

NORTH
1" = 40'

Found West quarter corner
Section 28,
Township 5 South
Range 2 East
S.L.B. & M.

916.84 [916.57]

South 00°22'25" East along the Section line (Basis of Bearing)

Southwest corner
Section 28,
Township 5 South
Range 2 East
S.L.B. & M.

Point of Beginning
818.15 [817.90]

Fakler Tire Co.

Greenfield Properties

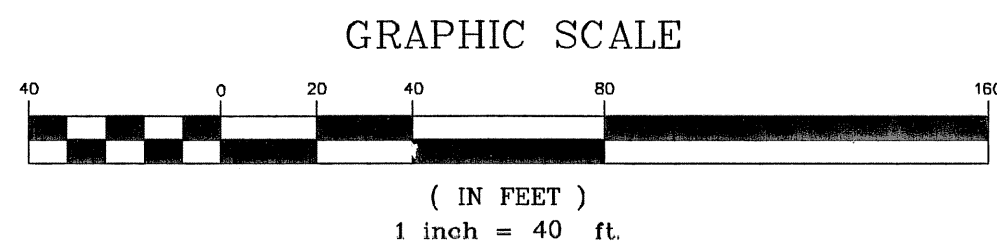
Cityside Address Block

Unit #1	465 East 1000 South
Unit #2	467 East 1000 South
Unit #3	457 East 1000 South
Unit #4	459 East 1000 South
Unit #5	449 East 1000 South
Unit #6	447 East 1000 South
Unit #7	445 East 1000 South
Unit #8	437 East 1000 South
Unit #9	439 East 1000 South
Unit #10 A	451 East 1000 South (suite 101)
Unit #10 B	451 East 1000 South (suite 201)
Unit #11 A	461 East 1000 South (suite 101)
Unit #11 B	461 East 1000 South (suite 201)
Unit #12 A	481 East 1000 South (suite 101)
Unit #12 B	481 East 1000 South (suite 201)
Unit #13 A	471 East 1000 South (suite 101)
Unit #13 B	471 East 1000 South (suite 201)
Unit #14 A	475 East 1000 South (suite 101)
Unit #14 B	475 East 1000 South (suite 201)
Unit #15 A	487 East 1000 South (suite 101)
Unit #15 B	487 East 1000 South (suite 201)
Unit #16	495 East 1000 South

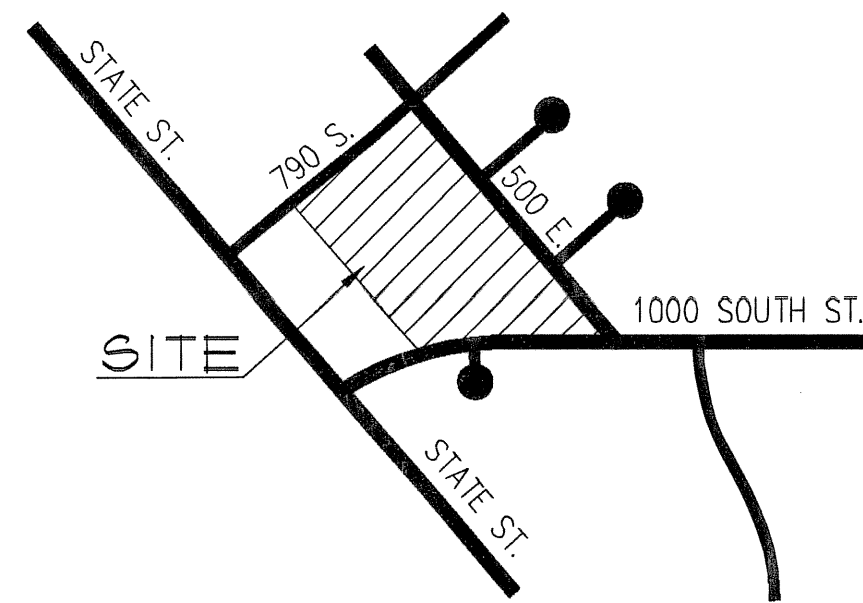
State Plane Coordinates		
No.	Northing	Easting
A	736,671.6913	1,934,814.5908
B	735,755.1559	1,935,638.4857
C	735,909.1662	1,935,980.0266
D	735,707.7800	1,936,166.5376
E	735,572.1080	1,936,296.2894
F	735,478.9709	1,936,301.7149
G	735,478.4182	1,936,237.3445
H	735,475.2752	1,936,166.2531
I	735,455.1151	1,935,914.0654
Building Coordinates		
J	735,518.4521	1,935,919.9023
K	735,523.4957	1,935,933.6673
L	735,523.8811	1,935,892.2102
M	735,566.9638	1,935,939.4891
N	735,627.9572	1,935,852.3438
O	735,698.6406	1,935,787.4230
P	735,735.2773	1,935,696.8144
R	735,779.1325	1,935,743.4033
S	735,752.3136	1,935,882.5342
T	735,802.9221	1,935,835.6637
U	735,768.9441	1,935,917.4691
V	735,815.8147	1,935,968.0776
W	735,770.9035	1,936,035.4585
X	735,719.7130	1,936,083.1742
Y	735,681.6854	1,935,944.5560
Z	735,630.1230	1,935,998.0948
AA	735,624.1385	1,935,998.7310
BB	735,672.8156	1,936,047.0397
CC	735,623.0595	1,936,087.3597
DD	735,670.2500	1,936,137.6728
EE	735,643.7718	1,936,130.6718
FF	735,588.0529	1,936,179.5875

