

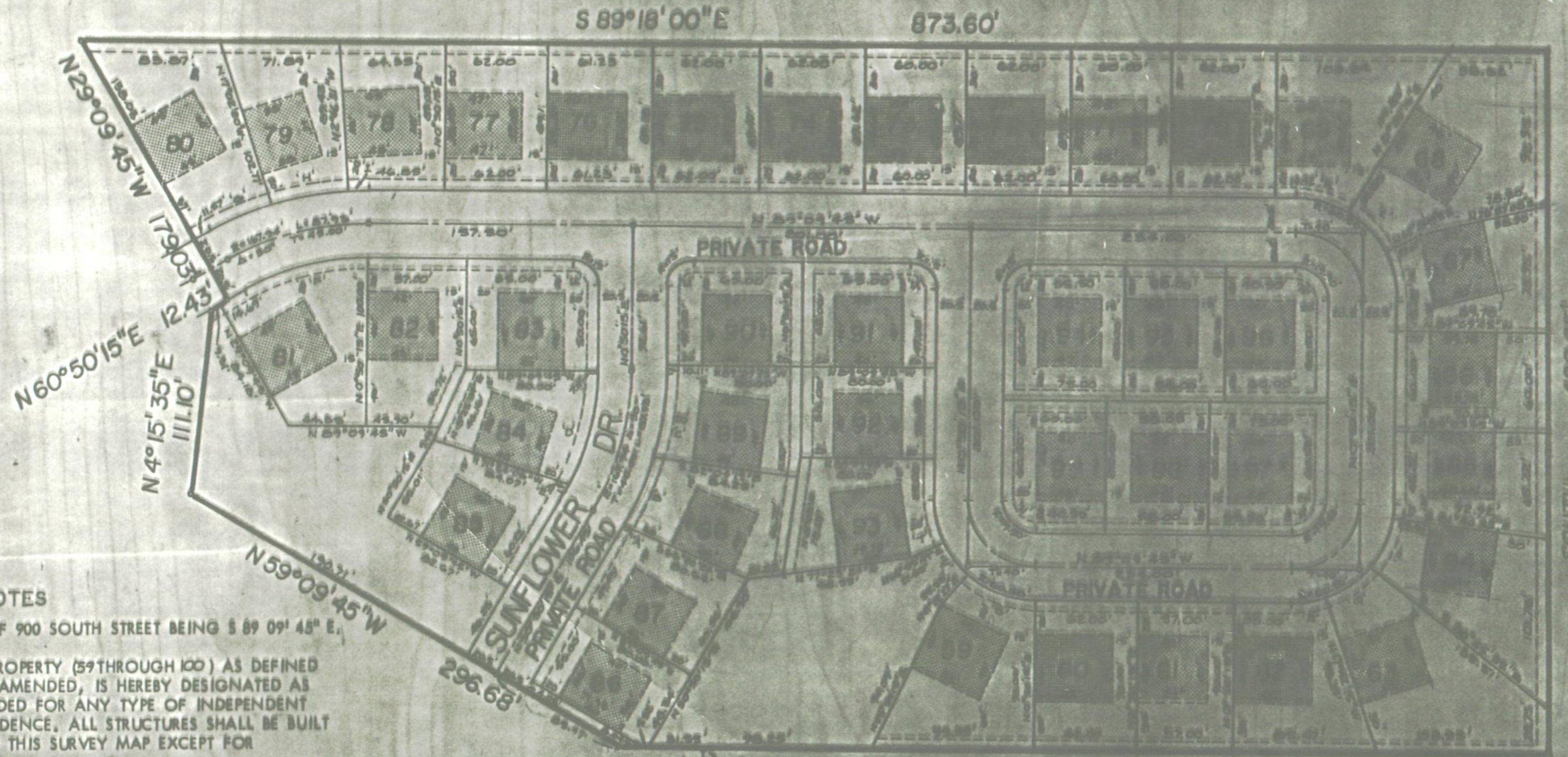
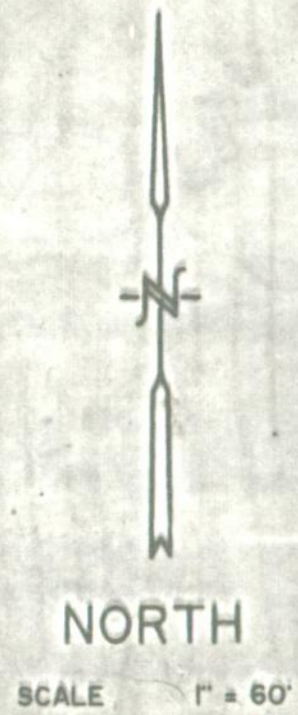
MEADOW BROOK CONDOMINIUM - PHASE TWO - P.R.U.D.

