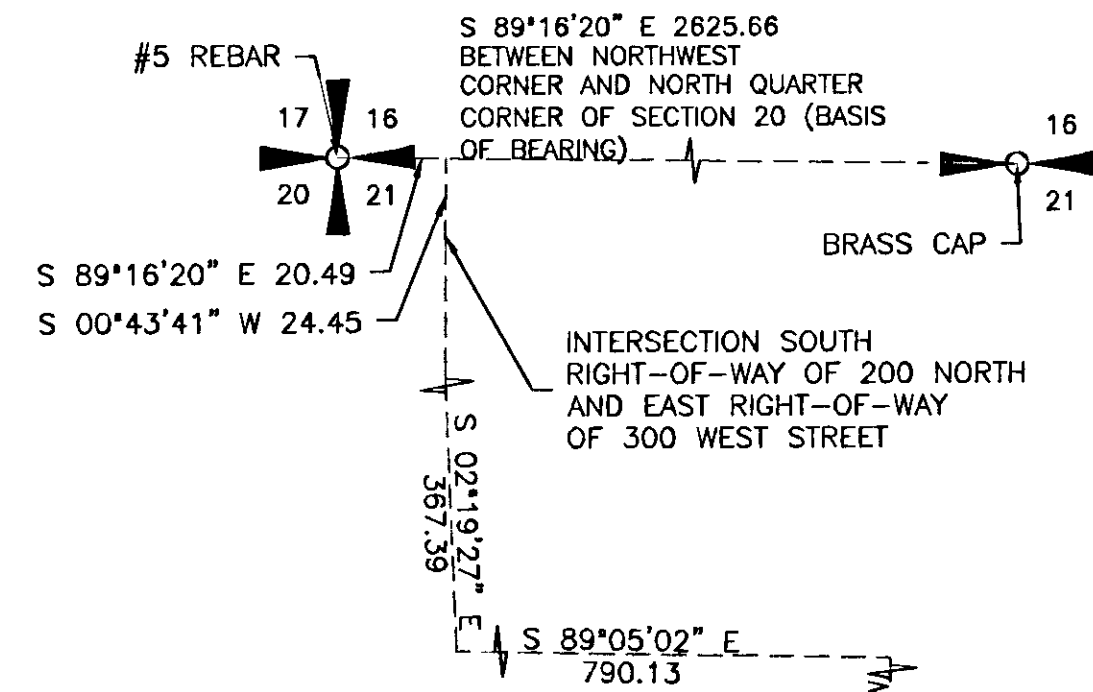
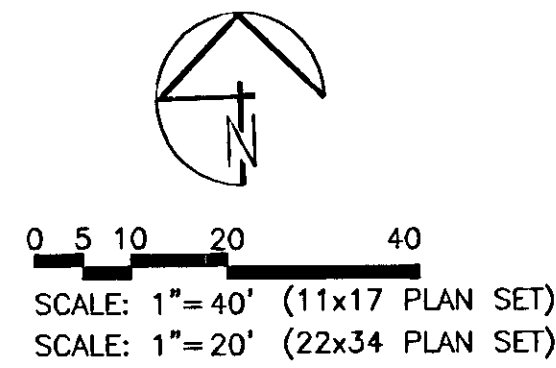


# THE SEASONS RESORT COMMUNITY A PLANNED UNIT DEVELOPMENT

PART OF THE NORTHWEST QUARTER OF SECTION 21,  
TOWNSHIP 14 NORTH, RANGE 5 EAST,  
SALT LAKE BASELINE AND MERIDIAN  
RICH COUNTY  
GARDEN CITY, UTAH



### LEGEND

- SECTION CORNER
- QUARTER SECTION CORNER
- FOUND MONUMENT
- SET 5/8" x 24" REBAR w/ CAP #275617
- BOUNDARY LINE
- STREET CENTERLINE
- LIMITED COMMON AREA RESERVED FOR UNIT(S) (SEE NOTE 6)
- PRIVATE
- COMMON AREA (SEE NOTE 7)

### SURVEYOR'S CERTIFICATE

I, Brian G. Lyon, a Registered Land Surveyor, hold Certificate No. 275617, as prescribed by the laws of the State of Utah, and do hereby certify that by authority of the owners, I have made a survey of the tract of land shown on this plat, which is accurately described therewith, and have subdivided said tract of land into lots and streets to be hereafter known as The Seasons Resort Community, Phase 1, a Planned Unit Development and that the same has been surveyed and staked on the ground as shown on this plat. I further certify that this map was prepared in accordance with Utah Law and represents a true and accurate map of the land and buildings thereon to the best of my knowledge and belief.



