

H91d-1

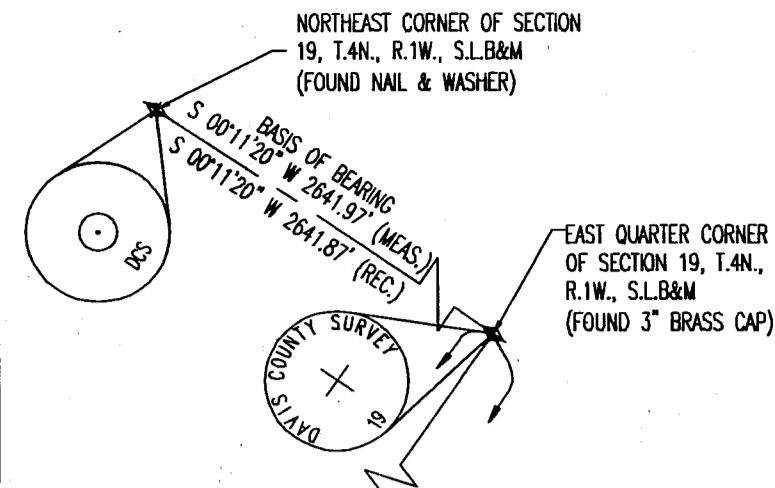
H91d-1

GILES/STEVENSON A CONDOMINIUM PROJECT

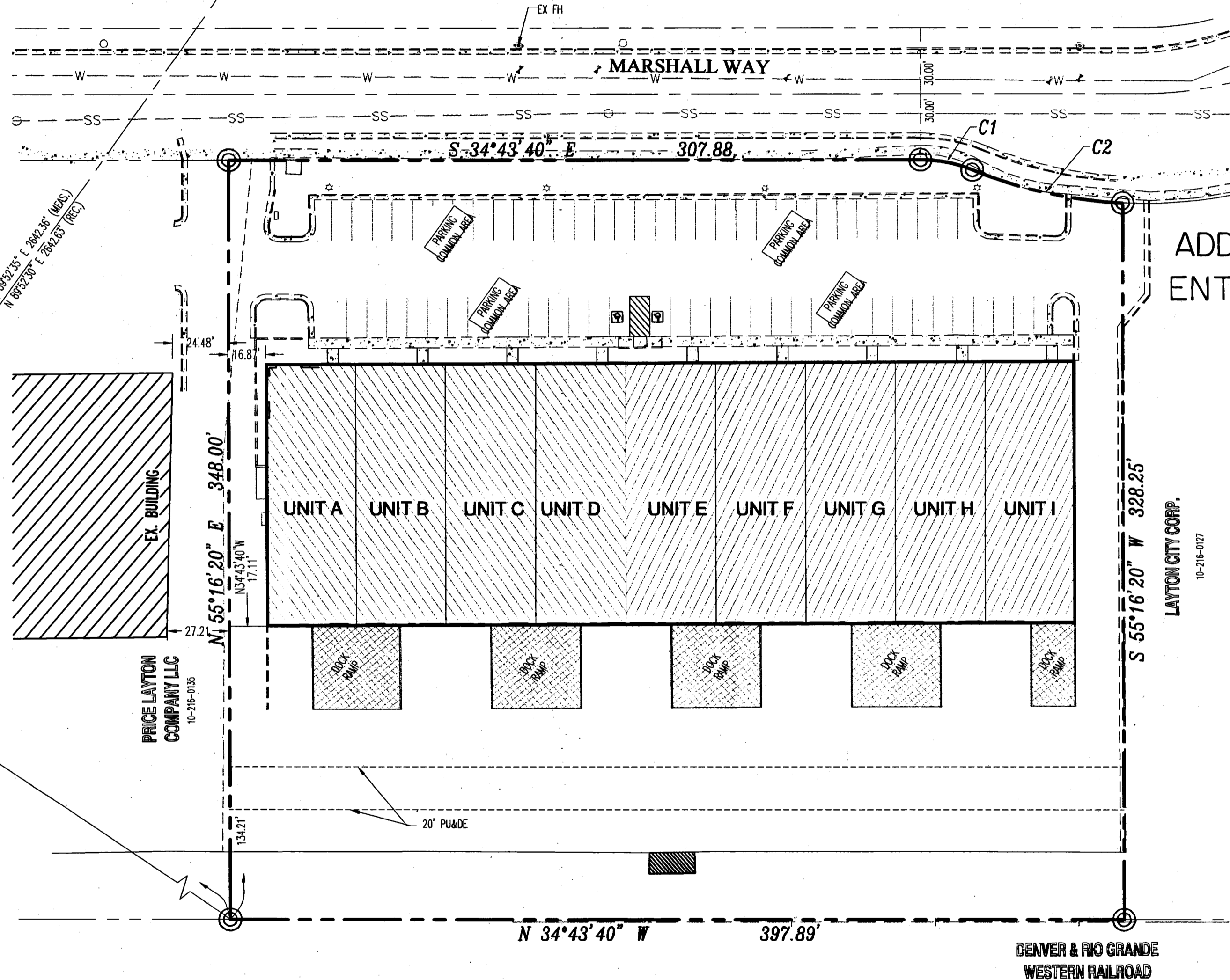
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 19,
TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
LAYTON CITY, DAVIS COUNTY, UTAH

