

Record of Survey Map Lakeside Village Phase 2

A Condominium Project

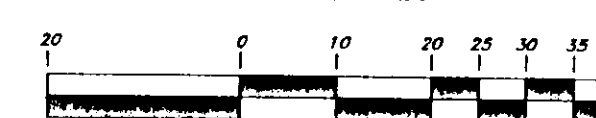
A part of the Southwest Quarter of Section 13, T6N, R1E, SLB&M, U.S. Survey Weber County, Utah Sheet 1 of 3

003046

OWNERS CERTIFICATE OF CONSENT TO RECORD



Scale: 1" = 20'



Graphic Scale

Section Corner

- W.C.S. Weber County Survey
- (Rad.) Radial line
- (N/R) Non-Radial line
- ⊙ Set 5/8" Rebar (24" long) and Cap
- Found Rebar
- ◆ Monument to be set

Know all men by these presents, that the undersigned: Legacy Properties L.L.C. a Limited Liability Company Owner of the tract of land described hereon and Lakeside Village Phase 2, a condominium project located on said tract of land, and hereby consent to the recording of this Record of Survey Map, consisting of three (3) sheets to be prepared, in accordance with the provisions of Section 57-8-13 (1) of the "Utah Condominium Ownership Act" and creating units, common areas, limited common areas and convertible space, and also grant and dedicate unto all owners of units upon which private sanitary sewer lines are constructed or which are otherwise dependent upon such sanitary sewer and waterlines, an easement over such sanitary sewer and waterlines for the purpose of perpetual maintenance and operation, all as set forth herein.

Signed this 24 day of January, 2002.

Legacy Properties L.L.C.

Brent McQuarrie
Brent McQuarrie - Vice President/Manager
Brent McQuarrie

ACKNOWLEDGMENT

State of Utah } ss
County of Weber }

On the 24 day of January, 2002, personally appeared before me, the undersigned Notary Public, the signer of the above Owner's Dedication, one in number, who duly acknowledged to me he signed it freely and voluntarily and for the purposes therein mentioned.

Residing at: Ogden *Jamene Perkins*
A Notary Public commissioned in Utah
Commission Expires: 3-14-2005 *Jamene Perkins*
Print Name

State of Utah } ss
County of Weber }

Brent McQuarrie the day of January, 2002, personally appeared before me, who being by me duly sworn did say that he is the Vice President/Manager of Legacy Properties L.L.C. a Limited Liability Company and that said instrument was signed in behalf of said Corporation by a resolution of its Board of Directors and acknowledged to me that said Corporation executed the same.

Residing at: Ogden *Jamene Perkins*
A Notary Public commissioned in Utah
Commission Expires: 3-14-2005 *Jamene Perkins*
Print Name

SURVEYOR'S CERTIFICATE

I, Mark E. Babbitt, a duly Registered Professional Utah Land Surveyor as required by the laws of the State of Utah, holding License No. 166484, do hereby certify that I have surveyed the following described tract of land at the instance of Legacy Properties L.L.C. a Limited Liability Company and is based on information on record at the Weber County Recorder's Office:

(Phase 2)
A part of the Southwest quarter of Section 13, Township 6 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey:
Beginning at a point on the Westerly line of Ski/Lake Village - Phase No. 1, Weber County, Utah which is 1219.18 feet South 89°36'57" East along the Section line and 118.15 feet North 0°23'03" East from the Southwest corner of said Section 13 and running thence North 36°43'57" West 141.83 feet; thence Northwesterly along the arc of a 174.50 foot radius curve to the right a distance of 9.28 feet (Central Angle equals 3°02'44" and Long Chord bears North 35°12'35" West 9.28 feet); thence South 56°18'51" West 95.90 feet; thence North 36°43'57" West 75.19 feet; thence North 0°01'57" West 50.54 feet; thence North 76°36'56" East 127.28 feet; thence Southeasterly along the arc of a 146.50 foot radius curve to the left a distance of 84.20 feet (Central Angle equals 32°55'51" and Long Chord bears South 20°16'02" East 83.05 feet); thence South 36°43'57" East 27.90 feet; thence Southeasterly along the arc of a 496.50 foot radius curve to the left a distance of 69.84 feet (Central Angle equals 8°03'34" and Long Chord bears South 40°45'44" East 69.78 feet); thence South 0°08'27" East 55.20 feet to the point of the beginning.

