

EDISON STREET CONDOMINIUMS

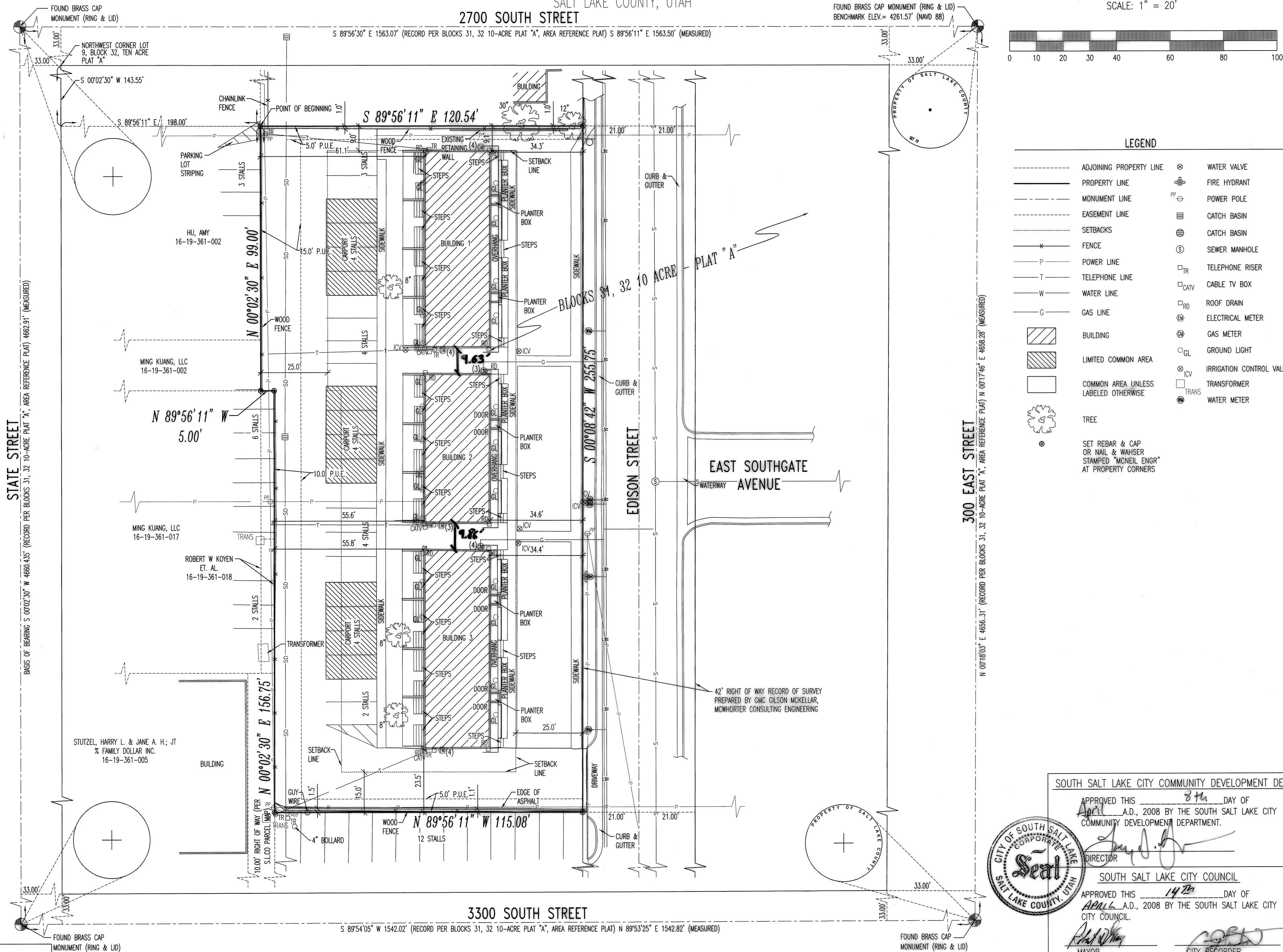
A UTAH CONDOMINIUM PROJECT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 1

