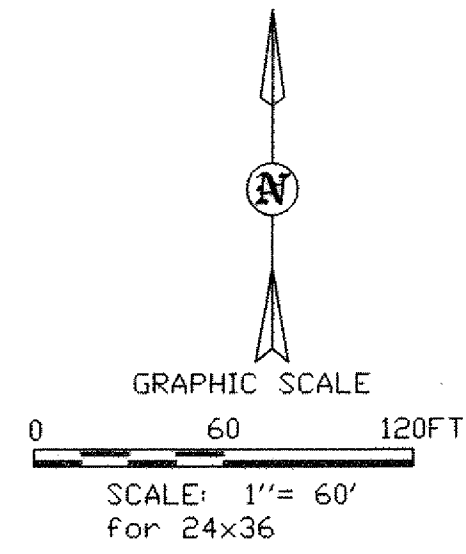


LOCHWOOD, P.U.D. PHASE 2

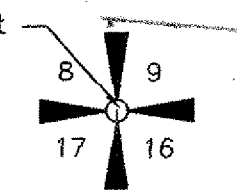
FINAL PLAT
PART OF THE NORTHEAST QUARTER OF SECTION 17,
TOWNSHIP 14 NORTH, RANGE 5 EAST,
SALT LAKE BASELINE & MERIDIAN
GARDEN CITY, UTAH

NOTES:

- Setbacks are as follows:
Front: 20 feet
Rear: 20 feet
Side yard: 10 feet total $6' + 4'$
Min between Structures 10'
Street side: 10 feet
- Additional off-street parking for residential: 27
- Area in phase 2: 13.95 acres
Total lots in Phase 2: 72
- Easements for utilities are as follows:
Front: 10 feet
Rear: 10 feet

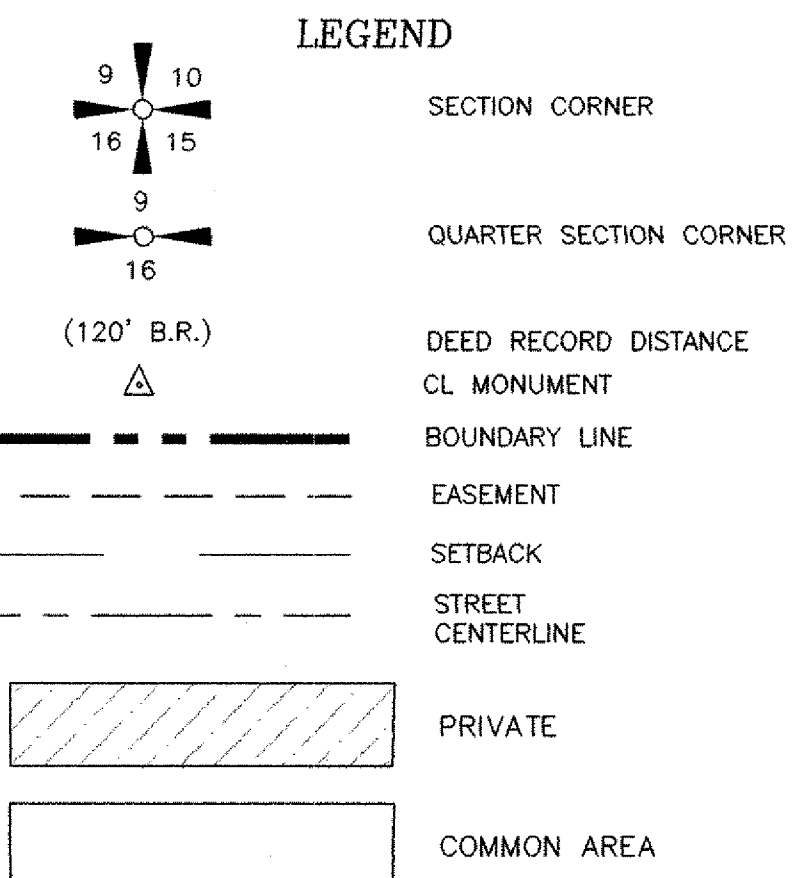


Brass Cap Monument



FOUND RIGHT-OF-WAY MONUMENT
STA 866+17.30 50' (FIELD)

