

Record of Survey Map

# Lakeside Village Phase 3

## A Condominium Project

### A part of the Southwest 1/4 of Section 13, T6N, R1E, SLB&M, U.S. Survey

### Weber County, Utah

### Sheet 1 of 3

OWNERS CERTIFICATE OF CONSENT TO RECORD

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 3, 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.

*Paul McQuinn, Manager*  
*Mark Warwick - Vice President Manager*  
*Drew McQuinn*

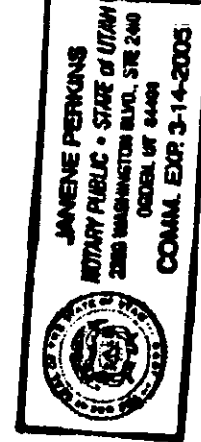
ACKNOWLEDGMENTS

State of Utah }  
 County of Weber } ss

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: Dogden *Janene Perkins*  
 Notary Public commissioned in Utah

Commission Expires: 3-14-2005 *Janene Perkins*  
 Print Name



State of }  
 County of } ss

On the 24 day of January, 2002, personally appeared before me, the undersigned Notary Public, who being by me duly sworn did say that he is the ~~owner~~ <sup>Manager</sup> 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: Dogden *Janene Perkins*  
 Notary Public commissioned in Utah

Commission Expires: 3-14-2005 *Janene Perkins*  
 Print Name

SURVEYOR'S CERTIFICATE

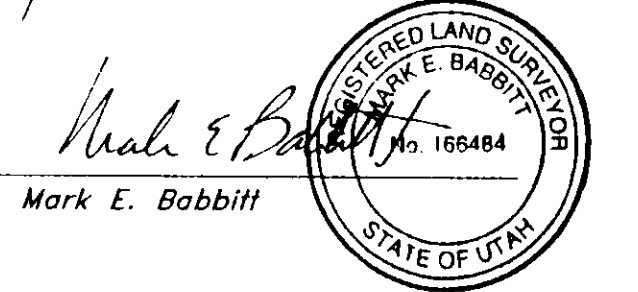
I, Mark E. Babbitt, a duly Registered Professional Utah Land Surveyor as required by the laws of the State of Utah, holding License No. 166484, do hereby certify that I have surveyed the following described tract of land at the instance of Legacy Properties L.L.C. a Limited Liability Company and is based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

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 1158.53 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 North 36°43'57" East from the Southwest corner of said Section 13; thence North 36°43'57" East 181.91 feet to the most Southerly corner of Lakeside Village Phase 2, A Condominium project in Weber County, Utah; thence North 56°18'51" East 95.90 feet along the Southerly boundary of said Condominium project; thence Southeasterly along the arc of a 174.50 foot radius curve to the left a distance of 9.28 feet (Central angle equals 3°02'44" and Long Chord bears South 35°12'35" East 9.28 feet); thence South 36°43'57" East 141.83 feet; thence South 0°08'27" East 78.15 feet to said North right of way line; thence North 89°36'57" West 61.37 feet to the point of beginning.  
 Contains 18,304 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 3" and that the property corners have been accurately set on the ground and are sufficient to readily retrace or 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 9<sup>th</sup> day of January, 2002.

166484  
 License No.



WEBER COUNTY ATTORNEY

I have examined the financial guarantee and other documents associated with this subdivision and in my opinion they conform with the County Ordinance applicable thereto and now in force and effect.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2002.

Signature

003047

WEBER COUNTY RECORDER

ENTRY NO. 1830329 FEE PAID  
98.00 FILED FOR RECORD AND  
 RECORDED 27-FEB-2002 AT  
2:26 PM IN BOOK 55 OF OFFICIAL  
 RECORDS, PAGE 41 RECORDED  
 FOR CARDON LAND TITLE