Contains 0.384 acre or 16,742 sq. ft.

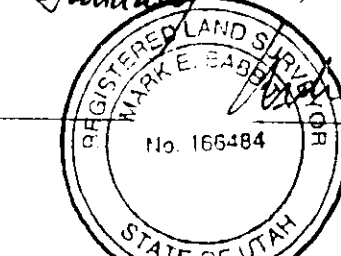
also: (Common Area 'B')
A part of the Southwest quarter of Section 13, Township 6 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey:
Beginning at a point on the North right of way line of Pineview - Huntsville Highway (State Highway U-39) which is 1243.90 feet South 89°36'57" East along the quarter section line and 40.00 feet North 0°23'03" East from the Southwest corner of said Section 13; running thence along the Easterly Boundary line of Ski/Lake Village - Phase 1, Weber County, Utah, the following four (4) courses: North 0°08'27" West 210.00 feet; North 89°51'33" East 20.00 feet; North 0°08'27" West 117.00 feet and North 89°51'33" East 65.11; thence South 0°32'24" East 327.81 feet to said North right of way line; thence North 89°36'57" West 87.40 feet along said right of way line to the point of beginning.

Contains 25,858 sq. ft.

I further certify that the above description correctly describes the perimeter of the surface of the land on which has been or will be constructed "Lakeside Village Phase 2"; that the property corners have been accurately set on the ground and are sufficient to re-establish this survey; that this Record of Survey Map consisting of three (3) sheets was prepared in accordance with the "Utah Condominium Ownership Act" and represents a true and accurate map of the land and building thereon to the best of my knowledge and belief.

Signed this 7th day of January, 2002.

166484



Mark E. Babbitt

WEBER COUNTY RECORDER

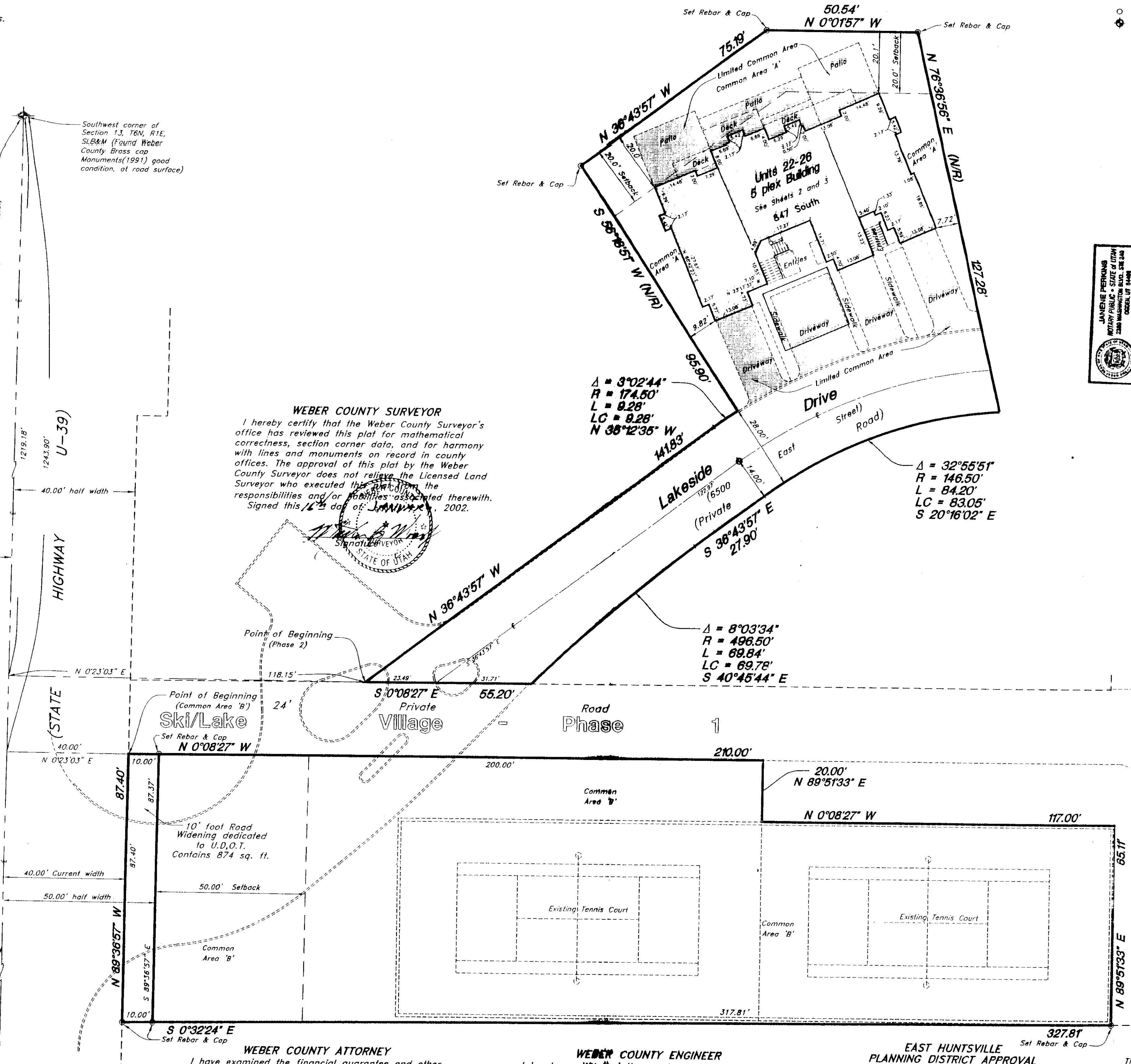
ENTRY NO. 1825548 FEE PAID \$95.00 FILED FOR RECORD AND RECORDED 05-FEB-2002 AT 3:35 PM IN BOOK 55 OF OFFICIAL RECORDS, PAGE 28-30 RECORDED FOR CARDON TITLE