PART OF SW 1/4 SECTION 17, T6N, R1W, SLB8M

(ZERO LOT LINE DEVELOPMENT)

OGDEN CITY, WEBER COUNTY, UTAH

RECEIVED
OCT 01 1997
Weber County Surveyors



NOTES

- BEARING BASE, CENTERLINE OF 900 SOUTH STREET BEING S 89° 09' 45" E.
- EACH NUMBERED PARCEL OF PROPERTY (59 THROUGH 100) AS DEFINED IN 57-8-3 (3) U.C.R. 1953, AS AMENDED, IS HEREBY DESIGNATED AS A UNIT, EACH UNIT IS INTENDED FOR ANY TYPE OF INDEPENDENT USE AS A SINGLE FAMILY RESIDENCE. ALL STRUCTURES SHALL BE BUILT WITHIN THE SHADED AREA ON THIS SURVEY MAP EXCEPT FOR OVERHANG OF THE ROOF.
- BUILDING AREAS ARE SHOWN AS SHADED AREAS WITHIN THE INDIVIDUAL UNIT AND ALL DIMENSIONS FROM BUILDING AREAS TO PROPERTY LINES ARE PERPENDICULAR TO PROPERTY LINES UNLESS OTHERWISE NOTED.
- ALL PRIVATE ROADS ARE TO BE COMMON OWNERSHIP WITH RIGHT OF INGRESS AND EGRESS TO APPLEBLOSSOM CONDOMINIUM UNIT OWNERS.
- ALL OTHER AREAS OUTSIDE THE NUMBERED PARCELS OF PROPERTY AS PREVIOUSLY DESCRIBED, SHALL BE COMMON FOR THE USE OF APPLEBLOSSOM CONDOMINIUM UNIT OWNERS.

OGDEN CITY ENGINEER

I HEREBY CERTIFY THAT I HAVE CAREFULLY INVESTIGATED THE LINES OF SURVEY OF THE FOREGOING PLAT AND LEGAL DESCRIPTION OF THE LAND EMBRACED THEREIN, AND FIND THEM TO BE CORRECT AND TO AGREE WITH THE LINES AND MONUMENTS ON RECORD IN THIS OFFICE.

SIGNED 10 DAY May 1988.

[Signature]
CITY ENGINEER

PUBLIC WORKS DIRECTOR

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE OGDEN CITY COUNCIL OF THE FOREGOING PLAT AND DEDICATION HAVE BEEN COMPLIED WITH.

SIGNED 17 DAY May 1988.

[Signature]
PUBLIC WORKS DIRECTOR

EASEMENTS

- ALL AREAS DESIGNATED AS COMMON AREA OR PRIVATE ROADS MAY BE USED AS EASEMENTS FOR PUBLIC UTILITIES AND FOR DRAINAGE.
- 7' DRAINAGE AND UTILITY EASEMENTS FRONT AND BACK UNITS AS SHOWN BY DASHED LINES.
- A 8' EASEMENT FOR MAINTENANCE OF THE ROOF OVERHANG ADJACENT TO ZERO SIDE YARD BUILDING WALL.

PLANNING COMMISSION

APPROVED BY THE OGDEN CITY PLANNING COMMISSION.

ON THIS 12 DAY OF May 1988.

[Signature]
CHAIRMAN

STATE OF UTAH COUNTY OF WEBER

ON THE 11 DAY OF May 1988, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, *[Signature]* SIGNERS OF THE OWNERS CERTIFICATE OF CONSENT TO RECORD, WHO, BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME THEY SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES 15 DAY July 1993

OGDEN CITY MANAGER

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE OGDEN CITY COUNCIL OF THE FOREGOING PLAT AND DEDICATION HAVE BEEN COMPLIED WITH.

SIGNED 11 DAY May 1988.

[Signature]
CITY MANAGER

OGDEN CITY APPROVAL

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN DULY APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OGDEN CITY, WEBER COUNTY, UTAH.

ON THIS 11 DAY OF May 1988.