### LEGAL DESCRIPTION

Part of the Northwest Quarter of Section 21, Township 14 North, Range 5 East of the Salt Lake Baseline and Meridian described as follows:

Commencing at the rebar monument found at the Northwest Corner of Section 21, Township 14 North, Range 5 East of the Salt Lake Baseline and Meridian and running thence S 89°16'20" E 20.49 feet along the north line of said section; thence leaving said section line S 00°43'41" W 24.45 feet to the intersection of the south right-of-way line of 200 North Street and the East right-of-way line of 300 West Street in Garden City Utah; thence S 02°19'22" E 367.39 feet along said east right-of-way line; thence S 89°05'02" E 790.13 feet; thence S 00°59'25" W 187.67 feet to the point of beginning at a JSH rebar and running thence S 88°49'26" E 342.00 feet to the west right-of-way line of 100 West Street and a JSH rebar; thence S 00°59'25" W 188.86 feet along said right-of-way to a JSH rebar; thence N 88°34'54" W 383.18 feet; thence N 10°00'00" E 152.57 feet; thence N 26°21'55" E 40.32 feet to the point of beginning, containing 1.59 acres.

### NOTES/NARRATIVE

- THE PURPOSE OF THIS SURVEY WAS TO CREATE A PLANNED UNIT DEVELOPMENT ON THE SUBJECT PROPERTY. THE SURVEY WAS REQUESTED BY ROD THOMPSON.
- THE BASIS OF BEARING IS S 89°16'20" E 2602.78 BETWEEN NORTHWEST CORNER MONUMENTED WITH A 5/8 REBAR AND THE NORTH QUARTER CORNER MONUMENTED WITH A BRASS CAP OF SECTION 17, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE BASELINE AND MERIDIAN.
- THE PROPERTY WAS ESTABLISHED BY FOUND REBAR AS SHOWN ON THIS MAP.
- ALL COMMON AND LIMITED COMMON AREAS ARE CONSIDERED TO BE AN EASEMENT FOR ALL UTILITY, IRRIGATION AND DRAINAGE PURPOSES. THIS INCLUDES THE INGRESS/EGRESS AREA.
- ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR A CULINARY WATER SYSTEM, SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, TELEPHONE SERVICE, CABLE TELEVISION SERVICE, GRADING AND LANDSCAPING, STORM DRAINAGE SYSTEMS, CURBS AND GUTTERS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS, SIGNAGE, STREET LIGHTING AND OTHER IMPROVEMENTS SHALL BE PAID FOR BY THE SUBDIVIDER.
- ALL DRIVEWAYS, PATIOS, DECKS AND BALCONIES AS SHOWN ON EACH UNIT CONTAINED WITHIN THE PROJECT ARE CONSIDERED LIMITED COMMON AREAS. THEY ARE SET ASIDE AND RESERVED FOR THE USE OF THE RESPECTIVE UNIT TO WHICH THEY ARE ATTACHED AND/OR APPURTENANT.
- ALL OTHER AREAS CONTAINED WITHIN THE PROJECT, BUT NOT SHOWN WITH DIAGONAL STRIPES OR SHADING ARE CONSIDERED COMMON AREA, INCLUDING PARKING, PRIVATE STREETS, STORM WATER DETENTION AND DRAINAGE EASEMENT AREA.
- CONSTRUCTION OF THIS PROJECT WAS NOT COMPLETE AT THE TIME THIS PLAT WAS PREPARED. AN AMENDED PLAT MAY BE REQUIRED IN THE EVENT OF CHANGES IN CONSTRUCTION MATERIALS OR FINAL IMPROVEMENT LOCATIONS.
- ELEVATIONS ARE BASED ON A PK NAIL REBAR LOCATED AT 41°57'39.5462N 111°24'07.94120W WITH A LOCAL ELEVATION OF 5929.30. TO CONVERT TO UPL ELEVATION BASED ON MONUMENT BL7 SUBTRACT 6.55 FEET.
- UNITS IN THE SEASONS RESORT COMMUNITY, A PLANNED DEVELOPMENT ARE SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS.

