

FAIRPARK COMMERCIAL CONDOMINIUMS

A UTAH CONDOMINIUM PROJECT

1055, 1065 AND 1075 WEST NORTH TEMPLE STREET SALT LAKE CITY, UT 84117

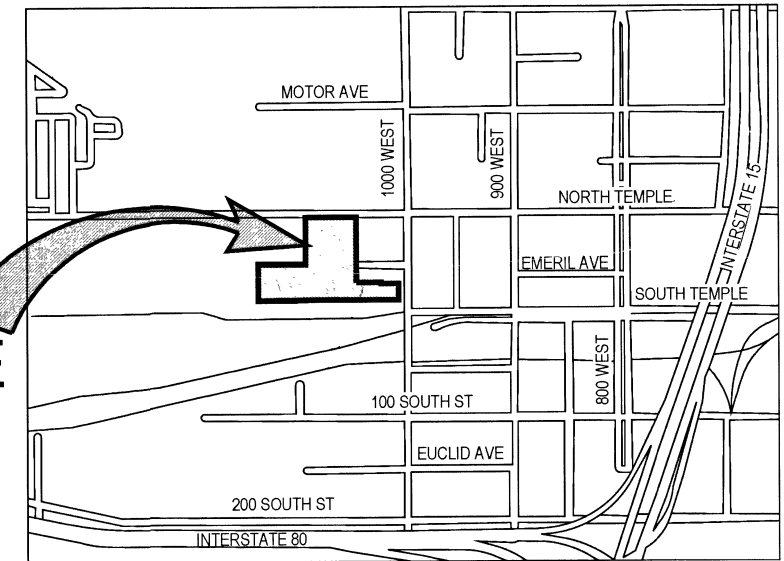
SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
NORTH TEMPLE STREET (100 NORTH)

AMENDING LOTS 1-4 AND 15-19
OF BLOCK 1 OF THE BOTHWELL &
MC CONAUGHY SUBDIVISION

200 NORTH STREET

FOUND BRASS CAP MONUMENT WITH RING & LID

SITE



VICINITY MAP

SCALE: N.T.S.

SURVEYOR'S CERTIFICATE

I, DAVID B. DRAPER, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6861599, 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 PLAN AND DESCRIBED BELOW, AND THAT THE DESCRIPTION CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH THERE HAS BEEN CONSTRUCTED FAIRPARK COMMERCIAL CONDOMINIUMS, A UTAH COMMERCIAL CONDOMINIUM PROJECT. I FURTHER CERTIFY THAT THIS RECORD OF SURVEY MAP IS ACCURATE AND HAS BEEN PREPARED IN COMPLIANCE WITH THE PROVISIONS OF THE UTAH CONDOMINIUM 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 AS SHOWN ON THIS MAP.

BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 56, PLAT "C", SALT LAKE CITY SURVEY, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, BOTHWELL AND MC CONAUGHY'S SUBDIVISION AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK D OF PLATS AT PAGE 94, AND RUNNING THENCE NORTH 0°00'55" WEST ALONG THE EAST LINE OF SAID BLOCK 56 A DISTANCE OF 132.07 FEET TO THE NORTHEAST CORNER OF LOT 4 OF SAID BLOCK 1; THENCE SOUTH 89°58'39" WEST ALONG THE NORTH LINE OF SAID LOT 4 A DISTANCE OF 136.57 FEET TO THE NORTHWEST CORNER OF SAID LOT 4; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 5 OF SAID BLOCK 1; THENCE NORTH 0°00'55" WEST ALONG THE WESTERLY LINE OF SAID LOT 5 A DISTANCE OF 8.26 FEET TO A POINT ON THE NORTH LINE EXTENSION OF LOTS 15 THROUGH 19 OF SAID BLOCK 1; THENCE SOUTH 89°58'39" WEST ALONG SAID NORTH LINE AND LINE EXTENDED 193.59 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF SAID BLOCK 56; SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 15; THENCE NORTH 0°00'55" WEST ALONG SAID EAST LINE 511.23 FEET TO A POINT ON THE SOUTH LINE OF THAT CERTAIN PARCEL CONVEYED TO THE UTAH TRANSIT AUTHORITY PER WARRANTY DEED RECORDED AUGUST 25, 2010 AS ENTRY NO. 11017906 IN BOOK 9852 AT PAGE 3136 OF THE OFFICIAL RECORDS IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE WESTERLY ALONG SAID SOUTH LINE THE FOLLOWING (2) COURSES: (1) SOUTH 89°58'39" WEST 372.88 FEET, (2) SOUTH 87°06'10" WEST 23.34 FEET TO A POINT ON THE CENTER LINE OF 1100 WEST STREET (VACATED); SAID POINT BEING 1.97 FEET EASTERLY OF THE CALCULATED MONUMENT LINE OF SAID 1100 WEST STREET; THENCE SOUTH 0°00'55" EAST 1.97 FEET EASTERLY AND PARALLEL WITH SAID MONUMENT LINE 365.31 FEET TO A POINT ON THE SOUTH LINE EXTENSION OF LEARNED AVENUE (VACATED); THENCE SOUTH 89°58'39" WEST 373.49 FEET, THENCE SOUTH 0°00'55" EAST 290.16 FEET TO A POINT ON THE SOUTH LINE OF BLOCK 55 OF SAID PLAT "C", THENCE NORTH 89°58'39" EAST ALONG SAID SOUTH LINE AND LINE EXTENDED 371.52 FEET TO A POINT ON THE CALCULATED MONUMENT LINE OF SAID 1100 WEST STREET; THENCE NORTH 0°00'55" WEST ALONG SAID MONUMENT LINE 5.00 FEET TO A POINT ON THE SOUTH LINE EXTENSION OF SAID BLOCK 56; THENCE NORTH 89°58'39" EAST ALONG SAID SOUTH LINE 728.32 FEET TO THE POINT OF BEGINNING.

CONTAINS 411,711 SQ. FT. OR 9.452 ACRES

COUNTY TAX ID: 08-35-376-011

David B. Draper
7-3-13

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREINAFTER KNOWN AS THE:

FAIRPARK COMMERCIAL CONDOMINIUMS

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAN AS INTENDED FOR PUBLIC USE IN WITNESS WHEREBY I HAVE HEREIN SET MY HAND AND SEAL OF OFFICE THIS 3rd DAY OF July, A.D. 2013.

Notary Public
GARY SANDBERG
SANDBERG INVESTMENTS LLC
Manager

NOTICE TO PURCHASERS:

EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON BOTHWELL AND MC CONAUGHY SUBDIVISION PLAT RECORDED JUNE 02, 1903 AS ENTRY NO. 170131 IN BOOK D OF PLATS AT PAGE 94.

CONDITION AND MAINTENANCE EASEMENT FOR DRAIN PIPE AND INCIDENTAL PURPOSES, AS DISCLOSED IN THAT CERTAIN WARRANTY DEED RECORDED JUNE 14, 1971 AS ENTRY NO. 239310 IN BOOK 2968 AT PAGE 974 OF OFFICIAL RECORDS.