*Doug Coates*  
 WEBER COUNTY RECORDER

BY: *Karen Thompson*  
 DEPUTY

96N120CP2

NARRATIVE

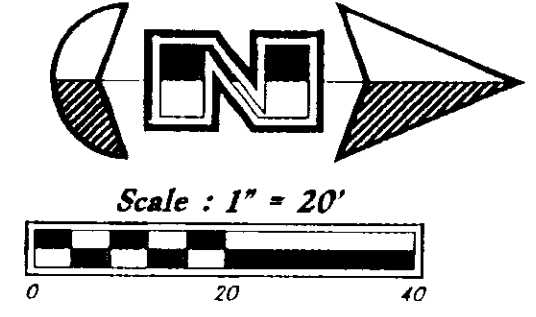
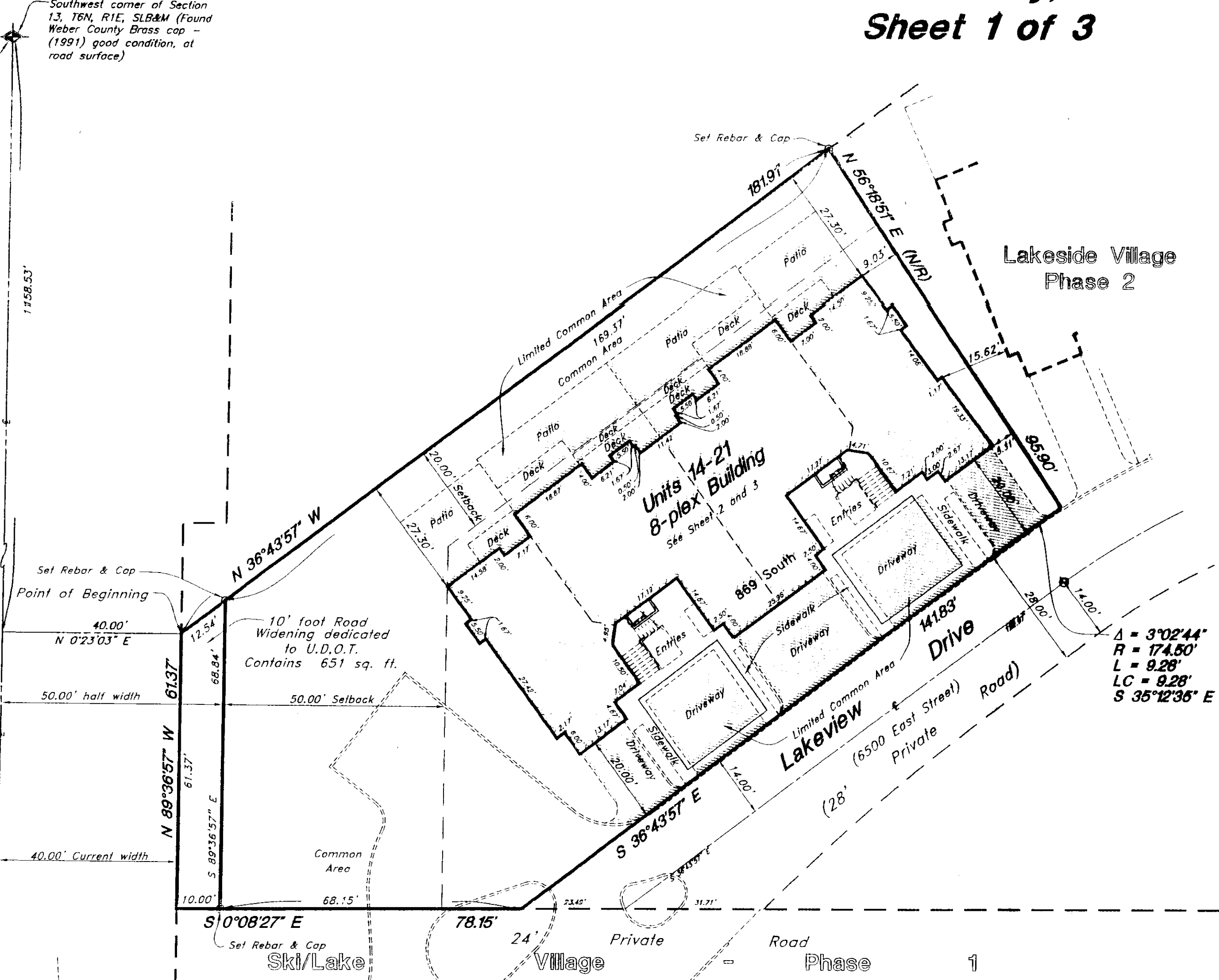
This Condominium plat was requested by Mr. Mark Warwick in order to build a Condominium Project.  
 A line bearing South 89°36'57" East between the Brass Cap Monuments found at the Southwest quarter corner and the South Quarter corner of Section 13, T6N, R1E, was used as the basis of bearings.  
 Lot corners were monumented as depicted on this drawing.

Southwest corner of Section 13, T6N, R1E, SLB&M (Found Weber County Brass cap - (1991) good condition, at road surface)

South Quarter corner of Section 13, T6N, R1E, SLB&M (Found Bureau of Land Management Brass cap - (1967) good condition, 0.5' above ground)

Pineview - Huntsville Highway U-39  
 (STATE HIGHWAY)

2660.60' calc. from measurements (2660.83' W.C.S.)



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

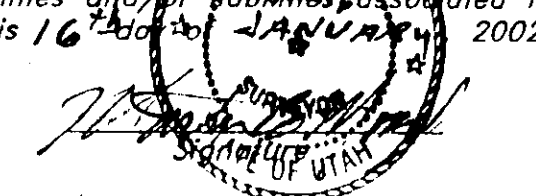
$\Delta = 3^{\circ}02'44''$   
 $R = 174.50'$   
 $L = 9.28'$   
 $LC = 9.28'$   
 $S = 35^{\circ}12'35'' E$

NOTE:

- Construction of this project was not complete at the time this Record of Survey Map was prepared. Upon completion of construction, the 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, balconies, 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 stripe 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 release the Licensed Land Surveyor who executed this plat from the responsibilities and liabilities associated therewith.  
 Signed this 16<sup>th</sup> day of January, 2002.



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 27<sup>th</sup> day of February, 2002.

*Paul Christman*  
 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 22 day of Feb, 2002.

*Karl 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 22 day of Feb, 2002.

Title *Admin. Assistant* *Karen Coates*  
 Attest *Felina Blackford* Chair, Weber County Commission

GREAT BASIN ENGINEERING NORTH

CONSULTING ENGINEERS AND SURVEYORS  
 4774 South 1300 West Suite 102  
 Riverton, Utah 84405  
 P.O. Box 2307, Ogden, Utah 84409  
 Ogden (801)294-4212 Salt Lake City (801)221-0222 Fax (801)292-7544



