

COLONIAL PARK PLACE

A CONDOMINIUM PROJECT

PART OF LOT 1, BLOCK 4, 10 ACRE PLAT "A",
SALT LAKE COUNTY, UTAH
SEPTEMBER, 1999

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE MONUMENT LINE OF 4500 SOUTH STREET BETWEEN 1100 EAST STREET AND 900 EAST STREET, SHOWN HEREON AS: N89°54'10"W.

BOUNDARY DESCRIPTION

PART OF LOT 1, BLOCK 4, 10 ACRE PLAT "A", SALT LAKE COUNTY, UTAH, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON AN EXISTING FENCE, SAID POINT BEING N89°54'10"W ALONG THE MONUMENT LINE OF 4500 SOUTH STREET 258.11 FEET AND N00°05'50"E 263.99 FEET FROM THE MONUMENT AT THE INTERSECTION OF SAID 4500 SOUTH STREET AND 1100 EAST STREET SAID POINT ALSO BEING N89°54'10"W 126.02 FEET AND N00°05'50"E 230.99 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 1; THENCE S89°51'57"W 88.28 FEET; THENCE S00°05'50"W 78.65 FEET; THENCE N89°54'10"W 216.18 FEET; THENCE N00°05'10"W 260.05 FEET; THENCE S89°54'10"E 220.41 FEET; THENCE S00°05'50"W 60.01 FEET; THENCE S89°54'28"E 88.57 FEET TO THE EXTENSION OF AN EXISTING FENCE; THENCE S00°13'50"W ALONG SAID FENCE AND ITS EXTENSION 121.01 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.55 ACRES

NOTES:

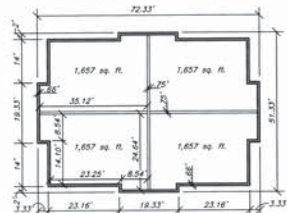
EACH NUMBERED AREA (1 THRU 20) IS HEREBY DESIGNATED AS A UNIT. EACH UNIT IS INTENDED FOR ANY TYPE OF INDEPENDENT USE AS A SINGLE FAMILY RESIDENCE.

ALL PRIVATE ROADS ARE TO BE COMMON OWNERSHIP WITH RIGHT OF INGRESS AND EGRESS TO COLONIAL PARK PLACE CONDOMINIUM OWNERS.

