LAKE VIEW CONDOS @ HARBOR VILLAGE
PHASE II, BUILDINGS 5, 6, 7, AND 8

PART OF NE 1/4 SECTION 17, T14N, R5E, SLB&M
GARDEN CITY, RICH COUNTY, UTAH

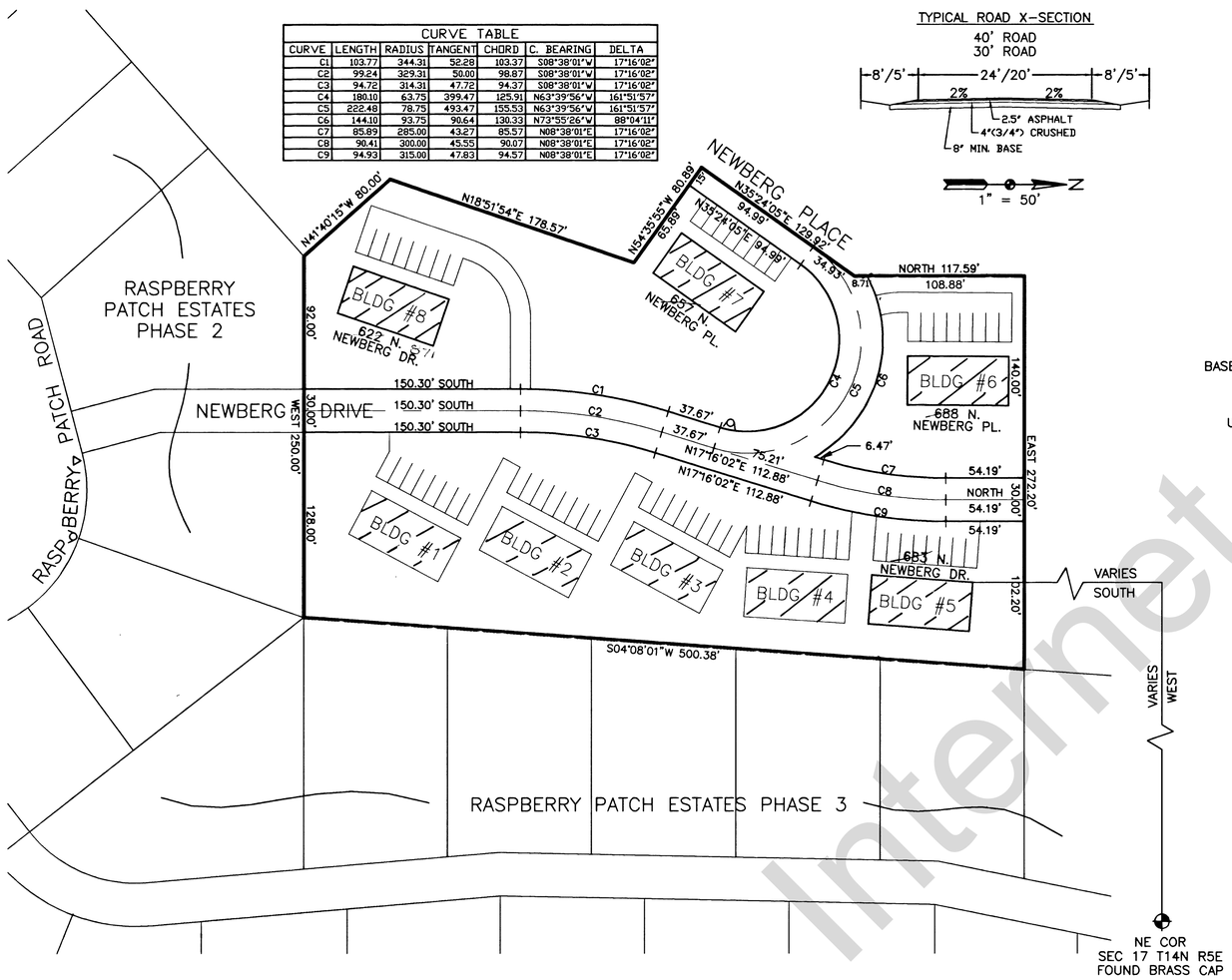
SEPTEMBER 1998

NOTES
1–ALL CONSTRUCTION TO GARDEN CITY STANDARDS AND SPECIFICATIONS.
2–ALL UTILITIES IN PHASE I ARE COMPLETE.
3–ALL ROADS, UTILITIES, ETC., ARE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
4–OWNER: HARBOR VILLAGE ⊙ BEAR LAKE CORP.
PROVIDENCE, UTAH 435–753–1758
5–ENGINEER: CACHE ENGINEERING
LOGAN, UTAH 435–752–3794

