

Lakeside Village Phase 12

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

December 2005

NARRATIVE

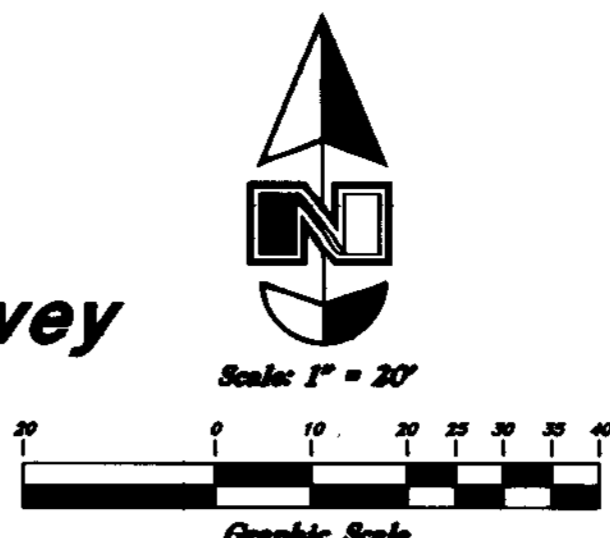
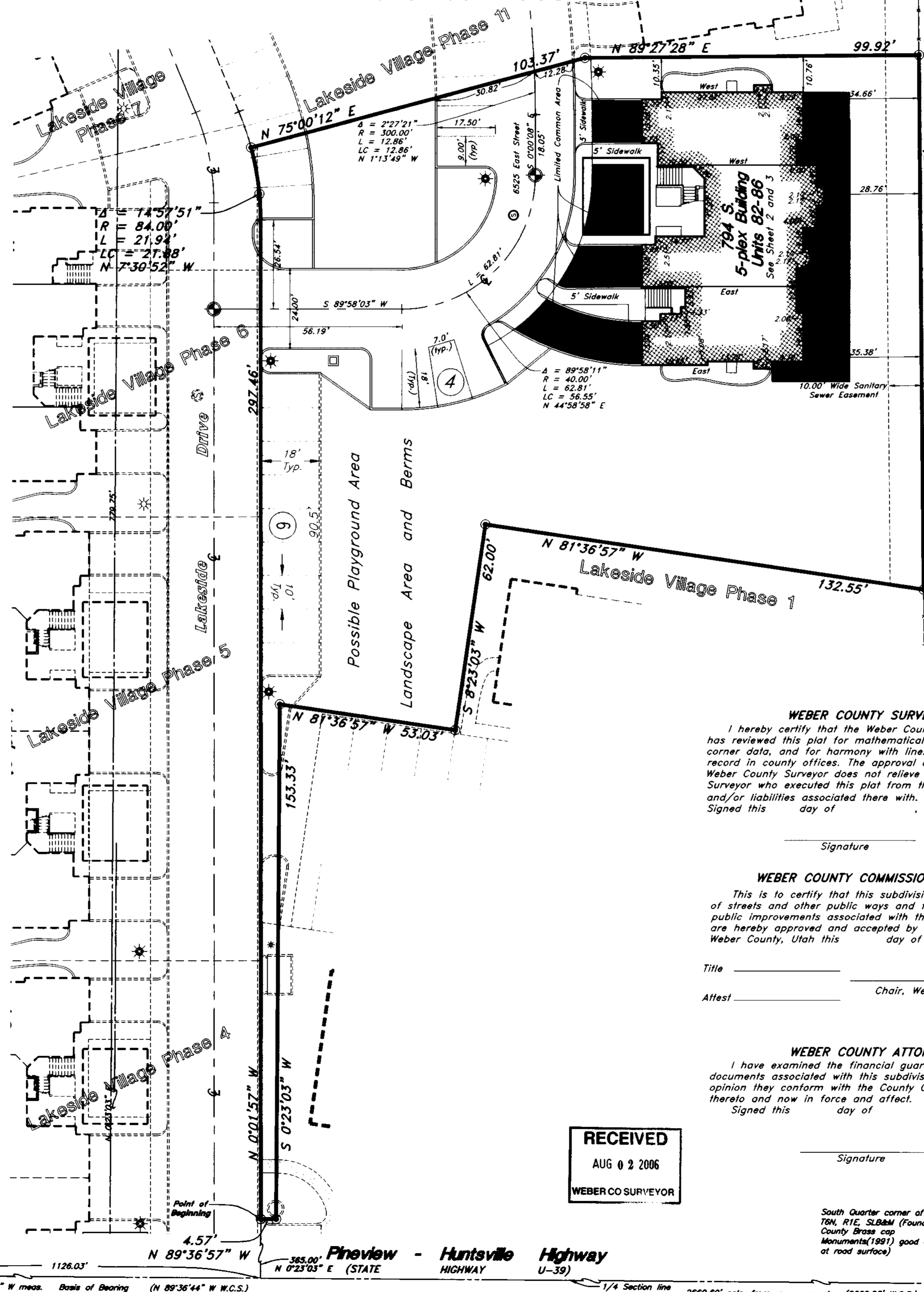
This Condominium plat was requested by Mr. Brent McQuarrie in order to build a Condominium Project.

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:

- 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 - [Symbol]
 - Private ownership - [Symbol]
 - Limited common area & facilities - [Symbol]
- 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.