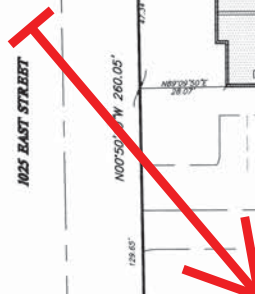
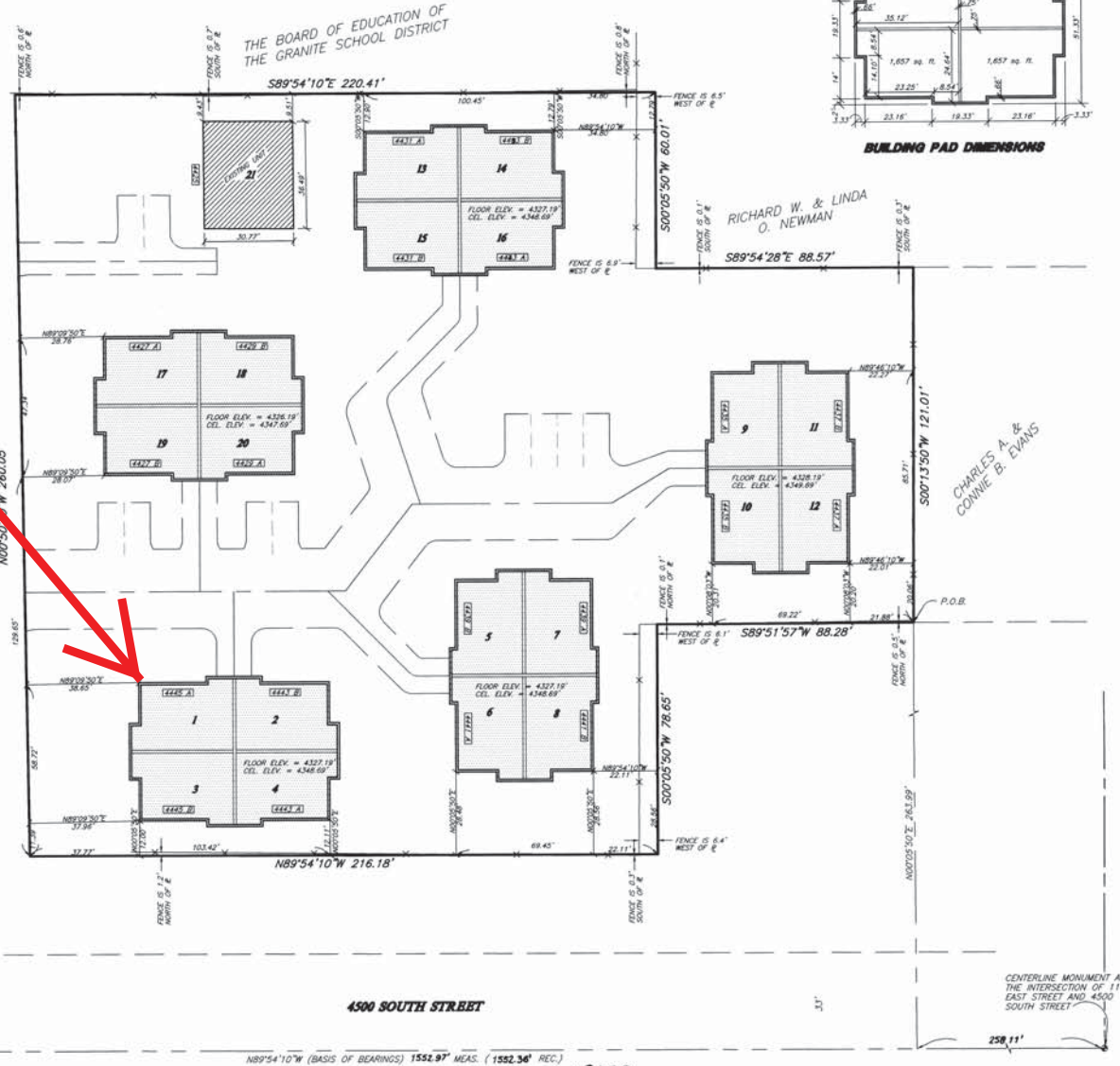
ALL OTHER AREAS OUTSIDE THE NUMBERED UNITS SHALL BE DESIGNATED AS COMMON AREA FOR THE USE OF COLONIAL PARK PLACE CONDOMINIUM OWNERS.

EACH PARKING GARAGE UNDER THE UNIT IS TO BE LIMITED COMMON OWNERSHIP TO THE PARTICULAR UNIT OWNER.

ALL COMMON AREAS ARE AVAILABLE FOR USE AS UTILITY EASEMENTS.



BUILDING PAD DIMENSIONS



SCALE: 1"=20'

LEGEND

- = FOUND CENTERLINE MONUMENT AT THE INTERSECTION
- = EXISTING FENCE LINE
- ▨ = EXISTING BUILDING
- ▭ = PROPOSED BUILDING

STREET AND ADDRESS FRONTAGE COORDINATES
 1025 East Street
 4500 South Street
 Address Coordinator

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

SALT LAKE COUNTY DEVELOPMENT SERVICES
 THIS PLAT IS APPROVED AND COMPLIES WITH SALT LAKE COUNTY ZONING ORDINANCE REQUIREMENTS.
 William A. Marsh SEP 16 99
 SIGNATURE DATE

