WALTON LANE TOWN HOMES "A CONDOMINIUM PROJECT"

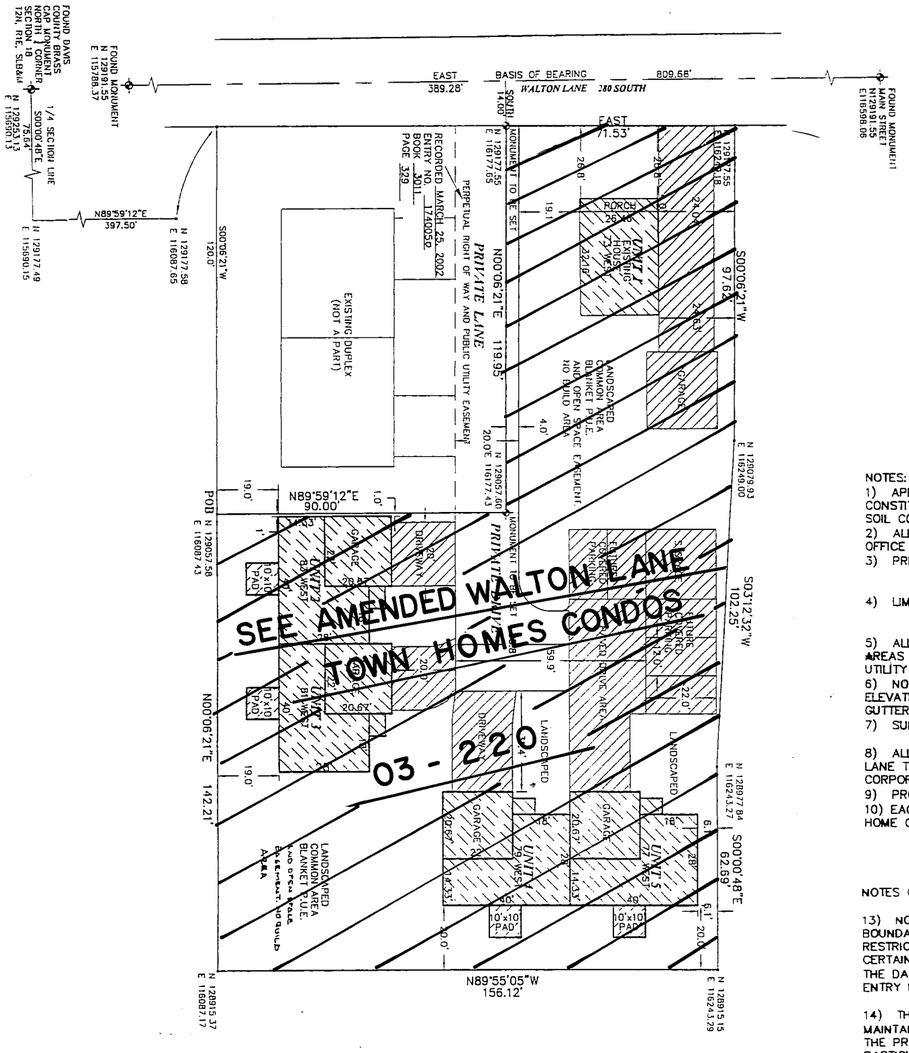
A SUBDIVISION OF PART OF THE NORTH EAST QUARTER OF SECTION 18
TOWNSHIP 2 NORTH, RANGE 1 EAST, SLB&M
CENTERVILLE CITY, DAVIS COUNTY, UTAH

Robert & Cindi & Paul & Joan Holmes owns
all units not marked

PREFIX
03-209
4
LAST #
0006

N

SCALE:
1"= 40'



