

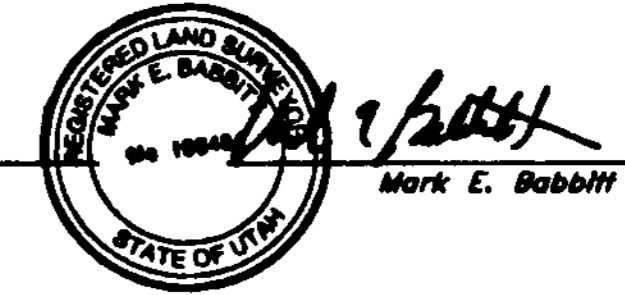
# Manderley Meadows

A Planned Residential Unit Development Subdivision  
A part of the Northeast 1/4 of Section 15, T5N, R1W, SLB&M, U.S. Survey  
Ogden City, Weber County, Utah

**NARRATIVE:**

This Survey was requested by Mr. Loel Dean in order to plat seventeen (17) residential lots.  
The line bearing N 89°10'53" W between the Northwest corner and the Northeast corner of Section 15, T5N, R1W, was used as the basis of bearing being established from information in the Weber County Surveyor's Office. Lot corners were monumented as depicted on this drawing.

**SURVEYOR'S CERTIFICATE**  
I, Mark E. Babbitt, a Registered Professional Land Surveyor in the State of Utah do hereby certify that this Subdivision plat of Manderley Meadows, a Planned Residential Unit Development Subdivision, in Ogden City, Weber County, Utah, has been correctly drawn to the designated scale and is a true and correct representation of the following description of land included in said parcel based on data compiled from records in the Weber County Recorder's Office, and of a survey made on the ground.  
Signed this 17th day of Sept., 2003.



166484  
Date

Mark E. Babbitt

**BOUNDARY DESCRIPTION**

A part of the Northeast Quarter of Section 15, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:  
Beginning at the Northwest corner of Dean Perkins property which is 550.00 feet North 89°10'53" West along the Section line from the Northeast corner of said Quarter Section; running thence South 0°09'07" West 833.74 feet along the Westerly boundary of said Dean Perkins property; thence South 18°38'53" East 70.70 feet to the Northerly boundary line of Shadow Ridge Subdivision No. 4 in Ogden City, Weber County, Utah; thence two (2) courses along the Northerly boundary line of said Shadow Ridge Subdivision No. 4 as follows: North 89°10'53" West 24.84 feet and North 79°50'42" West 218.85 feet to the Northeast corner of Lot 18, Shadow Ridge Subdivision No. 3 in Ogden City, Weber County, Utah; thence two (2) courses along the Northerly and Westerly boundary line of said Shadow Ridge Subdivision No. 3 as follows: North 79°51'13" West 782.87 feet and South 11°00'00" West 0.88 feet to the Northeast corner of Lot 15, Lakeview Ridge Subdivision No. 2 in Ogden City, Weber County, Utah; thence North 78°48'25" West 474.06 feet along the Northerly boundary line of said Lakeview Ridge Subdivision No. 2 to the Southerly corner of Lot 9, Amended Plat of a Portion of Mountain Meadows Single Unit Condominium Phase Three in Ogden City, Weber County, Utah; thence three (3) courses along the Southeasterly boundary line of said Amended Plat of a Portion of Mountain Meadows Single Unit Condominium Phase Three and Mountain Meadows Single Unit Condominium Phase Three in Ogden City, Weber County, Utah as follows: North 68°03'06" East 330.00 feet; North 28°49'58" East 195.00 feet and North 44°05'44" East 71.87 feet to the Southwest corner of Lot 16, Mountain Meadows Single Unit Condominium Phase Four in Ogden City, Weber County, Utah; thence four (4) courses along the Southerly and Easterly boundary line of said Mountain Meadows Single Unit Condominium Phase Four as follows: South 58°30'00" East 215.73 feet; South 88°57'03" East 172.75 feet; North 46°02'57" East 91.92 feet and North 1°02'57" East 153.06 feet to the Southerly boundary line of Mountain Meadows Multiple Unit Condominium Phase Three in Ogden City, Weber County, Utah; thence two (2) courses along the Southerly and Easterly boundary line of said Mountain Meadows Multiple Unit Condominium Phase Three as follows: South 89°37'00" East 343.85 feet and North 3°45'27" West 6.00 feet to the Southwest corner of Mountain Meadows Multiple Unit Condominium Phase Six; thence South 89°10'53" East 238.23 feet along said Southerly boundary line of said Mountain Meadows Multiple Unit Condominium Phase Six feet to the point of beginning.  
Contains 13.959 Acres

