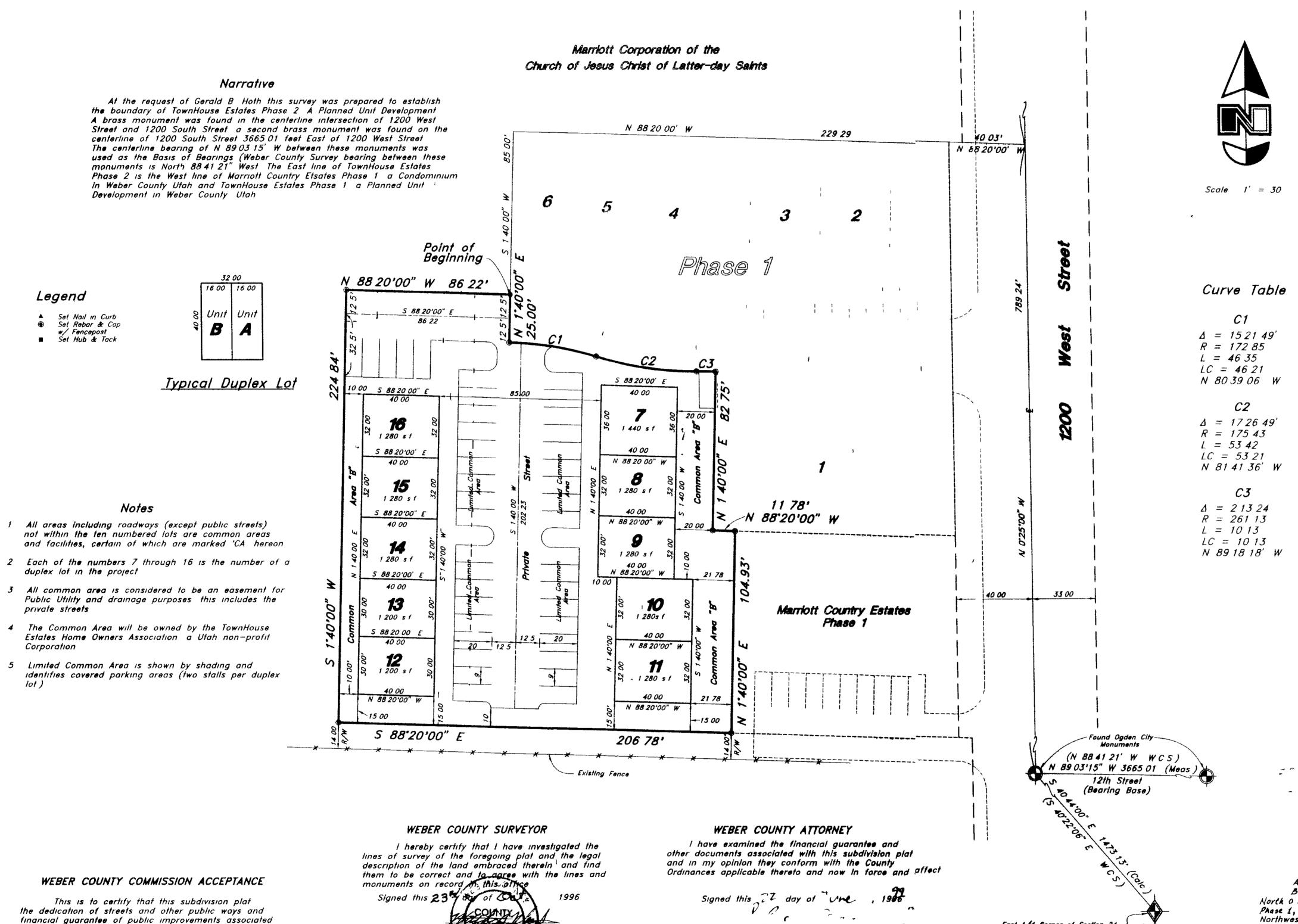
TownHouse Estates Phase 2

A Planned Unit Development A part of the NE 1/4 of Section 24, T6N, R2W, SLB&M, U.S. Survey Weber County, Utah May 1996



SURVEYOR S CERTIFICATE

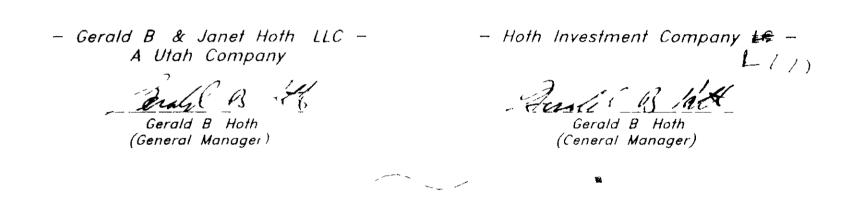
I Gary L Newman a Registered Land Surveyor in the State of Utah do hereby certify that this plat of Townhouse Estates Phase 2. A Planned Unit Development in Weber County Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision based on data compiled from records in the Weber County Recorder's Office and of a survey made on the ground

