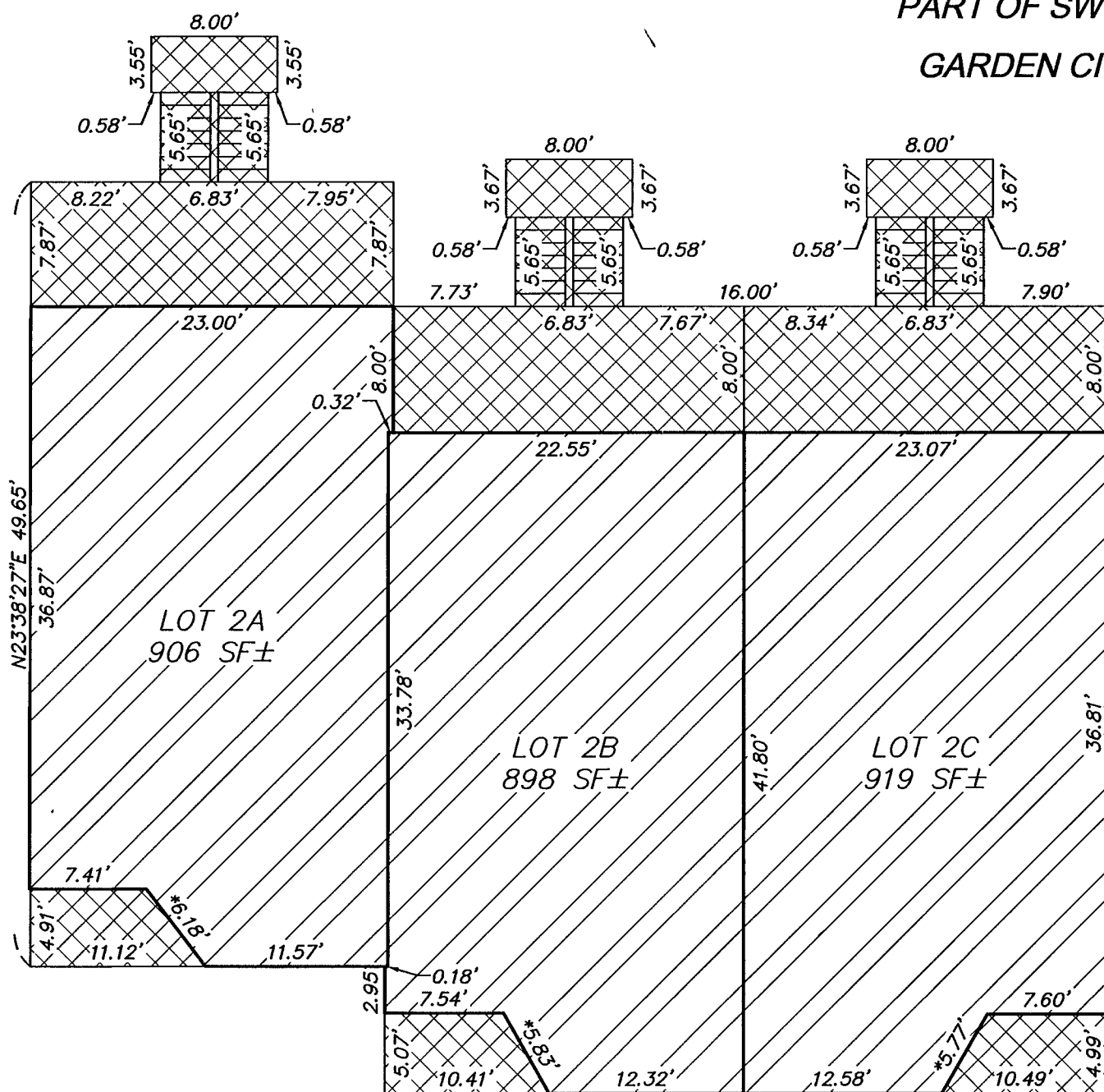


2021 PARTIAL AMENDMENT TO SPINNAKER POINT TOWNHOME SUBDIVISION

PART OF SW $\frac{1}{4}$ SEC 16, T14N, R5E, SLM

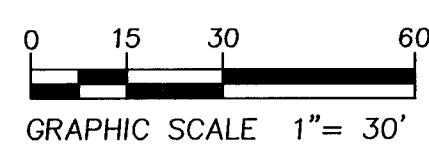