**CITY ATTORNEY'S OFFICE**  
Approved by the City Attorney's Office this 5th day of March, 2003.  
*Andrea Johnson*  
City Attorney

**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 files and monuments on record in this office.  
Signed this 5th day of March, 2003.  
*Joan Sashen*  
Ogden City Engineer

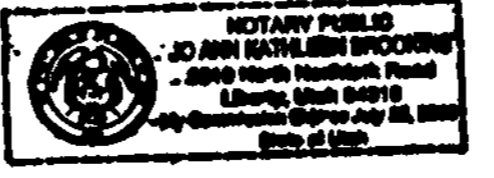
**OGDEN CITY COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT**  
I hereby certify that this plat complies with the minimum requirements of the Subdivision Ordinance of Ogden City, and conforms with the approved preliminary plat, as reviewed and approved by the Ogden City Planning Commission and the Mayor of Ogden City, prerequisite to final plat approval by the Mayor of Ogden City.  
Signed this 8th day of March, 2003.  
*Greg Matheson*  
Manager, Planning Division

**OGDEN CITY APPROVAL**  
This plat, and the dedications offered herein, are approved and accepted by the Mayor of Ogden City this day of March, 2003.  
*Matthew R. Godfrey*  
Mayor



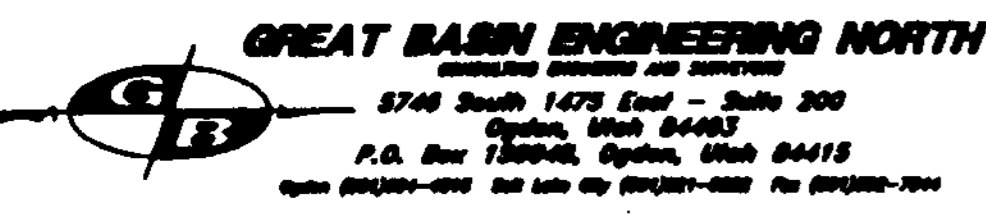
**Note:**  
1. 10' Public Utility Easements along Property lines as indicated by dashed lines, except as otherwise shown.  
2. The private roads are designated as Common Area.  
3. The public utility easements are also designated as Common Area for the limited purpose of operating and maintaining storm drainage easements and, where indicated hereon, detention pond access, subject to the rights of Ogden City granted herein.  
4. The detention pond easement and drainage easements, not located with public utility easements, is Common Area.  
5. All sanitary sewer lines, drainage easements, and storm drainage lines and facilities to be constructed within the private roads and public utility easement within the subdivision, all drainage easements located outside of the public utility easements and all storm detention facilities constructed with the detention basin/easement (however labeled) are designated as Common Areas and Facilities, to be owned and maintained by the Manderley Meadows Owners' Association.

**ACKNOWLEDGMENT**  
State of Utah }  
County of Weber } ss  
On this 5th day of March, 2003, personally appeared before me, the Loel W. Dean and Kathleen C. Dean who being by me duly sworn did say that they are the trustees of the Dean Family Trust dated July 2, 1992, and that the foregoing instrument was signed on behalf of said trust, and they acknowledged to me that said trust executed the same.  
Residing at: Weber County  
Commission Expires: July 25, 2006  
*Loel W. Dean*  
*Kathleen C. Dean*  
Notary Public commissioned in Utah



**OWNER'S DEDICATION**  
We, the undersigned owners of the hereon described tract of land hereby set apart and subdivide the same into lots, streets and common areas as shown on this plat, and name said tract Manderley Meadows, a Planned Residential Unit Development Subdivision, and do hereby dedicate, grant and convey to Ogden City, Weber County, Utah, all those parts or portions of said tract of land designated hereon as Public Streets, the same to be used as public thoroughfares forever; and also dedicate, grant and convey to Ogden City public utility easements over, across and under the private roads and those certain strips designated hereon as public utility easements, the same to be used for the installation, maintenance and operation of public utility service lines, as may be authorized by Ogden City, reserving the right of the Owner and/or the Manderley Meadows Owners' Association to establish and maintain drainage easements and detention pond access, where indicated hereon, within the strips designated hereon as public utility easements and to construct and maintain private sanitary sewer lines and private storm drainage lines within the private roads, all of such locations and in such manner as authorized by Ogden City. The owners further hereby grant and convey to the Manderley Meadows Owners' Association, a Utah nonprofit corporation (the "Association"), all those parts or portions of said tract of land designated as Common Area to be used for the common use and enjoyment of the Lot owners as members of such association, subject to those easement rights granted to Ogden City herein.

