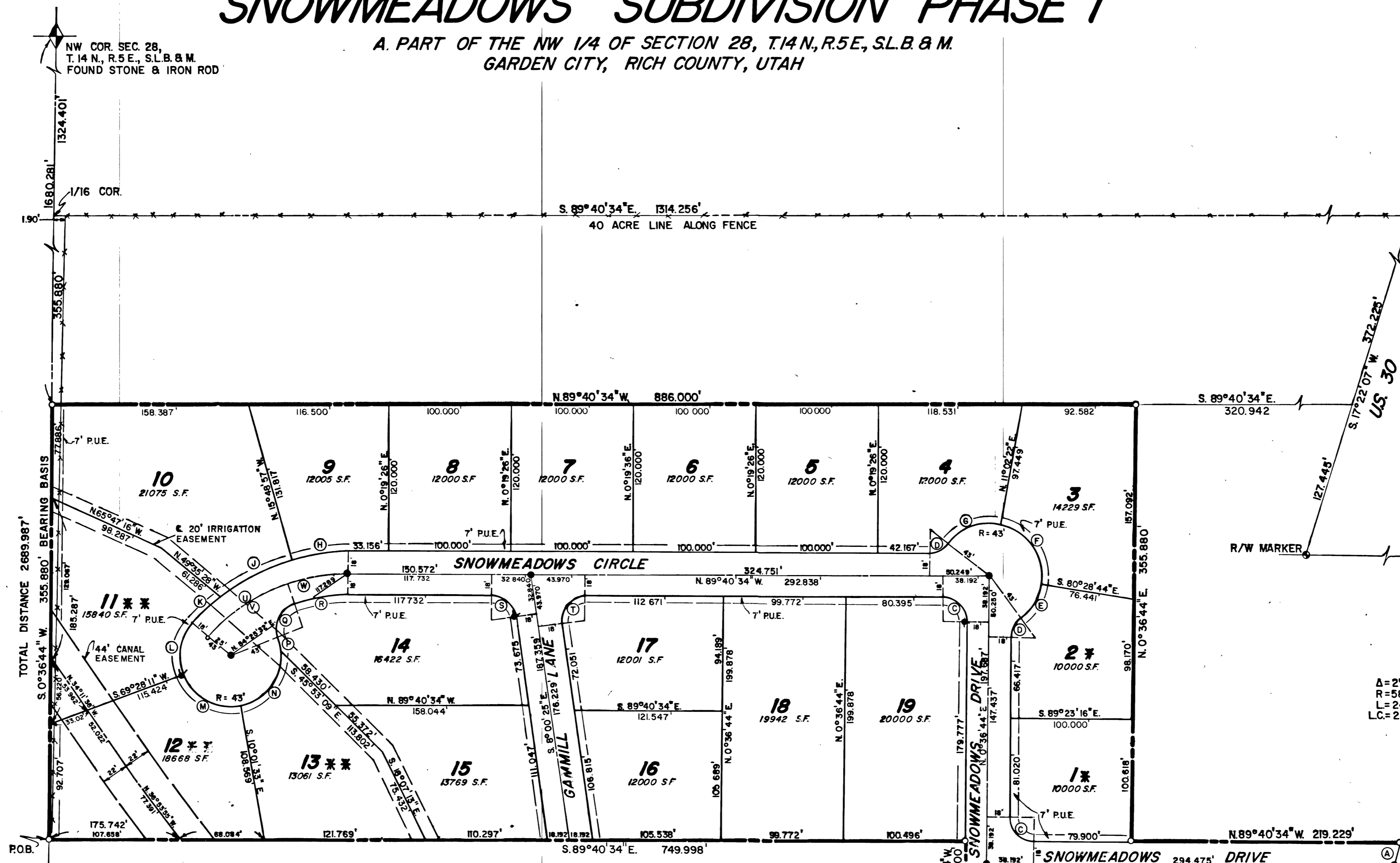


SNOWMEADOWS SUBDIVISION PHASE I

A. PART OF THE NW 1/4 OF SECTION 28, T.14N, R.5E, S.L.B. & M.
GARDEN CITY, RICH COUNTY, UTAH



NW COR. SEC. 28,
T.14N, R.5E, S.L.B. & M.
FOUND STONE & IRON ROD

WEST 1/4 COR. SEC. 28,
T.14N, R.5E, S.L.B. & M.
FOUND STONE

- NOTES:**
- FIRE HYDRANT LOCATIONS
 - IRON ROD TO BE SET WITH SUR-CAP AT 6 TO 8" BELOW GRADE
 - IRON RODS TO BE SET AT ALL LOT AND BOUNDARY CORNERS.
 - 7' PUBLIC UTILITIES EASEMENT ALONG ALL FRONT PROPERTY LINES.
 - THE FOLLOWING TWO NOTES SHALL APPLY AS INDICATED TO LOTS 1 & 2 AND LOTS 11, 12 & 13 UNTIL SUCH TIME AS A REGIONAL SEWER SYSTEM IS CONSTRUCTED OR A FEASIBLE SEWERAGE DISPOSAL SYSTEM IS DEVELOPED WHICH IS ACCEPTABLE AND APPROVED BY THE BEAR RIVER DISTRICT HEALTH DEPARTMENT AND THE UTAH STATE HEALTH DEPARTMENT.
 - LOTS 1 & 2 SHALL BE CONVEYED TO THE SAME OWNER AS ONLY ONE SEPTIC SYSTEM AND BUILDING PERMIT WILL BE ISSUED ON LOTS 1 & 2 COMBINED.
 - NO SEPTIC SYSTEM ALLOWED OR BUILDING PERMITS ISSUED AT THIS TIME.
 - ALL LOT OWNERS SHALL COMPLY WITH THE DECLARATION OF RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD IN ACCORDANCE WITH THE SYLAWS OF THE SNOWMEADOWS HOME OWNERS ASSOCIATION.

CURVE	DELTA	RADIUS	ARC	L.C.	TANGENT
A	0° 10' 58"	5832.800	18.592	8.592	9.296
B	0° 10' 57"	5832.800	18.577	8.577	9.288
C	90° 17' 15"	20.000	3.317	28.955	20.101
D	52° 54' 09"	20.000	18.466	17.817	9.950
E	43° 59' 39"	43.000	33.017	32.212	17.370
F	88° 28' 53"	43.000	66.405	60.000	41.875
G	63° 57' 05"	43.000	47.745	45.350	26.871
H	16° 45' 23"	188.000	47.525	47.169	33.820
J	22° 42' 11"	188.000	66.567	66.134	53.727
K	10° 37' 45"	188.000	31.166	31.121	15.628
L	61° 22' 56"	43.000	46.647	43.895	25.263
M	75° 29' 44"	43.000	59.861	54.889	35.160
N	81° 15' 32"	43.000	60.984	56.000	36.894
P	21° 16' 20"	45.000	15.965	15.873	8.075
