

HARBOR VIEW CONDOMINIUMS

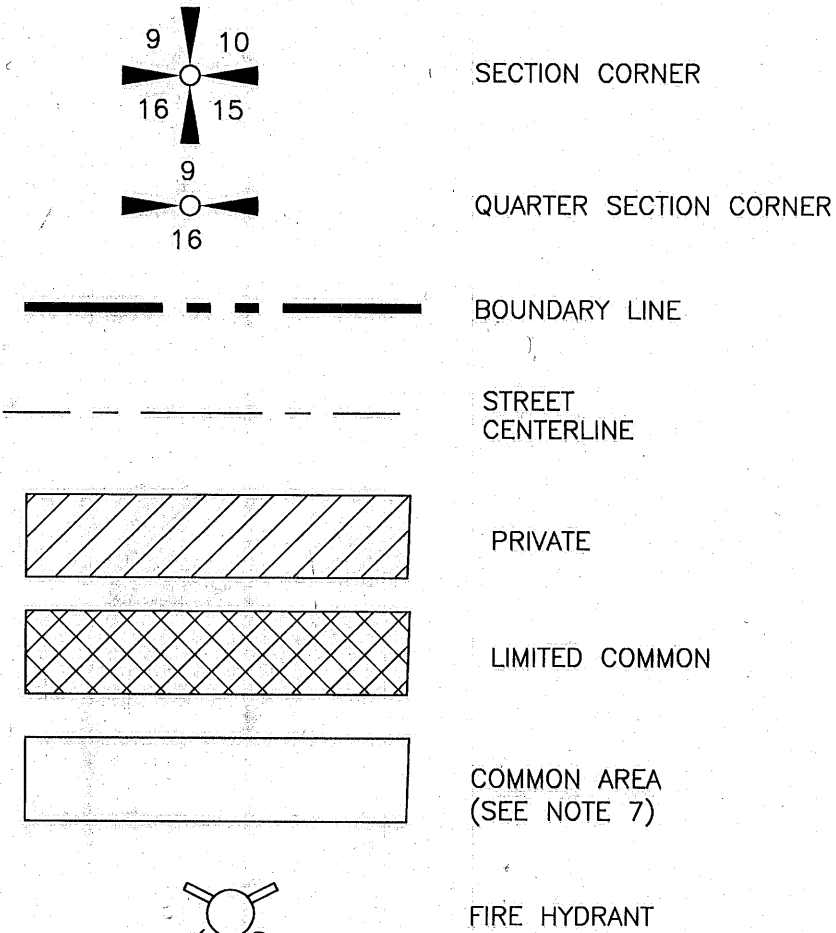
AN AMENDMENT OF HARBOR VIEW TOWNHOMES

PART OF THE NORTHEAST QUARTER OF SECTION 17 OF
SECTION 16, TOWNSHIP 14 NORTH, RANGE 5 EAST, SALT
LAKE BASELINE & MERIDIAN
GARDEN CITY, UTAH

FINAL PLAT

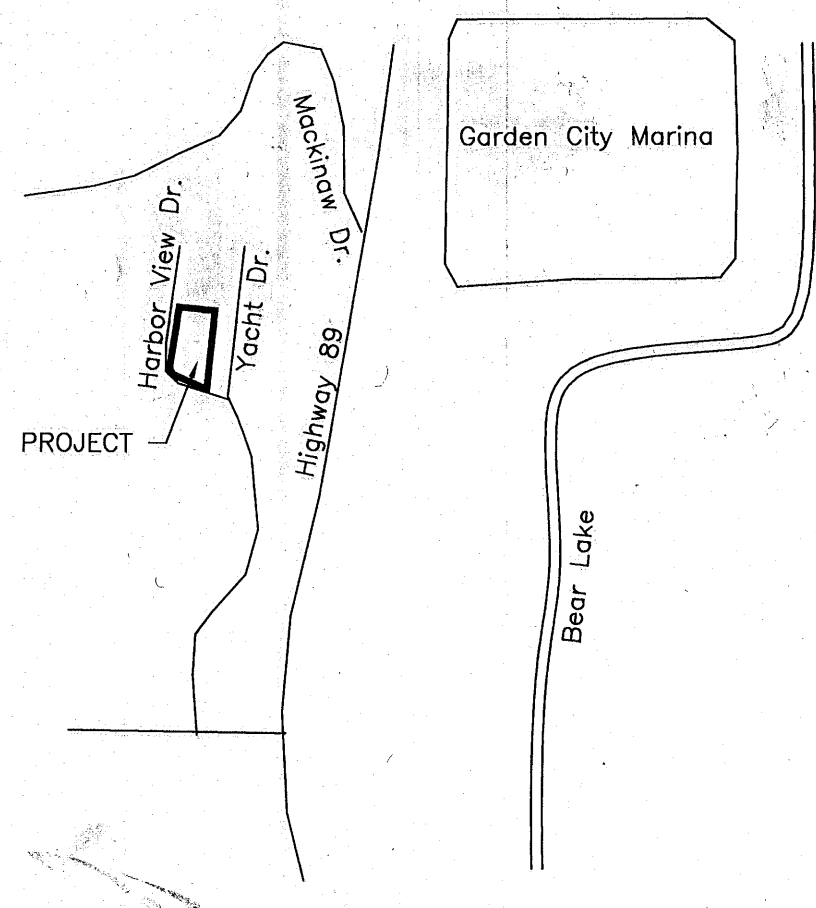
0 5 10 20 40
SCALE: 1"=40' (11x17' PLAN SET)
SCALE: 1"=20' (22x34' PLAN SET)

