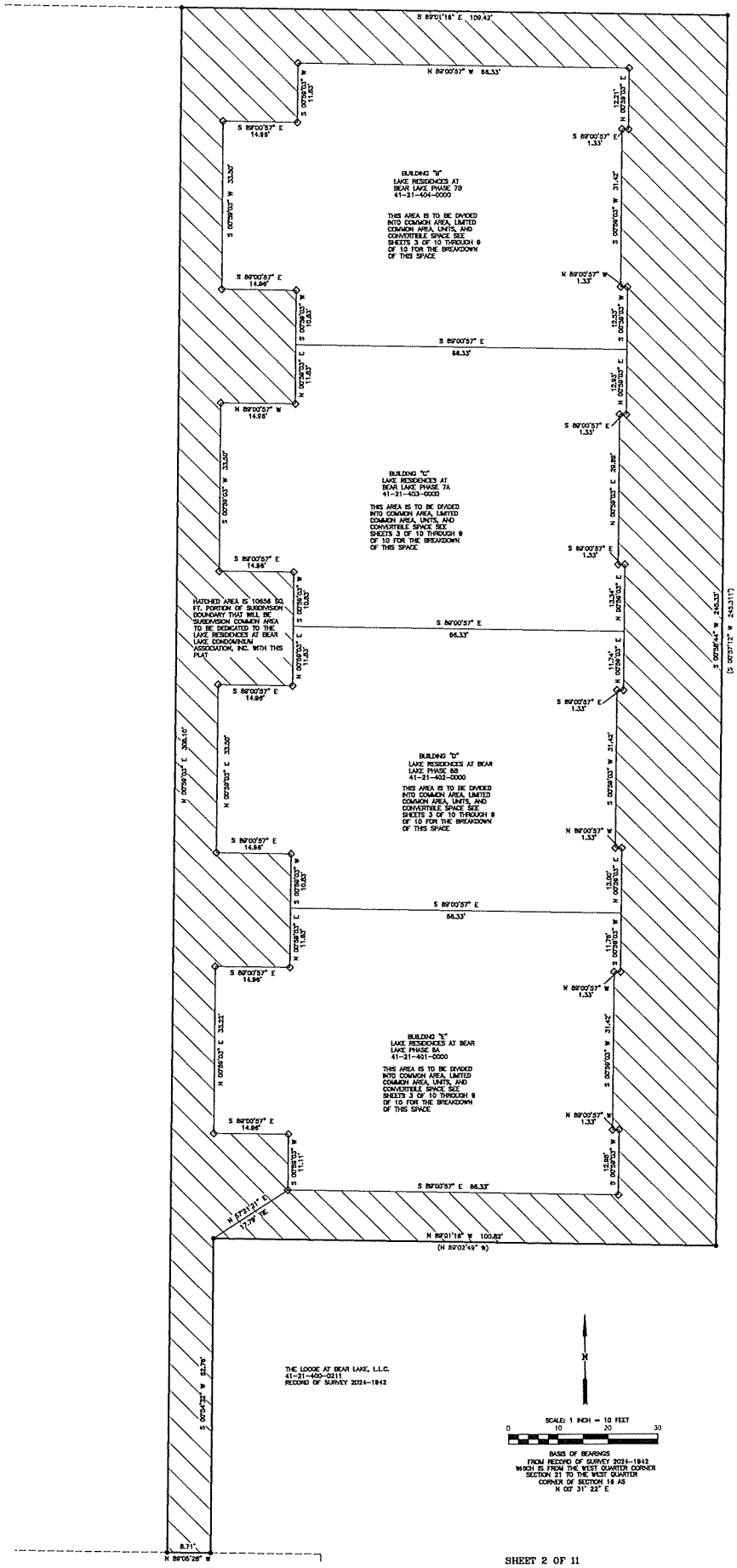
REVISIONS	SURVEYED BY:	TO
2	OFFICE WORK BY:	TO, EZ
1	FIELD BOOK NO.	
PROJECT NO. 25031	COMPLETION DATE: APRIL 2025	

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 370541-2201 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.

DATE
TIMOTHY LYNN CHRISTENSEN

RECORDER'S CERTIFICATE
INSTRUMENT NO. _____
DATE _____ TIME _____
RECORD OF SURVEY NO. _____
REQUESTED BY _____
RECORDED BY _____
FEE _____

DRAWING: 25031.dwg



COMBINED AND AMMENDED SUBDIVISON 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 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. 102466

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

AN EASEMENT FOR DRAINAGE AND EMERGENCY AND FIRE ACCESS LOCATED ON A PORTION OF THE PARCEL DESCRIBED IN EXHIBIT "E" IN FILING NO. 107541 IN THE OFFICIAL RECORDS OF RICH COUNTY, UTAH, WHICH EASEMENT 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 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 00° 56' 30" WEST 37.50 FEET;
THENCE SOUTH 89° 05' 28" EAST 74.17 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 00° 56' 44" EAST 100.14 FEET TO A POINT ON THE SOUTHERLY LINE OF A PARCEL OF LAND DESCRIBED AS PARCEL "F" IN THE QUIT CLAIM DEED RECORDED AS FILING NO. 106371 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 00° 56' 44" EAST 245.33 FEET (NORTH 00° 57' 12" EAST 245.311 FEET BY RECORD) TO A 5/8" REBAR (ABELED "J.A. HUDSON, PLS 375041");
THENCE SOUTH 89° 01' 18" EAST 25.50 FEET;
THENCE SOUTH 00° 56' 44" WEST 345.43 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 9280 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 INGRESS AND EGRESS LOCATED ON A PORTION OF THE PARCEL DESCRIBED IN EXHIBIT "E" IN FILING NO. 107541 IN THE OFFICIAL RECORDS OF RICH COUNTY, UTAH, WHICH EASEMENT 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 8, OF THE GARDEN CITY SURVEY;
THENCE SOUTH 89° 05' 28" EAST 152.36 FEET ALONG THE NORTH RIGHT OF WAY LINE OF 150 SOUTH STREET;
THENCE NORTH 01° 19' 28" EAST 410.79 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 01° 19' 28" EAST 182.50 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF 50 SOUTH STREET;
THENCE SOUTH 88° 48' 02" EAST 24.00 FEET ALONG THE SAID SOUTH RIGHT OF WAY LINE OF 50 SOUTH STREET;
THENCE SOUTH 01° 19' 28" WEST 182.55 FEET;
THENCE NORTH 88° 40' 22" WEST 24.00 FEET TO THE TRUE POINT OF BEGINNING.
CONTAINING 4381 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 INGRESS AND EGRESS EASEMENT LOCATED IN SECTION 21, TOWNSHIP 14 NORTH, RANGE 5 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 16 BEARS NORTH 00° 31' 22" EAST BY RECORD OF THE WATERS EDGE RESORT PLANNED UNIT DEVELOPMENT PHASE 3, A DISTANCE OF 5,414.12 FEET, (5413.99 FEET BY RECORD OF SAID P.U.D.);
THENCE ALONG LINES PREVIOUSLY SURVEYED AND SHOWN IN THE SURVEY RECORDED AS FILING NO. 2024-1842 IN THE OFFICIAL RECORDS OF RICH COUNTY THE FOLLOWING 2 COURSES;
THENCE NORTH 00° 31' 22" EAST 658.53 FEET;
THENCE SOUTH 89° 28' 38" EAST 1928.23 FEET TO THE SOUTHWEST CORNER OF BLOCK 8, OF THE GARDEN CITY SURVEY;
THENCE SOUTH 89° 05' 28" EAST 152.36 FEET ALONG THE NORTH RIGHT OF WAY LINE OF 150 SOUTH STREET;
THENCE NORTH 01° 19' 28" EAST 410.79 FEET;
THENCE SOUTH 88° 40' 22" EAST 42.00 FEET;
THENCE SOUTH 01° 19' 28" WEST 102.29 FEET;
THENCE NORTH 88° 01' 18" WEST 18.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 01° 19' 28" EAST 284.81 FEET TO THE SOUTH RIGHT OF WAY LINE OF 50 SOUTH STREET;
THENCE SOUTH 88° 48' 02" EAST 24.00 FEET ALONG THE SAID RIGHT OF WAY LINE;
THENCE SOUTH 01° 19' 28" WEST 284.72 FEET;
THENCE NORTH 88° 01' 18" WEST 24.00 FEET TO THE TRUE POINT OF BEGINNING.
CONTAINING 6834 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 "E" IN FILING NO. 107541 IN THE OFFICIAL RECORDS OF RICH COUNTY, UTAH, WHICH EASEMENT 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 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 00° 56' 30" WEST 37.50 FEET;
THENCE SOUTH 89° 05' 28" EAST 59.17 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 00° 56' 44" EAST 100.18 FEET;
THENCE SOUTH 89° 01' 18" EAST 15.00 FEET;
THENCE SOUTH 00° 56' 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 15.00 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" 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

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

COMBINED AND AMENDED SUBDIVISON PLAT
FOR
LAKE RESIDENCES AT BEAR LAKE
PHASES 7A, 7B, 8A, & 8B
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:	APRIL 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.