Record of Survey Map

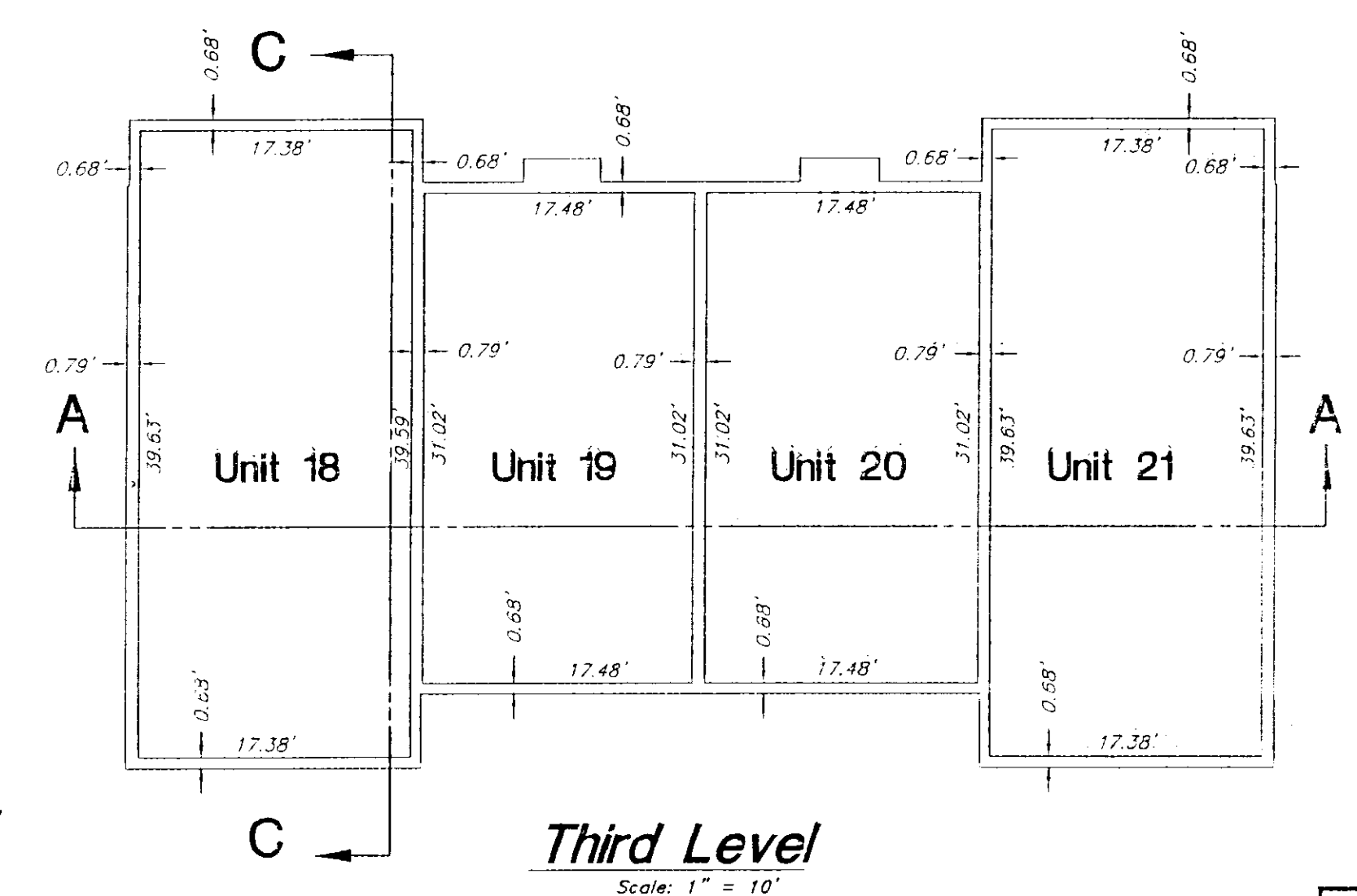
