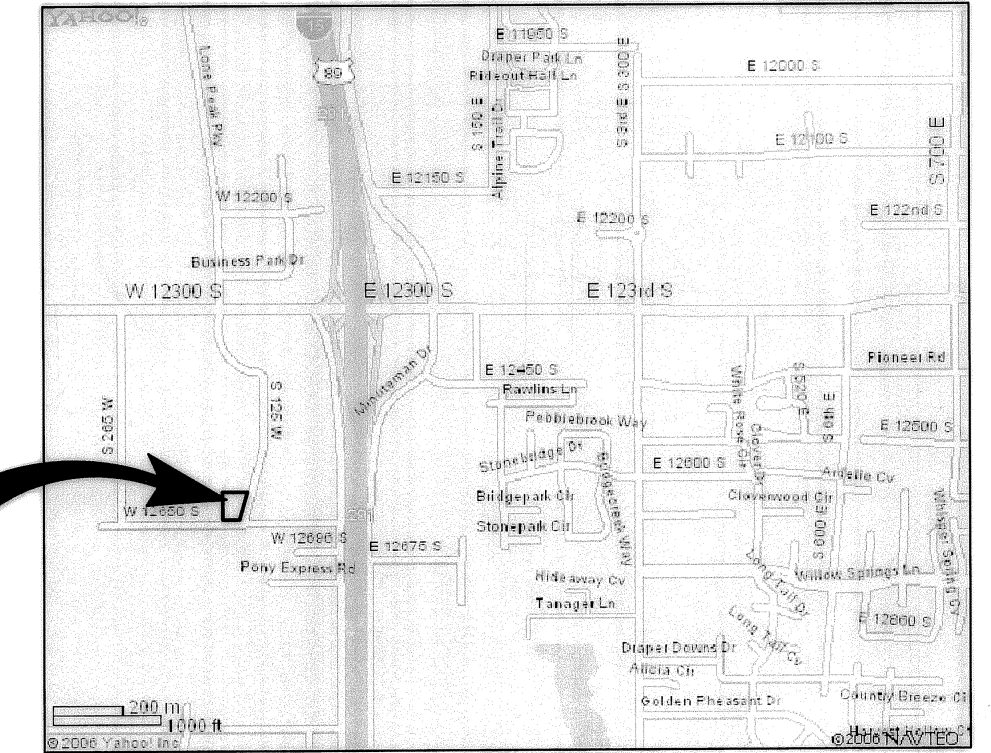
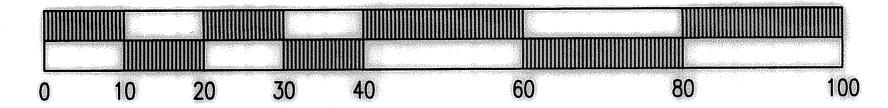
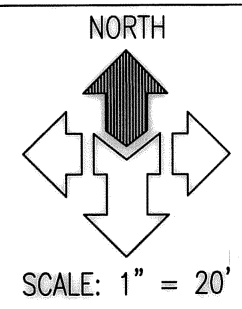


# NIELSEN INDUSTRIAL PLAZA CONDOMINIUMS

**A UTAH CONDOMINIUM PROJECT**  
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 36,  
 TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN  
 DRAPER, UTAH