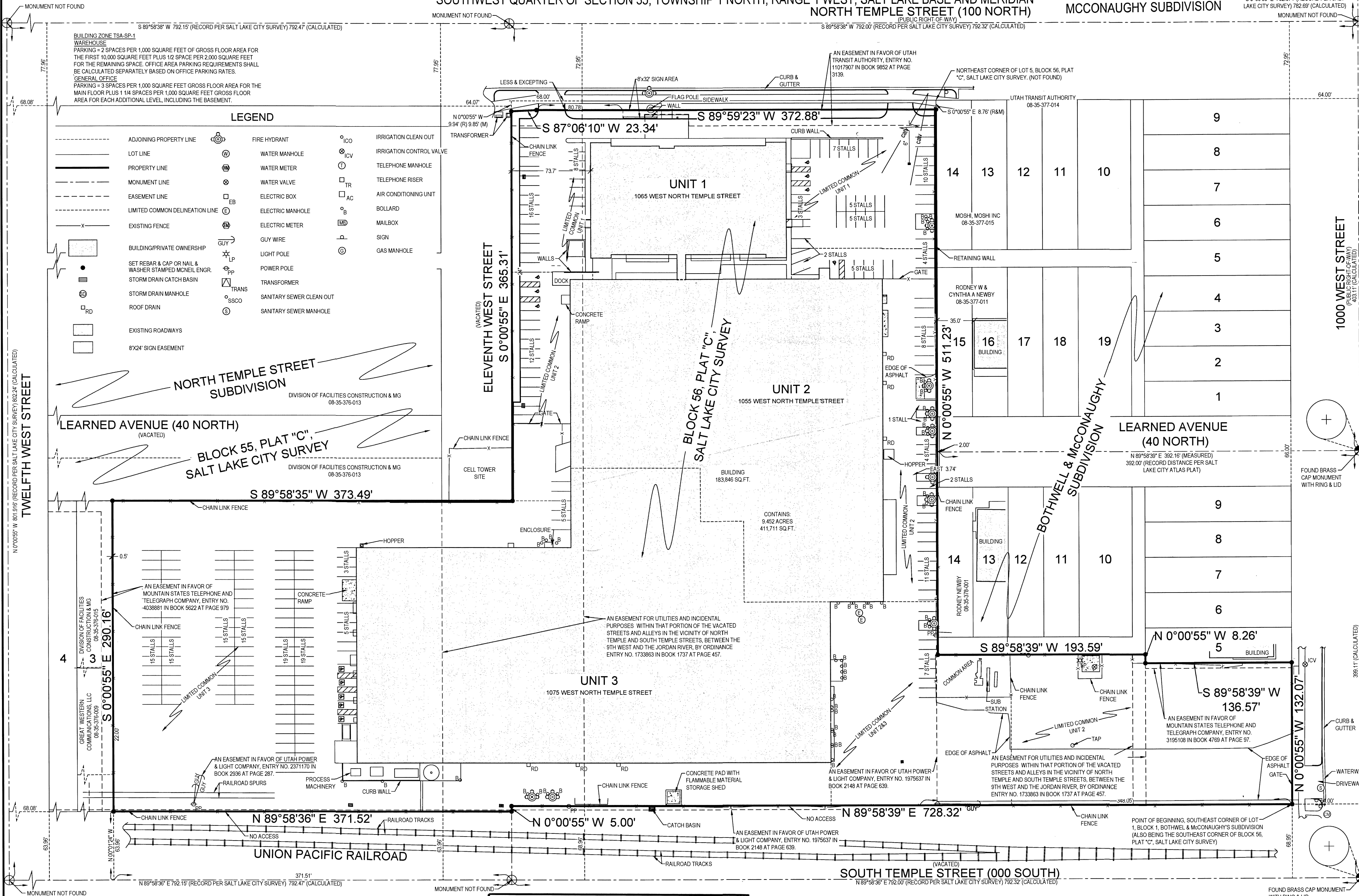
CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SALT LAKE } S.S.
ON THE 3rd DAY OF July, A.D. 2013, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, W. GARY SANDBERG, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT SANDBERG INVESTMENTS LLC, A UTAH CORPORATION, AND THAT HE, SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED AND THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: 10/11/2016
GARY SANDBERG
Notary Public
RESIDING IN SALT LAKE COUNTY

FAIRPARK COMMERCIAL CONDOMINIUMS, A UTAH CONDOMINIUM PROJECT

LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 35, TOWNSHIP 1 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN



BENCHMARK:
S.L.C. BM - 1158 NORTH TEMPLE AND JORDAN RIVER (1215 WEST) 1" COPPER DISK ON THE NORTHWEST CORNER OF THE PEDESTRIAN BRIDGE FOUNDATION, 110± SOUTH FROM THE SOUTHWEST CORNER OF THE NORTH TEMPLE BRIDGE (ELEV. = 4224.82 (NGVD 29))

