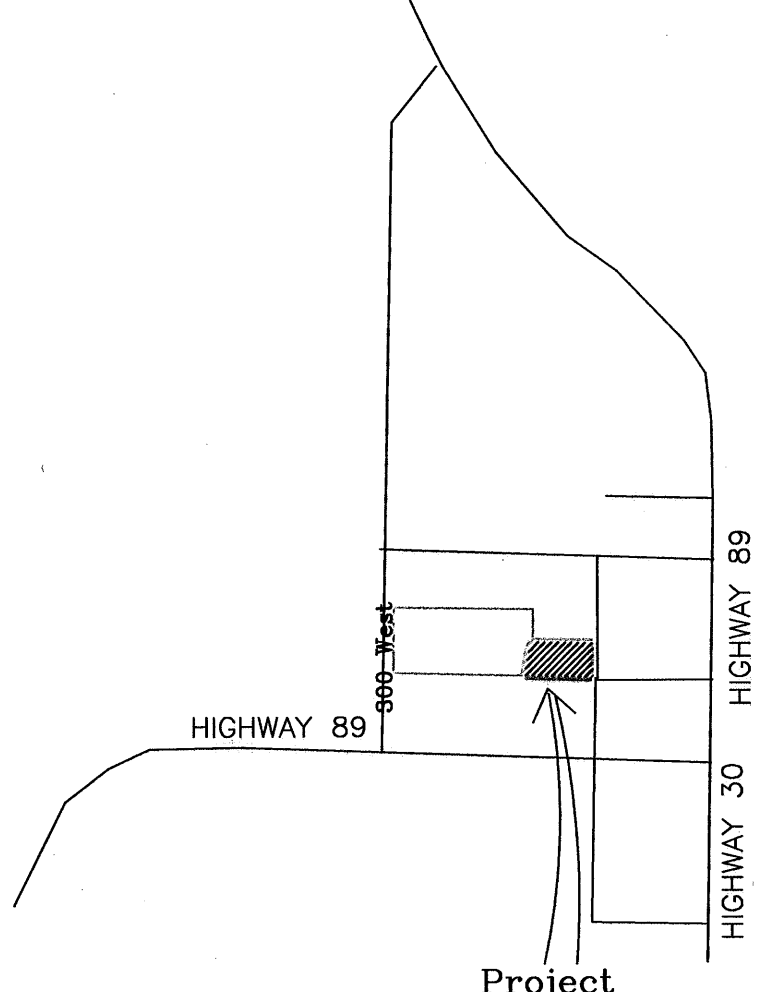


THE SEASONS RESORT COMMUNITY,
 PHASE 1 BUILDING 2 & 3 AMENDED PLAT
 A PLANNED UNIT DEVELOPMENT
 PART OF THE NORTHWEST QUARTER OF SECTION 21,
 TOWNSHIP 14 NORTH, RANGE 5 EAST,
 SALT LAKE BASELINE AND MERIDIAN
 RICH COUNTY
 GARDEN CITY, UTAH