DATE

TIMOTHY LYNN CHRISTENSEN

RECORDER'S CERTIFICATE

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

DRAWING: 25031.dwg

COMBINED AND AMMENDED SUBDIVISON PLAT
FOR
LAKE RESIDENCES AT BEAR LAKE
PHASES 7A, 7B, 8A, & 8B

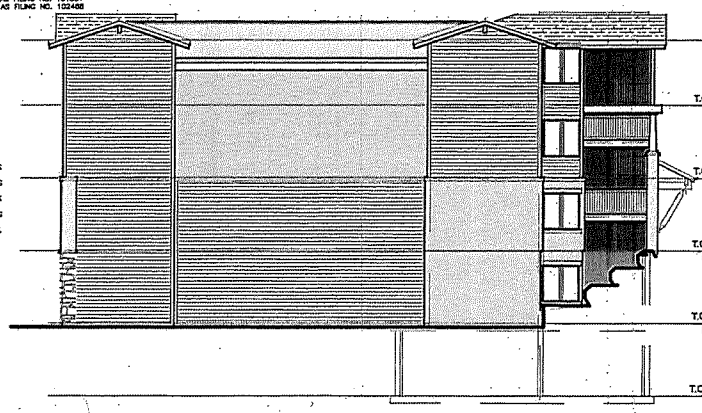
A PLAT TO COMBINE AND AMEND THE PLATS PREVIOUSLY RECORDED AS THE LAKE RESIDENCES AT BEAR LAKE PHASES 7A, 7B, 8A, AND 8B PLATS

LAKE RESIDENCES AT BEAR LAKE PHASE 7A PLAT RECORDED AS 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. 101861
LAKE RESIDENCES AT BEAR LAKE PHASE 8B PLAT RECORDED AS FILING NO. 102468

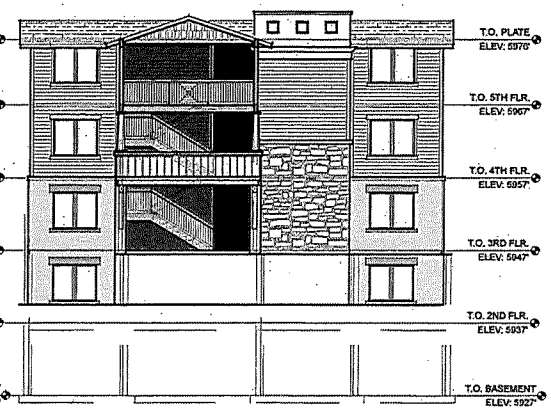
THE DRAWING SHOWN IS THE CONSTRUCTION DRAWING FOR THE BUILDING. FIELD MEASUREMENTS HAVE DETERMINED THAT THERE ARE SLIGHT VARIATIONS BETWEEN THE DRAWING AND THE CONSTRUCTED BUILDING.

NOTE:

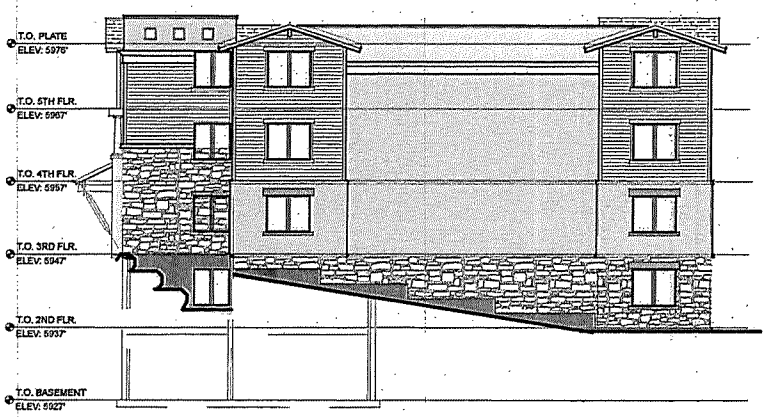
DRAWINGS SHOWN ARE AS RECORDED ON:
LAKE RESIDENCES AT BEAR LAKE PHASE 7A PLAT RECORDED AS FILING NO. 102841
LAKE RESIDENCES AT BEAR LAKE PHASE 7B PLAT RECORDED AS FILING NO. 102842
LAKE RESIDENCES AT BEAR LAKE PHASE 8A PLAT RECORDED AS FILING NO. 101861
LAKE RESIDENCES AT BEAR LAKE PHASE 8B PLAT RECORDED AS FILING NO. 102468
THE ELEVATION VIEWS FOR 7A, 7B, 8A, AND 8B ARE THE SAME. HOWEVER, THE ELEVATIONS DIFFER. THE ELEVATIONS SHOWN ARE FOR 7A. THE ELEVATIONS FOR 7B ARE ALL 1 FOOT HIGHER. THE ELEVATIONS FOR 8D ARE ALL 1 FOOT LOWER. THE ELEVATIONS FOR 8A ARE 2 FEET LOWER.



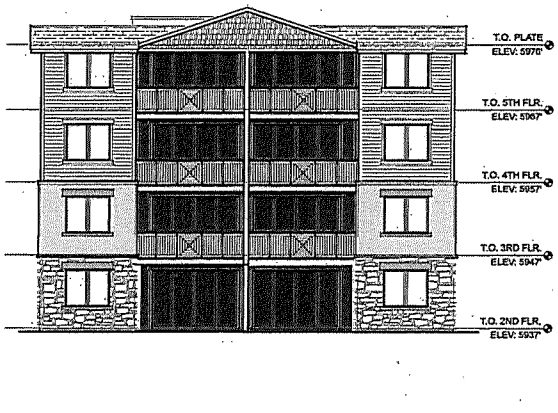
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

RECORDER'S CERTIFICATE

INSTRUMENT NO. _____
DATE _____ TIME _____
RECORD OF SURVEY NO. _____
REDATED BY _____
REDOCKETED BY _____
FEE _____

SURVEYOR'S CERTIFICATE

I, TIMOTHY LYNN GIRSTENSON DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 5150251 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY 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 GIRSTENSON