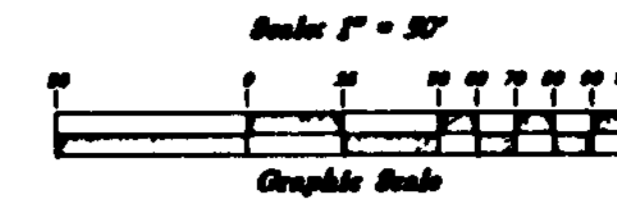
Loel W. Dean and Kathleen C. Dean as Trustees, or their successors(s) in Trust, of the Dean Family Trust dated July 2, 1992  
By: *Loel W. Dean*  
Loel W. Dean, Trustee  
By: *Kathleen C. Dean*  
Kathleen C. Dean, Trustee



Sheet 1 of 2  
**WEBER COUNTY RECORDER**  
ENTRY NO. 1011659 FEE PAID 11.00  
FILED FOR RECORD AND RECORDED 15-MAR-2004 AT 11:11 AM IN BOOK 59 OF OFFICIAL RECORDS, PAGE 14337. RECORDED FOR DEAN DEVELOPMENT  
Doris Crofts  
WEBER COUNTY RECORDER  
By: *Karen Hammond*  
DEPUTY  
003543

# Manderley Meadows

A Planned Residential Unit Development Subdivision  
A part of the Northeast 1/4 of Section 15, T5N, R1W, SLB&M, U.S. Survey  
Ogden City, Weber County, Utah



### Centerline Curve Data

(1) $A = 1724.54'$ $L = 204.08'$ $LC = 203.39'$ $N 79^{\circ}41'11'' W$	(2) $A = 1941.38'$ $L = 78.94'$ $LC = 78.59'$ $S 81^{\circ}21'57'' W$	(3) $A = 2517.45'$ $L = 99.61'$ $LC = 98.83'$ $S 79^{\circ}03'51'' W$
(4) $A = 238.07'$ $L = 19.88'$ $LC = 19.67'$ $S 89^{\circ}45'04'' W$	(5) $A = 1831.12'$ $L = 181.62'$ $LC = 180.32'$ $S 79^{\circ}45'04'' W$	(6) $A = 2517.45'$ $L = 99.61'$ $LC = 98.83'$ $S 79^{\circ}03'51'' W$