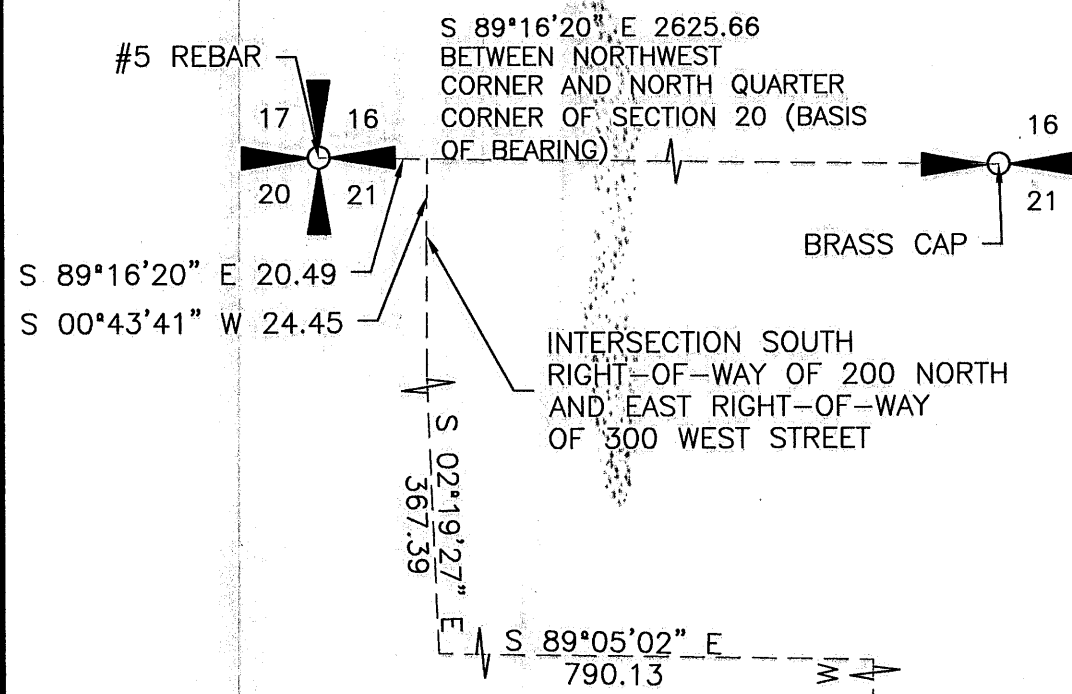
LEGEND

- SECTION CORNER
- QUARTER SECTION CORNER
- FOUND MONUMENT
- SET 5/8"x24" REBAR w/ CAP #275617
- BOUNDARY LINE
- STREET CENTERLINE
- PRIVATE
- COMMON AREA (SEE NOTE 7)
- LIMITED COMMON (SEE NOTE 6)

