

WITNESS CORNER FOR THE NORTH QUARTER CORNER SECTION 14, T5S, R1W, SLB&M (FOUND BRASS CAP)
 NORTH QUARTER CORNER SECTION 14, T5S, R1W, SLB&M (NOT FOUND)
 BASIS OF BEARING
 S 89°38'31" W 105.00'
 N 89°51'52" E 1537.94' (1537.48')

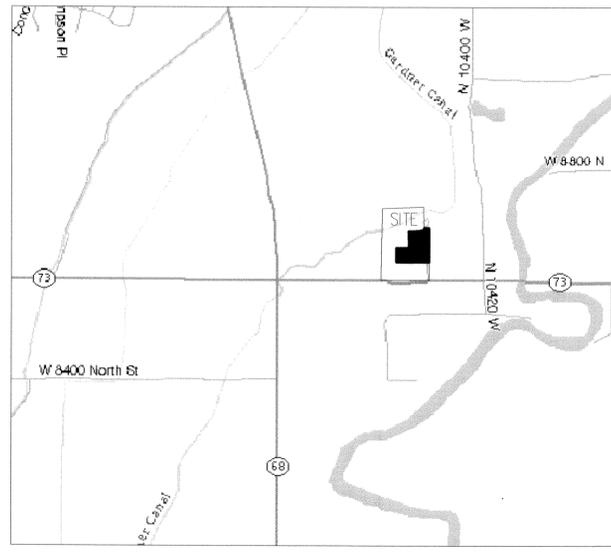
NORTHEAST CORNER SECTION 14, T5S, R1W, SLB&M (NOT FOUND)

OWNERSHIP DEFINITION:
 THE OWNERS OF EACH UNIT HAVE OWNERSHIP OF ALL CONSTRUCTION WITHIN THE PRIVATE AREA DEFINED FOR EACH UNIT ON THIS PLAT, WHETHER SUCH CONSTRUCTION IS BELOW OR ABOVE THE GROUND.

S.P. COORDINATES

	NORTHING	EASTING
A	749,853.70	1,884,130.16
B	749,854.36	1,884,235.13
C	749,860.66	1,886,895.03
D	748,974.47	1,885,772.60
E	748,974.47	1,885,906.59
F	749,126.26	1,885,900.92
G	749,132.04	1,886,055.92
H	749,161.27	1,886,055.68
I	749,161.73	1,886,105.66
J	748,813.01	1,886,108.50
K	748,809.89	1,885,772.60

