

RESERVATION OF COMMON AREAS

B&F DEVELOPMENT, IN RECORDING THIS PLAT OF "SWISS OAKS CONDOMINIUMS" HAS DESIGNATED CERTAIN AREAS OF LAND AS PRIVATE DRIVES AND COMMON AREAS INTENDED FOR THE USE BY THE OWNERS IN "SWISS OAKS CONDOMINIUMS" FOR INGRESS, EGRESS, RECREATION AND OTHER RELATED ACTIVITIES. THE DESIGNATED AREAS ARE NOT DESIGNATED HEREBY FOR USE BY THE GENERAL PUBLIC BUT ARE RESERVED FOR THE COMMON USE AND ENJOYMENT OF THE OWNERS IN "SWISS OAKS CONDOMINIUMS" AS MORE FULLY PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS APPLICABLE TO "SWISS OAKS CONDOMINIUMS", SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS OFFICIAL PLAT AND BECOMES EFFECTIVE UPON THE DATE THAT THIS PLAT IS RECORDED IN THE OFFICIAL RECORDS OF WASATCH COUNTY, UTAH.

UTILITY DEDICATION

B&F DEVELOPMENT, OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THIS PLAT OF "SWISS OAKS CONDOMINIUMS" DOES CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT AND DOES HEREBY OFFER AND CONVEY TO ALL PUBLIC UTILITY AGENCIES AND THEIR SUCCESSORS AND ASSIGNS A PERMANENT EASEMENT AND RIGHT-OF-WAY AS SHOWN BY THE AREAS MARKED "UTILITY EASEMENT", "PRIVATE STREETS" AND "COMMON AREAS" (AS REQUIRED) ON THE WITHIN PLAT FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER AND WATERLINES, APPURTENANCES TOGETHER WITH THE RIGHT OF ACCESS THERETO.

SCALE: 1" = 20'

LEGEND

- PRIVATE OWNERSHIP
- LIMITED COMMON AREA
- COMMON AREA

PLAT VACATION NOTICE

THE CITY COUNCIL OF MIDWAY CITY IS SATISFIED THAT NEITHER THE PUBLIC NOR ANY PERSON WILL BE MATERIALLY INJURED BY THE VACATION OF PLAT 'I' OF SWISS OAKS CONDOMINIUMS, AND THAT THERE IS GOOD CAUSE FOR THE VACATION. PLAT 'I' OF SWISS OAKS CONDOMINIUMS IS HEREBY VACATED.

DATE August 30, 1994
MAYOR - Midway City

OWNER / DEVELOPER

SCHNEITZER'S SWISS OAKS, LTD.
982 W. SWISS OAKS DRIVE
MIDWAY, UTAH

SQUARE FOOTAGE TABULATION (BLDG. G)

UNIT	TOTAL LIVING AREA	GARAGE
A	1858 SF	684 SF
B	1910 SF	684 SF

FLOOR PLANS

SCALE: 1" = 20'

BUILDING 'G'

SQUARE FOOTAGE TABULATION (BLDG. E-E)

LEFT & RIGHT UNITS = 1735 SF

SECTION 'A-A'

SCALE: 1" = 20'

SECTION 'B-B'

SCALE: 1" = 20'

Wasatch City - County Health Dept.
905 West 100 South
Midway City, Utah 84032
(801) 270-7000

Phil D. Wright

SURVEYOR'S CERTIFICATE

I, David V. Thomas, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5167, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH WILL BE CONSTRUCTED "SWISS OAKS CONDOMINIUMS" A UTAH CONDOMINIUM PROJECT IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THIS SURVEY.

BOUNDARY DESCRIPTION

COMMENCING AT A POINT WEST 243.28 FEET AND SOUTH 717.91 FEET FROM THE WEST 1/4 CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST,

SALT LAKE BASE & MERIDIAN THENCE AS FOLLOWS:

COURSE	DISTANCE	PHYSICAL REFERENCES
S 19°00'00"E	159.37'	THENCE
S 71°00'00"W	305.86'	THENCE
N 44°00'00"W	23.55'	THENCE
N 46°00'00"E	48.40'	THENCE
ALONG A 238' RAD. CURVE	43.41'	TO THE RIGHT, Δ = 10°27'00"; THENCE
N 56°27'00"E	78.00'	THENCE
N 33°33'00"W	26.40'	THENCE
WEST	57.20'	THENCE
NORTH	99.35'	THENCE
EAST	177.12'	THENCE
N 61°11'21"E	16.78'	TO THE POINT OF BEGINNING.

