



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:** \$3,00 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, 4 of 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, 4 of C, D, E, & F
- ☐ **Encumbrance:** \$250
Encumbrance Packets must include A, B, D, E, & F
- ☐ **Un-Encumbrance:** \$250
Un-Encumbrance Packets must include A, B, 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
- ☐ **AEG Meeting, (Affected Entity Group):** \$350 Deposit
Packets must include A, 10 of B

Note:

1. Fees are to cover costs of processing application. Applicants may be billed for additional costs.
2. Changes to land, lot lines, etc. may affect access to water connections.
3. The \$3,000 deposit is used to cover engineer costs, attorney costs, recording fees, etc. The balance will be refunded to the developer.

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.

EXHIBIT A:
APPLICATION FOR PERMIT REVIEW

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)

- ☐ 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

Project Name: Bear Lake Marina Side KOA Expansion Current Zone: C1&C3 Proposed Zone: C1&C3

Property Address: 485 N Bear Lake Blvd. Garden City, UT. 84028. Rich County.

Parcel # 41 16 00 062

Contact Person: Weston Heidzig (CIVIL) Phone #: 925-450-3750

E-mail address: wheidzig@sanbell.com

Mailing Address: 7077 Koll Center Parkway, Suite 210. Pleasanton, CA.

Applicant (if different): Sara Lohstroh (KOA REP) Phone #: 828-606-2501

Mailing Address: 1205 N. Transtech Way - Billings MT, 59102.

Property Owner of Record (if different): _____ Phone #: _____

Mailing Address: _____

Project Start date: SPRING 2026 Completion date: 2027-2028

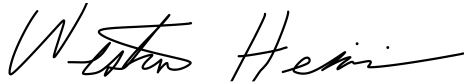
Describe the proposed project as it should be presented to the hearing body and in the public notices.

See attached "PROJECT DESCRIPTION"

Lot Size in acres or square feet: 5.13+/- AC Number of dwellings or lots: 41 SITES + 1 MANAGERS HOUSE

Non-residential building size: 500+/- SQFT AMENITY BUILDING + 3,058+/- EXISTING MAINTENANCE SHOP

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: _____

EXHIBIT B: PROJECT DESCRIPTION

BEAR LAKE MARINA SIDE KOA HOLIDAY EXPANSION

PROJECT DESCRIPTION

Kampgrounds of America (KOA) is proposing an expansion to their existing Bear Lake Marina Side Holiday site. The proposed expansion is on an approximately 5.13+/- Acre parcel of land located on the southwesterly corner of their existing facility between existing Paradise Parkway and existing Bear Lake Blvd. The proposed facility will consist of 36 Sites total as a combination of RV Pull-Through and RV Back-In sites. The project will also provide 6 Trailer Parking spots located on the southern side of the property for additional storage space separate from the standard sites. 1 Managers House will be installed on the SW corner of the property to house a site manager full time.

This expansion will provide utility hookups (water, sanitary, electrical), drive access for pull through sites, back in sites, improvements to existing maintenance facility shop building, and access to existing amenities located on adjacent existing Holiday Site. New amenity installations include a bath house and dog park.

EXHIBIT C:
CIVIL LAND USE SET



BEAR LAKE KOA HOLIDAY EXPANSION LAND USE PLAN SET GARDEN CITY

RICH COUNTY UTAH

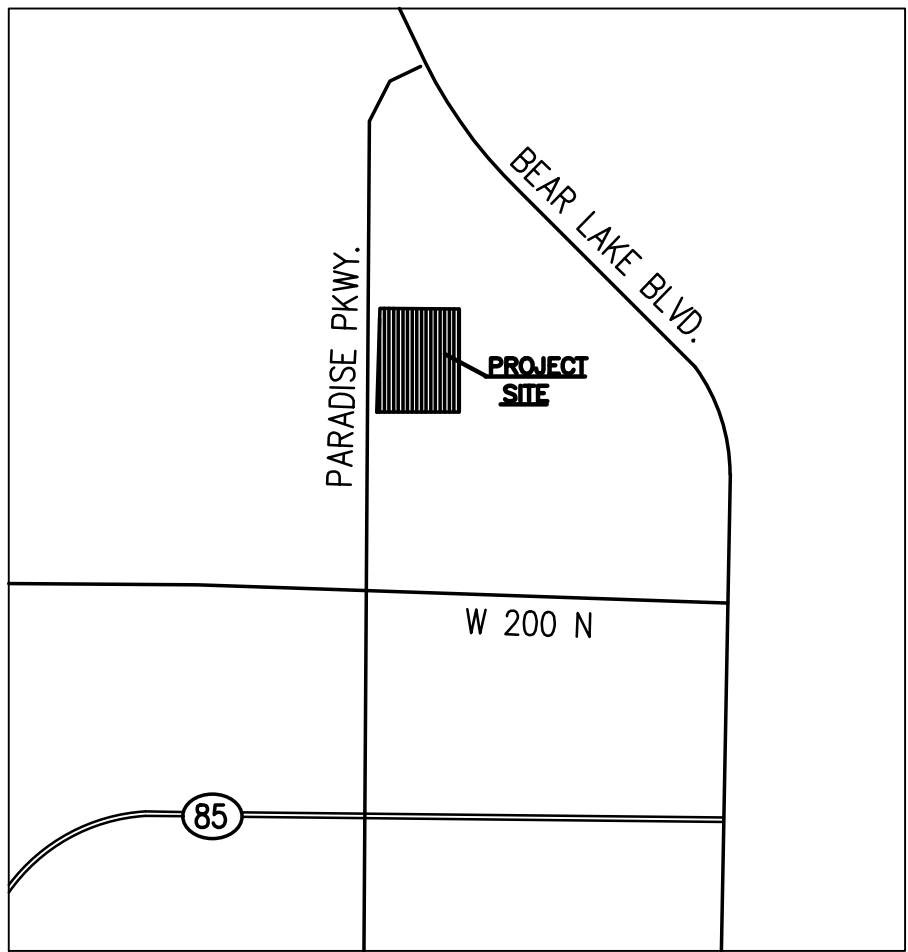
JULY 2025

OWNER/DEVELOPER:

KAMPGROUNDS OF AMERICA
1205 N. TRANSTECH WAY
BILLINGS, MONTANA 59102
(828) 606-2501

CIVIL ENGINEER:

SANBELL
2290 DIAMOND BOULEVARD, SUITE 100
CONCORD, CA 94520
(925) 685-4569



VICINITY MAP
NOT TO SCALE

SHEET NO.	SHEET INDEX
C1.0	COVER SHEET
C2.0	EXISTING CONDITIONS & DEMOLITION
C3.0	SITE PLAN
C4.0	GRADING PLAN
C5.0	UTILITY PLAN
C6.0	LANDSCAPE PLAN
C7.0	CONSTRUCTION TIMELINE
C8.0	DETAILS
C9.0	AMENITY & SERVICES EXHIBIT
C9.1	FIRE ACCESS EXHIBIT
C9.2	45' RV ACCESS EXHIBIT
C9.3	WASTE COLLECTION ACCESS EXHIBIT
C9.4	RV TRAILER ACCESS EXHIBIT

SITE DATA

PARCEL NUMBER:	41-16-000-0062
SITE ACREAGE:	5.13± ACRES
RV SITE (PULL-THRU):	24 (2,700 SQFT EACH)
RV SITE (BACK-IN):	12 (2,200 SQFT EACH)
TRAILER PARKING:	6 STALLS (12'X66')
RV SITES PER ACRE:	8
MANAGERS HOUSE:	1,920 SQFT (64'X30')
MANAGERS GARAGE:	576 SQFT (24'X24')
EXISTING SHOP:	3,057± SQFT
BATH HOUSE:	500 SQFT
DOG PARK:	1,038 SQFT

AMENITY INFORMATION

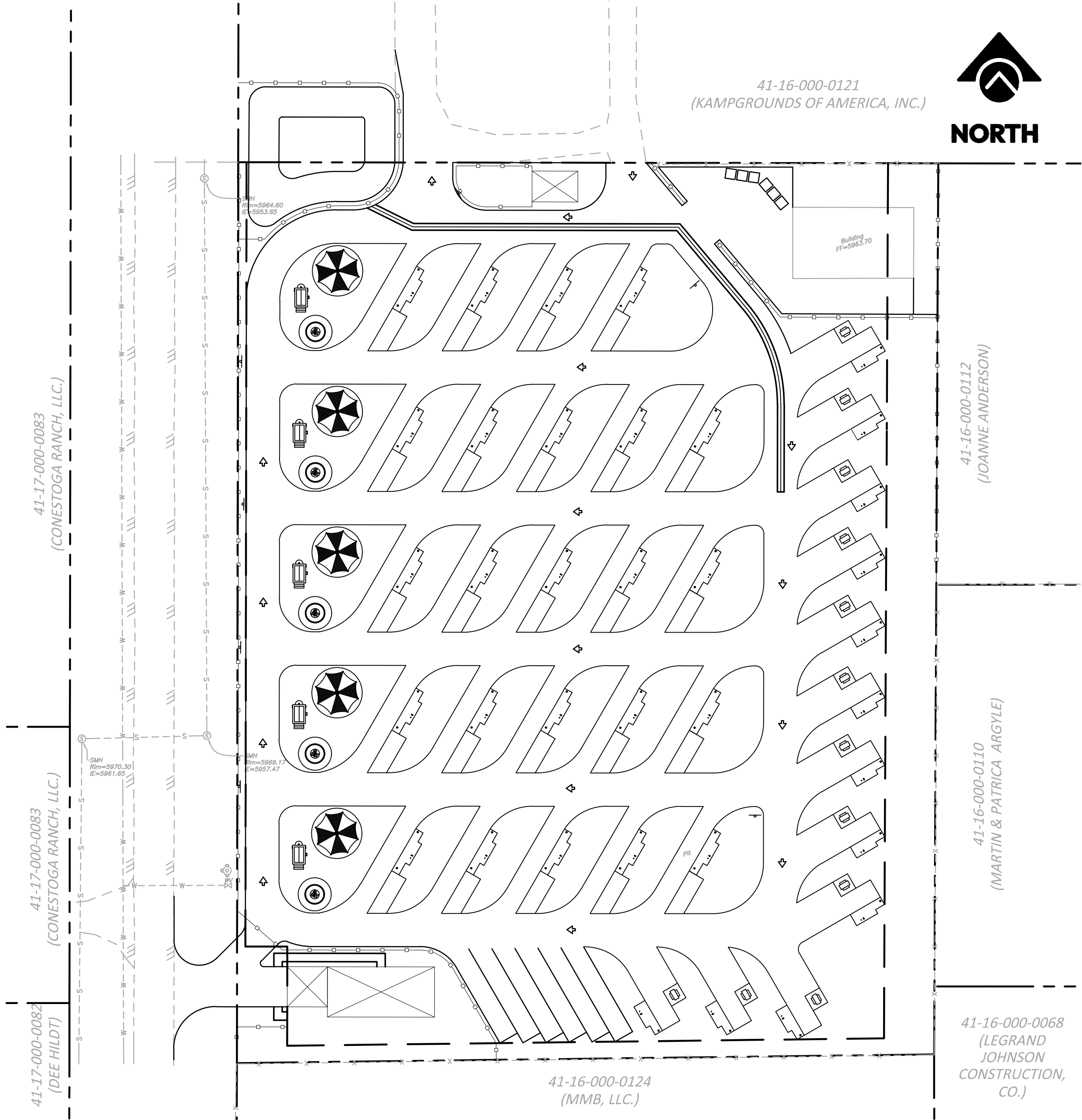
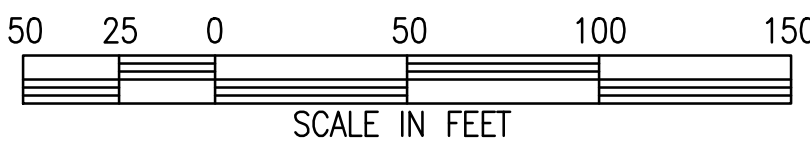
THIS PROJECT IS CONSIDERED AN EXPANSION OF THE EXISTING KOA HOLIDAY SITE TO THE NORTH. SEE SHEET C9.0 FOR AMENITY INFORMATION COMPLIANT WITH GARDEN CITY ORDINANCE 11C-706.B.6.