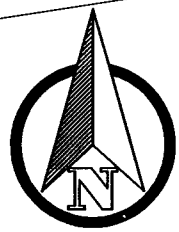
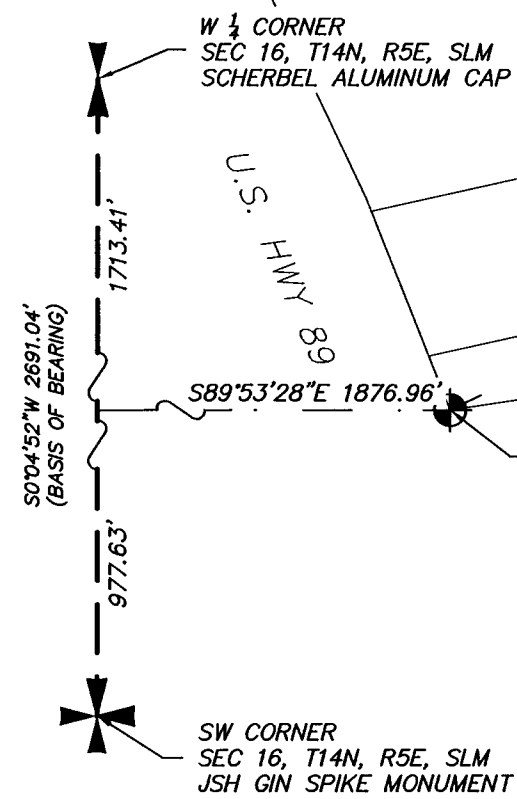
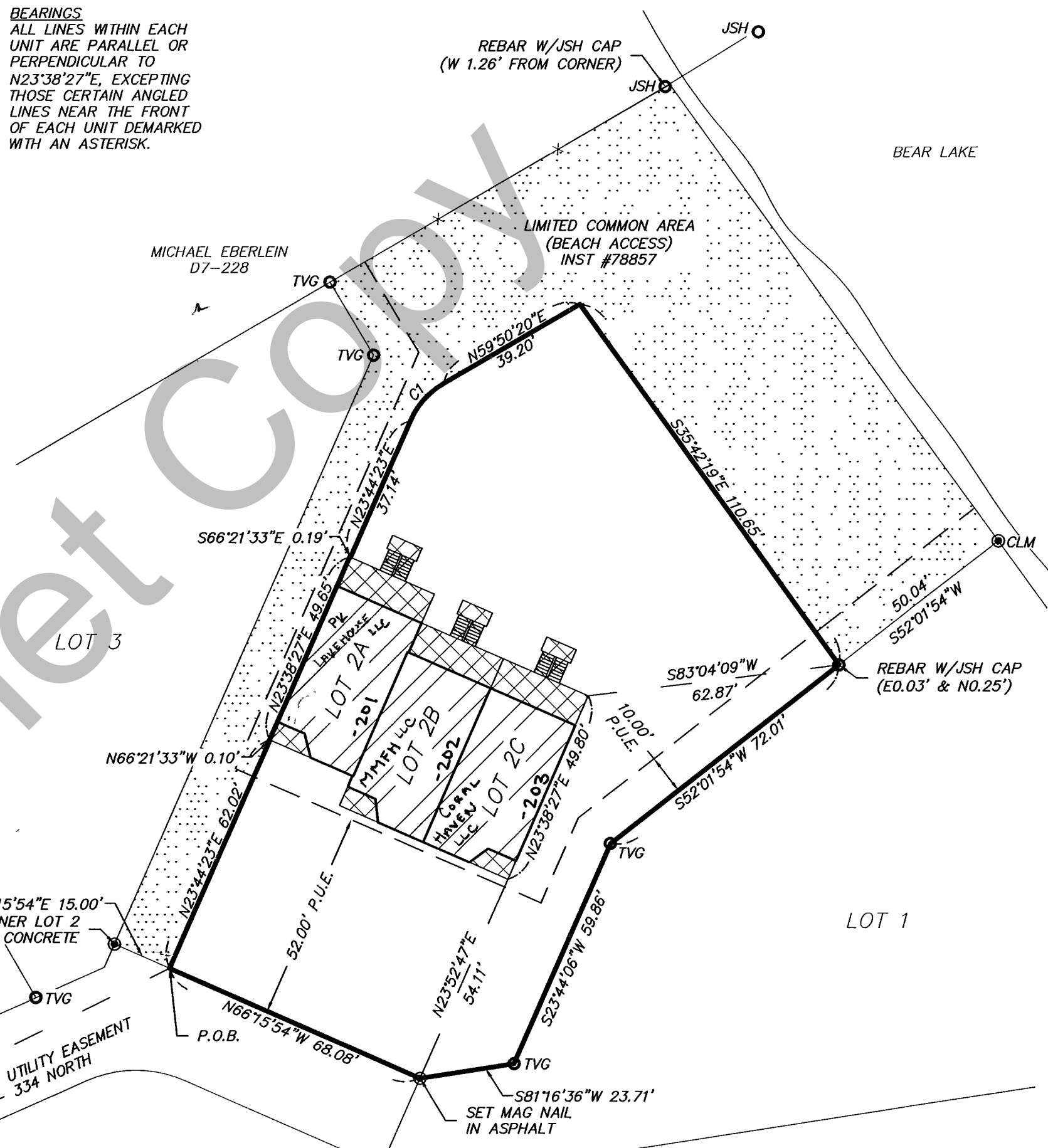
GARDEN CITY, RICH COUNTY, UTAH



