AMENDED PLAT 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

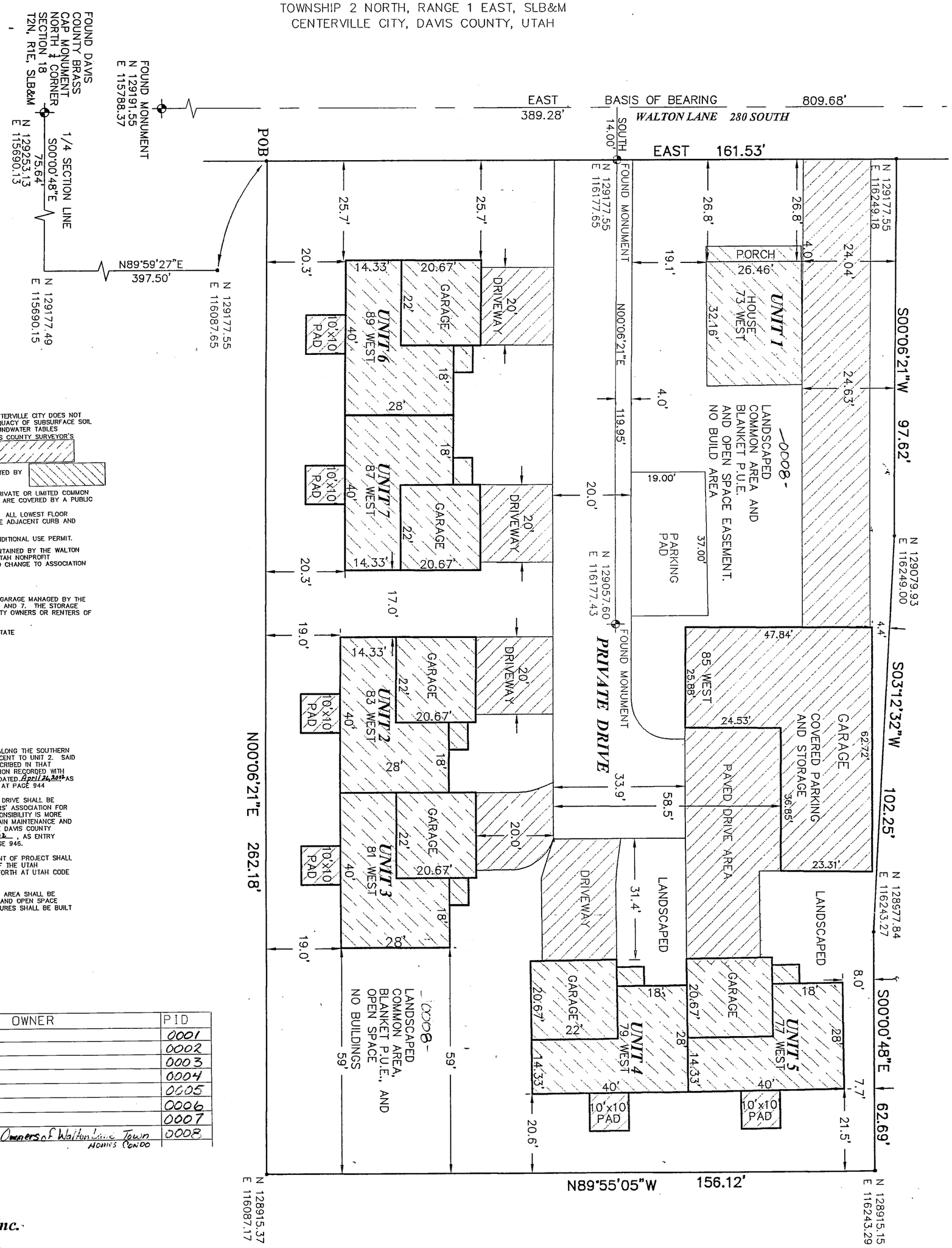
Walton Lane Properties, LLC
Own All Lots Not Marked

PREFIX 03-220

LAST # 0008

N

SCALE: 1" = 20'



NOTES:

1) APPROVAL OF THIS DEVELOPMENT PLAT BY CENTERVILLE CITY DOES NOT CONSTITUTE ANY REPRESENTATION AS TO THE ADEQUACY OF SUBSURFACE 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 BUILD 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 NONPROFIT 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, EXCLUSIVE OF UNITS 6 AND 7. THE STORAGE GARAGES SHALL ONLY BE UTILIZED BY THE PROPERTY OWNERS OR RENTERS OF UNITS WITHIN THE PROJECT.

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 April 26, 2002 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 April 26, 2002 , 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.

BLDG	UNIT	OWNER	PID
	1		0001
	2		0002
	3		0003
	4		0004
	5		0005
	6		0006
	7		0007
COMMON	AREA	Assoc of Unit Owners of Walton Lane Town Homes Condo	0008

DEVELOPMENT: AMENDED PLAT WALTON LANE TOWN HOMES "A CONDO PROJECT"
UNITS: 1 THRU 7 & COMMON AREA

CITY: CENTERVILLE

NE¼ SEC 18, T. 2N, R. 1E

S.L.M. DAVIS COUNTY, UTAH

FILE # 4054
R 07-01-04

HILL & ARGYLE, Inc.
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(801) 295-2236 Phone, (801) 295-5963 Fax

REV 3/15/04

PROJECT 00-246 AMENDED PLAT 1/5/04

220

03