ZONING INFORMATION

EXISTING: C1&C3 = 5.13± ACRES
PROPOSED: C1&C3 CONDITIONALLY USED AS RV PARK = 5.13± ACRES

LAND USE INFORMATION

EXISTING LAND USE: UNDEVELOPED COMMERCIAL
PROPOSED LAND USE: RV PARK



LOCATION MAP

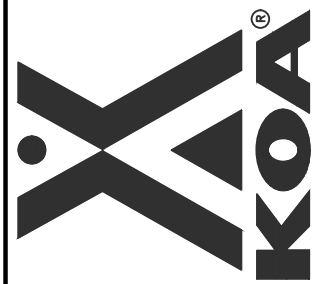
SCALE: 1"= 50'

ENGINEERING GENERAL NOTES

- THE ENGINEER ASSUMES NO RESPONSIBILITY BEYOND THE ADEQUACY OF HIS DESIGN CONTAINED HEREIN.
- THE CIVIL ENGINEERING DESIGN SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING AND/OR SURVEYING PRACTICES APPLICABLE ON THE DATE OF SIGNATURE BY THE ENGINEER. IF CONSTRUCTION OF THE IMPROVEMENTS SHOWN HEREON DOES NOT COMMENCE WITHIN EIGHT MONTHS FROM THE DATE OF SIGNATURE BY THE ENGINEER, THE PLANS MUST BE REVIEWED FOR CURRENT COMPLIANCE WITH GENERALLY ACCEPTED ENGINEERING AND/OR SURVEYING PRACTICES AND RE-ISSUED BY THE ENGINEER PRIOR TO ANY WORK BEING PERFORMED.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- CONTRACTOR SHALL POST EMERGENCY TELEPHONE NUMBERS FOR PUBLIC WORKS, AMBULANCE, POLICE AND FIRE DEPARTMENTS.
- IF SANBELL IS TO PROVIDE THE CONSTRUCTION STAKES, THE NUMBER AND LOCATION OF STAKES REQUIRED SHALL BE DETERMINED BEFORE THE CONSTRUCTION BEGINS AND SHALL BE AGREED UPON BY BELLECCI, THE OWNER AND THE CONTRACTOR. ALL STAKING REQUESTS SHOULD BE DIRECTED TO THE ENGINEER A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO ACTUAL NEED. ANY ADDITIONAL STAKING OR RESTAKING WILL ONLY BE DONE AS DIRECTED AND AUTHORIZED BY THE OWNER OR HIS AUTHORIZED AGENT.
- THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ANY WORK PERFORMED BY THE CONTRACTOR AND/OR OWNER BASED ON DRAWINGS WHICH HAVE NOT BEEN SIGNED AND SEALED BY THE ENGINEER, APPROVED BY THE CITY ENGINEER, AND SPECIFICALLY NOTED AS "APPROVED FOR CONSTRUCTION" BY THE ENGINEER. ALL INFORMATION SHOWN ON PRELIMINARY DRAWINGS IS SUBJECT TO CORRECTION AND/OR CHANGE AND THE CONTRACTOR AND/OR OWNER SHALL PERFORM ANY AND ALL IMPROVEMENTS AT THEIR OWN RISK.
- THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL EASEMENTS, RIGHTS OF ENTRY, ETC. NECESSARY TO CONSTRUCT ANY WORK SHOWN HEREON.
- OBSTRUCTIONS INDICATED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH WITH THE APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION OR CONSTRUCTION STAKING BY THE ENGINEER. ANY RESTAKING REQUIRED AS A RESULT OF OBSTRUCTIONS ENCOUNTERED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER ASSUMES RESPONSIBILITY THAT THE OBSTRUCTIONS INDICATED WILL BE THE OBSTRUCTIONS ENCOUNTERED. ALL EXISTING ELEVATIONS SHOWN ARE AS MEASURED IN THE FIELD UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT WRITTEN AUTHORIZATION FROM SANBELL.
- THE CONTRACTOR SHALL PROVIDE THE NECESSARY SAFETY OR TESTING EQUIPMENT AND PERSONNEL.
- THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAG PERSONS, OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY IN ACCORDANCE WITH UDOT AND UT-OSHA SPECIFICATIONS, INCLUDING ALL COSTS FOR FLAGGERS.
- ALL WORK SHALL CONFORM TO THE CURRENTLY ADOPTED EDITIONS OF THE STANDARD PLANS AND SPECIFICATIONS OF THE TOWN OF GARDEN CITY UNLESS OTHERWISE NOTED.
- THE INSTALLATIONS OF EROSION CONTROL FACILITIES AND MEASURES IS NECESSARY AT ALL TIMES.
- REFER TO TOWN OF GARDEN CITY ORDINANCES, PROJECT CHECKLIST, AND APPLICATION FOR PROJECT REVIEW FOR ADDITIONAL IMPORTANT INFORMATION AND REQUIREMENTS.
- BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS.
- PROPOSED GROUND CONTOUR INTERVAL SHOWN ON THE PLANS ARE 1 FOOT MINOR AND 5 FOOT MAJOR.
- TOPOGRAPHIC INFORMATION SHOWN HEREON WAS COMPILED FROM GROUND SURVEY PERFORMED BY ADVANCED LAND SURVEYING, INC ON JUNE 17, 2024 - CONTOUR INTERVAL IS 1 FOOT MINOR AND 5 FOOT MAJOR.

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**PRELIMINARY
NOT FOR
CONSTRUCTION**



**BEAR LAKE KOA HOLIDAY EXPANSION
LAND USE SUBMITTAL**

COVER SHEET

UTAH

RICH COUNTY

GARDEN CITY

DATE:	NO.	REVISIONS
07/16/25		
SCALE:		
DESIGN: WH		
DRAWN: WH		
APPROVED: DL		
JOB NO: 240048		

DRAWING NUMBER:

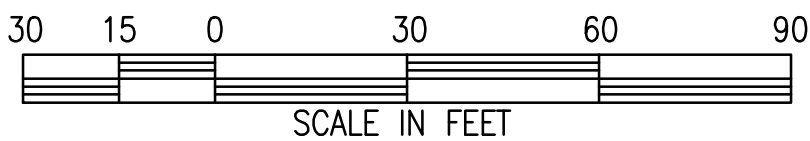
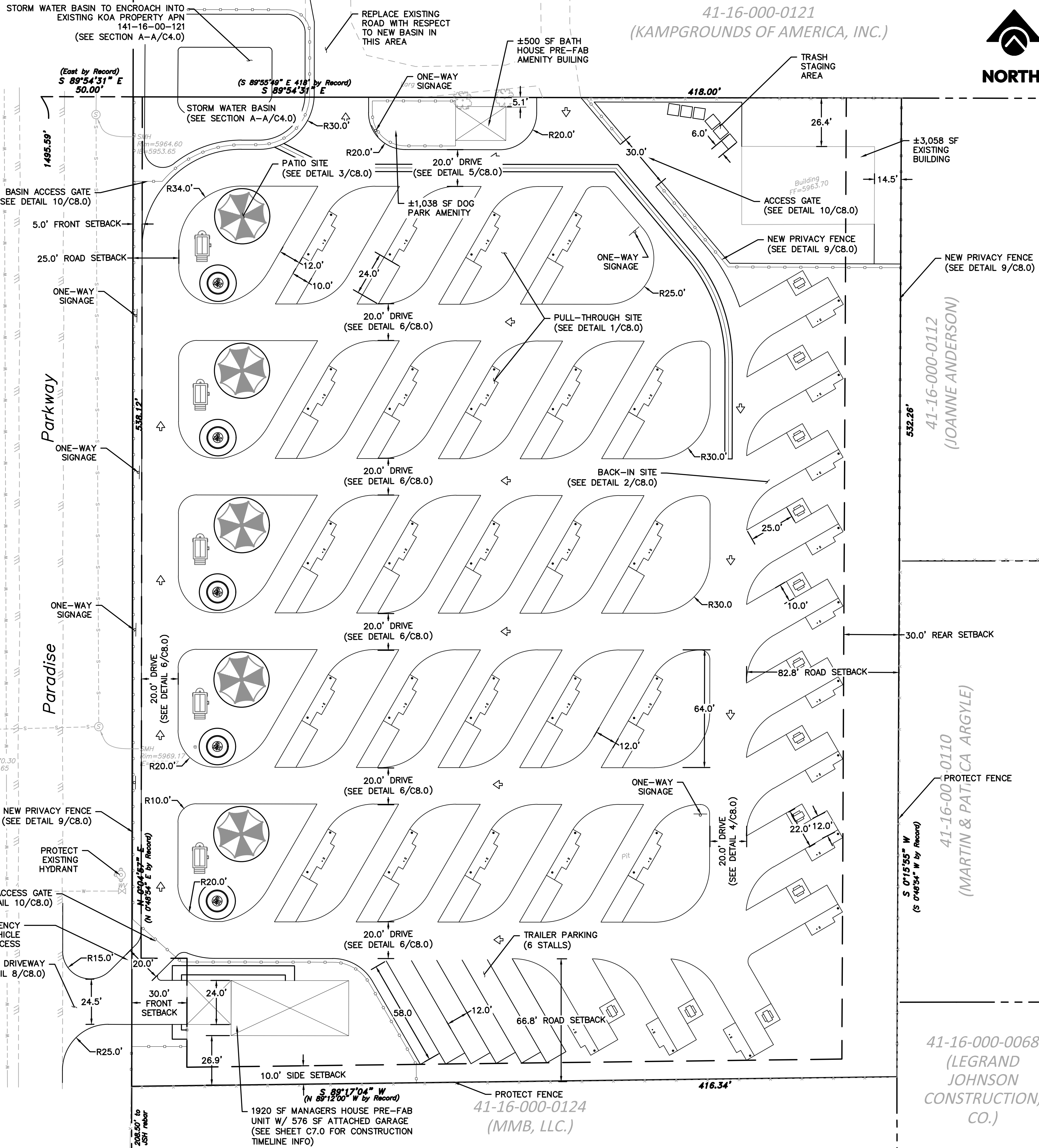
C1.0
1 OF 13



41-17-000-0083
(CONESTOGA RANCH, LLC.)

41-17-000-0083
(CONESTOGA RANCH, LLC.)

41-17-000-0082
(DEE HILDT)



