



Scale: 1" = 30'

Graphic Scale

NARRATIVE:

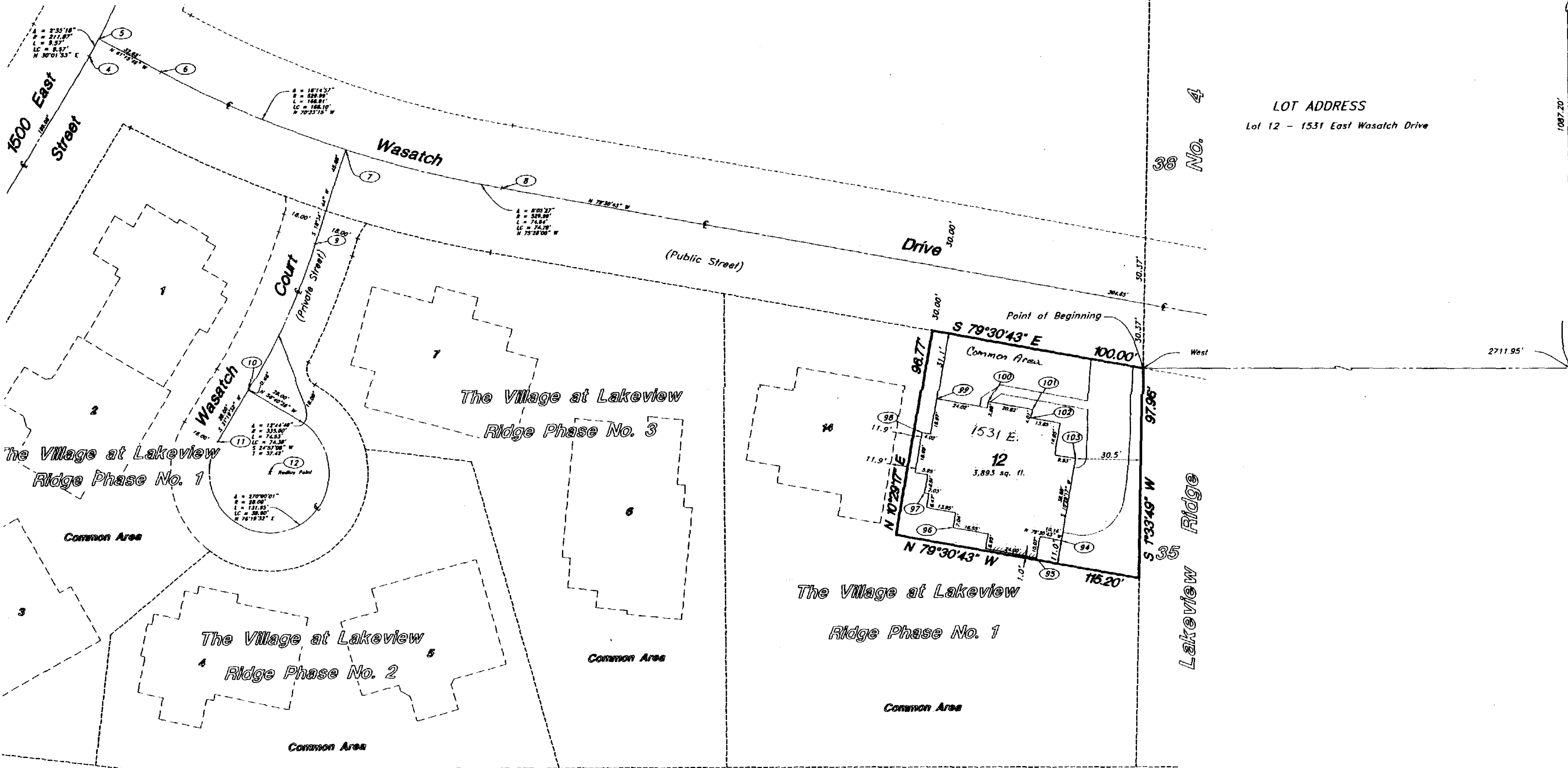
This Survey was requested by Mr. Chris L. Martineau in order to plat one (1) residential lots. The section line bearing S 0°09'07" W between the Northeast Corner and the East Quarter Corner of Section 15, was used as the bearing base being established from information in the Weber County Surveyor's Office and various previously recorded Lakeview Ridge Subdivision plats. The North line of Stone Mountain Estates Subdivision - Phase 2 was established from the existing lot corners found and honored as staked on the ground. Lot 12 is designated by hatched lines which are 2 feet beyond the house and deck in most places. No corners were set.