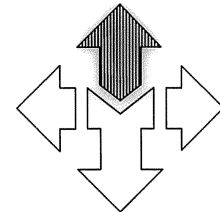
EAST, SALT LAKE BASE AND MERIDIAN

SALT LAKE COUNTY, UTAH

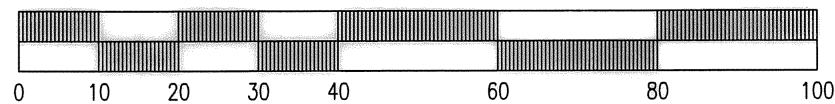
2700 SOUTH STREET



NORTH



SCALE: 1" = 20'



LEGEND

ADJOINING PROPERTY LINE	⊗	WATER VALVE
PROPERTY LINE	⊗	FIRE HYDRANT
MONUMENT LINE	⊗	POWER POLE
EASEMENT LINE	⊗	CATCH BASIN
SETBACKS	⊗	CATCH BASIN
FENCE	⊗	SEWER MANHOLE
POWER LINE	⊗	TELEPHONE RISER
TELEPHONE LINE	⊗	CABLE TV BOX
WATER LINE	⊗	ROOF DRAIN
GAS LINE	⊗	ELECTRICAL METER
BUILDING	⊗	GAS METER
LIMITED COMMON AREA	⊗	GROUND LIGHT
COMMON AREA UNLESS LABELED OTHERWISE	⊗	IRRIGATION CONTROL VALVE
TREE	⊗	TRANSFORMER
SET REBAR & CAP OR NAIL & WAHSEY STAMPED "MCNEIL ENGR" AT PROPERTY CORNERS	⊗	WATER METER

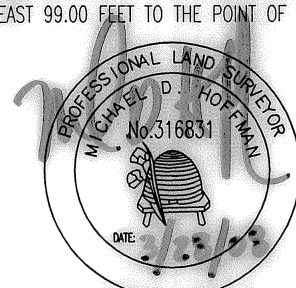
SURVEYOR'S CERTIFICATE

I, Michael D. Hoffman do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 316831, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and that the description correctly describes the land surface upon which there has been constructed Edison Street Condominiums. I further certify that this Condominium Plat is accurate and has been prepared in compliance with the provisions of the Utah Condominiums Ownership Act, and that the same has been surveyed and staked on the ground as shown on this map, and that the building dimensions are or will be shown on this plat.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT SOUTH 00°02'30" WEST ALONG THE WESTERLY LINE OF LOT 9, BLOCK 32, TEN ACRE PLAT "A", 143.55 FEET AND SOUTH 89°56'11" EAST 198.00 FEET FROM THE NORTHWEST CORNER OF SAID LOT 9, SAID POINT ALSO BEING SOUTH 00°02'30" WEST ALONG THE CENTER LINE OF STATE STREET 176.55 FEET AND SOUTH 89°56'11" EAST 231.00 FEET FROM A FOUND BRASS CAP MONUMENT LOCATED IN THE INTERSECTION OF SAID STATE STREET AND 2700 SOUTH STREET, AND RUNNING THENCE SOUTH 89°56'11" EAST 120.54 FEET TO THE WESTERLY LINE OF EDISON STREET, THENCE SOUTH 00°08'42" WEST ALONG SAID WESTERLY LINE 255.75 FEET; THENCE NORTH 89°56'11" WEST 115.08 FEET TO THE EASTERLY LINE OF A 10.00 FOOT RIGHT OF WAY; THENCE NORTH 00°02'30" EAST ALONG SAID EASTERLY LINE 156.75 FEET; THENCE NORTH 89°56'11" WEST 5.00 FEET; THENCE NORTH 00°02'30" EAST 99.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 29,987 SQ. FT. OR 0.688 ACRES



MICHAEL D. HOFFMAN
LICENSE NO. 316831

OWNERS DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS, THAT THE OWNER OF THE HEREIN DESCRIBED TRACT OF LAND, HEREBY CAUSES THE SAME TO BE DIVIDED INTO PRIVATE UNITS, LIMITED COMMON AREAS, AND COMMON AREAS, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM FOR THE EDISON STREET CONDOMINIUMS, A UTAH CONDOMINIUM PROJECT, SUBMITTING THE PROPERTY TO THE PROVISIONS OF THE UTAH CONDOMINIUM OWNERSHIP ACT, DOES HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON, AND UNDER THE LANDS DESIGNATED ON THIS PLAT AS PUBLIC UTILITY EASEMENTS, NO BUILDINGS OR STRUCTURES TO BE ERECTED WITHIN SUCH EASEMENTS, AND DOES HEREBY DEDICATE FOR THE PERPETUAL USE OF THE EDISON STREET CONDOMINIUM HOMEOWNERS ASSOCIATION ALL COMMON AREAS, AND DOES HEREBY DEDICATE FOR THE USE BY EMERGENCY AND UTILITY SERVICE VEHICLES AN INGRESS AND EGRESS EASEMENT OVER THE COMMON AREAS LOCATED WITHIN THE PROJECT.

