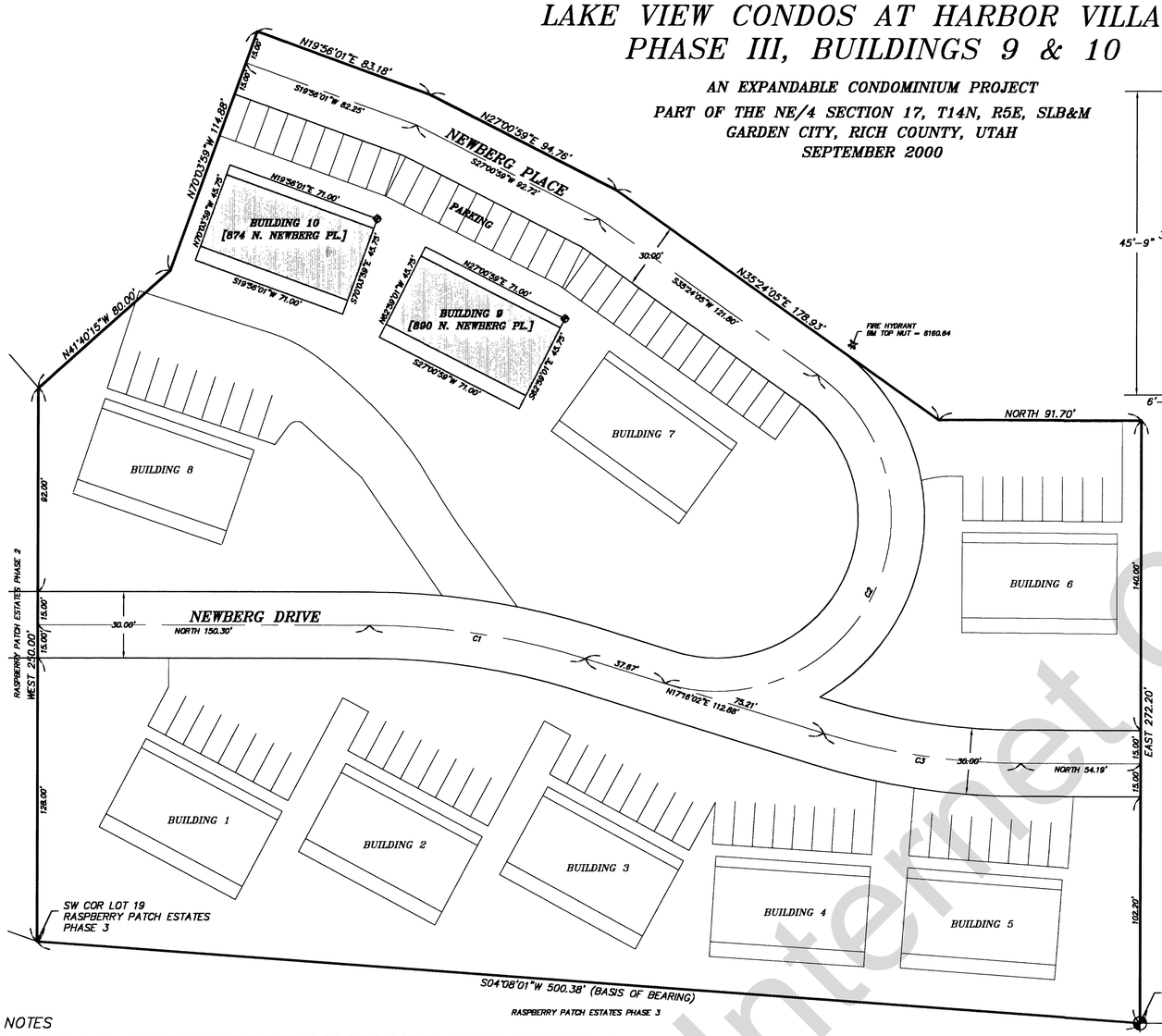
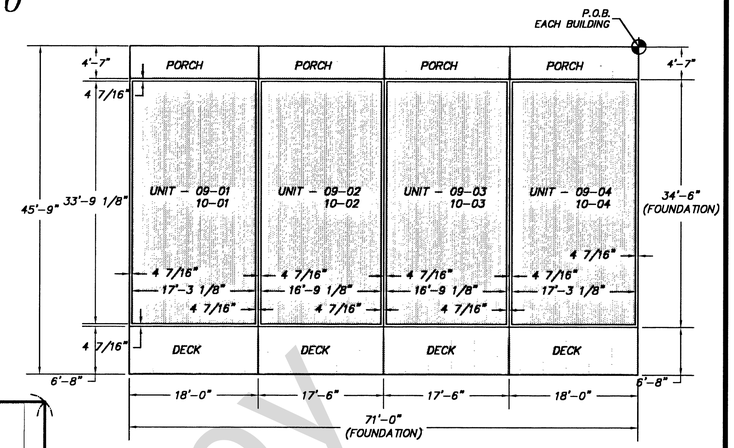
# LAKE VIEW CONDOS AT HARBOR VILLAGE
# PHASE III, BUILDINGS 9 & 10