LEGEND

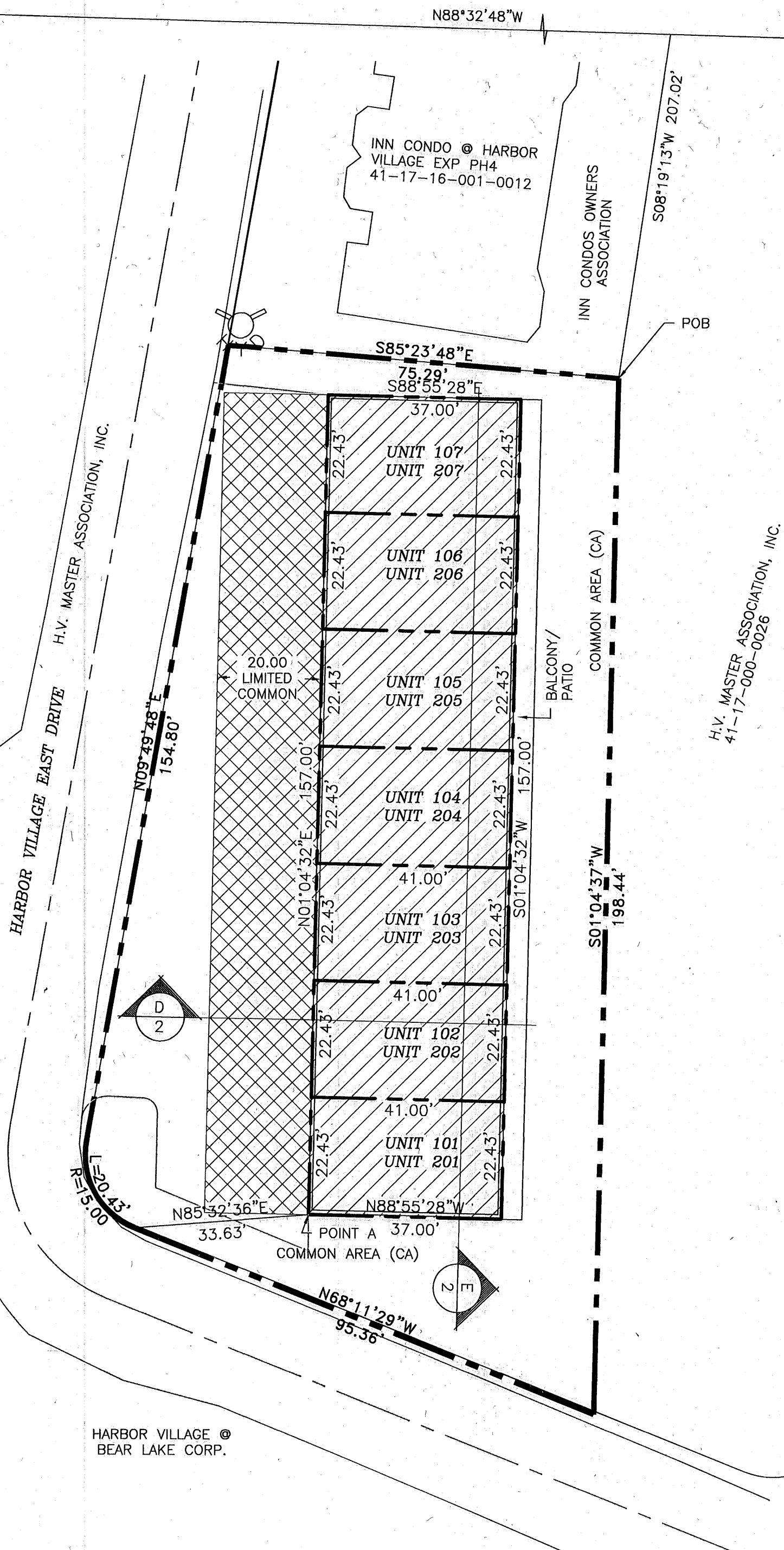


UNIT	ADDRESS
101	951 Harbor Village East Drive Unit 1
201	951 Harbor Village East Drive Unit 2
102	947 Harbor Village East Drive Unit 1
202	947 Harbor Village East Drive Unit 2
103	943 Harbor Village East Drive Unit 1
203	943 Harbor Village East Drive Unit 2
104	939 Harbor Village East Drive Unit 1
204	939 Harbor Village East Drive Unit 2
105	935 Harbor Village East Drive Unit 1
205	935 Harbor Village East Drive Unit 2
106	931 Harbor Village East Drive Unit 1
206	931 Harbor Village East Drive Unit 2
107	927 Harbor Village East Drive Unit 1
207	927 Harbor Village East Drive Unit 2

VICINITY MAP



N 1/4 SECTION 17,
T14N, R5E, SLB&M
FND 1" REBAR



NE COR. SECTION 17,
T14N, R5E, SLB&M
FND BRASS CAP
ELEV: 5953.68

E 1/4 SECTION 17,
T14N, R5E, SLB&M
FND AL. CAP

PUBLIC WORKS APPROVAL
APPROVED THIS 4 DAY OF JUNE, 2024 BY THE
PUBLIC WORKS DIRECTOR _____

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

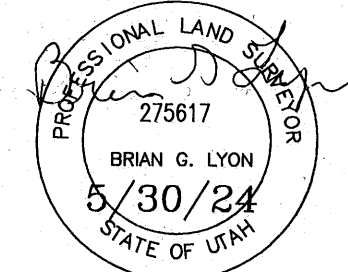
STATE OF UTAH
COUNTY OF Cache
On this 4 day of June, in the year 2024, before me
Leslie Castro, a notary public, personally appeared Christine Stander,
Manager Member of Blue Acres Properties, LLC, proved on the basis of
satisfactory evidence to be the person whose name is subscribed to this
document, and acknowledged that said document was signed by him/her in
behalf of said Blue Acres Properties, LLC by authority of its bylaws.
Notary Public Signature: Leslie Castro
Notary Public Full Name: Leslie Castro
Commission Number: 722448
My Commission Expires: 1/14/2026
