

The Village at Lakeview Ridge

-A Planned Residential Unit Development- Phase No. 3

A part of the Northwest 1/4 of Section 15, T5N, R1W, SLB&M, U.S. Survey Ogden City, Weber County, Utah

NARRATIVE:
This Survey was requested by Mr. Chris L. Martineau in order to plat two (2) residential lots.
The section line bearing S 0°09'07" W between the Northeast Corner and the East Quarter Corner of Section 15, was used as the bearing base being established from information in the Weber County Surveyor's Office and various previously recorded Lakeview Ridge Subdivision plats. The North line of Stone Mountain Estates Subdivision - Phase 2 was established from existing lot corners found and honored as staked on the ground.
Lots 6 and 7 are designated by hatched lines which are 2 feet beyond the house and deck in most places. No corners were set.



Scale: 1" = 30'

COORDINATE TABLE

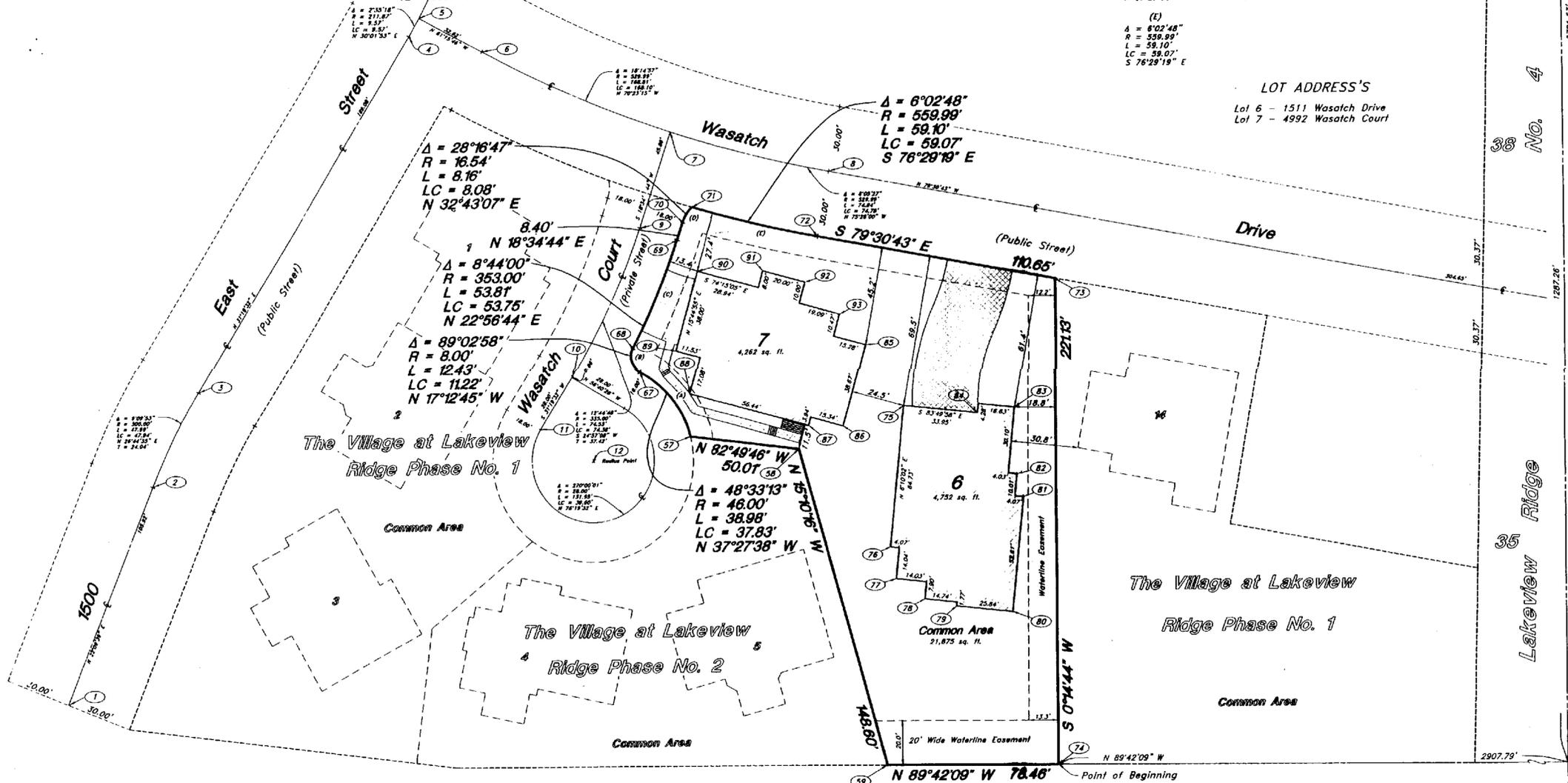
| | | | | | | | | | | | |
|----|-----------|-----------|----|-----------|-----------|----|-----------|-----------|----|-----------|-----------|
| 1 | 3760.0190 | 1634.8871 | 57 | 3877.9138 | 1921.8703 | 76 | 3826.8510 | 2013.0439 | 88 | 3897.6345 | 1921.7943 |
| 2 | 3858.1096 | 1674.8389 | 58 | 3871.6710 | 1971.4916 | 77 | 3812.4581 | 2015.5859 | 89 | 3917.2002 | 1915.3272 |
| 3 | 3900.9173 | 1696.4094 | 59 | 3728.2539 | 2010.3795 | 78 | 3803.0936 | 2028.6856 | 90 | 3953.7712 | 1925.6403 |
| 4 | 4062.4334 | 1794.7114 | 67 | 3907.9385 | 1898.8644 | 79 | 3799.7551 | 2043.1545 | 91 | 3953.6186 | 1955.6635 |
