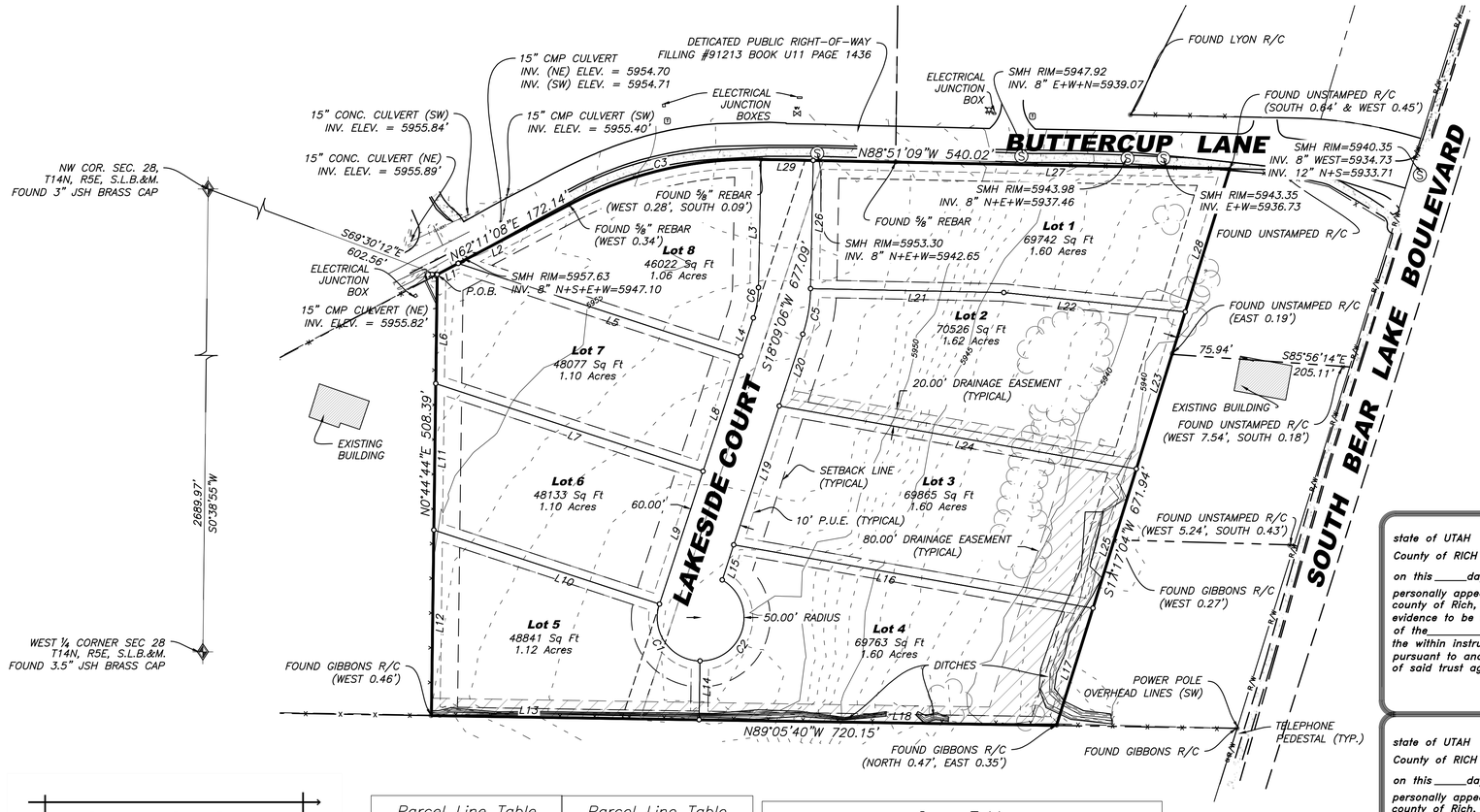
PRELIMINARY PLAT

Lakeside Subdivision

A PART OF THE NORTHWEST QUARTER OF SECTION 28, T14N, R5E, S.L.B.&M.



