

SWEETWATER TOWNHOMES PHASE 2
LOCATED IN THE NORTHEAST QUARTER OF SECTION 4,
TOWNSHIP 13 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN,
GARDEN CITY, RICH COUNTY, UTAH
AUGUST, 2026

VICINITY MAP
NOT TO SCALE



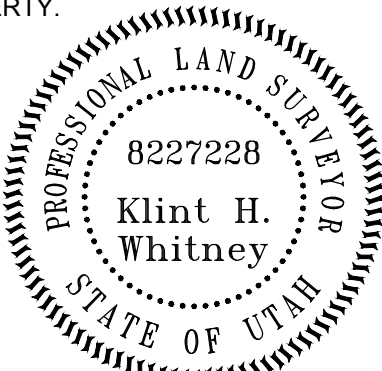
PHASE 2 BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 13 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SWEETWATER TOWNHOMES PHASE 1A, SAID POINT BEING LOCATED SOUTH 00°04'03" WEST 358.90 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER SECTION AND NORTH 89°25'32" WEST 451.29 FEET ALONG THE NORTH LINE OF SAID PHASE 1A FROM THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (BASIS OF BEARING BEING THE NORTH LINE OF SAID NORTHEAST QUARTER WHICH BEARS SOUTH 89°25'20" EAST N.A.D. 83 STATE PLANE GRID BEARING); RUNNING THENCE ALONG THE WEST BOUNDARY OF SWEETWATER TOWNHOMES PHASE 1 THE FOLLOWING SEVEN (7) COURSES: (1) SOUTH 00°27'21" WEST 339.84 FEET; (2) SOUTH 88°51'53" EAST 141.80 FEET; (3) SOUTH 00°27'21" WEST 366.16 FEET; (4) NORTH 89°32'39" WEST 104.00 FEET; (5) SOUTH 00°27'21" WEST 159.93 FEET; (6) SOUTH 89°32'39" EAST 45.02 FEET; (7) SOUTH 00°27'21" WEST 108.90 FEET; THENCE NORTH 89°33'00" WEST 934.80 FEET; THENCE NORTH 00°28'06" EAST 978.17 FEET; THENCE SOUTH 89°25'32" EAST 851.77 FEET TO THE POINT OF BEGINNING. CONTAINING 899,599 SQUARE FEET OR 20.652 ACRES.

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 SWEETWATER TOWNHOMES 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 ____ DAY OF ____, 2026.



KLINT H. WHITNEY, PLS NO. 8227228

OWNER'S DEDICATION

THE OWNER OF THE ABOVE-DESCRIBED TRACT OF LAND NAME SAID TRACT SWEETWATER TOWNHOMES PHASE 2 AND HEREBY CONSENT TO THE RECORDATION OF THIS PLAT, PREPARED IN ACCORDANCE WITH UTAH LAW CREATING LOTS, COMMON AREAS, ALSO DEDICATE AND CONVEY COMMON AREAS TO THE HOME OWNERS ASSOCIATION SWEETWATER TOWNHOMES HOMEOWNER'S ASSOCIATION, INC., AND ALSO DEDICATE TO GARDEN CITY AND THE HOME OWNERS ASSOCIATION SWEETWATER TOWNHOMES HOMEOWNER'S ASSOCIATION, INC. THE PRIVATE DRIVES AND COMMON AREAS AS PUBLIC UTILITY EASEMENTS AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, 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.

BEAR LAKE TOWNS, LLC, A UTAH LIMITED LIABILITY COMPANY

SIGNED THIS ____ DAY OF ____, 2026.

BY: ERIC THOMAS - MANAGER

783 TRUST

8828 LENDING LLC

NAME: _____ TITLE: _____ NAME: _____ TITLE: _____

CC&R'S FILED ON DATE ____, ENTRY NUMBER ____, BOOK NUMBER ____, PAGE NUMBER ____

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF _____)

On this ____ day of ____, 2026, personally appeared before me ERIC THOMAS, 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 is the MANAGER of BEAR LAKE TOWNS, LLC, 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 ERIC THOMAS acknowledged to me that said "Corporation executed the same.