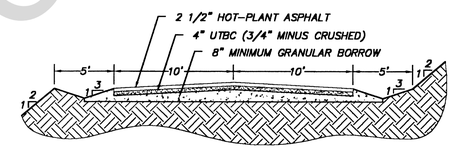
**AN EXPANDABLE CONDOMINIUM PROJECT**
**PART OF THE NE/4 SECTION 17, T14N, R5E, SLB&M**
**GARDEN CITY, RICH COUNTY, UTAH**
**SEPTEMBER 2000**




UNIT DIMENSIONS (AS PER PLAN AND/OR BUILDER)
(BUILDINGS 9 & 10 ONLY)
1"=10'

## TYPICAL ROAD X–SECTION




## NOTES

1. TYPICAL LAYOUT IS SHOWN. FOR ACTUAL ELEVATIONS AND GRADES, REFER TO CONSTRUCTION PLANS.
2. STANDARD CURB & GUTTER MAY BE CONSTRUCTED IN LIEU OF DRAINAGE SWALES. SWALES SHALL BE PLANTED WITH GRASS OR OTHER EROSION RESISTANT VEGETATION.
3. MAXIMUM SIDE SLOPES SHALL BE 50%

### CURVE TABLE

| CURVE | LENGTH | RADIUS | TANGENT | CHORD | CD. BEARING | DELTA |
|---|---|---|---|---|---|---|
| C1 | 99.24' | 329.31' | 50.00' | 98.87' | S08°38'01"W | 17°16'02" |
| C2 | 222.48' | 78.75' | 493.47' | 155.53' | N63°39'56"W | 161°51'57" |
| C3 | 90.41' | 300.00' | 45.55' | 90.07' | N08°38'01"E | 17°16'02" |