- 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
- Set 5/8" # Rebar (24" Long) & Cap w/ 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 12, 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 day of _____, 2005

Brent McQuarrie
Brent McQuarrie - President

ACKNOWLEDGMENTS

State of Utah } ss
County of Utah } ss

On the 10 day of July, 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: 37 E. Main Street Apt 206
Talia Hertig
A Notary Public commissioned in Utah

Commission Expires: 7-7-09
State of Utah } ss
County of Utah } ss

On the 10 day of July, 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: 37 E. Main St Apt 206
Talia Hertig
A Notary Public commissioned in Utah

Commission Expires: 7-7-09

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 a point on the Easterly right of way line of Lakeside Drive which is 1126.03 feet South 89°36'57" East along the quarter section line and 365.00 feet North 0°23'03" East from the Southwest corner of said Section 13; running thence (2) two courses along said right of way line as follows: North 0°01'57" West 297.46 feet to a point of tangency and thence Northwesterly along the arc of a 84.00 foot radius curve to the left a distance of 21.94 (Central Angle equals 14°57'51" and Long Chord bears North 7°30'52" West 21.88 feet) along said right of way line to the Southwest corner of Lakeside Village Phase 11, a Condominium project in Weber County, Utah; thence (3) two courses along South line of said Phase 11 as follows; thence North 75°00'12" East 103.37 feet and thence North 89°27'28" East 99.92 feet to an existing fence; thence South 0°32'24" East 159.27 feet along said fence to the Northeast corner of Lakeside Village Phase 1 Amended; thence (5) five courses along said North boundary line as follows: North 81°36'57" West 132.55 feet, South 8°23'03" West, 62.00 feet, North 81°36'57" West 53.03 feet, South 0°23'03" West 153.33 feet and North 89°36'57" West 4.57 feet to the point of beginning.

Contains 31,917 sq ft or 0.733 acres

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 11", 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 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.

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

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 _____ day of _____, 2005.

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 _____ day of _____, 2005.

Title _____
Attest _____ Chair, Weber County Commission

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 _____ day of _____, 2005.

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 _____ day of _____, 2005.

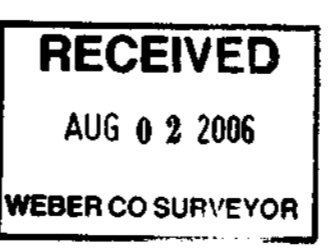
Chair, Ogden Valley Township Planning Commission

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.

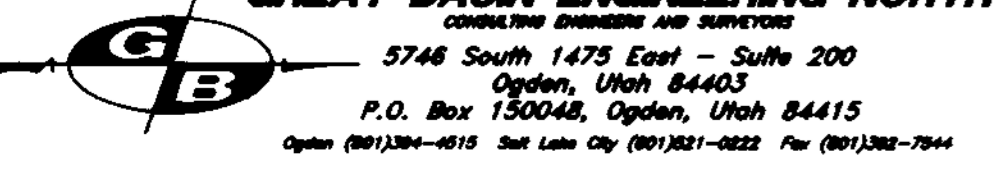
Signed this _____ day of _____, 2005.

Signature



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)224-6115 Salt Lake City (801)221-0222 Fax (801)224-7944

WEBER COUNTY RECORDER	
ENTRY NO. _____	FEE PAID _____
RECORDED _____ AT _____	IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____
WEBER COUNTY RECORDER	
BY: _____	DEPUTY _____



