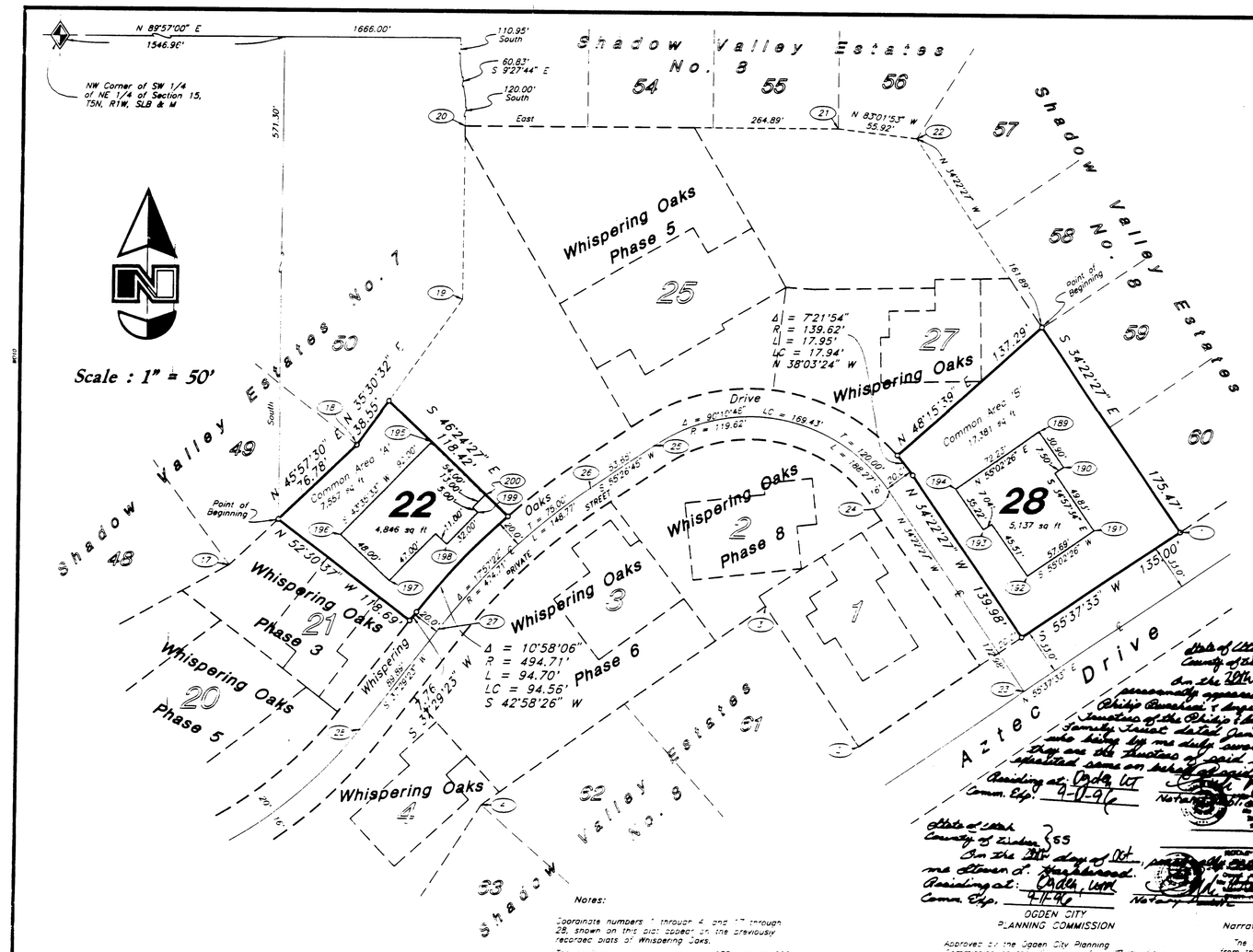

Whispering Oaks

– A Planned Residential Unit Development –

Phase 10

Located in the East 1/2 of Section 15, T5N, R1W, SLB & M, U.S. Survey
Ogden City, Weber County, Utah

OWNER'S DEDICATION

We the undersigned owners of the hereon described tract of land, do hereby set apart and subdivide the same into a lot and common area as shown on this plat and name said tract "Whispering Oaks, Phase 10", and do hereby dedicate and reserve unto themselves, their heirs, grantees and assigns a right-of-way to be used in common with all others within said subdivision, on, over and across all those portions or parts of said tract of land designated on said Plat as "Private Streets" as access to the individual Lots, to be maintained by a Home Owner's Association consisting of said owners, their grantees, successors, or assigns, also grant and convey to the subdivision name Owners' Association all those parts of portions of said tract of land designated as common areas to be used for recreational and open space purposes; and grant and dedicate to Ogden City a perpetual Open Space Right and Easement on and over the Common Areas to guarantee that said Common Areas remain forever open and undeveloped except for approved purposes, also dedicate, grant and convey to Ogden City a perpetual right and easement over, upon and under the Lands designated on the plat as Common Area and Easements for public utility and drainage purposes as indicated hereon, the same to be used for the installation, maintenance and operation of public utility service lines and storm drainage facilities, the same to be maintained and managed by the Home Owners' Association.