PRELIMINARY
NOT FOR
CONSTRUCTION

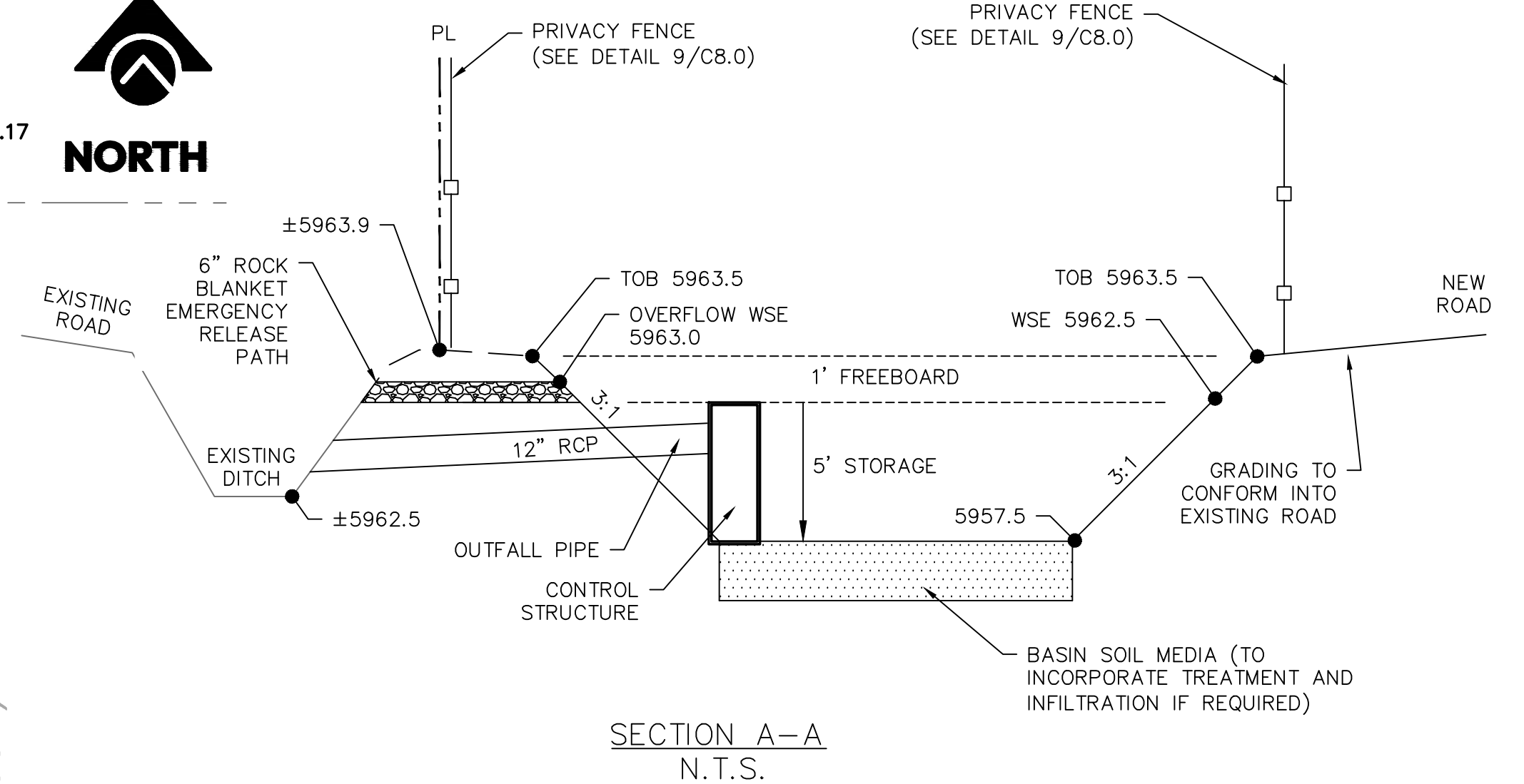
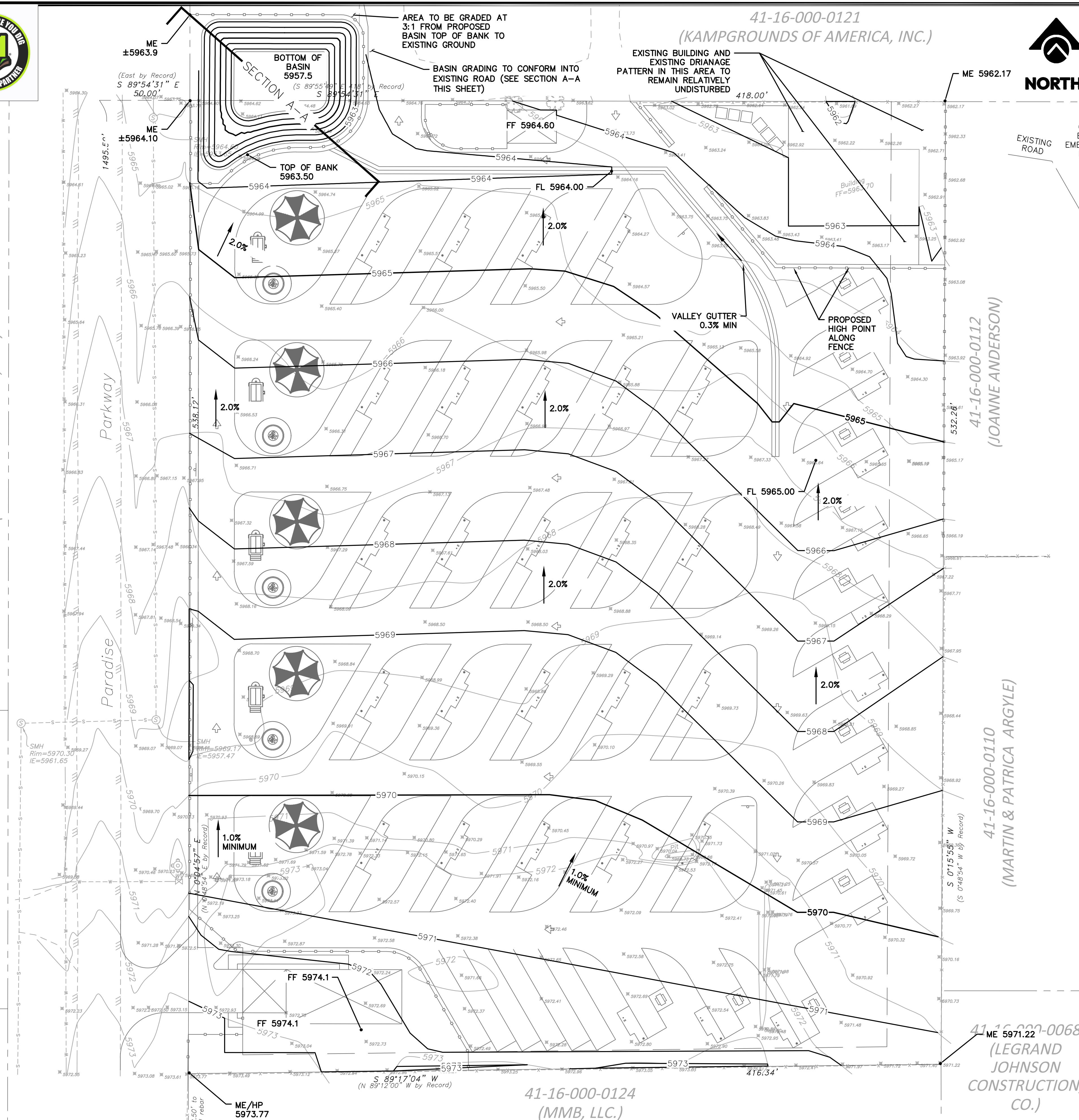


BEAR LAKE KOA HOLIDAY EXPANSION
LAND USE SUBMITTAL
SITE PLAN
RICH COUNTY
UTAH

DATE	NO.	REVISIONS
07/16/25	1	DATE: 07/16/25
	2	SCALE: 1"=30'
	3	DESIGN: WH
	4	DRAWN: WH
	5	APPROVED: DL
	6	JOB NO: 240048

DRAWING NUMBER:

C3.0
3 OF **13**

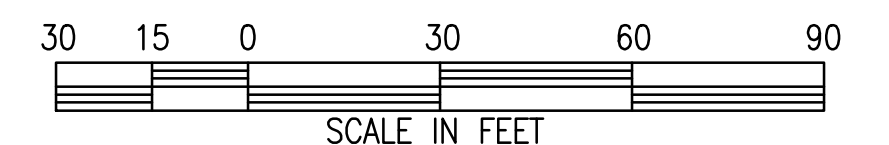


PROJECT NAME		BEAR LAKE MARINASIDE KODIAK EXPANSION				
LOCATION		BEAR LAKE, GARDEN CITY, RICH COUNTY				
Weighted C Calculation						
SITE LAYOUT FEATURES	SOFT	ACRES	C VALUE	C* SOFT	CUMULATIVE C	WEIGHTED C
Back-In Pads Concrete	2903	0.0666	0.80	2322.40	3%	0.03
Pull-Through Pads Concrete	4322	0.0992	0.80	3457.60	5%	0.04
Concrete Sidewalk	418	0.0096	0.80	334.40	0%	0.00
Concrete Valley Gutter	1445	0.0332	0.80	1156.00	2%	0.01
Buildings Existing	3057	0.0702	0.80	2445.60	3%	0.03
Buildings Proposed	3000	0.0689	0.80	2400.00	3%	0.03
Luxury Canopy	3530	0.0810	0.80	2824.00	4%	0.03
Landscape	83246	1.9111	0.20	16649.20	22%	0.04
Gravel	121329	2.7853	0.35	42465.15	57%	0.20
Total	223250	5.13		74054.35	100%	0.41

Allowable Q Calculation	
Allowable Release Rate (CFS/AC)	0
Q Site Allowable (CFS)	0.000

100 YR Design Storm Calculations						
Time (MINUTES)	NOAA Data (IN)	Intensity (IN/HR)	Allowable Runoff (CF)	Design Q-CIA (CFS)	Actual Runoff	Required Storage (CF)
5	0.473	5.748	0.000	11.992	3597.503	3597.503
10	0.730	4.380	0.000	9.138	5482.625	5482.625
15	0.904	3.616	0.000	7.544	6789.442	6789.442
30	1.220	2.440	0.000	5.090	9162.743	9162.743
60	1.510	1.510	0.000	3.150	11340.772	11340.772
120	1.700	0.850	0.000	1.773	12767.756	12767.756
180	1.790	0.597	0.000	1.245	13443.696	13443.696
360	2.070	0.345	0.000	0.720	15546.621	15546.621
720	2.490	0.208	0.000	0.433	18701.008	18701.008
1440	2.820	0.118	0.000	0.245	21179.454	21179.454

Design Recommendations per Calculations for Design Storm		
Minimum Storage Required	21,179	CF
Storage Provided	21,816	CF





41-16-000-0121
(KAMPGROUNDS OF AMERICA, INC.)



UTILITY PLAN NOTES

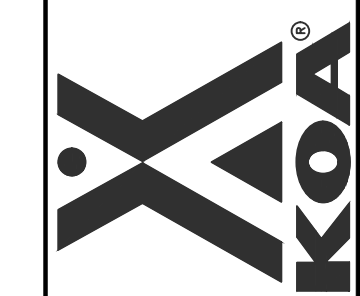
1. A PROPOSED ELECTRICAL TRANSFORMER MAY OR MAY NOT BE REQUIRED DEPENDING ON SIZE AND DESIGN OF NORTHERN, EXISTING KOA SITE TRANSFORMER. LOCATION AND NEED FOR TRANSFORMER TO BE COORDINATED AS PROJECT DESIGN PROGRESSES.
2. ALL WATER LINES SHALL MAINTAIN A MINIMUM OF 5' COVER.
3. SEE DETAILS 1 AND 2 ON SHEET C8.0 FOR DETAILED UTILITY CONNECTION LOCATIONS ON PULL-THROUGH AND BACK-IN PAD SITES.
4. PROPOSED OUTFALL LOCATION OF BASIN STORM WATER CONTROL STRUCTURE TO BE COORDINATED AS PROJECT DESIGN PROGRESSES. OUTFALL INTENDED TO GRAVITY FLOW INTO EXISTING DITCH DEPENDING ON DESIGN OF BASIN. SEE SECTION A-A SHEET C4.0 FOR DESIGN CONCEPT.
5. SITE WATER MAIN INTENDED TO CONNECT TO SWAN CREEK CANAL COMPANY PENDING COORDINATION/CONFIRMATION OF EXISTING SITE WATER SHARES AND PROCESS FOR MAIN CONNECTION.

UTILITY PLAN LEGEND

- EXISTING WATER MAIN
- EXISTING HYDRANT
- EXISTING SANITARY MAIN
- EXISTING SANITARY MANHOLE
- EXISTING STORM MAIN
- EXISTING STORM MANHOLE
- PROPOSED WATER MAIN (8" PVC)
- PROPOSED WATER SERVICE (1"-2" TYP)
- PROPOSED HYDRANT W/ 6" LATERAL
- PROPOSED SANITARY MAIN (8" PVC)
- PROPOSED SANITARY LATERAL (4" PVC)
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM MAIN
- PROPOSED STORM STRUCTURE

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UTAH

BEAR LAKE KOA HOLIDAY EXPANSION
LAND USE SUBMITTAL
UTILITY PLAN
RICH COUNTY

GARDEN CITY

DATE	NO.	REVISIONS
07/16/25	1	DATE: 07/16/25
SCALE: 1"=30'		SCALE: 1"=30'
DESIGN: WH		DESIGN: WH
DRAWN: WH		DRAWN: WH
APPROVED: DL		APPROVED: DL
JOB NO: 240048		JOB NO: 240048

DRAWING NUMBER:
C5.0
5 OF **13**

41-17-000-0083
(CONESTOGA RANCH, LLC.)

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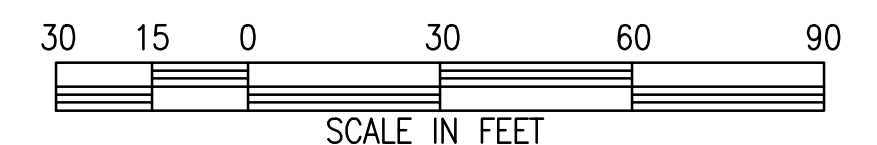
41-17-000-0082
(DEE HILDT)

532.26'
41-16-000-0112
(JOANNE ANDERSON)

S 0°15'55" W
(S 0°45'54" W by Record)
41-16-000-0110
(MARTIN & PATRICA ARGYLE)

41-16-000-0068
(LEGRAND
JOHNSON
CONSTRUCTION,
CO.)