LEGEND

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

COMBINED AND AMMENDED SUBDIVISON PLAT

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

SECTION 21, TOWNSHIP 14 NORTH, RANGE 3 EAST, SLB&M
RICH COUNTY, UTAH

REVISIONS	SURVEYED BY	TG
	OFFICE WORK BY	TG, EZ
2	FIELD BOOK NO.	—
1	PROJECT NO. 22031	COMPLETION DATE APRIL 2025

LAND SURVEYORS
A.A. HUDSON AND ASSOCIATES
133 SOUTH STATE
PRESTON, IDAHO 83263
(208)852-1153

DRAWING: 22031.dwg

COMBINED AND AMMENDED SUBDIVISON PLAT
FOR
LAKE RESIDENCES AT BEAR LAKE
PHASES 7A, 7B, 8A, & 8B

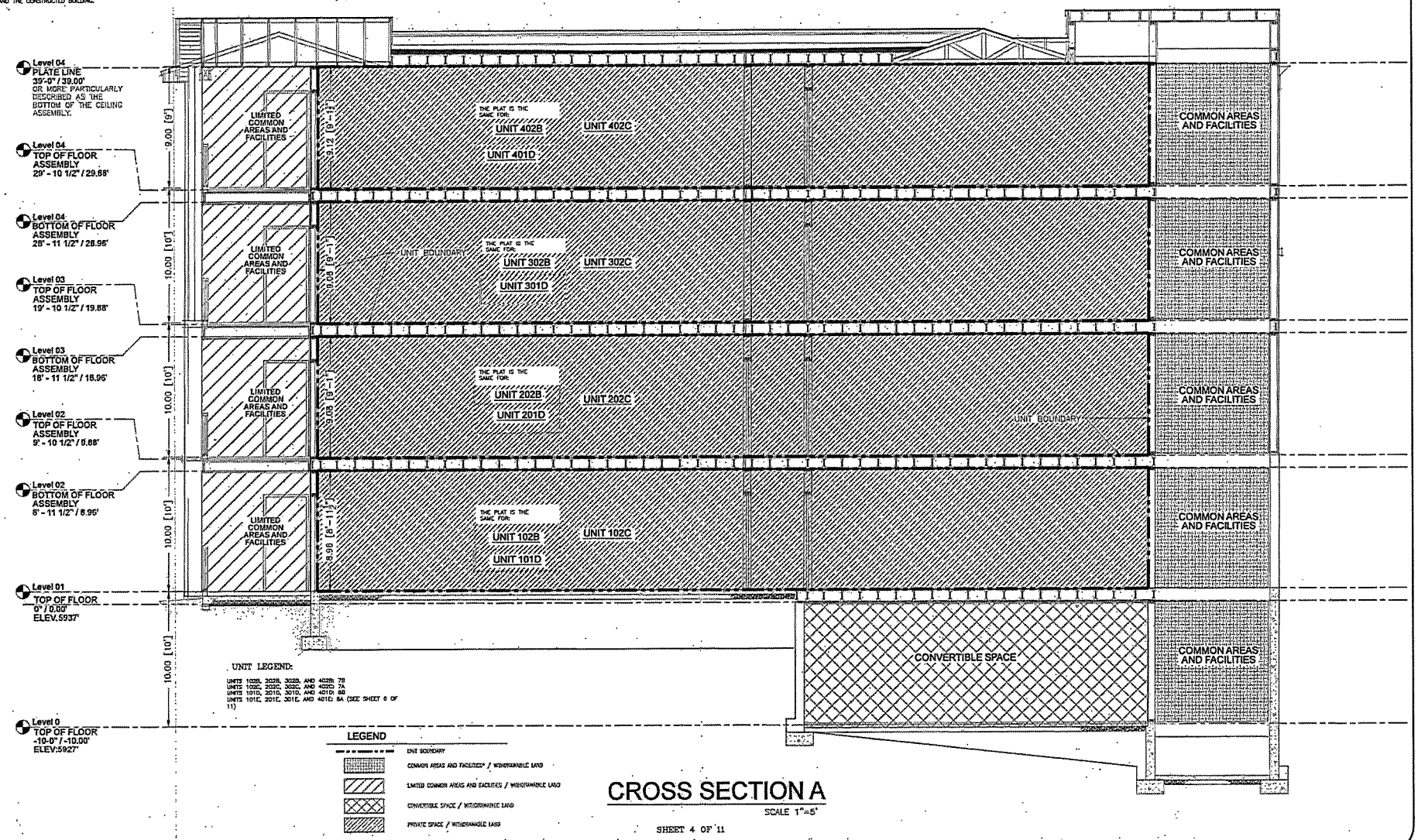
A PLAT TO COMBINE AND AMEND THE PLATS PREVIOUSLY RECORDED AS THE LAKE RESIDENCES AT BEAR LAKE PHASES 7A, 7B, 8A, AND 8B PLATS

LAKE RESIDENCES AT BEAR LAKE PHASE 7A PLAT RECORDED AS 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. 101851
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
LAKE RESIDENCES AT BEAR LAKE PHASE 7B PLAT RECORDED AS FILING NO. 102842
LAKE RESIDENCES AT BEAR LAKE PHASE 8B PLAT RECORDED AS FILING NO. 102468
THE ELEVATION VIEWS FOR 7A, 7B, AND 8B ARE 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.



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'

SHEET 4 OF 11

RECORDER'S CERTIFICATE

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

SURVEYOR'S CERTIFICATE

I, TIMOTHY LYNN GIRDESTEDON DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NUMBER 372041-2201 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.

DATE _____ TIMOTHY LYNN GIRDESTEDON

LEGEND

- EXISTING TOWER (GOOGLE) LINE
- SECTION CORNER
- SECTION 1/4 CORNER
- SET 5/8" REBAR W/ ALU CAP AS NOTED
- FOUND 5/8" REBAR W/ CAP AS NOTED
- POINT NOT FOUND OR SET

COMBINED AND AMENDED SUBDIVISON PLAT
FOR
LAKE RESIDENCES AT BEAR LAKE
PHASES 7A, 7B, 8A, & 8B
SECTION 21, TOWNSHIP 1 NORTH, RANGE 3 EAST, SLB&M
RICH COUNTY, UTAH

REVISIONS	SURVEYED BY: TG
	OFFICE WORK BY: TG, EZ
2	
1	FIELD BOOK NO. ___
PROJECT NO. 23031	COMPLETION DATE: APRIL 2025

LAND SURVEYORS
A.A. HUDSON AND ASSOCIATES
113 SOUTH STATE
PRESTON, IDAHO 83263
(208)852-1153

DRAWING: 23031.dwg

COMBINED AND AMMENDED SUBDIVISON 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 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. 101661
LAKE RESIDENCES AT BEAR LAKE PHASE 8B PLAT RECORDED AS FILING NO. 102468

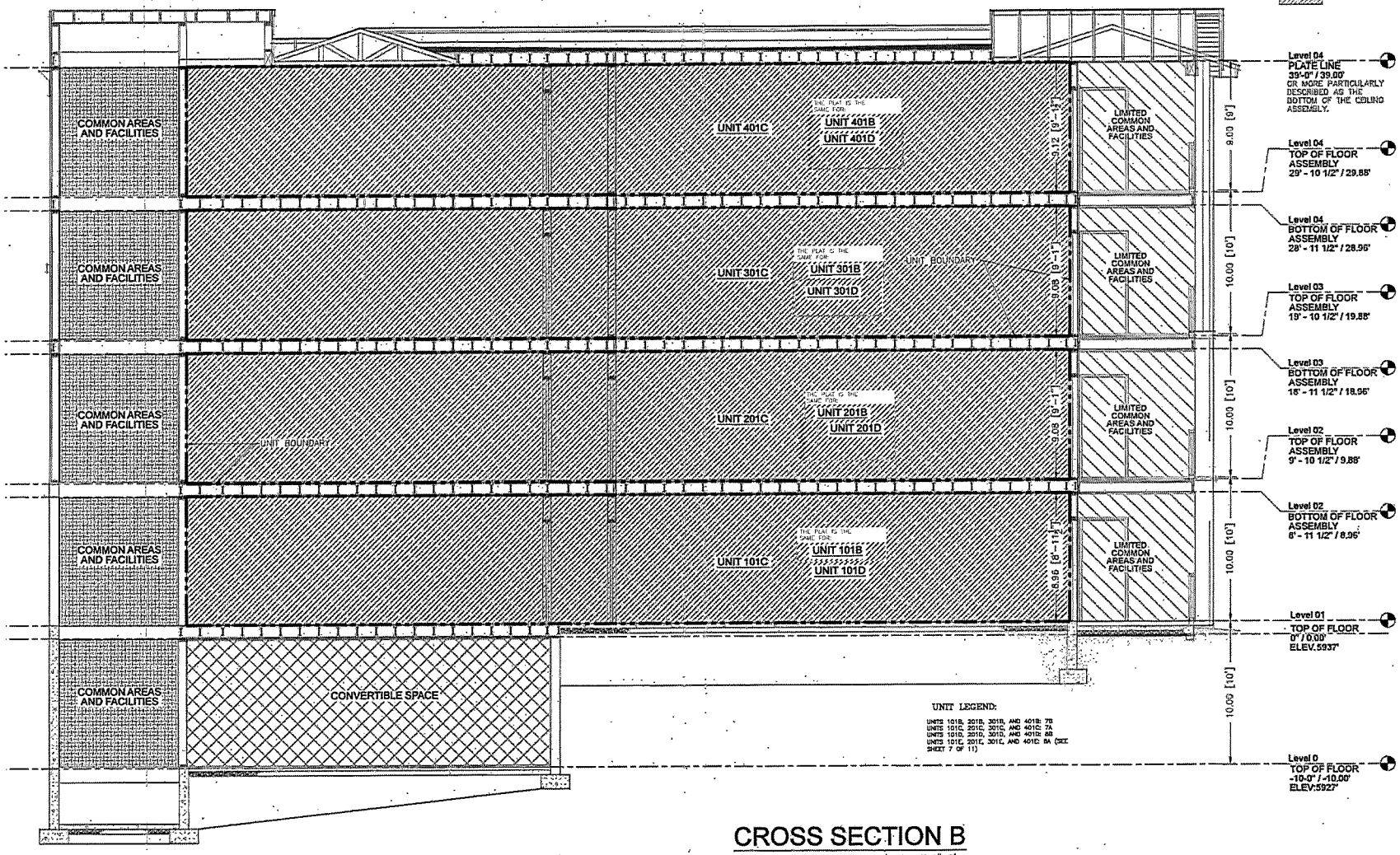
THE DRAWING SHOWN IS THE CONSTRUCTION DRAWING FOR THE BUILDING. FIELD MEASUREMENTS HAVE DETERMINED THAT THERE ARE SLIGHT VARIATIONS BETWEEN THE DRAWING AND THE CONSTRUCTED BUILDING.

