

PLAT NOTES

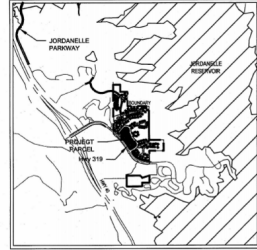
- 1. THERE IS A POTENTIAL FOR RADON GAS CONCENTRATIONS... 2. PARCEL, LOT CORNERS AND SUBDIVISION BOUNDARY CORNERS SHALL BE MARKED WITH A 5/8" X 3/4" REBAR WITH PLASTIC CAP STAMPED... 3. THIS PLAT RELATES TO REAL PROPERTY WHICH IS SUBJECT TO THAT CERTAIN MASTER DECLARATION FOR MAYFLOWER LAKESIDE VILLAGE SOUTH EXPANDABLE CONDOMINIUM...

MAYFLOWER LAKESIDE VILLAGE SOUTH EXPANDABLE CONDOMINIUM PLAT PHASE 8-H

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19 AND THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN Wasatch County, Utah



LOCATION MAP



VICINITY MAP

OVERALL EXPANDABLE CONDOMINIUM PLAT LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN... THE BASIS OF BEARING FOR THIS DESCRIPTION IS NORTH 07° 07' 00" WEST, 2039.24 FEET BETWEEN THE FOUR MONUMENTS FOR THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 5 EAST...

CONTAINS 8.18 ACRES, MORE OR LESS

MAYFLOWER LAKESIDE VILLAGE SOUTH EXPANDABLE CONDOMINIUM PLAT 8-H

LEGAL DESCRIPTION BEGINNING AT A POINT ON THE WESTERLY LINE OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN SAID POINT BEING 88.80 FEET NORTH 07° 07' 00" WEST THE SOUTHWEST CORNER OF SAID SECTION 19, AND RUNNING SOUTH 50° 18' 00" EAST 222.88 FEET TO A POINT AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY OF HIGHWAY 193 AND THE SOUTHWESTERLY RIGHT OF WAY OF MAYFLOWER LOOP ROAD, SAID POINT BEING ON A TANGENT CURVE CONVEX SOUTHWESTERLY HAVING A RADIUS OF 2371.82 FEET...

CONTAINS 0.55 ACRES, MORE OR LESS

OWNER'S DEDICATION

KNOW MEN BY THESE PRESENTS THAT MAYFLOWER LAKESIDE VILLAGE SOUTH LLC, A LIMITED LIABILITY COMPANY, THE OWNER OF THE TRACT OF LAND DESCRIBED HEREIN, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO PRIVATE LOTS, OPEN SPACE, PUBLIC TRAILS, PUES, COMMON AREAS AND PRIVATE ROADS TO BE HEREINAFTER KNOWN AS MAYFLOWER LAKESIDE VILLAGE SOUTH PHASE 8-H CONDOMINIUM, A STAT EXPANDABLE CONDOMINIUM PROJECT...

OWNER'S ACKNOWLEDGEMENT

THE OWNER CERTIFIES THAT THE LOTS SHOWN ON THIS PLAT, BUT NOT UNDER CONSTRUCTION WHEN THE PLAT IS RECORDED, WILL, WHEN COMPLETED BE IN CONFORMANCE WITH THE APPROVED MASTER PLAN DEVELOPMENT, DECLARATION OF CONDOMINIUM, RECORDED CONVEYANCE HEREIN, AND THE LAND MANAGEMENT CODE OF WASATCH COUNTY, UTAH.

BY: BURBIDGE INVESTMENT GROUP, INC. A UTAH CORPORATION ITS MANAGING MEMBER NAME: LEE BURBIDGE ITS VICE-PRESIDENT

STATE OF Utah COUNTY OF Davis ON THE 5 DAY OF October 2023 Lee Burbidge Vice President PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF Davis IN SAID STATE OF Utah, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, ONLY ACKNOWLEDGED TO ME THAT HE DID SIGN IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

RESIDING IN Davis COUNTY, STATE OF Utah MY COMMISSION EXPIRES: May 21, 2026 Commission # 21018200 NOTARY PUBLIC Ashley H. Palmer