STAMP

NOTARY PUBLIC

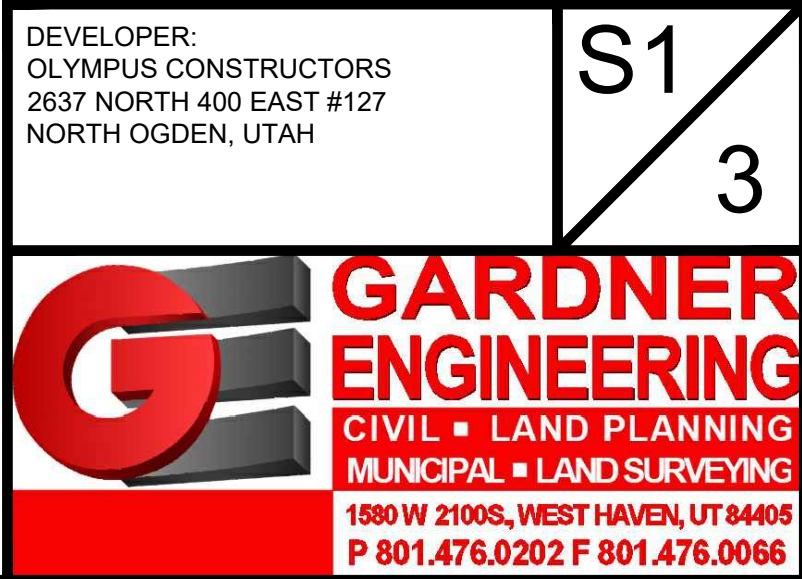
ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF _____)

On this ____ day of ____, 2026, personally appeared before me ____, 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 they are the ____ of 783 TRUST, 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 ____ acknowledged to me that said "Corporation executed the same.

STAMP

NOTARY PUBLIC



COUNTY RECORDER

ENTRY NO. ____ FEE PAID ____

FILED FOR AND RECORDED ____

AT ____ IN BOOK ____ OF OFFICIAL

RECORDS, PAGE ____ RECORDED

FOR ____

COUNTY RECORDER

BY: _____

NOTES

- C4 ZONE (C4 ZONE, ACCORDING TO GARDEN CITY ZONING MAP)
- FEMA FLOOD PLAIN IS UNMAPPED PER FEMA MAPPING
- #5 REBAR AND YELLOW PLASTIC SURVEY CAPS (GARDNER ENGINEERING) TO BE SET AT ALL BOUNDARY CORNERS.
- NO BUILDING IN THIS DEVELOPMENT SHALL BE HIGHER THAN 35 FEET.
- ALL DRIVES WITHIN THE SITE ARE PRIVATE.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY BEAR LAKE TOWNS, LLC. 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 NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 13 NORTH, RANGE 5 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°25'20" WEST RICH COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE 2019 JSH SURVEY JOB NUMBER 19-003 WAS AND THE FOUND PROPERTY CORNERS REFERENCED HEREON WERE USED TO DETERMINE BOUNDARY LOCATION.

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF _____)

On this ____ day of ____, 2026, personally appeared before me ____, 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 they are the ____ of 8828 LENDING LLC, 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 ____ acknowledged to me that said "Corporation executed the same.

STAMP

NOTARY PUBLIC

GARDEN CITY WATER DISTRICT APPROVAL

CULINARY WATER SYSTEM APPROVAL.

SIGNED THIS ____ DAY OF ____, 2026.

SIGNATURE

GARDEN CITY FIRE DISTRICT APPROVAL

APPROVED THIS ____ DAY OF ____, 2026
BY THE GARDEN CITY FIRE DISTRICT.

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 ____ DAY OF ____, 2026.

CITY ATTORNEY

COUNCIL APPROVAL AND ACCEPTANCE

PRESENTED TO THE GARDEN CITY COUNCIL

THIS ____ DAY OF ____, 2026 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR

ATTEST: _____

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 ____ DAY OF ____, 2026.

ENGINEER

GARDEN CITY PLANNING COMMISSION APPROVAL

APPROVED THIS ____ DAY OF ____, 2026 BY THE GARDEN CITY PLANNING AND ZONING COMMISSION

CHAIRPERSON

BEAR LAKE SPECIAL SERVICE DISTRICT APPROVAL

WASTE DISPOSAL SYSTEM APPROVAL.

APPROVED THIS ____ DAY OF ____, 2026.