NOTE:

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

LEGEND

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



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'

SHEET 5 OF 11

RECORDER'S CERTIFICATE

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

SURVEYOR'S CERTIFICATE

I, TIMOTHY LYNN GREENSDON DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, LICENSE NUMBER 377041-2201 AND THAT BY THE AUTHORITY OF THE OWNERS OF THE PROPERTY I HAVE CAUSED A SURVEY TO BE MADE AS SHOWN AND DESCRIBED ON THIS PLAT.

_____ DATE _____ TIMOTHY LYNN GREENSDON

LEGEND

- EXISTING FENCE / PROPOSED FENCE LINE
- SECTION CORNER
- SECTION 1/4 CORNER SET 5/8" REBAR W/ ALM CAP AS NOTED
- FOUND 5/8" REBAR W/ CAP AS NOTED
- POINT NOT FOUND OR SET

COMBINED AND AMENDED SUBDIVISON PLAT
FOR
LAKE RESIDENCES AT BEAR LAKE
PHASES 7A, 7B, 8A, & 8B
SECTION 21, TOWNSHIP 14 NORTH, RANGE 3 EAST, S.L.B.&M.
PICH COUNTY, UTAH

REVISIONS	SURVEYED BY: TG
	OFFICE WORK BY: TG, EZ
2	FIELD BOOK NO. ___
1	PROJECT NO. 20531 COMPLETION DATE: APRIL 2025

LAND SURVEYORS
A.A. HUDSON AND ASSOCIATES
113 SOUTH STATE
PRESTON, IDAHO 83263
(208)852-1153

DRAWING: 20531.dwg

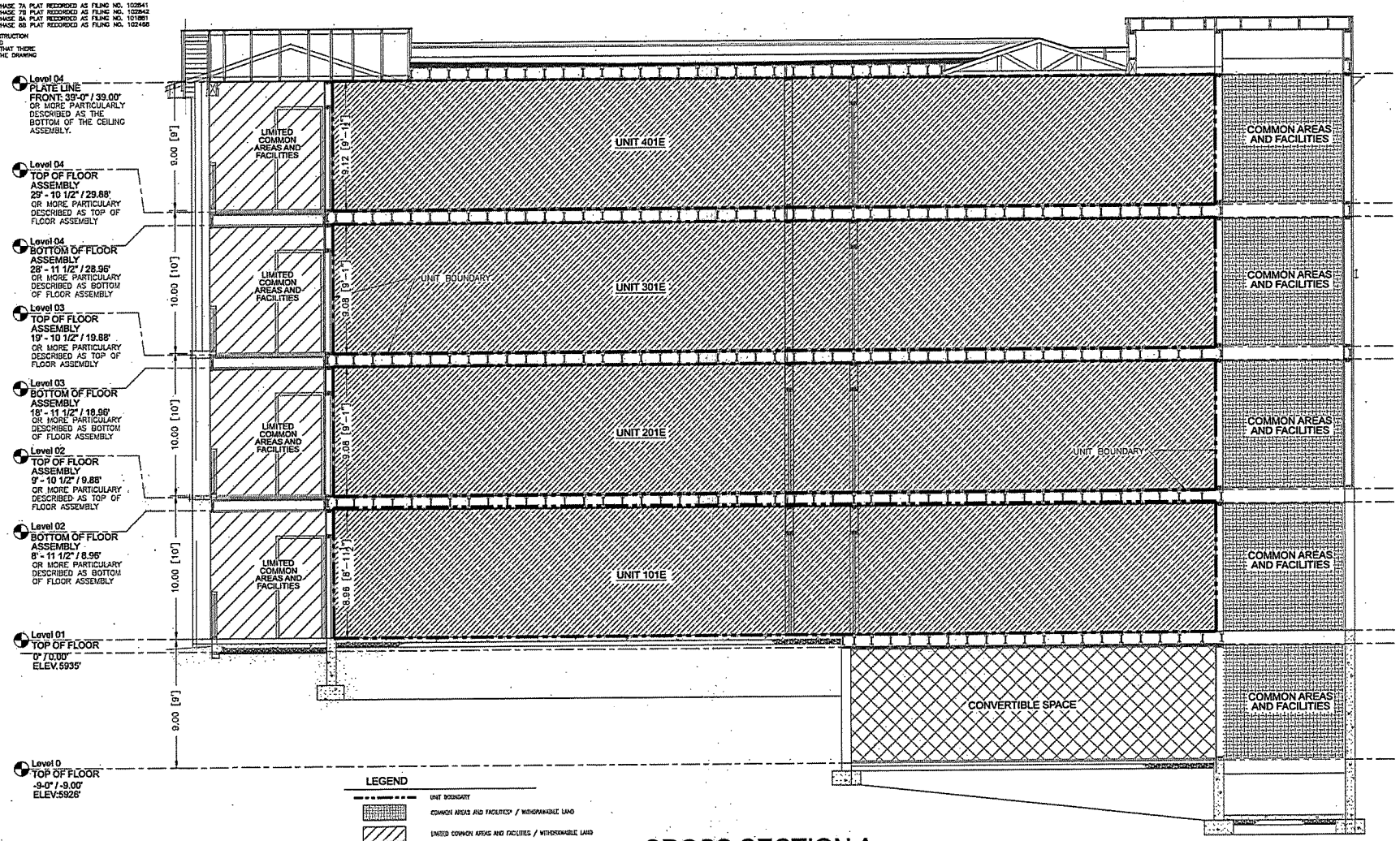
COMBINED AND AMMENDED SUBDIVISON PLAT
FOR
LAKE RESIDENCES AT BEAR LAKE
PHASES 7A, 7B, 8A, & 8B

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 FILING NO. 1022541
LAKE RESIDENCES AT BEAR LAKE PHASE 7B PLAT RECORDED AS FILING NO. 1022842
LAKE RESIDENCES AT BEAR LAKE PHASE 8A PLAT RECORDED AS FILING NO. 1011861
LAKE RESIDENCES AT BEAR LAKE PHASE 8B PLAT RECORDED AS FILING NO. 1021468

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. 1011861



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'

SHEET 6 OF 11

RECORDER'S CERTIFICATE
INSTRUMENT NO. _____
DATE _____ TIME _____
RECORD OF SURVEY NO. _____
FEE _____ RECORDED BY _____
REQUESTED BY _____
FEE _____

SURVEYOR'S CERTIFICATE
I, TIMOTHY LYNN CHRISTENSEN 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 MADE A SURVEY TO BE MADE AS SHOWN AND DESCRIBED ON THIS PLAT.
DATE _____ TIMOTHY LYNN CHRISTENSEN

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

COMBINED AND AMENDED SUBDIVISION PLAT
LAKE RESIDENCES AT BEAR LAKE
PHASES 7A, 7B, 8A, & 8B
SECTION 21, TOWNSHIP 14 NORTH, RANGE 5 EAST, SLB&M
RICH COUNTY, UTAH

