

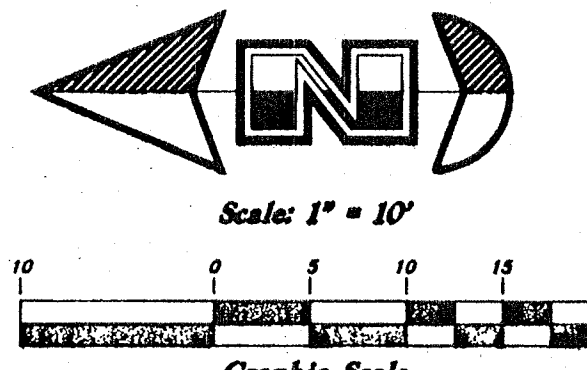
NARRATIVE

This Condominium plat was requested by Mr. 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.

Condominium Plat Lakeside Village Phase 6

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



Scale: 1" = 10'

Graphic Scale

Section Corner

W.C.S. Weber County Survey

(Rad.) Radial line

(N/R) Non-Radial line

Location of Centerline Monument to be set upon completion of road improvements

Rebar 5/8" dia. and 24" long, with cap

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 hereon and Lakeside Village Phase 6, 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 18th day of December, 2003.

Legacy Properties L.L.C.

Brent McQuarrie
Brent McQuarrie - President

ACKNOWLEDGMENTS

State of } ss
County of }

On the day of , 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 contained.

Residing at: A Notary Public commissioned in Utah

Commission Expires: Print Name

State of } ss
County of }

On the 18th 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, Utah
Notary Public commissioned in Utah

Commission Expires: June 15, 2008
Print Name

SURVEYOR'S CERTIFICATE

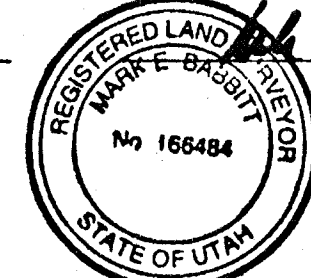
I, Mark E. Babbitt, a duly Registered Professional Utah Land Surveyor as required by the laws of the State of Utah, holding License No. 166484, do hereby certify that I have surveyed the following described tract of land at the instance of Legacy Properties L.L.C. a Limited Liability Company and is based on information on record at the Weber County Recorder's Office:

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 5, a Condominium project in Weber County, Utah which is 1000.89 feet South 89°36'57" East along the quarter section line and 573.08 feet North 0°23'03" East from the Southwest corner of said Section 13; running thence North 0°15'57" West 89.39 feet; thence North 76°49'34" East 121.70 feet to a point of curvature; thence Southwesterly along an arc of a 84.00 foot radius curve to the right a distance of 29.17 feet (Central Angle equals 19°53'43" and Long Chord bears South 9°58'49" East 29.02 feet) to a point of tangency; thence South 0°15'57" East 88.48 feet to the Northeast corner of said Lakeside Village Phase 5; thence South 89°58'05" West 123.52 feet along the Northerly boundary line of said Lakeside Village Phase 5 to the point of beginning. Contains 12,773 sq. ft. Or 0.293 acre

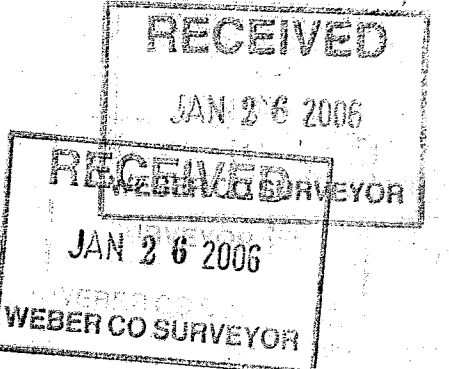
I further certify that the above description correctly describes the perimeter of the surface of the land on which has been or will be constructed "Lakeside Village Phase 6", that the property corners have been accurately set on the ground and are sufficient to readily retrace or reestablish this survey, 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 day 17 of December, 2003

166484
License No.

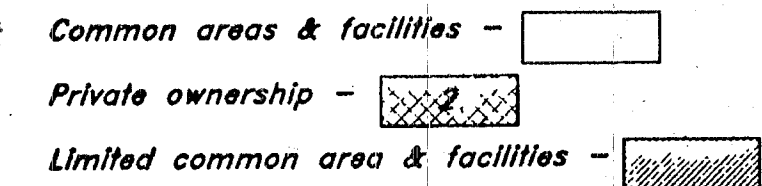


Mark E. Babbitt



NOTE:
1. 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.

2. Each condominium unit contained within the project is as shown and is designated by a number.



3. 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.

4. 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.

5. Dimensions on this sheet are to exterior foundation only.

6. All Common Area is considered to be an easement for public utility and drainage purposes, including the private streets.

7. 8" culinary waterline and the Sanitary Sewer Main to be privately owned and maintained by the Home Owner's Association.

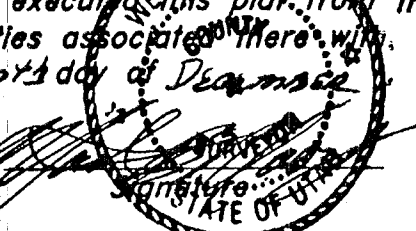
WEBER COUNTY ATTORNEY

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 hereto and now in force and effect.
Signed this 21st day of April, 2003.

M. Nurtado
Signature

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 from the responsibilities and/or liabilities associated therewith.
Signed this 18th day of December, 2003.



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 December, 2003.

Ante Christensen
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.

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 16th day of December, 2003.

Title Admin. Assistant
Attest: Chair, Weber County Commission

GREAT BASIN ENGINEERING NORTH

CONSULTING ENGINEERS AND SURVEYORS
5746 South 1475 East - Suite 200
Ogden, Utah 84403
P.O. Box 150048, Ogden, Utah 84415
Ogden (801)394-0015 Salt Lake City (801)221-2222 Fax (801)222-7544

003554
WEBER COUNTY RECORDER
ENTRY NO. 2026483 FEE PAID \$95.00
RECORDED 23-APR-04 AT 3:28 PM IN BOOK 57 OF OFFICIAL RECORDS, PAGE 74-76 RECORDED FOR Legacy Properties
Doug Crofts
WEBER COUNTY RECORDER
BY: Bradin Kille DEPUTY
96N120CP6