Signed this day of 1994.

Uniwest Service Corp., a wholly-owned subsidiary of United Savings Bank

Steven L. Harkleroad

Paul A. Neuenschwander – President

Phillip Buccheri and Angie E. Buccheri Trustees of the Phillip and Angie E. Buccheri Family Trust

By Phillip Buccheri

By Angie E. Buccheri

State of Utah
County of } SS

ACKNOWLEDGMENT

On the day of 1994, personally appeared before me Paul A. Neuenschwander, who being by me duly sworn did say that he is President of United Savings Bank, and that the above signed dedication was signed in behalf of said corporation by a resolution of its Board of Directors and Paul A. Neuenschwander acknowledged to me that said Corporation executed the same.

Residing at:

Commission Expires

NOTARY PUBLIC
BRIANNA W. LEBRED
1155 Harrison Blvd #310
Ogden, UT 84403
My Commission Expires
June 20th, 1996
STATE OF UTAH

Notary Public

Print Name

SURVEYOR'S CERTIFICATE

I, Gary L. Newman, a Registered Utah Land Surveyor holding License No. 4778, do hereby certify that I have surveyed the Weber County, Utah tract of Real Property shown hereon, the external boundaries of which are as follows:

A part of the East 1/2 of Section 15, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at the most Northerly Corner of Lot 21, Whispering Oaks, Phase 3, Ogden City, Weber County, Utah; being 1546.96 feet North 89°57'00" East and 571.30 feet South from the Northwest Corner of the Southwest Quarter of the Northeast Quarter of said Section 15; and running thence along the Southeasterly boundary of Shadow Valley Estates No. 7 Ogden City, Weber County, Utah, the following two (2) courses: North 45°57'30" East 76.78 feet and North 55°30'32" East 38.55 feet; thence South 46°24'27" East 118.42 feet to the Northwesterly line of a private street; thence along said Northwesterly line the following two (2) courses: Southwesterly along the arc of a 494.71 foot radius curve to the left a distance of 94.70 feet (Central Angle equals 10°58'06" and Long Chord bears South 42°58'26" West 94.56 feet) to a point of tangency and South 37°29'23" West 7.76 feet to the most Easterly Corner of said Lot 21, Whispering Oaks, Phase 3; thence North 52°30'37" West 118.69 feet along the Northeasterly boundary of said Lot 21 to the point of beginning.

Contains 12,403 Square Feet

ALSO:

A part of the East 1/2 of Section 15, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at the most Easterly Corner of Lot 27, Whispering Oaks, Ogden City, Weber County, Utah; being 1666.00 feet North 89°57'00" East to the Northwest corner of Lot 54, Shadow Valley Estates No. 8, Ogden City, Weber County, Utah; and along the Boundary of said Subdivision the following six courses: 110.95 feet South; 60.83 feet South 9°27'44" East; 120.00 feet South; 264.89 feet East; 55.92 feet South 83°01'53" East and 161.89 feet South 43°22'27" East from the Northwest Corner of the Southwest Quarter of the Northeast Quarter of said Section 15; and running thence South 34°22'27" East 175.47 feet along said Subdivision Boundary to a point on the Northwesterly line of Aztec Drive; thence South 55°37'33" West 135.00 feet along said Northwesterly line to a point on the Northeasterly line of a private street; thence along said Northeasterly line the following two (2) courses: North 34°22'27" West 139.98 feet to a point of curvature and Northwesterly along the arc of a 139.62 foot radius curve to the left a distance of 17.94 feet (Central Angle equals 7°21'54" and Long Chord bears North 38°03'24" West 17.94 feet) to the most Southerly Corner of said Lot 27, Whispering Oaks; thence North 48°15'39" East 137.29 feet along the Southeasterly boundary of said Lot 27 to the point of beginning.

Contains 22,518 Square Feet

I further certify that the reference markers shown on this plat are located as indicated and are sufficient to readily retrace or reestablish this survey, that the information shown hereon is sufficient to accurately establish the lateral boundaries of the above described tract of real property and each of the Lots located on said tract and that Record of Survey Map complies with the provisions of the Subdivision Regulations of Ogden City.