Signed this 3th day of June

OWNER S DEDICATION

We the undersigned owners of the herein described tract of land do hereby set apart and subdivide the same into lots and private streets as shown on the plat and name said tract Townhouse Estates Phase 4, A Planned Unit Development 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 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 plat as Private Streets as access to the individual lots to be maintained by a Home Owners Association whose membership consists of said owners their grantees successors or assigns and also grant and convey to the subdivision Home 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 Home Owners Association member in common with all others in the subdivision and grant and dedicate to Weber County a perpetual Open Space Right and Easement on and over the Common Areas to guarantee to Weber County that the Common Areas remain forever open and undeveloped except for approval recreational parking and open space purposes and also arant 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 the same to be used for the installation maintenance and operation of public utility service lines and storm drainage facilities or for the perpetual preservation of water drainage channels in their natural state whichever is applicable as may be authorized by Weber County Utah with no buildings or structures being erected within such easements and also grant and dedicate unto all owners of lots upon which private land drains are constructed or which are otherwise dependent upon such land drains an easement over such land drains for the purpose of perpetual maintenance and operation

Signed this 3rd day of June 1996



ACKNOWLEDGMENT

State of Utah County of Weber

On the 31 day of 111 to 1996 personally appeared before me Gerald B Hoth who being by me duly sworn did say that he is General Manager of Hoth Investment Company LC and that said instrument was signed in behalf of said Company by a resolution of its General Manager Cerald B. Hoth acknowledged to me that said Company executed the same

Commission Expires SEP1 11,1996 SHARLOU Print Name

State of Utah \{\circ}ss

On the 3 day of June 1996 personally appeared before me
Gerald B Hoth and Janet Hoth who being by me duly sworn did say that they are
partners of Gerald B & Janet Hoth LLC A Utah Company and that said instrument was signed in behalf of said Company by a resolution of its General Manager Gerald B Hoth and Janet Hoth acknowledged to me that said Company executed the same

BOUNDARY DESCRIPTION

A part of the Northeast Quarter of Section 24 Township 6 North Range 2 West Salt Lake Base and Merdian US Survey
Beginning at a point on the Westerly Boundary of Townhouse Estates Phase No 1 Weber County Utah Said point being 189 24 feet North 0 25 00" West along the centerline of 1200 West Street and 40 03 feet North 88° 20 00" West to the Northeast corner of Town house Estates Phase 1. and 229 29 feet North 88 20 00 West along the Northerly boundary line to the Northwest corner of said Townhouse Estates and 85 00 feet South 1 40'00' West along the Westerly boundary line of said Townhouse Estates from the Ogden City Monument at the intersection of 1200 West Street and 1200 South Street and running thence North 88 20 00 West 86 22 feet thence South 1 40'00' West 224 84 feet to a point 14 0 feet North of an Existing fence thence South 88 20'00" East 206 78 feet parallel to and 14 0 feet North of said fence to West line of Marriott Country Estates a Condominium in Weber County Utah thence North 1 40 00' East 104 93 feet Along the Westerly line of said Marriott Country Estates to a point on the Southerly line of Townhouse Estates Phase 1 thence six (6) courses along the boundary of said Townhouse Estates as follows North 88 20 00' West 11 78 feet North 1 40 00' East 82.75 feet Northwesterly along the arc of a 261.13 foot radius curve to the left a distance of 10 13 feet (Central Angle equals 2 13 24' and Long Chord bears North 89 18 18' West 10 13 feet) to a point of a reverse curvature and Northwesterly along the arc of a 175.43 foot radius curve to the right a distance of 53.42 feet (Central Angle equals 1726 49" and Long Chord bears North 81 41 36' West 53 21 feet) to a point of a reverse curvature and Northasterly along the arc of a 172 85 foot radius curve to the left a distance of 46 35 feet (Central Angle equals 15 21 49' and Long Chord bears North 80 39 06 West 46 21 feet) and North 1 40 00 East 25 00 feet to the point of beginning

COUNTY RECORDER ENTRY NO /646424 FEE PAID
FILED FOR RECORD AND
RECORDED 29 JUN - 1999 AT
1227 M IN BOOK 49 OF OFFICIAL
RECORDS PAGE 92 RECORDED
FOR HOTH INVESTMENTS CO Doub CROFTS WEBER COUNTY RECORDER aura Tay for

WEBER

GREAT BASIN ENGINEERING. INC

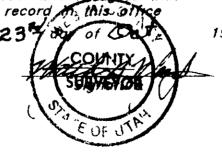
Odministrative assistant Till atima M Blackford

with this subdivision thereon are hereby approved

this 19 day of June 1999

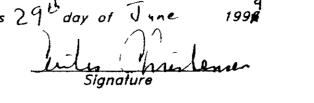
and accepted by the Commissioners of Weber County Utah

3544 Lincoln Avenue, Ogden, Utah 84401 PO Box 9307 Ogden, Utah 84409 Option (801)394-4515 Salt Lake City (801)521-8529 Fax (801)392-7544



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



WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the day of Coffee 1996



Position Cale by Weber County

SE Corner of Section 24 TGN RAW SERRY (Bross Cap)

002492