

# Sunbrook Condominiums Phase No. 7

A part of Lot 49 and Lot 55, of Plat "B" North Ogden Survey in the Northeast 1/4 of Section 32, T7N, R1W, SLB&M, U.S. Survey North Ogden City, Weber County, Utah

SURVEYOR'S CERTIFICATE

I, Gary L. Newman, a Registered Professional Land Surveyor in the State of Utah, do hereby certify that this plat of Sunbrook Condominiums Phase No. 7, in North Ogden City, Weber County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following described lands included in said condominium plat based on data compiled from records in the Weber County Recorder's Office and of a survey made on the ground.

Signed this 10<sup>th</sup> day of May, 2001

4778  
License No.

OWNERS CONSENT TO RECORD

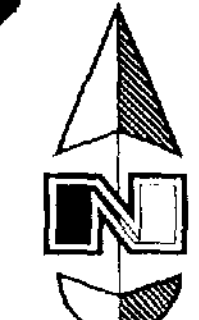
Known All Men By These Presents: Sunbrook Development L.L.C., being the owners of this tract of land described herein and the Sunbrook Condominiums Phase No. 7, a condominium project located on said tract of land, do hereby make this certificate that said owners have caused a survey to be made, and this 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 designed as easements for purposes indicated herein, 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 and hereby dedicate, grant, and convey to North Ogden City, Utah all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever.

Signed this 14<sup>th</sup> day of May, 2001.

Sunbrook Development L.L.C.

Duane Shaw - Member



Scale: 1" = 30'

- NOTES:
- Construction of this Project was not complete at the time this condominium plat was prepared. Upon completion of construction, this plat 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 and facilities - [Symbol]

Private ownership - [Symbol]

Limited common area & facilities - [Symbol]

- All garages and patios 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 area 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, stormwater detention and drainage easement areas.
- Benchmark: Top of arrow on Fire Hydrant on the East side of Washington Boulevard. Located at the Southwest corner of a House addressed as #2480 North. Elevation 4359.33
- Dimensions are to exterior foundation only.
- All Common Area is considered to be an easement for public utility and drainage purposes, including the private streets.