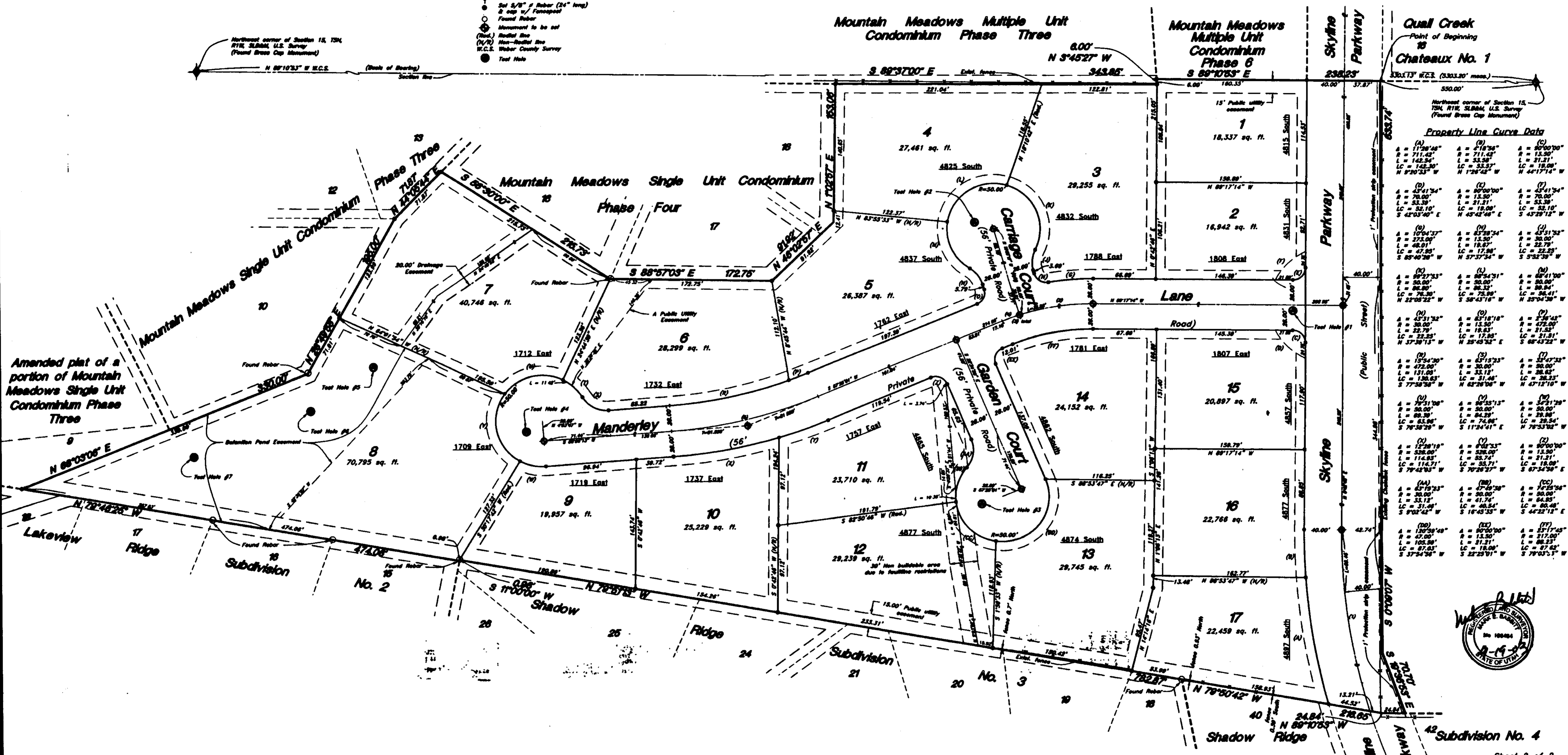
### Legend

- Section corner
- 3/4" 5/8" Rubber (24" long) & 1/4" 1/2" Fomaxpost
- Found Rubber
- Monument to be set
- Staked line
- (N/R) Non-Roaded line
- W.C.S. Weber County Survey
- Test Hole

Northwest corner of Section 15, T5N, R1W, SLB&M, U.S. Survey (Found Brass Cap Monument)

N 89°10'33" W W.C.S. (Basis of Bearing)

