

**ACKNOWLEDGEMENT**  
 STATE OF UTAH }  
 COUNTY OF WEBER } SS  
 ON THE 29th DAY OF October, 2008, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ROBERT W. SPEIRS, PRESIDENT, ROBERT W. SPEIRS PLUMBING INC., A UTAH CORPORATION, THE SIGNER OF THE OWNERS DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

**CENTERLINE DATA**

LINE #	DIRECTION	LENGTH
1	EAST	71.54'
2	N 63°57'01" E	71.54'
3	N 63°57'01" E	30.88'
4	S 36°04'05" E	12.20'
5	S 36°04'05" E	17.70'
6	N 77°38'35" E	64.79'

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
1	34.10'	75.00'	26°02'59"	17.35'	33.81'	N76°58'30"E
2	90.92'	218.00'	23°53'49"	46.13'	90.27'	N75°53'55"E
3	131.65'	330.00'	22°51'28"	66.71'	130.78'	N76°25'05"E
4	172.31'	113.68'	89°50'59"	107.59'	156.28'	S07°09'37"W
5	218.44'	145.00'	88°42'57"	136.90'	199.09'	S07°17'13"W
6	165.60'	62.00'	153°01'57"	258.57'	120.58'	S25°52'27"E
7	115.01'	335.00'	19°40'11"	58.07'	114.44'	N87°28'40"E
8	6.85'	125.00'	3°08'31"	3.43'	6.85'	S84°17'30"E

- NOTES:**
- #5 REBAR AND YELLOW PLASTIC SURVEY CAPS (GARNER ENG.) TO BE SET AT BOUNDARY CORNERS.
  - EACH CONDOMINIUM UNIT AREA CONTAINED WITHIN THE PROJECT AS SHOWN AND IS DESIGNATED BY A NUMBER AND DIAGONAL STRIPE.
  - ALL AREAS CONTAINED WITHIN THE PROJECT BUT NOT SHOWN WITH DIAGONAL STRIPE ARE CONSIDERED TO BE COMMON AREA AND ARE LABELED WITH THE DESIGNATION "CA" AT VARIOUS LOCATIONS ON THE MAP. THESE AREAS INCLUDE COVERED AND UNCOVERED PARKING, PRIVATE STREETS, STORM WATER DETENTION AREAS, DUMPSTERS, WALKS, TRAILS, ETC..
  - ALL COMMON AREA IS CONSIDERED TO BE AN EASEMENT FOR PUBLIC UTILITY AND DRAINAGE PURPOSES.

**NARRATIVE**  
 THIS SURVEY AND SUBSEQUENT SUBDIVISION PLAT WERE COMPLETED AT THE REQUEST OF KENT FISHER FOR THE PURPOSE OF CREATING A PLANNED RESIDENTIAL UNIT DEVELOPMENT.

**GARDEN CITY WATER DISTRICT APPROVAL**  
 CULINARY WATER SYSTEM APPROVAL  
 SIGNED THIS 29th DAY OF October, 2008.

**GARDEN CITY FIRE DISTRICT APPROVAL**  
 APPROVED THIS 29th DAY OF October, A.D., 2008 BY THE GARDEN CITY FIRE DISTRICT.

**GARDEN CITY ATTORNEY**  
 I HAVE EXAMINED THE FOREGOING PLAT AND DESCRIPTION OF THE VILLAGE AT LIGHTHOUSE POINTE - PHASE 1 SUBDIVISION, AND IN MY OPINION, THEY CONFORM WITH THE CITY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.  
 DATE: October 1, 2008

S. W. COR SEC 33  
 T14N, R5E, SLB&M  
 FOUND CORNER MONUMENT  
 S 89°18'15" E 2,688.38'

**COUNCIL APPROVAL AND ACCEPTANCE**  
 PRESENTED TO THE GARDEN CITY COUNCIL THIS 26th DAY OF October, 2008 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