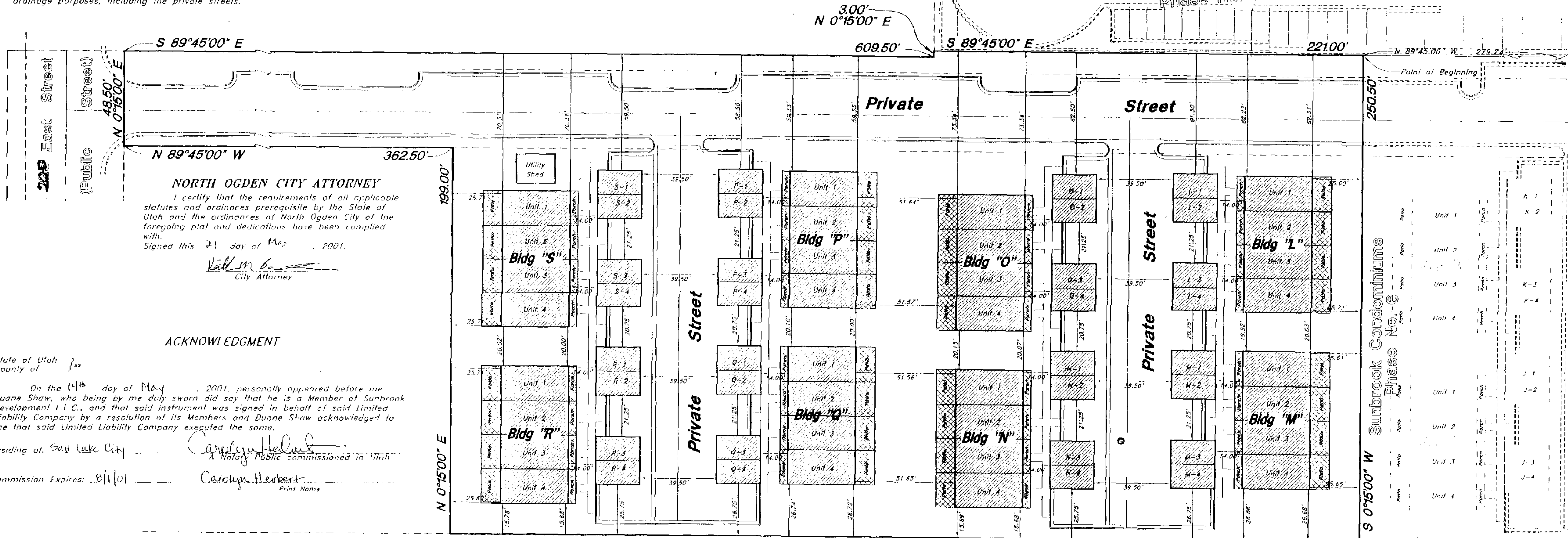
### ASSURANCE STATEMENT

Assurance in the form of an Escrow Agreement, issued from Assurant/Weber Co. in the amount of \$333,300 has been deposited with North Ogden City to guarantee construction of the required improvements.

### Benchmark:

Top of Arrow on the Fire Hydrant on the East side of Washington Boulevard. Located at the Southwest corner of House Addressed as #2480 North

Elevation 4359.33



- Legend
- ▲ Set Nail in Curb
  - ⊙ Set Weber & Cap
  - ⊙ w/ Facenast
  - ⊙ Set Hub & Tack
  - ⊙ Monument to be set
  - (Rad.) Radial Line
  - (N/R) Non-Radial Line