DOUG CROFTS
WEBER COUNTY RECORDER

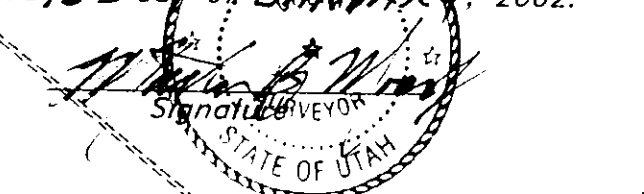
BY: JEANEEN WARNER
DEPUTY

96N120CP1

- NARRATIVE**
This Condominium plat was requested by Mr. Mark Warwick in order to build a Condominium Project.
A line bearing South 89°36'57" East between the Brass Cap monuments found at the Southwest quarter corner and the South Quarter corner of Section 13, T6N, R1E, was used as the basis of bearings.
Lot corners were monumented as depicted on this drawing.
- NOTE:**
- Construction of this project was not complete at the time this Record of Survey Map was prepared. Upon completion of construction, the Record of Survey Map may require amendment in the event of any material change in the final location of improvements.
 - Each condominium unit contained within the project is as shown and is designated by a number.
Common areas & facilities -
Private ownership - 2
Limited common area & facilities -
 - All driveways, patios, decks and balconies as shown on each unit contained within the project are considered Limited Common Areas. They are set aside and reserved for the use of the respective condominium unit to which they are attached and/or appurtenant.
 - All other areas contained within the project, but not shown with diagonal stripes or cross hatched lines are considered Common Area, including covered and uncovered parking, private streets, storm water detention and drainage easement area.
 - Dimensions on this sheet are to exterior foundation only.
 - All Common Area is considered to be an easement for public utility and drainage purposes, including the private streets.
 - 8" culinary waterline and the Sanitary Sewer main to be privately owned and maintained by the Home Owner's Association.



WEBER COUNTY SURVEYOR
I hereby certify that the Weber County Surveyor's office has reviewed this plat for mathematical correctness, section corner data, and for harmony with lines and monuments on record in county offices. The approval of this plat by the Weber County Surveyor does not relieve the Licensed Land Surveyor who executed the plat of the responsibilities and/or liabilities associated therewith.
Signed this 7th day of January, 2002.