A Notary Public Commissioned in Utah

ROCK MOUNTAIN POWER NOTE

- 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.
- 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:
 - A recorded easement or right-of-way
 - The law applicable to prescriptive rights
 - Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
 - Any other provision of law

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 therein, and have subdivided said tract of land into lots and streets to be hereafter known as HARBOR VIEW CONDOMINIUMS 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 Northeast Quarter of the Northeast Quarter of Section 17; Township 14 North, Range 5 East of the Salt Lake Meridian, located in Rich County, Utah described as follows:

Commencing at the Northeast Corner of said Section 17, Township 14 North, Range 5 East of the Salt Lake Meridian monumented with a 4" Brass Cap, thence N88°32'48"W 275.39 feet along the north line of the Northeast Quarter of said Section 17; thence S08°19'13"W 207.02 feet to the POINT OF BEGINNING and running

thence S 01°04'37" W 198.44 feet to the north line of Harbor Village East Drive right of way;

thence along said 30 foot right of way for the following three courses:

- 1) thence N 68°11'29" W 95.36 feet;
 - 2) thence Northwesterly, 20.43 feet along a curve to the right having a radius of 15.00 feet, a central angle of 78°01'17" and a chord that bears N 29°10'51" W 18.88 feet;
 - 3) thence N 09°49'48" E 154.80 feet;
- thence S 85°23'48" E 75.29 feet to the point of beginning, containing 0.37 acres, more or less.