Michael P. Watson
OWNER, MICHAEL P. WATSON
ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH
On the 4th day of April, A.D. 2008, personally appeared before me, the undersigned Notary Public, Michael P. Watson, who after being duly sworn, testified to me that he is the

owner of this project.
Residing at: 840 G. 78th Ave. Payson, UT
A notary public commissioned in Utah

MY COMMISSION EXPIRES: 8-15-2012
I Print Name

LIEN HOLDERS DEDICATION AND CONSENT TO RECORD

THE UNDERSIGNED OWNER(S) OF AN EQUITABLE OR LEGAL INTEREST IN THE ABOVE DESCRIBED TRACT OF LAND, OR PORTION THEREOF, DOES HEREBY CONSENT TO THE DEDICATION BY THE OWNER THEREOF OF ALL STREETS AND EASEMENTS, AS SHOWN HEREON, FOR THE PERPETUAL USE FORTH HEREIN.

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

ON THE 3rd DAY OF April, A.D. 2008, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF SALT LAKE IN SAID STATE OF UTAH, Michael P. Watson WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE (SHE) IS THE OWNER OF THE OWNER OF BACKYARD VILLAGE CONDOMINIUMS, A LIMITED LIABILITY COMPANY IN THE STATE OF UTAH, AND THAT HE(SHE) SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED AND THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC RESIDING IN SALT LAKE COUNTY

EDISON STREET CONDOMINIUMS A UTAH CONDOMINIUM PROJECT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
SALT LAKE COUNTY, UTAH

SHEET 1 OF 2

PREPARED BY:
McNEIL ENGINEERING-SURVEYING, L.C.
6895 SOUTH 900 EAST, MIDVALE, UTAH 84047
TEL. (801) 255-7700 FAX (801) 255-8071

ROCKY MOUNTAIN POWER
APPROVED THIS 3rd DAY OF April, A.D., 2008 BY ROCKY MOUNTAIN POWER
SIGNATURE *[Signature]*

QUESTAR
APPROVED THIS 3rd DAY OF April, A.D., 2008 BY THE GAS CO.
SIGNATURE *[Signature]*

QWEST
APPROVED THIS 2nd DAY OF April, A.D., 2008 BY QWEST.
SIGNATURE *[Signature]*

CITY ENGINEER'S CERTIFICATE
APPROVED AS TO COMPLIANCE WITH SOUTH SALT LAKE CITY ORDINANCE.
DATE 4/15/08
SIGNATURE *[Signature]*
SOUTH SALT LAKE CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 14th DAY OF April, A.D., 2008
SIGNATURE *[Signature]*
SOUTH SALT LAKE CITY ATTORNEY

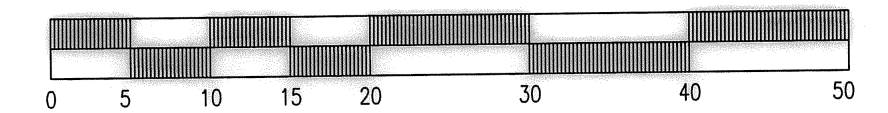
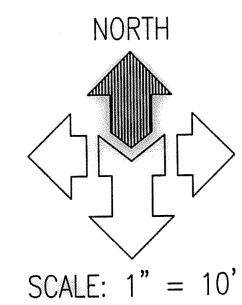
SALT LAKE VALLEY HEALTH DEPARTMENT
APPROVED THIS 2nd DAY OF April, A.D., 2008 BY THE BOARD OF HEALTH
SIGNATURE *[Signature]*
SALT LAKE VALLEY HEALTH DEPARTMENT

RECORDED # 1042646
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF Michael P. Watson DATE 5-13-08 TIME 12:05pm BOOK 2008
PAGE 117
FEE \$ 72.00
SIGNATURE *[Signature]*
SALT LAKE COUNTY RECORDER