Part of Lot 105 Sugar Street Commercial Subd Plat No. 1
Part of Lot 3 Layton Industrial Park

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH. BEARING
C1	23.69	60.00	22°37'20"	23.54	N 23°25'00" W
C2	68.96	200.00	19°45'20"	68.62	S 21°59'00" E



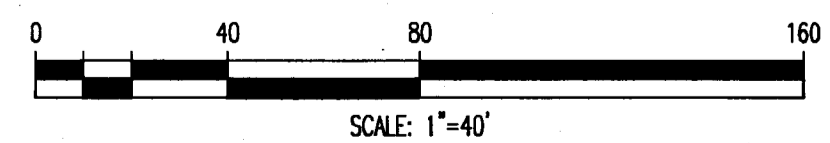
4619-1



ADDRESS AFFIDAVIT
ENTRY 2571905

LEGEND

	BAR & CAP TO BE SET STAMPED "PINNACLE"
	SECTION CORNER
	BOUNDARY LINE
	CENTER LINE
	SECTION LINE
	ADJACENT PROPERTY LINE



JOB# 06-182
SHEET 1 OF 2

1-9104

NARRATIVE

THIS RECORD OF SURVEY MAP WAS REQUESTED BY NED GILES AND JERRY STEVENSON FOR THE PURPOSE OF DEFINING THE AIR SPACE FOR EACH CONDOMINIUM UNIT. A LINE BEARING NORTH 00°11'20" EAST BETWEEN THE EAST QUARTER AND NORTHEAST CORNER OF SECTION 19, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN WAS USED AS THE BASIS OF BEARING.

- NOTE:
- BUILDING CONSTRUCTION OF THIS PROJECT WAS COMPLETE AT THE TIME THIS RECORD OF SURVEY MAP WAS PREPARED.
 - EACH CONDOMINIUM UNIT CONTAINED WITHIN THE PROJECT IS AS SHOWN AND IS DESIGNATED BY A NUMBER. (SEE SHEET 2 OF 2)
 - COMMON AREAS AND FACILITIES - COMMON AREA TO INCLUDE A CROSS ACCESS INGRESS/EGRESS EASEMENT FOR VEHICULAR TRAFFIC AND STORM DRAINAGE
 - PRIVATE OWNERSHIP -
 - LIMITED COMMON AREAS AND FACILITIES -
 - EXTERIOR FOUNDATION OF BUILDING -
 - ALL RAMPS AND DOCKING AREAS, CONTAINED WITHIN THE PROJECT ARE CONSIDERED LIMITED COMMON AREAS. THEY ARE SET ASIDE AND RESERVED FOR THE USE OF THE RESPECTIVE CONDOMINIUM UNIT TO WHICH THEY ARE ATTACHED AND/OR APPURTENANT.
 - ALL OTHER AREA CONTAINED WITHIN THE PROJECT, BUT NOT SHOWN ON DIAGONAL STRIPE OR CROSS HATCHED LINES ARE CONSIDERED COMMON AREA, INCLUDING COVERED AND UNCOVERED PARKING, STORM WATER DETENTION AND DRAINAGE EASEMENT AREA.
 - DIMENSIONS ON SHEET 1 OF 1 ARE TO EXTERIOR FOUNDATION ONLY.
 - ALL COMMON AREA IS CONSIDERED TO BE AN EASEMENT FOR PUBLIC UTILITY AND DRAINAGE PURPOSES.