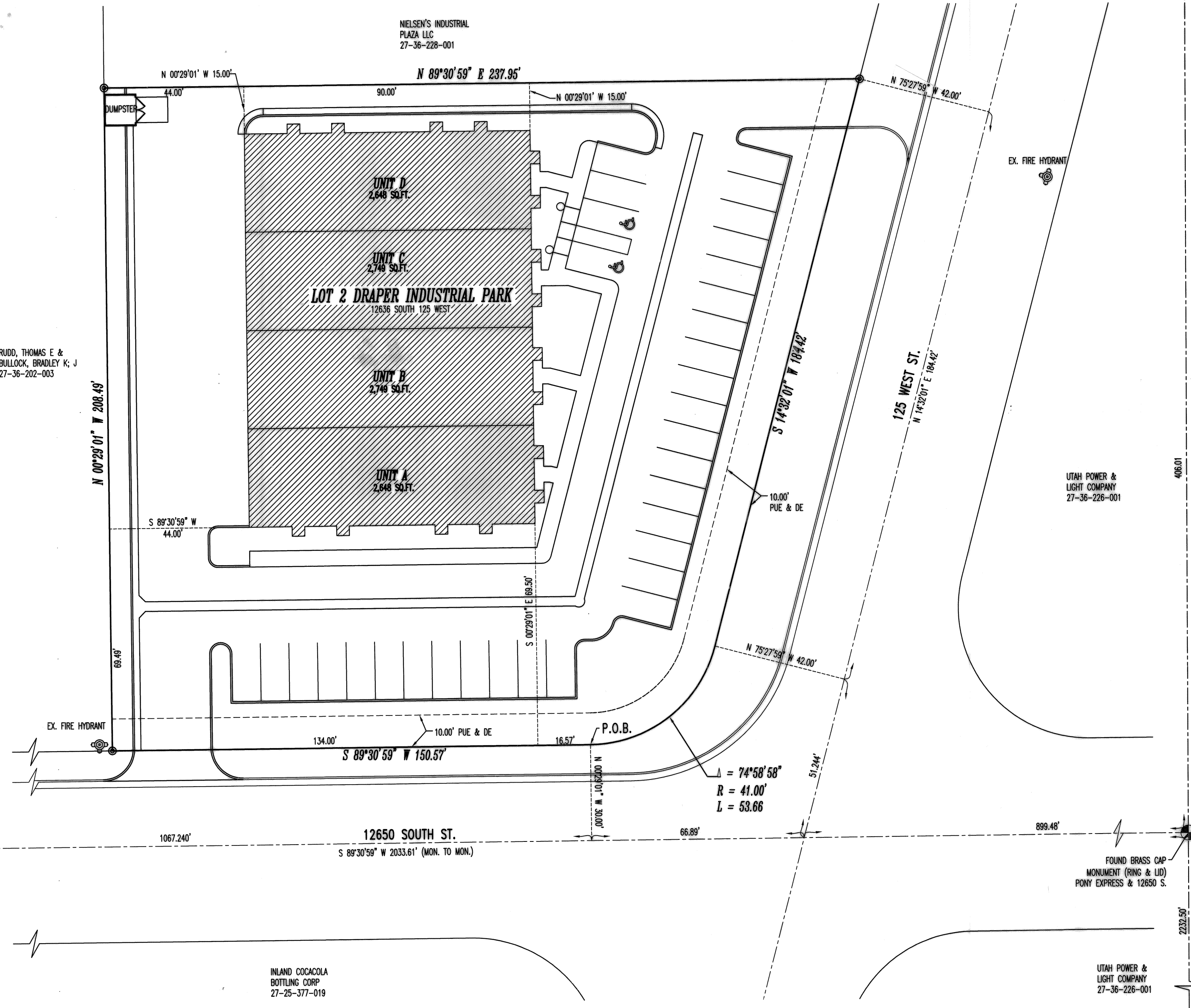
VICINITY MAP  
N.T.S.

SITE

**LEGEND**

- NEW LIGHT POLE
- BOUNDARY CORNER (SET BAR & CAP)
- BRASS CAP MONUMENT (RING & LID)
- EXISTING FIRE HYDRANT
- BOUNDARY LINE
- EASEMENT LINE
- MONUMENT LINE / CENTERLINE
- PRIVATE
- COMMON

RUDD, THOMAS E &  
 BULLOCK, BRADLEY K; J  
 27-36-202-003



**SURVEYOR'S CERTIFICATE**

I, MICHAEL D. HOFFMAN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 316831, AS PRESCRIBED BY UTAH STATE LAW. I FURTHER CERTIFY, THAT BY AUTHORITY OF THE OWNERS, I HAVE CAUSED TO BE UNDER MY SUPERVISION THIS RECORD OF SURVEY MAP FOR THE NIELSEN INDUSTRIAL PLAZA CONDOMINIUMS, A UTAH CONDOMINIUM PROJECT, IN ACCORDANCE WITH THE PROVISION OF SECTION 57-8-13(1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT.

MICHAEL D. HOFFMAN  
 LICENSE NO. 316831



**BOUNDARY DESCRIPTION**

ALL OF LOT 2, DRAPER INDUSTRIAL PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 12650 SOUTH, SAID POINT BEING SOUTH 0°02'23" EAST 406.01 FEET, SOUTH 89°30'59" WEST 966.37 FEET AND NORTH 0°29'01" WEST 30.00 FEET FROM THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE SOUTH 89°30'59" WEST 150.57 FEET; THENCE NORTH 0°29'01" WEST 208.49 FEET; THENCE NORTH 89°30'59" EAST 237.95 FEET; THENCE SOUTH 14°32'01" WEST 189.42 FEET TO A POINT ON A 41.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 74°58'58", AN ARC DISTANCE OF 53.66 FEET TO THE POINT OF BEGINNING.