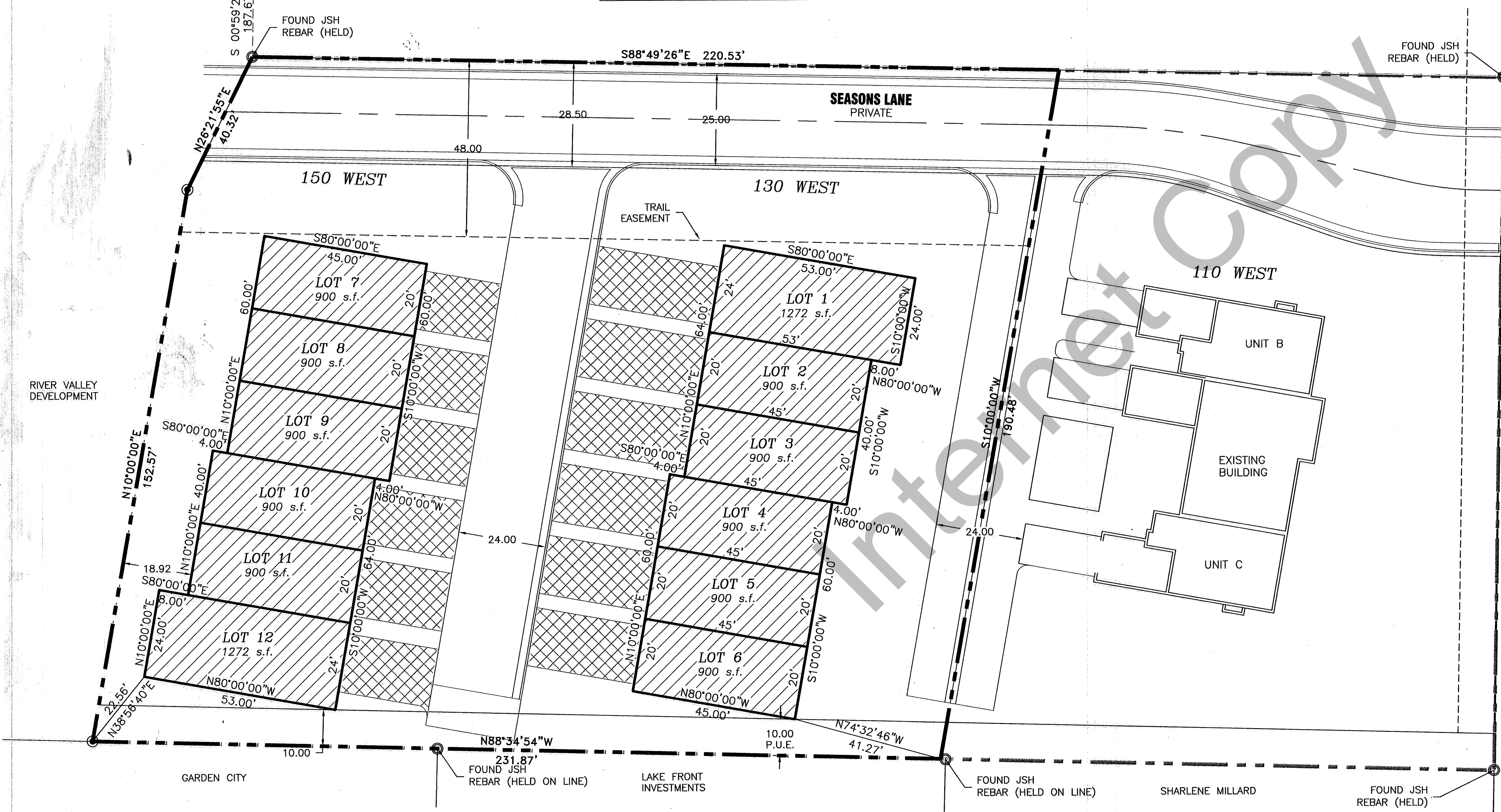
VICINITY MAP



SCALE: 1"=40' (11x17 PLAN SET)
 SCALE: 1"=20' (22x34 PLAN SET)



LOT	ADDRESS
1	130 W SEASONS LANE #1
2	130 W SEASONS LANE #2
3	130 W SEASONS LANE #3
4	130 W SEASONS LANE #4
5	130 W SEASONS LANE #5
6	130 W SEASONS LANE #6
7	150 W SEASONS LANE #1
8	150 W SEASONS LANE #2
9	150 W SEASONS LANE #3
10	150 W SEASONS LANE #4
11	150 W SEASONS LANE #5
12	150 W SEASONS LANE #6



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, Building 2 and 3 Amended Plat 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°19'27" E 367.39 feet along said east right-of-way; 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 220.53; thence S 10°00'00" W 190.48 feet thence N 88°34'54" W 231.87 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 1.00 acres.

NOTES/NARRATIVE
 1. THE PURPOSE OF THIS SURVEY WAS TO AMEND THE SIZE AND SHAPE OF BUILDINGS 2 AND 3 AND ASSOCIATED COMMON AREA OF THE SEASONS RESORT COMMUNITY, PHASE 1, RECORDED IN THE RICH COUNTY RECORDER'S OFFICE ON FEBRUARY 21, 2008 UNDER FILING NO. 93626. THE SURVEY WAS REQUESTED BY ROD THOMPSON.
 2. THE BASIS OF BEARING IS S 89°16'20" E 2602.76 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.
 3. THE PROPERTY WAS ESTABLISHED BY FOUND REBAR AS SHOWN ON THIS MAP.
 4. 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.
 5. 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.
 6. 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.
 7. 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.
 8. 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.
 9. ELEVATIONS ARE BASED ON A PK NAIL REBAR LOCATED AT 41°57'39.5462N 111°24'07.94129W WITH A LOCAL ELEVATION OF 5929.30. TO CONVERT TO UP&L ELEVATION BASED ON MONUMENT BL7 SUBTRACT 6.55 FEET.
 10. UNITS IN THE SEASONS RESORT COMMUNITY, A PLANNED DEVELOPMENT ARE SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED IN THE RICH COUNTY RECORDER'S OFFICE UNDER FILING NO. 93626.