EDISON STREET CONDOMINIUMS

A UTAH CONDOMINIUM PROJECT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH,
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
SALT LAKE CITY, UTAH



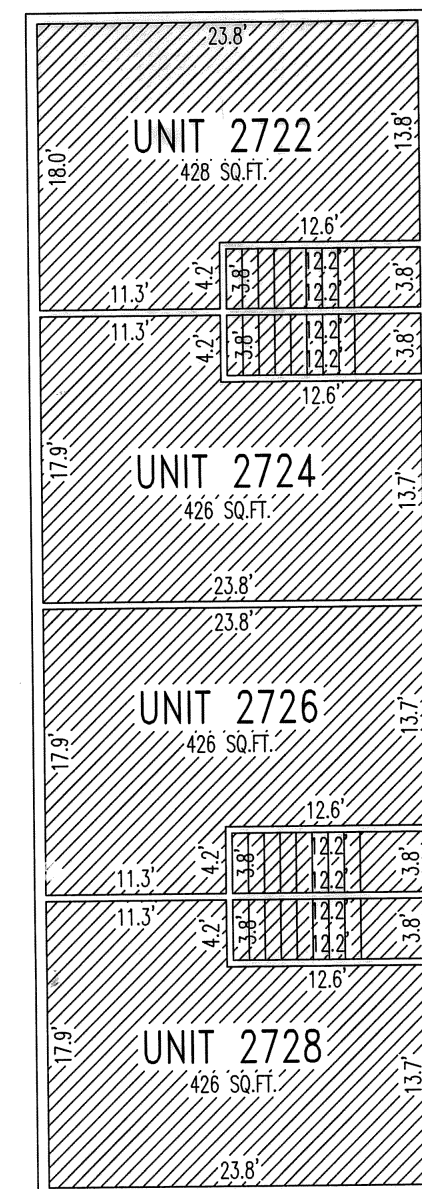
ADDRESSES

2722 S EOLSON ST
SALT LAKE CITY, UT
84115

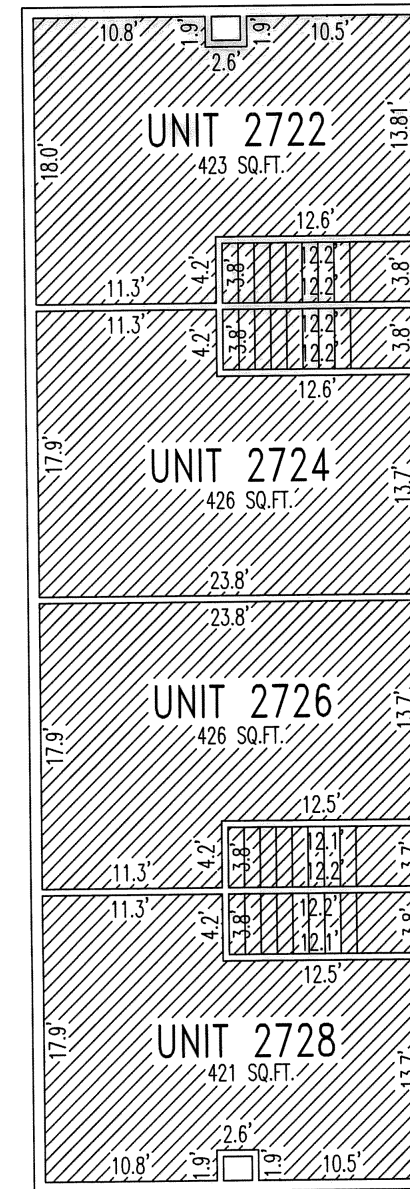
2724 S EOLSON ST
SALT LAKE CITY, UT
84115