LANDSCOPE, LLC 718 S HIGHLAND DRIVE #203 SALT LAKE CITY, UTAH 84121 801-416-3182 Designing World Destinations In-Person - 1818 Provo Center - Suite 200 - 100 S. 1000 E. Provo, UT 84601 Telephone: 435-644-9001 • Fax: 435-771-7300 www.landscoperealty.com

WASATCH COUNTY RECORDER ENTRY # 543901 BOOK 1411 PAGE 845 DATE RECORDED IN 2023 TIME 2:16 P.M. FEE \$ 314.00 FOR MAYFLOWER LAKESIDE VILLAGE SOUTH PLAT 8-H BY L.L. WASATCH COUNTY RECORDER MARCY M MURRAY

SURVEYOR'S CERTIFICATE I, JACK A. JOHNSON DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 147581 AS PREScribed UNDER THE LAWS OF THE STATE OF UTAH, AND THAT I HAVE CAUSED TO BE MADE UNDER MY DIRECTION AND BY THE AUTHORITY OF THE CONGRESS, MAYFLOWER LAKESIDE VILLAGE SOUTH PHASE 8-H CONDOMINIUM, A UTAH CONDOMINIUM PROJECT, IN ACCORDANCE WITH THE PROVISIONS OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE INFORMATION SHOWN IS TRUE AND CORRECT.

Table with columns for APPROVAL AS TO FORM, APPROVED THIS, and various department approvals including Wasatch County Manager, Fire Chief, Health Department, Sheriff's Office, Planning Commission, etc.

WASATCH COUNTY ADMINISTRATIVE BODY THE COUNTY OF WASATCH APPROVES THE SUBDIVISION AS SHOWN HEREIN, AND AS SET FORTH IN THE DEVELOPMENT AGREEMENT BETWEEN OWNER AND WASATCH COUNTY APPROVED THIS 5 DAY OF April 2023

Table with columns for APPROVAL AS TO FORM, APPROVED THIS, and various department approvals including Wasatch County Manager, Fire Chief, Health Department, Sheriff's Office, Planning Commission, etc.

LIEN HOLDER'S CONSENT Nick Ertmergton on behalf of the above named REAL ESTATE COMPANY... LIEN HOLDER'S ACKNOWLEDGMENT

STATE OF Utah COUNTY OF Davis ON THE 5 DAY OF October 2023 Nick Ertmergton PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID STATE OF Utah, WHO AFTER BEING FULLY ADVISED, ACKNOWLEDGED TO ME THAT HE DID SIGN THE LIEN HOLDERS' CONSENT FREELY AND VOLUNTARILY AND IN BEHALF OF THE ABOVE NAMED COMPANY FOR THE PURPOSES THEREIN MENTIONED AND THAT HE DID EXECUTE THE SAME.

THE BASIS OF BEARING FOR THIS SUBDIVISION IS NORTH 07° 07' 00" WEST BETWEEN THE NORTHEAST CORNER OF SECTION 25, MONUMENTED AS BRASS CAP, AND THE WEST QUARTER CORNER OF SECTION 19, MONUMENTED AS IRON PIPE WITH COPPERHEAD AND NAIL, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN.

EAST CORNER OF SECTION 25,
T2S, R4E, SLB&M

BASIS OF BEARING N00° 07' 04"W 2639.14

NORTHEAST CORNER OF
SECTION 25, T2S, R4E, SLB&M
BRASS CAP MONUMENT
ELEV. 6376.50

PARCEL 07-2483
MAYFLOWER LAKESIDE
VILLAGE SOUTH LLC

STILLWATER OPEN
SPACE

LEGEND

- STREET MONUMENT
- SET REBAR AND CAP
- SECTION MONUMENT
- LIMITED COMMON AREAS AND FACILITIES
- UNIT
- COMMON SPACE
- BUILDING SETBACKS
- PHASE 2 HO BOUNDARY
- LAKESIDE OVERALL BOUNDARY
- SNOW STORAGE AREA

NOTE:

- ALL BUILDING TIES ARE PERPENDICULAR/RADIAL TO ROAD CENTERLINES OR THE PROPERTY LINE.
- TOP BACK OF CURBS AND SIDEWALKS SHOWN FOR GENERAL INFORMATION ONLY.
- OUTDOOR WATER USE FOR THE PROPERTY REPRESENTED BY THIS CONDO PLAT IS LIMITED TO 2000 SQUARE FEET OF IRRIGATED AREA PER UNIT, UNLESS ADDITIONAL WATER IS ALLOCATED AT A PRORATED RATE.

