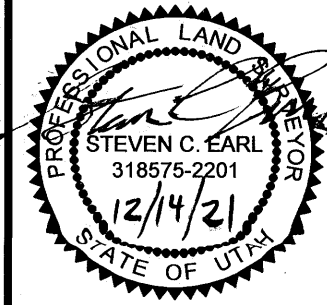


**FINAL PLAT**  
**2021 PARTIAL AMENDMENT TO**  
**SPINNAKER POINT TOWNHOME SUBDIVISION**  
 PART OF SW 1/4 SEC 16, T14N, R5E, SLM  
 GARDEN CITY, RICH COUNTY, UTAH

**SURVEY CERTIFICATE**

I, STEVEN C. EARL, A PROFESSIONAL LAND SURVEYOR, HOLD CERTIFICATE NO. 318575-2201, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND DO HEREBY CERTIFY THAT BY THE 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 INTO 3 TOWNHOME LOTS AND OPENSPACE KNOWN HEREAFTER AS 2021 PARTIAL AMENDMENT TO SPINNAKER POINT TOWNHOME SUBDIVISION, AND THAT THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.



**OWNER'S CERTIFICATE OF DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DESCRIBED HEREON, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO TOWNHOME LOTS AS SHOWN ON THIS PLAT AND NAME SAID TRACT 2021 PARTIAL AMENDMENT TO SPINNAKER POINT TOWNHOME SUBDIVISION, AND HEREBY DEDICATE TO GARDEN CITY, RICH COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND AND THOSE CERTAIN STRIPS SHOWN AS PUBLIC UTILITY EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES—SUCH INCLUDES PROVISION FOR IRRIGATION AND DRAINAGE AS MAY BE AUTHORIZED BY GARDEN CITY. WE ALSO INCORPORATE THE NOTES AND RESTRICTIONS AS LISTED HEREON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 17<sup>th</sup> DAY OF December, A.D. 2021.

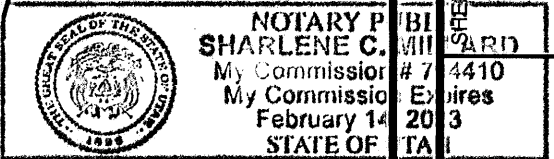
LOT 2A (EXISTING CONDOMINIUM #1):  
 BY: Amber L. Mckee  
 AMBER L. MCKEE, MANAGER OF SPINNAKER POINT ONE, LLC

LOT 2B (EXISTING CONDOMINIUM #2):  
 BY: Stan Goddell  
 STAN GODDELL, MANAGER OF MMFH, LLC

LOT 2C (EXISTING CONDOMINIUM #3):  
 BY: Craig R. Hendricks  
 CRAIG R. HENDRICKS, MANAGER OF CORAL HAVEN, LLC

**ACKNOWLEDGMENT**

STATE OF Utah }  
 COUNTY OF Rich }



ON THIS 17<sup>th</sup> DAY OF December, IN THE YEAR 2021, BEFORE ME Shariene C. Millard A NOTARY PUBLIC, PERSONALLY APPEARED Amber L. Mckee, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED HERSELF TO BE THE MANAGER OF SPINNAKER POINT ONE, LLC, A UTAH LIMITED LIABILITY COMPANY, AND IN THAT CAPACITY BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE LIMITED LIABILITY COMPANY BY HERSELF AS THE MANAGER.

NOTARY PUBLIC SIGNATURE: Shariene C. Millard  
 NOTARY PUBLIC FULL NAME: Shariene C. Millard  
 COMMISSION NUMBER: 719355  
 MY COMMISSION EXPIRES: Feb 14, 2023  
 A NOTARY PUBLIC COMMISSIONED IN UTAH

**ACKNOWLEDGMENT**

STATE OF Utah }  
 COUNTY OF Salt Lake }



ON THIS 14<sup>th</sup> DAY OF December, IN THE YEAR 2021, BEFORE ME Angie Wojtala A NOTARY PUBLIC, PERSONALLY APPEARED Stan Goddell, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED HERSELF TO BE THE MANAGER OF MMFH, LLC, A UTAH LIMITED LIABILITY COMPANY, AND IN THAT CAPACITY BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE LIMITED LIABILITY COMPANY BY HIMSELF AS THE MANAGER.