| 5 | 4070.7190 | 1799.5012 | 68 | 3918.6555 | 1895.5443 | 80 | 3796.9791 | 2068.8443 | 92 | 3948.1882 | 1974.9127 |
| 6 | 4055.0377 | 1828.0995 | 69 | 3968.1565 | 1916.5007 | 81 | 3849.2811 | 2074.4959 | 93 | 3933.3818 | 1990.5737 |
| 7 | 4017.3804 | 1914.0564 | 70 | 3976.1187 | 1919.1770 | 82 | 3859.6657 | 2071.5188 | | | |
| 8 | 3998.6150 | 1986.4428 | 71 | 3982.9176 | 1923.5449 | 83 | 3890.0283 | 2070.7453 | | | |
| 9 | 3973.8914 | 1899.4387 | 72 | 3969.1162 | 1980.9819 | 84 | 3887.5591 | 2053.7532 | | | |
| 10 | 3906.4587 | 1868.0628 | 73 | 3948.9743 | 2089.7854 | 85 | 3919.1578 | 2002.4369 | | | |
| 11 | 3881.9797 | 1853.1644 | 74 | 3727.8465 | 2088.8377 | 86 | 3881.9419 | 1991.9419 | | | |
| 12 | 3867.4224 | 1877.0827 | 75 | 3891.2068 | 2019.9979 | 87 | 3882.3172 | 1976.1104 | | | |

Northwest corner of Section 15, T5N, R1W, SLB&M, U.S. Survey (Found Brass Monument)
5303.13' Weber County Survey
N 89°10'53" W (Weber County Datum)
Northeast corner of Section 15, T5N, R1W, SLB&M, U.S. Survey (Found Brass Monument)

PROPERTY LINE CURVE DATA

| (A) | (B) | (C) | (D) |
|-----------------------------|-----------------------------|----------------------------|-----------------------------|
| $\Delta = 48^{\circ}33'13"$ | $\Delta = 89^{\circ}02'58"$ | $\Delta = 8^{\circ}44'00"$ | $\Delta = 28^{\circ}16'47"$ |
| $R = 46.00'$ | $R = 8.00'$ | $R = 353.00'$ | $R = 16.54'$ |
| $L = 38.98'$ | $L = 12.43'$ | $L = 53.81'$ | $L = 8.16'$ |
| $LC = 37.83'$ | $LC = 11.22'$ | $LC = 53.75'$ | $LC = 8.08'$ |
| N 37°27'38" W | N 17°12'45" W | N 22°56'44" E | N 32°43'07" E |