The Village at Lakeview Ridge

-A Planned Residential Unit Development- Phase No. 4

A part of the Northwest 1/4 of Section 15, T5N, R1W, SLB&M., U.S. Survey Ogden City, Weber County, Utah

COORDINATE TABLE					
4	4062.4334	1794.7114	94	3832.7698	2246.4332
5	4070.7190	1799.5012	95	3824.7199	2234.5767
6	4055.0377	1828.0925	96	3839.0120	2196.0116
7	4017.3804	1914.0564	97	3855.2013	2182.7650
8	3998.6150	1986.4428	98	3883.0547	2181.8655
9	3973.8914	1899.4387	99	3899.0145	2188.9033
10	3906.4587	1868.0628	100	3897.5676	2213.0680
11	3881.9797	1853.1644	101	3893.7780	2232.5392
12	3867.4224	1877.0827	102	3889.8353	2232.8093
			103	3870.8042	2253.4742



NOTES:

- Coordinate numbers 4 through 12 shown on this plat appear on the previously recorded The Village at Lakeview Ridge Phases. Coordinate numbers 94 through 103 defines Lot 12 The Village at Lakeview Ridge Phase No. 4.
- All areas including roadways, (except not within the numbered lot) are common areas and facilities, certain of which areas marked Common Area hereon or limited Common Area as defined in the Declaration of Covenants, Conditions and Restrictions for The Village at Lakeview Ridge recorded on even date herewith.
- The number 12 is number of the lot in this phase and is designated by hatched lines: [hatched lines]
- All Common Area is considered to be an easement for Public Utility and drainage purposes. (This includes the private streets.)
- The Common Area will be owned, managed and maintained by The Village at Lakeview Ridge Home Owner's Association, a Utah non-profit Corporation.
- All driveways and sidewalks within the project area considered Limited Common Areas. They are set aside and reserved for the use of the respective lot to which they are attached and/or appurtenant and are designated by cross-hatched lines: [cross-hatched lines]

NOTE:

10' Utility and Drainage Easements each side of Property line as indicated by dashed lines, except as otherwise shown.

003271

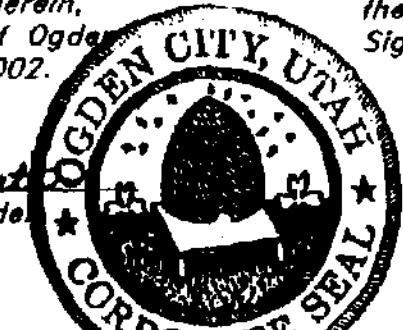
GREAT BASIN ENGINEERING NORTH
CONSULTING ENGINEERS AND SURVEYORS
4774 South 1300 West - Suite 102
Riverton, Utah 84405
P.O. Box 9307, Ogden, Utah 84409
Office (801)964-4515 Salt Lake City (801)521-0277 Fax (801)382-2544

OGDEN CITY ATTORNEY'S OFFICE
Approved by the City Attorney's Office
this 6th day of August, 2002.

[Signature]
City Attorney

OGDEN CITY APPROVAL
This plat, and the dedications offered herein, are approved and accepted by the Mayor of Ogden City this 5th day of August, 2002.

[Signature]
Matthew R. Galtrey, Mayor



OGDEN CITY COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

I hereby certify that this plat complies with the minimum requirements of the Subdivision Ordinance of Ogden City, and conforms with the approved preliminary plat, as reviewed and approved by the Ogden City Planning Commission and the Mayor of Ogden City, pre-requisite to final plat approval by the Mayor of Ogden City.