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C100	69.50	50.00	79.38 36"	S50°16'59"E	64.04
C101	18.90	200.00	5°24'49"	N13°10'05"W	18.89
C102	83.73	200.00	23°59'08"	N27°52'04"W	83.12
C103	69.81	50.00	80°00'00"	S00°08'22"W	64.28
C104	35.60	50.00	40°47'42"	S60°32'13"W	34.85
C105	80.21	50.00	91°55'03"	N53°06'24"W	71.88
C106	90.22	300.00	17°13'50"	S15°45'48"E	89.88
C107	106.82	500.00	12°14'27"	N18°15'30"W	106.62
C108	41.56	200.00	11°54'18"	N08°11'08"W	41.48
C109	86.72	112.00	44°02'37"	S33°37'28"E	84.11
C110	29.98	100.00	17°10'48"	S81°18'19"W	29.87
C111	10.38	80.00	7°26'13"	N86°10'37"E	10.38
C112	6.97	80.00	4°59'23"	N87°24'01"E	6.96
C113	3.42	80.00	2°26'49"	N83°40'55"E	3.42
C114	37.65	150.00	14°22'52"	S07°25'25"E	37.55
C115	10.20	170.00	3°26'21"	S11°06'02"E	10.20
C116	50.76	50.00	58°09'44"	S11°03'29"W	48.60
C117	19.06	50.00	21°50'16"	S28°56'31"E	18.94
C118	19.40	70.00	15°52'54"	S18°24'08"E	19.34
C119	17.01	180.00	5°24'49"	N13°10'06"W	17.00
C120	42.82	180.00	13°37'45"	N22°41'23"W	42.72
C121	32.54	180.00	10°21'23"	N34°40'57"W	32.49
C122	52.32	180.87	16°34'30"	N48°10'02"W	52.14
C123	39.73	124.00	18°21'28"	S46°29'55"E	39.56
C124	58.73	124.00	28°44'58"	S24°26'41"E	55.26
C125	32.20	220.00	8°23'14"	N35°49'01"W	32.18
C126	55.61	220.00	14°28'54"	N24°13'57"W	55.46
C127	4.29	220.00	1°07'00"	N16°26'00"W	4.29
C128	15.64	220.00	4°04'26"	N12°29'54"W	15.64
C129	41.70	30.00	79°38'36"	S80°16'59"E	38.42
C130	35.52	180.00	11°18'21"	N06°29'06"W	35.46
C131	31.67	20.00	90°43'39"	N44°31'54"E	28.46
C132	60.14	480.00	7°10'45"	N15°43'39"W	60.10
C133	22.45	320.00	4°01'11"	S22°22'07"E	22.45
C134	42.40	480.00	5°03'42"	N21°50'00"E	42.39
C135	60.31	320.00	10°47'55"	S14°57'34"E	60.22
C136	48.13	30.00	91°55'03"	N53°06'24"W	43.13
C137	13.47	320.00	2°24'45"	S08°21'15"E	13.47
C138	41.89	30.00	80°00'00"	S00°08'22"W	38.57
C139	21.36	30.00	40°47'42"	S60°32'13"W	20.91
C140	42.76	100.00	24°29'48"	S43°25'45"E	42.43
C141	29.39	20.00	84°10'59"	N82°13'51"E	26.81
C142	7.37	70.00	6°02'03"	S43°09'23"W	7.37
C143	34.23	100.00	19°36'38"	S21°22'31"E	34.06
C144	42.47	70.00	34°45'39"	S63°33'14"W	41.82
C145	34.51	120.00	16°28'32"	S81°39'27"W	34.39
C146	30.68	20.00	87°53'52"	S62°37'53"E	27.76
C147	54.55	280.00	11°09'48"	S13°06'03"E	54.47
C148	34.41	20.00	98°34'54"	S30°44'07"W	30.32
C149	34.21	520.00	3°46'09"	N18°40'16"W	34.20
C150	13.78	80.00	9°52'10"	S84°57'38"W	13.76
C151	24.04	520.00	2°38'55"	N13°27'44"W	24.04
C152	27.22	20.00	77°58'01"	S51°07'17"E	25.16
C153	31.25	20.00	89°30'54"	S45°20'50"E	28.16
C154	44.34	220.00	11°32'54"	N06°21'50"W	44.27
C155	35.62	20.00	102°01'59"	S38°52'43"W	31.09
C156	31.37	20.00	89°52'18"	N45°10'08"W	28.25
C157	31.46	20.00	90°07'42"	N44°49'52"E	28.32
C158	31.46	20.00	30°07'42"	S44°49'52"W	28.32
C159	31.37	20.00	89°52'18"	N45°10'08"W	28.25
C160	27.14	170.00	9°08'53"	S04°48'25"E	27.11
C161	38.00	130.00	16°45'00"	S08°36'29"E	37.87