Lakeside Village Phase 12

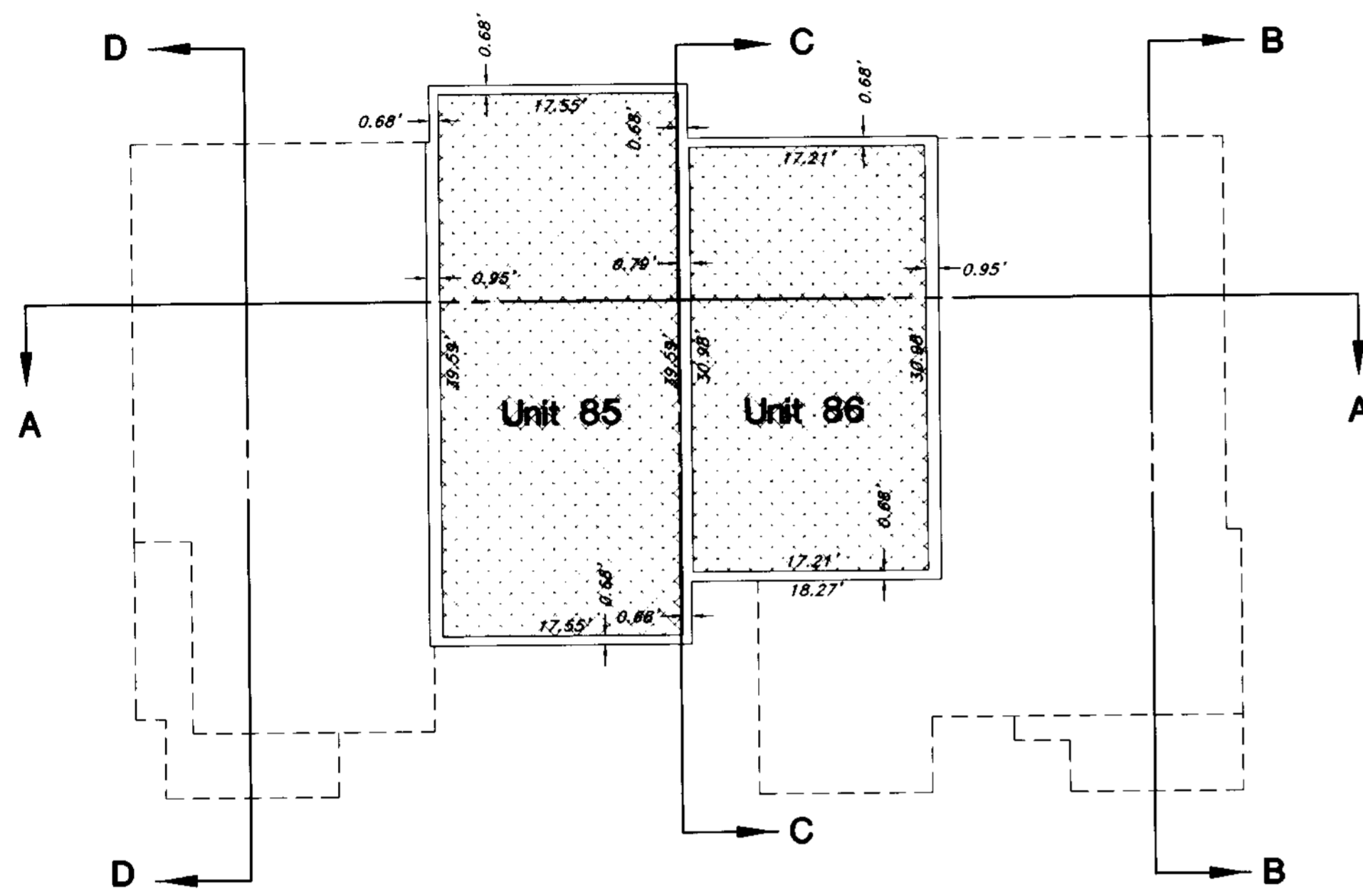
A Condominium Project

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

Weber County, Utah