8-17-94
Date

Gary L. Newman

State of Utah
County of } SS

On the 28th day of Oct. personally appeared before me Steven L. Harkleroad. Residing at: Ogden, Utah. Comm. Exp. 4-11-96

Notary Public

State of Utah
County of Weber } SS

On the 28th day of Oct. personally appeared before me Phillip Buccheri & Angie E. Buccheri, Trustees of the Phillip & Angie E. Buccheri Family Trust dated January 27, 1992, who being duly sworn, did say that they are the Trustees of said Trust and executed same on behalf of said Trust.

Residing at: Ogden, Utah
Comm. Exp. 4-11-96

Notary Public

OGDEN CITY PLANNING COMMISSION

Approved by the Ogden City Planning Commission on the 1st day of December 1994.

Chair

OGDEN CITY APPROVAL

This is to certify that this plat and dedication of this plat were duly approved and accepted by the Mayor of Ogden City, Utah this 6th day of September, 1994.

Attest: Deborah Velde
Title Acting City Recorder

Mayor
By Rocky L. Hubbard
Attorney in Fact

OGDEN CITY PUBLIC WORKS DIRECTOR

I hereby certify that the requirements of applicable statutes and ordinances are prerequisite to approval by the City Council of the foregoing plat and dedication have been complied with.

Signed this 1st day of September 1994.

Ogden City Public Works Director

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 of record in this office.

Signed this 1st day of Sept., 1994.

Ogden City Engineer

Notes:

1. Coordinate numbers 1 through 4, and 17 through 28, shown on this plat depict all the previously recorded plats of Whispering Oaks.

   The additional coordinate numbers 189 through 200 define Lots 22 and 28, Whispering Oaks Phase 10.

2. All areas platted in Whispering Oaks PRUD, Amended Plat of Whispering Oaks Phase 2, Whispering Oaks Phase 3 through 10 and future phases of Whispering Oaks within the perimeter boundary description, except not within the numbered lots, are Common Areas and facilities, certain of which are marked CA hereon or limited Common Area as defined in the Declaration of Covenants, Conditions and Restrictions for Whispering Oaks recorded on even date herewith.

3. The numbers 22 and 28 are numbers of lots in this project and are designated by hatched lines.

3. All Common Area is considered to be an easement for Public Utility and drainage purposes. (This includes the private streets.)

4. The Common Area will be owned, managed, and maintained by the Whispering Oaks Owner's Association, a Utah non-profit Corporation.

Narrative :

The basis of bearings was taken from the original plat of Whispering Oaks.

Lots 22 and 28 are designated by hatched lines which are 4 ft beyond the house foundation or decks.

No Corners were set.

Coordinate Table

Pt	Northing	Easting	Pt	Northing	Easting
1	874.2009	1357.4433	27	921.7463	1241.3005
2	719.8550	1171.7794	28	729.4213	917.5915
3	818.5992	1104.0280	189	945.3569	1396.7877
4	976.2758	904.5748	190	920.1115	1314.4928
17	945.6568	903.0577	191	874.8529	1336.9110
18	921.7764	812.7280	192	841.8374	1289.6220
19	1035.8716	886.5746	193	874.1996	1257.7592
20	1159.4516	886.5746	194	903.9666	1237.5867
21	1159.4516	1151.4646	195	934.8334	988.5049
22	1152.5671	1206.9715	196	968.2004	952.1665
23	759.4716	1288.1429	197	935.1020	936.8371
24	902.2437	1190.4782	198	861.8587	877.2077
25	933.2248	1023.9020	199	884.7350	899.2705
26	902.7953	979.7164	200	997.5980	904.8150

PREPARED BY:

GREAT BASIN ENGINEERING, INC.
CONSULTING ENGINEERS and SURVEYORS
3544 Lincoln Avenue, Ogden, Utah, 84401
P.O. Box 9307, Ogden, Utah, 84409
Ogden (801)394-4515 Salt Lake City (801)521-8529 Fax (801)392-7544

WEBER COUNTY RECORDER
ENTRY NO. 1190816 FEE PAID $32.00 FILED FOR RECORD AND RECORDED OCTOBER 31, 1994 AT 9:44 AM IN BOOK 39 OF OFFICIAL RECORDS, PAGE 5 RECORDED FOR HARKLEROAD CONSTRUCTION
DOUG CROFTS
WEBER COUNTY RECORDER
BY: Karla Rasmussen
DEPUTY

RECEIVED
MAR 24 1998
Weber County Surveyor