CONTAINS: 43,592 SQ.FT. OR 1.001 ACRE

**OWNERS DEDICATION AND CONSENT TO RECORD**

KNOW ALL MEN BY THESE PRESENTS, THAT RICHARD NIELSEN 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 NIELSEN INDUSTRIAL PLAZA CONDOMINIUMS, A UTAH CONDOMINIUM PROJECT, SUBMITTING THE PROPERTY TO THE PROVISIONS OF THE UTAH CONDOMINIUM OWNERSHIP ACT, DOES HEREBY DEDICATE FOR THE PERPETUAL USE OF THE DRAPER INDUSTRIAL PLAZA OWNERS 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.

EXECUTED THIS 23<sup>rd</sup> DAY OF September 2009 A.D.  
 THROUGH ITS PRESIDENT.

BY: Richard E. Nielsen  
 Managing Member

**ACKNOWLEDGEMENT  
 STATE OF UTAH**

ON 14<sup>th</sup> October 2009, PERSONALLY  
 APPEARED BEFORE ME WHO BEING BY ME DULY SWORN, DID SAY THAT  
 HE IS THE SAID Richard E. Nielsen Managing Member Nielson Industrial Plaza, L.L.C.  
 AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF  
 OF SAID COMPANY BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF  
 DIRECTORS AND SAID Richard E. Nielsen DULY ACKNOWLEDGE TO ME  
 THAT SAID COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES 4/17/2011  
 NOTARY PUBLIC  
 RESIDING IN SALT LAKE COUNTY



**NIELSEN INDUSTRIAL PLAZA CONDOMINIUMS**  
**A UTAH CONDOMINIUM PROJECT**

LOCATED IN THE NORTHEAST QUARTER OF SECTION 36,  
 TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN  
 DRAPER, UTAH

