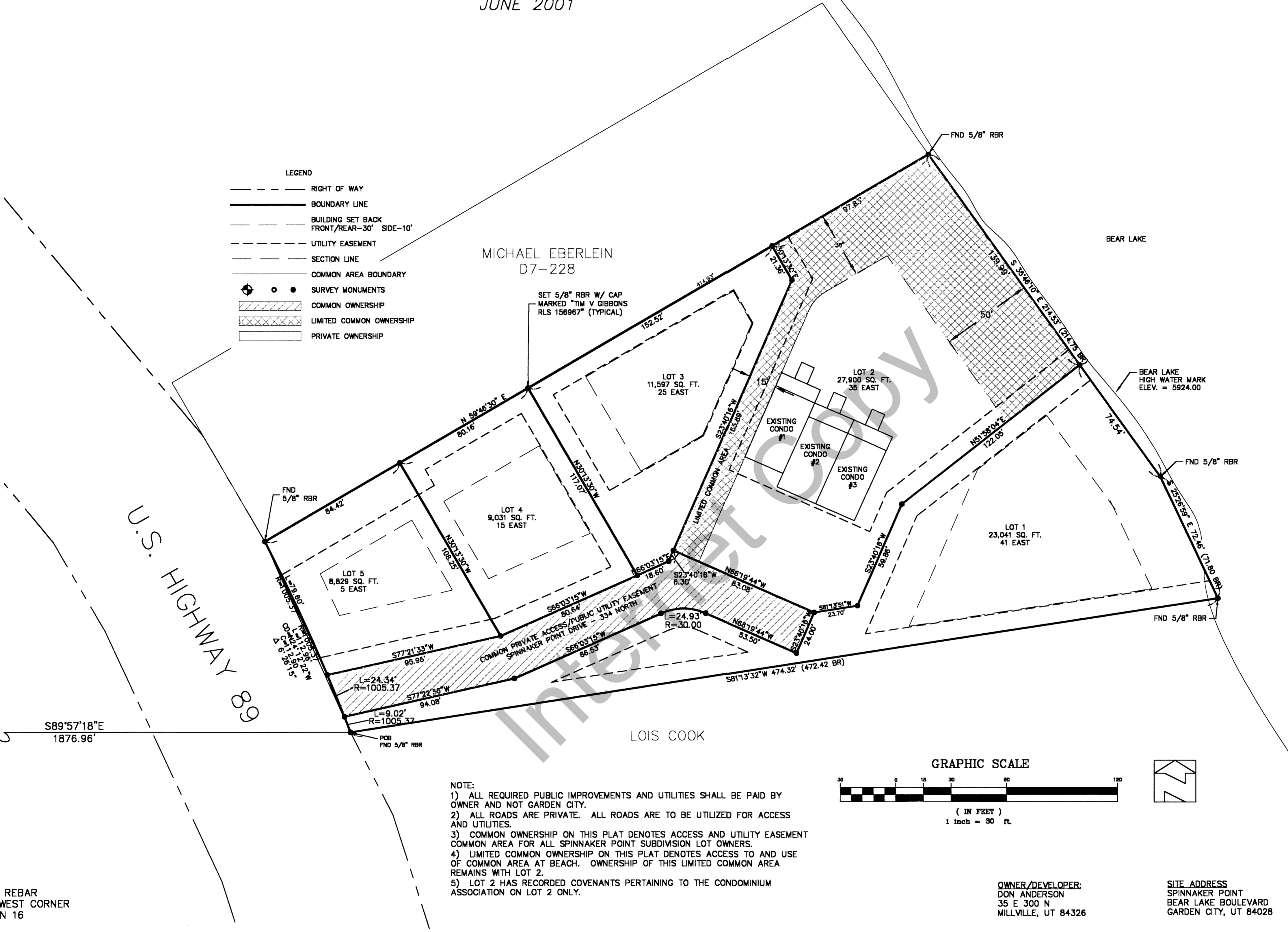


**SPINNAKER POINT SUBDIVISION/CONDOMINIUM  
AMENDED PLAT**

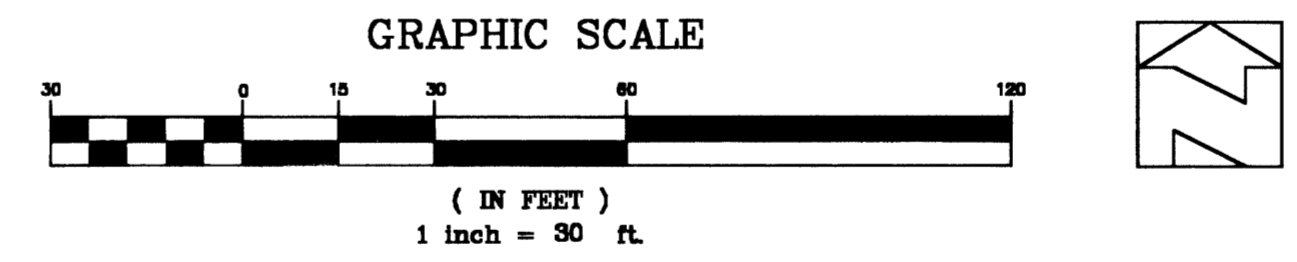
PART OF THE SW/4 NE/4 SEC 16, T14N, R5E, SLB&M  
JUNE 2001

FND  
BENCH MARK  
(ELEV. = 5942.74)  
BRASS CAP MONUMENT  
T 14 N, R 5 E  
17 916

- LEGEND**
- RIGHT OF WAY
  - BOUNDARY LINE
  - BUILDING SET BACK FRONT/REAR-30' SIDE-10'
  - UTILITY EASEMENT
  - SECTION LINE
  - COMMON AREA BOUNDARY
  - SURVEY MONUMENTS
  - ▨ COMMON OWNERSHIP
  - ▩ LIMITED COMMON OWNERSHIP
  - ▭ PRIVATE OWNERSHIP



- NOTE:**
- 1) ALL REQUIRED PUBLIC IMPROVEMENTS AND UTILITIES SHALL BE PAID BY OWNER AND NOT GARDEN CITY.
  - 2) ALL ROADS ARE PRIVATE. ALL ROADS ARE TO BE UTILIZED FOR ACCESS AND UTILITIES.
  - 3) COMMON OWNERSHIP ON THIS PLAT DENOTES ACCESS AND UTILITY EASEMENT COMMON AREA FOR ALL SPINNAKER POINT SUBDIVISION LOT OWNERS.