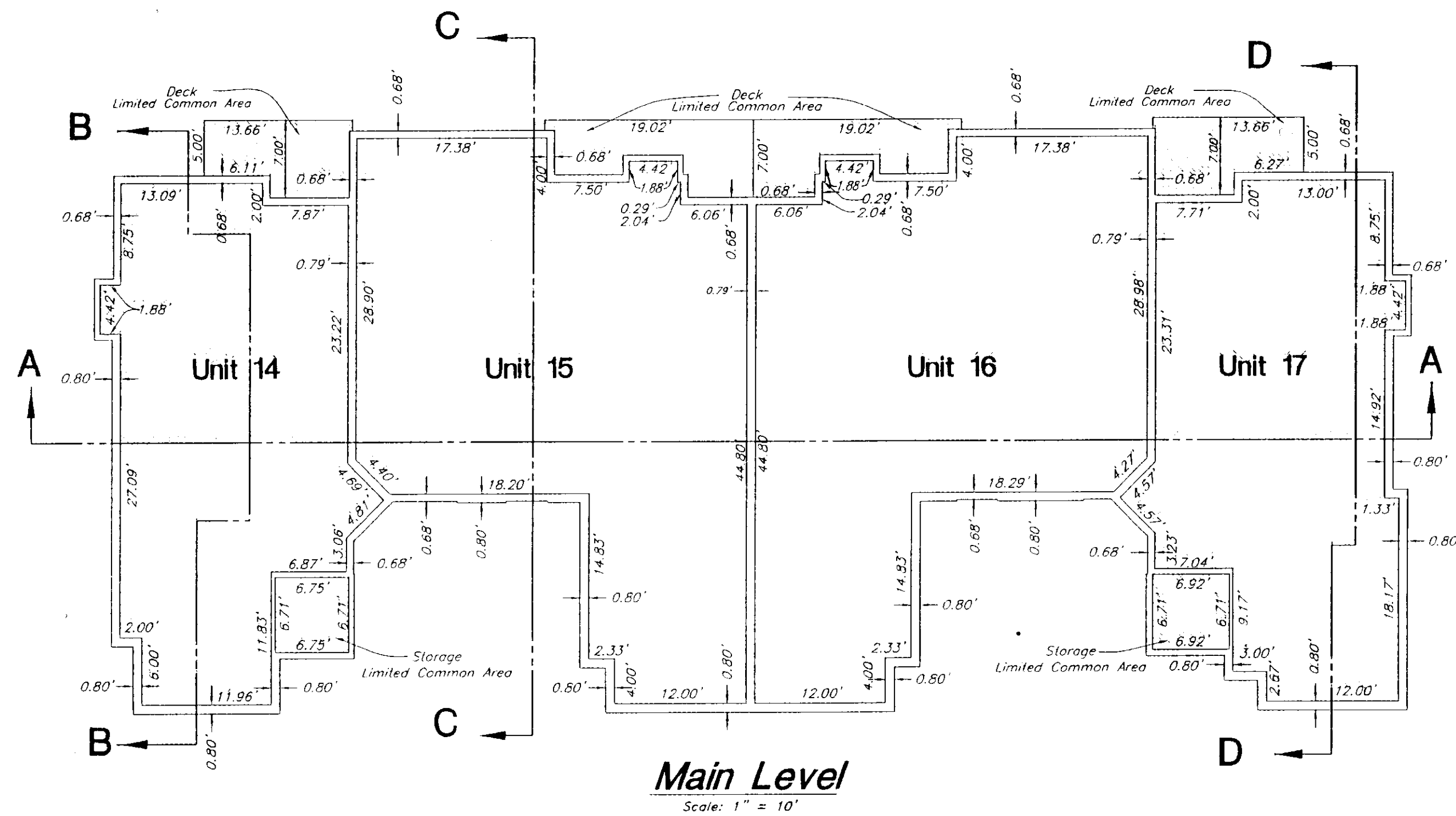
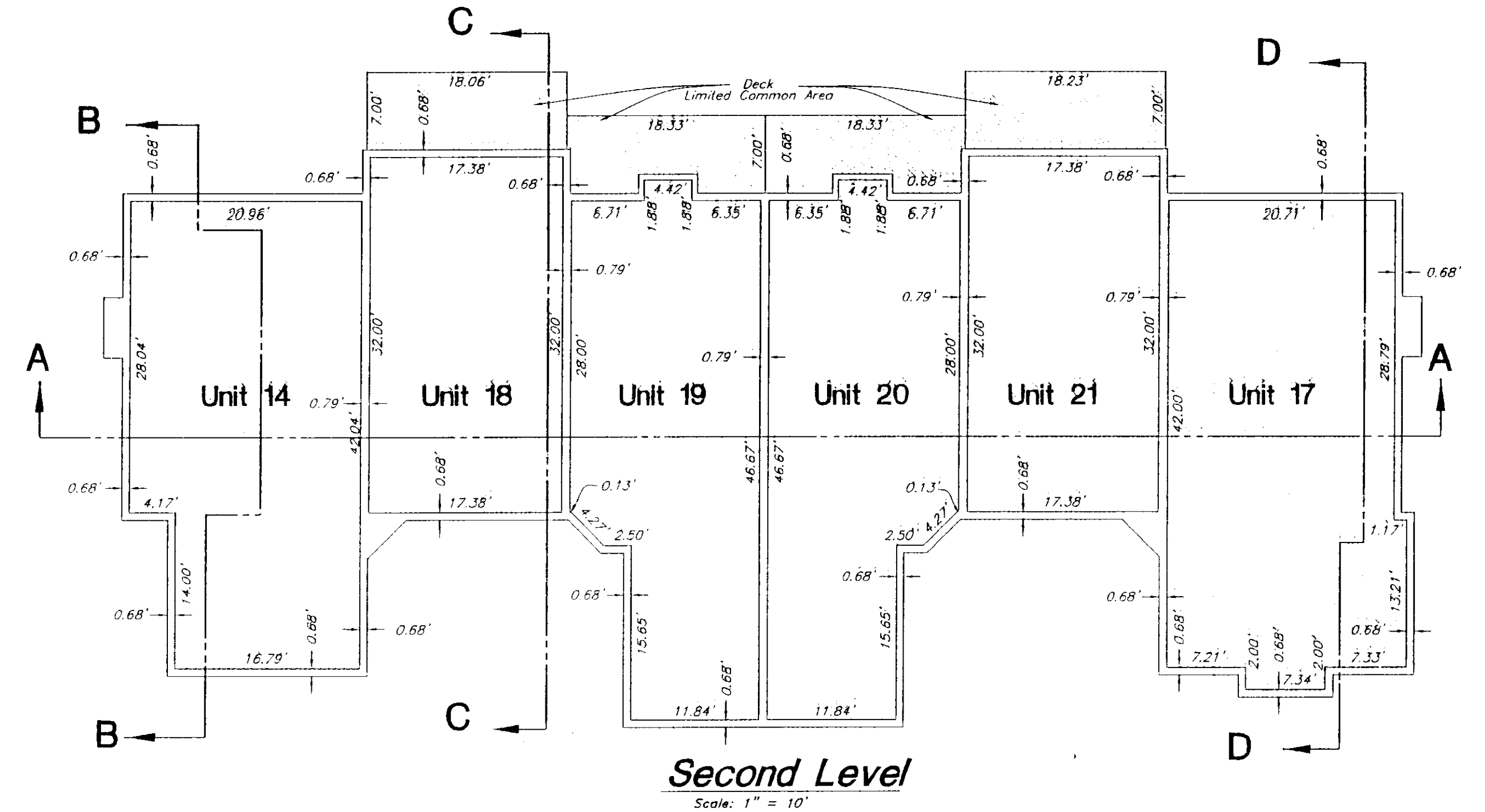
