COVE AT HARBOR VILLAGE

FINAL PLAT

PART OF THE NORTHEAST QUARTER OF SECTION 17, T.14N., R.5E., S.L.B.&M., U.S. SURVEY

GARDEN CITY, RICH COUNTY, UTAH

APRIL, 2002

Basis of Bearings

THE BASIS OF BEARINGS FOR THIS PLAT IS THE LINE BETWEEN THE NORTHEAST CORNER AND THE NORTH QUARTER CORNER OF SECTION 17, T.14N., R.5E., S.L.B.&M., U.S. SURVEY, SHOWN HEREON AS: N88°26'11"W

Narrative

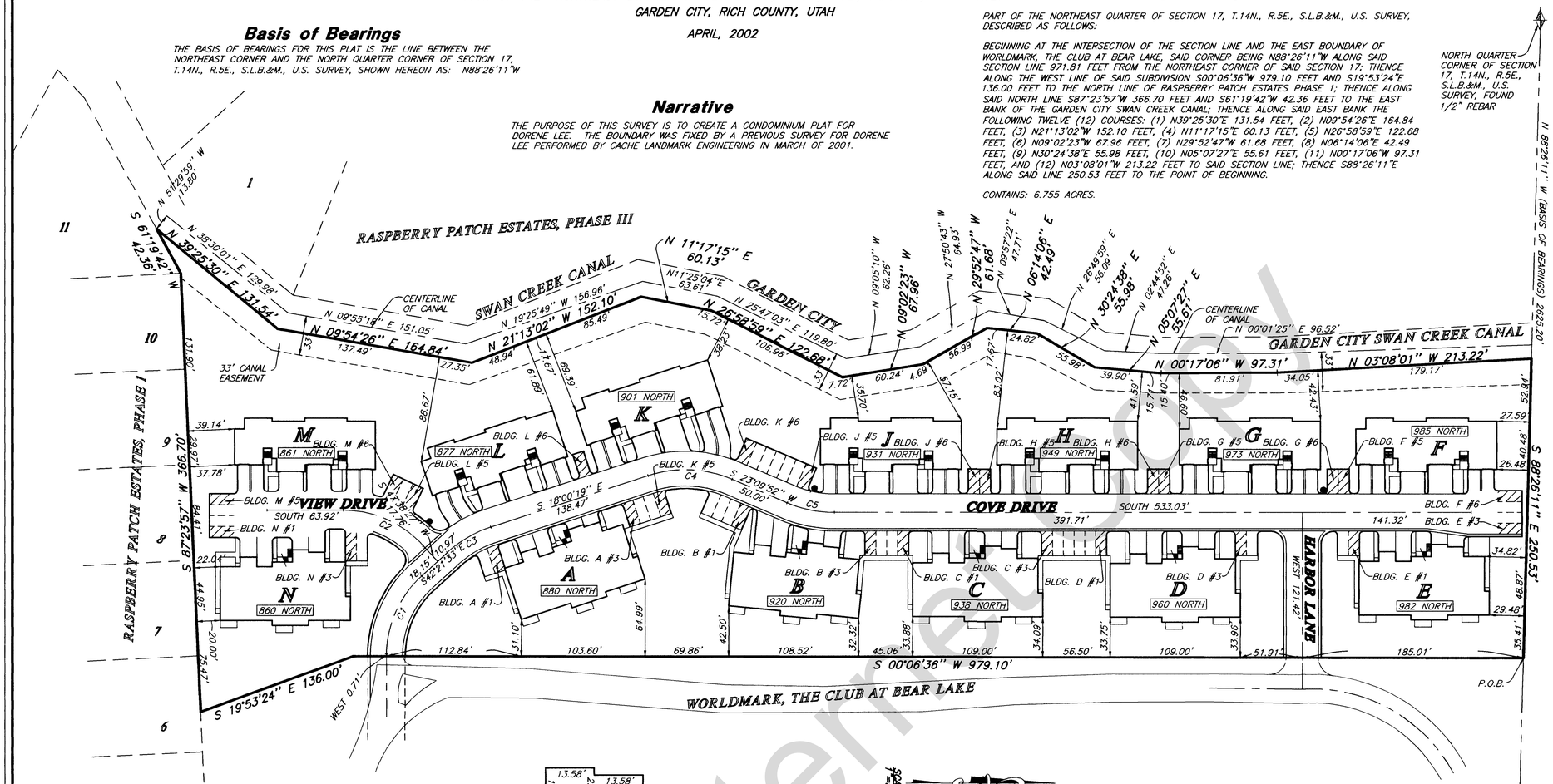
THE PURPOSE OF THIS SURVEY IS TO CREATE A CONDOMINIUM PLAT FOR DORENE LEE. THE BOUNDARY WAS FIXED BY A PREVIOUS SURVEY FOR DORENE LEE PERFORMED BY CACHE LANDMARK ENGINEERING IN MARCH OF 2001.