NOTES/NARRATIVE

1. THE PURPOSE OF THIS SURVEY WAS TO AMEND THE HARBOR VIEW TOWNHOMES PLAT RECORDED IN THE RICH COUNTY RECORDER'S OFFICE UNDER ENTRY NO. 101084 ON AUGUST 26, 2021 BY CREATING A CONDOMINIUM PLAT FROM THE SUBJECT PROPERTY. THE SURVEY WAS REQUESTED BY ROD THOMPSON.
2. THE BASIS OF BEARING IS S 00°00'00" E 2802.49 BETWEEN NORTHEAST CORNER MONUMENTED WITH A BRASS CAP AND THE EAST QUARTER CORNER MONUMENTED WITH AN ALUMINUM 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. THIS PLAT IS SUBJECT TO CERTAIN RIGHTS AND DUTIES AS SET FORTH IN CO&R'S WHICH MAYBE AMENDED FROM TIME TO TIME.

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 HARBOR VIEW CONDOMINIUMS, do hereby dedicate for the perpetual use of the owners of Harbor View HOA, 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, concurrently with the recording of this plat under Filing No. _____.

The undersigned further consents to the recordation 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 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 day of June, 2024.

Rodney Thompson
RODNEY THOMPSON, MANAGER
HARBOR VIEW TOWNHOMES, LLC

Christine Stander
CHRISTINE STANDER, MANAGER
BLUE ACRES PROPERTIES, LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF Cache
On this 4 day of June, in the year 2024, before me
Leslie Castro, a notary public, personally appeared Rodney Thompson,
Manager Member of Harbor View 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 Harbor View Townhomes, LLC by authority of its bylaws.
Notary Public Signature: Leslie Castro
Notary Public Full Name: Leslie Castro
Commission Number: 722448
My Commission Expires: 1/14/2026
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 RECORDER'S OFFICE ON THE 30 DAY OF May, 2024 AT 9:00 O'CLOCK AND IS DULY RECORDED
FILING NO. 10417
\$128.⁰⁰

COUNTY CLERK

BEAR LAKE SPECIAL SEWER DISTRICT APPROVAL
APPROVED THIS 3RD DAY OF JUNE, 2024 BY THE
BEAR LAKE SPECIAL SEWER DISTRICT
Mark Thompson

GARDEN CITY FIRE DISTRICT
APPROVED THIS 1ST DAY OF JUNE, 2024 BY THE
GARDEN CITY FIRE DISTRICT
Mark Thompson

TOWN ENGINEER APPROVAL
APPROVED THIS 13TH DAY OF JUNE, 2024 BY THE
GARDEN CITY ENGINEER
Mark Thompson

TOWN ATTORNEY APPROVAL
APPROVED THIS 6TH DAY OF JUNE, 2024 BY THE
GARDEN CITY ATTORNEY
Mark Thompson

CITY COUNCIL APPROVAL AND ACCEPTANCE
PRESENTED TO THE GARDEN CITY CITY COUNCIL THIS 8TH DAY OF July, 2024 AT WHICH TIME THIS SUBDIVISION WAS
APPROVED AND ACCEPTED:
Mark Thompson 7/8/24
MAYOR
ATTEST:
Mark Thompson 7/8/24
TOWN CLERK

UTILITIES APPROVAL
THE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE
APPROVED:
Mark Thompson
ROCKY MNTN POWER REPRESENTATIVE

PLANNING AND ZONING APPROVAL
APPROVED BY THE GARDEN CITY PLANNING AND ZONING
COMMISSION THIS 6TH DAY OF July, 2024 A.D.
Mark Thompson

SEALED

ALLIANCE CONSULTING
ENGINEERS
760 WEST 200 NORTH SUITE 8
LOGAN, UTAH 84321
(435)755-5121
alliancelogan@yahoo.com

Subdivider:
Harbor View Townhomes, LLC
P.O. Box 6384
North Logan, Utah 84341
Blue Acres Properties, LLC
965 Pleasant Center Dr.
Logan, Utah 84321

NO.	DATE	REVISIONS	REVIEWED	PROJECT NO.

HARBOR VIEW CONDOMINIUMS
AN AMENDMENT OF HARBOR VIEW TOWNHOMES
PART OF THE NORTHEAST QUARTER OF SECTION 17
OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 5
EAST, SALT LAKE BASELINE & MERIDIAN
GARDEN CITY, UTAH

DATE: MAY, 2024
DRAWING NO. 1
1 of 2