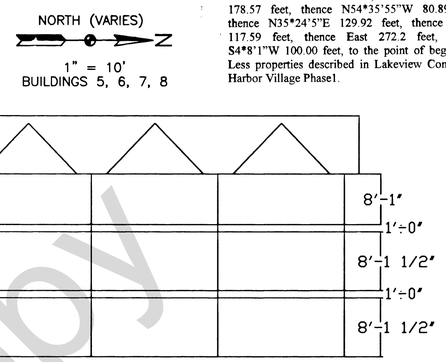
6–ALL ROADS/EASEMENTS ARE PUBLIC UTILITY EASEMENTS

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	C. BEARING	DELTA
C1	103.77	344.31	52.28	103.37	S08°38'01"W	17°16'02"
C2	99.24	329.31	50.00	98.87	S08°38'01"W	17°16'02"
C3	94.72	314.31	47.72	94.37	S08°38'01"W	17°16'02"
C4	180.10	63.75	399.47	125.91	N63°39'56"W	161°51'57"
C5	222.48	78.75	493.47	155.53	N63°39'56"W	161°51'57"
C6	144.10	93.75	90.64	130.33	N73°55'26"W	88°04'11"
C7	85.89	285.00	43.27	85.57	N08°38'01"E	17°16'02"
C8	90.41	300.00	45.55	90.07	N08°38'01"E	17°16'02"
C9	94.93	315.00	47.83	94.57	N08°38'01"E	17°16'02"

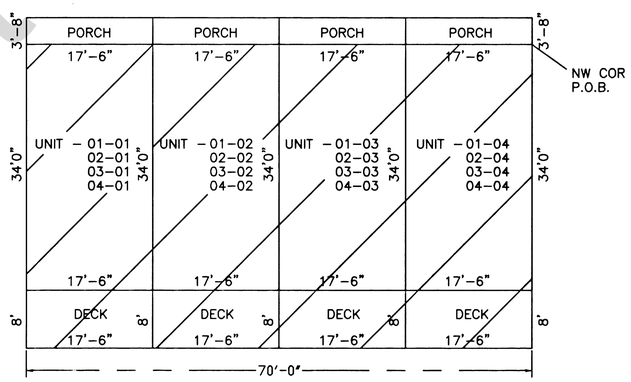


TYPICAL ROAD X-SECTION



	BLDG. 05	BLDG. 06	BLDG. 07	BLDG. 08
BASEMENT FLOOR ELEV.	N/A	6149.80	6144.40	6112.79
CEILING ELEV.	N/A	6157.94	6152.54	6120.93
MAIN FLOOR ELEV.	6118.45	6158.94	6153.54	6121.93
CEILING ELEV.	6126.59	6167.08	6161.68	6130.07
UPPER FLOOR ELEV.	6127.59	6168.08	6162.68	6131.07
CEILING ELEV.	6135.73	6176.22	6170.82	6139.21

FRONT ELEVATION 1"=10'



MAIN & UPPER FLOORS 1"=10'

LEGEND
- PRIVATE OWNERSHIP (BUILDING ONLY)
- COMMON OWNERSHIP
- △ STREET SIGN
- FIRE HYDRANT

CACHE ENGINEERING & ASSOCIATES
LOGAN, UTAH 435–752–3794

BOUNDARY DESCRIPTION

Part of the Northeast Quarter of Section 17, Township 14 North, Range 5 East, SLB&M. Beginning at the Northwest corner of lot 16, Raspberry Patch Estates Unit 3 and running thence S4°8'1"W 400.38 feet, thence West 250 feet, thence N41°40'15"W 80 feet, thence N18°51'54"E 178.57 feet, thence N54°35'55"W 80.89 feet, thence N35°24'5"E 129.92 feet, thence North 117.59 feet, thence East 272.2 feet, thence S4°8'1"W 100.00 feet, to the point of beginning. Less properties described in Lakeview Condos @ Harbor Village Phase1.

SURVEYOR'S CERTIFICATE

I, PETE PETERSON, A REGISTERED LAND SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAT OF LAKE VIEW CONDOS ⊙ HARBOR VILLAGE, PHASE I, BUILDINGS 1, 2, 3, AND 4, IN RICH COUNTY, UTAH, HAS BEEN CORRECTLY DRAWN TO THE DESIGNATED SCALE, AND IS A TRUE AND CORRECT REPRESENTATION OF THE BELOW DESCRIBED TRACT OF LAND, BASED ON COUNTY RECORDS AND AN ON–SITE SURVEY, UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH UTAH'S CONDOMINIUM OWNERSHIP ACT AND APPLICABLE GARDEN CITY ORDINANCES.