2726 S EOLSON ST
SALT LAKE CITY, UT
84115

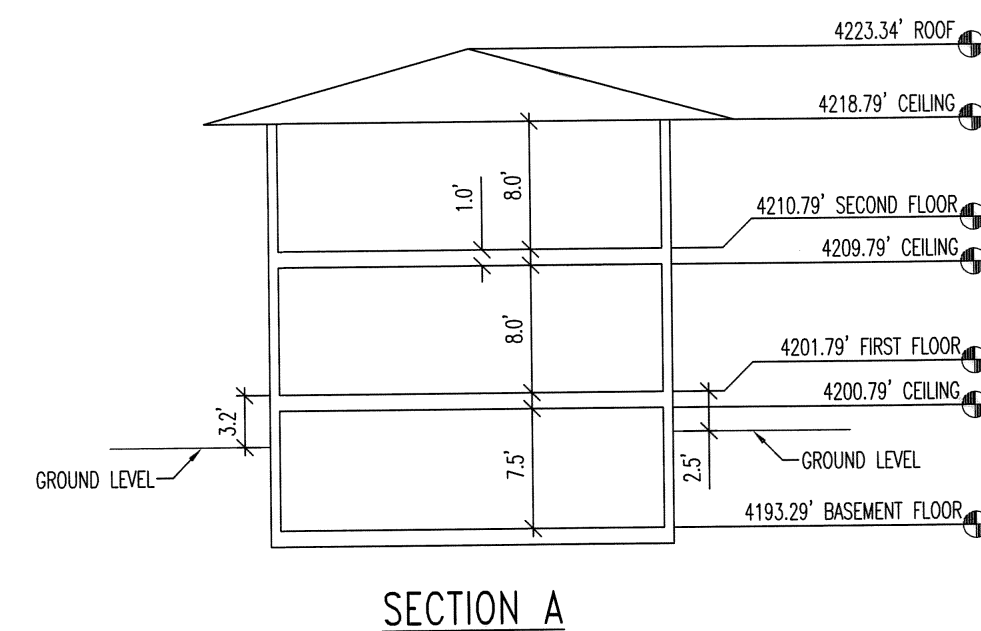
2728 S EOLSON ST
SALT LAKE CITY, UT
84115



BUILDING 1
BASEMENT AND SECOND FLOOR
3,468 SQ. FT.



BUILDING 1
FIRST FLOOR
1,724 SQ. FT.