SCALE: 1" = 10'

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
 - TVG● 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°05'57"	N41°47'22"E	12.39'

NOTES AND RESTRICTIONS

1. THE PURPOSE OF THE AMENDED PLAT IS TO CONVERT THREE CONDOMINIUM UNITS INTO THREE TOWNHOME UNITS.
2. THE PLAT BEING AMENDED IS INSTRUMENT NUMBER 58034, BOOK A9, PAGE 201, RECORDED ON SEPTEMBER 17, 2001 IN THE RICH COUNTY, UTAH RECORDER'S OFFICE.
3. ALL UTILITY SERVICE LATERALS INCLUDING WATER, SEWER, POWER, ETC., FOR LOTS 2A, 2B, 2C TO BE INSTALLED IN ACCORDANCE WITH THE CURRENT EDITION OF THE GARDEN CITY PUBLIC WORKS AND PUBLIC WORKS STANDARDS IN CONJUNCTION WITH THE SITE CONSTRUCTION. PROPERTY OWNER REQUIRED TO PAY FOR THE INSTALLATION OF THE UTILITIES INCLUDING ALL IMPACT FEES AND ASSOCIATED PERMITS.
4. TOWNHOME LOTS ARE DESIGNATED AS PRIVATE OWNERSHIP AND MAY BE SOLD OR LEASED. DECK/PATIO, PORCH, AND DRIVEWAY AREAS ARE LIMITED COMMON OWNERSHIP. THEY ARE RESERVED FOR THE USE OF THE TOWNHOME LOT TO WHICH THEY ARE ATTACHED AND/OR APPURTENANT. IN ADDITION, THERE IS LIMITED COMMON AREA FOR THE ENTIRE SUBDIVISION TO USE. ALL OTHER AREAS ARE CONSIDERED COMMON AREA.
5. PUBLIC UTILITY EASEMENTS. NO STRUCTURES MAY BE BUILT WITHIN ANY PUBLIC UTILITY EASEMENT, EXCEPT AS APPROVED BY THE CITY ENGINEER. ALL COMMON AREAS ARE SUBJECT TO A BLANKET PUBLIC UTILITY EASEMENT.

41-16-060-LOTS