DATE: 10/29/98

REGISTERED LAND SURVEYOR 156906 PETER L. PETERSON STATE OF UTAH

DESCRIPTION

TOWNHOME BUILDINGS

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

BUILDING #5
BEGINNING AT A POINT THAT IS 339.31 FEET SOUTH AND 1627.82 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION 17, AND RUNNING THENCE S04°17'48"W 70 FEET; THENCE S85°42'12"E 34 FEET; THENCE N04°17'48"E 70 FEET; THENCE N85°42'12"W 34 FEET TO THE POINT OF BEGINNING, CONTAINING 2380 SQUARE FEET.

BUILDING #6
BEGINNING AT A POINT THAT IS 314.54 FEET SOUTH AND 1784.27 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION 17, AND RUNNING THENCE S00°17'13"W 70 FEET; THENCE S89°42'47"E 34 FEET; THENCE N00°17'13"E 70 FEET; THENCE N89°42'47"W 34 FEET TO THE POINT OF BEGINNING, CONTAINING 2380 SQUARE FEET.

BUILDING #7
BEGINNING AT A POINT THAT IS 483.97 FEET SOUTH AND 1829.31 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION 17, AND RUNNING THENCE S35°24'05"W 70 FEET; THENCE S54°35'55"E 34 FEET; THENCE N35°24'05"E 70 FEET; THENCE N54°35'55"W 34 FEET TO THE POINT OF BEGINNING, CONTAINING 2380 SQUARE FEET.

BUILDING #8
BEGINNING AT A POINT THAT IS 702.22 FEET SOUTH AND 1823.96 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION 17, AND RUNNING THENCE S18°51'54"W 70 FEET; THENCE S71°08'06"E 34 FEET; THENCE N18°51'54"E 70 FEET; THENCE N71°08'06"W 34 FEET TO THE POINT OF BEGINNING, CONTAINING 2380 SQUARE FEET.

EACH BUILDING DESCRIBED ABOVE BEING TOGETHER WITH AN EASEMENT FOR ACCESS AND UTILITIES AS SHOWN ON THE PLAT AND ON OR ACROSS ALL COMMON AREAS.

CONSENT TO RECORD

KNOW ALL MEN, BY THESE PRESENTS, THAT WE, THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED ABOVE, DO HEREBY CONSENT TO THE RECORDATION OF THIS RECORD OF SURVEY.

HARBOR VILLAGE ⊙ BEAR LAKE CORP.
460 EDGEHILL DR. PROVIDENCE, UTAH 84332

DENNIS BULLOCK, PRESIDENT

OWNER'S DEDICATION

WE THE UNDERSIGNED, IN RECORDING THIS PLAT OF THE VILLAGE TOWNHOMES ⊙ HARBOR VILLAGE, EXPANSION PHASE III, 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.
DENNIS BULLOCK, PRESIDENT

PLANNING APPROVAL

APPROVED THIS 21st DAY OF JANUARY, A.D. 1999
BY THE GARDEN CITY PLANNING COMMISSION

CHAIRMAN

CITY ENGINEER

APPROVED THIS 9th DAY OF December, A.D. 1998,
BY THE GARDEN CITY ENGINEER.

SPECIAL SERVICE DISTRICT

APPROVED THIS 10th DAY OF December, A.D. 1998,
BY THE BEAR LAKE SPECIAL SERVICE DISTRICT.

David E. Stringham

MAYOR

APPROVED THIS 31 DAY OF Jan, A.D. 1999
BY THE MAYOR OF GARDEN CITY.

CITY ATTORNEY

APPROVED THIS 15th DAY OF January, A.D. 1999
BY THE GARDEN CITY ATTORNEY.

ACKNOWLEDGEMENT

IN THE STATE OF UTAH, IN RICH COUNTY, ON THE 12 DAY OF November, A.D. 199., PERSONALLY APPEARED BEFORE ME, THE SIGNERS OF THE ABOVE OWNERS' DEDICATION AND CONSENT TO RECORD, AND STATED THAT THEY SIGNED THE SAME.

NOTARY PUBLIC CARMEN B. MARKER 590 West 2150' North Garden City, Utah 84028 My Commission Expires August 17, 1999 STATE OF UTAH

COMMISSION EXPIRES 17th August 1999

COUNTY RECORDER

IN THE STATE OF UTAH, IN RICH COUNTY, THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE COUNTY RECORDER'S OFFICE THIS 29th DAY OF MARCH, A.D. 1999 AT 09:02 AM AND IS DULY RECORDED.
FEE $46.00
FILING NO. 53662
BOOK FB
PAGE 077

Debra Lee Ames
RICH COUNTY RECORDER

AFFIDAVIT TO CORRECT 98-113

Internet Copy