

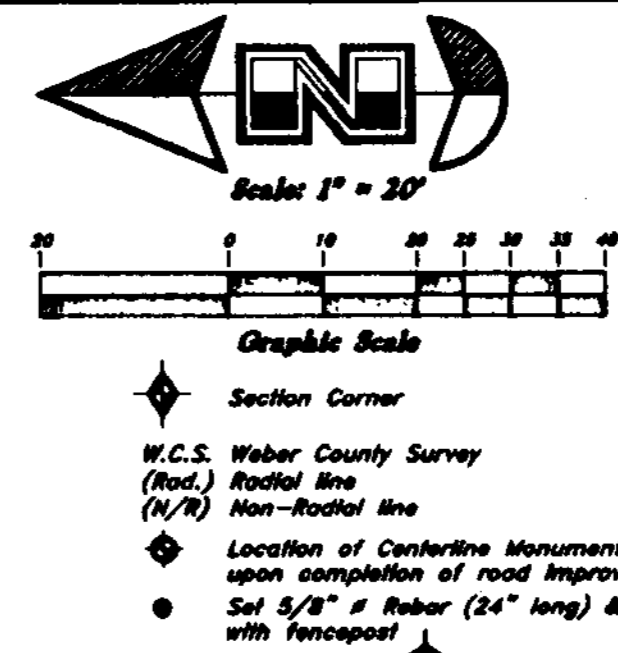
# Condominium Plat

# Lakeside Village Phase 5

## 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

**NARRATIVE**  
This Condominium plat was requested by Brent McQuarrie in order to build a Condominium Project.  
A line bearing South 89°36'57" East between the Brass Cap Monuments found at the Southwest 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.



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 5, a condominium project located on said tract of land, and hereby consent to the recordation of this Condominium Plat, 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 18<sup>th</sup> day of December, 2003.  
Legacy Properties L.L.C.

*Brent McQuarrie*  
Brent McQuarrie - President

**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:

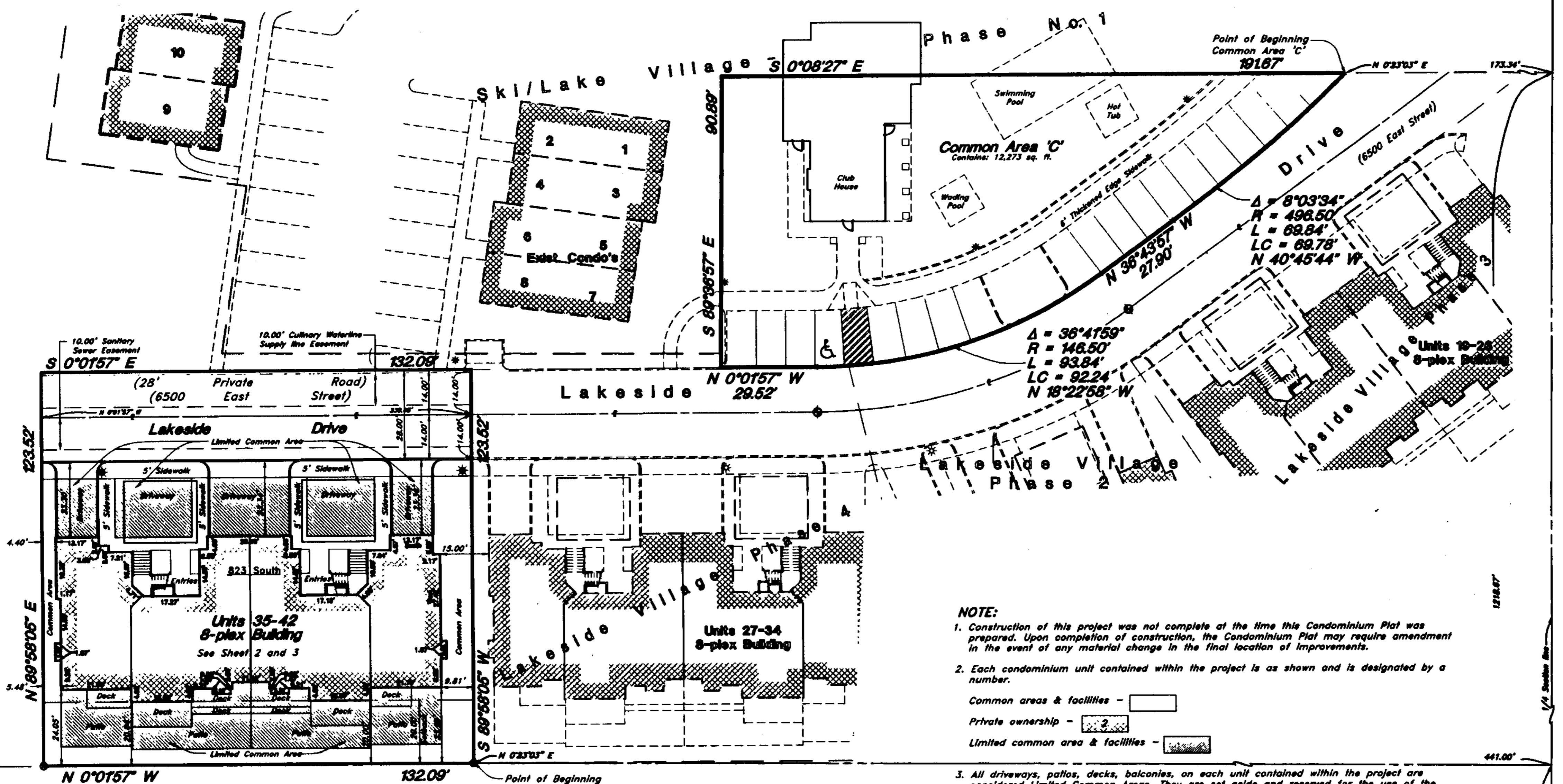
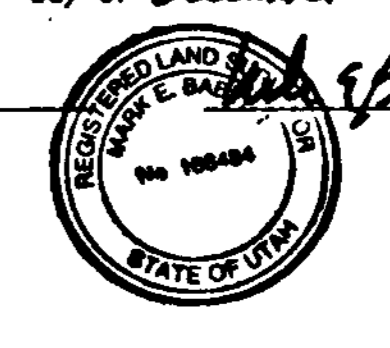
**CONDO PARCEL**  
A part of the Southwest quarter of Section 13, Township 6 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey:  
Beginning at the Northwest corner of Lakeside Village Phase 4, a Condominium project in Weber County, Utah which is 1001.96 feet South 89°36'57" East along the quarter section line and 441.00 feet North 0°23'03" East from the Southwest corner of said Section 13; running thence North 0°01'57" West 132.09 feet; thence North 89°58'05" East 123.52 feet; thence South 0°01'57" East 132.09 feet to the Northeast corner of said Lakeside Village Phase 4; thence South 89°58'05" West 123.52 feet along the Northerly boundary line of said Lakeside Village Phase 4 to the point of beginning.  
Contains: 16,316 sq. ft. or 0.375 acre

