

10-201

THE VIBE TOWNHOMES P.R.U.D.
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 28,
TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,
OGDEN CITY, WEBER COUNTY, UTAH
JANUARY, 2026

01-138
(01-014-0026 &
0054)
TU: 521

FRECKLES LIMITED
PARTNERSHIP
010140053

SEE 14

SPANISH VILLE INC
010140050

21.00'

SEE 14

PORTER AVENUE
(PUBLIC)

SEE 14

LEVI COLEMAN
010140059

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this 20th day of July, 2026, personally appeared before me MIKE VOWLES whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he is the MANAGER of COLOR SKY HOMES, LLC, and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said MIKE VOWLES acknowledged to me that said Corporation executed the same.



NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS THE VIBE TOWNHOMES P.R.U.D. IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 30 DAY OF June, 2026.



KLINT H. WHITNEY, PLS NO. 8227228

BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, ALSO BEING PARTS OF LOTS 4 & 5, BLOCK 16, PLAT "A", OGDEN CITY SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF ADAMS AVENUE, SAID POINT BEING LOCATED NORTH 01°17'41" EAST 329.73 FEET ALONG THE CENTERLINE OF ADAMS AVENUE AND NORTH 80°00'00" EAST 49.51 FEET FROM THE CENTERLINE MONUMENT AT THE INTERSECTION OF ADAMS AVENUE AND 26TH STREET; RUNNING THENCE ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 01°17'41" EAST 51.86 FEET; THENCE SOUTH 88°42'01" EAST 249.33 FEET TO THE WEST RIGHT-OF-WAY LINE OF PORTER AVENUE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 01°20'54" WEST 51.50 FEET; THENCE NORTH 88°47'01" WEST 249.28 FEET TO THE POINT OF BEGINNING. CONTAINING 12,885 SQUARE FEET OR 0.296 ACRES.

NOTES

- ALL CULINARY WATER INFRASTRUCTURE, REGARDLESS OF THE LOCATION OF ANY WATER, SANITARY SEWER INFRASTRUCTURE, AND STORM DRAIN INFRASTRUCTURE WITHIN THE LOTS IS PRIVATELY OWNED AND MAINTAINED BY THE VIBE HOME OWNERS ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION, THE ASSOCIATION OF LOT OWNERS, FOR THE BENEFIT OF THE LOT OWNERS.
- ALL COMMON AREAS, INCLUDING PRIVATE STREETS, SHALL BE MAINTAINED AND KEPT IN GOOD STATE OF REPAIR BY THE VIBE HOME OWNERS ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION, THE ASSOCIATION OF LOT OWNERS, FOR THE BENEFIT OF THE LOT OWNERS.
- AN APPROVED NFPA 13D AUTOMATIC SPRINKLER SYSTEM IS REQUIRED, INCLUDING GARAGES, FOR UNITS 1-8 OF THE SUBDIVISION. THE SYSTEM SHALL BE PERIODICALLY INSPECTED AND TESTED TO ENSURE PROPER OPERATION AND MUST BE MAINTAINED IN ACCORDANCE WITH APPLICABLE STANDARDS AND MANUFACTURER INSTRUCTIONS, AS OUTLINED IN 2019 NFPA 13D SECTIONS 12.2 THROUGH 12.3.1. IN ACCORDANCE WITH OGDEN CITY FIRE REQUIREMENTS, INSPECTION AND TESTING OF FIRE SUPPRESSION SYSTEMS ARE ALSO REQUIRED UPON ANY CHANGE OF OWNERSHIP.
- PARKING SHALL BE PROHIBITED ALONG THE PRIVATE DRIVE (2555 SOUTH), AND VIOLATORS SHALL BE TOWED OR OTHERWISE REMOVED BY THE HOME OWNER'S ASSOCIATION.