REEVE & ASSOCIATES INC.
 ENGINEERS • PLANNERS • SURVEYORS
 3670 QUINCY AVENUE, SUITE 101
 OGDEN, UTAH 84403
 (801) 621-3100 FAX (801) 621-2668
 TOLL FREE (888) 494-3100

SURVYOR'S CERTIFICATE

I, RANDALL J. WILLIFORD, A DULY REGISTERED LAND SURVEYOR, AS REQUESTED BY THE LANDS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE TRACT OF LAND DESCRIBED HEREON, BASED ON INFORMATION OF RECORD. I FURTHER CERTIFY THAT THE DESCRIPTION HEREON CORRECTLY DESCRIBES THE PERIMETER OF THE SURFACE OF THE LAND ON WHICH HAS BEEN AND WILL BE CONSTRUCTED THE COLONIAL PARK PLACE - A CONDOMINIUM PROJECT.
 THAT THE PROPERTY CORNERS HAVE BEEN ACCURATELY LOCATED ON THE GROUND AND ARE SUFFICIENT TO READILY REESTABLISH THIS SURVEY. THAT THIS RECORD OF SURVEY MAP CONSISTING OF (1) ONE SHEET WAS PREPARED IN ACCORDANCE WITH THE "UTAH CONDOMINIUM ACT" AND REPRESENTS A TRUE AND ACCURATE MAP OF THE LAND AND BUILDINGS THEREON TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 SIGNED THIS 16TH DAY OF AUGUST, 1999
 LICENSE NUMBER 152432 SIGNED [Signature] RANDALL J. WILLIFORD

OWNER'S DEDICATION AND CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: BEING THE OWNERS OF THE TRACT OF LAND DESCRIBED HEREON AND THE COLONIAL PARK PLACE CONDOMINIUM PROJECT LOCATED ON SAID TRACT OF LAND, DOES HEREBY MAKE THIS CERTIFICATE THAT SAID OWNERS HAVE CAUSED A SURVEY TO BE MADE AND THIS RECORD OF SURVEY MAP TO BE PREPARED, THAT SAID OWNERS HAVE CONSENTED TO AND DOES HEREBY CONSENT TO THE RECORDED OF THIS RECORD OF SURVEY MAP IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT.
 FURTHERMORE, THE UNDERSIGNED OWNERS OF SAID TRACT OF LAND DOES HEREBY SET APART, GRANT AND CONVEY TO THE COMMON OWNERSHIP THOSE CERTAIN STRIPS DESIGNATED AS EASEMENTS FOR PURPOSES INDICATED HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF SAID UTILITY LINES AND IRRIGATION SYSTEMS AS MAY BE AUTHORIZED BY THE COMMON OWNERSHIP.
 SIGNED THIS 20TH DAY OF AUGUST, 1999
 D. Terry Anderson

ACKNOWLEDGEMENT

STATE OF UTAH }
 COUNTY OF } ss.
 ON THE 24TH DAY OF August, 1999, I, TERRY ANDERTON, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, AND TERRY ANDERTON (LAND) AND TERRY ANDERTON (SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO, BEING BY ME DULY SWORN, DO ACKNOWLEDGE TO ME TERRY ANDERTON SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.
 TERRY ANDERTON
 NOTARY PUBLIC



JOB NO. 2900-01 SURVEYOR: R. WILIFORD
 DATE: 10-22-97 DRAFTER: R. HANSEN
 SCALE: 1"=20' CHECKED:
 REVISION: REVISION:
 SALT LAKE COUNTY RECORDER
 ENTRY NO. 71712700 PAGE 52 OF 52
 FILED FOR RECORD AND RECORDED
 7-8-99 AT 3:04 PM
 IN BOOK 99-9 OF THE OFFICIAL RECORDS, PAGE 271
 RECORDED FOR:
 D. TERRY ANDERTON
 SALT LAKE COUNTY RECORDER
 BY: [Signature]

22-05-25-1-011.012.034

22-01-41

#5200 99-92271