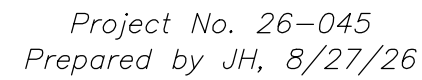


PRELIMINARY PLAT

A PART OF THE NORTHEAST QUARTER OF SECTION 29, T14N, R5E, S.L.B.&M.

I, JEFF C. NIELSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5152661 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS: CHATO'S LAND BEAR LAKE SUBDIVISION AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

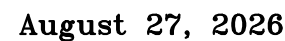


PARCEL 41-29-000-0028

A PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED NORTH 00°38'55" EAST, A DISTANCE OF 686.20 FEET AND NORTH 89°51'47" WEST, A DISTANCE OF 198.01 FEET FROM THE 3" BRASS CAP MARKING THE EAST QUARTER CORNER OF SAID SECTION 29 FROM WHICH THE 3" BRASS CAP MARKING THE NORTHEAST CORNER OF SAID SECTION 29 BEARS NORTH 00°38'55" EAST, A DISTANCE OF 2689.97 FEET; THENCE RUNNING SOUTH 00°38'55" WEST, A DISTANCE OF 346.90 FEET TO THE NORTHEAST CORNER OF PARCEL 41-29-000-0034; THENCE SOUTH 89°55'00" WEST, ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF 620.93 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF PARADISE PARKWAY; THENCE NORTH 45°04'39" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 493.43 FEET TO A POINT ON THE SOUTH LINE OF PARCEL 41-29-000-0005; THENCE SOUTH 89°51'47" EAST, ALONG SAID SOUTH LINE A DISTANCE OF 275.48 FEET TO THE POINT OF BEGINNING. CONTAINING 3.58 ACRES.

ALSO: BEGINNING AT A POINT ON THE SOUTH LINE OF PARCEL 41-29-000-0005 ON THE WESTERLY RIGHT-OF-WAY LINE OF PARADISE PARKWAY LOCATED NORTH 00°38'55" EAST, A DISTANCE OF 686.20 FEET AND NORTH 89°51'47" WEST, A DISTANCE OF 586.51 FEET FROM THE 3" BRASS CAP MARKING THE EAST QUARTER CORNER OF SAID SECTION 29 FROM WHICH THE 3" BRASS CAP MARKING THE NORTHEAST CORNER OF SAID SECTION 29 BEARS NORTH 00°38'55" EAST, A DISTANCE OF 2689.97 FEET; THENCE RUNNING SOUTH 45°04'39" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 494.04 FEET TO A POINT ON THE NORTH LINE OF PARCEL 41-29-000-0034; THENCE SOUTH 89°51'47" WEST, ALONG SAID NORTH LINE A DISTANCE OF 103.96 FEET TO A POINT ON THE EAST LINE OF PARCEL 41-29-000-0034; THENCE NORTH 00°38'55" EAST, ALONG SAID EAST LINE A DISTANCE OF 351.27 FEET TO THE SOUTHWEST CORNER OF PARCEL 41-29-000-0005; THENCE SOUTH 89°51'47" EAST, ALONG SAID SOUTH LINE A DISTANCE OF 749.80 FEET TO THE POINT OF BEGINNING. CONTAINING 4.64 ACRES. CONTAINING 8.22 ACRES TOTAL IN 5 LOTS



 PROPERY LINE
 ADJACENT PROPERTY LINE
 SUBDIVISION LOT LINE
 CENTERLINE
 RIGHT-OF-WAY LINE
 SETBACK LINE
 PUBLIC UTILITY EASEMENT LINE
 EDGE OF GRAVEL
 FENCE LINE
 FOUND REBAR
 SECTION MONUMENT
 SET 3/8" REBAR W/CAP



KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DEPICTED AND DESCRIBED HEREON, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STRIPS (AS PERTAINS), THE WHOLE TO BE HEREINAFTER KNOWN AS THE "CHATO'S LAND BEAR LAKE SUBDIVISION".

FURTHER, THAT THE STRIP OF LAND BEING THE CITY FOR THE USE OF THE PUBLIC FOREVER, AND HEREBY GRANT TO GARDEN CITY THE RIGHT TO MAKE ANY AND ALL IMPROVEMENTS FOR THE CONSTRUCTION, MAINTENANCE, AND REPAIR OF SAID ROADWAY AND DEDICATE THE PUBLIC UTILITY EASEMENTS TO ALL UTILITY PROVIDERS, PUBLIC OR PRIVATE; FURTHERMORE WE DO HEREBY WARRANT, DEFEND, AND SAVE HARMLESSLY ALL PUBLICLY OWNED AND MANAGED LANDS AND ALL PUBLICLY DEDICATED PUBLIC AREAS AND STREETS THAT WILL INTERFERE WITH THE MUNICIPALITY'S USE, OPERATION, AND MAINTENANCE OF THE SAME.

COUNTY RECORDER'S NO.

AT THE REQUEST OF: _____

DATE: _____ TIME: _____ FEE: _____

ABSTRACTED

INDEX _____

FILED IN: FILE OF PLATS COUNTY RECORDER

1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OF OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE P.U.E. AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
 - (I) A RECORDED EASEMENT OR RIGHT-OF-WAY
 - (II) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 - (III) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND FACILITIES OR
 - (IV) ANY OTHER PROVISION OF LAW.

DATE _____ CITY ENGINEER _____

Curve Table

Line Table

1. The project is zoned Hillside Estates.
2. Wildflower Ridge is a "PUBLIC" road that has been dedicated to Garden City.
3. Setback lines are for primary buildings only.

Front: 30.00'
Rear: 30.00'
Side: 15.00'
Side along Roadway: 20.00'

*Record Owners: JASON & RAEANN THORNOCK
P.O. BOX 343
GARDEN CITY, UTAH 84028*

SHEET 1 OF 1

STATE OF UTAH)
COUNTY OF RICH) SS.

ON THE _____ DAY OF _____, 2026,
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID
CACHE COUNTY IN THE STATE OF UTAH, THE SIGNERS OF THE ATTACHED OWNER'S
CERTIFICATE OF DEDICATION, _____ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THEY
SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

STATE OF UTAH)
COUNTY OF RICH) SS.

ON THE _____ DAY OF _____, 2026,
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED JUDICIAL PUBLIC IN AND FOR SAID
CACHE COUNTY IN THE STATE OF UTAH, THE SIGNERS OF THE ATTACHED OWNER'S
CERTIFICATE OF DEDICATION, _____ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THEY
SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC

I HEREBY APPROVE THE ABOVE PLAT HAVING REVIEWED IT FOR CONFORMITY WITH STANDARD ENGINEERING PRACTICE AND GARDEN CITY'S SUBDIVISION ORDINANCE.

DATE _____ CITY ENGINEER _____

I HAVE REVIEWED THE ABOVE PLAT AND APPROVE IT FOR
ACCEPTANCE BY GARDEN CITY.

DATE CITY ATTORNEY

THE ABOVE PLAT IS HEREBY APPROVED AND ACCEPTED BY
THE GARDEN CITY COUNCIL ON THIS _____ DAY OF
_____, 2026.

MAYOR ATTEST:

THIS PLAT HAS BEEN REVIEWED AND APPROVED BY THE
GARDEN CITY PLANNING AND ZONING COMMISSION.

DATE CHAIRPERSON

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.

DATE _____ HEALTH DIRECTOR _____