LOT ADDRESS'S
Lot 6 - 1511 Wasatch Drive
Lot 7 - 4992 Wasatch Court



OWNER'S DEDICATION
We, the undersigned owners of the hereon described tract of land, do hereby set apart and subdivide the same into lots and common area as shown on this plat and name said tract "The Village at Lakeview Ridge Phase No. 3", and do hereby dedicate, and reserve unto themselves, their heirs, grantees and assigns a right of way to be used in common with all others within said subdivision 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 Owner's Association consisting of said owners, their grantees, successors, or assigns, also grant and convey to the subdivision Home Owner's Association all those parts or portions of said tract of land designated as common areas to be used for recreational and open space purposes; and grant and dedicate to Ogden City a perpetual Open Space Right and Easement on and over the Common Areas to guarantee that said Common Areas remain forever open and undeveloped except for approved purposes, also dedicate, grant and convey to Ogden City a perpetual right and easement over, upon and under the lands designated on the plat as Common Area and Easements for public utility and drainage purposes as indicated hereon, the same to be used for the installation, maintenance and operation of public utility service lines and storm drainage facilities, the same to be maintained and managed by the Home Owners' Association.

Signed this day of _____, 2002.
Shadow Ridge Development LC
Chris L. Martineau, Member
John Wayne Shupe, Member
by: John Wayne Shupe - President

ACKNOWLEDGMENT
State of Utah } ss
County of _____ }
On the _____ day of _____, 2002, personally appeared before me, the undersigned Notary Public, the signers of the above Owner's Dedication, two (2) in number, who duly acknowledged to me they signed it freely and voluntarily and for the purposes therein mentioned.
Residing at: Ogden, Utah
Commission Expires: February 21, 2003
State of Utah } ss
County of _____ }
On the 26 day of MARCH, 2002, personally appeared before me, John Wayne Shupe who being by me duly sworn did say that he is President of J.W.S. Property Services, Inc. and that said instrument was signed in behalf of said Corporation by a resolution of its Board of Directors and John Wayne Shupe acknowledged to me that said Corporation executed the same.
Residing at: OGDEN CITY CORP.
Commission Expires: AUGUST 24, 2005

SURVEYOR'S CERTIFICATE
I, Gary L. Newman a Registered Professional Utah Land Surveyor holding License No. 4778 do hereby certify that I have surveyed the Weber County, Utah tract of Real Property shown hereon, the external boundaries of which are as follows:
A part of the Northwest Quarter of Section 15, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey.
Beginning at the Southwest corner of the Easterly Parcel of The Village at Lakeview Ridge Phase No. 1, a Planned Residential Unit Development in Ogden City, Weber County, Utah which is 1287.26 feet South 0°09'07" West along the Section line and 2907.79 feet North 89°42'09" West from the Northeast corner of said Section 15; running thence North 89°42'09" West 78.46 feet to the Southeast corner of The Village at Lakeview Ridge Phase No. 2, A Planned Residential Unit Development in Ogden City, Weber County, Utah; thence two (2) courses along the Easterly boundary line of said Phase No. 2 as follows: North 15°10'16" West 148.60 feet and North 82°48'46" West 50.01 feet to the Easterly Right of way line of Wasatch Court (a private street); thence four (4) courses along said Easterly Right of way line as follows: Northwest along the arc of a 46.00 foot radius curve to the left a distance of 38.98 feet (Central Angle equals 48°33'13" and Long Chord bears North 37°27'38" West 37.83 feet) to a point of reverse curvature; Northwest along a 8.00 foot radius curve to the right a distance of 12.43 feet (Central Angle equals 89°02'58" and Long Chord bears North 17°12'45" West 11.22 feet) to a point of reverse curvature; Northeast along the arc of a 353.00 foot radius curve to the left a distance of 53.81 feet (Central Angle equals 8°44'00" and Long Chord bears North 22°56'44" East 53.75 feet) to a point of tangency; North 18°34'44" East 8.40 feet to a point of curvature and Northeast along a 16.54 foot radius curve to the right a distance of 8.16 feet (Central Angle equals 28°16'47" and Long Chord bears North 32°43'07" East 8.08 feet) to the Southerly Right of way line of Wasatch Drive (a public street); thence two (2) courses along said Southerly Right of way line as follows: Southeast along a 559.99 foot radius curve to the left a distance of 59.10 feet (Central Angle equals 6°02'48" and Long Chord bears South 76°29'19" East 59.07 feet) to a point of tangency and South 79°30'43" East 110.65 feet to the West boundary line of the said Easterly Parcel of The Village at Lakeview Ridge Phase No. 1; thence South 0°14'44" West 221.13 feet along said West boundary line to the point of beginning.
Contains 30,899 square feet or 0.709 Acre
I further certify that the reference markers shown on this plat are located as indicated and are sufficient to readily retrace or re-establish this survey, that the information shown hereon is sufficient to accurately establish the lateral boundaries of the above described tract of real property and each of the Lots located on said tract and this Record of Survey Map complies with provisions of the Subdivision Regulation of Ogden City.