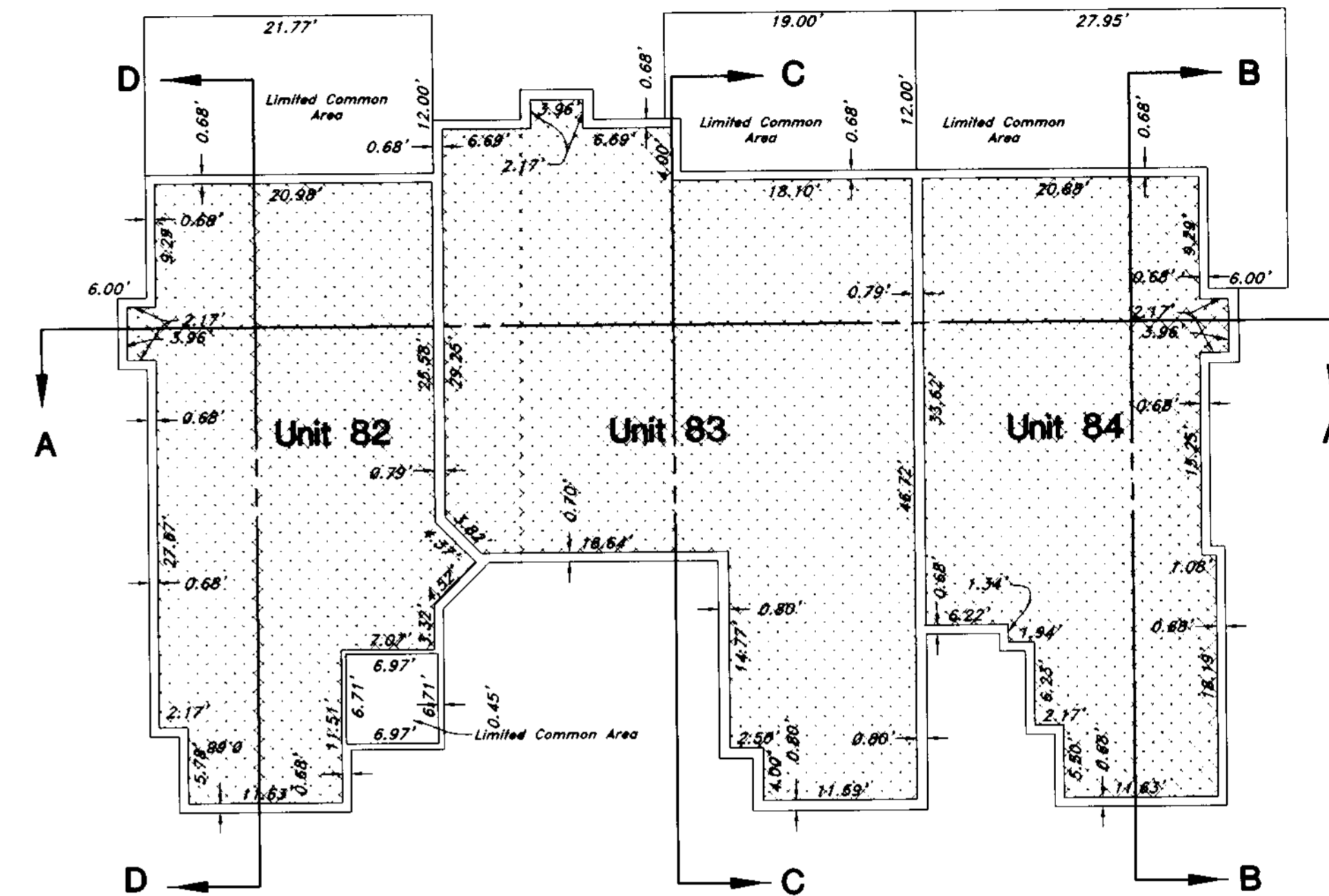
Sheet 2 of 3

December 2005



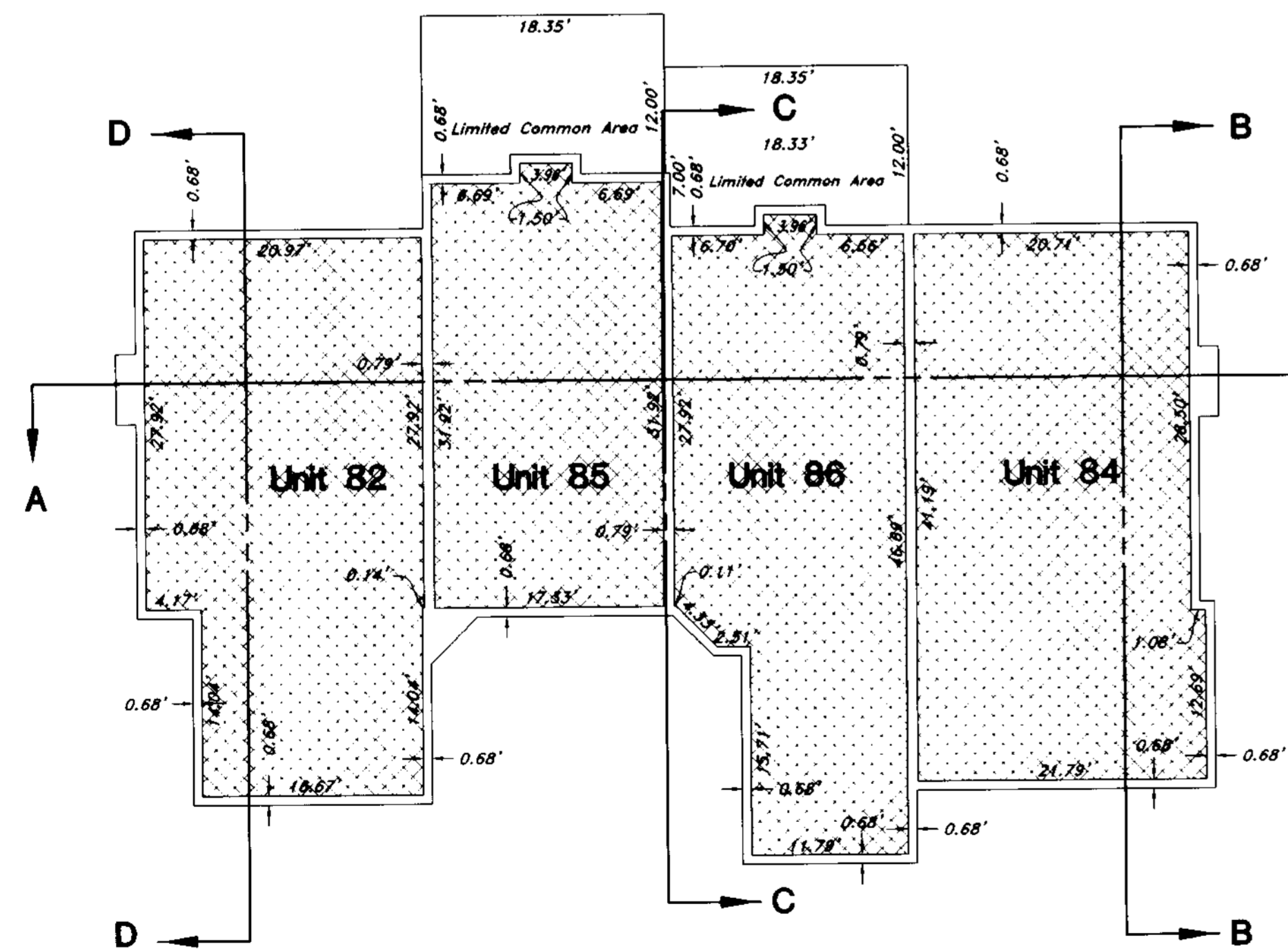
Third Level

Scale: 1" = 10'



Main Level

Scale: 1" = 10'