SHEET 1 OF 3

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

<p><b>QWEST</b></p> <p>APPROVED THIS <u>3</u> DAY OF <u>Aug</u>                  A.D., 20<u>09</u> BY QWEST.</p> <p><u>W. K. ...</u>                  QWEST</p>	<p><b>COMCAST</b></p> <p>APPROVED THIS <u>4<sup>th</sup></u> DAY OF <u>August</u>                  A.D., 20<u>09</u> BY COMCAST.</p> <p><u>W. ...</u>                  COMCAST</p>	<p><b>ROCKY MOUNTAIN POWER</b></p> <p>APPROVED THIS <u>4<sup>th</sup></u> DAY OF <u>Aug</u>                  A.D., 20<u>09</u> BY ROCKY MOUNTAIN POWER.</p> <p><u>L. ...</u>                  ROCKY MOUNTAIN POWER</p>	<p><b>HEALTH DEPARTMENT</b></p> <p>APPROVED THIS <u>3<sup>rd</sup></u> DAY                  OF <u>Aug</u> A.D., 2009</p> <p><u>Jeremy Roberts</u>                  S.L.C.O. BOARD OF HEALTH</p>	<p>WITNESS CORNER                  NORTHEAST CORNER SEC. 36                  T. 3 S., R. 1 W. S.L.B. &amp; M.                  FOUND BRASS CAP MONUMENT</p>
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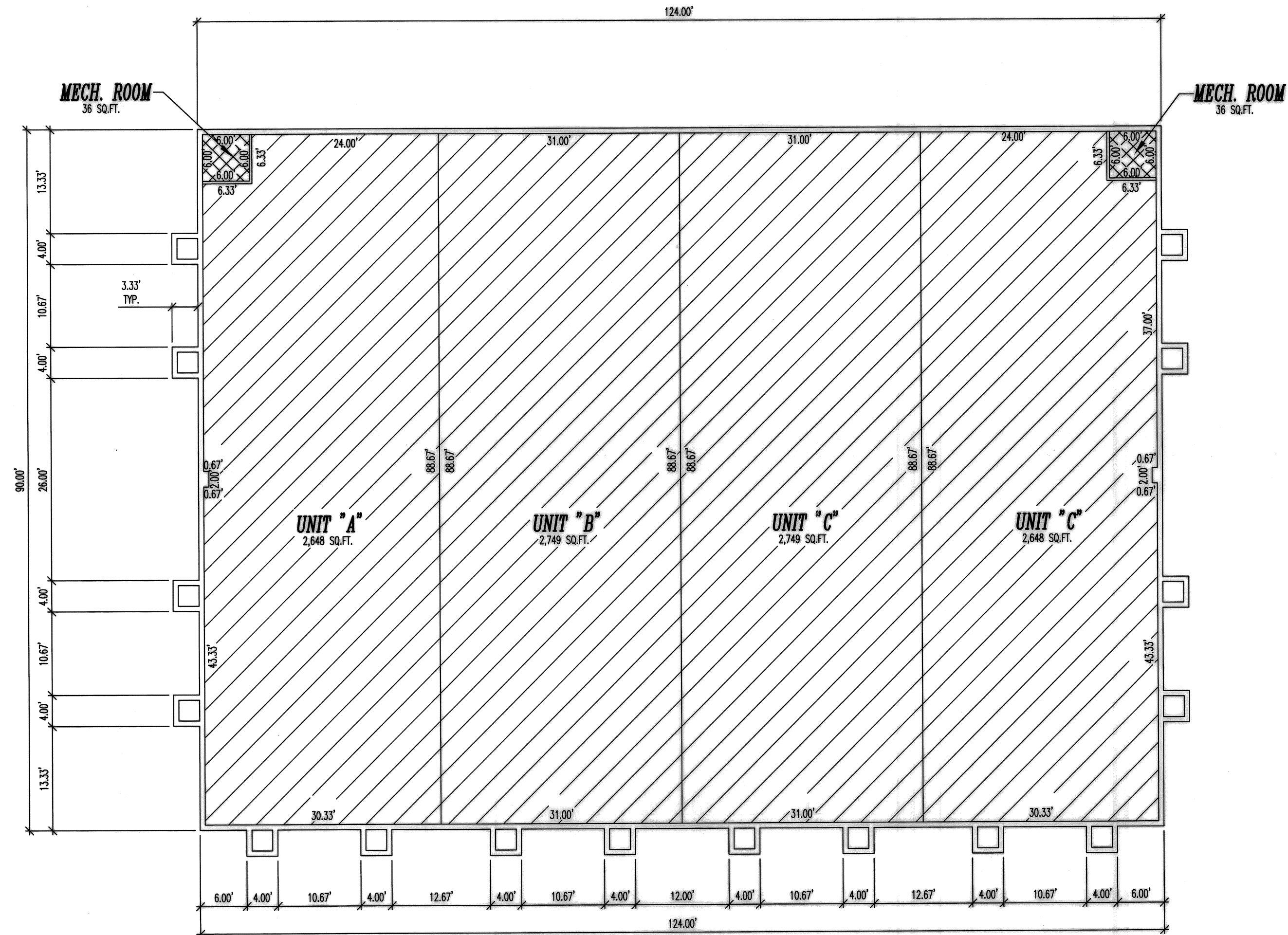
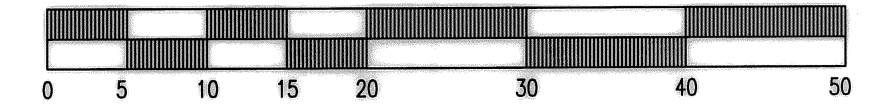
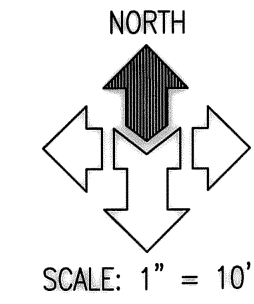
<p><b>SOUTH VALLEY SEWER DISTRICT</b></p> <p>APPROVED THIS <u>3</u> DAY OF <u>August</u>                  A.D., 20<u>09</u> BY THE IMPROVEMENT DISTRICT</p> <p><u>...</u>                  SOUTH VALLEY SEWER DISTRICT</p>	<p><b>QUESTAR GAS</b></p> <p>APPROVED THIS <u>4<sup>th</sup></u> DAY OF <u>August</u>                  A.D., 20<u>09</u> BY QUESTAR GAS.</p> <p><u>...</u>                  QUESTAR GAS</p>	<p><b>PLANNING COMMISSION</b></p> <p>APPROVED THIS <u>30<sup>th</sup></u> DAY OF <u>September</u>                  A.D., 20<u>09</u> BY THE DRAPER CITY PLANNING COMMISSION.</p> <p><u>...</u>                  CHAIRMAN, DRAPER CITY PLANNING COMMISSION</p>	<p><b>CITY ENGINEER'S CERTIFICATE</b></p> <p>APPROVED AS TO COMPLIANCE WITH DRAPER CITY ORDINANCE</p> <p><u>9-16-09</u>                  DATE</p> <p><u>...</u>                  DRAPER CITY ENGINEER</p>	<p><b>DRAPER CITY WATER</b></p> <p>APPROVED THIS <u>16<sup>th</sup></u> DAY                  OF <u>September</u> A.D., 2009</p> <p><u>...</u>                  DRAPER CITY WATER</p>	<p><b>APPROVAL AS TO FORM</b></p> <p>APPROVED AS TO FORM THIS <u>23<sup>rd</sup></u>                  DAY OF <u>September</u> A.D., 20<u>09</u></p> <p><u>...</u>                  DRAPER CITY ATTORNEY</p>	<p><b>DRAPER CITY MAYOR'S APPROVAL</b></p> <p>PRESENTED TO THE DRAPER CITY MAYOR THIS  <u>24<sup>th</sup></u> DAY OF <u>September</u>                  A.D., 20<u>09</u>, AT WHICH TIME THIS SUBDIVISION WAS                  APPROVED AND ACCEPTED.</p> <p><u>...</u>                  DRAPER CITY MAYOR</p>	<p><b>RECORDED # 1081691</b></p> <p>STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF <u>City of Draper</u>                  DATE <u>10-12-09</u> TIME <u>1:19</u> PM BOOK <u>2009</u> PAGE <u>199</u></p> <p><u>...</u>                  SALT LAKE COUNTY RECORDER</p>
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# NIELSEN INDUSTRIAL PLAZA CONDOMINIUMS

