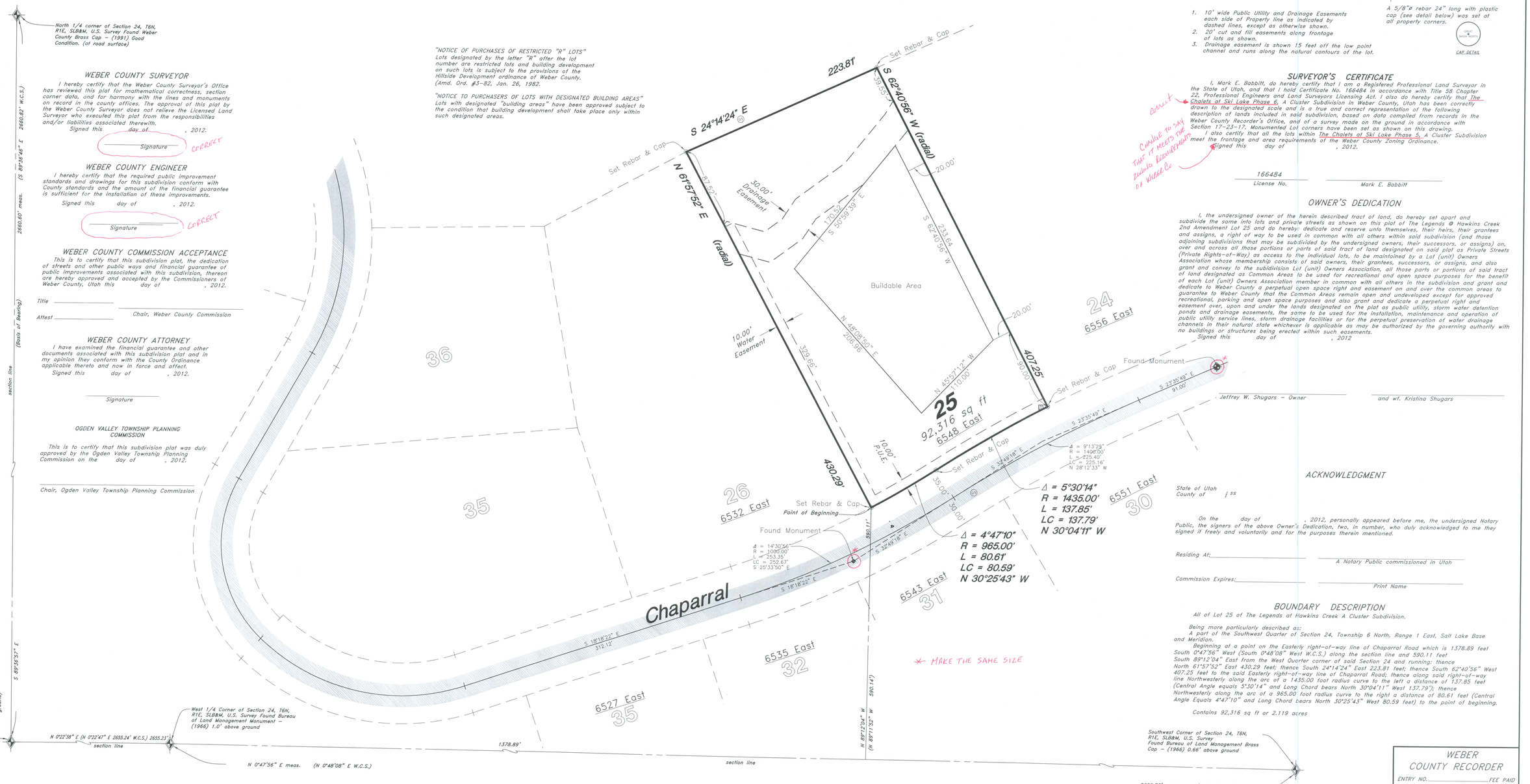
The Legends ~~AT~~ At Hawkins Creek 2nd Amendment

A Cluster Subdivision

Lot 25

A part of the Southwest 1/4 of Section 24, T6N, R1E, SLB&M., U.S. Survey
Unincorporated Weber County, Utah
March 2012



"NOTICE OF PURCHASES OF RESTRICTED "R" LOTS"
Lots designated by the letter "R" after the lot number are restricted lots and building development on such lots is subject to the provisions of the Hillside Development ordinance of Weber County. (Amd. Ord. #3-82, Jan. 26, 1982.

"NOTICE TO PURCHASERS OF LOTS WITH DESIGNATED BUILDING AREAS"
Lots with designated "building areas" have been approved subject to the condition that building development shall take place only within such designated areas.