HIGHWAY 319
(PUBLIC UDOT ROAD)

OVERALL EXPANDABLE
CONDOMINIUM PLAT POB

PLAT 8-H POB

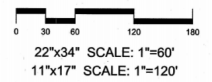
ADDITIONAL LAND
CONDOMINIUM AREA
84 ADDITIONAL UNITS
96 TOTAL UNITS

FUTURE
CONDOMINIUMS
BUILDINGS

BUILDING 8

PLAT 8-H
41466 sq. ft.
0.95 acres

LAKESIDE 1B
TOWNHOMES



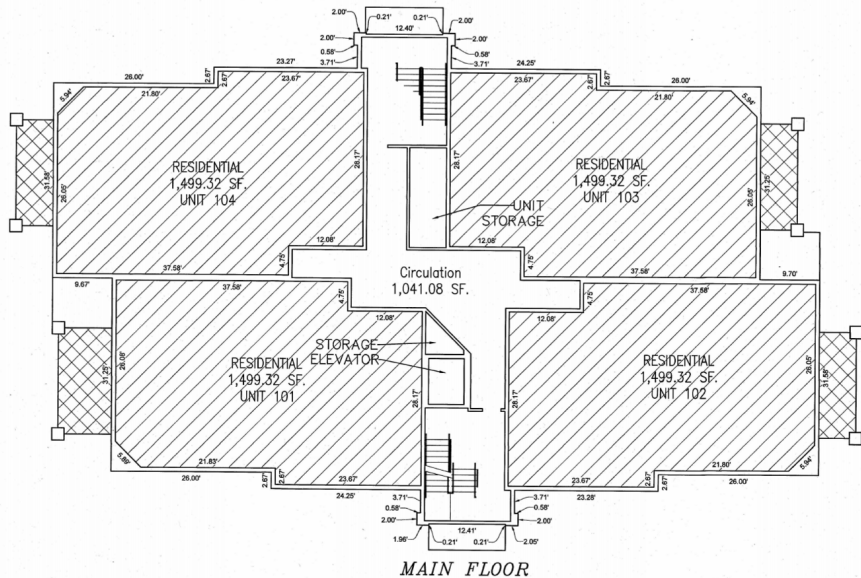
UNIT ADDRESS TABLE	
BUILDING 8	
1122 W VOS CIRCLE	
1ST FLOOR	UNIT #
	101
	102
	103
	104
2ND FLOOR	UNIT #
	201
	202
	203
	204
3RD FLOOR	UNIT #
	301
	302
	303
	304

ADA STALL DETAIL

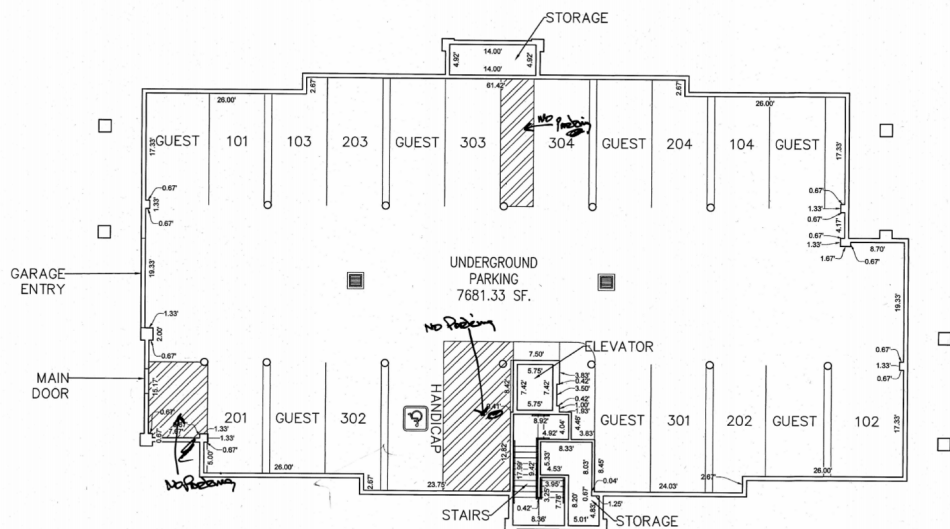
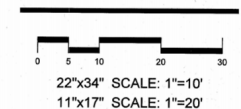
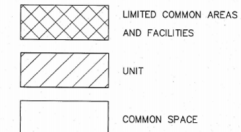
PARCEL CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	0°22'30"	2071.82	15.50	N89°06'40"W, 15.53
C2	0°40'50"	2071.82	33.00	N44°31'20"W, 33.00
C3	0°40'50"	2071.82	33.00	N44°01'40"W, 33.00
C4	47°07'30"	167.00	135.70	N20°59'07"E, 135.70
C5	91°43'30"	167.00	247.38	S00°48'22"E, 229.70
C6	288°11'36"	81.00	487.42	S0°46'23"E, 95.00
C7	32°58'36"	385.00	336.70	S28°06'01"E, 332.07
C8	288°11'36"	81.00	487.42	S46°39'37"E, 95.00
C9	104°39'36"	167.00	305.06	S0°40'05"W, 264.38
C10	16°19'30"	2071.82	676.02	N48°09'52"W, 673.73
C11	79°20'36"	81.00	196.52	N48°23'57"W, 99.01