## A UTAH CONDOMINIUM PROJECT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 36,  
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN  
DRAPER, UTAH



**FLOOR PLAN**

TOTAL AREA = 11,373 SQ.FT.

**LEGEND**

- PRIVATE
- LIMITED COMMON
- COMMON

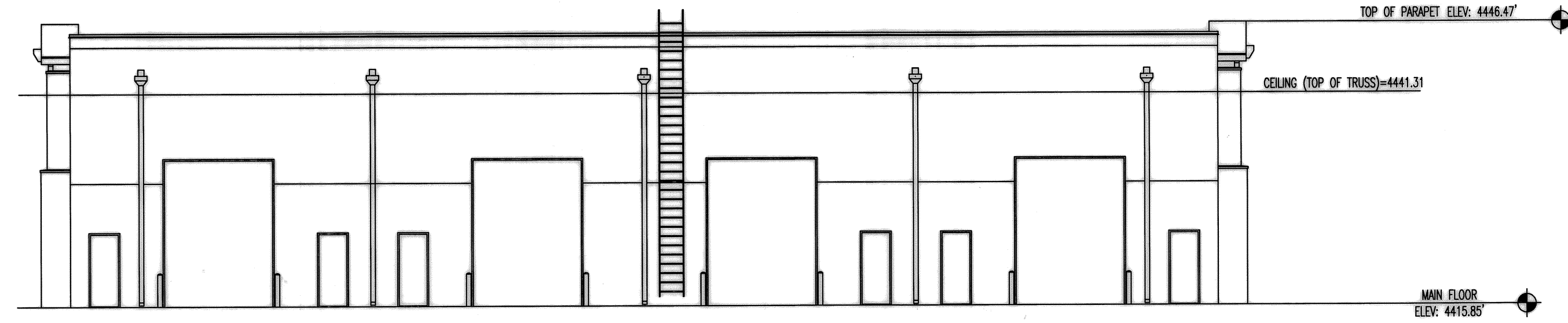
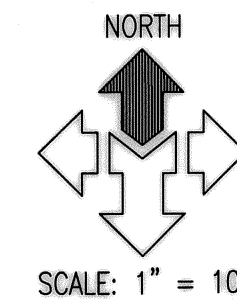
PREPARED BY:  
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6895 SOUTH 900 EAST, MIDVALE, UTAH 84047  
TEL. (801) 255-7700 FAX (801) 255-8071

RECORDED # 10816901  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF City of Draper  
DATE 10-14-09 TIME 1:19pm BOOK 2009 PAGE 149  
PAGE  
FEE \$ 94.00  
SALT LAKE COUNTY RECORDER