Grid Factor = 0.99972
based on NAD 27 Coordinates

Curve Data Table						
Curve	Radius	Length	Tangent	Chord	Bearing	Delta
C1	1000.00'	71.20'	35.61'	71.18'	S 87°28'07" W	40°44'5"



Private Area
Limited Common Area
Common Area and Public Utility Easement



VICINITY MAP

Surveyor's Certificate

I, Roger D. Dudley, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 147089 as prescribed under the laws of the State of Utah. I further certify that at the request of the owner of the below-described land, I performed a Survey of said land, that the boundary description below correctly describes the land surface upon which will be constructed Plat "A", Amended, Cityside Office Park Condominiums, A Utah Condominium Project, that the record of survey map for said Condominium Project, consisting of seven (7) page(s), is accurate and complies with the provisions of Section 57-8-1(1) of the Utah Condominium Ownership Act; and that the reference markers shown on said map are located as shown and are sufficient to readily retrace or reestablish this survey.

Date 11/14/08

(Registered Land Surveyor (see seal below))

Boundary Description

Commencing at a point located South 00°22'25" East along the Section line 916.84 feet and East 818.15 feet from the West quarter corner of Section 28, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence North 65°43'41" East 374.76 feet; thence along the Westerly boundary line of Plot "A" Hollandale Estates Subdivision as follows: South 42°48'14" East 274.56 feet, South 43°43'20" East 187.78 feet, South 03°20'02" East 93.32 feet to the Northerly boundary line of 1000 South Street; thence along the Northerly boundary line of 1000 North Street as follows: South 89°30'29" West 64.39 feet; thence thence along the arc of a 1000.00 foot radius curve to the left 71.20 feet (chord bears South 87°28'07" West 71.18 feet), South 85°25'46" West 253.06 feet; thence North 42°34'00" West 407.51 feet to the point of beginning.

Area: 3.94 acres

Basis of Bearing is South 00°22'25" East along the Section line from the West quarter corner to the Southwest corner of said Section 28.

Owner's Certificate and Dedication

The undersigned owner ("owner," without regard to number or gender) of the above-described land hereby certifies that: owner has caused a survey to be made of said land and this Record of Survey Map ("Map") and a Declaration of Condominium ("Declaration") to be prepared for Plat "A", Amended, Cityside Office Park Condominiums, A Utah Condominium Project (the "Project"); owner hereby consents to the concurrent Recordation of the map and declaration and thereby submits the described land to the provisions of the Utah Condominium Ownership Act; owner hereby dedicates any public streets reflected on the map for use by the general public and declares all other driveways or private streets reflected on the map to be private and intended for use only by owners of Condominium Units within the project, their guests and invitees, as reflected in the provisions of the declaration.