41-16-000-0124
(MMB, LLC.)





41-16-000-0121
(KAMPGROUNDS OF AMERICA, INC.)



LEGEND

- 4" CONCRETE PATIO/WALKWAY
- CONCRETE VALLEY GUTTER
- GRAVEL ROAD (SEE DETAILS 4-7/C8.0)
- GRAVEL LANDSCAPE (3/4" OR LESS CRUSHED GRAVEL)
- GRASS LANDSCAPE
- 5 GAL SHRUB (SPECIES TBD)
- 15 GAL TREE (SPECIES TBD)

LANDSCAPE REQUIREMENTS PER GARDEN CITY
ORDINANCE NO. 11C-706.B.11

TREES REQUIRED: 1 TREE PER EACH 2 SPACES = 36 SPACES/2 = 18 TREES REQUIRED
TREES PROPOSED: 25 (3' MIN HEIGHT)
SHRUBS PROPOSED: 29

LANDSCAPE REQUIREMENTS PER GARDEN CITY
ORDINANCE NO. 11C-706.B.12

SCREENING & BUFFER AREA REQUIRED: 30' REAR SETBACK W/ SCREENING FROM ADJACENT USE.
SCREENING & BUFFER AREA PROPOSED: 30' REAR SETBACK WITH 10' GRAVEL STRIP, 20' GRASS STRIP. GRAVEL STRIP TO INCLUDE SHRUBS SPACED 15' O.C. GRASS STRIP TO INCLUDE TREES SPACED APPROXIMATELY 40' O.C. TREES TO BE MIN 3' HIGH PER CODE 11C-706.B.11.

41-17-000-0083
(CONESTOGA RANCH, LLC.)

41-17-000-0083
(CONESTOGA RANCH, LLC.)

41-17-000-0082
(DEE HILDT)

Paradise Parkway

(East by Record)
S 89°54'31" E
50.00'

(S 89°55'49" E 418' by Record)
S 89°54'31" E

418.00'

532.26'
41-16-000-0112
(JOANNE ANDERSON)

532.26'
41-16-000-0110
(MARTIN & PATRICA ARGYLE)

41-16-000-0068
(LEGRAND
JOHNSON
CONSTRUCTION,
CO.)

41-16-000-0124
(MMB, LLC.)

S 89°17'04" W
(N 89°12'00" W by Record)

416.34'

NEW TREE
15 GAL
(TYP)

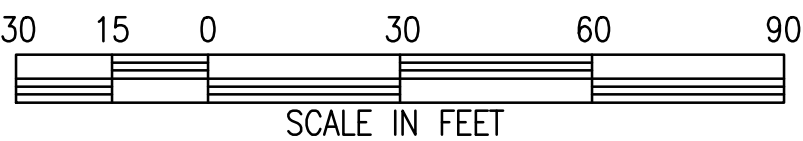
30' SETBACK BUFFER
PROVIDES SCREENING
VIA NEW FENCE,
SHRUBS, AND TREES

NEW TREE
15 GAL
(TYP)

10.0' GRAVEL BUFFER

20.0' GRASS BUFFER

NEW SHRUB
5 GAL
(TYP)



PRELIMINARY
NOT FOR
CONSTRUCTION

BEAR LAKE KOA HOLIDAY EXPANSION
LAND USE SUBMITTAL

LANDSCAPE PLAN

GARDEN CITY RICH COUNTY UTAH

DATE	NO.	REVISIONS
07/16/25		
SCALE: 1"=30'		
DESIGN: WH		
DRAWN: WH		
APPROVED: DL		
JOB NO: 240048		

DRAWING NUMBER:

C6.0
6 OF 13



41-16-000-0121
(KAMPGROUNDS OF AMERICA, INC.)

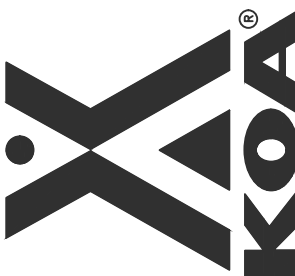


CONSTRUCTION TIMELINE NOTES

1. CONSTRUCTION TIMELINE WILL ALLOW INSTALLATION OF A MANAGERS HOUSE ON THE SOUTHWEST CORNER OF THE SITE FIRST TO ALLOW OCCUPANCY OF MANAGER BEFORE, DURING, AND AFTER COMPLETION OF THE REMAINDER OF THE RV PARK PROJECT.
2. INSTALLATION OF UTILITIES TO BE PERFORMED IN A MANNER THAT ALLOWS FULL OCCUPANCY AND USE OF MANAGERS HOUSE BEFORE, DURING, AND AFTER COMPLETION OF REMAINDER OF RV PARK PROJECT.
3. GRADING CONFORM AS PART OF MANAGERS HOUSE INSTALLATION SHALL DAYLIGHT INTO EXISTING GROUND AT A 3:1 MAX SLOPE. ALL UTILITIES INSTALLED TO ALLOW OCCUPANCY OF MANAGERS HOUSE SHALL MEET MINIMUM COVER REQUIREMENTS AS DEFINED BY GARDEN CITY REQUIREMENTS.

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CONSTRUCTION**



UTAH

**BEAR LAKE KOA HOLIDAY EXPANSION
LAND USE SUBMITTAL**

CONSTRUCTION TIMELINE

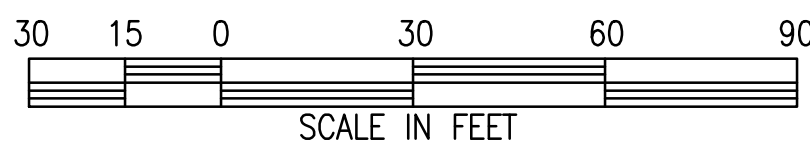
RICH COUNTY

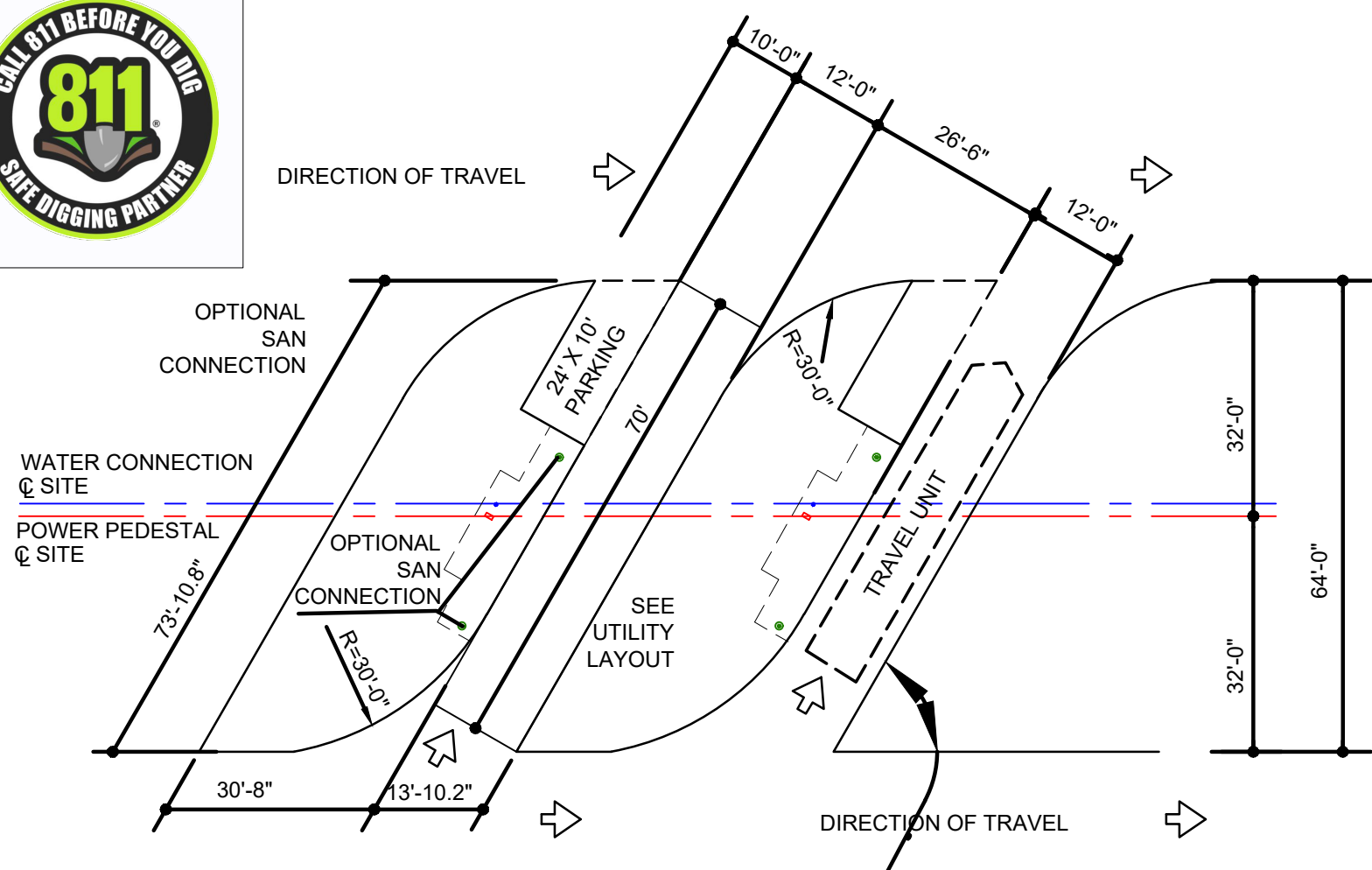
GARDEN CITY

DATE: 07/16/25	NO.	REVISIONS
SCALE: 1"=30'		
DESIGN: WH		
DRAWN: WH		
APPROVED: DL		
JOB NO: 240048		

DRAWING NUMBER:

C7.0
7 OF **13**

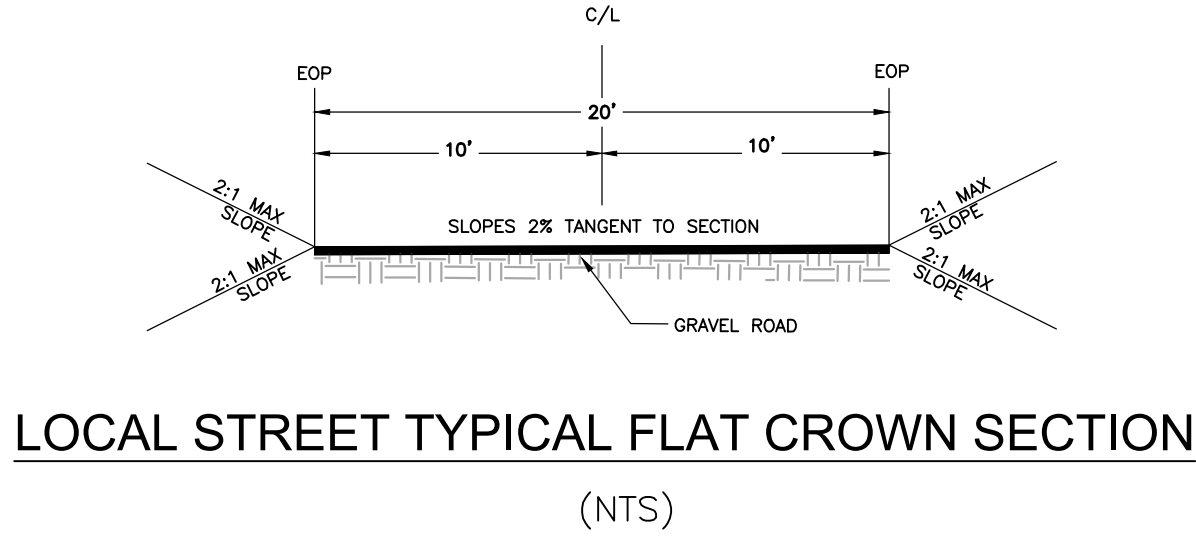




VEHICLE/RV PULL-THROUGH SITE

- SCALE: NTS
- NOTES:
1. SEE SITE PLAN FOR END UNITS.
 2. MINIMUM EFFECTIVE TURNING RADIUS IS 30 FEET.
 3. USABLE LENGTH OF TRAVEL UNIT SPACE IS 74'±.
 4. USABLE AREA OF SITE 2,700± SQFT.