[Signature]
CITY MANAGER

BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 17, T6N, R1W, SLB8M, U.S. SURVEY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT WHICH IS N89°09'45"W, 932.97 FT. AND N0°20'18"E, 349.00 FT. FROM THE OGDEN CITY SURVEY MONUMENT AT 900 SOUTH STREET AND WALL AVE, BEING ALSO N1°08'53"E, 0.30 FT., N89°09'45"W 1316.90 FT. AND N0°20'18"E, 349.00 FT. FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 20, AND RUNNING THENCE N89°09'45"W, 48.91 FT.; THENCE N89°09'45"W, 296.68 FT.; THENCE N4°15'35"E, 111.10 FT.; THENCE N4°15'35"E, 12.43 FT.; THENCE N29°09'45"W, 179.03 FT.; THENCE S89°18'00"E, 873.60 FT.; THENCE SOUTH, 422.65 FT.; THENCE N89°09'45"W, 501.82 FT. TO THE POINT OF BEGINNING. CONTAINS 7.438 ACRES.

SURVEYORS CERTIFICATE

I, JOHN P. REEVE, A DULY REGISTERED LAND SURVEYOR, AS REQUIRED BY THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE HEREON DESCRIBED TRACT OF LAND, AT THE INSTANCE OF THE ABOVE NAMED OWNERS, BASED ON INFORMATION OF RECORD. I FURTHER CERTIFY THAT THE HEREON DESCRIPTION CORRECTLY DESCRIBES THE PERIMETER OF THE SURFACE OF THE LAND ON WHICH HAS BEEN AND WILL BE CONSTRUCTED THE MEADOW BROOK CONDOMINIUM PHASE TWO. THAT THE PROPERTY CORNERS HAVE ACCURATELY BEEN LOCATED ON THE GROUND AND ARE SUFFICIENT TO READILY REESTABLISH THIS SURVEY, THAT THIS "RECORD OF SURVEY MAP" CONSISTING OF () SHEETS WAS PREPARED IN ACCORDANCE WITH THE "UTAH CONDOMINIUM ACT" AND REPRESENTS A TRUE AND ACCURATE MAP OF THE LAND AND BUILDINGS THEREON TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SIGNED THIS 25 DAY OF APRIL 1988.

LICENCE NO.

[Signature]
JOHN P. REEVE



OWNERS CERTIFICATE OF CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS: NIXON & NIXON, INC. BEING THE OWNERS OF THE TRACT OF LAND DESCRIBED HEREIN AND THE MEADOW BROOK CONDOMINIUM PHASE TWO A CONDOMINIUM PROJECT LOCATED ON SAID TRACT OF LAND, DO HEREBY MAKE THIS CERTIFICATE THAT SAID OWNERS HAVE CAUSED A SURVEY TO BE MADE, AND THIS RECORD OF SURVEY MAP TO BE PREPARED, THAT SAID OWNERS HAVE CONSENTED TO AND DO HEREBY CONSENT TO THE RECORDATION OF THIS RECORD OF SURVEY MAP IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT. FURTHERMORE, WE THE UNDERSIGNED OWNERS OF SAID TRACT OF LAND DO HEREBY SET APART, GRANT AND CONVEY TO THE COMMON OWNERSHIP THOSE CERTAIN STRIPS DESIGNATED AS EASEMENTS FOR PURPOSES INDICATED HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF SAID UTILITY LINES AND IRRIGATION SYSTEM AS MAY BE AUTHORIZED BY THE COMMON OWNERSHIP.

SIGNED THIS 11 DAY OF MAY 1988.

[Signature]
E. J. NIXON JR., PRES.

[Signature]
CHARLOTTE M. NIXON, SECRETARY

[Signature]
DAW F. RIDDELL

[Signature]
DEBBIE RIDDELL

ACKNOWLEDGEMENT

STATE OF UTAH COUNTY OF WEBER

ON THE 11 DAY OF May 1988, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, E. J. NIXON JR., PRES. AND CHARLOTTE M. NIXON, SEC. OF NIXON & NIXON, INC. SIGNERS OF THE OWNERS CERTIFICATE OF CONSENT TO RECORD, WHO, BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME THEY SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

ON THIS 11 DAY OF May 1988.

[Signature]
COMMISSION EXPIRES 15 DAY July 1993

WEBER COUNTY RECORDER
ENTRY NO. 1051787 FEE PAID
30.50 FILED FOR RECORD AND
RECORDED JULY 12 1988 AT
MIDLAND BOOK 30 OF OFFICIAL
RECORDS, PAGE 88. RECORDED
FOR NIXON & NIXON, INC.

DOUG CROFTS
COUNTY RECORDER

[Signature]
DEPUTY