Mark E. Babbitt
Signature

WEBER COUNTY ATTORNEY
I have examined the financial guarantee and other documents associated with this subdivision plat and in my opinion they conform with the County Ordinance applicable thereto and now in force and effect.
Signed this 7th day of January, 2002.

Monette Huntack
Signature

WEBER COUNTY ENGINEER
I hereby certify that the required public improvement standards and drawings for this subdivision conform with County standards and the amount of the financial guarantee is sufficient for the installation of these improvements.
Signed this 7th day of January, 2002.

Scott Christensen
Signature

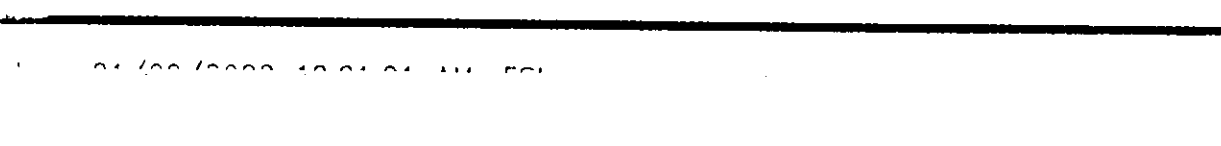
EAST HUNTSVILLE PLANNING DISTRICT APPROVAL
This is to certify that this subdivision plat was duly approved by the East Huntsville Planning District on the 7th day of January, 2002.

Kurt L. Wheatley
Chair, East Huntsville Planning District

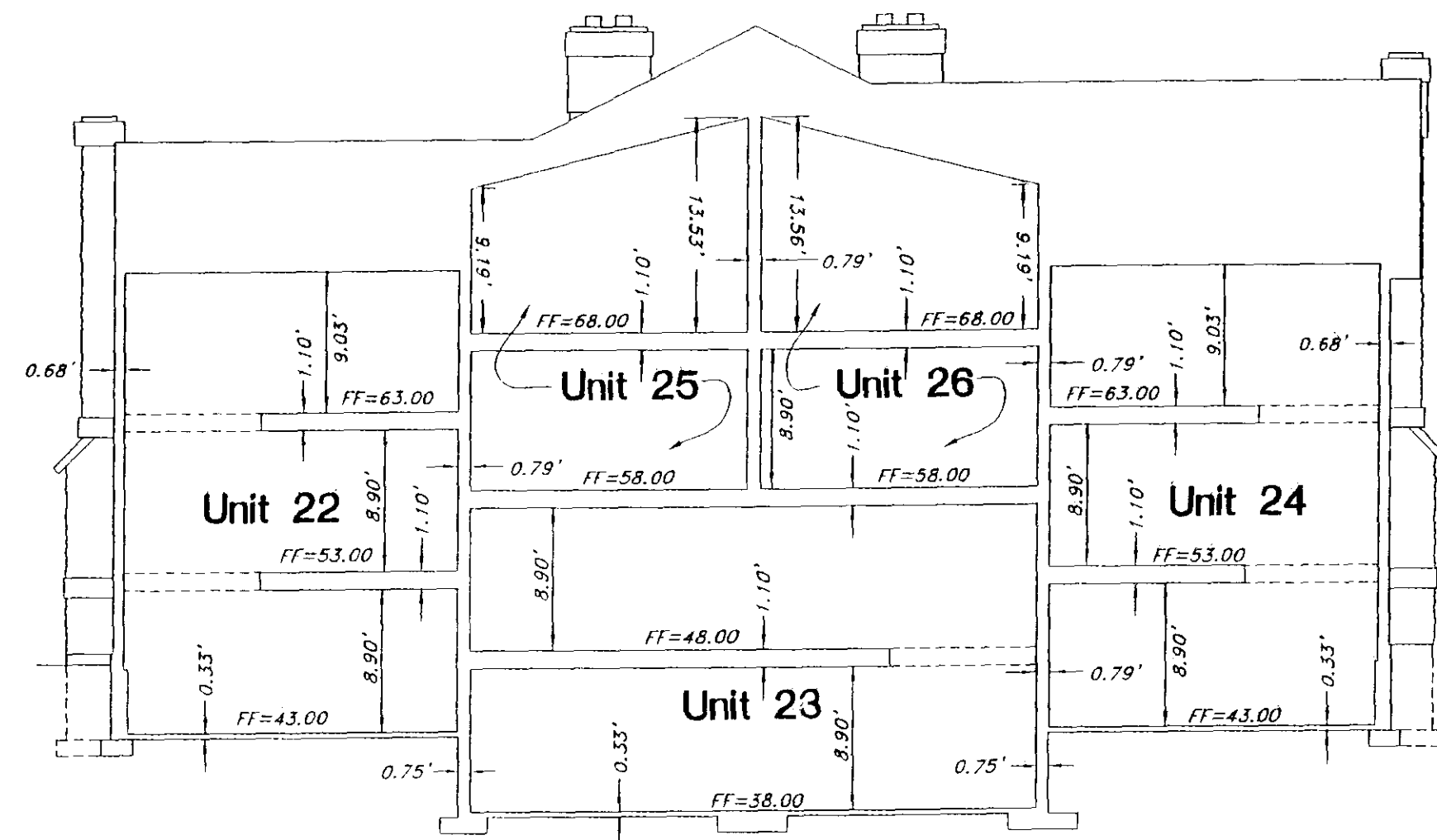
WEBER COUNTY COMMISSION ACCEPTANCE
This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantee of public improvements associated with this subdivision, thereon are hereby approved and accepted by the Commissioners of Weber County, Utah this 7th day of January, 2002.