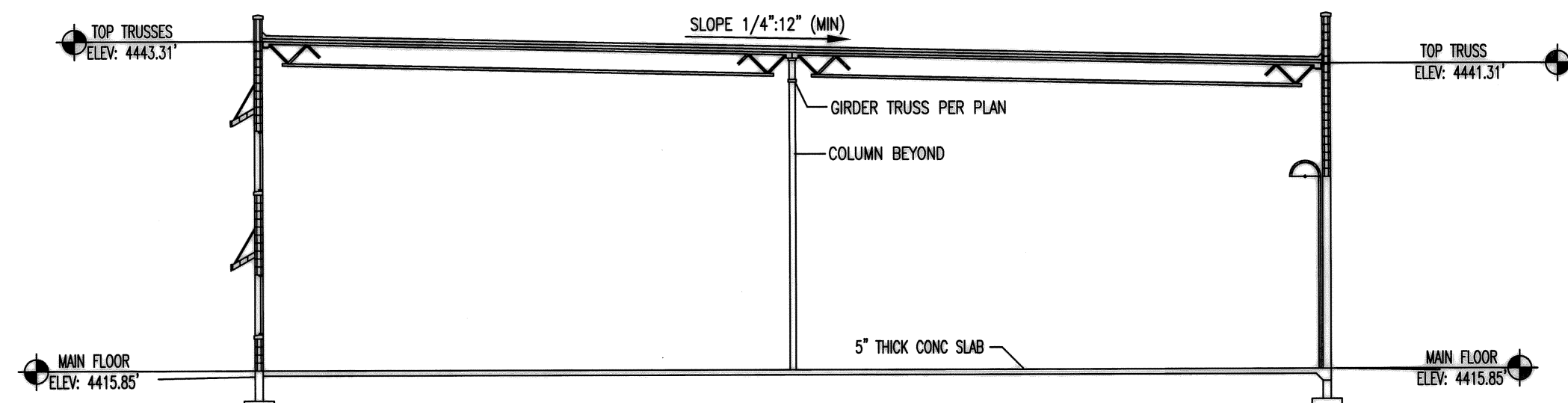
# NIELSEN INDUSTRIAL PLAZA CONDOMINIUMS

## A UTAH CONDOMINIUM PROJECT

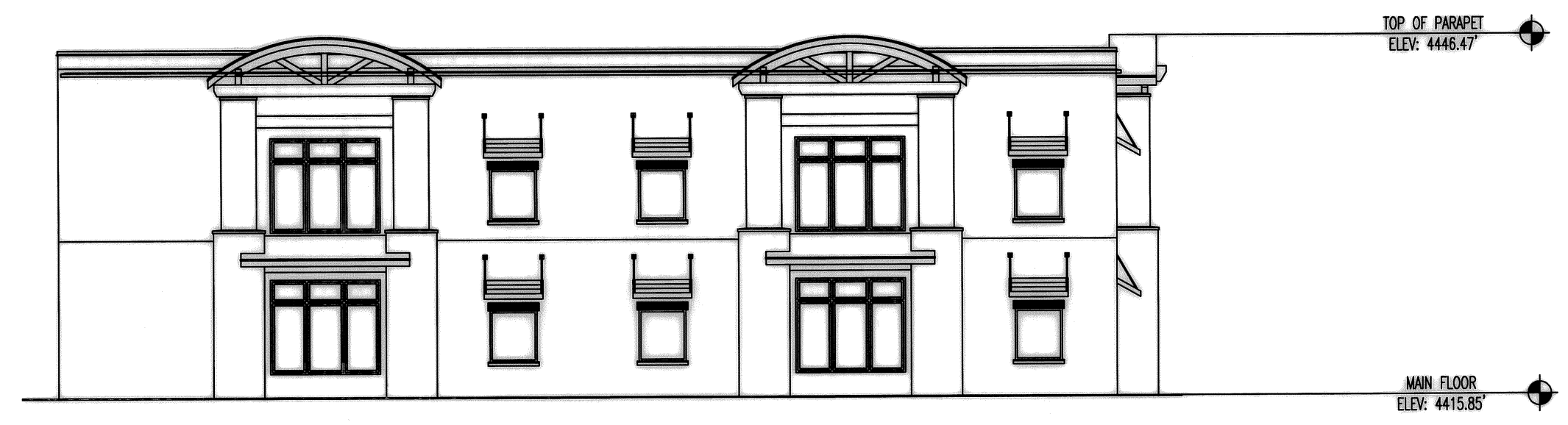
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DRAPER, UTAH



WEST ELEVATION



SECTION A-A



SOUTH ELEVATION (NORTH REVERSED)



EAST ELEVATION