August 4, 2026

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

Project No. 26-039
Prepared by TB, 6/2/26

LEGEND:

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SUBDIVISION LOT LINE
- CENTERLINE
- R/W — RIGHT-OF-WAY LINE
- SETBACK LINE
- PUBLIC UTILITY EASEMENT LINE
- DRAINAGE EASEMENT
- EDGE OF GRAVEL
- FENCE LINE
- FOUND REBAR
- SECTION MONUMENT
- SET ⅝" REBAR W/CAP

SURVEYOR'S CERTIFICATE

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: LAKESIDE SUBDIVISION AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

DRAFT

5152661 JEFF C. NIELSEN STATE OF UTAH REGISTERED LAND SURVEYOR

SUBDIVISION BOUNDARY

ALL OF THE REMAINDER PARCEL OF THE LAKESIDE SUBDIVISION RECORDED IN RICH COUNTY, FILE OF PLATS, BOOK A9, PAGE 242 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERN RIGHT OF WAY OF BUTTERCUP LANE, SAID POINT BEING SOUTH 69°30'12" EAST, A DISTANCE OF 602.56 FEET FROM THE BRASS CAP MONUMENT FOUND AT THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, SAID CORNER BEING NORTH 0°38'55" EAST, A DISTANCE OF 2689.97 FEET FROM THE BRASS CAP MONUMENT AT THE WEST QUARTER CORNER OF SAID SECTION 28; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING THREE COURSES:
(1) NORTH 62°11'08" EAST, A DISTANCE OF 172.14 FEET;
(2) NORTHEASTERLY A DISTANCE OF 229.49 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 454.00 FEET, A CENTRAL ANGLE OF 28°57'43", AND A LONG CHORD BEARING NORTH 76°39'59" EAST, 227.05 FEET;
(3) NORTH 88°51'09" WEST, A DISTANCE OF 540.02 FEET;
THENCE SOUTH 17°17'04" WEST, A DISTANCE OF 671.94 FEET; THENCE NORTH 89°05'40" WEST, A DISTANCE OF 720.15 FEET; THENCE NORTH 0°44'44" EAST, A DISTANCE OF 508.39 FEET TO THE POINT OF BEGINNING.
CONTAINING 11.68 ACRES IN 8 LOTS.

TRUSTEE ACKNOWLEDGMENT

state of UTAH
County of RICH

on this _____day of _____, _____
personally appeared before me, the undersigned notary public in and for said county of Rich, in the state of Utah, proved to me on the basis of satisfactory evidence to be the person(s) who executed the within instrument as Trustee(s) of the_____, the signer(s) of the within instrument, who duly acknowledged to me he(she) executed the same pursuant to and in accordance with the power vested in him(her) by the terms of said trust agreement.

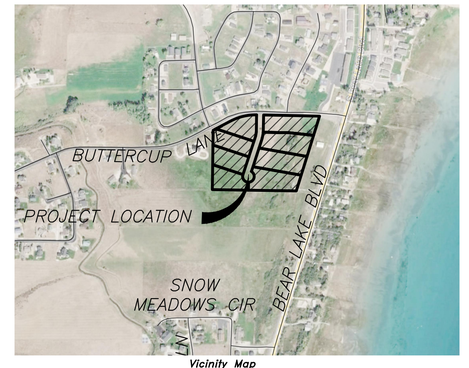
_____
NOTARY PUBLIC

TRUSTEE ACKNOWLEDGMENT

state of UTAH
County of RICH

on this _____day of _____, _____
personally appeared before me, the undersigned notary public in and for said county of Rich, in the state of Utah, proved to me on the basis of satisfactory evidence to be the person(s) who executed the within instrument as Trustee(s) of the_____, the signer(s) of the within instrument, who duly acknowledged to me he(she) executed the same pursuant to and in accordance with the power vested in him(her) by the terms of said trust agreement.