BOUNDARY DESCRIPTION

PART OF LOT 105, SUGAR STREET COMMERCIAL SUBDIVISION PLAT NO. 1, PART OF LOT 3, LAYTON INDUSTRIAL PARK, DESCRIBED AS FOLLOWS; BEGINNING AT A POINT ON THE WEST LINE OF LOT 105, SUGAR STREET COMMERCIAL SUBDIVISION PLAT NO. 1, SAID POINT BEING LOCATED SOUTH 89°52'30" WEST ALONG SECTION LINE 764.08 FEET AND SOUTH 89°52'30" WEST FROM THE EAST QUARTER CORNER OF SECTION 19, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 55°16'20" EAST 348.00 FEET TO THE WEST LINE OF MARSHALL WAY, THENCE SOUTH 34°43'40" EAST ALONG SAID WEST LINE 307.88 FEET, TO A POINT OF CURVATURE, THENCE SOUTHEASTERLY ALONG THE ARC OF A 60.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 22°37'20" A DISTANCE OF 23.69 FEET (CHORD BEARS SOUTH 23°25'04" EAST 23.54 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 200.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 19°45'20" A DISTANCE OF 68.96 FEET (CHORD BEARS SOUTH 21°59'00" EAST 68.62 FEET); THENCE SOUTH 55°16'20" WEST 328.25 FEET TO THE WEST LINE OF SAID LOT 105; THENCE NORTH 34°43'40" WEST 397.89 FEET TO THE POINT OF BEGINNING.

CONTAINING: 137,481 SF OR 3.16 ACRES

Part of Lot 105 Sugar Street Comm Subd Plat No. 1
Part of Lot 3 Layton Industrial Park

GILES/STEVENSON A CONDOMINIUM PROJECT

LOCATED IN THE SOUTHEAST QUARTER OF
SECTION 19, TOWNSHIP 4 NORTH, RANGE 1
WEST, SALT LAKE BASE & MERIDIAN
LAYTON CITY, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

ENTRY NO. 2267559 FEE PAID \$708 FILED FOR RECORD AND RECORDED THIS 30th DAY OF MAY, 2007 AT 4:26PM IN BOOK 4275 OF OFFICIAL RECORDS PAGE 1388

PINNACLE
Engineering & Land Surveying, Inc.
1513 North Hillfield Rd., Suite #2 Layton, UT 84041
Phone: (801) 628-7271
Fax: (801) 544-0651

