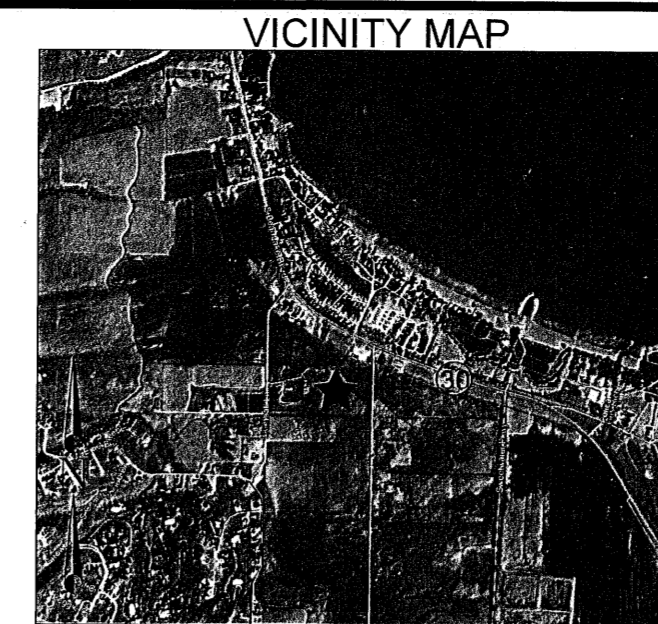


# THE VILLAGE AT LIGHTHOUSE POINTE PHASE 2 PLANNED RESIDENTIAL UNIT COMMUNITY

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33,  
TOWNSHIP 14 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN,  
GARDEN CITY, RICH COUNTY, UTAH, JANUARY 2022



**BOUNDARY DESCRIPTION**  
A PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 14 NORTH, RANGE 5 EAST, OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT BEING LOCATED SOUTH 89°25'03" EAST 2886.36 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 33, RUNNING THENCE NORTH 00°37'26" EAST 50.00 FEET TO THE SOUTHWEST CORNER OF THE VILLAGE AT LIGHTHOUSE POINTE PHASE 1; THENCE SOUTH 25°34'22" EAST 90.06 FEET; (2) NORTH 00°42'16" EAST 118.32 FEET; (3) NORTH 03°41'31" EAST 112.38 FEET; (4) NORTH 25°34'22" EAST 90.06 FEET; (5) NORTH 21°34'28" WEST 42.93 FEET; (6) NORTH 24°52'27" EAST 61.43 FEET; (7) NORTH 24°51'01" WEST 22.72 FEET; THENCE SOUTH 88°51'55" EAST 595.98 FEET; THENCE SOUTH 15°40'47" EAST 35.00 FEET; THENCE SOUTH 79°50'21" WEST 102.79 FEET; THENCE NORTH 72°33'48" WEST 104.33 FEET; THENCE SOUTH 14°13'12" WEST 93.60 FEET; THENCE SOUTH 48°07'44" WEST 38.64 FEET; THENCE SOUTH 24°19'45" EAST 117.41 FEET; THENCE SOUTH 79°49'17" EAST 74.28 FEET; THENCE NORTH 86°19'59" EAST 88.58 FEET; THENCE SOUTH 24°34'14" WEST 81.01 FEET; THENCE SOUTH 07°26'43" WEST 78.33 FEET; THENCE SOUTH 15°30'38" WEST 103.20 FEET; THENCE SOUTH 14°32'34" WEST 159.17 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID SOUTH LINE OF SAID SOUTHEAST QUARTER NORTH 89°25'03" WEST 784.39 FEET TO THE POINT OF BEGINNING, CONTAINING 294,845 SQUARE FEET OR 6.769 ACRES MORE OR LESS.

**SURVEYOR'S CERTIFICATE**  
I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS THE VILLAGE AT LIGHTHOUSE POINTE PHASE 2 IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.



SIGNED THIS 3<sup>RD</sup> DAY OF MAY, 2022.