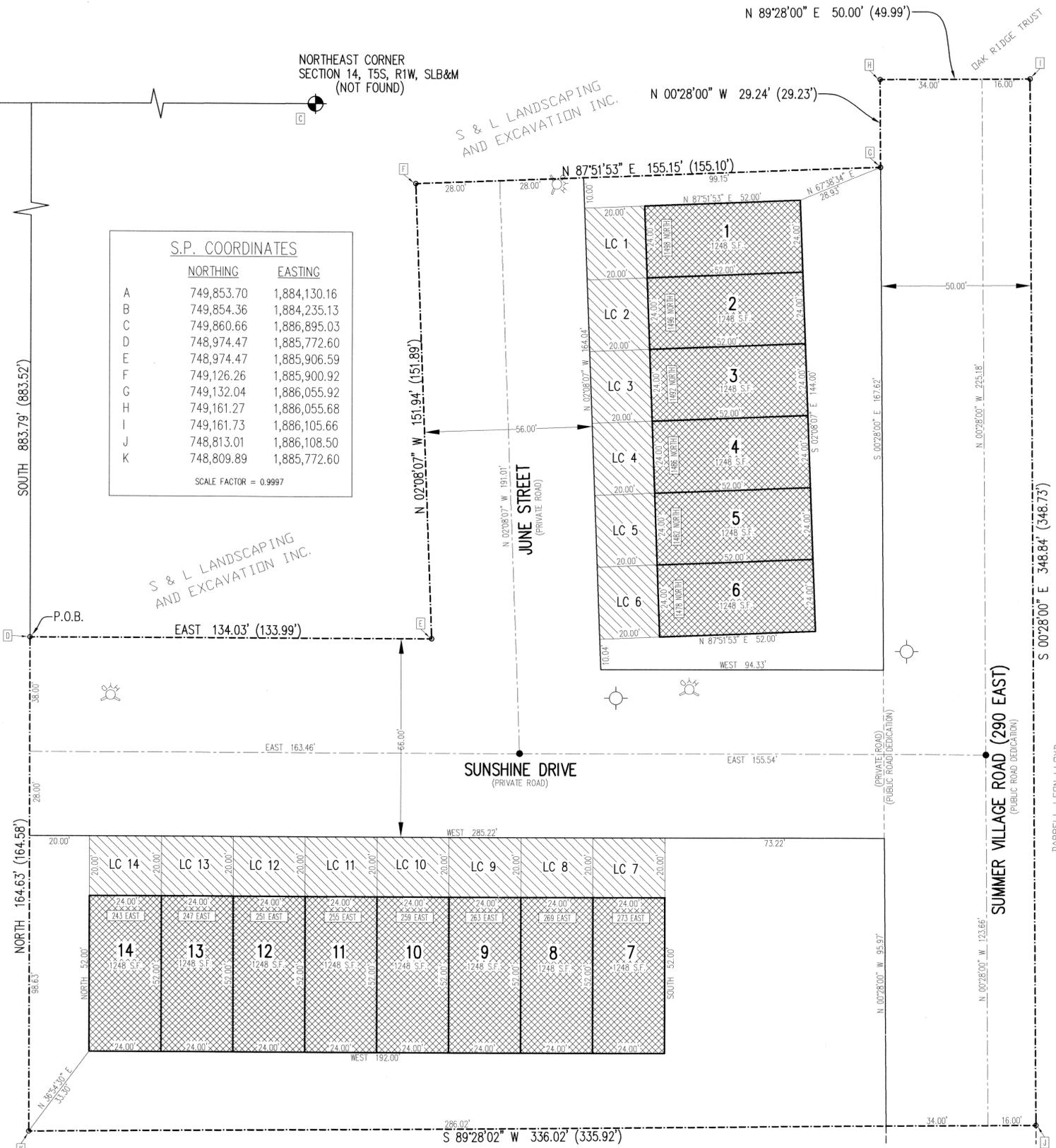
SCALE FACTOR = 0.9997



LEGEND

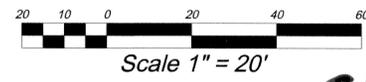
- COMMON AREAS & FACILITIES (EXCEPT PUBLIC ROADS AS SHOWN)
- BUILDING/Private AREA
- LIMITED COMMON AREA
- SECTION CORNER
- STATE PLANE COORDINATE
- BUILDING ADDRESS
- STREET MONUMENT
- STREET LIGHT
- FIRE HYDRANT

S & L LANDSCAPING AND EXCAVATION INC.



BOUNDARY DESCRIPTION
 BEGINNING AT A POINT THAT IS NORTH 89°51'52" EAST ALONG THE SECTION LINE 1537.94 FEET AND SOUTH 883.79 FEET FROM THE NORTH QUARTER CORNER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN;
 THENCE EAST 134.03 FEET; THENCE NORTH 02°08'07" WEST 151.94 FEET; THENCE NORTH 87°51'53" EAST 155.15 FEET; THENCE NORTH 00°28'00" WEST 29.24 FEET; THENCE NORTH 89°28'00" EAST 50.00 FEET; THENCE SOUTH 00°28'00" EAST 348.84 FEET; THENCE SOUTH 89°28'02" WEST 336.02 FEET; THENCE NORTH 164.63 FEET TO THE POINT OF BEGINNING.
 AREA CONTAINED: 2.0133 ACRES (14 BUILDING LOTS)

10863



sheet 1 of 2

SUMMER VILLAGE COMMERCIAL P. U. D. PLAT "A"

SURVEYOR'S CERTIFICATE

I, MATTHEW B. JUDD, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6913 AS PRESCRIBED UNDER LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, UPON WHICH WILL BE CONSTRUCTED PHASE 1, SUMMER VILLAGE CONDOMINIUMS, A UTAH CONDOMINIUM PROJECT, THAT THE CONDOMINIUM PLAT CONSISTING OF TWO (2) PAGES IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTIONS 5-113(1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT, AND THAT THE INFORMATION SHOWN HEREON IS SUFFICIENT TO REESTABLISH THIS SURVEY.
 DATE: July 29, 2004
 (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