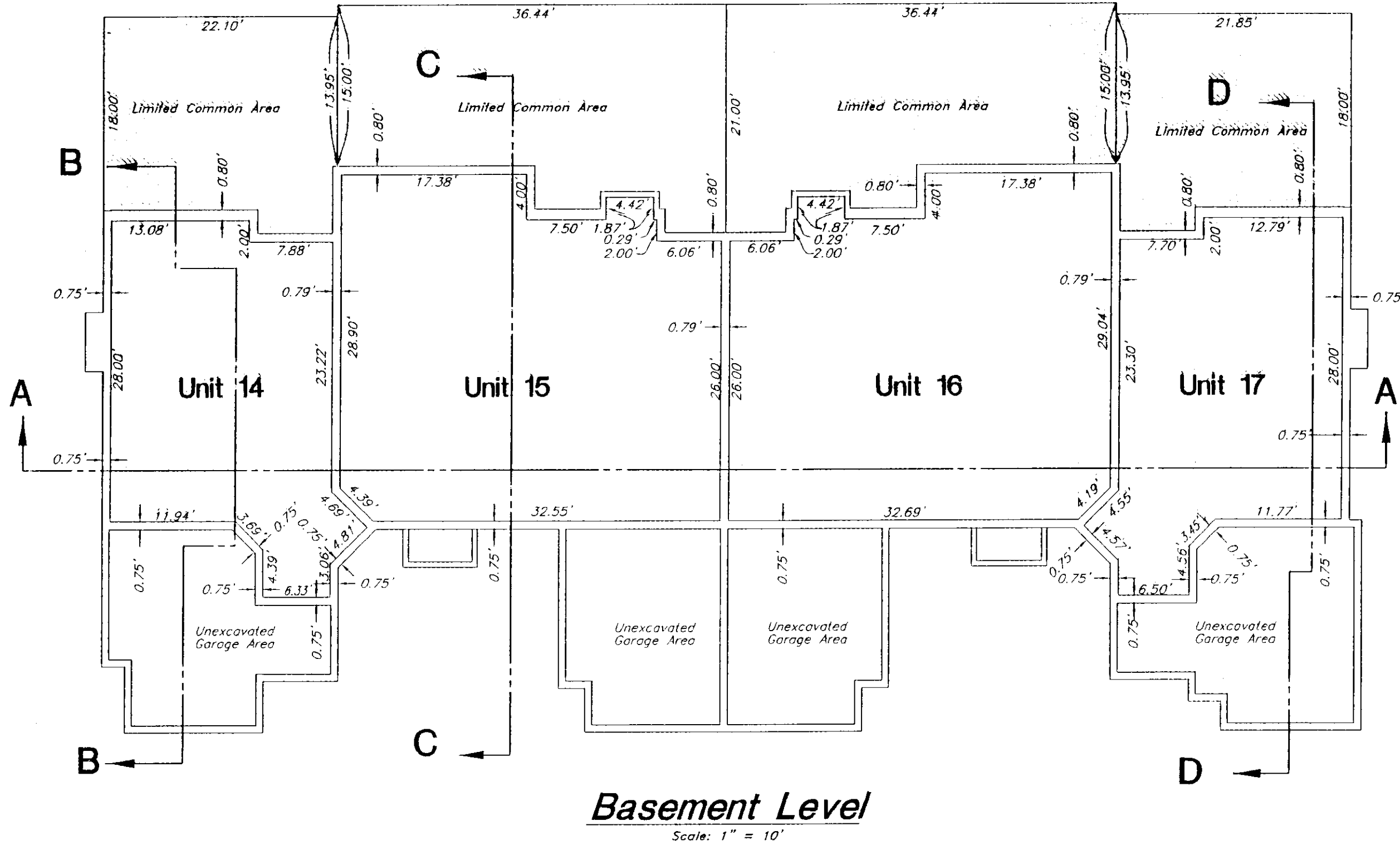
# Lakeside Village Phase 3