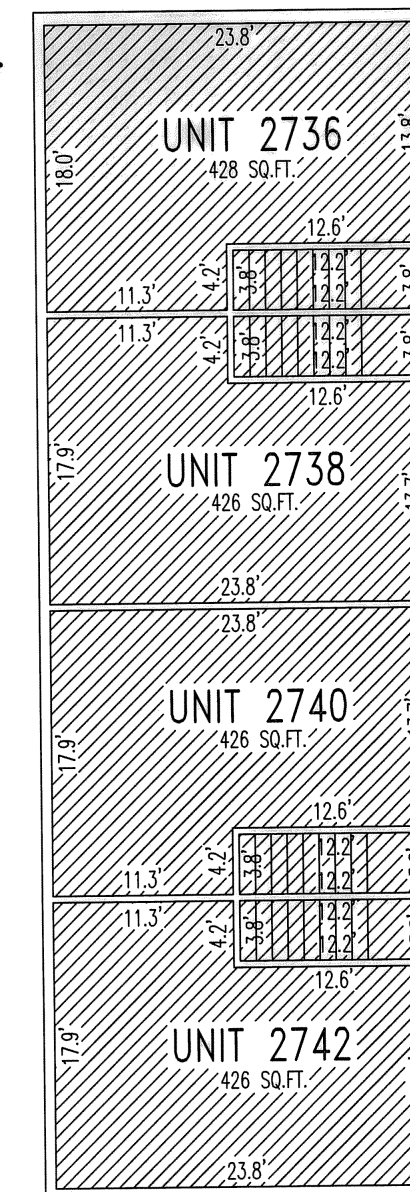


SECTION A

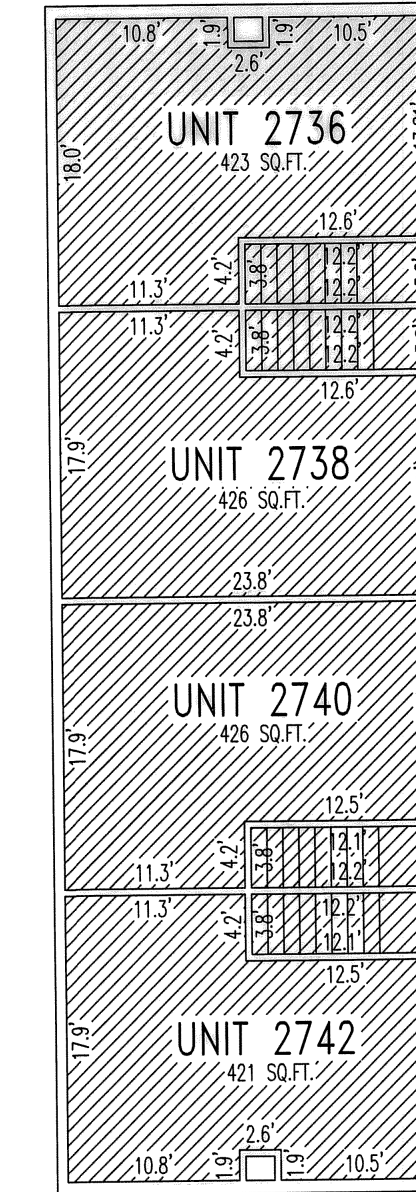
2736 S EOLSON ST
SALT LAKE CITY, UT
84115

2738 S EOLSON ST
SALT LAKE CITY, UT
84115

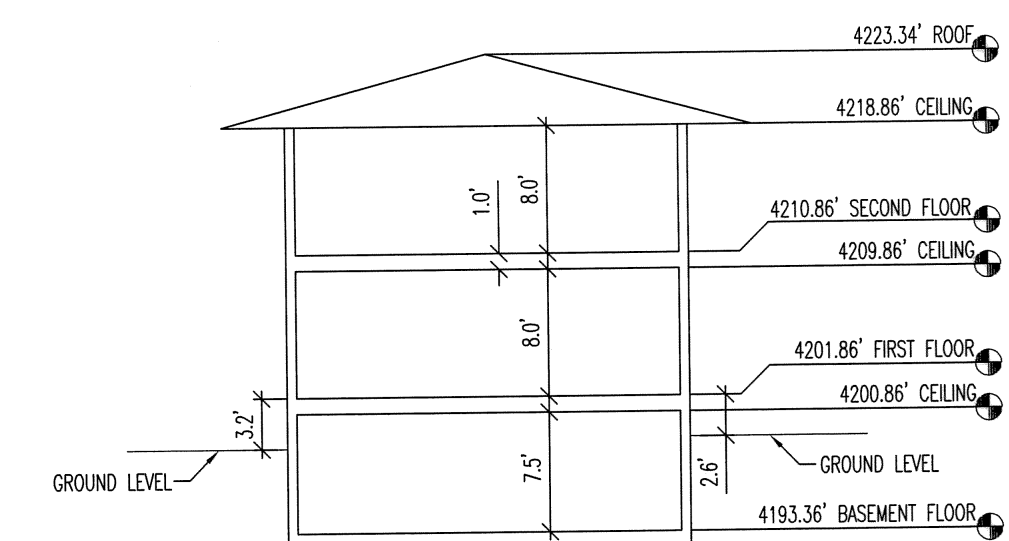
2740 S EOLSON ST
SALT LAKE CITY, UT
84115



BUILDING 3
BASEMENT AND SECOND FLOOR
3,468 SQ. FT.



BUILDING 3
FIRST FLOOR
1,724 SQ. FT.