**OWNER'S DEDICATION**  
I, THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

**THE VILLAGE AT LIGHTHOUSE POINTE PHASE 2**  
AND HEREBY DEDICATE, GRANT AND CONVEY TO THE THE VILLAGE AT LIGHTHOUSE POINTE HOMEOWNERS ASSOCIATION INC., A UTAH NONPROFIT CORPORATION A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS COMMON AREA AND PRIVATE STREET, 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, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS, AND GRANT AND DEDICATE TO GARDEN CITY THAT COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES, AND ALSO GRANT, DEDICATE AND CONVEY TO THE THE VILLAGE AT LIGHTHOUSE POINTE HOMEOWNERS ASSOCIATION INC., ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS COMMON AREA, TO BE USED FOR WASTEWATER DISPOSAL, SECONDARY WATER FACILITIES, RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH LOT OWNERS ASSOCIATION MEMBER IN COMMON WITH ALL OTHERS IN THE SUBDIVISION, AND ALSO GRANT AND DEDICATE TO THE THE VILLAGE AT LIGHTHOUSE POINTE HOMEOWNERS ASSOCIATION INC., A RIGHT-OF-WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN THE VILLAGE AT LIGHTHOUSE POINTE PHASE 2 AND FUTURE PHASES, ON, OVER AND ACROSS ALL THOSE PORTIONS OF SAID TRACT OF LAND DESIGNATED HEREON AS PRIVATE STREET AS ACCESS TO THE INDIVIDUAL UNITS, TO BE MAINTAINED BY THE UNIT OWNER'S ASSOCIATION AND ALSO DEDICATE, GRANT AND CONVEY TO GARDEN CITY A TEMPORARY TURN AROUND EASEMENT AS SHOWN HEREON TO BE USED BY THE PUBLIC UNTIL SUCH TIME THAT THE ROAD IS EXTENDED. THE TEMPORARY TURN AROUND EASEMENT SHALL BE REVOKED AND NULLIFIED AT THE EVENT OF THE EXTENSION OF THE ROAD WITHOUT FURTHER WRITTEN DOCUMENT AND THE ENCUMBERED LAND WITHIN THE AFFECTED PROPERTY SHALL BE RELEASED FOR THE FULL AND EXCLUSIVE USE AND BENEFIT OF THE PROPERTY OWNERS. THE COVENANTS, CONDITIONS AND RESTRICTIONS OF THE DEVELOPMENT ARE FOUND AT RICH COUNTY AS RECORDED WITH THE RICH COUNTY RECORDING OFFICE WITH A FILING NUMBER OF 99152, BOOK L12 AND PAGE 1782

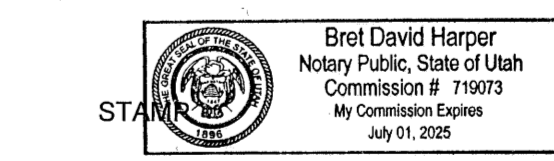
SIGNED THIS 16<sup>TH</sup> DAY OF August, 2022.

ROBERT W. SPIERS PLUMBING, INC.

BY: *[Signature]*

**ACKNOWLEDGEMENT**

STATE OF UTAH )  
COUNTY OF RICH )  
On this 16<sup>th</sup> day of August, 2022, personally appeared before me *Jared R. Taylor*, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the Vice President of *Robert W. Spiers Plumbing, Inc.*, and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said *Vice President* acknowledged to me that said Corporation executed the same.



*[Signature]*  
NOTARY PUBLIC

**NARRATIVE**

THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWENTY SEVEN LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY KENT FISHER. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING RICH COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 14 NORTH, RANGE 5 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 89°25'03" EAST RICH COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

DEVELOPER: ROBERT W. SPIERS LIGHTHOUSE POINTE, LLC C/O KENT FISHER 2303 WEST 1020 NORTH CLINTON, UT 84015 801-721-5008	<b>S1</b> <b>3</b>	COUNTY RECORDER ENTRY NO. <u>164894</u> FEE PAID <u>204.00</u> FILED FOR AND RECORDED <u>2/15/2023</u> AT <u>1:56</u> IN BOOK <u>A13</u> OF OFFICIAL RECORDS, PAGE <u>404</u> , RECORDED FOR <u>Town of Garden City</u> <u>Van Borden</u> COUNTY RECORDER BY: _____
<b>GARDNER ENGINEERING</b> CIVIL - LAND PLANNING MUNICIPAL - LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066		