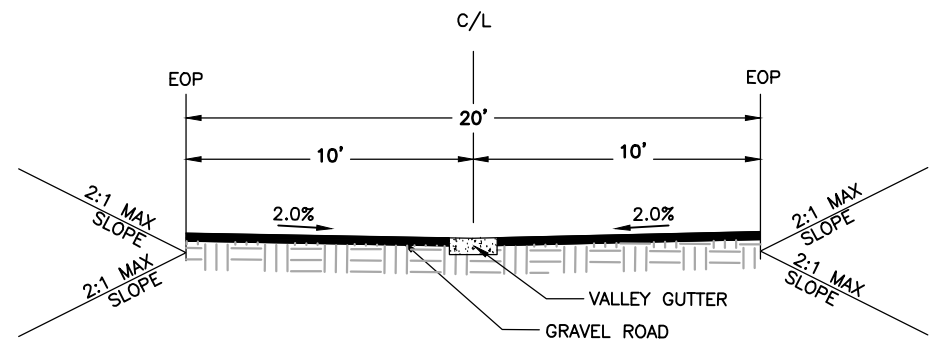
1



LOCAL STREET TYPICAL FLAT CROWN SECTION

(NTS)

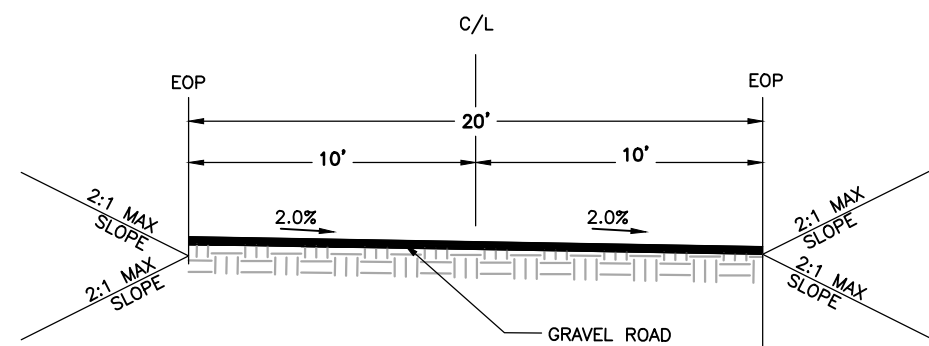
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LOCAL STREET TYPICAL INVERTED CROWN SECTION

(NTS)

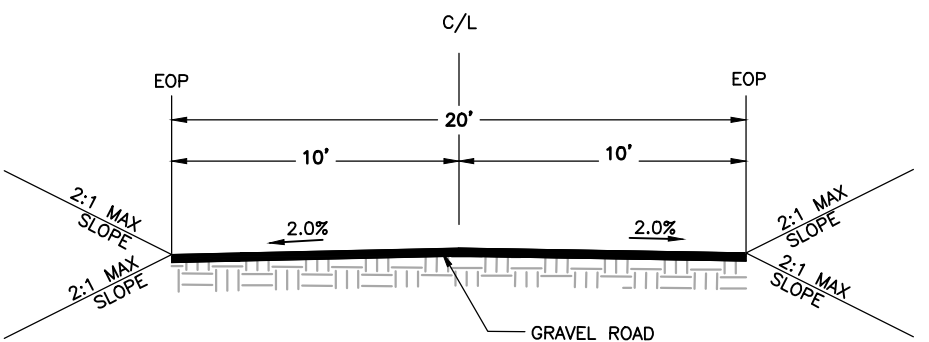
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LOCAL STREET TYPICAL SUPER ELEVATED SECTION

(NTS)

6



LOCAL STREET TYPICAL CROWN SECTION

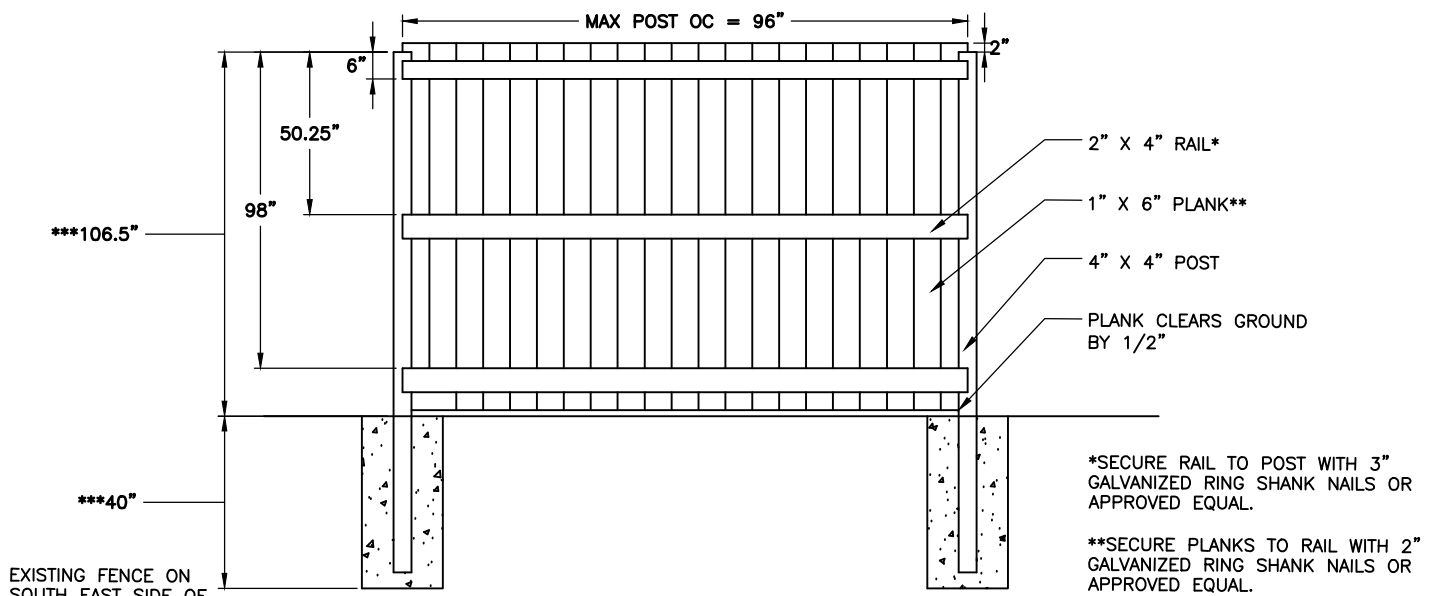
(NTS)

7

COMMERCIAL DRIVEWAY (PLACEHOLDER)

(NTS)

8



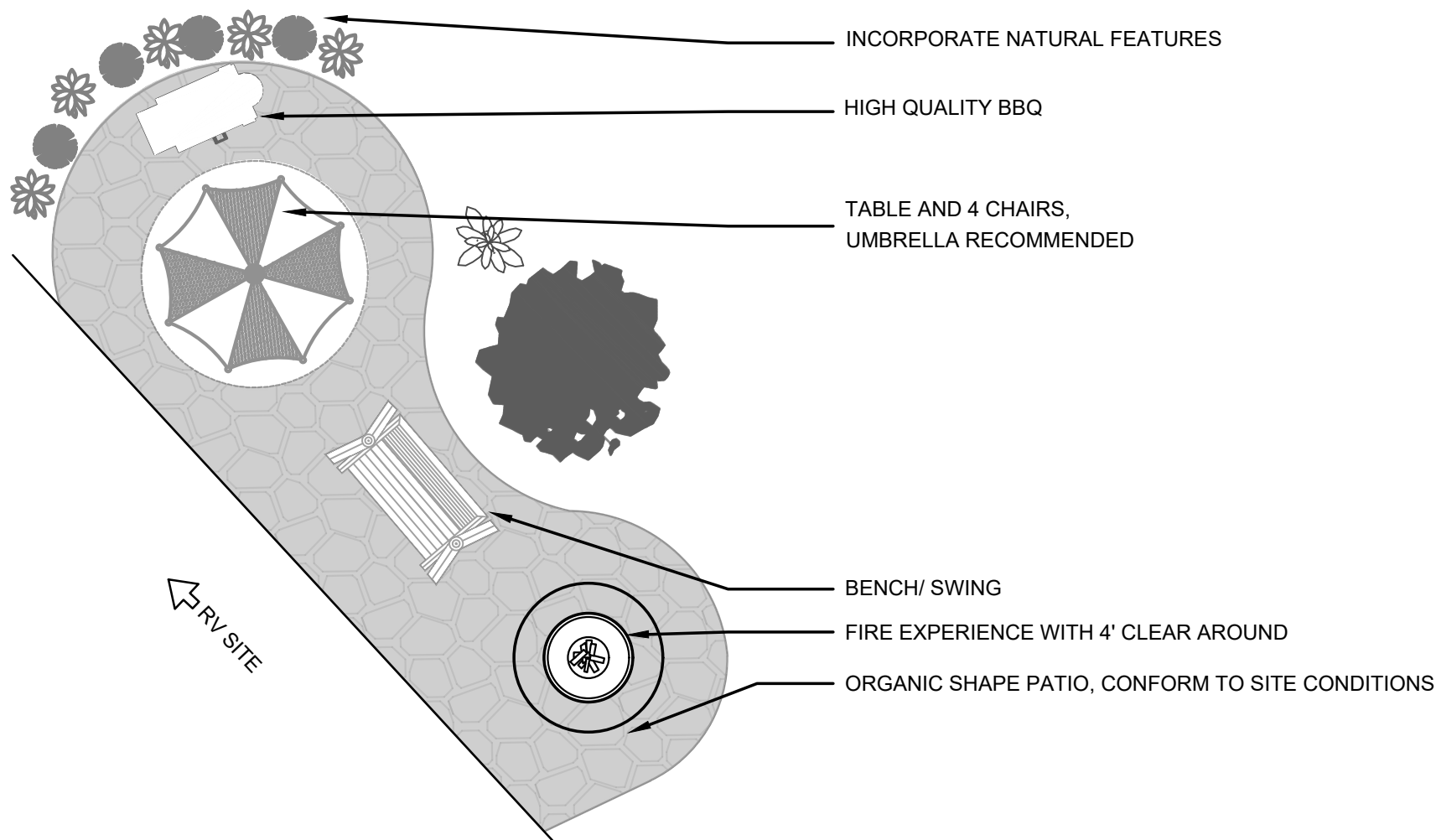
PRIVACY FENCE
FENCE DETAIL PER FDS UTAH
(NTS)

9



PRIVACY FENCE ACCESS GATE
CONCEPTUAL, SUBJECT TO CHANGE PENDING
VERIFICATION FOR EVA ACCESS AND COST
(NTS)