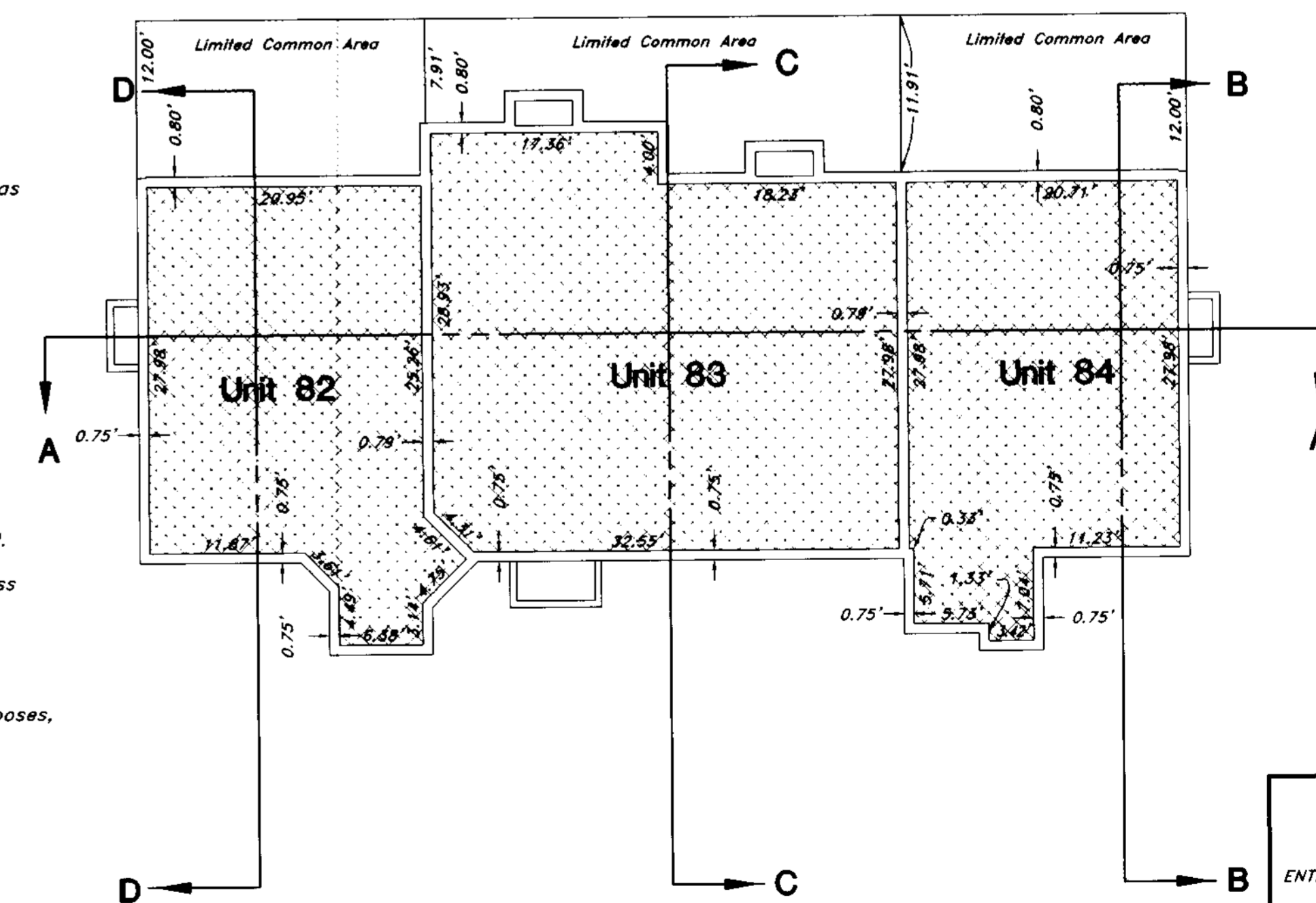


Second Level

Scale: 1" = 10'

NOTE:

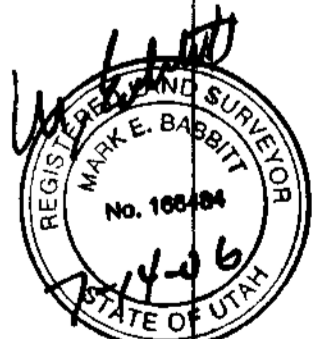
1. Construction of this project was not complete at the time this Record of Survey Map was prepared. Upon completion of construction, the Map Record of Survey may require amendment in the event of any material change in the final location of improvements.
2. Each condominium unit contained within the project is as shown and is designated by a number.
Common areas & facilities - [diagonal hatching]
Private ownership - [cross-hatching]
Limited common area & facilities - [solid hatching]
3. All driveways, patios, decks and balconies as shown 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.



Basement Level

Scale: 1" = 10'

BENCHMARK
Elevation area based on USGS datum. Benchmark was used at the Southwest corner of Section 18, T6N, R1E, SLB&M
Elevation = 4989.62



003655

RECEIVED

AUG 02 2006

WEBER CO SURVEY

WEBER COUNTY RECORDER
ENTRY NO. _____ FEE PAID _____
RECORDED _____ FILED FOR RECORD AND _____ AT _____
RECORDS, PAGE _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____
WEBER COUNTY RECORDER
BY: _____ DEPUTY