REVISIONS		
2		
1		

SURVEYED BY: TD
OFFICE WORK BY: TD, EZ
FIELD BOOK NO. 1, PG. 1
COMPLETION DATE: APRIL 2025
PROJECT NO. 25031

LAND SURVEYORS
A.A. HUDSON AND ASSOCIATES
132 SOUTH STATE
PRESTON, IDAHO 83263
(208)852-1153

DRAWING: 25031.dwg

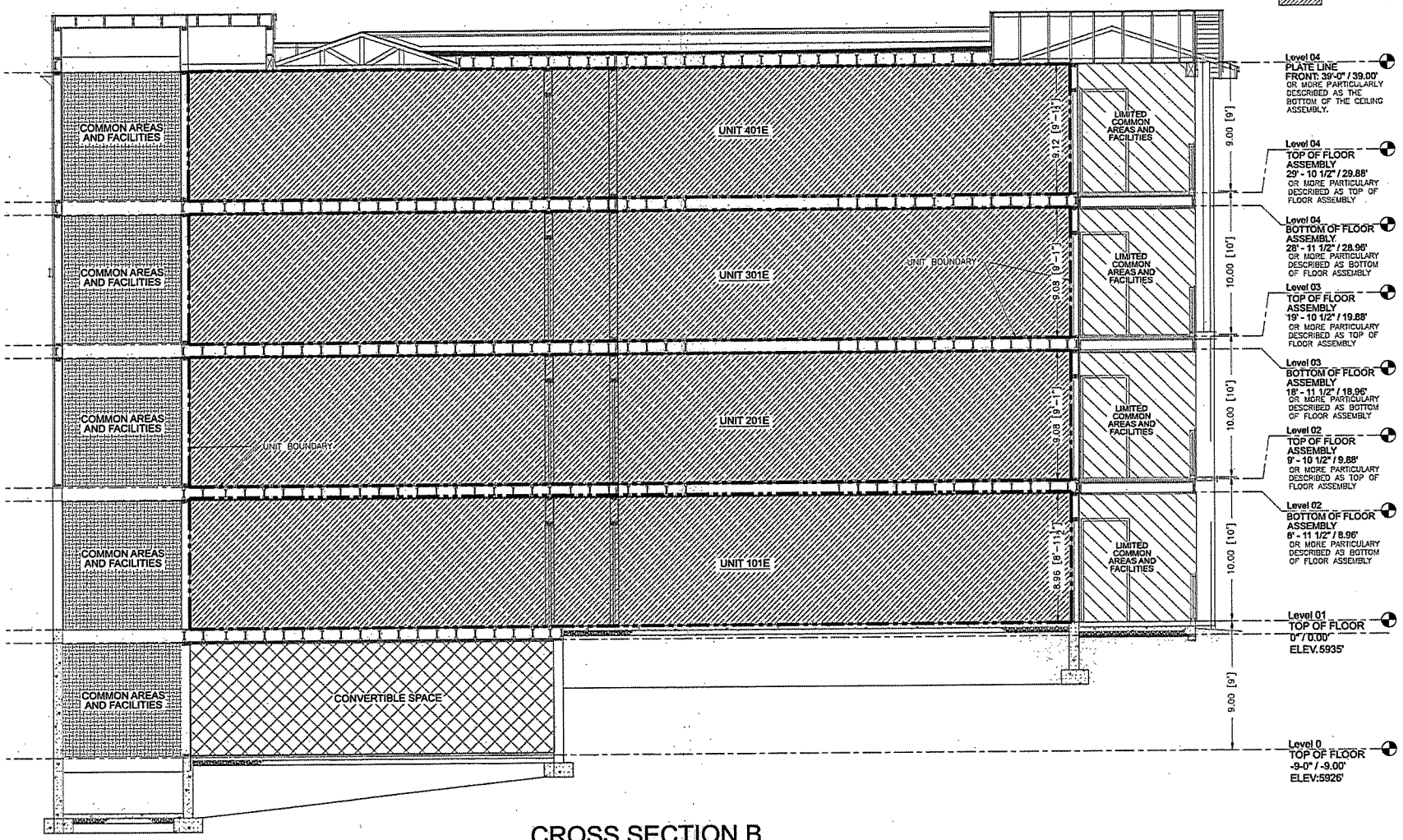
COMBINED AND AMMENDED SUBDIVISON PLAT
FOR
LAKE RESIDENCES AT BEAR LAKE
PHASES 7A, 7B, 8A, & 8B

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 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. 102458

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



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 B

SCALE 1"=5'
SHEET 7 OF 11

RECORDER'S CERTIFICATE
INSTRUMENT NO. ____
DATE ____ TIME ____
RECORD OF SURVEY NO. ____
REQUESTED BY ____
RECORDED BY ____
FEE ____

SURVEYOR'S CERTIFICATE
I, TIMOTHY LYNN CHRISTENSON 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 THE TRACT OF LAND SHOWN AND DESCRIBED HEREON, I HAVE MADE A SURVEY TO BE MADE AS SHOWN AND DESCRIBED ON THIS PLAT.
DATE ____ TIMOTHY LYNN CHRISTENSON

LEGEND
EXISTING CLOSED SUBDIVISION BOUNDARY LINE
SECTION CORNER
SECTION 1/4 CORNER
SET 5/8" REBAR W/ ALM CAP AS NOTED
FOUND 5/8" REBAR W/ CAP AS NOTED
POINT NOT FOUND OR SET

COMBINED AND AMENDED SUBDIVISON PLAT
LAKE RESIDENCES AT BEAR LAKE
PHASES 7A, 7B, 8A, & 8B
SECTION 21, TOWNSHIP 1 N, NORTH, RANGE 3 EAST, SLB&M
PICK COUNTY, UTAH

REVISIONS		
2		
1		

SURVEYED BY: TC
OFFICE WORK BY: TS, EZ
FIELD BOOK NO.
PROJECT NO. 25031 CONVENTION DATE: APRIL 2025

LAND SURVEYORS
A.A. HUDSON AND ASSOCIATES
132 SOUTH STATE
PRESTON, IDAHO 83263
(208)852-1153

DRAWING: 25031.dwg

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

COMBINED AND AMMENDED SUBDIVISON PLAT
FOR
LAKE RESIDENCES AT BEAR LAKE
PHASES 7A, 7B, 8A, & 8B

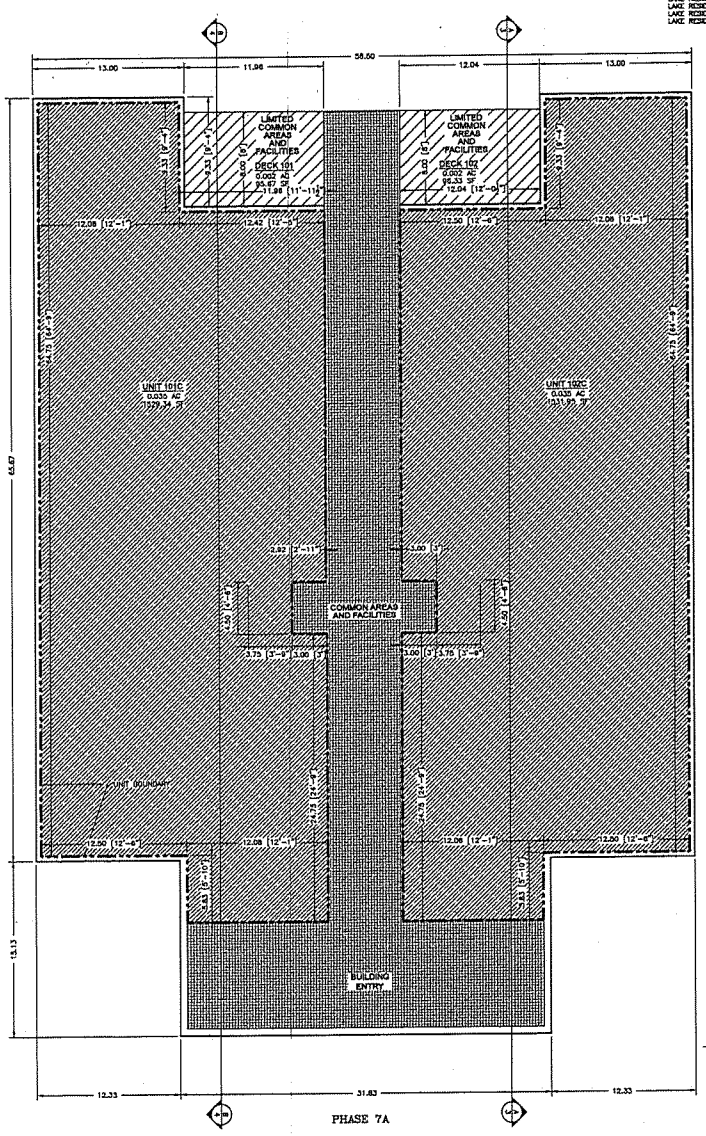
A PLAT TO COMBINE AND AMEND THE PLATS PREVIOUSLY RECORDED AS THE LAKE RESIDENCES AT BEAR LAKE PHASES 7A, 7B, 8A, AND 8B PLATS