### BOUNDARY DESCRIPTION

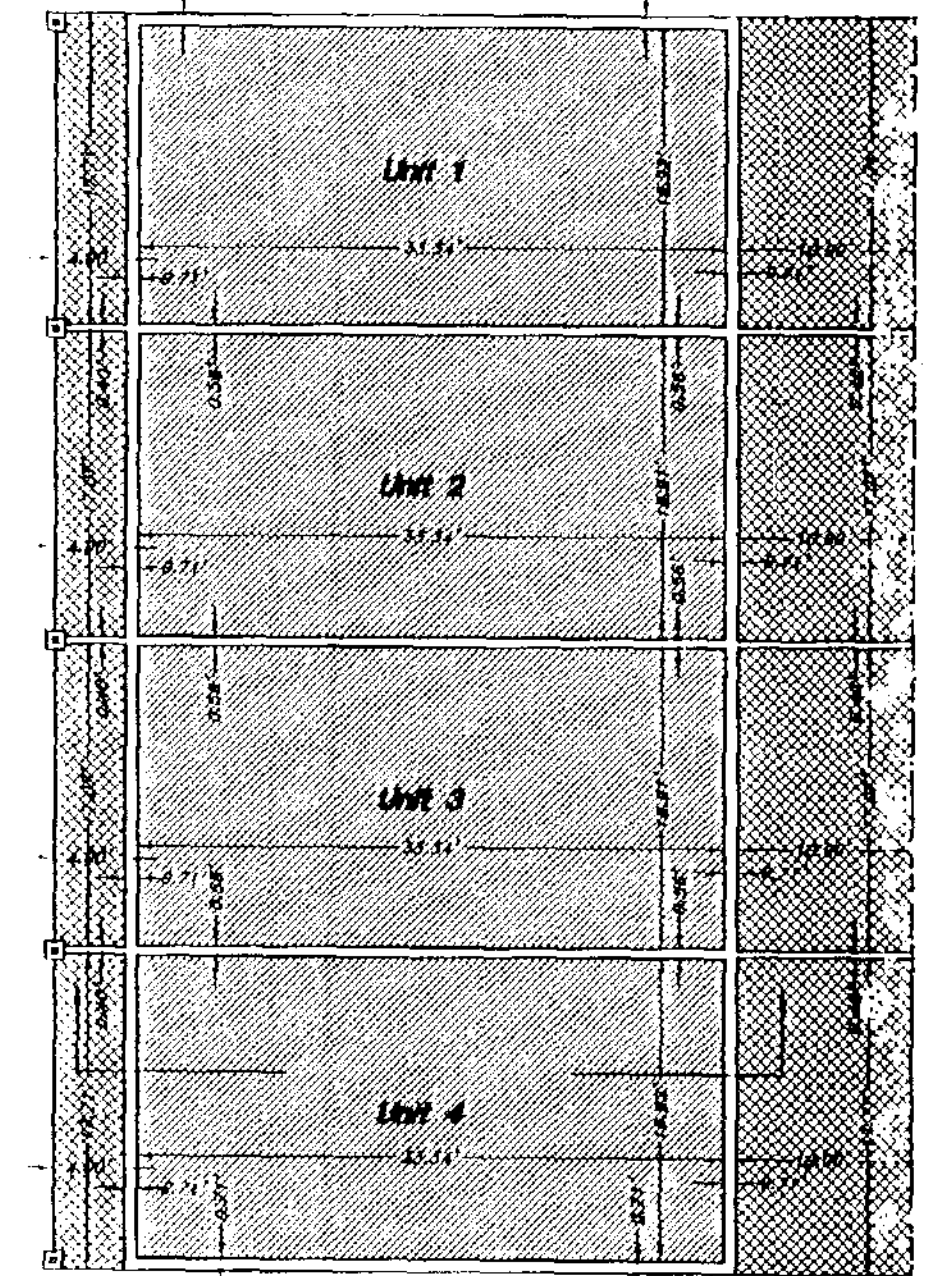
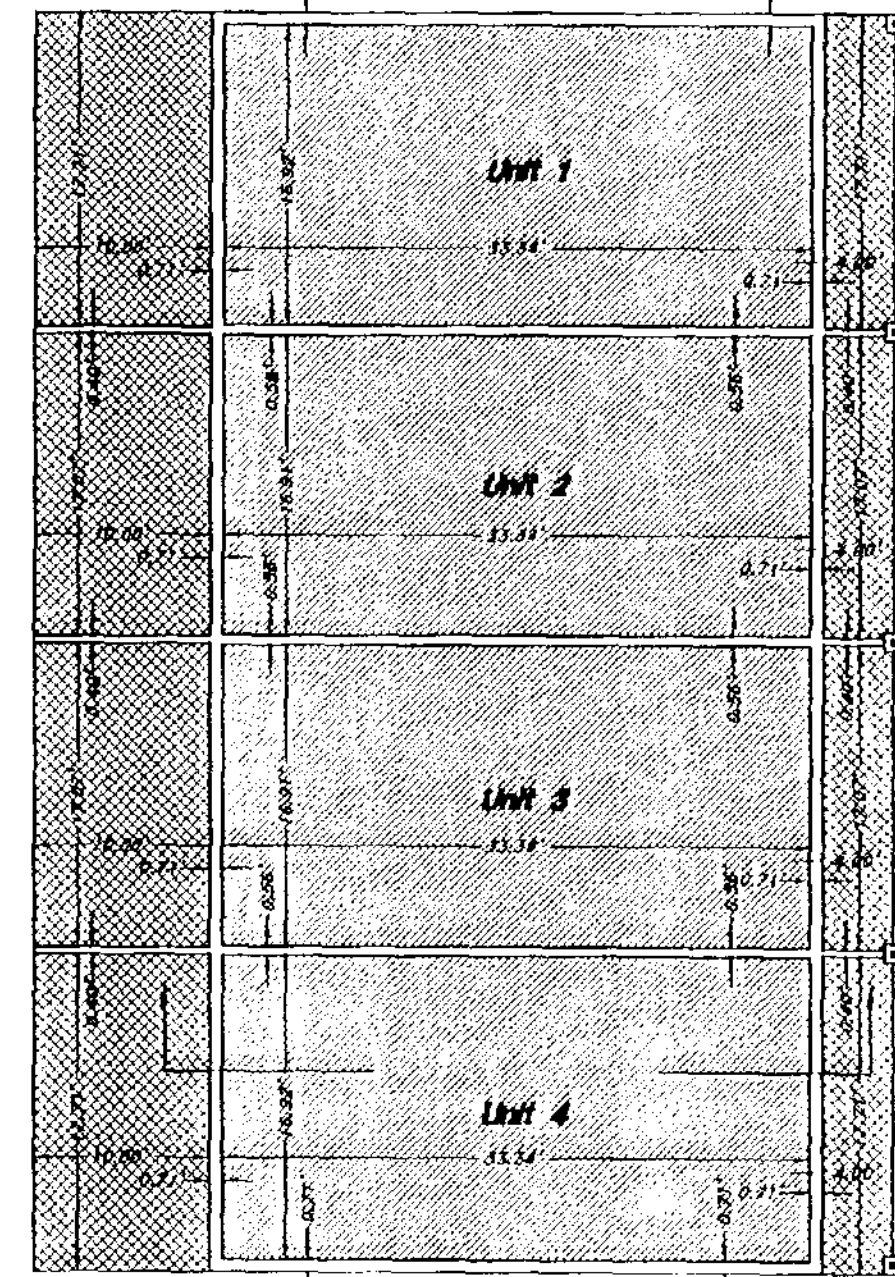
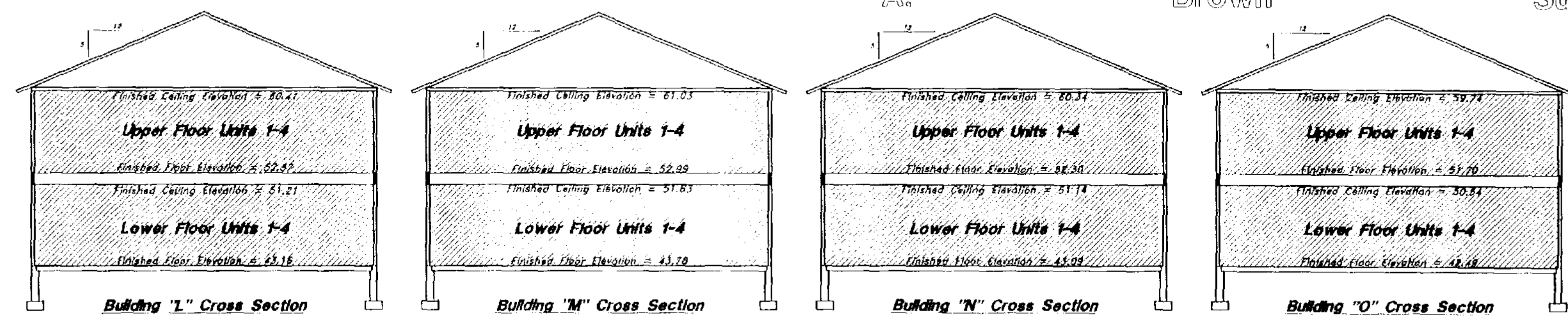
A part of Lots 49 and 55, Plat "B", North Ogden Survey in the Northeast Quarter of Section 32, Township 7 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at the Northwest corner of Sunbrook Condominiums Phase No. 6 in North Ogden City, Weber County, Utah being 159.75 feet North 89°45'00" West; 3.00 feet North to the South line of Sunbrook Condominiums Phase No. 1 in North Ogden City, Weber County, Utah and 279.24 feet North 89°45'00" West along said South line from the Northeast corner of said Lot 55; running thence South 0°15'00" West 250.50 feet along the West line of said Phase No. 6 to the Southwest corner of said Phase No. 6 and the North line of A. Brown Subdivision in North Ogden City, Weber County, Utah; thence North 89°45'00" West 468.00 feet along said North line; thence North 0°15'00" East 199.00 feet; thence North 89°45'00" West 362.50 feet to the East right of way line of 200 East Street; thence North 0°15'00" East along said East right of way line to the North line of said Lot 55; thence South 89°45'00" East 609.50 feet along said North line; thence North 0°15'00" East 3.00 feet to the Southwest corner of said Phase No. 1; thence South 89°45'00" East 221.00 feet along said South line of Phase No. 1 to the point of beginning. Contains 3.078 Acres