**COMMON AREA 'C'**  
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 Westerly boundary line of Ski/Lake Village - Phase No. 1, a Condominium project in Weber County, Utah which is 1218.67 feet South 89°36'57" East along the quarter section line and 173.34 feet North 0°23'03" East from the Southwest corner of Section 13; running thence three (3) courses along the Easterly boundary line of Lakeside Village Phase 2, a condominium project in Weber County, Utah as follows: Northwestly along the arc of a 496.50 foot radius curve to the right a distance of 69.84 feet (Central Angle equals 8°03'34" and Long Chord bears North 40°45'44" West 69.78 feet) to a point of tangency; North 36°43'57" West 27.90 feet to a point of curvature and Northwestly along the arc of a 146.50 foot radius curve to the right a distance of 93.84 feet (Central Angle equals 36°41'59" and Long Chord bears North 18°22'58" West 92.24 feet) along the Easterly boundary line of said Lakeside Village Phase 2 and the Easterly boundary of Lakeside Village Phase 4, a Condominium project in Weber County, Utah to a point of tangency; thence South 0°01'57" East 29.52 feet along the said Easterly boundary line of said Lakeside Village Phase 4 to the Southerly boundary of said Ski/Lake Village Phase No. 1; thence South 89°36'57" East 90.89 feet and South 0°08'27" East 191.67 feet along said Southerly and Westerly boundary line to the point of beginning.  
Contains 12,274 sq. ft. Or 0.282 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 5", that the property corners have been accurately set on the ground and are sufficient to readily retrace or reestablish this survey, and that all current lot widths and areas meet the requirements of the Weber County Zoning Ordinance; that this Condominium Plat 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 17<sup>th</sup> day of December, 2003

166484  
License No. *Mark E. Babbitt*  
Mark E. Babbitt



- NOTE:**
- Construction of this project was not complete at the time this Condominium Plat was prepared. Upon completion of construction, the Condominium 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 & facilities -   
Private ownership -   
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 stripes 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.

State of Utah } ss  
County of Weber

On the 17<sup>th</sup> day of December, 2003, 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: \_\_\_\_\_ A Notary Public commissioned in Utah  
Commission Expires: \_\_\_\_\_ Print Name

State of Utah } ss  
County of Utah

On the 18<sup>th</sup> day of December, 2003, personally appeared before me, Brent McQuarrie who being by me duly sworn did say that he is 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: Weber County *Sherrill Sillabe*  
A Notary Public commissioned in Utah  
Commission Expires: June 18, 2006 *Sherrill Sillabe*

**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 are in force and effect.  
Signed this 17<sup>th</sup> day of Dec, 2003  
*Monika Huntzack*  
Signature  
**GREAT BASIN ENGINEERING NORTH**  
5748 South 1475 East - Suite 200  
Cedar Break 84403  
P.O. Box 120900, Ogden, Utah 84418  
Phone (435)244-0000 Fax (435)244-0000

**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 the plat from the responsibilities and/or liabilities associated with the same.  
Signed this 18<sup>th</sup> day of December, 2003  
*Mark E. Babbitt*  
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 18<sup>th</sup> day of December, 2003  
*Carl Chastain*  
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 \_\_\_\_\_, 2003.  
*C.W. Amthorpe*  
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 16<sup>th</sup> day of December, 2003.  
Title Admin. Assist. *Kenneth A. Busby*  
Attest Time Dwyer Chair, Weber County Commission

RECEIVED  
JAN 26 2006  
WEBER CO SURVEYOR  
003553

**WEBER COUNTY RECORDER**  
ENTRY NO. 2000167 FEE PAID  
\$93.00 FILED FOR RECORD AND  
RECORDED 22-DEC-2003 AT  
9:54 AM IN BOOK 59 OF OFFICIAL  
RECORDS, PAGE 6-8 OF OFFICIAL  
FOR LEGACY PROPERTIES  
Doug Carlet's  
WEBER COUNTY RECORDER  
BY: J. Smith DEPUTY