AREA: 0.9364 ACRES

BASIS OF BEARING: STATE PLANE COORDINATE SYSTEM

JANUARY 31, 1994

DATE

David V. Thomas
SURVEYOR (See Seal)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE OWNERS OF THE TRACT OF LAND DESCRIBED HEREON AS "SWISS OAKS CONDOMINIUMS", A UTAH CONDOMINIUM PROJECT LOCATED ON SAID TRACT OF LAND, HAVE CAUSED A SURVEY TO BE MADE AND THIS RECORD OF SURVEY MAP CONSISTING OF 1 SHEET TO BE PREPARED DO HEREBY GIVE OUR CONSENT TO THE RECORDATION OF THIS RECORD OF SURVEY MAP AND SUBMIT THIS PROPERTY TO THE UTAH CONDOMINIUM OWNERSHIP ACT.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 11th DAY OF March, A.D. 1994

ACCEPTANCE OF LEGISLATIVE BODY

THE CITY COUNCIL OF MIDWAY CITY, COUNTY OF WASATCH, 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 PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 11th DAY OF March, A.D. 1994

ACCEPTANCE OF SANITATION DISTRICT

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

Robert J. Erickson
MIDWAY SANITATION DISTRICT - APPROVAL

APPROVED *David V. Thomas*
ENGINEER
(See Seal Below)

Michael E. Anand
APPROVED AS TO FORM CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS 10th DAY OF March, A.D. 1994 BY THE Midway City PLANNING COMMISSION.

Elva S. Samu
DIRECTOR SECRETARY

Joseph M. Hays
CHAIRMAN, PLANNING COMMISSION

PLAT " V "

SWISS OAKS

CONDOMINIUMS

SHEET 1 of 1

WHICH INCLUDES THE VACATION OF PLAT 'I' OF SWISS OAKS CONDOMINIUMS.

MIDWAY CITY,

WASATCH COUNTY, UTAH

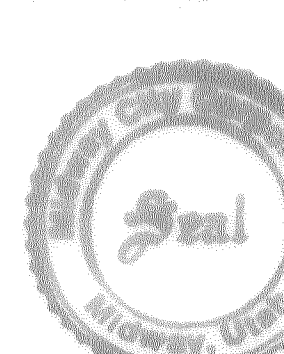
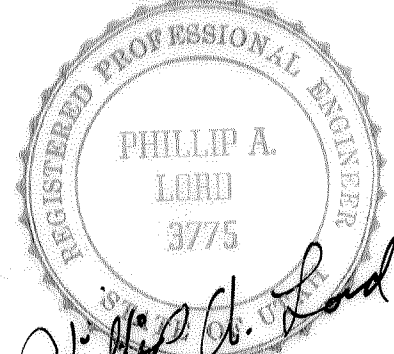
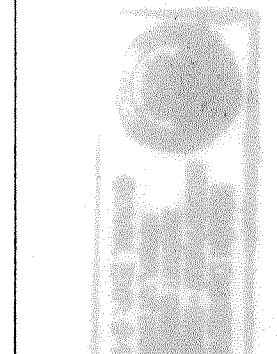
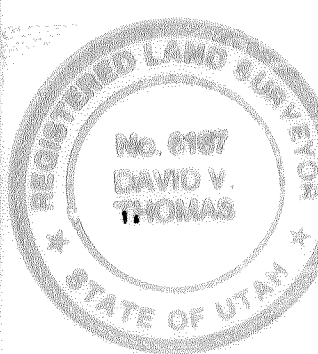
SCALE: 1" = 20 FEET

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

CLERK RECORDER SEAL



SWISS OAKS CONDOMINIUMS PLAT V
(Building EE & G)