SIGNATURE

UGS SERVER/BLAND DESKTOP/1805 - REGENCY DEVELOPMENT/2205 - BEAR LAKE THIS SURVEYING/SWEETWATER TH PH2 PLAT - 8000_SF.DWG

SWEETWATER TOWNHOMES PHASE 2
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GARDEN CITY, RICH COUNTY, UTAH, AUGUST, 2026

IGESERVER\LAND_DESKTOP\1805 - REGENCY DEVELOPMENT\2026 - BEAR LAKE THIS SURVEY\DWGS\SWEETWATER TH PH2 PLAT - 8000_SF.DWG



0' 25' 50' 100' 150'

Scale in Feet
1" = 50'

LEGEND

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

DEVELOPER: OLYMPUS CONSTRUCTORS 2637 NORTH 400 EAST #127 NORTH OGDEN, UTAH	S2 3	COUNTY RECORDER	
		ENTRY NO. _____	FEE PAID _____
		FILED FOR AND RECORDED _____	
		AT _____ IN BOOK _____ OF OFFICIAL _____	
		RECORDS, PAGE _____ RECORDED _____	
FOR _____		COUNTY RECORDER _____	
BY: _____			

GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
1800 W 2100S, WEST HAVEN, UT 84405
P 801.476.0202 F 801.476.0066

IGESERVER2\LAND_DESKTOP\1805 - REGENCY DEVELOPMENT\2026 - BEAR LAKE THISURVEY\DWG\SWEETWATER TH\PH2 PLAT - 8000.SF.DWG

SWEETWATER TOWNHOMES PHASE 2
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CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	11.00	7.00	90°01'31"	S45° 28' 06"W	9.90
C2	11.00	7.00	90°00'00"	N44° 32' 39"W	9.90
C3	10.82	7.03	88°14'24"	S43° 45' 27"E	9.78
C4	16.95	65.00	14°56'29"	S7° 00' 54"E	16.90
C5	5.74	65.00	5°03'31"	N17° 00' 54"W	5.74
C6	13.44	7.00	109°59'57"	N35° 27' 23"E	11.47
C7	11.00	7.00	90°00'11"	N44° 32' 44"W	9.90
C8	23.96	70.00	19°36'53"	N9° 21' 05"W	23.85
C9	1.71	5.00	19°36'53"	N9° 21' 05"W	1.70
C10	11.19	7.03	91°16'10"	N46° 10' 42"E	10.05
C11	12.57	8.00	90°00'00"	S44° 32' 39"E	11.31
C12	23.96	70.00	19°36'53"	S9° 21' 05"E	23.85
C13	3.42	10.00	19°36'53"	S9° 21' 05"E	3.41
C14	14.14	9.00	90°00'00"	S45° 27' 21"W	12.73
C15	13.34	9.00	84°56'35"	N47° 04' 21"W	12.15
C16	17.79	70.00	14°33'28"	N11° 52' 48"W	17.74
C17	3.42	10.00	19°36'53"	N9° 21' 05"W	3.41
C18	12.57	8.00	90°00'00"	N45° 27' 21"E	11.31
C18	34.57	22.08	89°43'00"	S45° 24' 22"W	31.14
C19	11.00	7.00	90°00'00"	S44° 32' 39"E	9.90
C20	25.99	72.65	20°29'47"	S14° 17' 38"E	25.85
C21	70.91	191.00	21°16'19"	N14° 08' 33"W	70.51
C22	13.21	191.00	3°57'45"	N1° 31' 31"W	13.21
C23	13.69	40.00	19°36'42"	S9° 21' 11"E	13.62
C24	17.62	40.00	25°14'04"	S12° 09' 41"E	17.47
C25	13.69	40.00	19°36'53"	S9° 21' 05"E	13.63
C26	13.69	40.00	19°36'53"	S9° 21' 05"E	13.63
C27	34.56	22.00	90°00'00"	S45° 27' 21"W	31.11
C28	26.88	22.00	70°00'11"	S54° 32' 44"E	25.24
C29	42.24	22.00	109°59'49"	N35° 27' 16"E	36.04
C30	34.56	22.00	90°00'11"	S44° 32' 44"E	31.11
C31	18.83	55.00	19°36'53"	S9° 21' 05"E	18.74
C32	8.56	25.00	19°36'53"	S9° 21' 05"E	8.52
C33	34.56	22.00	90°00'00"	S45° 27' 21"W	31.11
C34	34.56	22.00	90°00'00"	N44° 32' 39"W	31.11
C35	34.56	22.00	90°00'00"	N44° 32' 39"W	31.11
C36	18.83	55.00	19°36'53"	N9° 21' 05"W	18.74
C37	8.56	25.00	19°36'53"	N9° 21' 05"W	8.52
C38	34.56	22.00	89°59'49"	N45° 27' 16"E	31.11
C39	34.56	22.00	90°00'00"	S44° 32' 50"E	31.11
C40	18.83	55.00	19°36'42"	S9° 21' 11"E	18.73
C41	8.56	25.00	19°37'04"	S9° 21' 00"E	8.52
C42	34.73	22.00	90°27'21"	S45° 13' 40"W	31.24
C43	34.56	22.00	90°00'00"	N44° 32' 39"W	31.11
C44	34.56	22.00	90°00'00"	S45° 27' 21"W	31.11
C45	34.56	22.00	90°00'00"	S44° 32' 39"E	31.11
C46	24.19	55.00	25°12'03"	S12° 08' 40"E	24.00
C47	8.56	25.00	19°36'42"	S9° 21' 11"E	8.52
C48	34.56	22.00	90°00'00"	S45° 27' 10"W	31.11