OWNERS CERTIFICATE
 Know all by these presents that we the undersigned owners of the above-described tract of land, having caused the same to be subdivided into townhome lots, streets and common areas to be hereafter known as The Seasons Resort Community, Phase 1, Building 2 & 3 a Planned Unit Development, do hereby dedicate for the perpetual use of the owners of The Seasons Owners Association, Inc. all areas shown as private streets and common areas on this plat, subject to declarations of covenants, conditions and restrictions for the project recorded in the Office of the County Recorder of Rich County, Utah, under Filing No. 93626. The undersigned further consents to the recording of this plat in accordance with Utah State Law. We also dedicate easements as shown hereon to the public for the installation and maintenance of utilities. Also hereby convey to any and all public utility companies a perpetual non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance, and operation of utility lines and facilities. Furthermore, we incorporate all notes and restrictions as listed hereon.
 In witness whereof the undersigned have hereunto set their signatures this 17th day of August, 2021.

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT
 STATE OF UTAH
 COUNTY OF CACHE ss
 On this 17th day of August, in the year 2021, before me Marilyn J Adams, a notary public, personally appeared Jacob Thompson, Manager Member of Seasons Townhomes, LLC, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged that said document was signed by him in behalf of said Seasons Townhomes, LLC by authority of its bylaws.
 Notary Public Signature: Marilyn J. Adams Notary Public - State of Utah
 Notary Public Full Name: Marilyn J. Adams Commission #989553
 My Commission Expires: 2/10/2022
 A Notary Public Commissioned in Utah

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 16th DAY OF AUG, 2021, AT 2:00 O'CLOCK AND IS DULY RECORDED.
 FILING NO. 19086
 COUNTY RECORDER

BEAR LAKE SPECIAL SEWER DISTRICT APPROVAL
 APPROVED THIS 12th DAY OF AUGUST, 2021 BY THE BEAR LAKE SPECIAL SEWER DISTRICT
Mr. Thompson

GARDEN CITY FIRE DISTRICT
 APPROVED THIS 13th DAY OF AUGUST, 2021 BY THE GARDEN CITY FIRE DISTRICT
Mayor

TOWN ENGINEER APPROVAL
 I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.
 DATE: August 11, 2021
Engineer
 GARDEN CITY ENGINEER

TOWN ATTORNEY APPROVAL
 APPROVED THIS 11th DAY OF August, 2021 BY THE GARDEN CITY ATTORNEY
Attorney
 GARDEN CITY ATTORNEY

CITY COUNCIL APPROVAL AND ACCEPTANCE
 PRESENTED TO THE GARDEN CITY CITY COUNCIL THIS 20th DAY OF August, A.D., 2021, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
Mayor 8-20-2021
Town Clerk 8-20-2021
 GARDEN CITY

UTILITIES APPROVAL
 THE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE APPROVED.
Rocky Parkinson
 ROCKY MNTN POWER REPRESENTATIVE

PLANNING AND ZONING APPROVAL
 APPROVED BY THE GARDEN CITY PLANNING AND ZONING COMMISSION THIS 13th DAY OF August, 2021, A.D.
Alan K. Bell

ROCK MOUNTAIN POWER NOTE
 1. Pursuant to Utah Code Ann § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
 2. Pursuant to Utah Code Ann § 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under:
 (1) A recorded easement or right-of-way
 (2) The law applicable to prescriptive rights
 (3) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
 (4) Any other provision of law

ROAD CONNECTION APPROVAL
 Stan Goodell and Jay Stocking, who represent ownership of the undeveloped property and the home owner's associations of both The Seasons and Bear Lake Escapes developments, agree that Seasons Lane, Garden City, UT, will be a street that supplies access to both developments and will go through both properties.
Stan Goodell 8/16/21
Jay Stocking 8/17/21

ALLIANCE CONSULTING ENGINEERS
 760 WEST 200 NORTH SUITE 8
 LOGAN, UTAH 84321
 (435) 755-5121
 allianceeng@qwest.net

Subdivider: Seasons Townhomes, LLC
 P.O. Box 6364
 North Logan, Utah 84341

DATE: AUG, 9, 2021
 DRAWING NO. 1