[Signature]
Signature

East 1/4 corner of Section 15, T5N, R1W, SLB&M, U.S. Survey (Found Brass Monument)

OWNER'S DEDICATION

We, the undersigned owners of the hereon described tract of land, do hereby set apart and subdivide the same into lots and common area as shown on this plat and name said tract "The Village at Lakeview Ridge A Planned Residential Unit Development Phase No. 4", 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" and 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 Home Owner's Association all those parts 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 6th day of August, 2002.

[Signature] Shadow Ridge Development LC
[Signature] Chris L. Martineau Member
[Signature] John Wayne Shupe Member
J.W.S. Property Services, Inc. Member
by: John Wayne Shupe - President

ACKNOWLEDGMENT

State of Utah } ss
County of Weber }

On the 5th day of August, 2002, personally appeared before me, the undersigned Notary Public, the signers of the above Owner's Dedication, two (2) in number, who duly acknowledged to me they signed it freely and voluntarily and for the purposes therein mentioned.

Residing at: *[Signature]* A Notary Public Commissioned in Utah

Commission Expires: 2-1-04
[Signature] Lori M. Moore
LORI M. MOORE
NOTARY PUBLIC
STATE OF UTAH

State of Utah } ss
County of Weber }

On the 5th day of August, 2002, personally appeared before me, John Wayne Shupe who being by me duly sworn did say that he is President of J.W.S. Property Services, Inc. and that said instrument was signed in behalf of said Corporation by a resolution of its Board of Directors and John Wayne Shupe acknowledged to me that said Corporation executed the same.

Residing at: *[Signature]* A Notary Public Commissioned in Utah

Commission Expires: 2-1-04
[Signature] Lori M. Moore
LORI M. MOORE
NOTARY PUBLIC
STATE OF UTAH

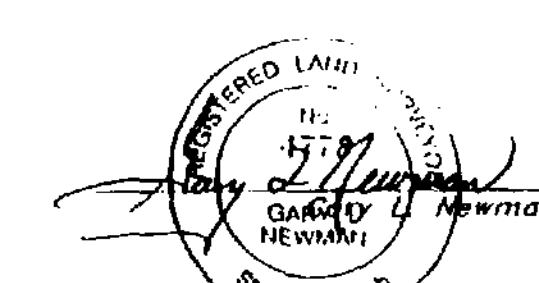
SURVEYOR'S CERTIFICATE

I, Gary L. Newman a Registered Professional 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 Northwest Quarter of Section 15, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:
Beginning at the Northwest corner of Lot 35, Lakeview Ridge No. 4, a Subdivision in Ogden City, Weber County, Utah which is 1087.20 feet South 0°09'07" West along the Section line and 2711.95 feet West from the Northeast corner of said Section 15; running thence South 1°33'49" West 97.96 feet along the Westerly boundary line of said Lot 35 to the Northeastly boundary of the Easterly Parcel of The Village at Lakeview Ridge Phase No. 1, A Planned Residential Unit Development in Ogden City, Weber County, Utah; running thence two (2) courses along said Northerly boundary line as follows: North 79°30'43" West 115.20 feet and North 10°29'17" East 96.77 feet to the Southerly right of way of Wasatch Drive; thence South 79°30'43" East 100.00 feet along said Southerly right of way to the point of beginning.
Contains 10,413 sq. ft.
Or 0.239 acre

I further certify that the reference markers shown on this plat are located as indicated and are sufficient to readily retrace or re-establish 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 this Record of Survey Map complies with provisions of the Subdivision Regulation of Ogden City.

8-2-2002
Date



RECEIVED
JUN 10 04
Weber County Surveyor

OGDEN CITY ENGINEER
I hereby certify that I have carefully investigated the lines of Survey of the foregoing plat and legal description of the lands embraced therein, and find them to be correct and agree with the ties and monuments on record in this office.
Signed this 5th day of August, 2002.

[Signature]
Signature

WEBER COUNTY RECORDER
ENTRY NO. 1866891 FEE PAID \$130.00
RECORDED 07-20-2002 AT 10:43 AM BOOK 56 OF OFFICIAL RECORDS, PAGE 23 RECORDED FOR SHADOWN RIDGE DEV
DOUG CRUTTS
WEBER COUNTY RECORDER
BY: *[Signature]* DEPUTY