NOTARY PUBLIC SIGNATURE: Angie Wojtala  
 NOTARY PUBLIC FULL NAME: Angie Wojtala  
 COMMISSION NUMBER: 719355  
 MY COMMISSION EXPIRES: Feb 28, 2023  
 A NOTARY PUBLIC COMMISSIONED IN UTAH

**ACKNOWLEDGMENT**

STATE OF Utah }  
 COUNTY OF Salt Lake }



ON THIS 14<sup>th</sup> DAY OF December, IN THE YEAR 2021, BEFORE ME Angie Wojtala A NOTARY PUBLIC, PERSONALLY APPEARED Craig R. Hendricks, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED HERSELF TO BE THE MANAGER OF CORAL HAVEN, LLC, A UTAH LIMITED LIABILITY COMPANY, AND IN THAT CAPACITY BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE LIMITED LIABILITY COMPANY BY HIMSELF AS THE MANAGER.

NOTARY PUBLIC SIGNATURE: Angie Wojtala  
 NOTARY PUBLIC FULL NAME: Angie Wojtala  
 COMMISSION NUMBER: 719355  
 MY COMMISSION EXPIRES: Feb 28, 2023  
 A NOTARY PUBLIC COMMISSIONED IN UTAH

**COUNTY RECORDER'S NO. 102125**

STATE OF UTAH, COUNTY OF RICH, RECORDED AND FILED AT THE REQUEST OF Amber Mckee  
 DATE 12/17/21 TIME 3:26 FEE \$ 56.00

ABSTRACTED \_\_\_\_\_  
 INDEX FILED IN: FILE OF PLATS \_\_\_\_\_  
N. Bustinfield  
 COUNTY RECORDER

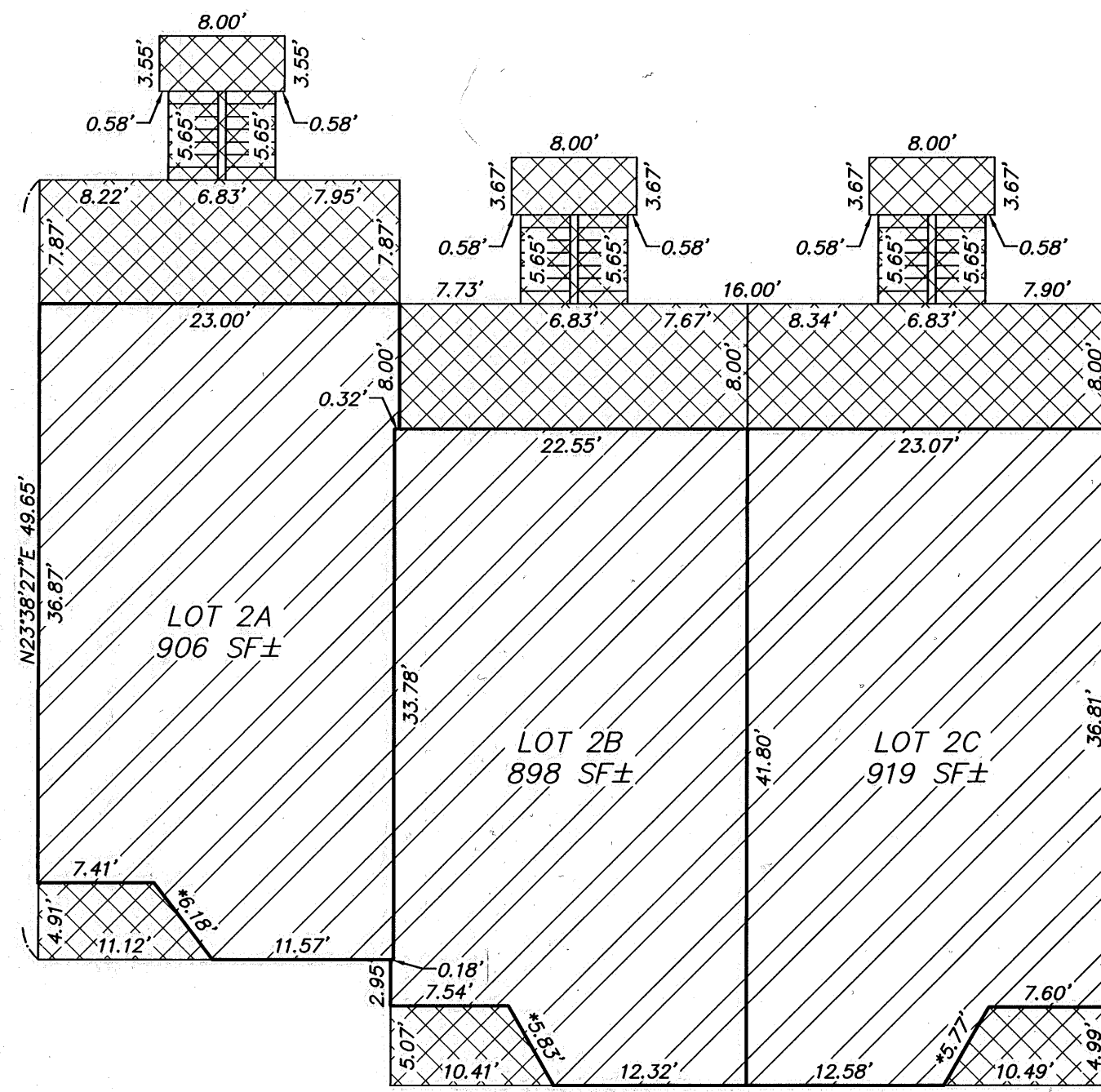
FINAL PLAT

2021 PARTIAL AMENDMENT TO  
 SPINNAKER POINT TOWNHOME SUBDIVISION

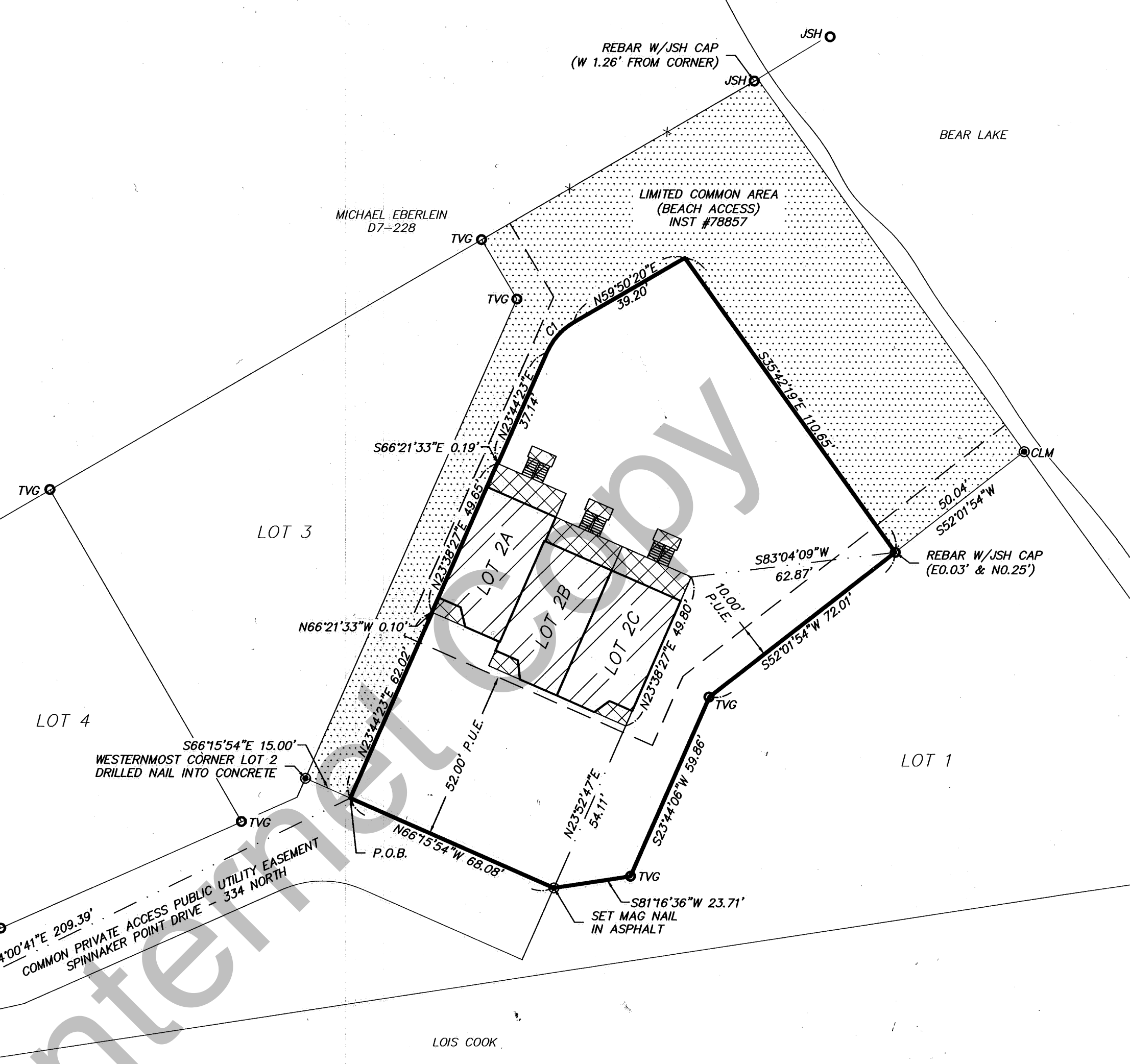


Cache • Landmark  
 Engineers  
 Surveyors  
 Planners  
 95 W. Golf Course Rd.  
 Suite 101  
 Logan, UT 84321  
 435.713.0099