OWNER'S DEDICATION

THE UNDERSIGNED OWNERS OF THE HEREON-DESCRIBED TRACT OF LAND HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, COMMON AREA, AND STREETS AS SHOWN ON THIS PLAT, AND NAME SAID TRACT THE VIBE TOWNHOMES P.R.U.D., AND HEREBY DEDICATE, GRANT AND CONVEY TO THE LOT OWNERS WITHIN THE VIBE TOWNHOMES P.R.U.D. THOSE PORTIONS OF SAID TRACT OF LAND DESIGNATED HEREON AS PRIVATE STREETS OR LANES, THE SAME TO BE MAINTAINED AND REPAIRED BY THE VIBE HOME OWNERS ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION, THE ASSOCIATION OF LOT OWNERS; AND ALSO DEDICATE, GRANT AND CONVEY AN EASEMENT OVER THE COMMON AREAS TO OGDEN CITY GUARANTEEING THAT THE COMMON AREAS REMAIN FOREVER OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES; AND ALSO DEDICATE, GRANT AND CONVEY TO OGDEN CITY AN EASEMENT FOR THOSE CERTAIN STRIPS DESIGNATED HEREON AS MUNICIPAL UTILITY AND DRAINAGE EASEMENTS (M.U.E.), THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE, AS MAY BE AUTHORIZED BY OGDEN CITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS. AND ALSO GRANT AND CONVEY TO THE VIBE HOME OWNERS ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS COMMON AREA, TO BE USED FOR THE COMMON USE AND ENJOYMENT OF THE LOT OWNERS AS MEMBERS OF SUCH ASSOCIATION, SUBJECT TO THOSE EASEMENT RIGHTS GRANTED TO OGDEN CITY HEREIN.

SIGNED THIS 6 DAY OF July, 2026.

COLOR SKY HOMES, LLC
BY: MIKE VOWLES - MANAGER

OGDEN CITY COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

I HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE MINIMUM REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF OGDEN CITY, AND CONFORMS WITH THE APPROVED PRELIMINARY PLAT, AS REVIEWED AND APPROVED BY THE OGDEN CITY PLANNING COMMISSION AND THE MAYOR OF OGDEN CITY, PRE-REQUISITE TO THE FINAL PLAT APPROVAL BY THE MAYOR OF OGDEN CITY.

SIGNED THIS 7th DAY OF July, 2026.
Bach Smith
MANAGER, PLANNING DIVISION



CITY SEAL

OGDEN CITY APPROVAL

THIS PLAT AND ANY DEDICATIONS OFFERED HEREIN ARE APPROVED AND ACCEPTED BY THE MAYOR OF OGDEN CITY
SIGNED THIS 14th DAY OF July, 2026.
Benjamin K. Nadolski, Mayor
ATTEST: Shirley Lane
CITY RECORDER

OGDEN CITY ENGINEER

I HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE MINIMUM CONDITIONS OF THE OGDEN CITY ORDINANCES THIS OFFICE IS REQUIRED TO REVIEW AND APPROVE.
SIGNED THIS 16th DAY OF June, 2026.
T. L. N. I.
OGDEN CITY ENGINEER

OGDEN CITY ATTORNEY'S OFFICE

APPROVED BY THE OGDEN CITY ATTORNEY'S OFFICE
SIGNED THIS 10th DAY OF July, 2026.
James P. Smith
OGDEN CITY ATTORNEY

LEGEND

- OGDEN CITY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE

Scale in Feet
1" = 10'

DEVELOPER:
VMH LLC
MIKE VOWLES
549 25TH STREET SUITE 300
OGDEN, UTAH
801-627-2333

GARDNER ENGINEERING
CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

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COUNTY RECORDER
ENTRY NO. 3426045 FEE PAID \$77.00
FILED FOR AND RECORDED 17 JUL 2026
AT 11:35 AM IN BOOK 102 OF OFFICIAL
RECORDS, PAGE 64, RECORDED
FOR COLOR SKY
B. RAHIMZADEGAN
COUNTY RECORDER
BY: Smith