UNIT	OWNER	PID
1		0001
2		0002
3		0003
4		0004
5		0005
	Common Area	0006

NOTES:
1) APPROVAL OF THIS DEVELOPMENT PLAT BY CENTERVILLE CITY DOES NOT CONSTITUTE ANY REPRESENTATION AS TO THE ADEQUACY OF SUB-SURFACE SOIL CONDITIONS NOR THE LOCATION OR DEPTH OF GROUNDWATER TABLES
2) ALL COORDINATES SHOWN ARE BASED ON DAVIS COUNTY SURVEYOR'S OFFICE DATUM.
3) PRIVATE OWNERSHIP AREAS REPRESENTED BY
4) LIMITED COMMON OWNERSHIP AREAS REPRESENTED BY
5) ALL AREAS WHICH ARE NOT DESIGNATED AS PRIVATE OR LIMITED COMMON AREAS ARE COMMON AREAS. ALL COMMON AREAS ARE COVERED BY A PUBLIC UTILITY EASEMENT. AND MAY NOT BE BUILT UPON
6) NO BASEMENTS ALLOWED IN THIS SUBDIVISION. ALL LOWEST FLOOR ELEVATIONS SHALL BE 12 INCHES HIGHER THAN THE ADJACENT CURB AND GUTTER.
7) SUBJECT TO PROVISIONS/RESTRICTIONS OF CONDITIONAL USE PERMIT.
8) ALL COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE WALTON LANE TOWN HOME HOMEOWNERS ASSOCIATION, A UTAH NON-PROFIT CORPORATION. SAID COMMON AREA VESTING IS TO CHANGE TO ASSOCIATION UPON RECORDING OF THIS PLAT
9) PROPERTY IS ZONED R-2 AS OF APRIL 2002.
10) EACH DWELLING WILL BE ASSIGNED A STORAGE GARAGE MANAGED BY THE HOME OWNERS ASSOCIATION.
11) PROJECT MUST COMPLY WITH PROVISIONS OF STATE OF UTAH CONDOMINIUM OWNERSHIP ACT
12) COMMON OWNERSHIP AREAS REPRESENTED BY

NOTES CONTINUED:

13) NO FENCING SHALL BE PERMITTED ALONG THE SOUTHERN BOUNDARY LINE OF THE PROPERTY ADJACENT TO UNIT 2. SAID RESTRICTION IS MORE PARTICULARLY DESCRIBED IN THAT CERTAIN COVENANT FOR FENCE RESTRICTION RECORDED WITH THE DAVIS COUNTY RECORDER'S OFFICE DATED _____ AS ENTRY NUMBER 1749780 IN BOOK 3034 AT PAGE 944.

14) THE AREA DESIGNATED AS PRIVATE DRIVE SHALL BE MAINTAINED BY ESTABLISHED HOMEOWNERS' ASSOCIATION FOR THE PROJECT. SAID MAINTENANCE RESPONSIBILITY IS MORE PARTICULARLY DESCRIBED IN THAT CERTAIN MAINTENANCE AND ACCESS AGREEMENT RECORDED WITH THE DAVIS COUNTY RECORDER'S OFFICE DATED _____, AS ENTRY NUMBER 1749781, IN BOOK 3034 AT PAGE 946.

15) ALL CONSTRUCTION AND DEVELOPMENT OF PROJECT SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE UTAH CONDOMINIUM OWNERSHIP ACT. AS SET FORTH AT UTAH CODE ANN. 57-8-1, ET SEQ.

16) ALL AREAS DESIGNATED AS COMMON AREA SHALL BE SUBJECT TO A BLANKET PUBLIC UTILITY AND OPEN SPACE EASEMENT. NO ABOVE-GROUND STRUCTURES SHALL BE BUILT WITHIN SUCH COMMON AREA.

DEVELOPMENT: WALTON LANE TOWNHOMES CONDO

CITY: CENTERVILLE UNITS 1 THRU 5 & COMMON

NE 1/4 SEC. 18, T.2N, R. 1E

S.L.M. DAVIS COUNTY, UTAH

FILE # 3672
R 4-30-02

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3/5/02
PROJECT 00-246 CONDO PLAT 3/24/02

209
03