Q	57° 36' 28"	20.000	32.575	29.161	15.501
R	19° 16' 23"	136.000	44.402	44.193	22.413
S	81° 40' 03"	20.000	28.528	26.155	17.285
T	98° 19' 51"	20.000	34.324	30.264	23.142
U	49° 28' 19"	150.000	143.517	125.531	68.106
V	30° 11' 56"	150.000	73.080	78.148	40.471
W	19° 16' 23"	50.000	55.457	50.219	34.469

SURVEYORS CERTIFICATE

I, D. Swank, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 1182, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, IN ACCORDANCE WITH ACCEPTABLE PROFESSIONAL STANDARDS USING AVAILABLE INFORMATION HAVE CAUSED TO BE MADE, UNDER MY DIRECTION, A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW AND HAVE SUBDIVIDED SAID TRACT INTO LOTS, AND STREETS, HEREAFTER TO BE KNOWN AS "SNOWMEADOWS SUBDIVISION PHASE I". THIS TRACT, TO THE BEST OF MY KNOWLEDGE, HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

A TRACT OF LAND LOCATED IN THE NW QUARTER OF SECTION 28, T.14N, R.5E, S.L.B. & M., RICH COUNTY, UTAH, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT WHICH IS N. 0°36'44"E, 653.826 FEET FROM THE WEST 1/4 CORNER OF SECTION 28, T.14N, R.5E, S.L.B. & M. AND RUNNING THENCE S. 89°40'34"E, 749.998 FEET; THENCE S. 0°36'44"W, 36.000 FEET; THENCE S. 89°40'34"E, 346.165 FEET TO THE WEST RIGHT-OF-WAY R/W LINE OF STATE HIGHWAY NO. 30 WHICH IS A POINT ON A 5832.800 FOOT RADIUS CURVE TO THE RIGHT (RADIUS POINT BEARS S. 75°27'10"E); THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 37.169 FEET (DELTA=0°21'55"); THENCE N. 89°40'34"W, 219.229 FEET; THENCE N. 0°36'44"E, 355.880 FEET; THENCE N. 89°40'34"W, 886.000 FEET TO THE WEST LINE OF SECTION 28; THENCE S. 0°36'44"W, 355.880 FEET ALONG SAID WEST LINE, MORE OR LESS TO THE POINT OF BEGINNING. CONTAINING 7.528 ACRES - 19 LOTS.
SUBJECT TO ANY AND ALL EASEMENTS, RIGHT-OF-WAYS AND RESTRICTIONS OF RECORD.

