



ALL AREAS CROSS HATCHED ARE PRIVATE OWNERSHIP UNLESS OTHERWISE STATED.  
 ALL AREAS DOUBLE CROSS HATCHED ARE LIMITED COMMON OWNERSHIP.  
 ALL AREAS NOT CROSS HATCHED ARE COMMON OWNERSHIP.

**SURVEYOR'S CERTIFICATE**

I, Byron T. Curtis DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 6084 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT I HAVE CAUSED TO BE MADE UNDER MY DIRECTION THE BOUNDARY SURVEY AND PLOT PLAN CONTAINED HEREON, AND THAT SAID SURVEY, PLOT PLANS, DESCRIPTIONS, FLOOR PLANS AND OTHER MATERIALS CONNECTED HERewith ON SHEET 1 THRU 3, AND THE CONSTRUCTION OF THE IMPROVEMENTS DESCRIBED IS COMPLETE SO THAT SUCH MATERIAL TOGETHER WITH THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE PROJECT IS ADEQUATE TO DETERMINE THEREFROM THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS, LIMITED COMMON ELEMENTS, AND PRIVATE OWNERSHIP ELEMENTS IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT AS AMENDED JULY 1, 1975, AND THAT SAME HAS BEEN REVIEWED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.



**BOUNDARY DESCRIPTION**

BEGINNING AT A POINT WHICH BEARS EAST 2099.892 FEET AND NORTH 1010.262 FEET FROM THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 8°48'08" WEST, 116.925 FEET; THENCE NORTH 22°52'40" EAST, 104.977 FEET; THENCE SOUTH 68°21'28" EAST, 170.414 FEET TO THE ESTABLISHED BEAR LAKE MEANDER LINE; THENCE ALONG SAID MEANDER LINE THE FOLLOWING TWO COURSES: SOUTH 55°50'50" EAST, 57.950 FEET; SOUTH 24°14'19" EAST, 71.800 FEET; THENCE SOUTH 81°13'51" WEST, 246.982 FEET TO THE POINT OF BEGINNING, CONTAINING 0.826 ACRES, MORE OR LESS.

TOGETHER WITH A NON-EXCLUSIVE 25 FOOT EASEMENT FOR ACCESS, UTILITIES INSTALLATION, AND MAINTENANCE SAID EASEMENT BEING 12.5 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 89 SAID POINT BEING EAST 1868.778 FEET AND NORTH 996.872 FEET FROM THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 81°13'52" EAST, 158.000 FEET; THENCE NORTH 40°43'51" EAST, 87.814 FEET TO THE WEST BOUNDARY OF THE ABOVE DESCRIBED PARCEL, SAID POINT BEING EAST 2086.844 FEET AND NORTH 1094.852 FEET FROM SAID SOUTHWEST CORNER OF SECTION 16.

SUBJECT TO AND TOGETHER WITH ANY AND ALL OTHER EASEMENTS, RIGHT-OF-WAYS AND RESTRICTIONS OF RECORD OR ENFORCEABLE AT LAW OR IN EQUITY.

**OWNER'S CERTIFICATE OF CONSENT TO RECORD**

KNOW ALL MEN BY THESE PRESENTS THAT, BLIND DUCK ASSOCIATES, A UTAH PARTNERSHIP IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED ABOVE AND THAT PURSUANT TO THE UTAH CONDOMINIUM OWNERSHIP ACT DOES HEREBY CONSENT TO THE RECORDATION OF THIS RECORD OF SURVEY MAP OF SPINNAKER POINT, SUBMITTING THE PROPERTY UNDER THE PROVISIONS OF UTAH CONDOMINIUM OWNERSHIP ACT, AS AMENDED JULY 1, 1975. I FURTHER CERTIFY THAT THE BUILDINGS SHOWN ON THIS RECORD OF SURVEY MAP BUT NOT UNDER CONSTRUCTION AT THE TIME THIS MAP IS RECORDED, WILL, WHEN COMPLETED, BE SUBSTANTIALLY AS SHOWN ON THIS MAP.

BLIND DUCK ASSOCIATES, A UTAH PARTNERSHIP.

Harry Reed HARRY REED, PARTNER  
Ladd E. Christensen LADD E. CHRISTENSEN, PARTNER  
William Coleman WILLIAM COLEMAN, PARTNER  
Stephan M. Schurf STEPHAN M. SCHURF, PARTNER  
Wayne E. (Ted) Marr WAYNE E. "TED" MARR, PARTNER

**ACKNOWLEDGEMENT**

STATE OF UTAH  
 COUNTY OF Rich  
 ON THIS 22<sup>nd</sup> DAY OF July, 1984, PERSONALLY APPEARED BEFORE ME, THE UNSIGNED NOTARY, HARRY REED, LADD E. CHRISTENSEN, WILLIAM COLEMAN, STEPHAN M. SCHURF, WAYNE E. "TED" MARR, WHO BEING BY ME DULY SWORN, DID SAY, EACH FOR HIMSELF THAT THEY ARE PARTNERS OF BLIND DUCK ASSOCIATES, A UTAH PARTNERSHIP, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID PARTNERSHIP AND SAID PARTNERSHIP EXECUTED THE SAME.