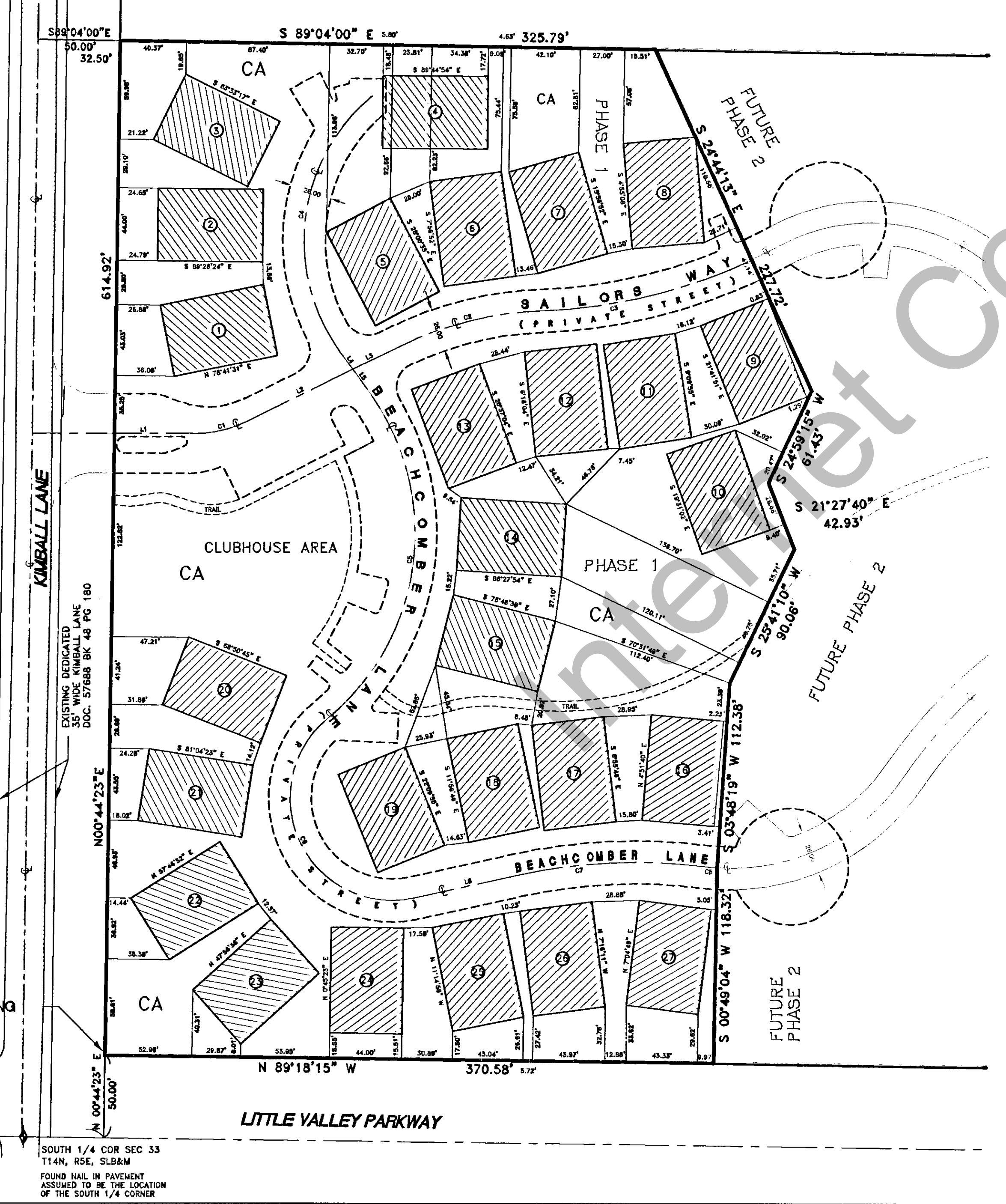
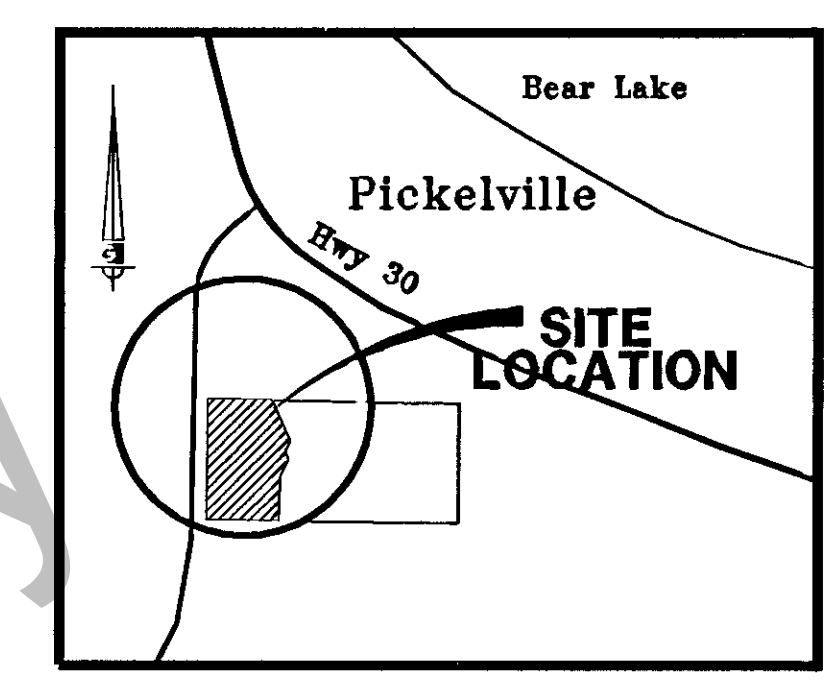
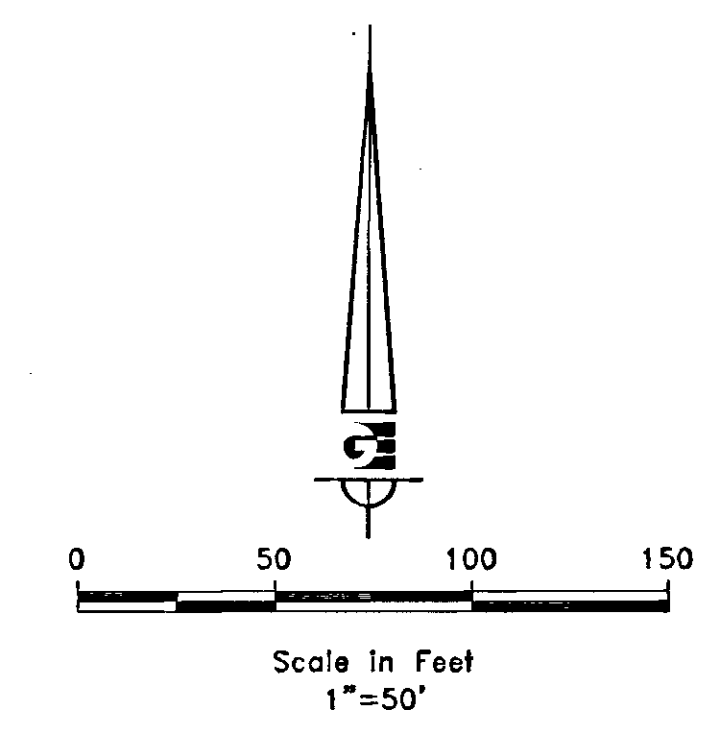
**CITY ENGINEER'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH CITY STANDARDS AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.  
 SIGNED THIS 19th DAY OF Sept., 2008.