  - 4) LIMITED COMMON OWNERSHIP ON THIS PLAT DENOTES ACCESS TO AND USE OF COMMON AREA AT BEACH. OWNERSHIP OF THIS LIMITED COMMON AREA REMAINS WITH LOT 2.
  - 5) LOT 2 HAS RECORDED COVENANTS PERTAINING TO THE CONDOMINIUM ASSOCIATION ON LOT 2 ONLY.



**OWNER/DEVELOPER:**  
DON ANDERSON  
35 E 300 N  
MILLVILLE, UT 84326

**SITE ADDRESS:**  
SPINNAKER POINT  
BEAR LAKE BOULEVARD  
GARDEN CITY, UT 84028

**SURVEY CERTIFICATE**

I, TIM V. GIBBONS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 156967, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE AND/OR SUPERVISED THIS SURVEY OF THE SPINNAKER SUBDIVISION AMENDMENT. I FURTHER CERTIFY THAT THE LAND DESCRIBED HEREIN HAS BEEN SUBDIVIDED INTO 5 LOTS, IDENTIFIED HEREIN AS LOT 1, 2, 3, 4, AND LOT 5.

TIM V. GIBBONS R.L.S. NO. 156967 DATE 7/5/01

**BOUNDARY DESCRIPTION**

A PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN, LOCATED IN RICH COUNTY, UTAH.