Richard W. Maclean
DAVIS COUNTY RECORDER
BY _____ DEPUTY RECORDER

1-9104

4619-2

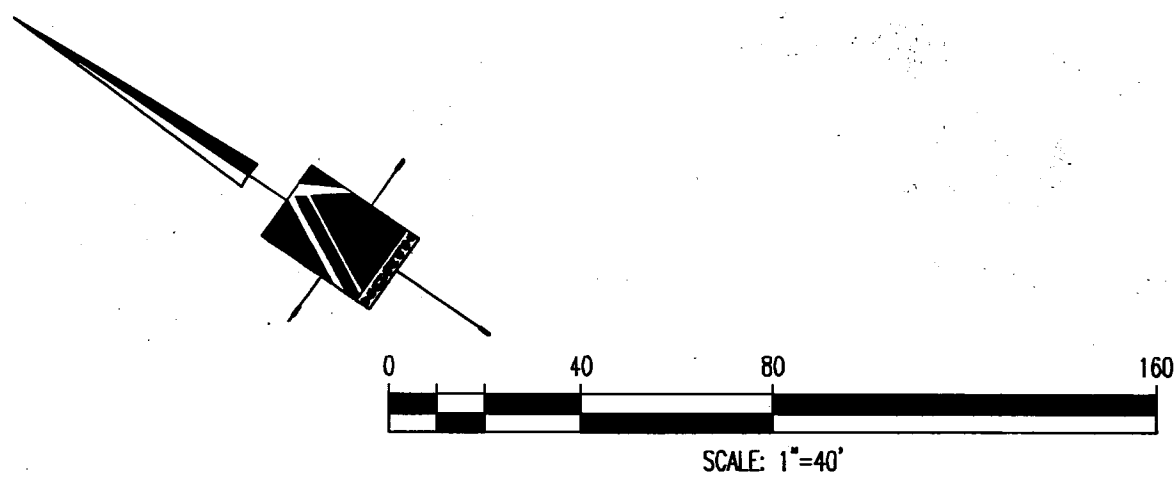
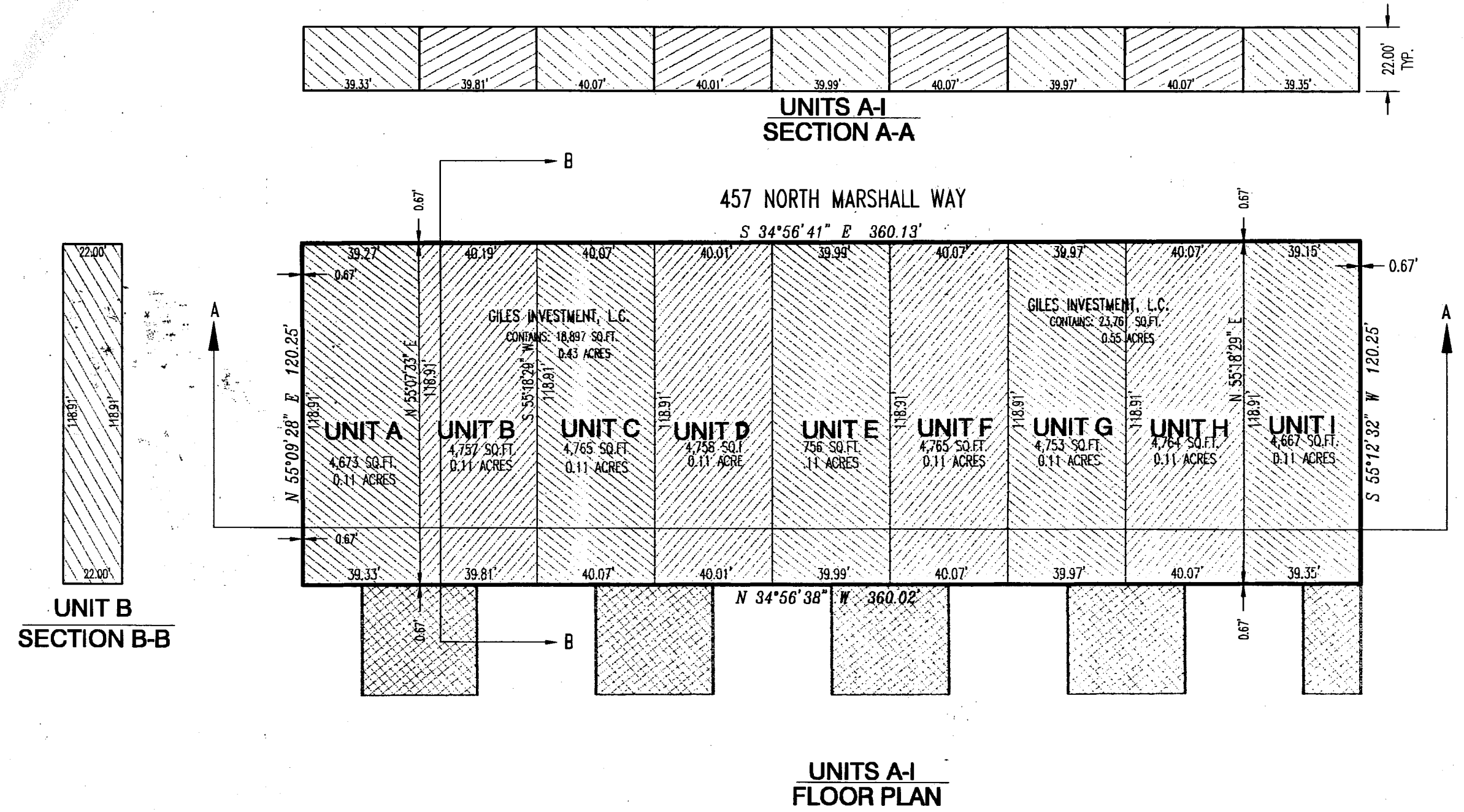
4619-2