10



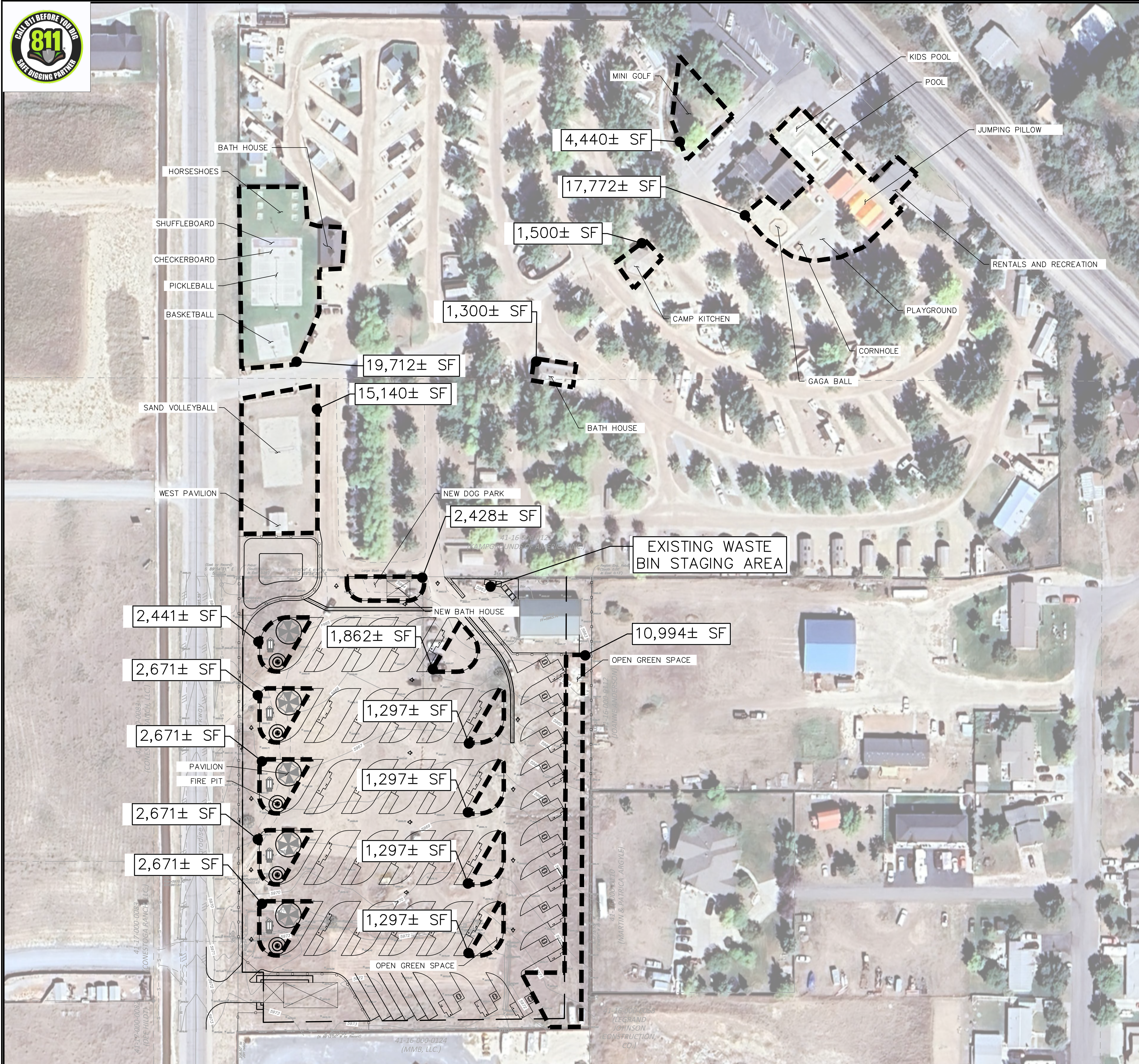
KOA TRADEMARK PATIO DESIGN ELEMENTS

- SCALE: NTS
- NOTES:
1. REFER TO PATIO SITE FIELD GUIDE AND EKAMP PAW PEN CRITERIA FOR COMPLETE INFORMATION.
 2. ELEMENTS FROM THIS DETAIL TO BE APPLIED TO THE SITE AT THE DIRECTION OF KOA.

3

REVISIONS		NO.	DATE	SCALE	DESIGN	DRAWN	APPROVED	JOB NO.
			07/16/25	NTS	WH	WH	DL	240048

DRAWING NUMBER:



AMENITY REQUIREMENTS PER GARDEN CITY ORDINANCE NO. 11C-706.B.6

RECREATION AND PLAY AREAS PROPOSED: THIS PROJECT IS AN EXPANSION OF THE EXISTING KOA HOLIDAY SITE TO THE NORTH AND THUS PROPOSES UTILIZING THE EXISTING SITE AMENITIES IN ADDITION TO PROVIDING ADDITIONAL AMENITY SPACE WITHIN THE PROJECT AREA.

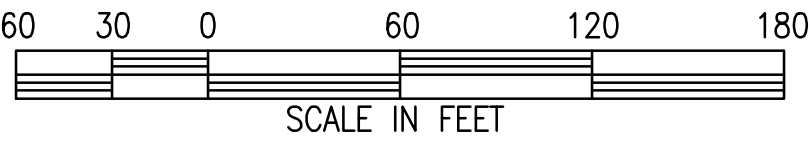
EXISTING KOA HOLIDAY SITE GROSS AREA = 573,896± SQFT * 10% = 57,389 SF REQ.
59,864 EXISTING AMENITY AREA PROVIDED


PROJECT GROSS AREA = 223,250± SF * 10% = 22,325 SF REQ.
33,597± PROPOSED AMENITY AREA PROVIDED

THE REQUIRED 10% OF GROSS PROJECT AREA BEING PROVIDED AS A MIXTURE OF REC AREAS, PLAY AREAS, GRASSY AREAS, AMENITY AREAS, AND AMENITY BUILDINGS IS MET.

WASTE COLLECTION SERVICE NOTE


THE EXISTING WASTE BIN STAGING AREA FOR TRASH COLLECTION SHOWN ON THIS EXHIBIT WILL BE MAINTAINED WITH THE PROPOSED EXPANSION PROJECT.





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BEAR LAKE KOA HOLIDAY EXPANSION
LAND USE SUBMITTAL

AMENITY & SERVICES EXHIBIT

GARDEN CITY RICH COUNTY UTAH

NO.	DATE: 07/16/25	REVISIONS
1	SCALE: 1"=60'	
2	DESIGN: WH	
3	DRAWN: WH	
4	APPROVED: DL	
5	JOB NO: 240048	

DRAWING NUMBER:
C9.0
9 OF **13**



41-17-000-0083
(CONESTOGA RANCH, LLC.)

41-17-000-0083
(CONESTOGA RANCH, LLC.)

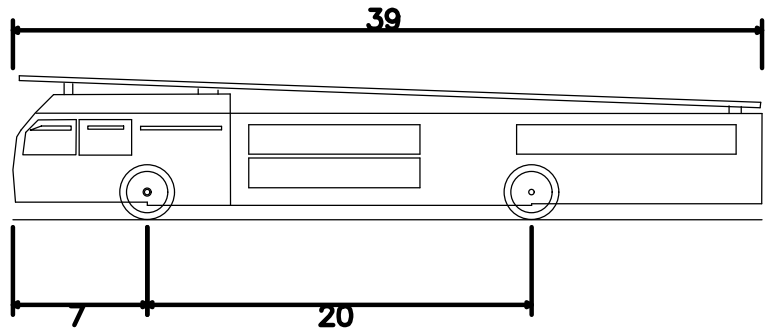
41-17-000-0082
(DEE HILDT)

Paradise Parkway

(East by Record)
S 89°54'31" E
50.00'

(S 89°55'49" E 418' by Record)
S 89°54'31" E

41-16-000-0121
(KAMPGROUNDS OF AMERICA, INC.)



Aerial Fire Truck
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Max Wheel Angle

39.000ft
8.167ft
7.500ft
0.750ft
8.167ft
5.00s
45.00°

1495.59'

532.12'

418.00'

532.26'

41-16-000-0112
(JOANNE ANDERSON)

S 0°15'55" W
(S 0°48'54" W by Record)

41-16-000-0110
(MARTIN & PATRICA ARGYLE)

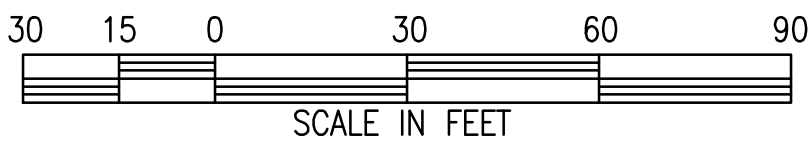
41-16-000-0068
(LEGRAND
JOHNSON
CONSTRUCTION,
CO.)

41-16-000-0124
(MMB, LLC.)

S 89°17'04" W
(N 89°12'00" W by Record)

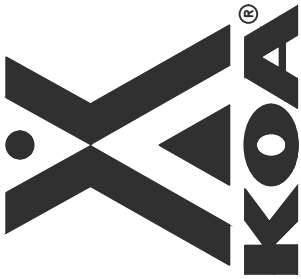
416.34'

205.50' to
USH marker



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CONSTRUCTION



BEAR LAKE KOA HOLIDAY EXPANSION
LAND USE SUBMITTAL

FIRE ACCESS EXHIBIT

RICH COUNTY

UTAH

GARDEN CITY

DATE	NO.	REVISIONS
07/16/25		
SCALE: 1"=30'		
DESIGN: WH		
DRAWN: WH		
APPROVED: DL		
JOB NO: 240048		

DRAWING NUMBER:

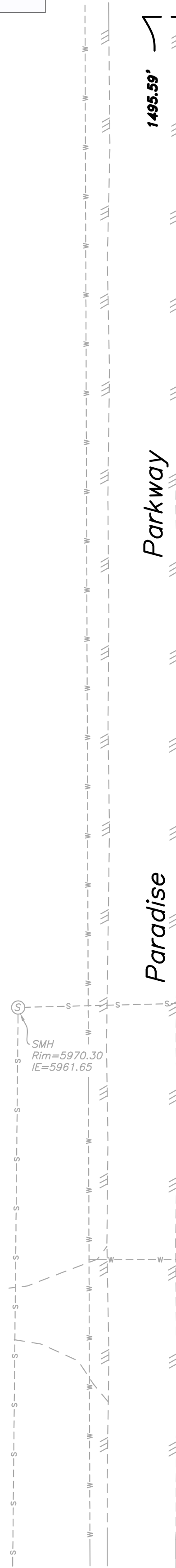
C9.1
10 OF 13



41-17-000-0082
(DEE HILDT)

41-17-000-0083
(CONESTOGA RANCH, LLC.)

41-17-000-0083
(CONESTOGA RANCH, LLC.)



Paradise Parkway

1495.59'

(East by Record)
S 89°54'31" E
50.00'

205.50' to
USH Meter

N 0°04'57" E
(N 0°48'54" E by Record)

SMH
Rim=5969.17
IE=5957.47

SMH
Rim=5970.30
IE=5961.65

532.12'

SMH
Rim=5964.60
IE=5953.65

(S 89°55'49" E 418' by Record)
S 89°54'31" E

S 89°17'04" W
(N 89°12'00" W by Record)

41-16-000-0124
(MMB, LLC.)

41-16-000-0121
(KAMPGROUNDS OF AMERICA, INC.)

418.00'

416.34'

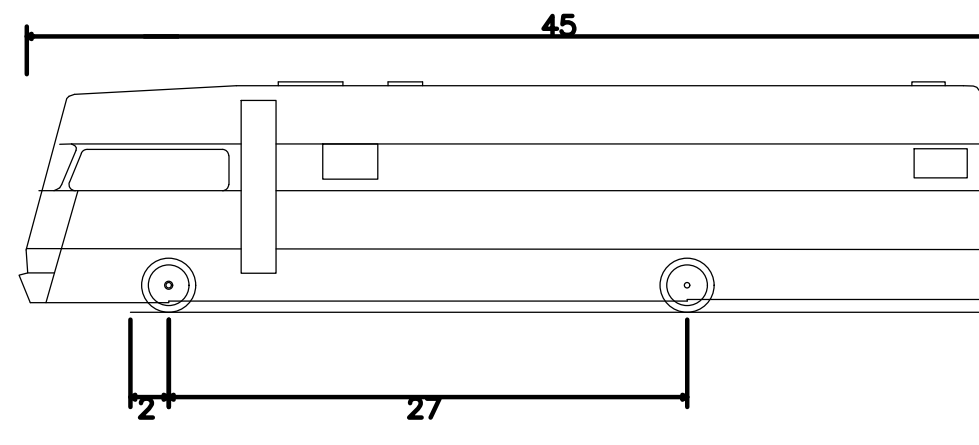
S 0°15'55" W
(S 0°48'54" W by Record)

41-16-000-0110
(MARTIN & PATRICA ARGYLE)

532.26'

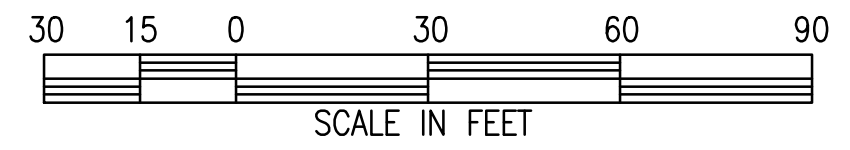
41-16-000-0112
(JOANNE ANDERSON)

41-16-000-0068
(LEGRAND
JOHNSON
CONSTRUCTION,
CO.)



45' RV
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Curb to Curb Turning Radius

45.000ft
8.000ft
12.000ft
0.500ft
8.000ft
4.00s
39.700ft



DATE	NO.	REVISIONS
07/16/25		
SCALE: 1"=30'		
DESIGN: WH		
DRAWN: WH		
APPROVED: DL		
JOB NO: 240048		

DRAWING NUMBER:
C9.2
11 OF **13**

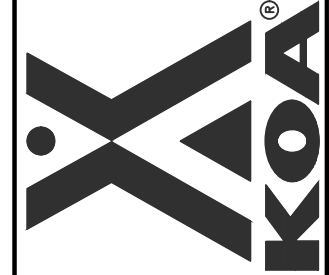
BEAR LAKE KOA HOLIDAY EXPANSION
LAND USE SUBMITTAL

45' RV ACCESS EXHIBIT

GARDEN CITY

RICH COUNTY

UTAH



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41-17-000-0083
(CONESTOGA RANCH, LLC.)