### OWNERS CERTIFICATE

Know all by these presents that the undersigned: Tabacon-Seasons, Inc., a Utah Corporation, owner of the above-described tract of land, and name said tract The Seasons Resort Community, Phase 1, a Planned Unit Development, and hereby consent to the recording of this Plat, prepared in accordance with Utah Law creating units, common areas, limited common areas, also also grant and dedicate unto all owners of units upon which private sanitary sewer lines are constructed or which are otherwise dependent upon such sanitary sewer and waterlines, an easement over such sanitary sewer and waterlines for the purpose of perpetual maintenance and operation, all set forth herein.

In witness whereof, we have hereunto set our hands this 7th day of November, 2007.  
*Rod Thompson* PRESIDENT  
ATTEST:

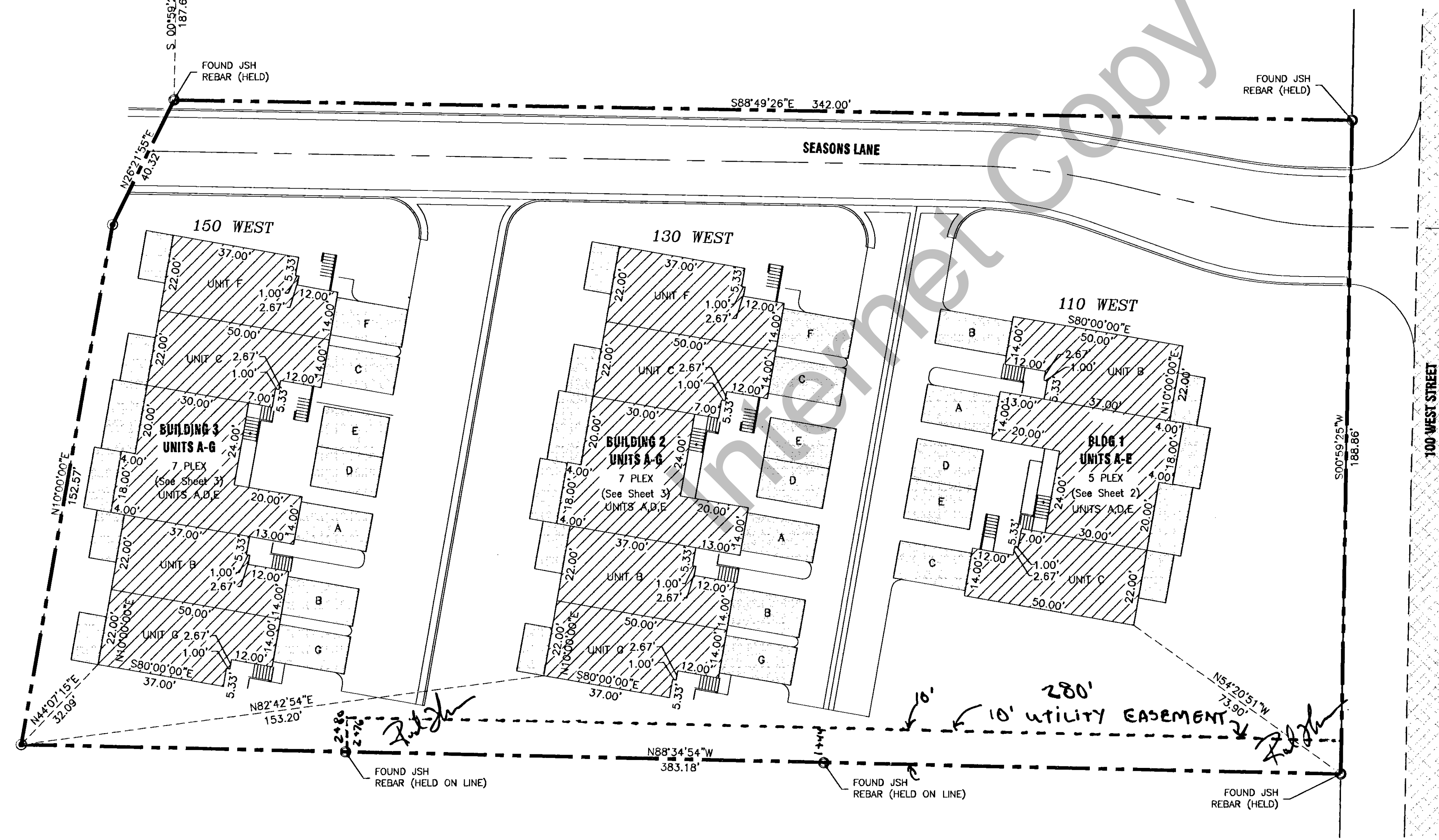
### CORPORATION ACKNOWLEDGEMENT

STATE OF UTAH }  
COUNTY OF CACHE }  
Rod Thompson who being by me duly sworn did say,  
For himself, that he is the President of Tabacon-Seasons, Inc., a Utah Corporation and that the within and foregoing instrument was signed on behalf of said Company by authority of its Articles of Organization and each duly acknowledged to me that said Corporation executed the same.  
My commission expires: April 13, 2011  
Notary Public *Kathy L. Hales*  
Residing at: Garden City, Utah

BEAR LAKE SPECIAL SEWER DISTRICT APPROVAL  
APPROVED THIS 29th DAY OF November, 2007 BY THE  