GILES/STEVENSON A CONDOMINIUM PROJECT

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 19,
TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
LAYTON CITY, DAVIS COUNTY, UTAH

Part of Lot 105 Sugar Street Commercial Subd Plat No. 1
Part of Lot 3 Layton Industrial Park

4619-2



LEGEND

	BAR & CAP TO BE SET STAMPED "PINNACLE"
	SECTION CORNER BOUNDARY LINE
	CENTER LINE
	SECTION LINE
	ADJACENT PROPERTY LINE

JOB# 06-182
SHEET 2 OF 2

PINNACLE
Engineering & Land Surveying, Inc.
1513 North Hillfield Rd., Suite #2
Layton, UT 84041
Phone: (801) 628-7271
Fax: (801) 544-0651

CITY ATTORNEY'S APPROVAL
APPROVED THIS 11th DAY OF April, 2007.
[Signature]
LAYTON CITY ATTORNEY

PLANNING COMMISSION APPROVAL
APPROVED THIS 13th DAY OF March 20 07.
BY THE LAYTON CITY PLANNING COMMISSION.
[Signature]
CHAIRMAN, LAYTON CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL
APPROVED THIS 14th DAY OF April, 2007.
[Signature]
CITY ENGINEER, LAYTON CITY ENGINEER

CITY COUNCIL APPROVAL
APPROVED THIS 5th DAY OF April, 2007.
BY THE LAYTON CITY COUNCIL.
[Signature]
LAYTON CITY RECORDER
[Signature]
LAYTON CITY MAYOR

DAVIS COUNTY RECORDER
ENTRY NO. 2267559
PAID \$120 FILED FOR RECORD AND RECORDED THIS 3RD DAY OF MAY 2007 AT 4:06 PM. IN BOOK 4275 OF OFFICIAL RECORDS PAGE 1288.
[Signature]
DAVIS COUNTY RECORDER
BY _____ DEPUTY RECORDER

NARRATIVE

THIS RECORD OF SURVEY MAP WAS REQUESTED BY NED GILES AND JERRY STEVENSON FOR THE PURPOSE OF DEFINING THE AIR SPACE FOR EACH CONDOMINIUM UNIT. A LINE BEARING NORTH 00°11'20" EAST BETWEEN THE EAST QUARTER AND NORTHEAST CORNER OF SECTION 19, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN WAS USED AS THE BASIS OF BEARING.