COMMENCING AT THE BRASS CAP MONUMENT FOUND AT THE WEST QUARTER CORNER OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 5 EAST, OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE S00°01'01"W 1713.24 FEET ALONG THE WEST LINE OF SAID SECTION LINE; THENCE S89°57'18"E 1876.96 FEET TO A POB IN THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 89; THENCE RUNNING NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE 112.98 FEET ALONG THE ARC OF A 1005.37 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 06°26'15"; THENCE N59°46'30"E 414.93 FEET TO THE MEANDER LINE OF BEAR LAKE; THENCE S35°46'10"E ALONG MEANDER LINE 214.53 FEET; THENCE S25°26'59"E ALONG MEANDER LINE 72.46 FEET; THENCE S81°13'32"W 474.32 FEET TO THE POINT OF BEGINNING; CONSISTING OF 5 LOTS CONTAINING 1.98 TOTAL ACRES.

**OWNER'S DEDICATION**

THE UNDERSIGNED, DON ANDERSON, IS THE FEE SIMPLE OWNER OF THE HEREIN DESCRIBED TRACT OF LAND AND CONSENTS TO THE RECORDATION OF THIS SURVEY SUBDIVIDING THE LAND INTO 5 SEPARATE LOTS, CONSISTING OF LOTS 1, 2, 3, 4 AND 5 TO BE KNOWN AS SPINNAKER POINT, THE UNDERSIGNED OWNER ALSO DEDICATES TO GARDEN CITY, THE BEAR LAKE SPECIAL SERVICE DISTRICT AND ALL OTHER APPLICABLE MUNICIPAL AUTHORITIES NONEXCLUSIVE UTILITY EASEMENTS AS SHOWN ON THIS SUBDIVISION FOR THE PURPOSE OF PROVIDING UTILITY SERVICES TO THE PROPERTY, TOGETHER WITH RIGHT TO INSTALL, USE, MAINTAIN AND REPLACE SUCH UTILITIES.

IN WITNESS HAVE HEREUNTO SET OUR SIGNATURE THIS DAY OF \_\_\_\_\_ A.D. 2001.

DON ANDERSON  
  
Cathy O. Anderson

**CORPORATE ACKNOWLEDGEMENT**

STATE OF UTAH  
COUNTY OF RICH

ON THIS 17<sup>th</sup> DAY OF July, 2001, PERSONALLY APPEARED BEFORE ME , WHO BEING DULY SWORN DID SAY THAT HE/SHE IS THE OWNER AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC  
MY COMMISSION EXPIRES 11/09/02

**PLANNING COMMISSION APPROVAL**

APPROVED THIS 17<sup>th</sup> DAY OF August, A.D. 2001 BY THE GARDEN CITY PLANNING AND ZONING COMMISSION.

CHAIRPERSON

**COUNCIL APPROVAL AND ACCEPTANCE**

PRESENTED TO THE GARDEN CITY COUNCIL THIS 12<sup>th</sup> DAY OF July, A.D. 2001. AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

COUNCIL CHAIRPERSON

ATTEST

**BEAR LAKE SPECIAL SERVICE DISTRICT**

APPROVED THIS 23<sup>rd</sup> DAY OF July, A.D. 2001 BY THE BEAR LAKE SPECIAL SERVICE DISTRICT.

DISTRICT SANITARIAN

**COUNTY RECORDER'S NO. 58034**

STATE OF UTAH, COUNTY OF RICH, RECORDED AND FILED AT THE REQUEST OF LORI H. REEDER OF GARDEN CITY  
DATE 08/17/01 TIME 4:40 PM FEE \$35.00  
ABSTRACTED  
BOOK A9 PAGE 201  
INDEX  
FILED IN: FILE OF PLATS  
  
COUNTY RECORDER

**APPROVAL AS TO FORM**

APPROVED AS TO FORM THIS 28<sup>th</sup> DAY OF August, A.D. 2001.

ATTORNEY

**ENGINEER'S CERTIFICATE**

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

07/05/01 DATE  
  
ENGINEER

**CACHE • LANDMARK ENGINEERING**

666 NORTH MAIN SUITE 303  
PHONE: (435) 755-7600

LOGAN, UTAH 84321  
FAX: (435) 755-8216

DATE: 06/12/01  
CALCULATIONS: LJA  
DRAFTING: KJW  
CHECKED BY: RWS  
APPROVED BY: [Signature]  
JOB NO: 0003600N  
LOCATION: GARDEN CITY