**NORTH OGDEN CITY ATTORNEY**  
I certify that the requirements of all applicable statutes and ordinances prerequisite by the State of Utah and the ordinances of North Ogden City of the foregoing plat and dedications have been complied with.  
Signed this 21 day of May, 2001.  
[Signature]  
City Attorney

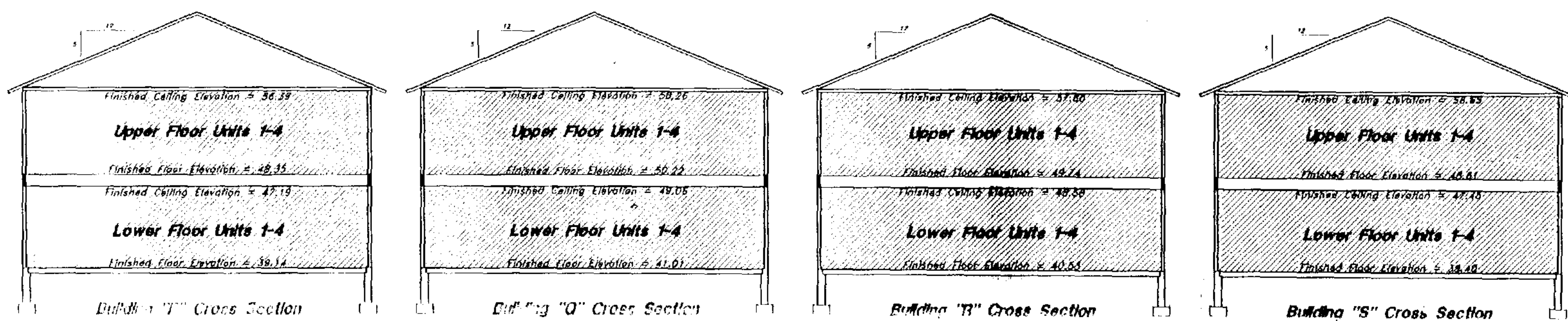
**ACKNOWLEDGMENT**  
State of Utah ss  
County of  
On the 14<sup>th</sup> day of May, 2001, personally appeared before me Duane Shaw, who being by me duly sworn did say that he is a Member of Sunbrook Development L.L.C., and that said instrument was signed in behalf of said Limited Liability Company by a resolution of its Members and Duane Shaw acknowledged to me that said Limited Liability Company executed the same.  
Residing at Salt Lake City  
Commission Expires: 8/1/01  
[Signature]  
Carolyn Herbert  
Notary Public Commission in Utah  
Print Name

### NORTH OGDEN CITY APPROVALS

This Plat was approved by the City Engineer and the Community Development Director.  
by: [Signature] 5/21/01 Date  
City Engineer  
by: [Signature] 22/01/01 Date  
Community Development Director



**NORTH OGDEN CITY COUNCIL**  
Approved by the City Council of North Ogden City, Utah this day of May, 2001.  
By: [Signature] Mayor  
Attest: [Signature] City Recorder



**GREAT BASIN ENGINEERING NORTH**  
CONSULTING ENGINEERS AND SURVEYORS  
4774 South 1300 West - Suite 102  
Riverton, Utah 84403  
P.O. Box 9102, Ogden, Utah 84409

**WEBER COUNTY RECORDER**  
ENTRY NO. 1271840  
162.00 FILED FOR RECORD 4/10  
RECORDED 22-MAY-01  
3:51 PM IN BOOK 51 OF PUBLIC RECORDS PAGE 34 RECORDED FOR EQUITY FILE  
Dore Cross  
WEBER COUNTY RECORDER  
BY: [Signature] DEPUTY