PARKING:
UNIT 1 - 58 REGULAR 3 ADA
UNIT 2 - 55 REGULAR 3 ADA
UNIT 3 - 109 REGULAR 5 ADA

NOTE: MEETS MINIMUM ALLOWABLE ERROR OF 1:15000 FOR CLASS A SURVEYS

SCALE: 1" = 50'

SLC BUILDING DEPARTMENT
APPROVED THIS 15th DAY OF August, A.D. 2013
CITY BUILDING OFFICIAL

CITY DEPARTMENT OF PUBLIC UTILITIES
APPROVED THIS 8th DAY OF July, A.D. 2013
G. H. Draper
DISTRICT MANAGER
CHIEF ENGINEER

SHEET 1 OF 4

PREPARED BY: **McNEIL ENGINEERING**
Designing for the Future Since 1983™
8610 So. Sandy Parkway, Suite 200 Sandy, Utah 84070
TEL: (801) 255-7700 FAX: (801) 255-0071
E-MAIL: info@mcneileng.com WEB SITE AT www.mcneil-group.com

CITY PLANNING DIRECTOR
APPROVED THIS 3rd DAY OF July, A.D. 2013
BY THE SALT LAKE CITY PLANNING DIRECTOR
William L. Lombar

CITY ATTORNEY
APPROVED THIS 29th DAY OF July, A.D. 2013
Miguel D. Pina
SALT LAKE CITY ATTORNEY

CITY APPROVAL
PRESENTED TO SALT LAKE CITY MAYOR THIS 4th DAY OF September, A.D. 2013
Tina A. Kruger
SALT LAKE CITY MAYOR
SALT LAKE CITY RECORDER Deputy

BOARD OF HEALTH
APPROVED THIS 9th DAY OF July, A.D. 2013
Jeremy Roberts
BOARD OF HEALTH

CITY ENGINEERING DIVISION
I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH THE INFORMATION ON FILE AND IT IS HEREBY APPROVED.
John H. 7/10/13 Mike A. 7/10/2013
CITY ENGINEER DATE CITY SURVEYOR DATE