LAKE RESIDENCES AT BEAR LAKE PHASE 7A PLAT RECORDED AS 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

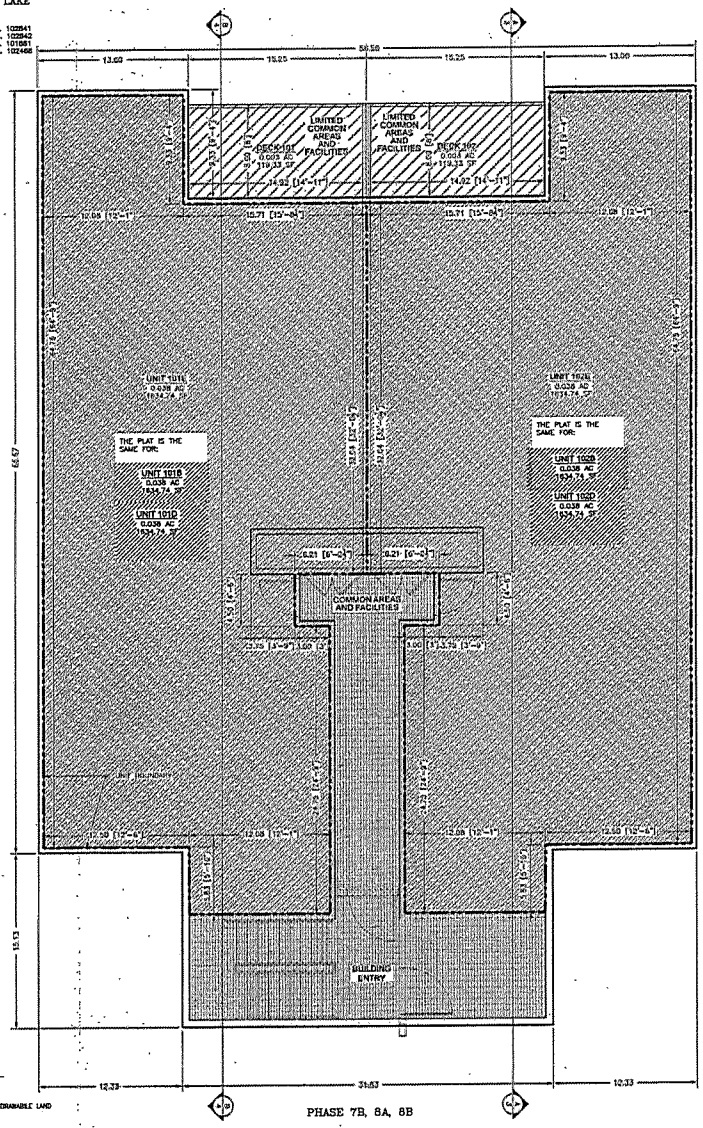
SCALE 1"=8'

UNIT LEGEND:

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



PHASE 7B, 8A, 8B

FIRST FLOOR

SCALE 1"=8'

SHEET 8 OF 11

RECORDER'S CERTIFICATE

INSTRUMENT NO. _____
DATE _____ TIME _____
STATE OF UTAH, COUNTY OF _____, RECORDED AND FILED AT THE REQUEST OF
RECORD OF SURVEY NO. _____
REQUESTED BY _____
REQUESTED BY _____
FEE _____

SURVEYOR'S CERTIFICATE

I, TIMOTHY LYNN GIRESTENSON DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR AND THAT I HOLD LICENSE NUMBER 373041-2201 AND THAT BY THE AUTHORITY OF THE OWNERS OF THE TRACT OF LAND DESCRIBED HEREON, I HAVE MADE A SURVEY TO BE MADE AS SHOWN AND DESCRIBED ON THIS PLAT.

DATE _____ TIMOTHY LYNN GIRESTENSON

LEGEND

- EXISTING TRACT BOUNDARY LINE
- SECTION CORNER
- SECTION 1/4 CORNER
- SET 5/8" REBAR W/ ALM CAP AS NOTED
- FOUND 5/8" REBAR W/ CAP AS NOTED
- POINT NOT FOUND OR SET

COMBINED AND AMMENDED SUBDIVISON PLAT FOR

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

SECTION 31, TOWNSHIP 14 NORTH, RANGE 6 EAST, SLB&M
RICH COUNTY, UTAH

REVISIONS	SURVEYED BY: TG
	OFFICE WORK BY: TG, EZ
	FIELD BOOK NO. —
PROJECT NO. 30311	CONSTRUCTION DATE: APRIL 2005

LAND SURVEYORS

A.A. HUDSON AND ASSOCIATES

132 SOUTH STATE
PRESTON, IDAHO 83263
(208)852-1133

DRAWING: 30311.dwg

COMBINED AND AMMENDED SUBDIVISON 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 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. 102466

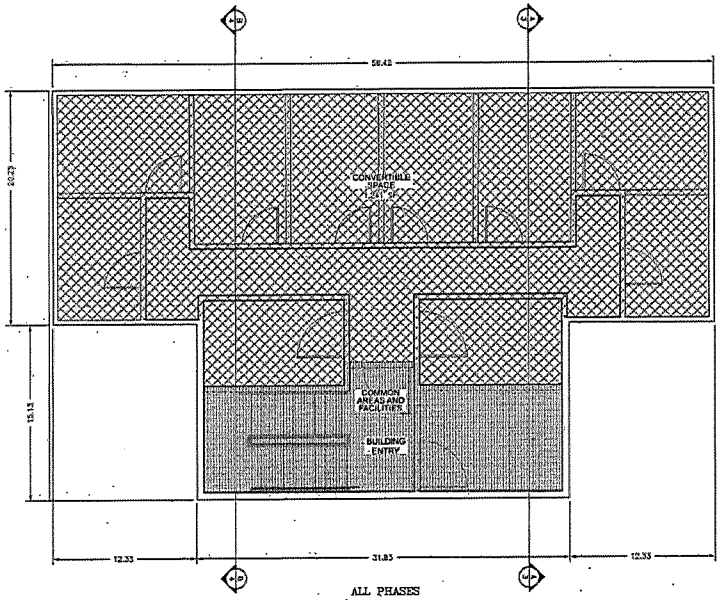
THE DRAWING SHOWN IS THE CONSTRUCTION DRAWING FOR THE BUILDING. FIELD MEASUREMENTS HAVE DETERMINED THAT THERE ARE SLIGHT VARIATIONS BETWEEN THE DRAWING AND THE CONSTRUCTED BUILDING.