Lakeside Village Phase 12

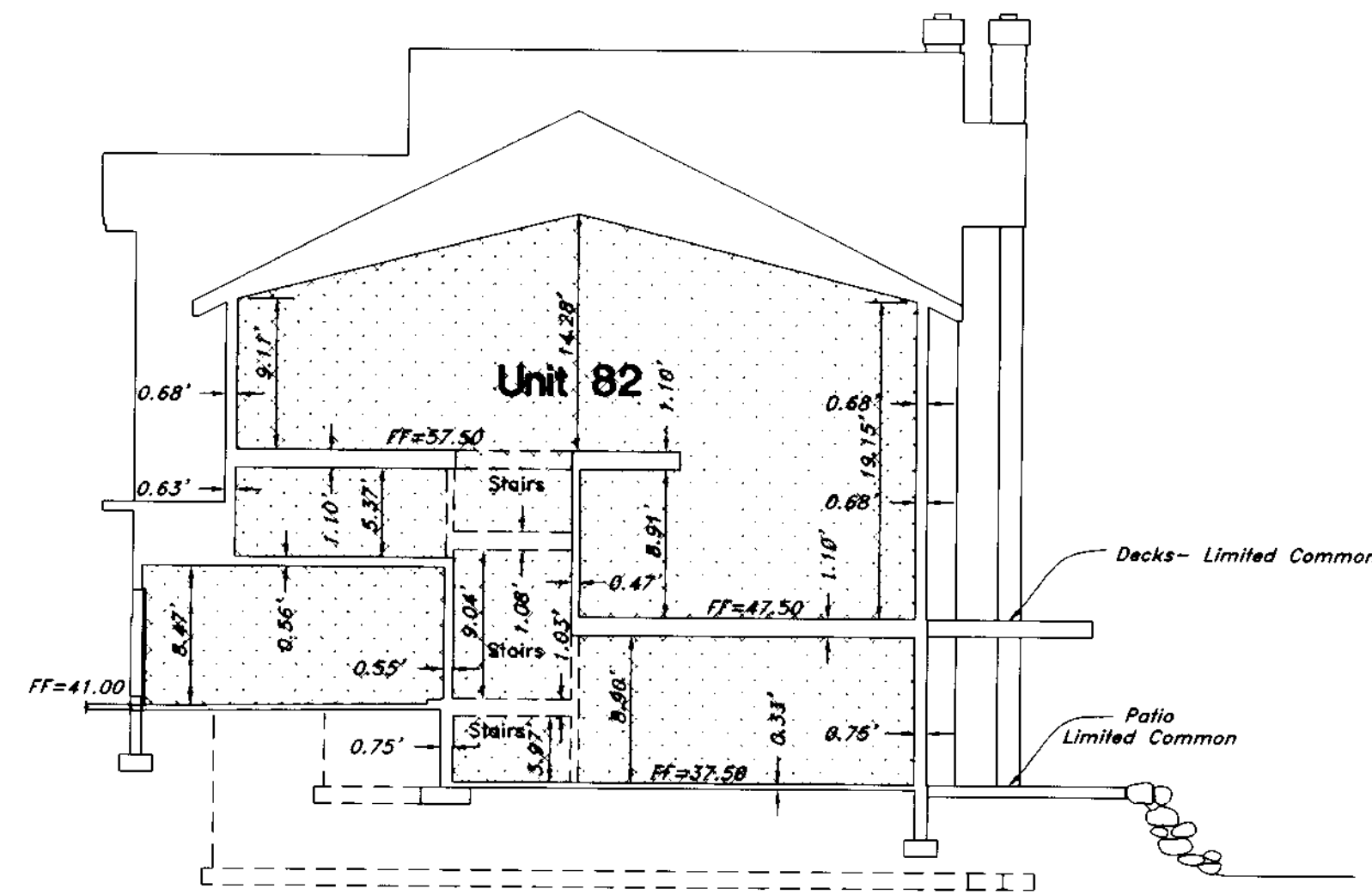
A Condominium Project

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