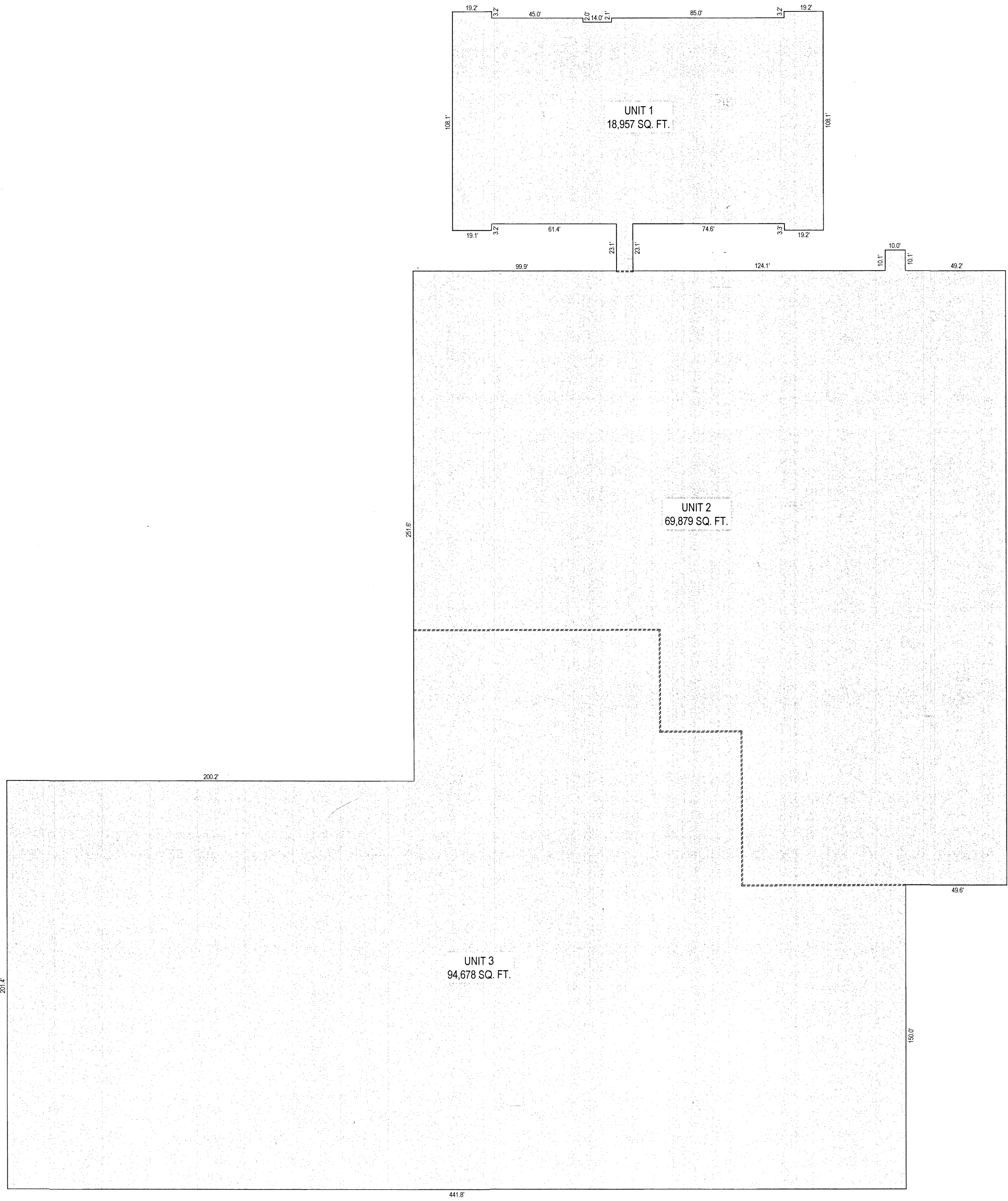
SALT LAKE COUNTY RECORDER
RECORD NO. 11719933
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF GARY SANDBERG
DATE: 9/6/2013 TIME: 4:46pm BOOK: 2013P PAGE: 179
\$124.00
FEE \$
SALT LAKE COUNTY RECORDER

08-35-32 08-35-376-011 \$124.00

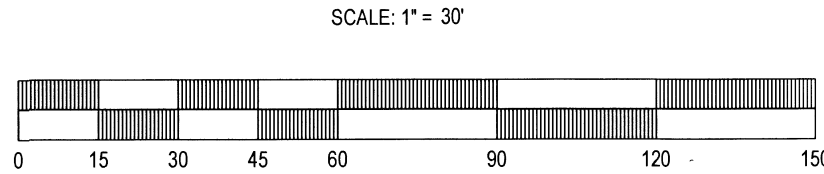
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AMENDING LOTS 1-4 AND 15-19
OF BLOCK 1 OF THE BOTHWELL &
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PRIVATE OWNERSHIP
COMMON AREA