LEGAL DESCRIPTION

Part of the Northeast Quarter of Section 17, Township 14 North, Range 5 East of the Salt Lake Baseline and Meridian, described as follows:
Beginning at the East Quarter Corner of Section of 17, Township 14 North, Range 5 East of the Salt Lake Baseline and Meridian monumented with a Brass cap from which the Northeast Corner of said Section 17 bears N 0°06'52" E 2602.76 feet along the section line (Basis of Bearing) and running thence N 89°39'18" W 855.48 feet; thence along the east bank of the Hodges and Swan Creek Irrigation Canal the next seven courses: 1) thence N 01°36'06" E 177.19 feet; 2) thence N 00°05'11" W 169.94 feet; 3) thence N 16°41'31" W 67.39 feet; 4) thence N 39°43'06" W 108.90 feet; 5) thence N 64°04'49" W 112.16 feet; 6) thence N 46°20'53" W 43.15 feet; 7) thence N 09°20'27" W 170.33 feet; thence N 81°03'11" E 648.29 feet; thence N 00°07'11" E 45.83 feet; thence S 90°00'00" E 140.87 feet to the boundary line of Lochwood, P.U.D. Phase 1 recorded November 21, 2006 under Instrument #70284; thence along said boundary line the next fifteen courses: 1) thence S 00°01'33" E 215.20 feet; 2) thence S 89°46'41" W 127.47 feet; 3) thence S 07°08'53" E 97.13 feet to the north right-of-way of Rendezvous Way; 4) thence S 07°08'53" E 40.30 feet to the south right-of-way of Rendezvous Way; 5) thence along said right-of-way N 89°53'43" E 56.70 feet; 6) thence S 00°06'17" E 90.00 feet; 7) thence N 89°53'43" E 211.12 feet; 8) thence S 20°08'06" E 38.49 feet; 9) thence S 00°06'17" E 53.84 feet to the north right-of-way line of Lochwood Drive; 10) thence along said right-of-way: 1) thence N 89°53'43" E 30.13 feet; 2) thence S 28°17'08" E 57.23 feet to the south right-of-way of Lochwood Drive; 13) thence along said right-of-way N 33°17'42" E 22.09 feet; 14) thence S 59°42'51" E 106.18 feet; 15) thence S 34°22'40" E 31.77 feet; thence S 00°06'52" W 248.03 feet to the point of beginning, containing 13.95 acres.

OWNERS DEDICATION

Know all by these presents that the undersigned owners of the above-described tract of land, having caused the same to be subdivided into lots as shown on this plat and name said tract Lochwood PUD Phase 2, and hereby dedicate all rights to the Homeowners Association for private and not public use and hereby dedicate those areas for utility and drainage purposes as shown herein, the same to be used for the installation, maintenance of public utility service lines and drainage as may be authorized by the Homeowners Association.