Weber County, Utah

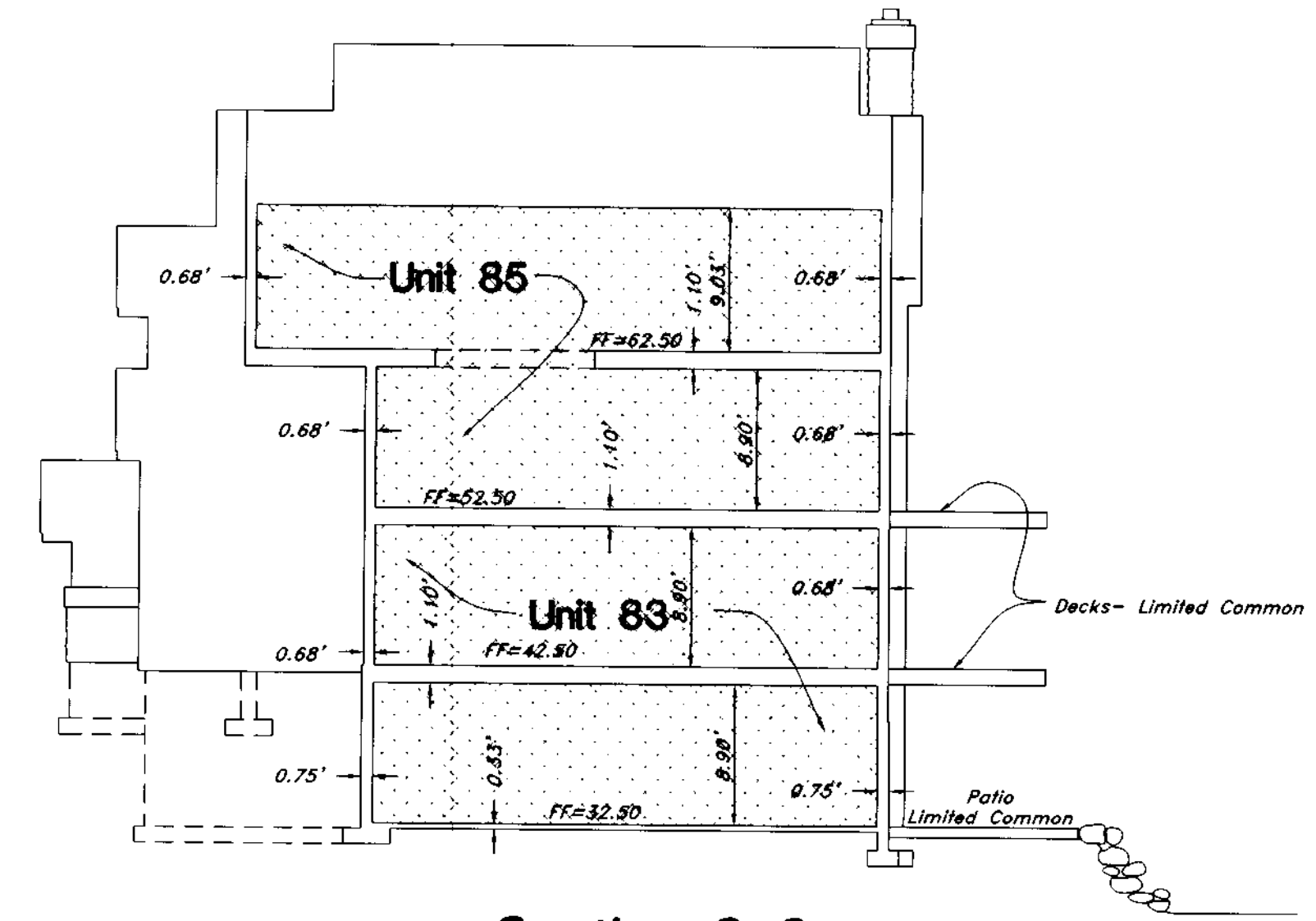
Sheet 3 of 3

June 2005



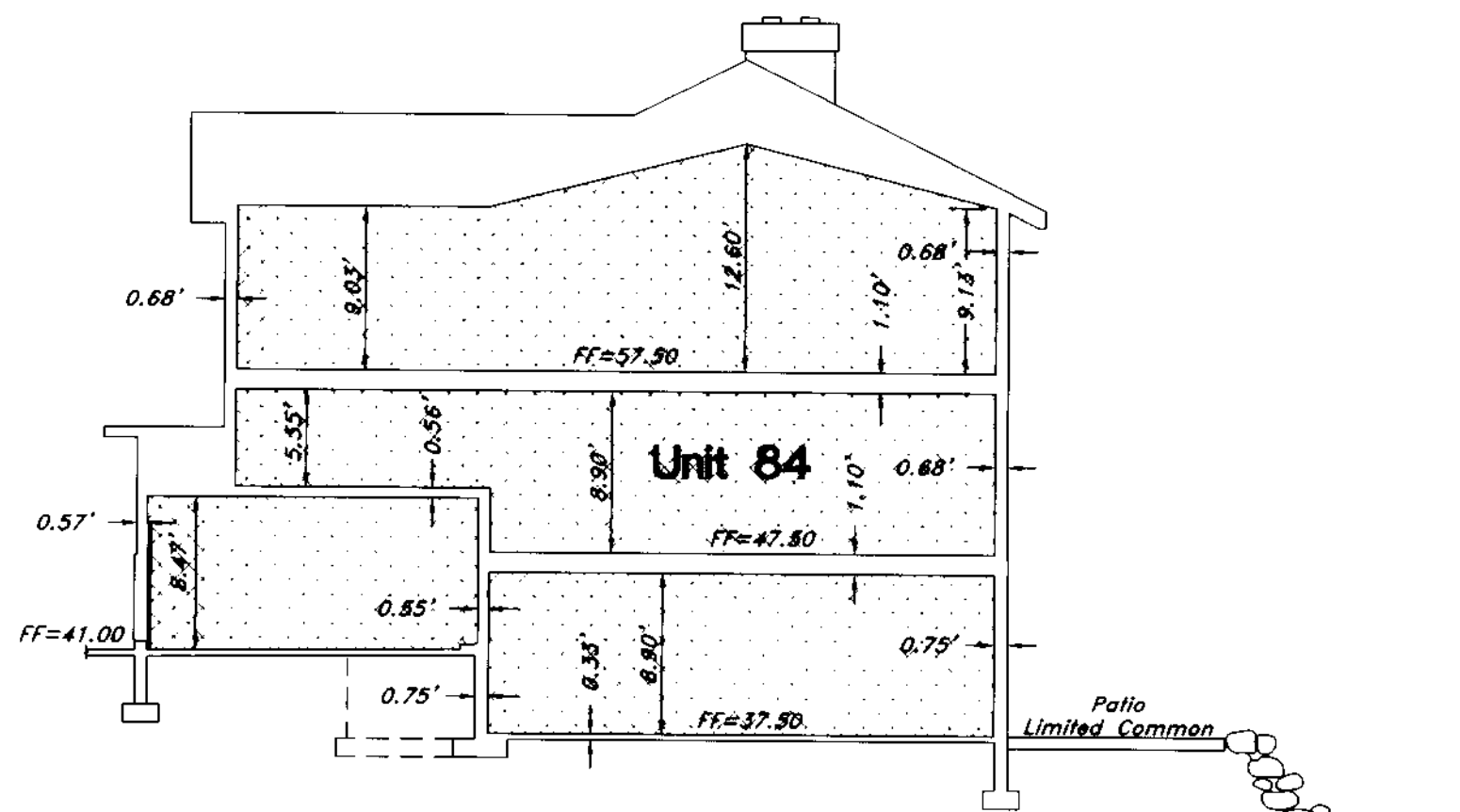
Section D-D

Scale: 1" = 10'