NOTE:
1. BUILDING CONSTRUCTION OF THIS PROJECT WAS COMPLETE AT THE TIME THIS RECORD OF SURVEY MAP WAS PREPARED.
2. EACH CONDOMINIUM UNIT CONTAINED WITHIN THE PROJECT IS AS SHOWN AND IS DESIGNATED BY A NUMBER. (SEE SHEET 2 OF 2)

COMMON AREAS AND FACILITIES - [Symbol] COMMON AREA TO INCLUDE A CROSS ACCESS INGRESS/EGRESS EASEMENT FOR VEHICULAR TRAFFIC AND STORM DRAINAGE
PRIVATE OWNERSHIP - [Symbol]
LIMITED COMMON AREAS AND FACILITIES - [Symbol]
EXTERIOR FOUNDATION OF BUILDING - [Symbol]

3. ALL RAMPS AND DOCKING AREAS, CONTAINED WITHIN THE PROJECT ARE CONSIDERED LIMITED COMMON AREAS. THEY ARE SET ASIDE AND RESERVED FOR THE USE OF THE RESPECTIVE CONDOMINIUM UNIT TO WHICH THEY ARE ATTACHED AND/OR APPURTENANT.
4. ALL OTHER AREA CONTAINED WITHIN THE PROJECT, BUT NOT SHOWN ON DIAGONAL STRIPE OR CROSS HATCHED LINES ARE CONSIDERED COMMON AREA, INCLUDING COVERED AND UNCOVERED PARKING, STORM WATER DETENTION AND DRAINAGE EASEMENT AREA.
5. DIMENSIONS ON SHEET 1 OF 1 ARE TO EXTERIOR FOUNDATION ONLY.
6. ALL COMMON AREA IS CONSIDERED TO BE AN EASEMENT FOR PUBLIC UTILITY AND DRAINAGE PURPOSES.

SURVEYOR'S CERTIFICATE

I, STEPHEN J. FACKRELL, A DULY REGISTERED PROFESSIONAL UTAH LAND SURVEYOR AS REQUIRED BY THE LAWS OF THE STATE OF UTAH, HOLDING LICENSE NO. 191517, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE FOLLOWING DESCRIBED TRACT OF LAND AT THE INSTANCE OF NED GILES AND JERRY STEVENSON AND THAT IT IS BASED ON INFORMATION ON RECORD AT THE DAVIS COUNTY RECORDER'S OFFICE.

I FURTHER CERTIFY THAT THE ABOVE DESCRIPTION CORRECTLY DESCRIBES THE PERIMETER OF THE SURFACE OF THE LAND ON WHICH HAS BEEN CONSTRUCTED THE "GILES/STEVENSON CONDOMINIUM"; THAT THE PROPERTY CORNERS HAVE BEEN ACCURATELY SET ON THE GROUND AND ARE SUFFICIENT TO READILY RETRACE OR REESTABLISH THIS SURVEY; THAT THIS RECORD OF SURVEY MAP CONSISTING OF TWO (2) SHEETS 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.

[Signature]
STEPHEN J. FACKRELL
LICENSE NO. 191517
DATE 4-6-2007

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED: NED GILES AND JERRY STEVENSON, OWNER(S) OF THE TRACT OF LAND DESCRIBED HEREON, GILES/STEVENSON, DO HEREBY MAKE THIS CERTIFICATE THAT SAID OWNER(S) HAVE CAUSED A SURVEY TO BE MADE, AND THIS RECORD OF SURVEY MAP CONSISTING OF TWO (2) SHEETS TO BE PREPARED, THAT SAID OWNER(S) HAS CONSENTED TO AND DO HEREBY CONSENT TO THE RECORDATION OF THIS RECORD OF SURVEY MAP IN ACCORDANCE WITH THE PROVISIONS IN SECTION 57-9-13(1) OF THE "UTAH CONDOMINIUM OWNERSHIP ACT", CREATING UNITS, COMMON AREAS, LIMITED COMMON AREAS AND CONVERTIBLE SPACE, AND ALSO GRANT AND DEDICATE UNTO ALL OWNERS OF UNITS UPON WHICH PRIVATE UTILITY LINES ARE CONSTRUCTED OR WHICH ARE OTHERWISE DEPENDENT UPON SUCH UTILITY LINES, AN EASEMENT OVER SUCH UTILITY LINES FOR THE PURPOSE OF PERPETUAL MAINTENANCE AND OPERATION, ALL AS SET FORTH HEREIN, AND DO HEREBY GRANT AND DEDICATE TO LAYTON CITY ALL PUBLIC UTILITY EASEMENT AS IDENTIFIES ON THIS PLAT.