In witness whereof, we have hereunto set our hands this 23 day of April, 2007
Dennis F. Bullock CHAIRMAN
Martha H. Bullock SECRETARY

CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF CACHE
On the 23 day of April, A.D. 2007, personally appeared before me, Dennis F. Bullock, President of Harbor Village @ Bear Lake Corp., a Utah Corporation, signers of the within instrument who declared to me, that they signed this instrument on behalf of the corporation pursuant to a resolution of the board of directors of said corporation.
My commission expires: 9/24/2007
Notary Public *[Signature]*
Residing at: *[Address]*

BEAR LAKE SPECIAL SEWER DISTRICT APPROVAL

APPROVED THIS 24 DAY OF April, 2007 BY THE BEAR LAKE SPECIAL SEWER DISTRICT
[Signature]

MAYOR'S APPROVAL AND ACCEPTANCE

PRESENTED TO THE GARDEN CITY MAYOR THIS 17 DAY OF May, A.D. 2007, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
[Signature] 5/17/07
MAYOR

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 RECORDERS OFFICE ON THE 23 DAY OF JUNE, 2007 AT 9:59am O'CLOCK AND IS DUPLICATED
FILING NO. 71790
Book K10
Page 563
[Signature]
COUNTY RECORDER

OWNER: VILLAGE AT BEAR LAKE
CORP. DENNIS BULLOCK 460 E
D6B HILL DR. PROVIDENCE,
UTAH 84332

PROJECT: LOCHWOOD, P.U.D., PHASE 2

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

ALLIANCE CONSULTING ENGINEERS
760 WEST 200 NORTH SUITE 8
LOGAN, UTAH 84321
(435) 755-5121

JAMES S. NICKMAN
Notary Public
My Commission Expires 9/24/2007
STATE OF UTAH

STATE OF UTAH
COUNTY OF RICH
THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORDING IN THE RICH COUNTY RECORDERS OFFICE ON THE 23 DAY OF JUNE, 2007 AT 9:59am O'CLOCK AND IS DUPLICATED
FILING NO. 71790
Book K10
Page 563
[Signature]
COUNTY RECORDER

SHEET 1 OF 1 SHEETS

CITY ENGINEER APPROVAL

APPROVED THIS 4 DAY OF May, 2007 BY THE GARDEN CITY ENGINEER
[Signature]
GARDEN CITY ENGINEER

PLANNING AND ZONING APPROVAL

APPROVED BY THE GARDEN CITY PLANNING AND ZONING COMMISSION THIS 18 DAY OF June, 2007 A.D.
[Signature]

CITY ATTORNEY APPROVAL

APPROVED THIS 11 DAY OF May, 2007 BY THE GARDEN CITY ATTORNEY
[Signature]
GARDEN CITY ATTORNEY

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 Lochwood Phase 1, and that the same has been surveyed and staked on the ground as shown on this plat.

PROFESSIONAL LAND SURVEYOR
275617
BRIAN G. LYON
4/19/07
STATE OF UTAH

NOTES/NARRATIVE:
1. THE PURPOSE OF THIS SURVEY WAS TO CREATE LOCHWOOD, PHASE 2 A PLANNED UNIT DEVELOPMENT. THE SURVEY WAS REQUESTED BY DENNIS BULLOCK.
2. THE BASIS OF BEARING IS S 00°05'21" W 2602.76 BETWEEN NORTHEAST CORNER AND EAST QUARTER CORNER OF SECTION 17.
3. #2 REBAR SET AT ALL PROPERTY CORNERS.
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 CUTTERS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS, SIGNAGE, STREET LIGHTING AND OTHER IMPROVEMENTS SHALL BE PAID FOR BY THE SUBDIVIDER.
6. 3' SETBACK FROM CANAL BANK ALSO SERVES AS AN IRRIGATION EASEMENT FOR THE HODGES AND SWAN CREEK IRRIGATION COMPANY.
7. THE NORTH LINE WAS ESTABLISHED ALONG THE SOUTH BOUNDARY OF RECORD OF SURVEY FOR DORENE LEE BY JSH SURVEYING. THE WEST LINE WAS ESTABLISHED ALONG THE EAST BANK OF THE HODGES AND SWAN CREEK IRRIGATION CANAL. THE SOUTH LINE WAS ESTABLISHED ALONG THE QUARTER SECTION LINE. THE EAST LINE WAS ESTABLISHED ALONG THE LOCHWOOD, PUD, PHASE 1.