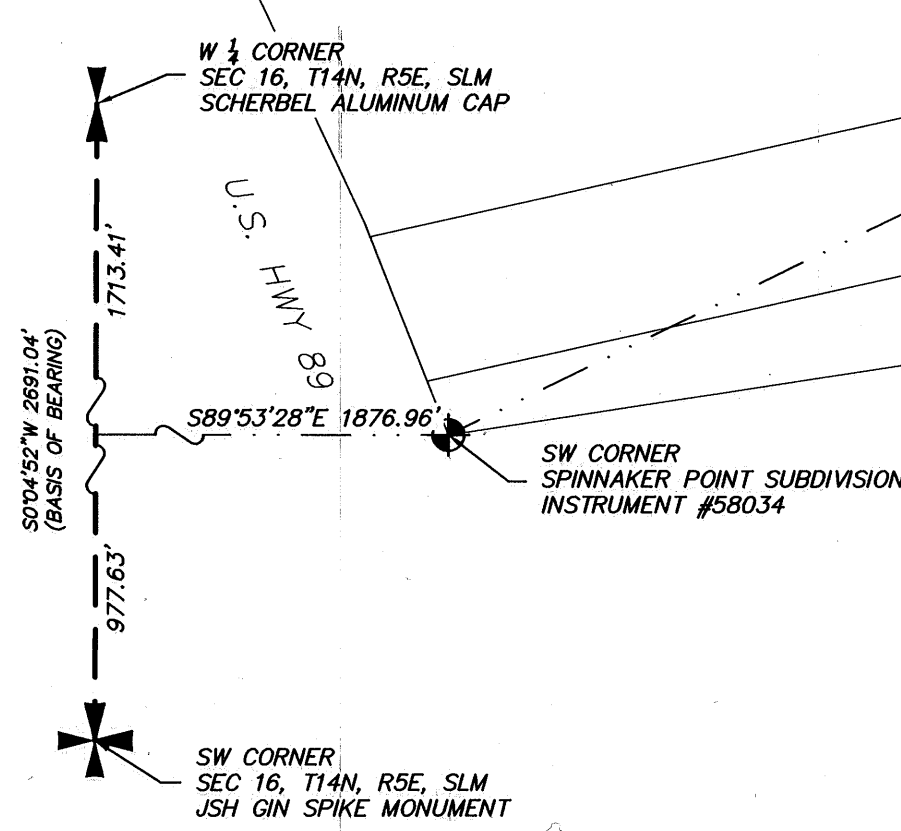
DATE: 14 DECEMBER 2021  
 SCALE: 1" = 30'  
 CALCULATIONS BY: S. EARL  
 DRAFTING BY: D. HILL  
 CHECKED BY: S. EARL  
 PROJECT NUMBER: 210155PN  
 SHEET: 1 of 1



**BEARINGS**  
 ALL LINES WITHIN EACH UNIT ARE PARALLEL OR PERPENDICULAR TO N23°38'27"E, EXCEPTING THOSE CERTAIN ANGLED LINES NEAR THE FRONT OF EACH UNIT DEMARKED WITH AN ASTERISK.



- LEGEND**
- SECTION LINE
  - BOUNDARY
  - PUBLIC UTILITY EASEMENT
  - SET MAG NAIL
  - CLM● SET REBAR W/CACHE LANDMARK CAP
  - JSH● FOUND REBAR W/JEFF S. HANSEN CAP
  - TVC● FOUND REBAR W/TIM V. GIBBONS CAP
  - LP● SET LEAD PLUG IN CONCRETE
  - ▨ TOWNHOME LOT
  - ▨ LIMITED COMMON AREA (DECKS, PATIOS, STAIRS)
  - ▨ LIMITED COMMON AREA (BEACH ACCESS) INST #78857
  - ▨ COMMON AREA



**CURVE TABLE**

CURVE	LENGTH	RADIUS	Δ	CH. BEARING	CHORD
C1	12.60'	20.00'	36°05'53"	N41°47'22"E	12.39'

**PLANNING COMMISSION APPROVAL**

APPROVED THIS 17<sup>th</sup> DAY OF 2021 A.D. 2021 BY THE GARDEN CITY PLANNING AND ZONING COMMISSION.