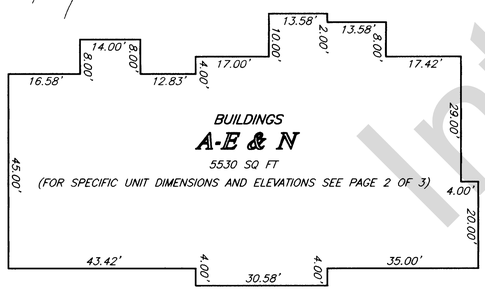
Boundary Description

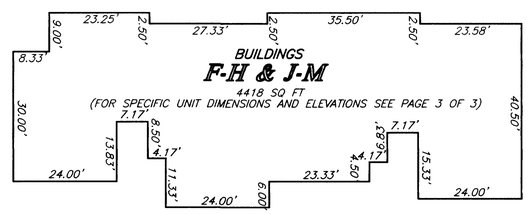
PART OF THE NORTHEAST QUARTER OF SECTION 17, T.14N., R.5E., S.L.B.&M., U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SECTION LINE AND THE EAST BOUNDARY OF WORLDMARK, THE CLUB AT BEAR LAKE, SAID CORNER BEING N88°26'11"W ALONG SAID SECTION LINE 971.81 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 17; THENCE ALONG THE WEST LINE OF SAID SUBDIVISION S00°06'36"W 979.10 FEET AND S19°53'24"E 136.00 FEET TO THE NORTH LINE OF RASPBERRY PATCH ESTATES PHASE 1; THENCE ALONG SAID NORTH LINE S87°23'57"W 366.70 FEET AND S61°19'42"W 42.36 FEET TO THE EAST BANK OF THE GARDEN CITY SWAN CREEK CANAL; THENCE ALONG SAID EAST BANK THE FOLLOWING TWELVE (12) COURSES: (1) N39°25'30"E 131.54 FEET, (2) N09°54'26"E 164.84 FEET, (3) N21°13'02"W 152.10 FEET, (4) N11°17'15"E 60.13 FEET, (5) N26°58'59"E 122.68 FEET, (6) N09°02'23"W 67.96 FEET, (7) N29°52'47"W 61.68 FEET, (8) N06°14'06"E 42.49 FEET, (9) N30°24'38"E 55.98 FEET, (10) N05°07'27"E 55.61 FEET, (11) N00°17'06"W 97.31 FEET, AND (12) N03°08'01"W 213.22 FEET TO SAID SECTION LINE; THENCE S88°26'11"E ALONG SAID LINE 250.53 FEET TO THE POINT OF BEGINNING.

CONTAINS: 6.755 ACRES.







= LIMITED COMMON

= FIRE HYDRANT

NORTHEAST CORNER OF SECTION 17, T.14N., R.5E., S.L.B.&M., U.S. SURVEY, FOUND BRASS CAP LABELED "UTAH STATE PARK"

Curve Table

SURVEYOR'S CERTIFICATION

I, RANDALL J. WILLIFORD, A DULY REGISTERED LAND SURVEYOR, AS REQUIRED BY THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE HEREON DESCRIBED TRACT OF LAND, AT THE REQUEST OF THE BELOW NAMED OWNERS, BASED ON SUCH INFORMATION OF RECORD I FURTHER CERTIFY THAT THE HEREON DESCRIPTION CORRECTLY DESCRIBES THE PERIMETER OF THE SURFACE OF LAND ON WHICH WILL BE CONSTRUCTED THE COVE AT HARBOR VILLAGE THAT THE PROPERTY CORNERS HAVE ACCURATELY BEEN LOCATED ON THE GROUND IN REFERENCE TO THE ALLOWABLE BUILDING AREAS TO READILY REESTABLISH THIS SURVEY, THAT THIS RECORD OF SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE UTAH CONDOMINIUM ACT AND REPRESENTS A TRUE AND ACCURATE MAP OF THE LAND AND ALLOWABLE BUILDING AREAS THEREON TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SIGNED THIS 29TH DAY OF April

159437 — UTAH LICENSE NUMBER

LICENSED LAND SURVEYOR No. 159437 RANDALL J. WILLIFORD STATE OF UTAH

OWNERS DEDICATION AND CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THE COVE AT HARBOR VILLAGE, LLC

BEING THE OWNERS OF THE TRACT OF LAND DESCRIBED HEREIN AND THE COVE AT HARBOR VILLAGE, A CONDOMINIUM PROJECT LOCATED ON SAID TRACT OF LAND, DO HEREBY MAKE THIS CERTIFICATE THAT SAID OWNERS HAVE CAUSED A SURVEY TO BE MADE, AND THIS RECORD OF SURVEY MAP TO BE PREPARED, THAT SAID OWNERS HAVE CONSENTED TO AND DO HEREBY CONSENT TO THE RECORDATION OF THIS RECORD OF SURVEY MAP IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT.