Carroll Madsen  
 NOTARY PUBLIC  
Aug. 16, 1987 MY COMMISSION EXPIRES  
Garden City, Utah MY RESIDENCE IS

**NOTES APPLICABLE TO ALL SHEETS**

- 1-FLOOR PLANS SHOWN HEREON WERE COMPILED FROM ARCHITECTURAL DRAWINGS BY WAYNE E. "TED" MARR ASSOCIATES, INC., SUPPLIED BY OWNERS, THE UNITS UNDER CONSTRUCTION WERE CHECKED FOR CONFORMITY, VARIATIONS WERE SLIGHT.
- 2-UNLESS OTHERWISE INDICATED, ALL DIMENSIONS FROM BUILDING FOUNDATIONS TO PROPERTY LINES ARE PERPENDICULAR TO PROPERTY LINES.
- 3-C.E. DENOTES CEILING ELEVATIONS.
- 4-F.E. DENOTES FLOOR ELEVATIONS.
- 5-ELEVATION BENCHMARK IS BRASS CAP ON THE EAST SIDE OF US HIGHWAY 89 AT 100 NORTH IN GARDEN CITY, UTAH BEING MARKED U.S. COAST AND GEODETIC SURVEY D-81, 1934 WHOSE ELEVATION IS 5881.084
- 6-"COMMON AREA" CONSTITUTES ALL THAT AREA WITHIN THE BOUNDARY NOT OTHERWISE DESIGNATED. SEE DECLARATION FOR DETAILED ACCOUNT.
- 7-WALL THICKNESS AS SHOWN ARE APPROXIMATE ONLY, VARIATIONS SHOULD BE SLIGHT.
- 8-INTERIOR DIMENSIONS OF ALL UNITS ARE TO INTERIOR SURFACES OF WALLS.
- 9-EXTERIOR DIMENSIONS OF ALL UNITS ARE TO THE EXTERIOR SURFACE OF THE FOUNDATION WALLS.
- 10-ALL PATIOS AND BALCONIES ARE LIMITED COMMON OWNERSHIP.
- 11-ALL PHYSICAL FEATURES AND IMPROVEMENTS NOT SHOWN, AS PRIVATE OWNERSHIP, SHALL BE CONSIDERED COMMON AREAS.
- 12-STRUCTURAL COMPONENTS OF BALCONIES AND PATIOS ARE COMMON AREAS.
- 13-ALL PARKING SPACES ARE LIMITED COMMON OWNERSHIP, EXCEPT AS SHOWN HEREON.
- 14-ALL STORAGE AREAS ARE PRIVATE OWNERSHIP.
- 15-ALL GARAGES ARE PRIVATE OWNERSHIP.

**RECORD OF SURVEY MAP OF SPINNAKER POINT PHASE I**

A UTAH EXPANDABLE CONDOMINIUM PROJECT  
 LOCATED IN SECTION 16, T.14N., R.5E., S.L.B.&M.  
 GARDEN CITY, RICH COUNTY, UTAH

SHEET NO. 1/3

CITY PLANNING COMMISSION APPROVED THIS <u>20<sup>th</sup></u> DAY OF <u>July</u> , A.D., 19 <u>84</u> BY THE GARDEN CITY PLANNING COMMISSION. <u>Gene L. Taylor</u> CHAIRMAN CITY PLANNING COMMISSION	BOARD OF HEALTH APPROVAL APPROVED THIS <u>27<sup>th</sup></u> DAY OF <u>August</u> , 1984, BY THE BEAR RIVER DISTRICT HEALTH DEPT. <u>Jul B. Shurt</u> SANITARIAN	ENGINEER'S CERTIFICATE I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. <u>Benjamin H. Olsen</u> GARDEN CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS <u>22<sup>nd</sup></u> DAY OF <u>July</u> , A.D., 19 <u>84</u> <u>Benjamin H. Olsen</u> GARDEN CITY ATTORNEY	TOWN BOARD APPROVAL PRESENTED TO THE BOARD OF TRUSTEES OF GARDEN CITY, UTAH, ON THIS <u>22<sup>nd</sup></u> DAY OF <u>July</u> , A.D., 19 <u>84</u> AT WHICH TIME THIS RECORD OF SURVEY MAP WAS APPROVED AND ACCEPTED. <u>Carroll Madsen</u> ATTEST: CITY RECORDER <u>Paul Webb</u> BOARD PRESIDENT	RECORDING NO. <u>30287</u> STATE OF UTAH, COUNTY OF <u>Rich</u> , RECORDED AND FILED AT THE REQUEST OF <u>Blind Duck Associates</u> DATE <u>08-27-84</u> TIME <u>3:59 PM</u> BOOK <u>R4</u> PAGE <u>502</u> <u>4800</u> <u>Debra Lee Amos</u> RICH COUNTY RECORDER
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