**MAYFLOWER LAKESIDE VILLAGE
SOUTH EXPANDABLE CONDOMINIUM
PLAT
PHASE 8-H**

EM 543101 BK 1411 PG 846



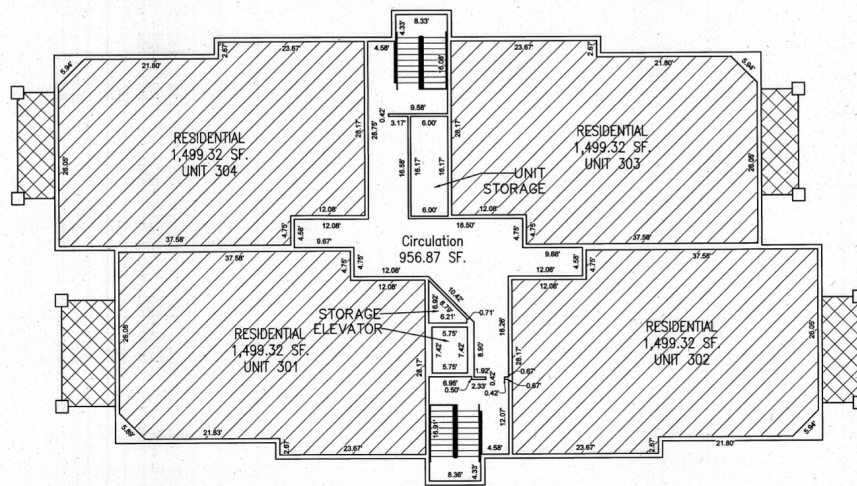
LEGEND



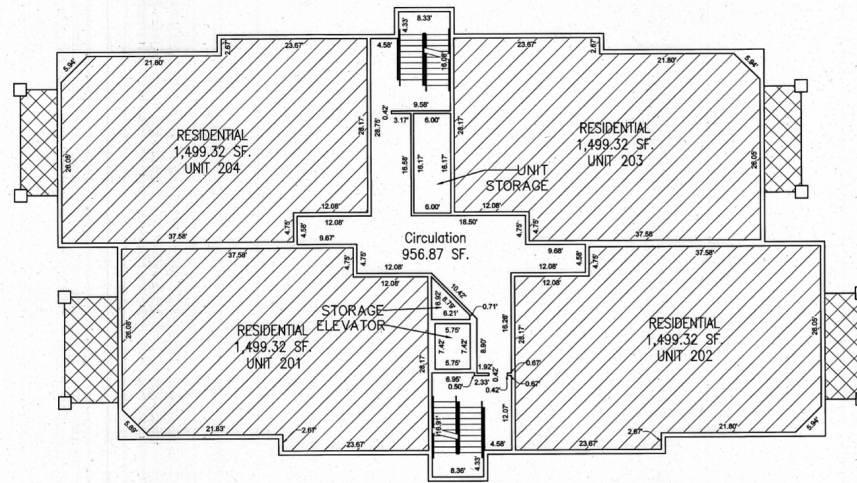
BUILDINGS	PARKING SPACES			ADA SPACES INCLUDED IN TOTAL
	UNDERGROUND PARKING SPACES	SURFACE PARKING SPACES	Total PARKING SPACES	
BUILDING 8	20	4	24	2