Don L. Hill  
 CHAIRPERSON

**SURVEY NARRATIVE**

THIS SURVEY WAS ORDERED BY JONATHAN NASH FOR THE PURPOSE OF AMENDING LOT 2 OF THE SPINNAKER POINT SUBDIVISION AMENDED PLAT TO CONTAIN 3 TOWNHOME LOTS AND OPEN SPACE IN PLACE OF THREE CONDOMINIUM UNITS AND OPEN SPACE. THE BASIS OF BEARINGS USED WAS THE SECTION LINE BETWEEN THE WEST QUARTER CORNER AND SOUTHWEST CORNER OF SECTION 16. THE SURVEY WAS ROTATED TO THE UTAH STATE PLANE COORDINATE GRID, NAD83, NORTH ZONE. 5/8" REBARS W/ CAPS STAMPED "CACHE LANDMARK ENGR" WERE SET AT ALL CORNERS, EXCEPTIONS NOTED.

**LEGAL DESCRIPTION**

A PART OF THE SOUTHWEST QUARTER SECTION 16, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE MERIDIAN, LOCATED IN GARDEN CITY, RICH COUNTY, UTAH, DESCRIBED AS FOLLOWS:  
 LOT 2 OF THE SPINNAKER POINT SUBDIVISION AMENDED PLAT, INSTRUMENT NUMBER 58034, MINUS THE LIMITED COMMON AREA, IN ACCORDANCE WITH THE ORDER ON MOTIONS FOR SUMMARY JUDGMENT, INSTRUMENT NUMBER 78857, FILED IN THE OFFICE OF THE RECORDER OF SAID COUNTY; FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
 COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION;  
 THENCE S07°04'52"W 1713.41 FEET ALONG THE WEST LINE OF SAID SECTION;  
 THENCE S89°53'28"E 1876.96 FEET TO THE SOUTHWEST CORNER OF SAID SUBDIVISION;  
 THENCE N64°00'41"E 209.39 FEET TO THE POINT OF BEGINNING POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 2, BEING S66°15'54"E 15.00 FEET FROM THE WESTERNMOST CORNER OF SAID LOT 2;  
 THENCE N23°44'23"E 62.02 FEET; THENCE N66°21'33"W 0.10 FEET;  
 THENCE N23°38'27"E 49.65 FEET; THENCE S66°21'33"E 0.19 FEET;  
 THENCE N23°44'23"E 37.14 FEET;  
 THENCE NORTHEASTERLY 12.60 FEET ALONG A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 20.00 FEET AND A LONG CHORD BEARING N41°47'22"E 12.39 FEET;  
 THENCE N59°50'20"E 39.20 FEET;  
 THENCE S35°42'19"E 110.65 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 2;  
 THENCE ALONG THE BOUNDARY OF SAID LOT 2 THE FOLLOWING FOUR COURSES:  
 1. S52°11'54"W 72.01 FEET;  
 2. S23°44'06"W 59.88 FEET;  
 3. S81°15'36"W 23.71 FEET;  
 4. N66°15'54"W 68.08 FEET TO THE POINT OF BEGINNING.  
 CONTAINING 16,633 SQUARE FEET, MORE OR LESS.

**CITY ATTORNEY'S CERTIFICATE**

APPROVED THIS 16<sup>th</sup> DAY OF December A.D. 2021.

[Signature]  
 CITY ATTORNEY

**REVIEWING SURVEYOR'S CERTIFICATE**

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND VERIFY THE SUBDIVISION MEETS ALL CITY REQUIREMENTS.

DATE \_\_\_\_\_ REVIEWING SURVEYOR \_\_\_\_\_

**ENGINEER'S CERTIFICATE**

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND VERIFY THAT THE SUBDIVISION AND DESIGN STANDARDS MEET ALL CITY REQUIREMENTS.

12/16/2021  
 DATE \_\_\_\_\_ CITY ENGINEER \_\_\_\_\_

**COUNCIL CERTIFICATE**

APPROVED THIS 17<sup>th</sup> DAY OF December A.D. 2021 BY THE CITY COUNCIL.

[Signature]  
 MAYOR

[Signature]  
 CLERK



**BEAR LAKE SPECIAL DISTRICT CERTIFICATE**

APPROVED THIS 17 DAY OF DECEMBER A.D. 2021 BY THE BEAR LAKE SPECIAL DISTRICT.

[Signature]  
 MEMBER

12/14/2021 10:11 AM Z: 2021 PROJECT'S 210155PN SPINNAKER POINT - GARDEN CITY, UTAH CAD SURVEY/FINAL PLAT/210155PN FINAL PLAT.DWG