

Lakeside Village Phase 9

A Condominium Plat

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

Weber County, Utah

Sheet 1 of 3

March 2005

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.

NOTE:

1. 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.

2. 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 -

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 stripes 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.



Scale 1" = 20'



- ◆ 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
- Set 5/8" # Rebar (24" long) & cap with fencepost

OWNERS CERTIFICATE OF CONSENT TO RECORD

Know all men by these presents: Brent McQuarrie, President of Legacy Properties L.L.C. a Limited Liability Company, which is the owner of the tract of land described hereon and Lakeside Village Phase 9, a condominium project located on said tract of land do hereby make this certificate for and on behalf of said corporation has caused a survey to be made, and this record of survey map, consisting of three (3) sheets to be prepared; that said Corporation has consented to and does hereby consent to the recording of this Record of Survey Map in accordance with the Utah Condominium Ownership Act; and do hereby dedicate and reserve unto themselves, their heirs, their grantees and assigns, a right of way to be used in common with all others within said condominium (and those adjoining condominiums that may be prepared by the undersigned owners, their successors, or assigns) on, over and across all those portions or parts of said tract of land designated on said plat as Private Street (Private Right of Way) as access to the individual units, be maintained by Lakeside Village Home Owners Association whose membership consists of said owners, their grantees, successors, or assigns; and grant and convey to said Owners Association, all those parts or portions of said tract of land designated as Common Areas to be used for recreational and open space purposes for the benefit of each Owners Association member in common with all others in the condominium and grant and dedicate to Weber County a perpetual Open Space Right and Easement on and over the Common Area to guarantee to Weber County that the Common Areas remain open and undeveloped except for approved recreational, parking and open space purposes. Also grant and dedicate a perpetual right and easement over, upon and under the lands designated on the plat as public utility, storm water detention ponds and drainage easements, the same to be used for the installation, maintenance and operation of public utility service lines, storm drainage facilities or for the perpetual preservation of water drainage channels in their natural state whichever is applicable as may be authorized by governing authority with no buildings or structures being erected within such easements.

In Witness whereof I have set my hand and affixed the Corporate seal this 27th day of May, 2005

Legacy Properties L.L.C.
Brent McQuarrie, Pres
Brent McQuarrie - President

ACKNOWLEDGMENTS

State of Utah }
County of Weber } ss

On the 27th day of May, 2005, 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: Weber County } Sherri Sillitoe
State of Utah }
Commission Expires: June 18, 2006 } Sherri Sillitoe
Print Name

On the 29th day of May, 2005, 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 } Sherri Sillitoe
State of Utah }
Commission Expires: June 18, 2006 } Sherri Sillitoe
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 Northeast corner of Lakeside Village Phase 7, a Condominium project in Weber County, Utah which is 1072.77 feet South 89°36'57" East along the quarter section line and 798.81 feet North 0°23'03" East from the Southwest corner of said Section 13; running thence three (3) courses along the Easterly boundary of Lakeside Village Phase 8, a condominium project in Weber County, Utah as follows: North 22°42'57" West 11.46 feet; North 55°28'05" West 24.23 feet and North 17°41'57" West 166.31 feet along the Easterly boundary of said Lakeside Village Phase 8; then North 72°18'03" East 143.23 feet; thence South 13°08'25" East 202.80 feet; thence South 77°42'36" West 27.93 feet; thence South 17°41'57" East 18.00 feet; thence South 72°18'03" West 81.65 feet to the Easterly boundary line of said Lakeside Village Phase 7; thence North 22°42'57" West 20.73 feet to the point of beginning.

Contains 28,151 sq. ft.
Or 0.646 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 9", that the property corners have been accurately set on the ground and are sufficient to readily retracement and reestablish this survey, and that all current lot widths and areas meet the requirements of the Weber County Zoning Ordinance; 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.

Signed this 3rd day of May, 2005.

166484
License No.

Mark E. Babbitt

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 17th day of May, 2005.

Auty Christensen
Signature

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 31st day of May, 2005.