Janene Perkins
Chair, Weber County Commission

GREAT BASIN ENGINEERING NORTH
4774 South 1300 West - Suite 102
Riverton, Utah 84405
P.O. Box 9307, Ogden, Utah 84409
Phone (801)394-4515 Salt Lake City (801)521-0222 Fax (801)392-7544



Record of Survey Map
Lakeside Village Phase 2
 A Condominium Project
 A part of the Southwest Quarter of Section 13, T6N, R1E, SLB&M, U.S. Survey
 Weber County, Utah
 Sheet 3 of 3

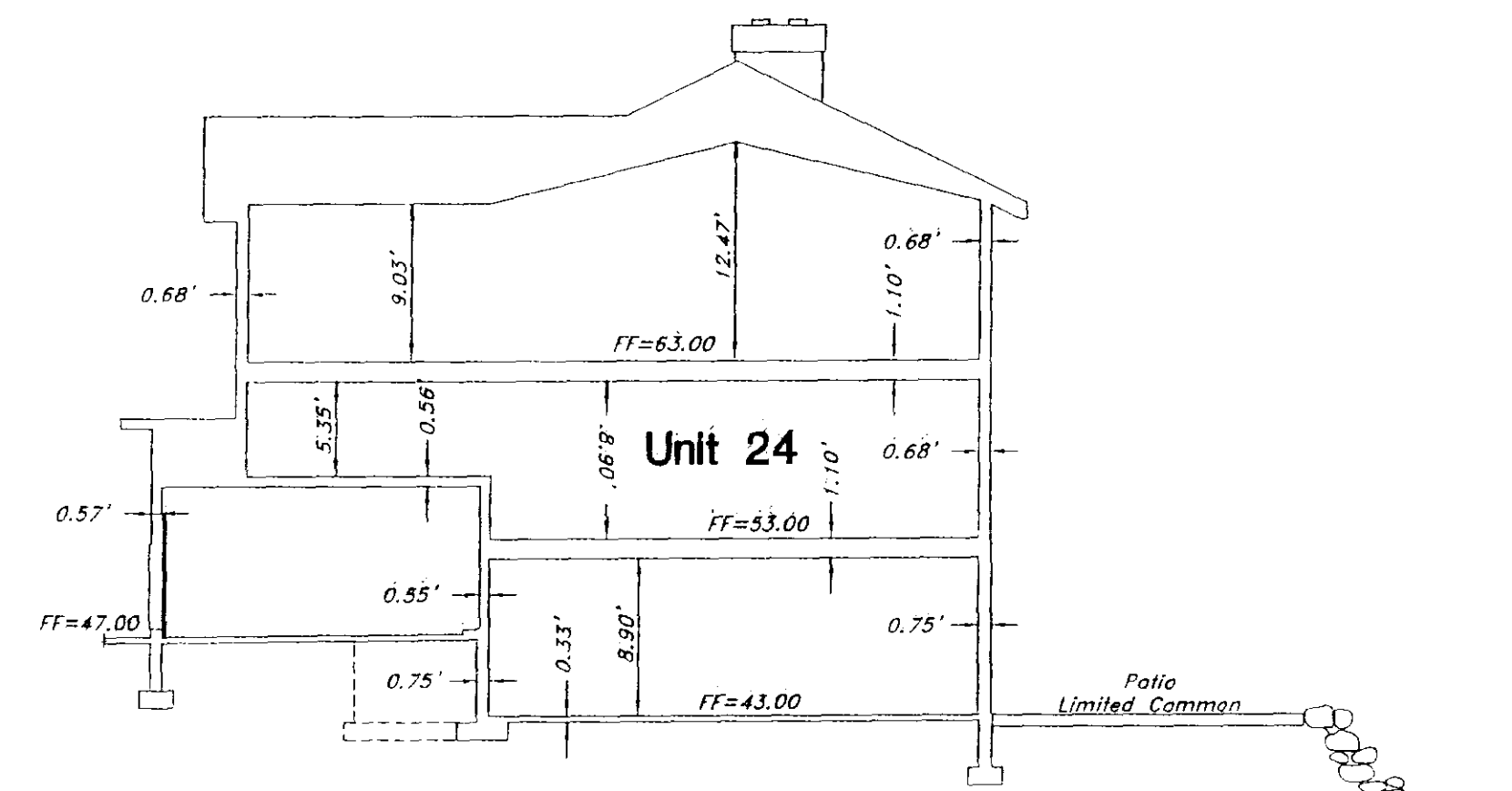


Section A-A

Scale: 1" = 10'

NOTE:

1. Construction of this project was not complete at the time this Record of Survey Map was prepared. Upon completion of construction, the Map Record of Survey may require amendment in the event of any material change in the final location of improvements.
2. Each condominium unit contained within the project is as shown and is designated by a number.
 Common areas & facilities -
 Private ownership - 2
 Limited common area & facilities -
3. All driveways, patios, decks and balconies as shown on each unit contained within the project are considered Limited Common Areas. They are set aside and reserved for the use of the respective condominium unit to which they are attached and/or appurtenant.
4. All other areas contained within the project, but not shown with diagonal stripe or cross hatched lines are considered Common Area, including covered and uncovered parking, private streets, storm water detention and drainage easement area.
5. Dimensions on this sheet are to exterior foundation only.
6. All Common Area is considered to be an easement for public utility and drainage purposes, including the private streets.