FURTHERMORE, WE THE UNDERSIGNED OWNERS OF SAID TRACT OF LAND DO HEREBY SET APART, GRANT AND CONVEY TO THE COMMON OWNERSHIP ALL AREAS NOT DESIGNATED AS BUILDING UNITS OR LIMITED COMMON AREA, TO BE USED FOR THE COMMON USE AND ENJOYMENT OF THE LOT OWNERS AS MEMBERS OF SUCH ASSOCIATION, SUBJECT TO THOSE UTILITY EASEMENT RIGHTS GRANTED TO GARDEN CITY HEREIN; AND DO ALSO HEREBY GRANT, DEDICATE, AND CONVEY TO GARDEN CITY, EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES OVER ALL AREAS NOT DESIGNATED AS BUILDING UNITS OR LIMITED COMMON AREA, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE, AS MAY BE AUTHORIZED BY GARDEN CITY.

SIGNED THIS 21 DAY OF May, 2002.

Dorene Lee

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF Rich } ss.

ON THE 21 DAY OF May, 2002 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, Dorene Lee (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO, BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME she SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

March 8, 2003 — COMMISSION EXPIRES

Kathy Hislop — NOTARY PUBLIC

Notary Public KATHY HISLOP 145 West Center (Logan Rd.) Garden City, Utah 84028 My Commission Expires March 8, 2003 State of Utah

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF _____ } ss.

ON THE _____ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC_____ AND _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE_____ AND_____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES — NOTARY PUBLIC

BEAR LAKE SPECIAL SERVICE DISTRICT

THE SUBDIVISION ON THIS PLAT HAS BEEN APPROVED BY THE BEAR LAKE SPECIAL SERVICE DISTRICT.

SIGNED THIS 24th DAY OF May, 20 02

BEAR LAKE SPECIAL SERVICE DISTRICT

REEVE & ASSOCIATES, INC.
Civil Engineering * Structural Engineering
Surveying * Land Planning
95 WEST 100 SOUTH LOGAN, UTAH 84321
(435) 752-3303 FAX (435) 752-2266
EXECUTIVE BLDG., 4155 S. HARRISON BLVD., #310, OGDEN, UT 84403
(801) 621-3100 FAX (801) 621-2666

RICH COUNTY RECORDER

STATE OF UTAH)
COUNTY OF RICH)

THIS PLAT HAS BEEN DULY ACKNOWLEDGED, CERTIFIED AND APPROVED AND MAY BE LAWFULLY BE RECORDED IN RICH COUNTY, UTAH

FILING NO.	59321
DATE	06/14/02
TIME	4:50 p.m.
BOOK	49
PAGE	487
REQUEST OF	THE COVE AT HARBOR VILLAGE, LLC

FEE $168.00

Barbara Lee Jones — RICH COUNTY RECORDER

GARDEN CITY ATTORNEY CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE ATTORNEY OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.

SIGNED THIS 22 DAY OF May, 2002

GARDEN CITY ATTORNEY

GARDEN CITY PLANNING COMMISSION CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE GARDEN CITY PLANNING COMMISSION.

SIGNED THIS 6TH DAY OF June, 2002

CHAIRMAN PLANNING AND ZONING COMMITTEE / RECORDER

GARDEN CITY COUNCIL APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE GARDEN CITY COUNCIL.

SIGNED THIS 4 DAY OF June, 2002

MAYOR / RECORDER, GARDEN CITY

GARDEN CITY ENGINEER CERTIFICATE OF APPROVAL

WE HAVE REVIEWED THIS SUBDIVISION PLAT FOR COMPLIANCE WITH THE TOWN'S SUBDIVSION ORDIANCE AND FIND IT ACCEPTABLE FOR APPORVAL.

SIGNED THIS 16 DAY OF May, 2002.

GARDEN CITY ENGINEER

PROJECT NO.:	4141-07
DATE:	APRIL 27, 2001
SCALE:	1" = 50'
SURVEYED:	R. WILLIFORD
DRAFTED:	H. GUNN
CHECKED:	
REV.	8-9-01

Internet Copy

G:\DRAWINGS\SHARED\4141\07\CONDO3.DWG Mon Apr 29 10 53 39 2002 H GUNN