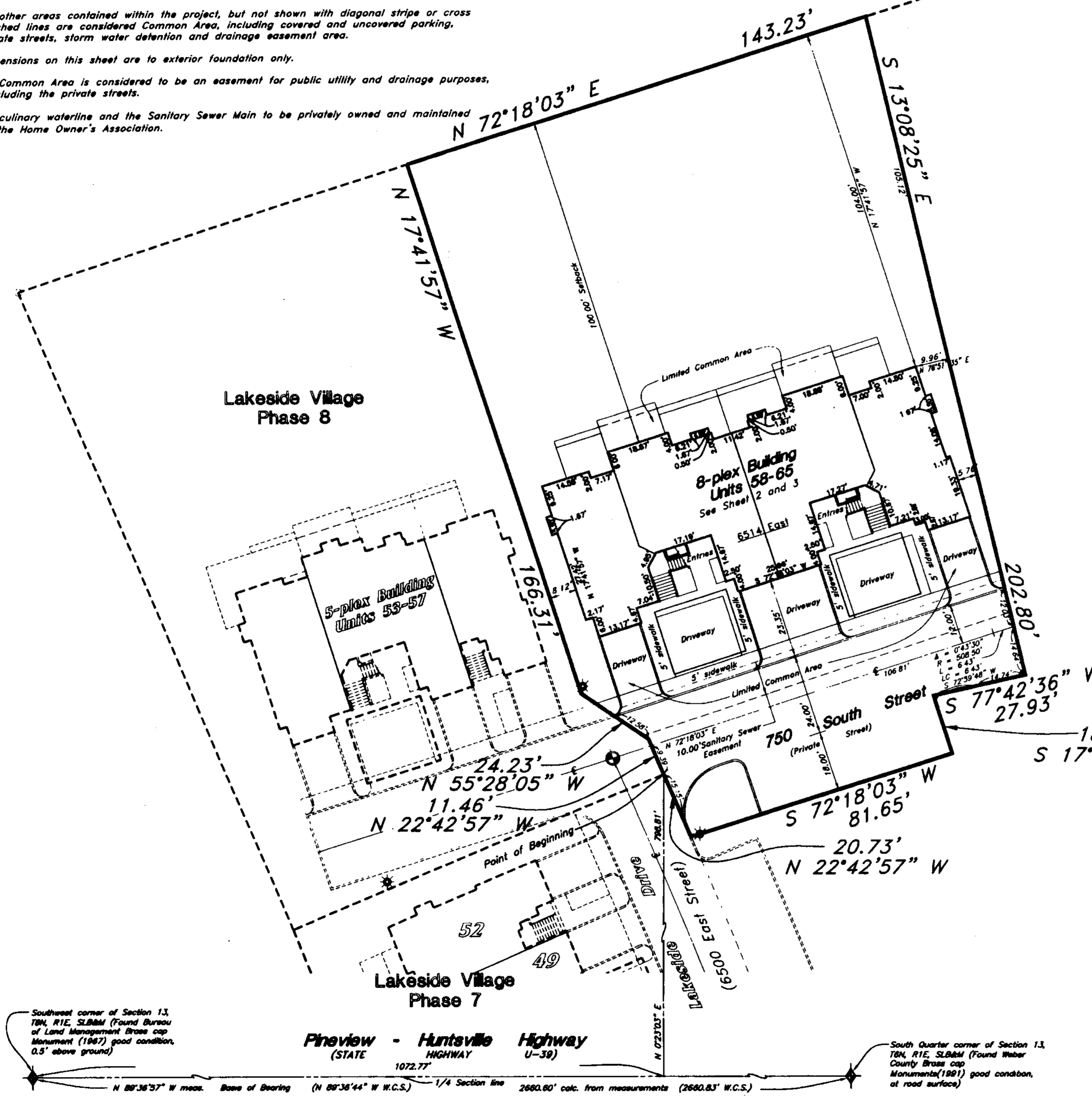
Title Admin. Assist. Janella A. Buehler
Chair, Weber County Commission

Tatiana Blackford
Chair, Ogden Valley Township Planning Commission

WEBER RECORDER

ENTRY NO. 2107912 FEE PAID
FILED FOR RECORD AND
RECORDED 7 June 2005 AT
11:21 PM IN BOOK 101 OF OFFICIAL
RECORDS, PAGE 28 TO 30. RECORDED
FOR John D. Dora

Dora Crofts
WEBER COUNTY RECORDER
BY: Janella Buehler
DEPUTY



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 3rd day of June, 2005.

William J. Judd
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 6th day of May, 2005.

Mark E. Babbitt
Signature

OGDEN VALLEY TOWNSHIP PLANNING COMMISSION

This is to certify that this subdivision plat was duly approved by the Ogden Valley Township Planning Commission on the 6th day of May, 2005.

Mark E. Babbitt
Chair, Ogden Valley Township Planning Commission

GREAT BASIN ENGINEERING NORTH

5746 South 1475 East - Suite 200
Ogden, Utah 84403
P.O. Box 130048, Ogden, Utah 84415
Ogden (801) 226-0210 Salt Lake City (801) 261-0225 Fax (801) 226-7244