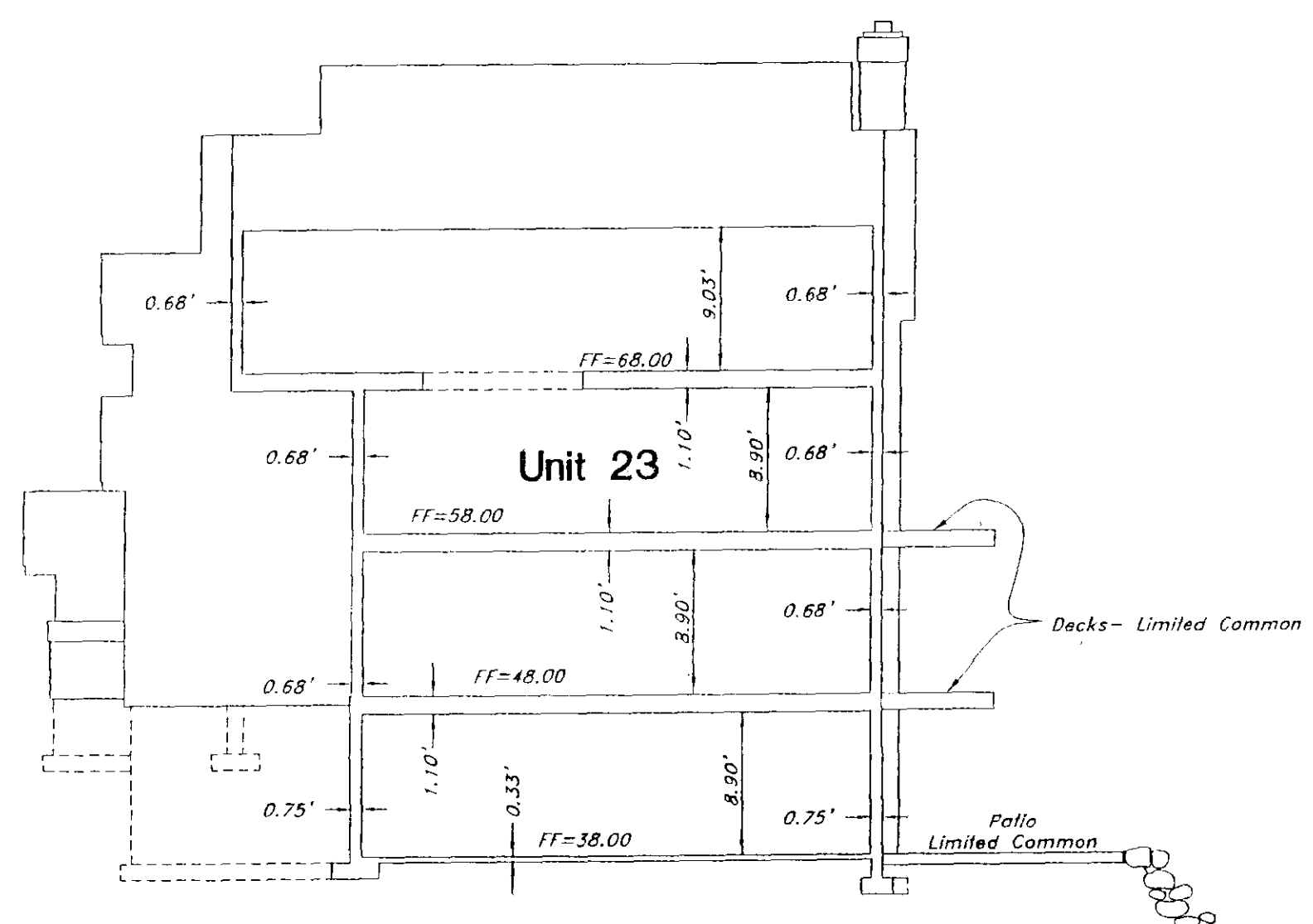


Section B-B

Scale: 1" = 10'