LOT NUMBER	ADDRESS	AREA	LOT NUMBER	ADDRESS	AREA	LOT NUMBER	ADDRESS	AREA
56		1351 SQ. FT.	85		8053 SQ. FT.	114		9705 SQ. FT.
57		1351 SQ. FT.	86		8053 SQ. FT.	115		9720 SQ. FT.
58		1351 SQ. FT.	87		8053 SQ. FT.	116		9705 SQ. FT.
59		1351 SQ. FT.	88		8053 SQ. FT.	117		8314 SQ. FT.
60		1351 SQ. FT.	89		8053 SQ. FT.	118		8314 SQ. FT.
61		1351 SQ. FT.	90		8939 SQ. FT.	119		8718 SQ. FT.
62		1351 SQ. FT.	91		8957 SQ. FT.	120		8218 SQ. FT.
63		1351 SQ. FT.	92		8000 SQ. FT.	121		8212 SQ. FT.
64		1351 SQ. FT.	93		8000 SQ. FT.	122		8212 SQ. FT.
65		1351 SQ. FT.	94		8458 SQ. FT.	123		8216 SQ. FT.
66		1351 SQ. FT.	95		8339 SQ. FT.	124		9705 SQ. FT.
67		1351 SQ. FT.	96		8000 SQ. FT.			
68		1351 SQ. FT.	97		8000 SQ. FT.			
69		1351 SQ. FT.	98		8950 SQ. FT.			
70		1351 SQ. FT.	99		8109 SQ. FT.			
71		1351 SQ. FT.	100		8000 SQ. FT.			
72		1351 SQ. FT.	101		8000 SQ. FT.			
73		1351 SQ. FT.	102		8000 SQ. FT.			
74		8023 SQ. FT.	103		8000 SQ. FT.			
75		8004 SQ. FT.	104		8000 SQ. FT.			
76		8004 SQ. FT.	105		8000 SQ. FT.			
77		8002 SQ. FT.	106		8000 SQ. FT.			
78		8002 SQ. FT.	107		8000 SQ. FT.			
79		8004 SQ. FT.	108		9719 SQ. FT.			
80		8004 SQ. FT.	109		8750 SQ. FT.	COMMON AREA "G"		10,868 SQ. FT.
81		8002 SQ. FT.	110		8750 SQ. FT.	COMMON AREA "H"		82,507 SQ. FT.
82		8002 SQ. FT.	111		8750 SQ. FT.	COMMON AREA "I"		173,209 SQ. FT.
83		8950 SQ. FT.	112		8750 SQ. FT.	COMMON AREA "J"		25,109 SQ. FT.
84		8053 SQ. FT.	113		8750 SQ. FT.	COMMON AREA "K"		27,078 SQ. FT.

DEVELOPER:
OLYMPUS CONSTRUCTORS
2637 NORTH 400 EAST #127
NORTH OGDEN, UTAH

S3

3

COUNTY RECORDER
ENTRY NO. _____ FEE PAID _____
FILED FOR AND RECORDED _____
AT _____, IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____, RECORDED
FOR _____

COUNTY RECORDER
BY: _____



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P 801.476.0202 F 801.476.0066