**MAYFLOWER LAKESIDE VILLAGE
SOUTH EXPANDABLE CONDOMINIUM
PLAT
PHASE 8-H**

ENT 543901 BK 1471 P6 847






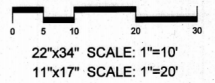
THIRD FLOOR



SECOND FLOOR

LEGEND




-  LIMITED COMMON AREAS AND FACILITIES
-  UNIT
-  COMMON SPACE

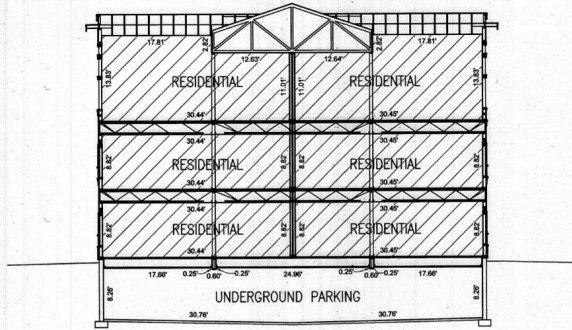


**MAYFLOWER LAKESIDE VILLAGE
SOUTH EXPANDABLE CONDOMINIUM
PLAT
PHASE 8-H**

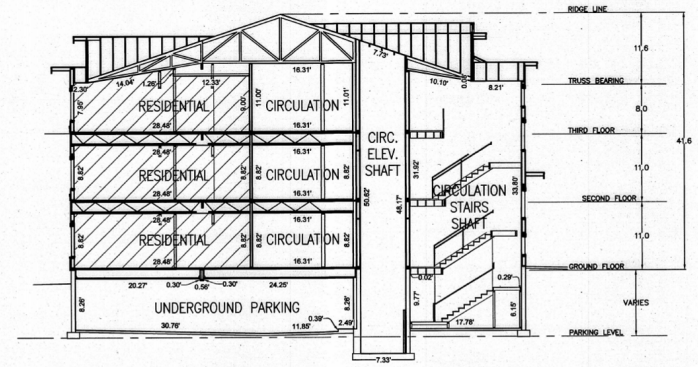
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LEGEND

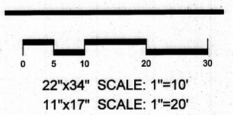
-  LIMITED COMMON AREAS AND FACILITIES
-  UNIT
-  COMMON SPACE



SECTION A-A



SECTION B-B



BUILDING ELEVATIONS	
FLOORS	BUILDING 8 ELEVATION
GARAGE	6336.50
MAIN	6346.50
SECOND	6357.50
THIRD	6368.50


ELEVATION BENCH MARK NE SECTION OF 25 N:7396120.56 E:1658717.26 ELEV. 6376.5

**MAYFLOWER LAKESIDE VILLAGE
SOUTH EXPANDABLE CONDOMINIUM
PLAT
PHASE 8-H**

ENT 545901 BK 1471 Pg 849



FRONT ELEVATION


 22"x34" SCALE: 1"=10'
 11"x17" SCALE: 1"=20'



REAR ELEVATION

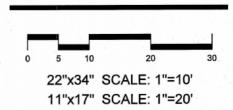
MAYFLOWER LAKESIDE VILLAGE
SOUTH EXPANDABLE CONDOMINIUM
PLAT
PHASE 8-H

ENT 545901 BK 1411 Pg 050

NOTE:
 CONDOMINIUM HEIGHT WILL NOT EXCEED 42'
 WHEN MEASURED FROM EXISTING NATURAL
 GRADE TO ANY POINT ALONG THE RIDGELINE.



RIGHT ELEVATION



LEFT ELEVATION

NOTE:
CONDOMINIUM HEIGHT WILL NOT EXCEED 42'
WHEN MEASURED FROM EXISTING NATURAL
GRADE TO ANY POINT ALONG THE RIDGELINE.

**MAYFLOWER LAKESIDE VILLAGE
SOUTH EXPANDABLE CONDOMINIUM
PLAT
PHASE 8-H**

ENT 542901 Bk 1471 Pg 851