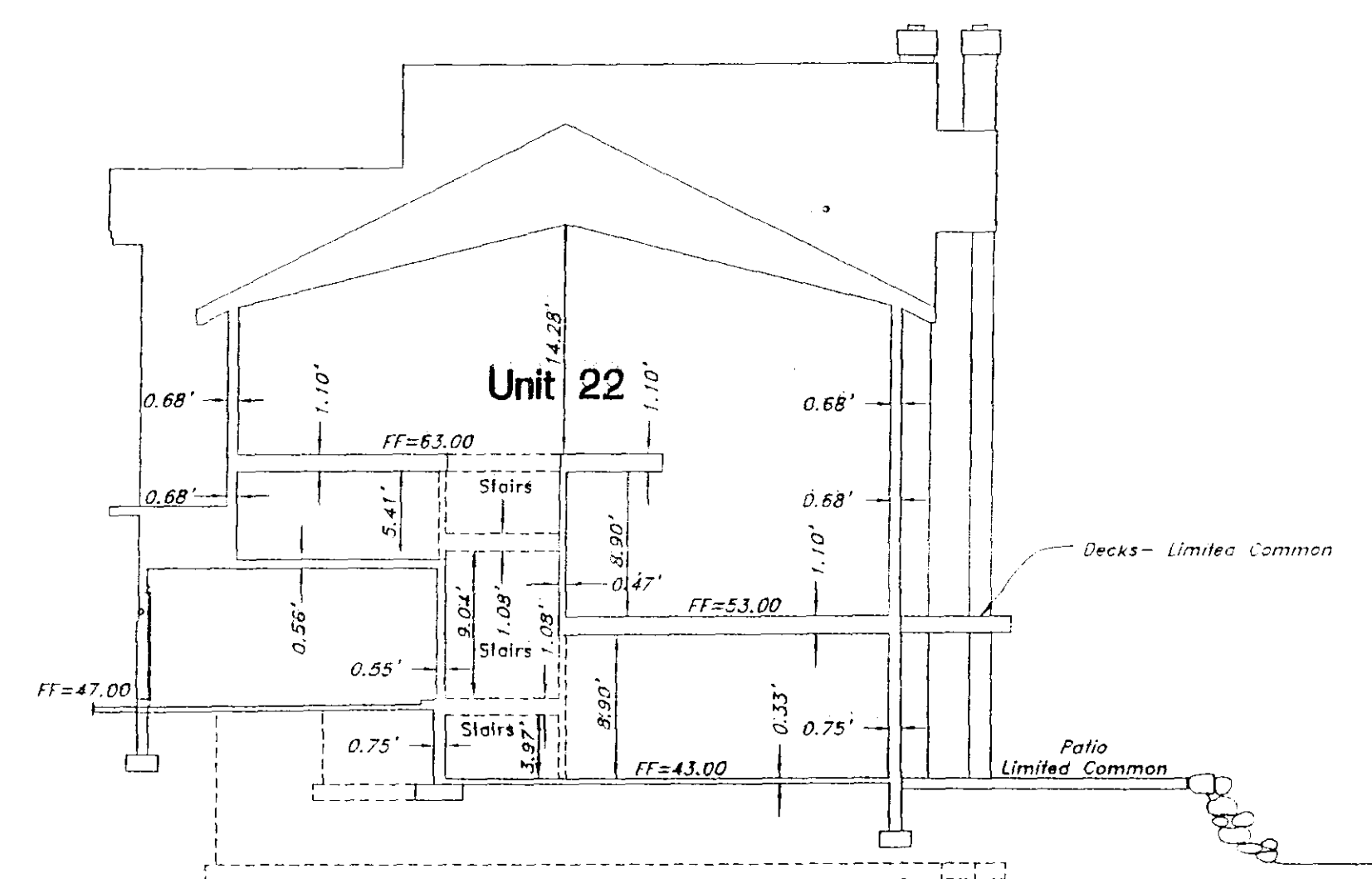
BENCHMARK

Elevation area based on USGS datum, Benchmark was used at the Southwest corner of Section 18, T6N, R1E, SLB&M
 Elevation = 4999.62



Section C-C

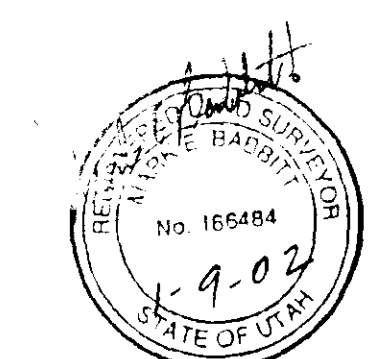
Scale: 1" = 10'



Section D-D

Scale: 1" = 10'

GREAT BASIN ENGINEERING NORTH
 CONSULTING ENGINEERS AND SURVEYORS
 4774 South 1300 West - Suite 102
 Riverton, Utah 84405
 P.O. Box 9307, Ogden, Utah 84409
 Ogden (801)384-4518 Salt Lake City (801)521-0222 Fax (801)382-7544



003044

WEBER COUNTY RECORDER

ENTRY NO. **1825548** FEE PAID _____
 RECORDED _____ FILED FOR RECORD AND AT
 IN BOOK **55** OF OFFICIAL RECORDS, PAGE **28-30**, RECORDED FOR

 WEBER COUNTY RECORDER
 BY: _____ DEPUTY

96N120CP1