Section C-C

Scale: 1" = 10'



Section B-B

Scale: 1" = 10'

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 Record of Survey 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 -

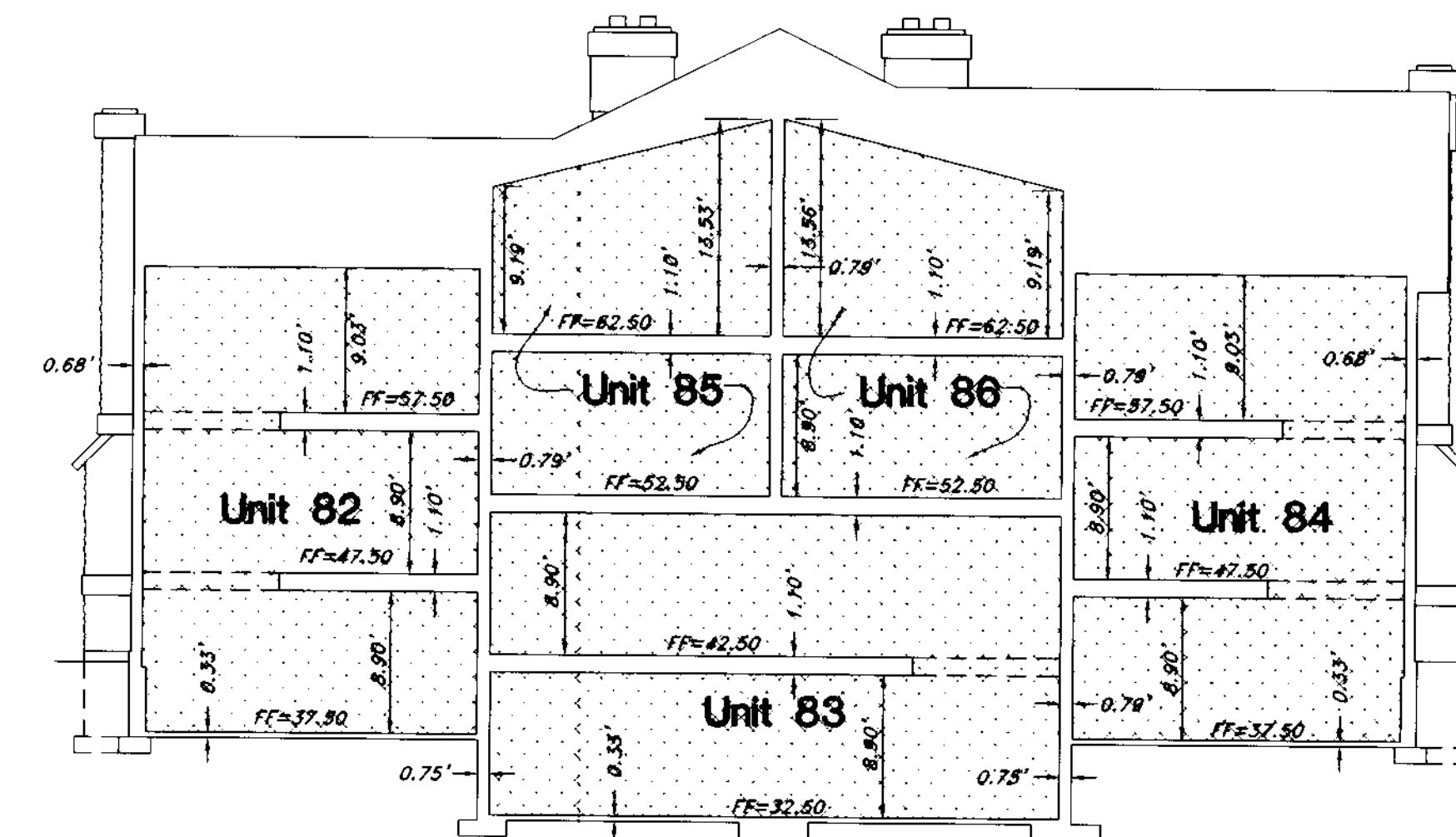
Limited common area & facilities -

3. All driveways, patios, decks and balconies as shown 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.

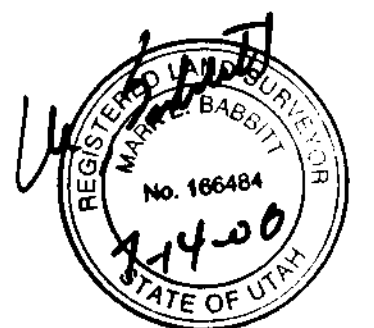


Section A-A

Scale: 1" = 10'

BENCHMARK

Elevation area based on USGS datum, Benchmark was used at the Southwest corner of Section 18, T6N, R1E, SLB&M
Elevation = 4989.62



RECEIVED
AUG 02 2006
WEBER CO SURVEYOR

WEBER COUNTY RECORDER
ENTRY NO. _____ FILED FOR RECORD AND
RECORDED IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____
WEBER COUNTY RECORDER
BY: _____ DEPUTY

GREAT BASIN ENGINEERING NORTH
CONSULTING ENGINEERS AND SURVEYORS

5746 South 1475 East - Suite 200
Ogden, Utah 84403

P.O. Box 150048, Ogden, Utah 84415

Open (801)384-4315 Salt Lake City (801)361-0222 Fax (801)384-7544