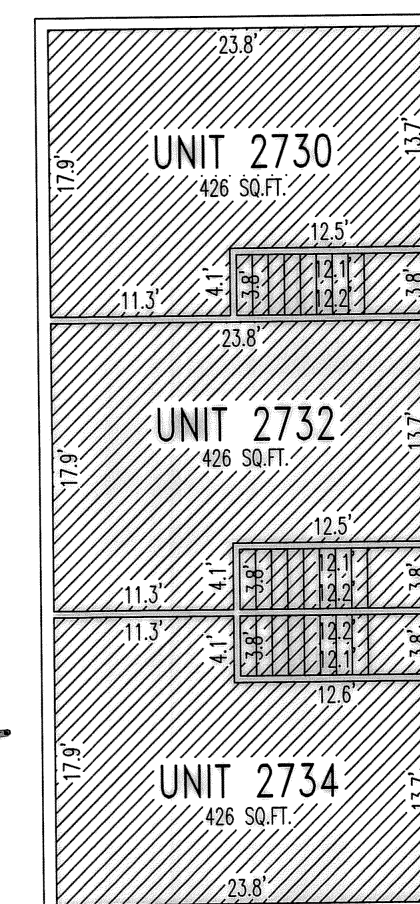


SECTION B

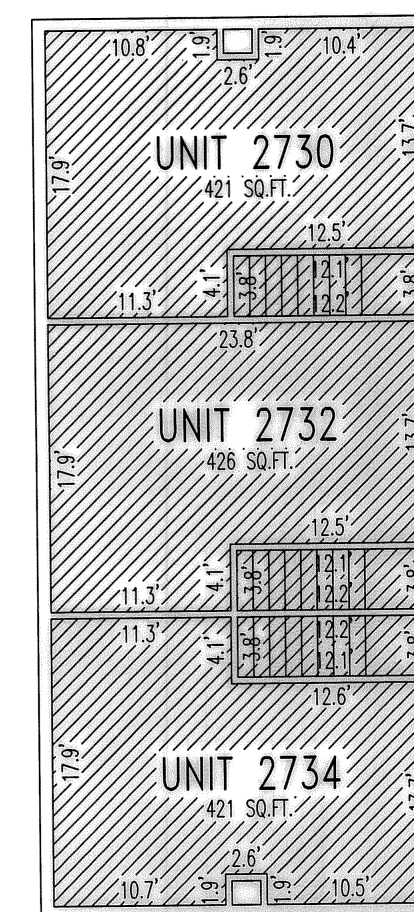
2730 S EOLSON ST.
SALT LAKE CITY, UT
84115

2732 S EOLSON ST.
SALT LAKE CITY, UT
84115

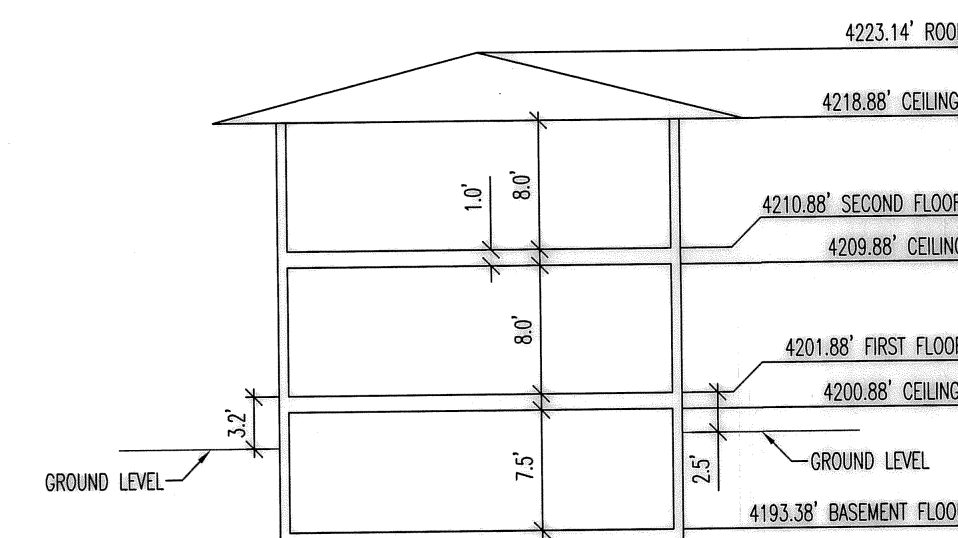
2734 S EOLSON ST.
SALT LAKE CITY, UT
84115



BUILDING 2
BASEMENT AND SECOND FLOOR
2,592 SQ. FT.



BUILDING 2
FIRST FLOOR
1,287 SQ. FT.

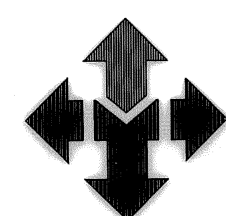


SECTION C

LEGEND

- PRIVATE OWNERSHIP
- COMMON AREA
- LIMITED COMMON AREA

SHEET 2 OF 2



PREPARED BY:

**MCNEIL ENGINEERING-
SURVEYING, L.C.**

6895 SOUTH 900 EAST, MIDVALE, UTAH 84047
TEL. (801) 255-7700 FAX (801) 255-8071

RECORDED # 10436461

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF Michael P. Watson

DATE 5-13-08 TIME 10:05pm BOOK 20082 PAGE 117

FEE \$ 7.20

Michael P. Watson
SALT LAKE COUNTY RECORDER