ROBERT SPIERS  
PLUMBING INC.  
41-33-00-023

ABOVE ALL  
PROPERTIES LLC  
41-33-00-153

HOBBS LAND CO  
41-33-00-154

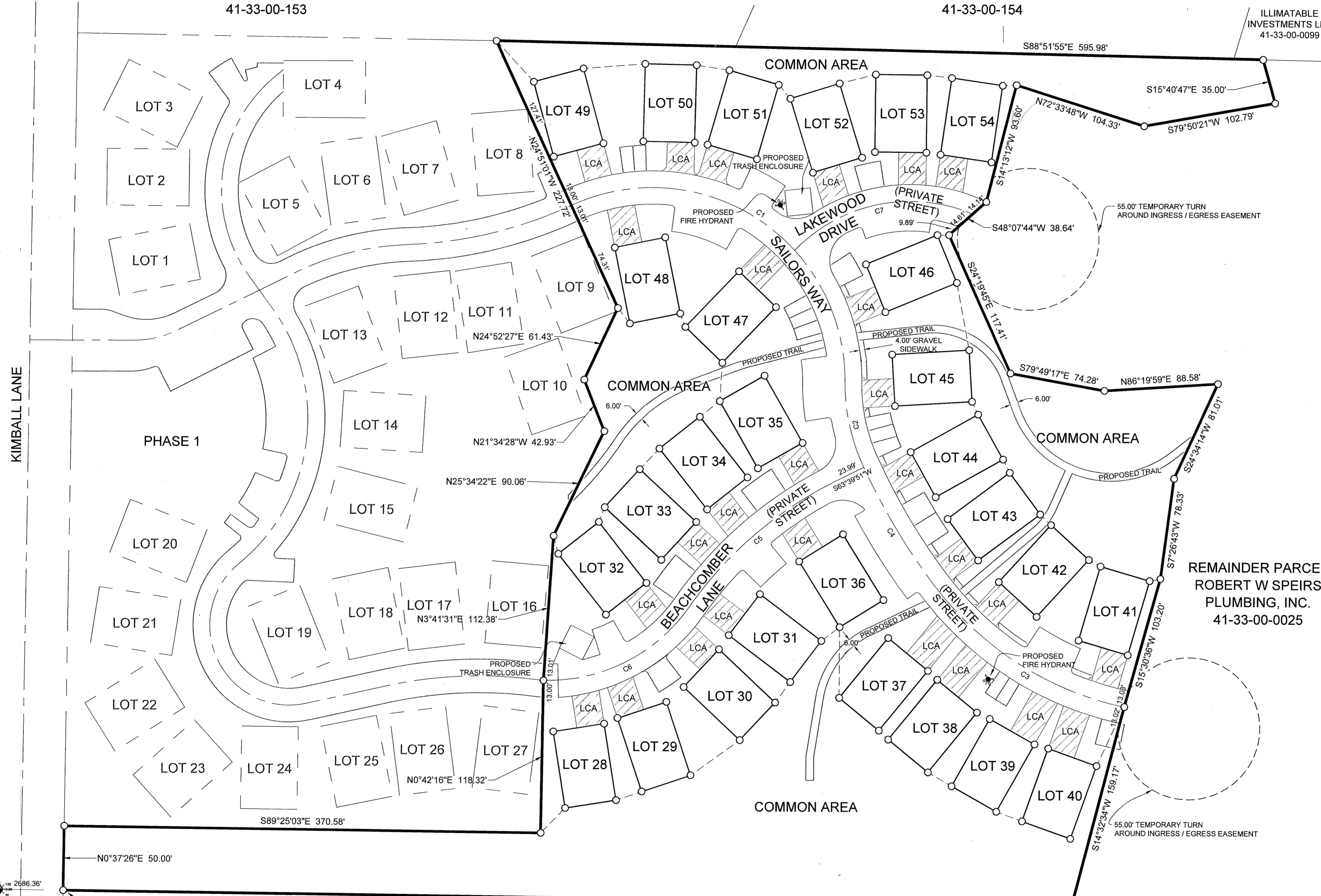
LEO & TERESA BARNES  
41-33-00-127

NED & TAMALYN CALDER  
41-33-00-128

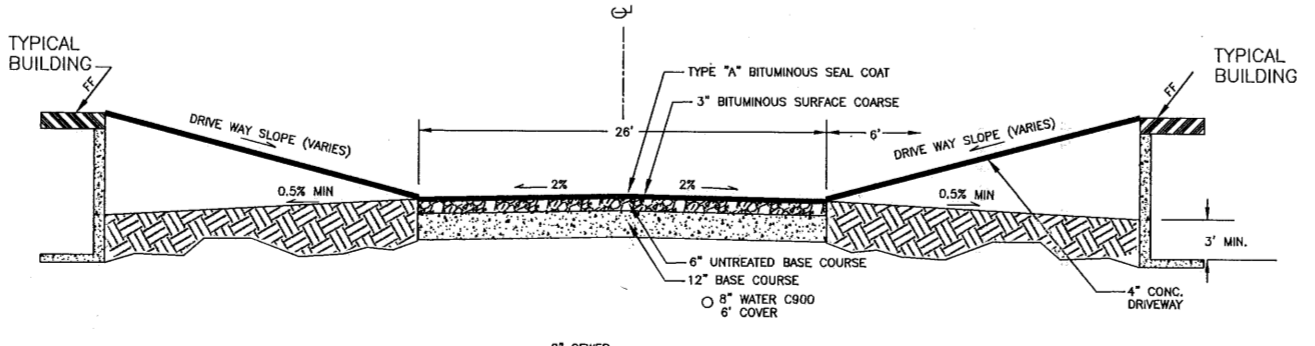
MICHAEL FROST &  
DEBBIE McDONALD  
36-04-00-022

