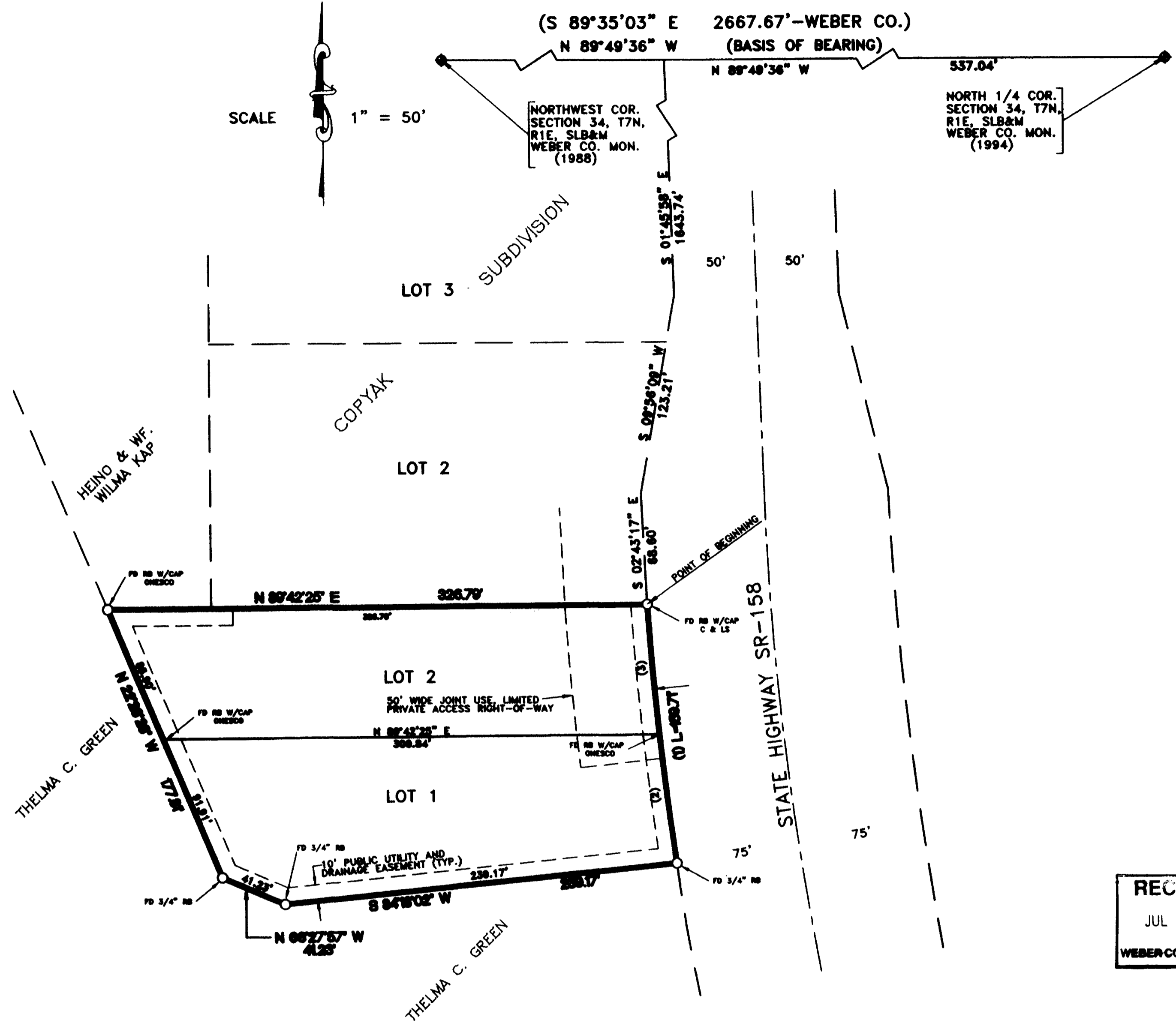


# LAKEVIEW BUSINESS CENTER SUBDIVISION

A PART OF THE NORTHWEST 1/4 OF SECTION 34  
T7N, R1E, SLB&M, U.S. SURVEY  
WEBER COUNTY, UTAH

JULY 2007

SCALE 1" = 50'



### CURVE DATA

NO.	DELTA	RAD.	ARC	TAN	CHORD	CHORD BRNG.
(1)	04°36'37"	1984.86	159.71	79.90	159.67	S 06°01'00" E
(2)	02°18'19"	1984.86	79.86	39.94	79.85	S 07°10'09" E
(3)	02°18'18"	1984.86	79.85	39.93	79.84	S 04°51'50" E

### LOT INFORMATION

LOT NO.	AREA (S.F.)	ADDRESS
1	26,158	2405 N.
2	24,955	2393 N.

### LEGEND

◆ SURVEY MONUMENT

### NOTES

1. A 10' PUBLIC UTILITY, DRAINAGE AND IRRIGATION EASEMENT ON EACH SIDE OF PROPERTY LINE AS INDICATED BY DASHED LINES OR AS OTHERWISE SHOWN.

### NARRATIVE

THIS PROPERTY WAS SURVEYED TO SPLIT LOT 1, COPYAK SUBDIVISION INTO TWO LOTS. ORIGINAL COPYAK LOT CORNERS WERE FOUND.