NOTE:

THIS DRAWING IS AS RECORDED ON
LAKE RESIDENCES AT BEAR LAKE PHASE 7A PLAT RECORDED AS FILING NO. 102841
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. 102466
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



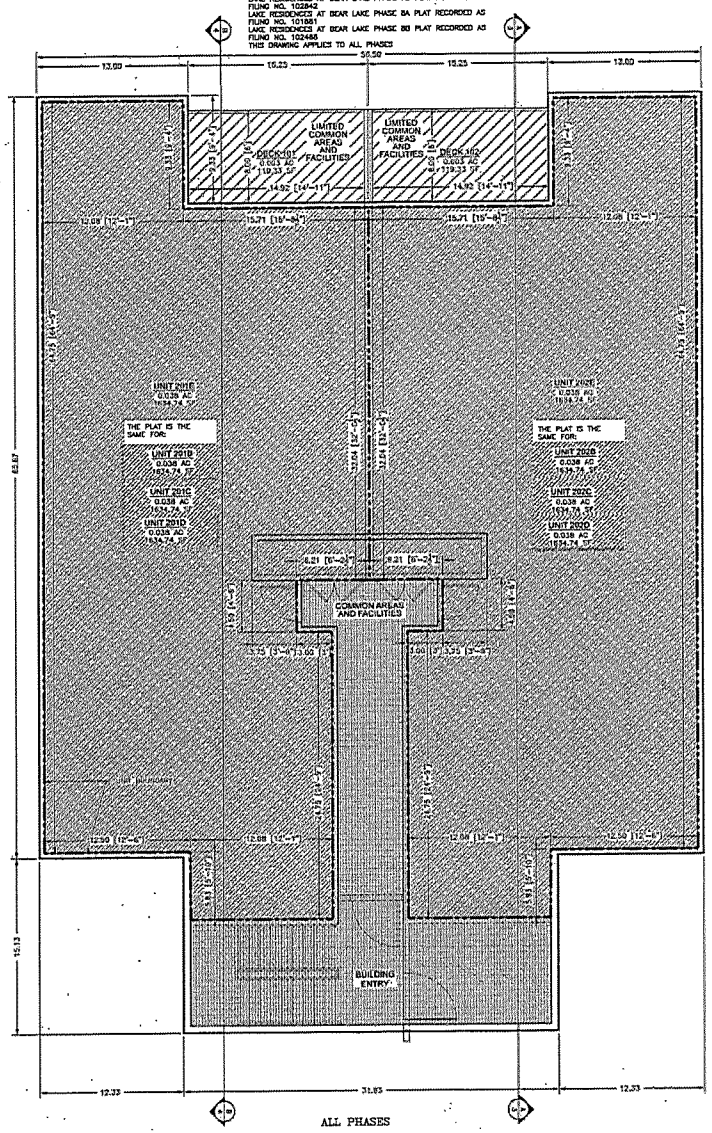
ALL PHASES
BASEMENT LEVEL
SCALE 1"=5'

UNIT LEGEND:

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

NOTE:

THIS DRAWING IS 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
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. 102466
THIS DRAWING APPLIES TO ALL PHASES



ALL PHASES
SECOND FLOOR
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 GIBBENSON DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, LICENSE NUMBER 375541-2201 AND THAT BY THE AUTHORITY OF THE OWNERS OF THE PROPERTY SHOWN HEREON, I HAVE MADE A SURVEY TO BE MADE AS SHOWN AND DESCRIBED ON THIS PLAT.

DATE _____ TIMOTHY LYNN GIBBENSON

LEGEND

- EXISTING EDGES OF PROPERTY LINE
- SECTION CORNER
- SECTION 1/4 CORNER
- SET 5/8" REBAR W/ ALM CAP AS NOTED
- FOUND 5/8" REBAR W/ CAP AS NOTED
- POINT NOT FOUND OR SET

COMBINED AND AMENDED SUBDIVISON PLAT
FOR
LAKE RESIDENCES AT BEAR LAKE PHASES 7A, 7B, 8A, & 8B
SECTION 21, TOWNSHIP 14 NORTH, RANGE 3 EAST, SLB&M
RICH COUNTY, UTAH

REVISIONS	SURVEYED BY: TG
	OFFICE WORK BY: TG, EZ
	FIELD BOOK NO. ____
PROJECT NO. 20031	COMPLETION DATE: APRIL, 2005

LAND SURVEYORS
A.A. HUDSON AND ASSOCIATES
132 SOUTH STATE
PRESTON, IDAHO 83263
(208)852-1153

DRAWING: 20031.dwg

COMBINED AND AMMENDED SUBDIVISON PLAT
FOR
LAKE RESIDENCES AT BEAR LAKE
PHASES 7A, 7B, 8A, & 8B

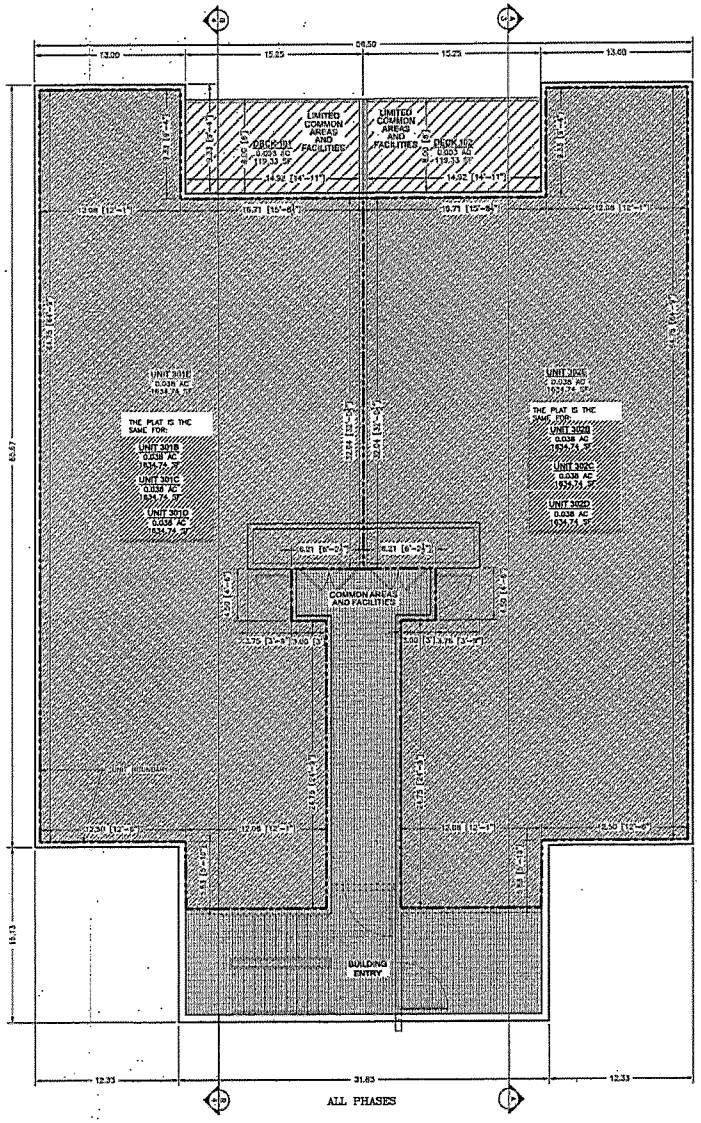
A PLAT TO COMBINE AND AMEND THE PLATS PREVIOUSLY RECORDED AS THE LAKE RESIDENCES AT BEAR LAKE PHASES 7A, 7B, 8A, AND 8B PLATS

LAKE RESIDENCES AT BEAR LAKE PHASE 7A PLAT RECORDED AS 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

NOTE:

THIS DRAWING IS 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
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

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.



ALL PHASES

THIRD FLOOR

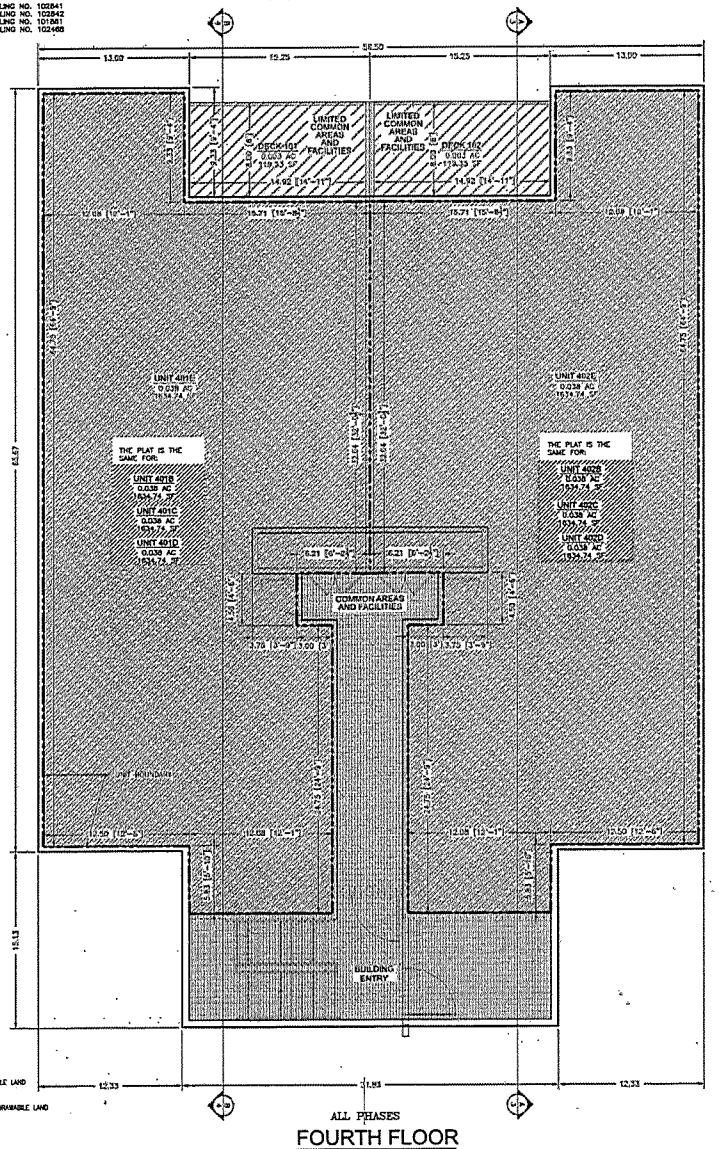
SCALE 1"=5'