BEAR LAKE SPECIAL SEWER DISTRICT  
*Daniel S. Stigman*

### COUNTY RECORDER'S CERTIFICATE

STATE OF UTAH  
COUNTY OF RICH  
THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORDING IN THE RICH COUNTY RECORDERS OFFICE ON THE 21st DAY OF Feb, 2008 AT 4:42 pm O'CLOCK AND IS DULY RECORDED  
FILING NO. 13817  
*Debra Lucchesio*  
COUNTY RECORDER  
COUNTY CLERK



GARDEN CITY FIRE DISTRICT  
APPROVED THIS 14 DAY OF November, 2007 BY THE  
GARDEN CITY FIRE DISTRICT  
*Michael*  
TOWN ENGINEER APPROVAL  
APPROVED THIS 8th DAY OF November, 2007 BY THE  
GARDEN CITY ENGINEER  
*Michael*

CITY COUNCIL APPROVAL AND ACCEPTANCE  
PRESENTED TO THE GARDEN CITY CITY COUNCIL THIS 13th DAY OF September, A.D., 2007, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED  
*Donna*  
MAYOR  
*Kathy L. Hales* Town Recorder

PLANNING AND ZONING APPROVAL  
APPROVED BY THE GARDEN CITY PLANNING AND ZONING COMMISSION THIS 15 DAY OF November, 2007, A.D.  
*Jamie Hufnagel*

TOWN ATTORNEY APPROVAL  
APPROVED THIS 19 DAY OF November, 2007 BY THE  
GARDEN CITY ATTORNEY  
*Richard D. Mattison*

SEA

ALLIANCE CONSULTING ENGINEERS  
760 WEST 200 NORTH SUITE B  
LOGAN, UTAH 84321  
(435)755-5121  
allianceeng@qwest.net

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| NO. | REVISIONS/ SUBMISSIONS | DATE | DRAWN BY | PROJECT NO. |
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FINAL PLAT  
PROJECT TITLE  
DRAWING TITLE  
DATE: NOV, 6, 2007  
DRAWING No. 1  
of 4