DATE July 26, 1980
REGISTERED LAND SURVEYOR D. Swank
No. 4783
STATE OF UTAH

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT HODGES & GAMMILL INC. AS ORGANIZED UNDER THE LAWS OF THE STATE OF UTAH & THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED TO BE SUBDIVIDED INTO LOTS AND STREETS, HEREAFTER KNOWN AS "SNOWMEADOWS SUBDIVISION PHASE I" DOES HEREBY DEDICATE FOR PERPETUAL PRIVATE USE SNOWMEADOWS SUBDIVISION HOMEOWNERS ASSOCIATION, ALL PRIVATE STREETS, PRIVATE EASEMENTS AND OPEN SPACE AREAS AS SHOWN HEREON.
IN WITNESS WHEREOF, WE, THE AUTHORIZED OFFICERS OF SAID CORPORATION HERETO SET OUR HANDS THIS 26 DAY OF July A.D., 1980.

HODGES & GAMMILL, INC.
JAMES B. GAMMILL, PRESIDENT
PAUL N. HODGES, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF Cache
ON THIS 26 DAY OF July A.D., 1980 PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY, JAMES B. GAMMILL & PAUL N. HODGES WHO BEING DULY SWORN, DID SAY THAT THEY ARE THE PRESIDENT & VICE PRESIDENT OF HODGES AND GAMMILL, INC. AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS, AND THEY ACKNOWLEDGED TO ME THAT SAID CORPORATION DID THE SAME.
MY COMMISSION EXPIRES My Commission Expires Nov. 12, 1983

NOTARY PUBLIC
RESIDING IN Logan, UT
JANE DAVIS
NOTARY PUBLIC
STATE OF UTAH

<p>P/S ASSOCIATES, INC. ENGINEERS AND SURVEYORS 307 WEST 200 SOUTH, SUITE 5002 SALT LAKE CITY, UTAH PHONE: (801) 532-7681 P/S JOB NO. 123-01-10</p>	<p>CITY PLANNING COMMISSION APPROVED THIS <u>27</u> DAY OF <u>July</u> A.D., 19<u>80</u> BY THE GARDEN CITY PLANNING COMMISSION. <u>James She</u> CHAIRMAN: CITY PLANNING COMMISSION</p>	<p>BOARD OF HEALTH APPROVED THIS <u>27</u> DAY OF <u>July</u> A.D., 19<u>80</u> <u>Andrew Hill</u> BEAR RIVER DISTRICT HEALTH DEPARTMENT</p>	<p>CITY ENGINEER I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. <u>6-26-80 Doug E. Peterson</u> DATE CITY ENGINEER</p>	<p>APPROVAL AS TO FORM APPROVED AS TO FORM THIS <u>27</u> DAY OF <u>July</u> A.D. 19<u>80</u>. <u>Mack W. Olson</u> CITY ATTORNEY</p>	<p>TOWN BOARD APPROVAL PRESENTED TO THE BOARD OF TRUSTEES OF GARDEN CITY, UTAH ON THIS <u>27</u> DAY OF <u>July</u> A.D., 19<u>80</u> AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. <u>James B. Gammill</u> ATTEST: CITY CLERK BOARD PRESIDENT</p>	<p>RECORDED STATE OF UTAH, COUNTY OF RICH, RECORDED AND FILED AT THE REQUEST OF <u>James B. Gammill, Inc.</u> <u>Entry No F22,902</u> DATE <u>8/1/80</u> TIME <u>1:47</u> BOOK <u>03</u> PAGE <u>130</u> <u>James B. Gammill</u> RICH COUNTY RECORDER FEE \$ <u>19.50</u></p>
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