- NOTES:**
- Coordinate numbers 1 through 12 and 57 through 59 shown on this plat appear on the previously recorded The Village at Lakeview Ridge Phases. Coordinate numbers 67 through 93 define Lots 6 and 7 of The Village at Lakeview Ridge Phase No. 3.
 - All areas including roadways, (except not within the two numbered lots) are common areas and facilities, certain of which areas marked Common Area hereon or limited Common Area as defined in the Declaration of Covenants, Conditions and Restrictions for The Village at Lakeview Ridge recorded on an even date herewith.
 - The numbers 6 and 7 are numbers of lots in this phase and is designated by hatched lines: _____
 - All Common Area is considered to be an easement for Public Utility and drainage purposes. (This includes the private streets.)
 - The Common Area will be owned, managed and maintained by The Village at Lakeview Ridge Home Owner's Association, a Utah non-profit Corporation.
 - All driveways and sidewalks within the project area considered Limited Common Areas. They are set aside and reserved for the use of the respective lot to which they are attached and/or appurtenant and are designated by cross-hatched lines: _____

NOTE:
1) Utility and Drainage Easements each side of Property line as indicated by dashed lines, except as otherwise show.

OGDEN CITY ATTORNEY'S OFFICE
Approved by the City Attorney's Office this 27th day of March, 2002.

Adrian W. Johnson
City Attorney
OGDEN CITY APPROVAL
This plat, and the dedications offered herein, are approved and accepted by the Mayor of Ogden City this 27th day of March, 2002.
Matthew R. Sedberry, Mayor
Heidi Bennett, City Recorder



OGDEN CITY COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
I hereby certify that this plat complies with the minimum requirements of the Subdivision Ordinance of Ogden City, and conforms with the approved preliminary plat, as reviewed and approved by the Ogden City Planning Commission and the Mayor of Ogden City, pre-requisite to final plat approval by the Mayor of Ogden City, on this 27th day of March, 2002.

OGDEN CITY ENGINEER
I hereby certify that I have carefully investigated the lines of Survey of the foregoing plat and legal description of the lands embraced therein, and find them to be correct and agree with the ties and monuments on record in this office.
Signed this 27th day of March, 2002.

John Halden
Signature

1-26-2002
Date
Gary L. Newman
Notary Public
State of Utah

RECEIVED
JUN 10 2002
Weber County Surveyor

WEBER COUNTY RECORDER
ENTRY NO. 1837020
FILED FOR RECORD AND RECORDED IN BOOK 55 AT 9:11 AM IN BOOK 55 OF OFFICIAL RECORDS PAGE 63 RECORDED FOR SHADON RIDGE PLAT
David Roberts
DEPUTY