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



ALL PHASES

FOURTH FLOOR

SCALE 1"=5'

UNIT LEGEND:

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

SHEET 10 OF 11

RECORDER'S CERTIFICATE

ENTRY NO. _____ TIME _____
STATE OF UTAH, COUNTY OF RICH, RECORDED AND FILED AT THE REQUEST OF
DATE _____ FEE _____
RECORDED BY _____
REQUESTED 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 5151251 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT THIS PROPERTY I HAVE CAUSED A SURVEY TO BE MADE AS SHOWN AND DESCRIBED ON THIS PLAT.

DATE _____ TIMOTHY LYNN CHRISTENSEN

LEGEND

- EXISTING FENCE
- DEED (RECORD) LINE
- SECTION CORNER
- SECTION 1/4 CORNER
- SET 5/8" REBAR W/ JUM CAP PLS 375241
- FOUND 5/8" REBAR W/ CAP AS NOTED
- POINT NOT FOUND OR SET

COMBINED AND AMENDED SUBDIVISON PLAT FOR LAKE RESIDENCES AT BEAR LAKE PHASES 7A, 7B, 8A, & 8B
SECTION 21, TOWNSHIP 14 NORTH, RANGE 4 EAST, SLB&M
RICH COUNTY, UTAH

REVISIONS	SURVEYED BY: TC
2	OFFICE WORK BY: TS, EZ
1	FIELD BOOK NO. ___
PROJECT NO. 22031	COMPLETION DATE: APRIL 2025

LAND SURVEYORS
A.A. HUDSON AND ASSOCIATES
132 SOUTH STATE
PRESTON, IDAHO 83263
(208)852-1152

DRAWING: 22031.dwg

COMBINED AND AMMENDED SUBDIVISON 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 FILING NO. 102541
LAKE RESIDENCES AT BEAR LAKE PHASE 7B PLAT RECORDED AS FILING NO. 102542
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)

ON THIS DAY OF 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.

NOTARY PUBLIC FOR UTAH

RESIDING AT:

MY COMMISSION EXPIRES:

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)

ON THIS DAY OF 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:

MY COMMISSION EXPIRES:

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 _____ DAY OF _____, 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)

ON THIS DAY OF 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:

MY COMMISSION EXPIRES:

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 RICH)

ON THIS DAY OF 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:

MY COMMISSION EXPIRES:

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)

ON THIS DAY OF 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:

MY COMMISSION EXPIRES:

GARDEN CITY ATTORNEY

APPROVED AS TO FORM ON THIS _____ DAY OF _____, 2025

CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 2025 BY THE RICH COUNTY BOARD OF COUNTY COMMISSION.

DATE CHAIRMAN

BEAR LAKE SPECIAL SERVICE DISTRICT

APPROVED AS PER CURRENT APPLICABLE BEAR LAKE SSD SPECIFICATIONS AND DESIGN STANDARDS ON THIS _____ DAY OF _____, 2025.

BLSSD ENGINEER

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 THEH PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, 2025.

MAYOR ATTEST: CLERK

LIEN HOLDER'S CONSENT TO RECORD

THE UNDERSIGNED LENDER HEREBY CONSENTS TO THE RECORDATION OF THIS PLAT. EXECUTED THIS _____ DAY OF _____, 2025.

BY: CURT ALTIG
ITS: CHAIRMAN
CONSTRUCTION LOAN SERVICES II, LLC

ACKNOWLEDGEMENT

STATE OF UTAH)
: SS
COUNTY OF RICH)

ON THIS DAY OF 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

RESIDING AT:

MY COMMISSION EXPIRES:

LIEN HOLDER'S CONSENT TO RECORD

THE UNDERSIGNED LENDER HEREBY CONSENTS TO THE RECORDATION OF THIS PLAT. EXECUTED THIS _____ DAY OF _____, 2025.

BY: DAVID FRANCES

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

ACKNOWLEDGEMENT

STATE OF UTAH)
: SS
COUNTY OF RICH)

ON THIS DAY OF 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.

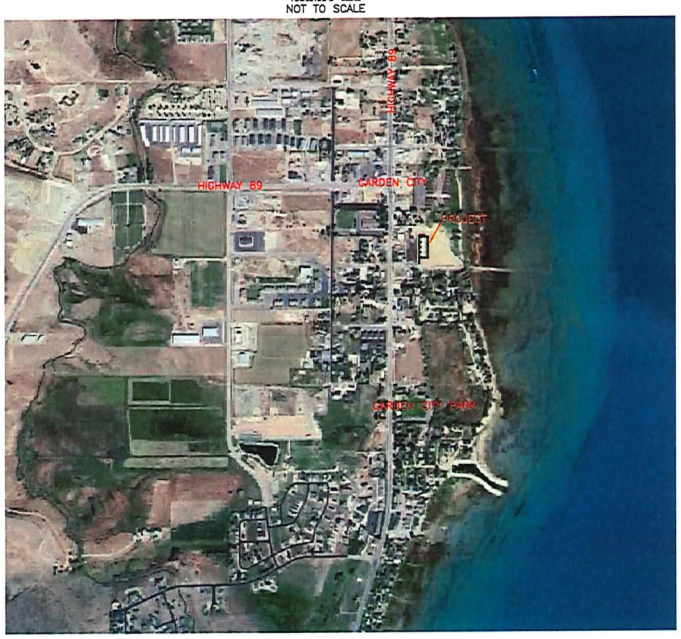
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR UTAH

RESIDING AT:

MY COMMISSION EXPIRES:

VICINITY MAP
NOT TO SCALE



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 IDAHO AND THAT I HOLD LICENSE NUMBER 375041-2201 AND THAT BY THE AUTHORITY OF THE OWNERS OF THIS PROJECT I HAVE PLACED A SURVEY TO BE MADE AS SHOWN AND DESCRIBED ON THIS PLAT.

DATE _____ TIMOTHY LYNN CHRISTENSEN

LEGEND

EXISTING TOPOS
EXISTING PROPERTY LINE
SECTION CORNER
SECTION 1/4 CORNER
SET 5/8" REBAR W/ ALM CAP AS NOTED
FOUND 5/8" REBAR W/ CAP AS NOTED
POINT NOT FOUND OR SET

COMBINED AND AMENDED SUBDIVISON PLAT
FOR
LAKE RESIDENCES AT BEAR LAKE
PHASES 7A, 7B, 8A, & 8B
SECTION 21, TOWNSHIP 14 NORTH, RANGE 5 EAST, B.&M.
RICH COUNTY, UTAH

REVISIONS	SURVEYED BY: TO
2	OFFICE WORK BY: TO, EZ
1	FIELD BOOK NO. ___/___
PROJECT NO. 23031	COMPLETION DATE: APRIL 2025

LAND SURVEYORS
A.A. HUDSON AND ASSOCIATES
132 SOUTH STATE
PRESTON, IDAHO 83263
(208)852-1153

DRAWING: 23031.dwg