

# Record of Survey Map

## Lakeside Village Phase 4

### A Condominium Project

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

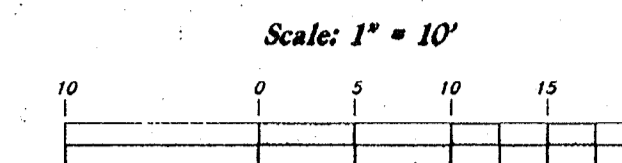
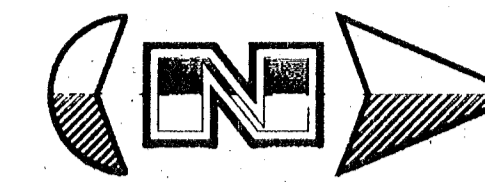
#### Weber County, Utah

#### 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 herein and Lakeside Village Phase 4, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2002.



Scale: 1" = 10'

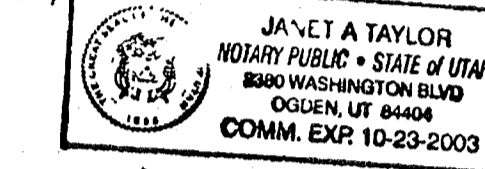
W.C.S. Weber County Survey  
 (Rad.) Radial line  
 (N/R) Non-Radial line  
 Centerline Monument to be set

Legacy Properties L.L.C.  
 \_\_\_\_\_  
 Mark Warwick - Vice President

ACKNOWLEDGMENTS

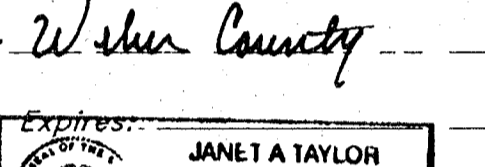
State of \_\_\_\_\_ } ss  
 County of \_\_\_\_\_ }  
 On the 18 day of Nov., 2002, personally appeared before me, the undersigned Notary Public, the signer of the above Owner's Dedication, one in number, who duly acknowledged to me he signed it freely and voluntarily and for the purposes therein mentioned.

Residing at: Wasatch County \_\_\_\_\_  
 Commission Expires: \_\_\_\_\_  
 Janet A Taylor  
 Janet A Taylor  
 Print Name



State of \_\_\_\_\_ } ss  
 County of \_\_\_\_\_ }  
 On the 18 day of Nov., 2002, personally appeared before me, Mark Warwick who being by me duly sworn did say that he is Vice President 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: Wasatch County \_\_\_\_\_  
 Commission Expires: \_\_\_\_\_  
 Janet A Taylor  
 Janet A Taylor  
 Print Name



NOTARY'S CERTIFICATE

I, Mark E. Babbitt, a 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 the Northwest corner of Lakeside Village Phase 2, a Condominium project in Weber County, Utah which is 1003.01 feet South 89°36'57" East along the quarter section line and 295.56 feet North 0°23'03" East from the Southwest corner of said Section 13; running thence North 0°01'57" West 145.44 feet; thence North 89°58'05" East 123.52 feet; thence South 0°01'57" East 106.42 feet; thence Southeast along a 146.50 foot radius curve to the left a distance of 9.64 feet (Central angle equals 3°46'08" and Long Chord bears South 1°55'02" East 9.64 feet) to the Northeast corner of said Lakeside Village Phase 2; thence South 76°36'56" West 127.28 feet along the Northerly boundary line of said Lakeside Village Phase 2 to the point of beginning.

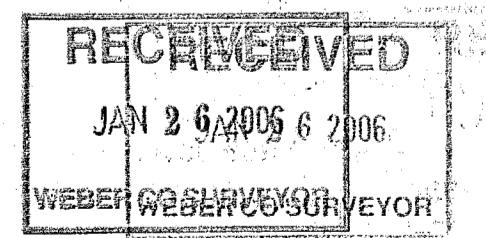
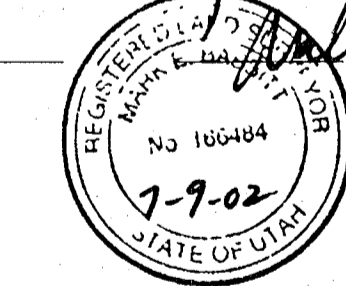
Contains 16,156 sq. ft. or 0.371 acre

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 4", 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.

I also certify that the lot within Lakeside Village Phase 4, a Condominium Project, meets the frontage and area requirements of the Weber County Zoning Ordinance.

Signed this 9th day of July, 2002.