## NOTES

1. CONSTRUCTION OF THIS PROJECT WAS NOT COMPLETE AT THE TIME THIS RECORD OF SURVEY WAS PREPARED. UPON COMPLETION OF CONSTRUCTION, THE RECORD OF SURVEY MAP MAY REQUIRE AMENDMENT BY THE OWNER IN THE EVENT OF ANY MATERIAL CHANGE IN THE FINAL LOCATION OF THE BUILDINGS OR OTHER IMPROVEMENTS. BUILDING DIMENSIONS SHOWN WERE TAKEN FROM PLANS PROVIDED BY THE BUILDER AND/OR MODIFICATIONS THAT WERE INDICATED BY THE BUILDER. EXTERIOR BUILDING DIMENSIONS ARE TO THE FOUNDATION WALLS.
2. EACH UNIT CONTAINED WITHIN BUILDINGS 9 AND 10 IS AS SHOWN AND IS DESIGNATED BY A UNIT NUMBER.
3. ALL REQUIRED PUBLIC IMPROVEMENTS AND UTILITIES SHALL BE PAID FOR BY THE OWNER AND NOT BY GARDEN CITY.
4. BUILDING UNITS ARE DESIGNATED AS PRIVATE AND MAY BE SOLD OR LEASED. PORCHES AND DECKS ARE LIMITED COMMON OWNERSHIP. ALL OTHER AREAS SHOWN WITHIN THIS PLAT ARE DESIGNATED AS COMMON OWNERSHIP, WITH THE EXCEPTION OF PREVIOUSLY PLATTED BUILDINGS, SHOWN HEREON.
5. STREETS SHOWN ARE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION. THEY ARE USED FOR PRIVATE ACCESS AND ALSO FOR PUBLIC UTILITY EASEMENTS. COMMON OWNERSHIP AREAS ARE ALSO USED FOR PUBLIC UTILITY EASEMENTS.
6. BUILDINGS 1 THROUGH 8 AND PREVIOUSLY PLATTED STREETS WERE SURVEYED AND PLATED BY PETER L. PETERSON. THE LOCATION OF THESE FACILITIES WAS NOT CHECKED OR VERIFIED.

(BUILDINGS 9 & 10)
## LEGEND

- EXPANDABLE BOUNDARY
- RIGHT–OF–WAY
- CENTERLINE
- PRIVATE OWNERSHIP
- LIMITED COMMON OWNERSHIP
- COMMON OWNERSHIP

GRAPHIC SCALE
30 0 15 30 60 120
( IN FEET )
1 inch = 30 ft.

## SURVEY CERTIFICATE

I, TIM V. GIBBONS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 156967 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE AND/OR SUPERVISED THE SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW AND HAVE SUBDIVIDED SAID TRACT INTO CONDOMINIUMS AND OPEN SPACE, HEREINAFTER TO BE KNOWN AS:
"LAKE VIEW CONDOS AT HARBOR VILLAGE PHASE III, BUILDINGS 9 & 10"
AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

TIM V. GIBBONS — R.L.S. NO. 156967 — DATE 8/25/00

REGISTERED LAND SURVEYOR NO. 156967 STATE OF UTAH TIM V. GIBBONS

## BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN, LOCATED IN GARDEN CITY, RICH COUNTY, UTAH.

BEGINNING AT THE NORTHWEST CORNER OF LOT 15 OF RASPBERRY PATCH ESTATES PHASE 3, SAID POINT BEING WEST 1567.77 FEET AND SOUTH 303.70 FEET FROM THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN, AND RUNNING
THENCE S04°08'01"W 500.38 FEET TO THE SOUTHWEST CORNER OF LOT 19 OF RASPBERRY PATCH ESTATES PHASE 3;
THENCE WEST 250.00 FEET ALONG THE NORTH BOUNDARY OF RASPBERRY PATCH ESTATES PHASE 2;
THENCE N41°40'15"W 80.00 FEET;
THENCE N70°03'59"W 114.88 FEET;
THENCE N19°56'01"E 83.18 FEET;
THENCE N27°00'59"E 94.76 FEET;
THENCE N35°24'05"E 178.93 FEET;
THENCE NORTH 91.70 FEET;
THENCE EAST 272.20 FEET TO THE POINT OF BEGINNING.
CONTAINING 3.78 ACRES, MORE OR LESS.

## BUILDING 9

A PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN, LOCATED IN GARDEN CITY, RICH COUNTY, UTAH.

BEGINNING AT A POINT WEST 1885.53 FEET AND SOUTH 564.31 FEET FROM THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN, AND RUNNING
THENCE S62°59'01"E 45.75 FEET;
THENCE S27°00'59"W 71.00 FEET;
THENCE N62°59'01"W 45.75 FEET;
THENCE N27°00'59"E 71.00 FEET TO THE POINT OF BEGINNING.