SEE DESCRIPTION AT LEFT

OWNER'S CERTIFICATE AND DEDICATION

THE UNDERSIGNED OWNER ("OWNER", WITHOUT REGARD TO NUMBER OR GENDER) OF THE ABOVE-DESCRIBED LAND HEREBY CERTIFIES THAT OWNER HAS CAUSED A SURVEY TO BE MADE OF SAID LAND AND THIS PLAT AND A DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS (THE "DECLARATION") TO BE PREPARED FOR SUMMER VILLAGE, AN EXPANDABLE CONDOMINIUM PROJECT (THE "DEVELOPMENT"); OWNER HEREBY CONSENTS TO THE CONCURRENT RECORDATION OF THE PLAT AND THE DECLARATION AND HEREBY DEDICATES PUBLIC STREETS REFLECTED ON THE PLAT TO BE PRIVATE AND INTENDED FOR THE USE ONLY BY OWNERS OF LOTS WITHIN THE DEVELOPMENT, THEIR GUESTS AND INVITEES, AS REFLECTED IN THE PROVISIONS OF THE DECLARATION.

DATED THIS 9th DAY OF August 2004

Old Landscaping and Excavation Inc. Stephen Larsen
 PRINTED NAME OF OWNER AUTHORIZED SIGNATURE(S)

UTILITY DEDICATION

OWNER HEREBY OFFERS AND CONVEYS TO ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT AND RIGHT-OF-WAY IN AND TO THOSE AREAS REFLECTED ON THE PLAT AS "COMMON AND LIMITED COMMON AREA" (INCLUDING PRIVATE STREETS AND PRIVATE DRIVES) FOR THE CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILITIES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERETO.

RESERVATION OF COMMON AREA

OWNER, IN RECORDING THIS PLAT, HAS DESIGNATED CERTAIN AREAS OF LAND AS PRIVATE DRIVES OR STREETS OR OTHER COMMON AREA INTENDED FOR USE BY OWNERS OF THE LOTS WITHIN THE DEVELOPMENT, THEIR GUESTS AND INVITEES, AND THE SAME ARE HEREBY RESERVED FOR THEIR COMMON USE AND ENJOYMENT AS MORE FULLY SET FORTH IN THE PROVISIONS OF THE DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS APPLICABLE TO THIS PROJECT.

DATED THIS 9th DAY OF August 2004

ACKNOWLEDGMENT

STATE OF UTAH) S.S.
 COUNTY OF UTAH)
 ON THE 9th DAY OF Aug. A.D. 2004, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY EXECUTE THE SAME.
 MY COMMISSION EXPIRES: 08-21-07 Edna Habel
 NOTARY PUBLIC (SEE SEAL)

ACCEPTANCE BY LEGISLATIVE BODY

THE MAYOR OF THE CITY OF SARATOGA SPRINGS, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC. THIS 27th DAY OF Dec. A.D. 2004

BARRELL LLOYD SHARRON MARGARET LLOYD
 ATTEST: (Seal) (Seal)
 OFF RECORDER (SEE SEAL BELOW)

FIRE CHIEF APPROVAL

APPROVED THIS 2nd DAY OF Sept A.D. 2004 BY THE CITY FIRE CHIEF.

PLANNING COMMISSION APPROVAL

APPROVED THIS 29th DAY OF Sept A.D. 2004 BY THE PLANNING COMMISSION.

SARATOGA CITY ENGINEER APPROVAL

APPROVED THIS 25th DAY OF Aug A.D. 2004 BY THE CITY CIVIL ENGINEER.

SARATOGA SPRINGS ATTORNEY

APPROVED THIS 23rd DAY OF December 2004

PHASE "1"

SUMMER VILLAGE

CONDOMINIUMS

CITY OF SARATOGA SPRINGS UTAH COUNTY, UTAH

SCALE: 1" = 20 FEET

Supervisor's Seal Notary Public Seal City Engineer Seal Clerk-Recorder Seal
 REGISTERED LAND SURVEYOR No. 6913 MATTHEW B. JUDD STATE OF UTAH
 LICENSED PROFESSIONAL PLANNING No. 323855 JUSTIN D. JONES STATE OF UTAH

Sec 14, T5S, R1W, SLB&M 70-039