SHEET
2
OF
4

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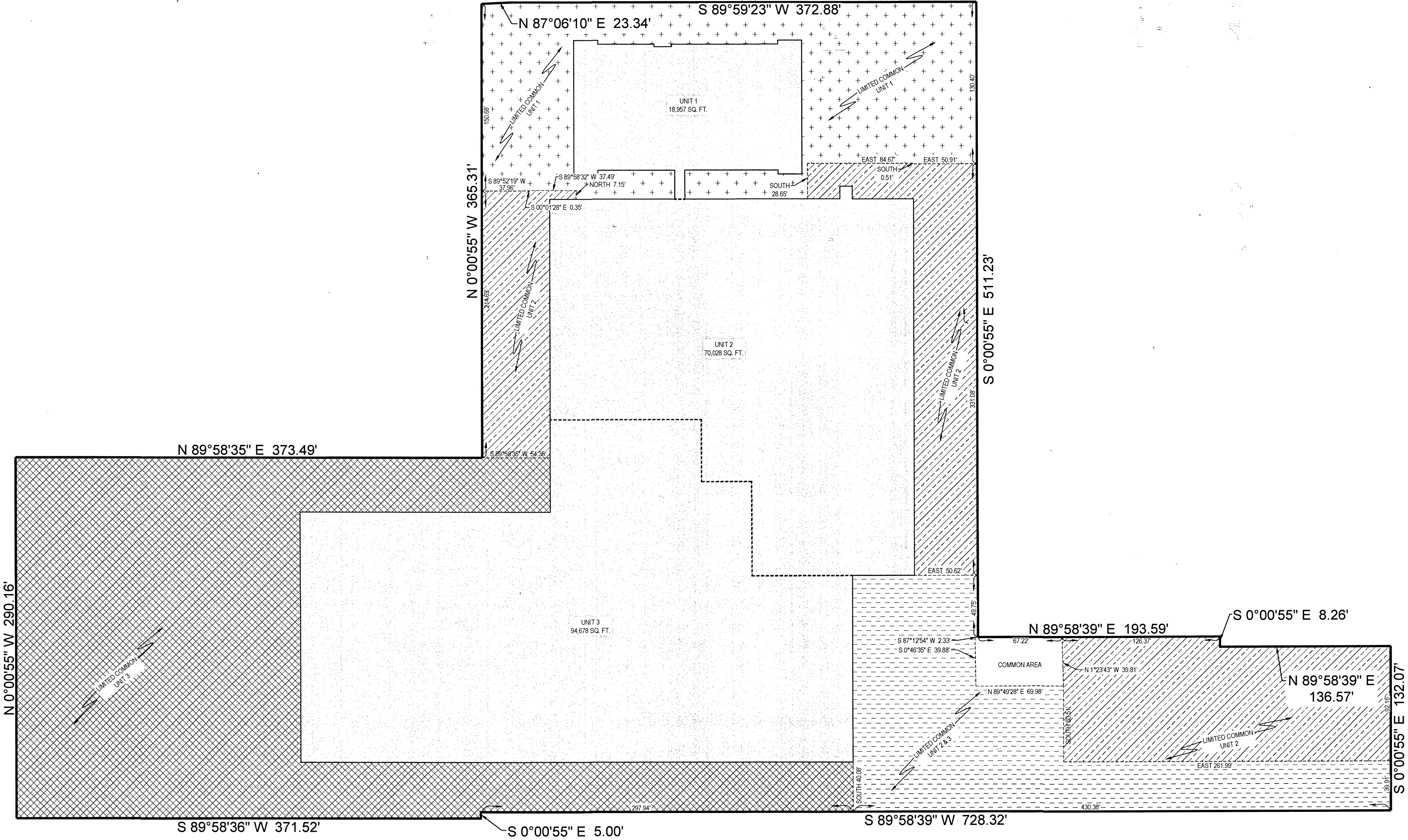
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RECORD NO. 11719933	STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF GARY SANDBERG
DATE: 9/6/2013	TIME: 4:46PM
BOOK: 2013P	PAGE: 179
FEE \$ 1724.00	K. R. KELLEY, DEPUTY SALT LAKE COUNTY RECORDER

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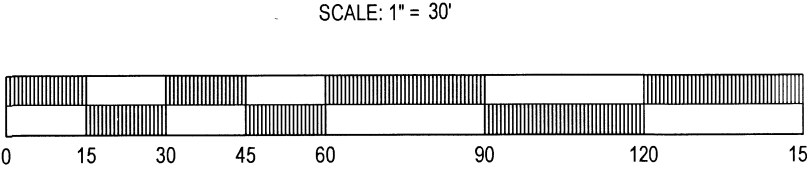
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OWNERSHIP DIAGRAM