41-17-000-0083
(CONESTOGA RANCH, LLC.)

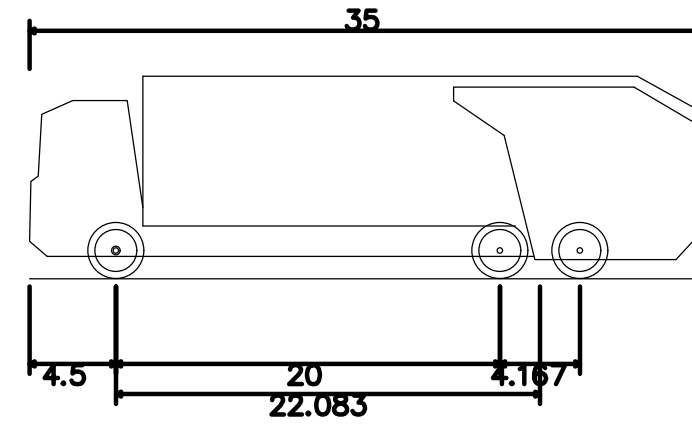
41-17-000-0082
(DEE HILDT)

Paradise Parkway

(East by Record)
S 89°54'31" E
50.00'

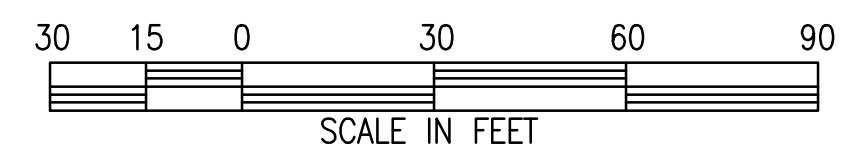
(S 89°55'49" E 418' by Record)
S 89°54'31" E

41-16-000-0121
(KAMPGROUNDS OF AMERICA, INC.)



35' Front Loader
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Curb to Curb Turning Radius

35.000ft
8.375ft
10.546ft
1.000ft
8.375ft
6.00s
46.000ft



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BEAR LAKE KOA HOLIDAY EXPANSION
LAND USE SUBMITTAL

WASTE COLLECTION ACCESS EXHIBIT

GARDEN CITY

RICH COUNTY

UTAH

DATE	NO.	REVISIONS
07/16/25		
SCALE: 1"=30'		
DESIGN: WH		
DRAWN: WH		
APPROVED: DL		
JOB NO: 240048		

DRAWING NUMBER:

C9.3
12 OF 13



41-17-000-0082
(DEE HILDT)

41-17-000-0083
(CONESTOGA RANCH, LLC.)

41-17-000-0083
(CONESTOGA RANCH, LLC.)

Paradise

Parkway

(East by Record)
S 89°54'31" E
50.00'

(S 89°55'49" E 418' by Record)
S 89°54'31" E

N 0°04'57" E
(N 0°48'54" E by Record)

SMH
Rim=5969.17
IE=5957.47

SMH
Rim=5970.30
IE=5961.65

SMH
Rim=5964.60
IE=5953.65

S 88°17'04" W
(N 89°12'00" W by Record)

416.34'

41-16-000-0124
(MMB, LLC.)

41-16-000-0121
(KAMPGROUNDS OF AMERICA, INC.)

418.00'

Building
FF=5963.70

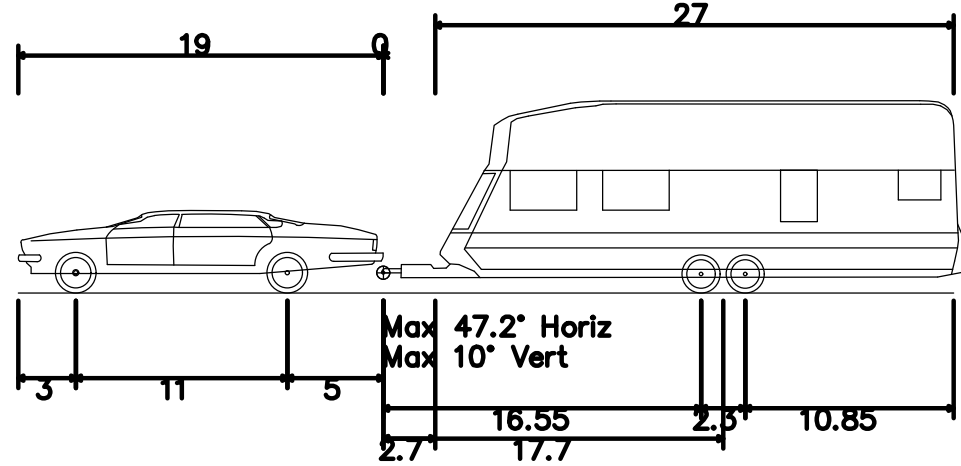
S 0°15'55" W
(S 0°48'54" W by Record)

41-16-000-0110
(MARTIN & PATRICA ARGYLE)

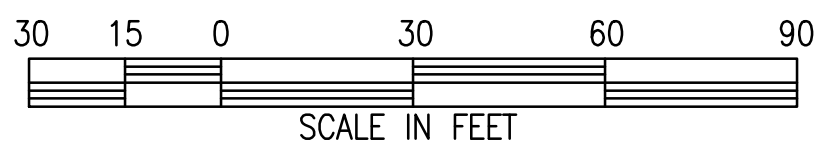
532.26'

41-16-000-0112
(JOANNE ANDERSON)

41-16-000-0068
(LEGRAND
JOHNSON
CONSTRUCTION,
CO.)



P/T — Car and Camper Trailer
Overall Length 48.701ft
Overall Width 8.000ft
Overall Body Height 10.008ft
Min Body Ground Clearance 0.795ft
Max Track Width 8.000ft
Lock-to-lock time 4.00s
Max Steering Angle (Virtual) 21.50°



DATE: 07/16/25	NO.	REVISIONS
SCALE: 1"=30'		
DESIGN: WH		
DRAWN: WH		
APPROVED: DL		
JOB NO: 240048		

DRAWING NUMBER:

C9.4

13 OF 13

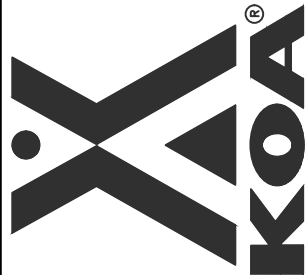
BEAR LAKE KOA HOLIDAY EXPANSION
LAND USE SUBMITTAL

RV TRAILER ACCESS EXHIBIT

GARDEN CITY

RICH COUNTY

UTAH



PRELIMINARY
NOT FOR
CONSTRUCTION

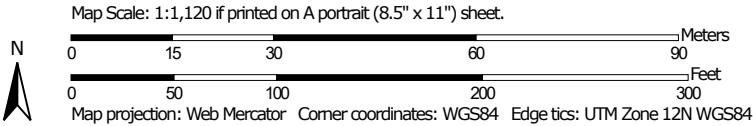
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**EXHIBIT D:
EXISTING SOILS DATA**

Soil Map—Rich County, Utah



Soil Map may not be valid at this scale.



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Rich County, Utah

Survey Area Data: Version 18, Sep 8, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 22, 2022—Jul 11, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

HYDRO
GROUP

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
DHB	Despain variant gravelly loam, 1 to 3 percent slopes	6.5	100.0%
Totals for Area of Interest		6.5	100.0%

B

Rich County, Utah

DHB—Despain variant gravelly loam, 1 to 3 percent slopes

Map Unit Setting

National map unit symbol: jx8r

Elevation: 5,900 to 6,200 feet

Mean annual precipitation: 12 to 16 inches

Mean annual air temperature: 40 to 44 degrees F

Frost-free period: 80 to 90 days

Farmland classification: Prime farmland if irrigated

Map Unit Composition

Despain variant and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Despain Variant

Setting

Landform: Alluvial fans

Down-slope shape: Concave

Across-slope shape: Convex

Parent material: Alluvium derived from quartzite, limestone and sandstone

Typical profile

A11 - 0 to 8 inches: gravelly loam

A12 - 8 to 18 inches: gravelly loam

A13 - 18 to 37 inches: very gravelly loam

C1k - 37 to 57 inches: extremely gravelly loam

C2 - 57 to 60 inches: extremely gravelly sandy loam

Properties and qualities

Slope: 1 to 3 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Capacity of the most limiting layer to transmit water

(Ksat): Moderately high to high (0.60 to 2.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 40 percent

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water supply, 0 to 60 inches: Low (about 4.8 inches)

Interpretive groups

Land capability classification (irrigated): 3s

Land capability classification (nonirrigated): 4s

Hydrologic Soil Group: B

Ecological site: R025XY314UT - Upland Loam (Wyoming Big Sagebrush)

Hydric soil rating: No

Minor Components

Very deep soils

Percent of map unit: 10 percent

Hydric soil rating: No

Thatcher

Percent of map unit: 5 percent

Hydric soil rating: No

Data Source Information

Soil Survey Area: Rich County, Utah

Survey Area Data: Version 18, Sep 8, 2023

EXHIBIT E:
EXISTING WELL DATA

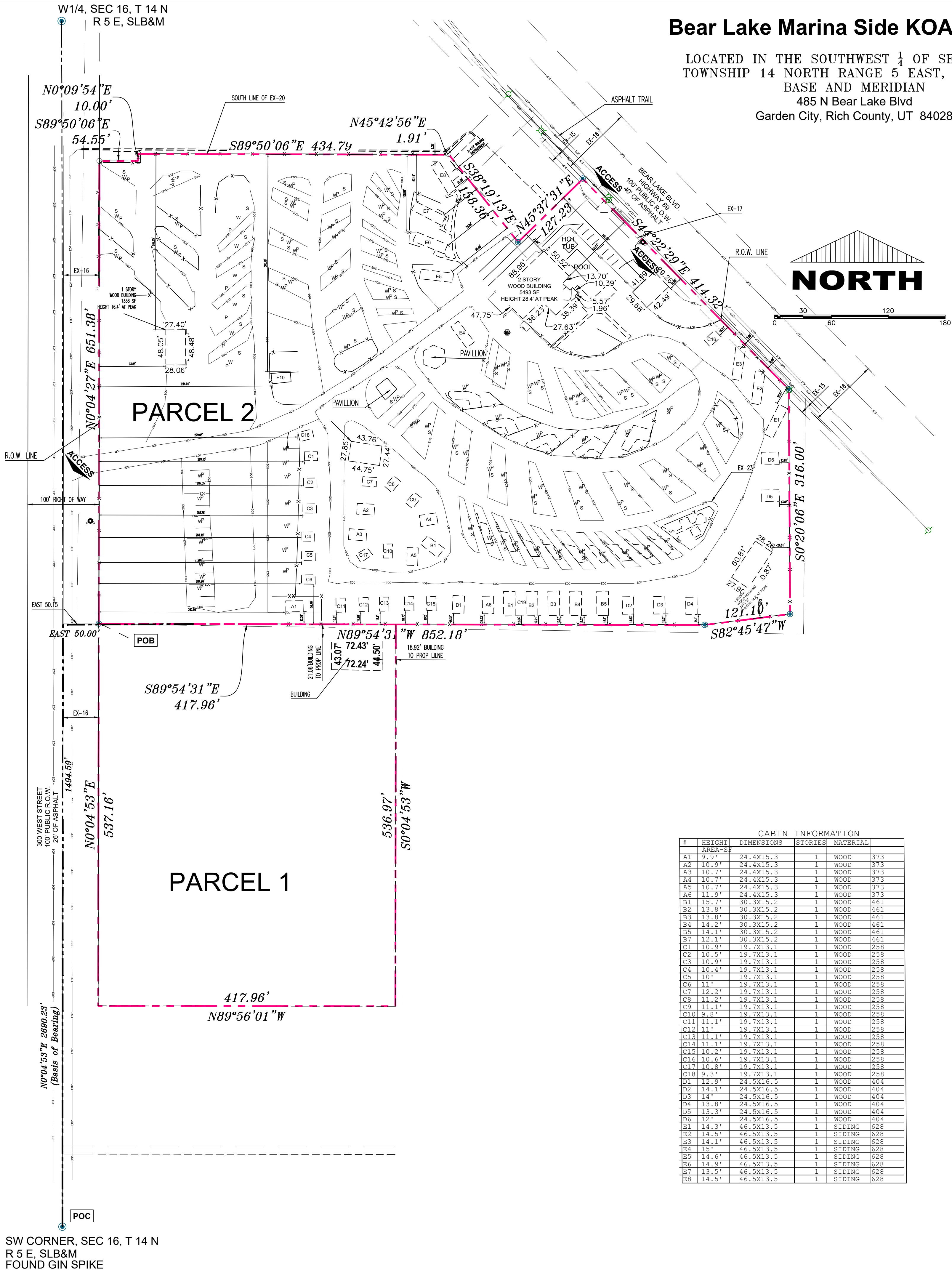
Water Rights Map



**EXHIBIT F:
TITLE MAP**

Bear Lake Marina Side KOA Holiday

LOCATED IN THE SOUTHWEST ¼ OF SECTION 16,
TOWNSHIP 14 NORTH RANGE 5 EAST, SALT LAKE
BASE AND MERIDIAN
485 N Bear Lake Blvd
Garden City, Rich County, UT 84028