**GARDEN CITY PLANNING COMMISSION APPROVAL**  
 APPROVED THIS 20th DAY OF October, A.D., 2008 BY THE GARDEN CITY PLANNING AND ZONING COMMISSION.

**BEAR LAKE SPECIAL SERVICE DISTRICT APPROVAL**  
 WASTE DISPOSAL SYSTEM APPROVAL  
 SIGNED THIS 23rd DAY OF Sept., 2008.

# PHASE ONE THE VILLAGE AT LIGHTHOUSE POINTE PLANNED RESIDENTIAL UNIT DEVELOPMENT

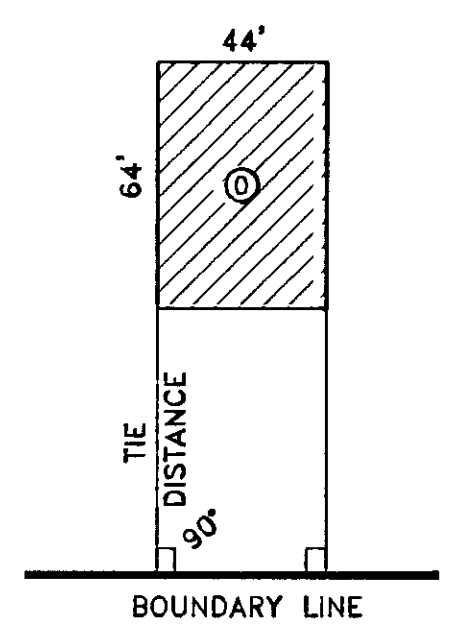
A PART OF THE SOUTHEAST QUARTER OF SECTION 33  
 T14N, R5E, SLB&M, U.S. SURVEY  
 GARDEN CITY, RICH COUNTY, UTAH  
 SEPTEMBER 2008



- LEGEND:**
- CENTERLINE
  - STREET EDGE
  - TRAILS
  - EXISTING PAVEMENT
  - CONDOMINIUM PAD AREA
  - CONDOMINIUM UNIT NUMBER

**CONDOMINIUM ADDRESS TABLE**

UNIT NUMBER	STREET
1	2189 S. BEACHCOMBER LANE
2	2179 S. BEACHCOMBER LANE
3	2171 S. BEACHCOMBER LANE
4	2169 S. BEACHCOMBER LANE
5	133 E. SAILORS WAY
6	143 E. SAILORS WAY
7	151 E. SAILORS WAY
8	161 E. SAILORS WAY
9	166 E. SAILORS WAY
10	160 E. SAILORS WAY
11	158 E. SAILORS WAY
12	148 E. SAILORS WAY
13	138 E. SAILORS WAY
14	2206 S. BEACHCOMBER LANE
15	2216 S. BEACHCOMBER LANE
16	2250 S. BEACHCOMBER LANE
17	2246 S. BEACHCOMBER LANE
18	2242 S. BEACHCOMBER LANE
19	2238 S. BEACHCOMBER LANE
20	2221 S. BEACHCOMBER LANE
21	2225 S. BEACHCOMBER LANE
22	2229 S. BEACHCOMBER LANE
23	2233 S. BEACHCOMBER LANE
24	2237 S. BEACHCOMBER LANE
25	2241 S. BEACHCOMBER LANE
26	2245 S. BEACHCOMBER LANE
27	2249 S. BEACHCOMBER LANE



**DEVELOPER:**  
 LIGHTHOUSE POINTE, LLC  
 c/o KENT FISHER  
 837 E. WASH SPRINGS DR  
 KAYSVILLE, UTAH 84037  
 (801) 725-5008 CELL  
 (801) 548-4668 FAX

**SURVEYOR'S CERTIFICATE**  
 I, JEROME R. LUGER, DO HEREBY CERTIFY THAT I AM REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166691 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING OF THE STATE OF UTAH ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE MADE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS. MONUMENTS WILL BE PLACED AS REPRESENTED ON THE PLAT. EACH OF THE LOTS LOCATED ON SAID TRACT AND THIS SUBDIVISION PLAT COMPLIES WITH THE PROVISIONS OF THE CURRENT SUBDIVISION AND ZONING ORDINANCE REGULATIONS.

**BOUNDARY DESCRIPTION**

PART OF THE SOUTHEAST 1/4 OF SECTION 33, T14N, R5E, SLB&M. BEGINNING AT A POINT BEING N. 00°44'23" E. 50.00 FEET FROM A POINT ON THE SOUTH LINE OF SAID SECTION 33 WHICH IS LOCATED S. 89°18'15" E. 2,688.36 FEET FROM THE FOUND MONUMENT OF THE SOUTHWEST CORNER OF SAID SECTION 33, THENCE THE FOLLOWING COURSES:

N 00°44'23" E	614.92 FT.	ALONG A LINE PARALLEL AND OFFSET 50.00 FEET FROM THE CENTERLINE OF KIMBALL LANE; THENCE
S 89°04'00" E	325.79 FT.	: THENCE
S 24°44'13" E	227.72 FT.	ALONG THE EAST LINE OF PHASE 1; THENCE
S 24°59'15" W	61.43 FT.	ALONG THE EAST LINE OF PHASE 1; THENCE
S 21°27'40" E	42.93 FT.	ALONG THE EAST LINE OF PHASE 1; THENCE
S 25°41'10" W	90.06 FT.	ALONG THE EAST LINE OF PHASE 1; THENCE
S 03°48'19" W	112.38 FT.	ALONG THE EAST LINE OF PHASE 1; THENCE
S 00°49'04" W	118.32 FT.	ALONG THE EAST LINE OF PHASE 1; THENCE
N 89°18'15" W	370.58 FT.	TO THE POINT OF BEGINNING.