_____
NOTARY PUBLIC



Vicinity Map
Garden City, Utah

FORESIGHT
LAND SURVEYING
A BHI COMPANY

Parcel Line Table			Parcel Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	27.39	N62° 11' 08"E	L16	420.20	N80° 00' 00"W
L2	144.75	N62° 11' 08"E	L17	141.52	N17° 17' 04"E
L3	147.84	S1° 08' 51"W	L18	411.70	S89° 05' 40"E
L4	46.36	S18° 05' 24"W	L19	168.48	S18° 09' 06"W
L5	342.77	N71° 49' 06"W	L20	87.07	S18° 09' 06"W
L6	125.72	N0° 44' 44"E	L21	222.63	N88° 51' 09"W
L7	324.13	N71° 49' 06"W	L22	210.17	N83° 55' 33"W
L8	139.65	S18° 10' 54"W	L23	189.60	N17° 17' 04"E
L9	161.04	S18° 08' 36"W	L24	417.63	N80° 00' 00"W
L10	273.66	N71° 49' 06"W	L25	168.13	N17° 17' 04"E
L11	168.79	N0° 44' 44"E	L26	147.84	S1° 08' 51"W
L12	213.88	N0° 44' 44"E	L27	480.02	N88° 51' 09"W
L13	308.46	N89° 05' 40"W	L28	172.70	N17° 17' 04"E
L14	67.76	S0° 54' 20"W	L29	60.00	S88° 51' 09"E
L15	42.55	S18° 09' 06"W			

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	93.62	50.00	107°16'36"	S35° 27' 23"E	80.53
C2	131.95	49.99	151°14'38"	S15° 17' 47"W	96.84
C3	229.49	454.00	28°57'43"	N76° 39' 59"E	227.05
C5	53.42	180.00	17°00'15"	S9° 38' 58"W	53.22
C6	35.61	120.00	17°00'15"	S9° 38' 58"W	35.48

GENERAL NOTES:

1. The project is zoned Recreational Residential.
2. Setback lines are for primary buildings only.

Front:	30.00'
Rear:	30.00'
Side:	8.00' & 10.00'
Side along Roadway:	20.00'

Record Owners:

PHIL V OLSEN
112 HITCHING POST RD
BOZEMAN, MONTANA 59715

CONNIE R OLSEN
112 HITCHING POST RD
BOZEMAN, MONTANA 59715

MICHAEL B WATTS
3100 CRESTLINE DR
PARK CITY, UTAH 84060

JAMES F PARK
8741 MEADOWVIEW RD
PARK CITY, UTAH 84098

SHEET 1 OF 1

ROCKY MOUNTAIN POWER

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.

APPROVED THIS _____ DAY OF _____ , 2026

BY _____

TITLE _____

ACKNOWLEDGMENT

STATE OF UTAH
) SS.
COUNTY OF RICH

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.

MY COMMISSION EXPIRES_____

_____
NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH
) SS.
COUNTY OF RICH

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.

MY COMMISSION EXPIRES_____

_____
NOTARY PUBLIC

OWNER'S CERTIFICATE OF DEDICATION

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 STREETS (AS PERTAINS), THE WHOLE TO BE HEREINAFTER KNOWN AS THE "LAKESIDE SUBDIVISION". FURTHER, WE DEDICATE THE STREETS TO GARDEN 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 THE MUNICIPALITY HARMLESS AGAINST ANY ENCUMBRANCES ON THE DEDICATED PUBLIC AREAS AND STREETS THAT WILL INTERFERE WITH THE MUNICIPALITY'S USE, OPERATION, AND MAINTENANCE OF THE SAME.

_____ _____
DATE JAMES F PARK

_____ _____
DATE PHILLIP V OLSEN

_____ _____
DATE CONNIE R OLSEN

_____ _____
DATE MICHAEL B WATTS

CITY ENGINEER'S CERTIFICATE OF APPROVAL

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

_____ _____
DATE CITY ENGINEER

CITY ATTORNEY'S CERTIFICATE OF APPROVAL

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

_____ _____
DATE CITY ATTORNEY

CITY COUNCIL'S CERTIFICATE OF APPROVAL

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

_____ _____
MAYOR ATTEST:

PLANNING & ZONING CERTIFICATE OF APPROVAL

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

_____ _____
DATE CHAIRPERSON

BEAR LAKE SPECIAL SERVICE DISTRICT CERTIFICATE OF APPROVAL

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

COUNTY RECORDER'S NO.

STATE OF UTAH, COUNTY OF _____, RECORDED AND FILED
AT THE REQUEST OF: _____
DATE: _____ TIME:_____ FEE:_____
ABSTRACTED_____
INDEX_____ _____
FILED IN: FILE OF PLATS COUNTY RECORDER