## A Condominium Project

A part of the Southwest 1/4 of Section 13, T6N, R1E, SLB&M, U.S. Survey

Weber County, Utah

Sheet 2 of 3



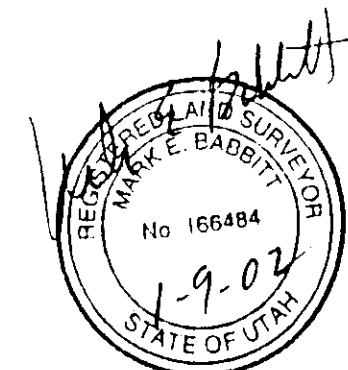
**NOTE:**

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 -   
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.

**BENCHMARK**

Elevation area based on USGS datum, Benchmark was used at the Southwest corner of Section 18, T6N, R1E, SLB&M  
Elevation = 4989.62

**GREAT BASIN ENGINEERING NORTH**  
CONSULTING ENGINEERS AND SURVEYORS  
4774 South 1300 West - Suite 102  
Riverdale, Utah 84405  
P.O. Box 9307, Ogden, Utah 84409  
Ogden (801)384-4515 Salt Lake City (801)521-0222 Fax (801)392-7544



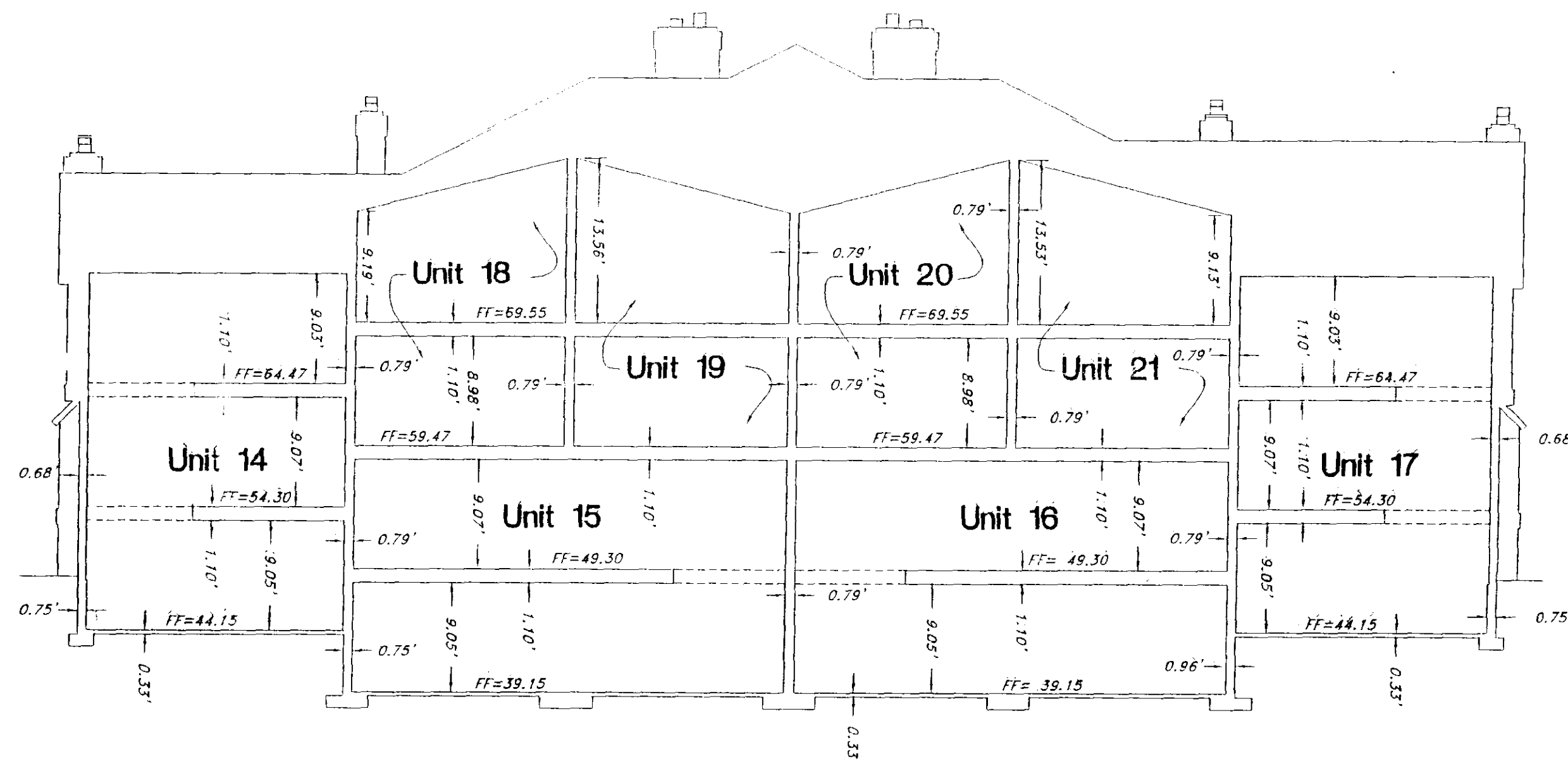
003047

**WEBER COUNTY RECORDER**  
ENTRY NO. 003047 FEE PAID  
FILED FOR RECORD AND  
RECORDED \_\_\_\_\_ AT  
\_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL  
RECORDS, PAGE \_\_\_\_\_ RECORDED  
FOR \_\_\_\_\_  
**WEBER COUNTY RECORDER**  
BY: \_\_\_\_\_ DEPUTY

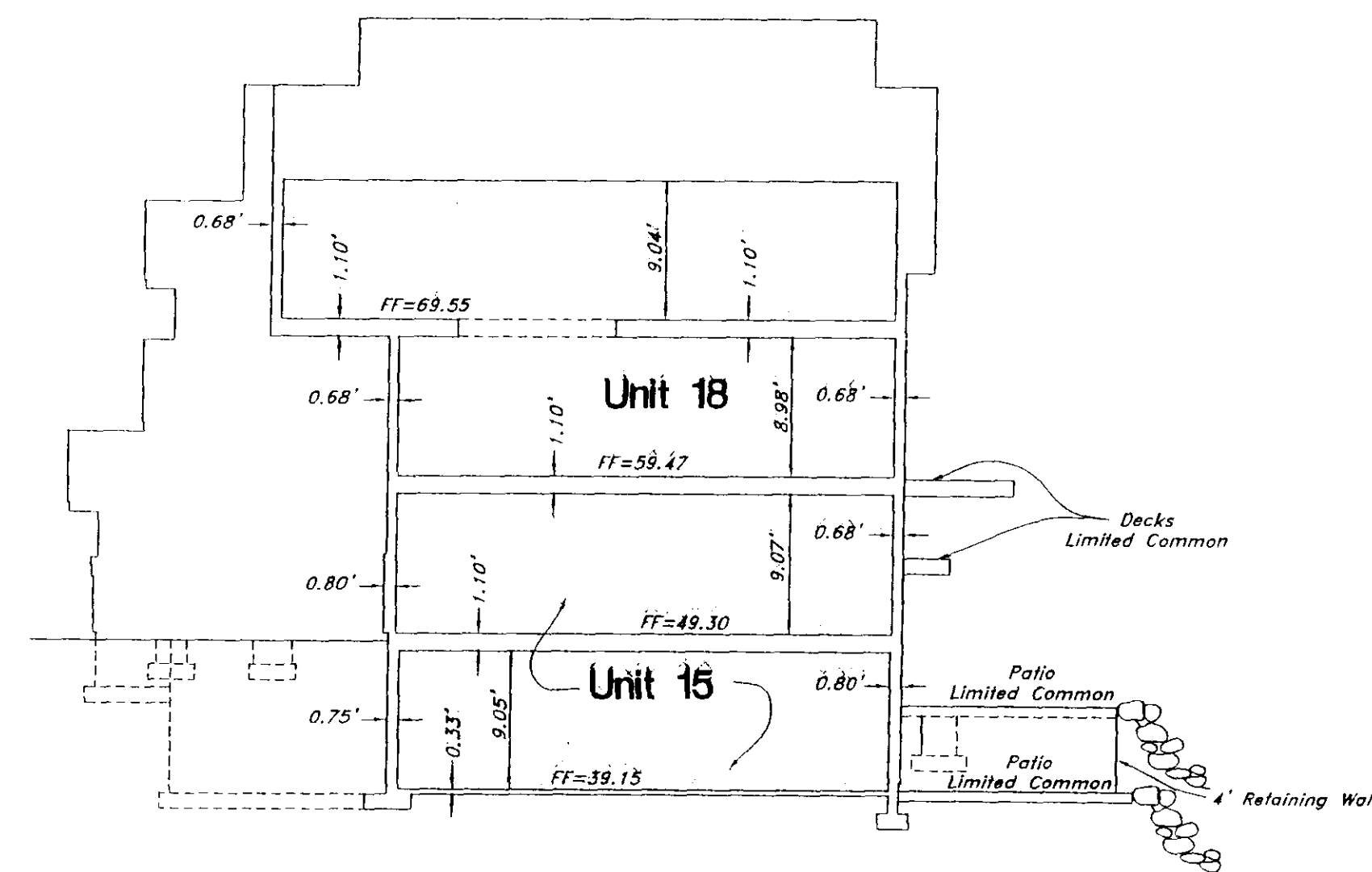
**Record of Survey Map**  
**Lakeside Village Phase 3**  
**A Condominium Project**  
 A part of the Southwest 1/4 of Section 13, T6N, R1E, SLB&M, U.S. Survey  
 Weber County, Utah  
 Sheet 3 of 3