CABIN INFORMATION				
#	HEIGHT	DIMENSIONS	STORIES	MATERIAL
A1	9.9'	24.4X15.3	1	WOOD 373
A2	10.9'	24.4X15.3	1	WOOD 373
A3	10.7'	24.4X15.3	1	WOOD 373
A4	10.7'	24.4X15.3	1	WOOD 373
A5	10.7'	24.4X15.3	1	WOOD 373
A6	11.9'	24.4X15.3	1	WOOD 373
B1	15.7'	30.3X15.2	1	WOOD 461
B2	13.8'	30.3X15.2	1	WOOD 461
B3	13.8'	30.3X15.2	1	WOOD 461
B4	14.2'	30.3X15.2	1	WOOD 461
B5	14.1'	30.3X15.2	1	WOOD 461
B7	12.1'	30.3X15.2	1	WOOD 461
C1	10.5'	19.7X13.1	1	WOOD 258
C2	10.5'	19.7X13.1	1	WOOD 258
C3	10.5'	19.7X13.1	1	WOOD 258
C4	10.4'	19.7X13.1	1	WOOD 258
C5	10.4'	19.7X13.1	1	WOOD 258
C6	11.1'	19.7X13.1	1	WOOD 258
C7	12.2'	19.7X13.1	1	WOOD 258
C8	11.2'	19.7X13.1	1	WOOD 258
C9	11.1'	19.7X13.1	1	WOOD 258
C10	9.8'	19.7X13.1	1	WOOD 258
C11	11.1'	19.7X13.1	1	WOOD 258
C12	11.1'	19.7X13.1	1	WOOD 258
C13	11.1'	19.7X13.1	1	WOOD 258
C14	11.1'	19.7X13.1	1	WOOD 258
C15	10.2'	19.7X13.1	1	WOOD 258
C16	10.6'	19.7X13.1	1	WOOD 258
C17	10.8'	19.7X13.1	1	WOOD 258
C18	9.3'	19.7X13.1	1	WOOD 258
D1	12.3'	24.5X16.5	1	WOOD 404
D2	14.1'	24.5X16.5	1	WOOD 404
D3	14'	24.5X16.5	1	WOOD 404
D4	13.8'	24.5X16.5	1	WOOD 404
D5	13.3'	24.5X16.5	1	WOOD 404
D6	12'	24.5X16.5	1	WOOD 404
E1	14.1'	46.5X13.5	1	SLIDING 628
E2	14.5'	46.5X13.5	1	SLIDING 628
E3	14.1'	46.5X13.5	1	SLIDING 628
E4	13'	46.5X13.5	1	SLIDING 628
E5	14.6'	46.5X13.5	1	SLIDING 628
E6	14.9'	46.5X13.5	1	SLIDING 628
E7	13.5'	46.5X13.5	1	SLIDING 628
E8	14.5'	46.5X13.5	1	SLIDING 628

Legend of Symbols & Abbreviations

- x—

FENCE

○

IRON PIN SET

R/W

RIGHT OF WAY

C/L

CENTERLINE

●

FOUND MONUMENT

—

SIGN

(M)

MEASURED

(R)

RECORDED

—

FLAGPOLE

—

ADA PARKING

REC.

RECORDED

CALC.

CALCULATED

POB

POINT OF BEGINNING

POC

POINT OF COMMENCEMENT

ACCESS

POINT OF ACCESS
- EDGE OF PAVEMENT

○

POWER POLE

○

LIGHT POLE

⊠

TRANSFORMER

⊠

ELECTRIC METER

⊠

GAS VALVE

⊠

GAS METER

⊠

WATER METER

⊠

WATER VALVE

⊠

HYDRANT

⊠

WATER MANHOLE

⊠

STORM MANHOLE

⊠

CATCH BASIN (SQUARE)

⊠

CATCH BASIN (ROUND)

⊠

SANITARY MANHOLE

⊠

SANITARY CLEANOUT

S

SEWER HOOKUP

P

POWER HOOKUP

W

WATER HOOKUP

TITLE DESCRIPTION

PARCEL 1:
A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF 300 WEST STREET, SAID POINT BEING NORTH 00°45'51" EAST ALONG THE SECTION LINE 1494.59 FEET AND SOUTH 89°54'31" EAST 50.00 FEET FROM A GN SPIKE MARKING THE SOUTHWEST CORNER OF SAID SECTION 16; THENCE SOUTH 89°54'31" EAST 417.96 FEET; THENCE SOUTH 00°45'51" EAST 50.00 FEET; THENCE NORTH 89°56'01" WEST 417.96 FEET TO SAID RIGHT OF WAY; THENCE ALONG SAID RIGHT OF WAY NORTH 00°45'51" EAST 537.16 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
A PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY IN RICH COUNTY, UTAH; BEGINNING AT A POINT ON THE EAST LINE OF 300 WEST STREET LOCATED 1155.64 FEET SOUTH 00°45'51" WEST ALONG THE SECTION LINE, AND 50.15 FEET SOUTH 89°54'31" EAST FROM AN ALUMINUM CAP MONUMENT FOUND MARKING THE WEST QUARTER CORNER OF SAID SECTION 16; SAID MONUMENT IS LOCATED 2690.93 FEET NORTH 00°45'51" EAST FROM A PIN FOUND MARKING THE SOUTHWEST CORNER OF SAID SECTION 16; AND RUNNING THENCE NORTH 00°45'51" EAST 455.36 FEET ALONG SAID EAST LINE, THENCE SOUTH 89°56'06" EAST 54.55 FEET; THENCE NORTH 00°45'51" EAST 10.00 FEET; THENCE SOUTH 89°56'06" EAST 434.79 FEET; THENCE NORTH 45°42'56" EAST 1.91 FEET; THENCE SOUTH 89°54'31" EAST 184.36 FEET; THENCE NORTH 45°42'56" EAST 127.23 FEET TO THE WESTERN LINE OF U.S. HIGHWAY 89; THENCE SOUTH 44°22'29" EAST 414.32 FEET ALONG SAID WESTERN LINE; THENCE SOUTH 02°00'08" EAST 316.00 FEET; THENCE SOUTH 82°45'47" WEST 121.10 FEET; THENCE NORTH 89°54'31" WEST 852.18 FEET TO THE EAST LINE OF 300 WEST STREET AND THE POINT OF BEGINNING.

ITEMS CORRESPONDING TO SCHEDULE B—II

TITLE COMMITMENT FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY, File #N35786U2 / 152294-GT with effective date of November 12, 2021.

- 1-54 GENERAL EXCEPTIONS, CANNOT BE PLOTTED, NOT SHOWN ON PLAT.
- 15 Right of Way Agreement in favor of Garden City, a municipal corporation of the State of Utah, its successors and assigns to lay, maintain, operate and improve all water works pipe lines and incidental purposes, by instrument recorded August 31, 1935, as Entry No. 2399, in Book 6, at Page 485. (exact location cannot be determined) (SURVEYOR NOTES LOCATED ON THE WEST SIDE OF PROPERTY, ALONG THE HIGHWAY, SHOWN ON PLAT)
- 16 Right of Way Deed in favor of the State Road Commission of Utah for highway known as N. R. H. Project No. 108 B and incidental purposes, by instrument recorded December 20, 1935, as Entry No. 2505, in Book 6, at Page 570. (exact location cannot be determined) (SURVEYOR NOTES LOCATED ON THE EAST SIDE OF PROPERTY, ALONG THE HIGHWAY, THE WEST LINE OF THIS EASEMENT IS THE WEST RIGHT OF WAY LINE, SHOWN ON PLAT)
- 17 Easement in favor of the Utah Department of Transportation for the construction of improvements incident to US-89 Center Turn Lanes at 300 West, known as Project Number 5-008R48049 and incidental purposes, by instrument dated February 18, 2003 and recorded March 30, 2003, as Entry No. 96075, in Book 632, at Page 152. (SURVEYOR NOTES THIS EASEMENT IS LOCATED ALONG THE HIGHWAY ON THE EAST SIDE OF THE PROPERTY, SHOWN ON PLAT)
- 18 Reservations in contained in that certain Warranty Deed recorded August 30, 1988 as Entry No. 37290 in Book 85 at Page 481. (SURVEYOR NOTES DOES NOT AFFECT PARCELS, NOT SHOWN ON PLAT)
- 19 Annex Dedication recorded June 17, 2003 as Entry No. 35922 in Book 822 at Page 514. (SURVEYOR NOTES LOCATED ON THE WEST SIDE OF PROPERTY, ALONG 300 WEST, SHOWN ON PLAT)
- 20 Lot Line Adjustment Covenants to Run With the Land, recorded June 17, 2003 as Entry No. 350422 in Book 632 at Page 1701. (SURVEYOR NOTES THIS WAS TO ADJUST THE BOUNDARY BETWEEN THIS AND THE ADJOINING PARCEL TO THE NORTH. THE DESCRIPTION IS FOR THE NORTH PARCEL WHICH MATCHES THE NORTH LINE OF THIS PARCEL, NOT SHOWN ON PLAT)
- 21-27 These are not Survey matters or have no document associated with them or have been deleted, not plotted.
- 28 Terms and conditions of that certain Lot Split Covenant to run with the land, dated January 24, 2002, by and between the Town of Garden City, Class 4 municipality, and MMB LLC, recorded February 4, 2002, as Entry No. 350442, in Book 712, at Page 1781. (affects Parcel 1) (SURVEYOR NOTES: THIS DOCUMENT DIVIDED A PARCEL OFF OF THE ORIGINAL PARCEL 1 TO CREATE THE NEW PARCEL 1. THE SOUTH LINE OF PARCEL 1 ADJUTS THE NEW PARCEL, NOT SHOWN ON PLAT)

FLOOD NOTE

FEMA has not completed a study to determine flood hazard for the selected location; therefore, a flood map has not been published at this time.

SURVEYOR'S NOTES

- 1-THE PROPERTY SHOWN HEREON IS THE SAME AS FOUND ON THE TITLE REPORT.
- 2-ALL MEASUREMENTS SHOWN ARE THE RECORD DISTANCES.
- 3-THERE WERE NO PHYSICAL ADDRESSES ON THE BUILDINGS.
- 4-THE NEAREST MAJOR INTERSECTING STREET IS 800 FEET NORTH OF THE NORTH ENTRANCE.
- 5-THERE IS NO EVIDENCE OF A CEMETERY ON THE PROPERTY.
- 6-THERE IS NO EVIDENCE OF EARTH WORK OR OTHER SUCH IMPROVEMENTS ON THE PROPERTY.
- 7-THERE ARE NO GORES, OR GAPS IN THE PROPERTY LINES
- 8-THERE ARE NO WETLANDS ON THE PROPERTY
- 9-THERE IS NO EVIDENCE OF CHANGE IN STREETS OR SIDEWALKS
- 10-THERE DO NOT APPEAR TO BE ANY PARTY WALLS

based upon Title Commitment No. N35786U2 / 152294-GT FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY, bearing an effective date of November 12, 2021, 7:59 am.

Surveyor's Certification

To FIDELITY NATIONAL TITLE INSURANCE COMPANY;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS. The field work was completed on December 1, 2021.

Surveyor's signature

Robbin J. Mullen
1776 North State St. #110
Orem, UT 84057
(801) 367-5274

Surveyor License #:368356
Date of last revision:Feb. 14, 2022