Section line



### Property Line Curve Data

(A) $A = 1728.46'$ $L = 142.34'$ $LC = 142.30'$ $N 79^{\circ}41'11'' W$	(B) $A = 711.42'$ $L = 53.39'$ $LC = 52.10'$ $S 42^{\circ}03'40'' E$	(C) $A = 90^{\circ}00'00''$ $R = 15.50'$ $L = 21.21'$ $LC = 19.09'$ $N 44^{\circ}17'14'' W$
(D) $A = 43^{\circ}41'34''$ $L = 53.39'$ $LC = 52.10'$ $S 85^{\circ}40'28'' W$	(E) $A = 90^{\circ}00'00''$ $R = 15.50'$ $L = 21.21'$ $LC = 19.09'$ $N 44^{\circ}17'14'' W$	(F) $A = 45^{\circ}41'34''$ $R = 30.00'$ $L = 31.21'$ $LC = 22.23'$ $S 53^{\circ}29'12'' W$
(G) $A = 10^{\circ}04'37''$ $L = 48.01'$ $LC = 47.85'$ $S 85^{\circ}40'28'' W$	(H) $A = 85^{\circ}29'34''$ $L = 18.87'$ $LC = 17.89'$ $N 57^{\circ}37'34'' W$	(I) $A = 45^{\circ}41'34''$ $R = 30.00'$ $L = 31.21'$ $LC = 22.23'$ $S 53^{\circ}29'12'' W$
(J) $A = 89^{\circ}27'33''$ $L = 98.80'$ $LC = 78.90'$ $N 22^{\circ}09'22'' W$	(K) $A = 89^{\circ}54'31''$ $L = 98.80'$ $LC = 78.90'$ $S 58^{\circ}43'16'' W$	(L) $A = 89^{\circ}41'00''$ $R = 30.00'$ $L = 30.94'$ $LC = 28.41'$ $N 29^{\circ}43'22'' W$
(M) $A = 45^{\circ}41'32''$ $L = 22.79'$ $LC = 22.23'$ $N 57^{\circ}39'15'' W$	(N) $A = 45^{\circ}18'18''$ $L = 19.83'$ $LC = 17.89'$ $N 25^{\circ}45'32'' E$	(O) $A = 32^{\circ}47'32''$ $R = 30.00'$ $L = 31.21'$ $LC = 28.33'$ $N 47^{\circ}12'10'' W$
(P) $A = 15^{\circ}34'30''$ $L = 151.05'$ $LC = 138.83'$ $S 77^{\circ}39'38'' W$	(Q) $A = 45^{\circ}18'23''$ $L = 33.72'$ $LC = 31.46'$ $N 42^{\circ}26'08'' W$	(R) $A = 32^{\circ}47'32''$ $R = 30.00'$ $L = 31.21'$ $LC = 28.33'$ $N 47^{\circ}12'10'' W$
(S) $A = 79^{\circ}31'08''$ $L = 63.86'$ $LC = 78.90'$ $S 78^{\circ}39'29'' W$	(T) $A = 89^{\circ}55'13''$ $L = 50.00'$ $LC = 74.88'$ $S 11^{\circ}24'41'' E$	(U) $A = 39^{\circ}17'29''$ $R = 30.00'$ $L = 28.54'$ $N 78^{\circ}53'02'' W$
(V) $A = 12^{\circ}28'19''$ $L = 38.30'$ $LC = 31.46'$ $S 90^{\circ}42'42'' W$	(W) $A = 8^{\circ}45'35''$ $L = 114.83'$ $LC = 55.71'$ $S 79^{\circ}42'23'' W$	(X) $A = 89^{\circ}00'00''$ $R = 30.00'$ $L = 31.21'$ $LC = 18.09'$ $S 67^{\circ}54'29'' E$
(Y) $A = 45^{\circ}18'23''$ $L = 33.72'$ $LC = 31.46'$ $S 90^{\circ}42'42'' W$	(Z) $A = 47^{\circ}45'38''$ $L = 105.89'$ $LC = 46.54'$ $S 18^{\circ}45'35'' W$	(AA) $A = 78^{\circ}25'58''$ $R = 30.00'$ $L = 31.21'$ $LC = 80.48'$ $S 44^{\circ}22'12'' E$
(BB) $A = 130^{\circ}59'49''$ $L = 47.00'$ $LC = 87.63'$ $S 37^{\circ}34'38'' W$	(CC) $A = 90^{\circ}00'00''$ $R = 15.50'$ $L = 21.21'$ $LC = 18.09'$ $S 22^{\circ}29'01'' W$	(DD) $A = 25^{\circ}17'45''$ $R = 30.00'$ $L = 31.21'$ $LC = 27.00'$ $S 79^{\circ}03'51'' W$

Amended plat of a portion of Mountain Meadows Single Unit Condominium Phase Three

Lakeview Ridge

Subdivision No. 2

Shadow Ridge

Subdivision No. 3

Shadow Ridge

Subdivision No. 4

Note: The 1' protection strip easement terminates on March 5, 2006. The rights of the developer to receive reimbursement and the imposition of association fees to the subdivision improvements are governed by Administrative Order Number 2005-12 and the agreement between the Developer and Ogden City attached to such Administrative Order.

RECEIVED  
JAN 26 2006  
WEBER COUNTY RECORDER



Sheet 2 of 2

WEBER COUNTY RECORDER

ENTRY NO. 2017659

FILED FOR RECORD AND RECORDED 15-MAR-2006 AT 11:18 AM IN BOOK 24 OF OFFICIAL RECORDS, PAGE 24-57. RECORDED FOR DEED DEPT.

DINA CROFTS  
WEBER COUNTY RECORDER

BY: *Karla Thompson*  
DEPUTY

003543