- PRIVATE OWNERSHIP
- LIMITED COMMON AREA UNIT 1
- LIMITED COMMON AREA UNIT 2
- LIMITED COMMON AREA UNIT 3
- LIMITED COMMON AREA UNIT 2&3
- COMMON AREA



SHEET
3
OF
4

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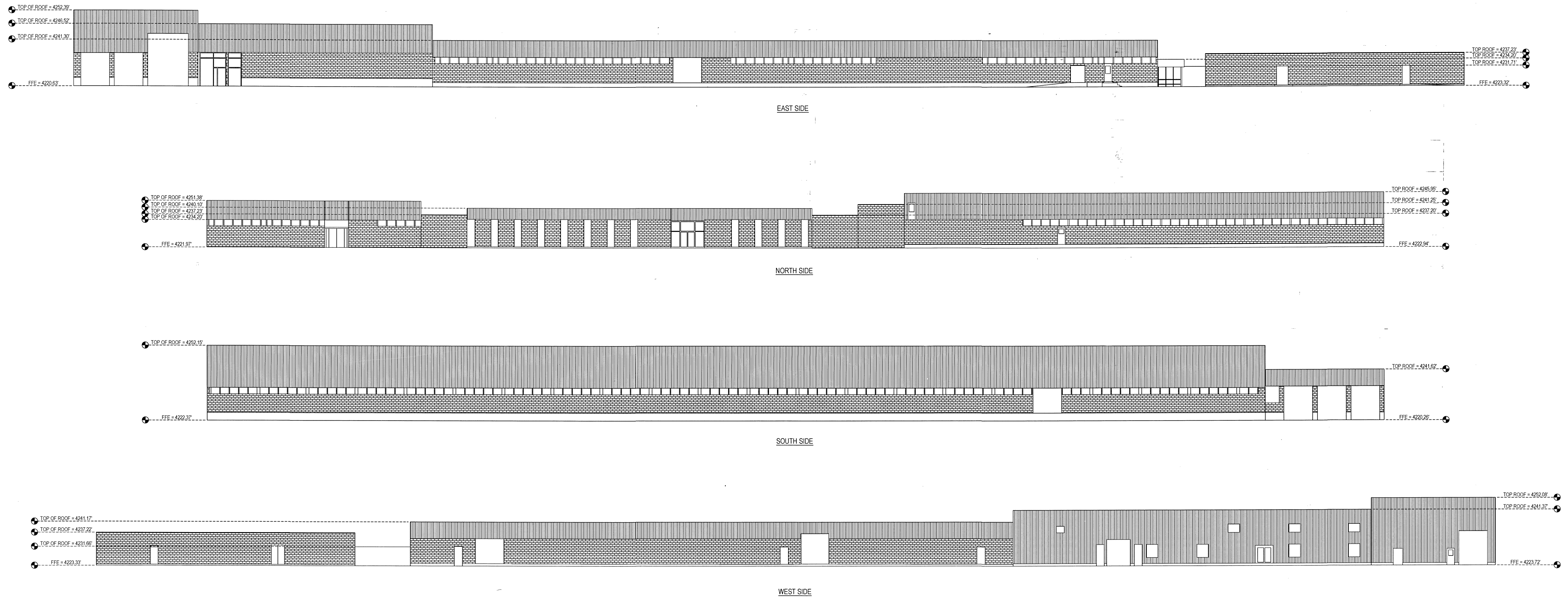
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DATE 9/6/2013	TIME 4:46 PM
BOOK 2013P	PAGE 179
FEE \$124.00	KR R/L DEPUTY SALT LAKE COUNTY RECORDER

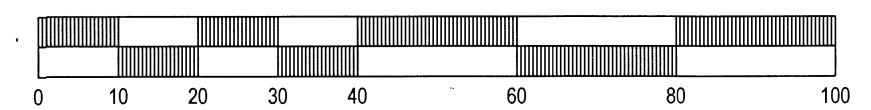
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SCALE: 1" = 20'



SHEET
4
OF
4

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FEE \$ **\$124.00**
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