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 the lines and monuments on record in the 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 , 2012.

Signature CORRECT

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 , 2012.

Signature CORRECT

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 , 2012.

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 affect.

Signed this day of , 2012.

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 , 2012.

Chair, Ogden Valley Township Planning Commission

Scale: 1" = 50'

50 0 25 50 60 70 80 90 100

Graphic Scale

1. 10' wide Public Utility and Drainage Easements each side of Property line as indicated by dashed lines, except as otherwise shown.
2. 20' cut and fill easements along frontage of lots as shown.
3. Drainage easement is shown 15 feet off the low point channel and runs along the natural contours of the lot.

LEGEND

- Set 5/8"ø Rebar (24" long) & cap w/ Fencepost
- Set Hub & Tack
- Location of street monuments to be set upon completion of road improvements.

(Rad.) Radial line
(N/R) Non-Radial line
W.C.S. Weber County Survey
Section Corner

A 5/8"ø rebar 24" long with plastic cap (see detail below) was set at all property corners.

CAP DETAIL

SURVEYOR'S CERTIFICATE

I, Mark E. Babbitt, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 166484 in accordance with Title 58 Chapter 22, Professional Engineers and Land Surveyors Licensing Act. I also do hereby certify that The Chalets at Ski Lake Phase 6, A Cluster Subdivision 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 in accordance with Section 17-23-17. Monumented Lot corners have been set as shown on this drawing.

I also certify that all the lots within The Chalets at Ski Lake Phase 5, A Cluster Subdivision meet the frontage and area requirements of the Weber County Zoning Ordinance.

Signed this day of , 2012.

Correct

Unable to say that it meets the zoning requirements of Weber Co.

166484
License No. Mark E. Babbitt

OWNER'S DEDICATION

I, the undersigned owner of the herein described tract of land, do hereby set apart and subdivide the same into lots and private streets as shown on this plat of The Legends @ Hawkins Creek 2nd Amendment Lot 25 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 (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 grantees, successors, or assigns, and also grant and convey to the subdivision Lot (unit) 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 Lot (unit) 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 open and undeveloped except for approved recreational, parking and open space purposes and 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 the governing authority with no buildings or structures being erected within such easements.

Signed this day of , 2012

. Jeffrey W. Shugars – Owner _____ and wf. Kristina Shugars

ACKNOWLEDGMENT

State of Utah
County of } ss

On the day of , 2012, personally appeared before me, the undersigned Notary Public, the signers of the above Owner's Dedication, two, in number, who duly acknowledged to me they signed it freely and voluntarily and for the purposes therein mentioned.

Residing At: _____ _____ A Notary Public commissioned in Utah

Commission Expires: _____ _____ Print Name

BOUNDARY DESCRIPTION

All of Lot 25 of The Legends at Hawkins Creek A Cluster Subdivision.

Being more particularly described as:
A part of the Southwest Quarter of Section 24, Township 6 North, Range 1 East, Salt Lake Base and Meridian.

Beginning at a point on the Easterly right-of-way line of Chaparral Road which is 1378.89 feet South 0°47'56" West (South 0°48'08" West W.C.S.) along the section line and 590.11 feet South 89°12'04" East from the West Quarter corner of said Section 24 and running: thence North 61°57'52" East 430.29 feet; thence South 24°14'24" East 223.81 feet; thence South 62°40'56" West 407.25 feet to the said Easterly right-of-way line of Chaparral Road; thence along said right-of-way line Northwesterly along the arc of a 1435.00 foot radius curve to the left a distance of 137.85 feet (Central Angle equals 5°30'14" and Long Chord bears North 30°04'11" West 137.79'); thence Northwesterly along the arc of a 965.00 foot radius curve to the right a distance of 80.61 feet (Central Angle Equals 4°47'10" and Long Chord bears North 30°25'43" West 80.59 feet) to the point of beginning.

Contains 92,316 sq ft or 2.119 acres

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____. RECORDED FOR _____

WEBER COUNTY RECORDER

BY: _____
DEPUTY

Narrative:

At the request of Jeff Sugars, SHUGARS owner and developer of Lot 25 of The Legends @ Hawkins Creek, we have prepared this 2nd Amendment plat for the purpose of expanding the buildable area of Lot 25.

The basis of bearing for this plat is S 89°36'57" E between the Brass Caps found at the Northwest corner and the North 1/4 corner of Section 24, Township 6 North, Range 1 East, Salt Lake Base & Meridian, U.S. Survey.

Owner:
Jeff Shugars
2439 W. 1900 N. Farr West, UT 84404

Developer:
Peterson Builders Inc.
4794 E. 2600 N. Eden, UT 84310