CONTAINS: 234,581 SQ. FT. / 5.385 ACRES

BASIS OF BEARING: THE SECTION LINE FROM THE SOUTHWEST CORNER MONUMENT TO THE NAIL ASSUMED TO BE LOCATED AT THE SOUTH 1/4 CORNER OF SECTION 33, T14N, R5E, SLB & M WHICH BEARS S. 89°18'15" E.

9/17/08  
 DATE

**REGISTERED LAND SURVEYOR**  
 No. 166691  
 J. R. LUGER  
 STATE OF UTAH

**OWNERS' DEDICATION**

THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO UNITS AND COMMON AREA AS SHOWN ON THIS PLAT AND NAME SAID TRACT: THE VILLAGE AT LIGHTHOUSE POINTE - PHASE ONE SUBDIVISION

AND DO HEREBY DEDICATE AND RESERVE UNTO THEMSELVES, THEIR HEIRS, THEIR GRANTEEES AND ASSIGNS, A RIGHT OF WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION (AND THOSE ADJOINING SUBDIVISIONS THAT MAY BE SUBDIVIDED BY THE UNDERSIGNED OWNERS AND THEIR SUCCESSORS, ASSIGNS, OR OTHER DEVELOPERS) ON, OVER OR ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT DESIGNATED ON THE PLAT AS COMMON AND EASEMENT AREA, AS ACCESS TO THE INDIVIDUAL UNITS, TO BE MAINTAINED BY A UNIT OWNERS ASSOCIATION WHOSE MEMBERSHIP CONSISTS OF SAID OWNERS, THEIR GRANTEEES, SUCCESSORS OR ASSIGNS.

AND ALSO GRANT AND CONVEY TO THE SUBDIVISION UNIT OWNER'S ASSOCIATION, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS COMMON AREAS AND EASEMENT AREAS TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH UNIT OWNER ASSOCIATION MEMBER IN COMMON WITH ALL OTHERS IN THE SUBDIVISION.

AND HEREBY GRANT AND DEDICATE TO GARDEN CITY A PERPETUAL OPEN SPACE RIGHT AND EASEMENT ON AND OVER THE COMMON AREAS AND EASEMENT AREAS TO GUARANTEE TO GARDEN CITY THAT THE COMMON AREAS REMAIN FOREVER OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES.

AND ALSO GRANT AND CONVEY A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED AS PRIVATE STREETS AND EASEMENT AREA ON THE PLAT AS PUBLIC UTILITY, AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY GARDEN CITY WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES WITHIN THE EASEMENT AREA.

SIGNED ON THE 19th DAY OF Sept., 2008.

**ACKNOWLEDGEMENT**

STATE OF UTAH }  
 COUNTY OF WEBER } SS

ON THE 19th DAY OF September, 2008, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, KENT FISHER, MANAGING PARTNER, LIGHTHOUSE POINTE, L.L.C. A UTAH CORPORATION, THE SIGNER OF THE OWNERS DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

SHARALEE JOHANSEN  
 Notary Public  
 State of Utah  
 My Comm. Expires Nov 1, 2010  
 250 N Main Kaysville, UT 84037

Prepared By: **Gardner Engineering**

5878 S. ADAMS AVE.  
 PARKWAY, SUITE 200  
 OGDEN, UT 84405  
 (801) 478-0202

**COUNTY RECORDER**  
 ENTRY NO. 15881  
 \$52.00 FEE PAID  
 FILED FOR RECORD AND  
 RECORDED 11/03/08 AT  
 2:04 PM BOOK R102 OF OFFICIAL  
 RECORDS, PAGE 885, RECORDED  
 FOR Town of Garden City  
 Debra K. Adams  
 COUNTY RECORDER  
 RICH COUNTY