BEAR LAKE RV LLC  
36-04-000-0058

ODD PROPERTIES LLC  
36-04-000-0059



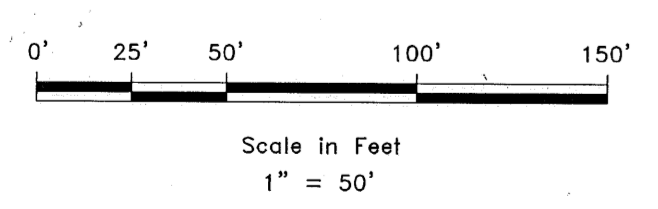
- LEGEND**
- ◆ RICH COUNTY MONUMENT AS NOTED
  - SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
  - SUBDIVISION BOUNDARY
  - LOT LINE
  - ADJACENT PARCEL
  - SECTION LINE
  - - - EASEMENT
  - x EXISTING FENCE LINE



- NOTES**
- ZONE (PUD ACCORDING TO GARDEN CITY ZONING)
  - #5 REBAR AND YELLOW PLASTIC SURVEY CAPS (GARDNER ENGINEERING) TO BE SET AT ALL BOUNDARY CORNERS.
  - ALL COMMON AREA (C.A.) AND LIMITED COMMON AREA (L.C.A.) IS TO CONSIDERED AN EASEMENT FOR PUBLIC UTILITY AND DRAINAGE PURPOSES.
  - ALL AREAS CONTAINED WITHIN THE PROJECT SHOWN AND DESIGNATED BY A DIAGONAL STRIP IS TO BE LIMITED COMMON AREA FOR ACCESS AND PARKING TO THE INDIVIDUAL LOT IT DIRECTLY ADJOINS.
  - THERE ARE A TOTAL OF 27 LOTS AND EACH LOT CONTAINS 2,400 SQUARE FEET.
  - NO BUILDING IN THIS DEVELOPMENT SHALL BE HIGHER THAN 35 FEET.
  - THERE IS NO MAPPED FEMA FLOOD PLAIN MAP FOR THIS PROPERTY AT THIS TIME.
  - FOR FURTHER INFORMATION RELATED TO THE DEVELOPMENT PLEASE REFER TO THE COVENANTS, CONDITIONS AND RESTRICTIONS OF THE DEVELOPMENT AS RECORDED WITH THE RICH COUNTY RECORDING OFFICE WITH A FILING NUMBER OF 99152, BOOK L12 AND PAGE 1782.

SOUTHWEST CORNER SEC. 33, T14N, R5E, S.L.B.&M.

S89°25'03"E 2637.08' (BASIS OF BEARING)  
SOUTH QUARTER CORNER SEC. 33, T14N, R5E, S.L.B.&M.



**GARDEN CITY FIRE DISTRICT APPROVAL**  
APPROVED THIS 29<sup>TH</sup> DAY OF June, 2022  
BY: *[Signature]*  
FIRE CHIEF

**GARDEN CITY ATTORNEY**  
I HAVE EXAMINED THE FOREGOING PLAT AND DESCRIPTION OF THE VILLAGE AT LIGHTHOUSE POINTE - P.R.U.D. - PHASE 2 SUBDIVISION, AND IN MY OPINION, THEY CONFORM WITH THE CITY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.  
SIGNED THIS 19<sup>TH</sup> DAY OF September, 2022.  
*[Signature]*  
CITY ATTORNEY

**COUNCIL APPROVAL AND ACCEPTANCE**  
PRESENTED TO THE GARDEN CITY COUNCIL  
THIS 4<sup>TH</sup> DAY OF February, 2023  
AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.  
*[Signature]*  
MAYOR  
ATTEST: *[Signature]*

**CITY ENGINEERS 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 7<sup>TH</sup> DAY OF June, 2022.  
*[Signature]*  
ENGINEER

**GARDEN CITY PLANNING COMMISSION APPROVAL**  
APPROVED THIS 19<sup>TH</sup> DAY OF October, 2022 BY THE GARDEN CITY PLANNING AND ZONING COMMISSION  
*[Signature]*  
CHAIRPERSON

**BEAR LAKE SPECIAL SERVICE DISTRICT APPROVAL**  
WASTE DISPOSAL SYSTEM APPROVAL  
APPROVED THIS 6<sup>TH</sup> DAY OF July, 2022.  
*[Signature]*  
SIGNATURE

C:\FISHER\KENT\GARDEN CITY\2022\THE VILLAGES AT BEAR LAKE PH2\SURVEY\DRAWING\PHASE 2.DWG