### SURVEY'S CERTIFICATION

I, KEN E. GARDNER, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 154270 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSED OF THE STATE OF UTAH ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN AND DESCRIBED BELOW AND THAT THE REFERENCE MARKERS SHOWN ON THIS PLAN ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR RE-ESTABLISH THIS SURVEY, THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

DATE: 11/20/2007  
SIGNATURE: *Ken E. Gardner*  
PROFESSIONAL LAND SURVEYOR  
No. 154270  
KEN E. GARDNER  
STATE OF UTAH

### BOUNDARY DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 34, T7N, R1E, SLB & M.

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2, COPYAK SUBDIVISION WHICH IS LOCATED N 89°49'36" W 537.04 FEET ALONG THE SECTION LINE AND S 01°45'58" E 1643.74 FEET AND S 09°56'09" W 123.21 FEET AND S 02°43'17" E 68.60 FEET FROM THE NORTH QUARTER CORNER OF SECTION 34, T7N, R1E, SLB & M, RUNNING THENCE ALONG THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY 162 ALONG AN ARC OF A 1984.86 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 159.71 FEET (CHORD BEARS S 08°01'00" E 159.67 FEET), THENCE S 84°18'02" W 239.17 FEET, THENCE N 66°27'57" W 41.23 FEET, THENCE N 22°23'28" W 177.81 FEET, THENCE N 89°42'25" E 326.79 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.173 ACRES

BASIS OF BEARING IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 34, T7N, R1E, SLB & M AS N 89°49'36" W MARKED BY WEBER COUNTY BRASS CAP MONUMENTS.

### OWNERS DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN HEREON AND NAME SAID TRACT LAKEVIEW BUSINESS CENTER SUBDIVISION AND DO HEREBY:

- A)-PUBLIC UTILITY EASEMENTS  
GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.
- B)-PRIVATE STREETS, ACCESS, RIGHT-OF-WAY  
DEDICATE AND RESERVE UNTO THEMSELVES, THEIR HEIRS, THEIR GRANTEEES AND ASSIGNS, A RIGHT-OF-WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION (AND THOSE ADJOINING SUBDIVISIONS THAT MAY BE SUBDIVIDED 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 PLAN AS PRIVATE STREETS (PRIVATE RIGHTS-OF-WAY) AS ACCESS TO THE INDIVIDUAL LOTS, TO BE MAINTAINED BY A LOT (UNIT) OWNERS ASSOCIATION WHOSE MEMBERSHIP CONSISTS OF SAID OWNERS, THEIR GRANTEEES, SUCCESSORS, OR ASSIGNS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007  
LAKEVIEW BUSINESS CENTER L.L.C.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007  
ZIONS FIRST NATIONAL BANK

BY: GAGE H. FROERER—MANAGING PARTNER  
BY: ERIC B. STOREY—VICE PRESIDENT

RECEIVED  
JUL 17 2008  
WEBER CO SURVEYOR

004080

### WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007

\_\_\_\_\_  
DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

### WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAN FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA AND FOR HARMONY LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. THE APPROVAL OF THIS PLAN BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSE LAND SURVEYOR WHO EXECUTED THIS PLAN FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED HERWITH.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007

\_\_\_\_\_  
COUNTY SURVEYOR

### WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007

\_\_\_\_\_  
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

### CORPORATE ACKNOWLEDGMENT

STATE OF UTAH  
COUNTY OF WEBER

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007,

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY, ERIC B. STOREY AND AFTER BEING DULY SWORN ACKNOWLEDGED TO ME HE IS VICE PRESIDENT OF SAID CORPORATION AND THAT HE SIGNED THE OWNERS DEDICATION FREELY, VOLUNTARILY AND IN BEHALF OF SAID CORPORATION AND FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

### ACKNOWLEDGMENT

STATE OF UTAH  
COUNTY OF WEBER

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007,

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF WEBER IN THE STATE OF UTAH, THE SIGNER(S) OF THE ABOVE OWNERS DEDICATION, \_\_\_\_\_ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

### WEBER COUNTY COMMISSION OFFICE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN, 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 \_\_\_\_\_, 2007

\_\_\_\_\_  
CHAIRMAN, WEBER COUNTY 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 \_\_\_\_\_, 2007

\_\_\_\_\_  
COUNTY ENGINEER

### WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAN AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007

\_\_\_\_\_  
COUNTY ATTORNEY

### CORPORATE ACKNOWLEDGMENT

STATE OF UTAH  
COUNTY OF WEBER

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007,

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY, GAGE H. FROERER AND AFTER BEING DULY SWORN ACKNOWLEDGED TO ME HE IS MANAGING PARTNER OF SAID CORPORATION AND THAT HE SIGNED THE OWNERS DEDICATION FREELY, VOLUNTARILY AND IN BEHALF OF SAID CORPORATION AND FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

Prepared By:



5875 S. Adams Ave.  
Parkway, Suite 200  
Ogden, Utah 84405  
(801) 476-0202

### COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
FILED FOR RECORD AND  
RECORDED \_\_\_\_\_ AT  
\_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL  
RECORDS, PAGE \_\_\_\_\_, RECORDED  
FOR \_\_\_\_\_  
COUNTY RECORDER  
BY: \_\_\_\_\_ DEPUTY

R:\FROERER\COPYAK SUBD\DWG\COPYAK-SUBDIVISION