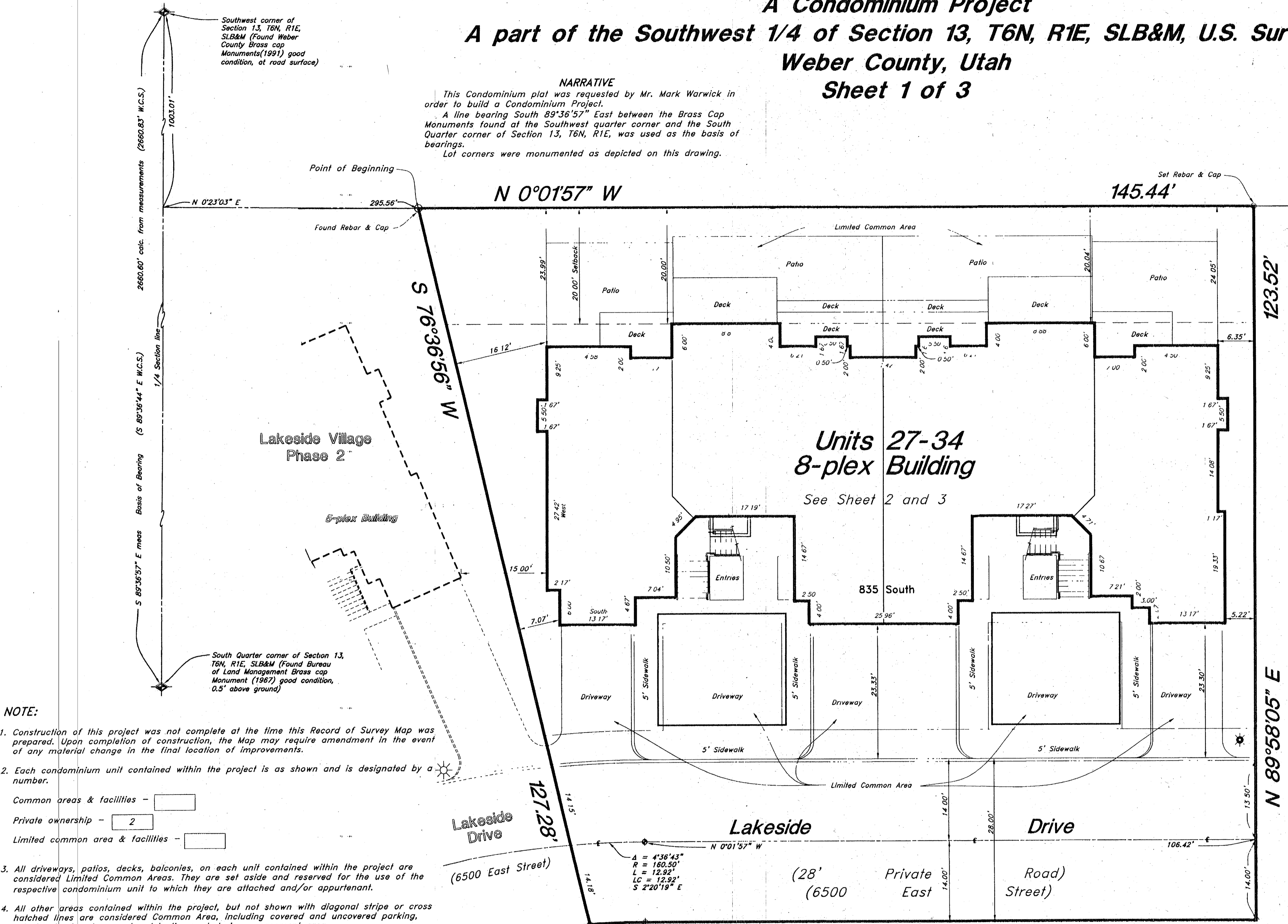
166484  
 License No. \_\_\_\_\_  
 Mark E. Babbitt



003552

WEBER COUNTY RECORDER  
 ENTRY NO. 1890207 - FEE PAID \$98.00 FILED FOR RECORD AND RECORDED 18 NOV 2002 AT 11:59 AM IN BOOK 57 OF OFFICIAL RECORDS, PAGE 3 RECORDED FOR LEGACY PROP. LC  
 DOUG CROFTS  
 WEBER COUNTY RECORDER  
 BY: \_\_\_\_\_  
 DEPUTY

**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 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 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 18th day of Nov., 2002.

Monette Huntado  
 Signature

**GREAT BASIN ENGINEERING NORTH**  
 CONSULTING ENGINEERS AND SURVEYORS  
 4774 South 1300 West - Suite 102  
 Riverton, Utah 84405  
 P.O. Box 150048, Ogden, Utah 84415  
 Office (801)384-4515 Salt Lake City (801)521-0222 Fax (801)382-7544

**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 this plat of their responsibilities and/or liabilities associated therewith.  
 Signed this 13th day of July, 2002.

\_\_\_\_\_ 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 18th day of Nov., 2002.

\_\_\_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_, 2002.

C.W. Amsharov  
 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 \_\_\_\_\_ day of \_\_\_\_\_, 2002.

Title Admin. Assist. - \_\_\_\_\_  
 Attest: Felina Blackford Chair, Weber County Commission