## BUILDING 10

A PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN, LOCATED IN GARDEN CITY, RICH COUNTY, UTAH.

BEGINNING AT A POINT WEST 1930.46 FEET AND SOUTH 649.37 FEET FROM THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN, AND RUNNING
THENCE S70°03'59"E 45.75 FEET;
THENCE S19°56'01"W 71.00 FEET;
THENCE N70°03'59"W 45.75 FEET;
THENCE N19°56'01"E 71.00 FEET TO THE POINT OF BEGINNING.

## OWNER'S DEDICATION

WE THE UNDERSIGNED, IN RECORDING THIS PLAT OF "LAKE VIEW CONDOS AT HARBOR VILLAGE PHASE III, BUILDINGS 9 & 10", HAVE DESIGNATED CERTAIN AREAS OF LAND AS COMMON AREAS INTENDED FOR THE USE OF THE HOMEOWNERS, FOR RECREATION, AND OTHER RELATED ACTIVITIES. THESE AREAS ARE NOT DEDICATED FOR USE BY THE GENERAL PUBLIC.

HARBOR VILLAGE @ BEAR LAKE CORP.
460 EDGEHILL DRIVE PROVIDENCE, UTAH 84332

DENNIS BULLOCK, PRESIDENT

PRESIDENT OF HOMEOWNERS' ASSOCIATION

## CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF RICH

ON THIS 25th DAY OF August, 2000, PERSONALLY APPEARED BEFORE ME DENNIS BULLOCK, WHO BEING DULY SWORN DID SAY THAT HE IS THE PRESIDENT OF HARBOR VILLAGE @ BEAR LAKE CORPORATION AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION, AND HE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC

MY COMMISSION EXPIRES March 8, 2003

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

## PLANNING COMMISSION APPROVAL

THIS PLANNED UNIT DEVELOPMENT ENTERED INTO CITY RECORDS AS PLANNING COMMISSION DOCKET _____ WAS HEARD BEFORE THE COMMISSION IN A PUBLIC HEARING ON THE 16th DAY OF August, A.D. 2000 AND WAS APPROVED IN SUBSTANTIAL CONFORMANCE WITH THE REQUIREMENTS AND DESIGN SHOWN UPON THIS PLAT MAP.

CHAIRMAN [redacted]

## MAYOR APPROVAL AND ACCEPTANCE

PRESENTED TO THE GARDEN CITY COUNCIL THIS 24th DAY OF August A.D. 2000. AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR — ATTEST

## SPECIAL SERVICE DISTRICT

APPROVED THIS 28th DAY OF August A.D. 2000, BY THE BEAR LAKE SPECIAL SERVICE DISTRICT.

SUPERINTENDENT [redacted]

## COUNTY RECORDER'S NO. 56253

STATE OF UTAH, COUNTY OF RICH, RECORDED AND FILED AT THE REQUEST OF TOWN OF GARDEN CITY
DATE 09/01/00 TIME 9:45 a.m. FEE $38.00
ABSTRACTED
BOOK Q8 PAGE 364
INDEX
FILED IN: FILE OF PLATS
COUNTY RECORDER

## CITY ATTORNEY

APPROVED AS TO FORM THIS 30 DAY OF August A.D. 2000.

ATTORNEY

## CITY ENGINEER

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.

25 August 2000
DATE — ENGINEER


CACHE • LANDMARK ENGINEERING
666 NORTH MAIN SUITE 303 LOGAN, UTAH 84321
PHONE: (435) 755-7600 FAX: (435) 755-2882


| | |
|---|---|
| DATE: | 08/24/2000 |
| CALCULATED BY: | SCE |
| CHECKED BY: | BDW |
| APPROVED BY: | RWB |
| JOB#: | 99550–05 |
| LOCATION: | GARDEN CITY, UT |

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