SIGNED THIS 10th DAY OF April, 2007.
[Signature] NED GILES
[Signature] JERRY STEVENSON

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF DAVIS

ON THE 10th DAY OF April, 2007, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNED OF THE ABOVE OWNER'S DEDICATION, NED GILES, BEING () IN NUMBER, WHO DULY SWORN DID SAY THAT HE IS THE MANAGER OF GILES INVESTMENTS L.C., AND THAT SAID INSTRUMENT WAS SIGNED FREELY FOR THE PURPOSES THEREIN MENTIONED.

RESIDING AT: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
COMMISSION EXPIRES: _____
[Signature]
PRINT NAME

**GILES INVESTMENT LC 50%
J & J PRODUCE INC 50%**

PART OF LOT 105, SUGAR STREET COMMERCIAL SUBDIVISION PLAT NO. 1, PART OF LOT 3, LAYTON INDUSTRIAL PARK, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF LOT 105, SUGAR STREET COMMERCIAL SUBDIVISION PLAT NO. 1, SAID POINT BEING LOCATED SOUTH 89°52'30" WEST ALONG SECTION LINE 764.08 FEET AND SOUTH 895.92 FEET FROM THE EAST QUARTER CORNER OF SECTION 19, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 55°16'20" EAST 348.00 FEET TO THE WEST LINE OF MARSHALL WAY, THENCE SOUTH 34°43'40" EAST ALONG SAID WEST LINE 175.92 FEET, THENCE SOUTH 55°10'59" WEST 348.00 FEET TO THE WEST LINE OF SAID LOT 105, THENCE NORTH 34°43'36" WEST ALONG SAID WEST LINE 176.47 FEET TO THE POINT OF BEGINNING.

GILES INVESTMENTS LC

PART OF LOT 105, SUGAR STREET COMMERCIAL SUBDIVISION PLAT NO. 1, PART OF LOT 3, LAYTON INDUSTRIAL PARK, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF LOT 105, SUGAR STREET COMMERCIAL SUBDIVISION PLAT NO. 1, SAID POINT BEING LOCATED SOUTH 89°52'30" WEST ALONG SECTION LINE 663.55 FEET AND SOUTH 1041.18 FEET FROM THE EAST QUARTER CORNER OF SECTION 19, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 55°10'59" EAST 348.00 FEET TO THE WEST LINE OF MARSHALL WAY, THENCE ALONG SAID WEST LINE, THE FOLLOWING THREE CALLS: SOUTH 34°43'40" EAST 131.96 FEET TO A POINT OF CURVATURE, SOUTHEASTERLY ALONG THE ARC OF A 60.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 22°37'20" A DISTANCE OF 23.69 FEET (CHORD BEARS SOUTH 23°25'04" EAST 23.54 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 200.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 19°45'20" A DISTANCE OF 68.96 FEET (CHORD BEARS SOUTH 21°59'00" EAST 68.62 FEET); THENCE SOUTH 55°16'20" WEST 328.25 FEET TO THE WEST LINE OF SAID LOT 105; THENCE NORTH 34°43'40" WEST 221.42 FEET TO THE POINT OF BEGINNING.

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF DAVIS

ON THE 10th DAY OF April, 2007, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNED OF THE ABOVE OWNER'S DEDICATION, JERRY STEVENSON, BEING () IN NUMBER, WHO DULY SWORN DID SAY THAT HE IS THE MANAGER OF J&J PRODUCE INCORPORATED, AND THAT SAID INSTRUMENT WAS SIGNED FREELY FOR THE PURPOSES THEREIN MENTIONED.

RESIDING AT: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
COMMISSION EXPIRES: _____
[Signature]
PRINT NAME

**GILES/STEVENSON
A CONDOMINIUM PROJECT**

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN LAYTON CITY, DAVIS COUNTY, UTAH

Part of Lot 105 Sugar Street Comm Subd Plat No. 1
Part of Lot 3 Layton Industrial Park

S-P124

S-P124