**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 -   
 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.

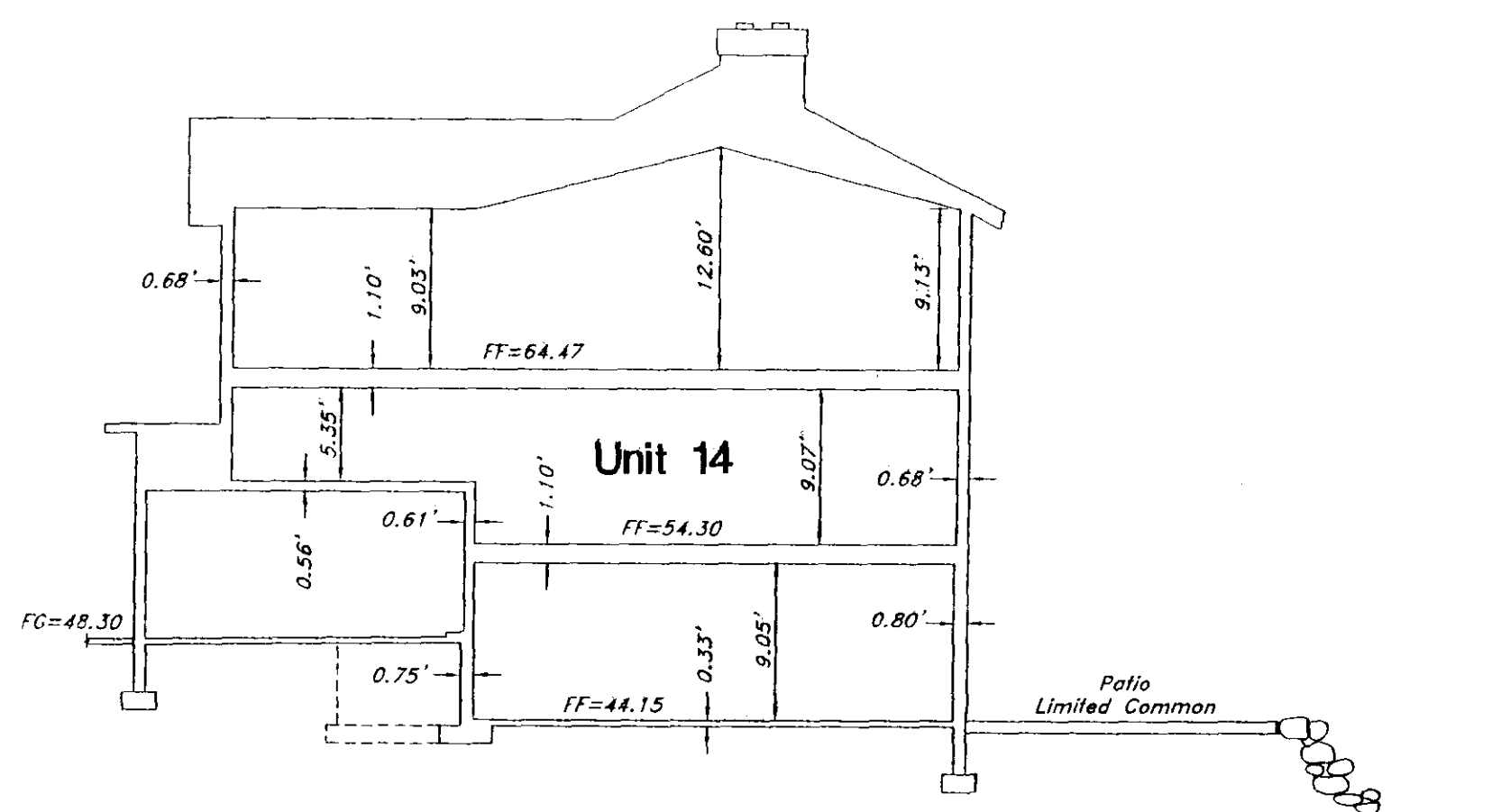


**Section A-A**  
 Scale: 1" = 10'

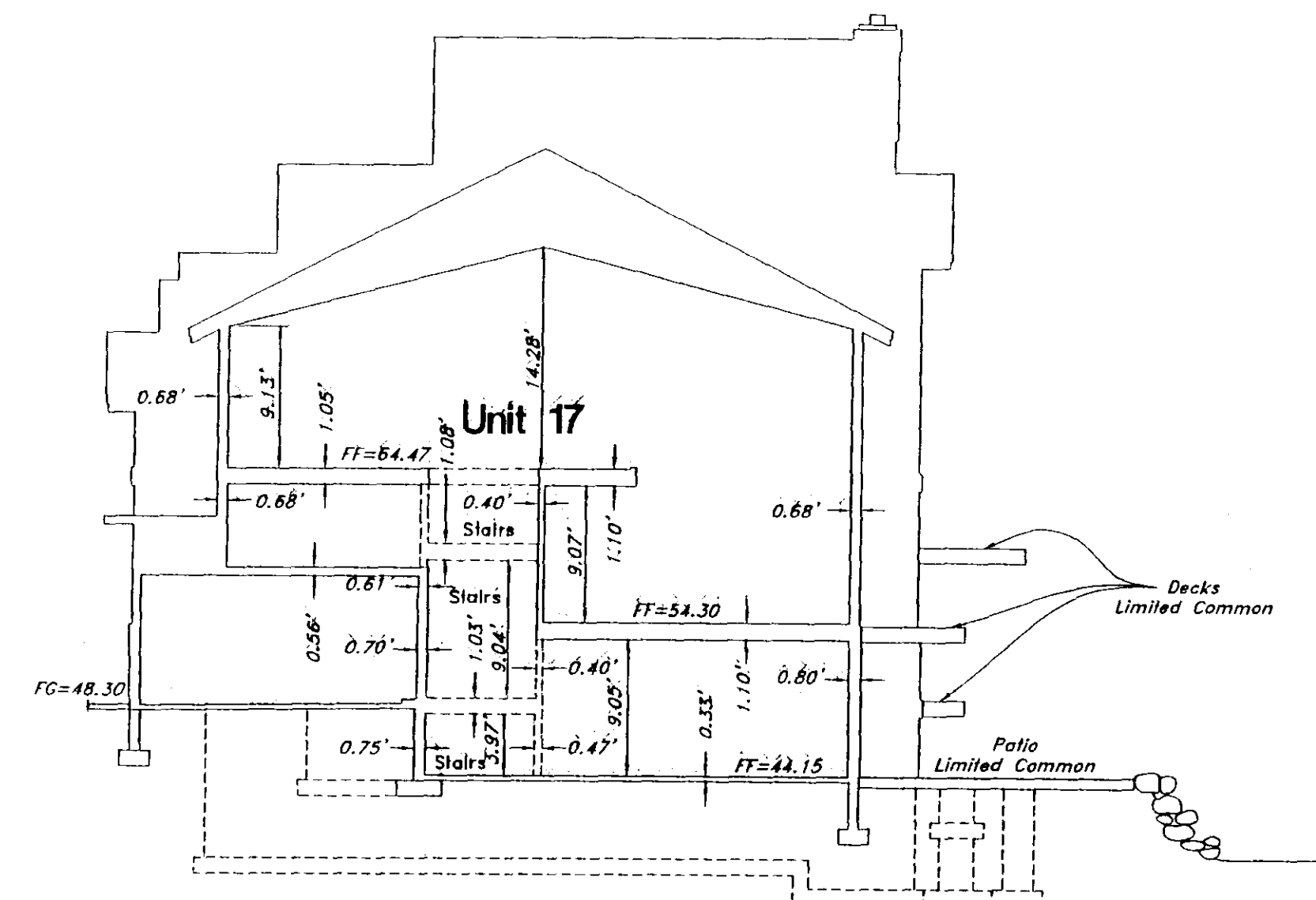


**Section C-C**  
 Scale: 1" = 10'

**BENCHMARK**  
 Elevation area based on USGS datum, Benchmark was used at the Southwest corner of Section 18, T6N, R1E, SLB&M  
 Elevation = 4989.62

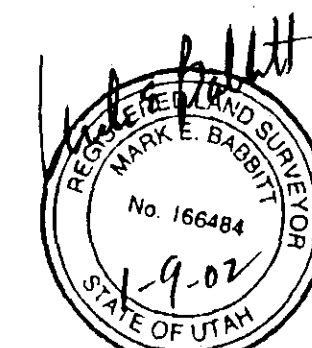


**Section B-B**  
 Scale: 1" = 10'



**Section D-D**  
 Scale: 1" = 10'

**GREAT BASIN ENGINEERING NORTH**  
 CONSULTING ENGINEERS AND SURVEYORS  
 4774 South 1300 West - Suite 102  
 Riverton, Utah 84403  
 P.O. Box 5307, Ogden, Utah 84409  
 Ogden (801) 291-4019 Salt Lake City (801) 221-0222 Fax (801) 291-7544



**WEBER COUNTY RECORDER**

ENTRY NO. **1030329** FEE PAID \_\_\_\_\_  
 RECORDED \_\_\_\_\_ AT \_\_\_\_\_  
 IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS, PAGE \_\_\_\_\_ RECORDED FOR \_\_\_\_\_  
 WEBER COUNTY RECORDER  
 BY: \_\_\_\_\_ DEPUTY