Utility Dedication

The undersigned owner hereby offers and conveys to all Public Utility Agencies, their successors and assigns, a permanent easement and Right of Way in and to those areas reflected on the map as "Common Areas" (including private streets and private driveways); for the construction and maintenance of approved public utilities and appurtenances, together with the right of access thereto.

Reservation of Common Areas

The undersigned owner, in recording this Record of Survey Map, has designated certain areas of land as Private Driveways, Streets and other common areas intended for use by owners of the Condominium Units within the project, their guests and invitees, and are hereby reserved for their common use and enjoyment as more fully set forth and provided in the provisions of the Declaration of Condominium applicable to the project.

Dated 11/14/08

Cityside Properties, LC

By: William G. West, Member

Acknowledgment

STATE OF UTAH) S.S.
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 14 day of November, 2008, by who represented that he is the owner of the above-described property and has the authority to execute this instrument.

My Commission Expires 3/1/2012

Notary Public

City Utilities Approval

All Utilities including Culinary Water, Pressure Irrigation, Sanitary Sewer and Storm Drain lines.

By: [Signature] 11/18/08
Director (Public Works) Date

Public Utilities Approval

By: [Signature] 11/18/08 [Signature] 11/18/08 [Signature] 11/18/08
Questar Gas Date Rocky Mtn. Power Date Owerl Date

Planning Commission Approval

Approved this 13 day of November, 2008, by Pleasant Grove City Planning Commission.

By: [Signature] [Signature] [Signature]
Director - Secretary Chairman, Planning Commission Resolution No.

Occupancy Restriction Notice

The City of Pleasant Grove has an Ordinance which restricts the occupancy of buildings within this subdivision. According to it is unlawful to occupy any building located within this subdivision without first having obtained a certificate of occupancy issued by the City.

Conditions of Approval

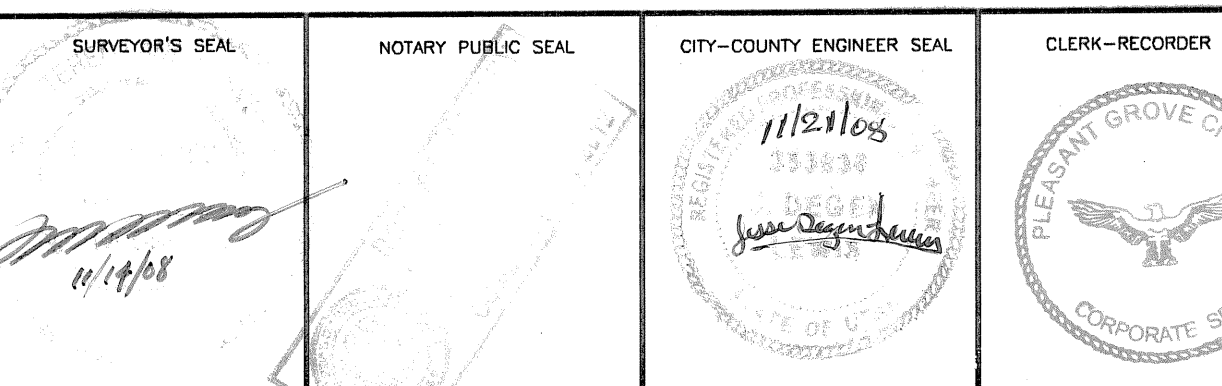
Sheet 1 of 8 Sheet (s)

Plat "A"

Cityside Office Park Condominiums

Including a Vacation of Plat "A" Cityside Development Condominiums

Pleasant Grove, Utah County, Utah
Scale: 1" = 40 Feet



QUESTAR GAS COMPANY
I, the undersigned, approve this plat solely for the purpose of confirming that the plat contains public utility easements. QUESTAR may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the Owners Declaration and the Notes and does not constitute a guarantee of particular terms of natural gas service. For other information please contact QUESTAR's Right-of-Way department at 1-800-366-6532

Approved this 21 day of Nov 2008
By: [Signature]
Title: President

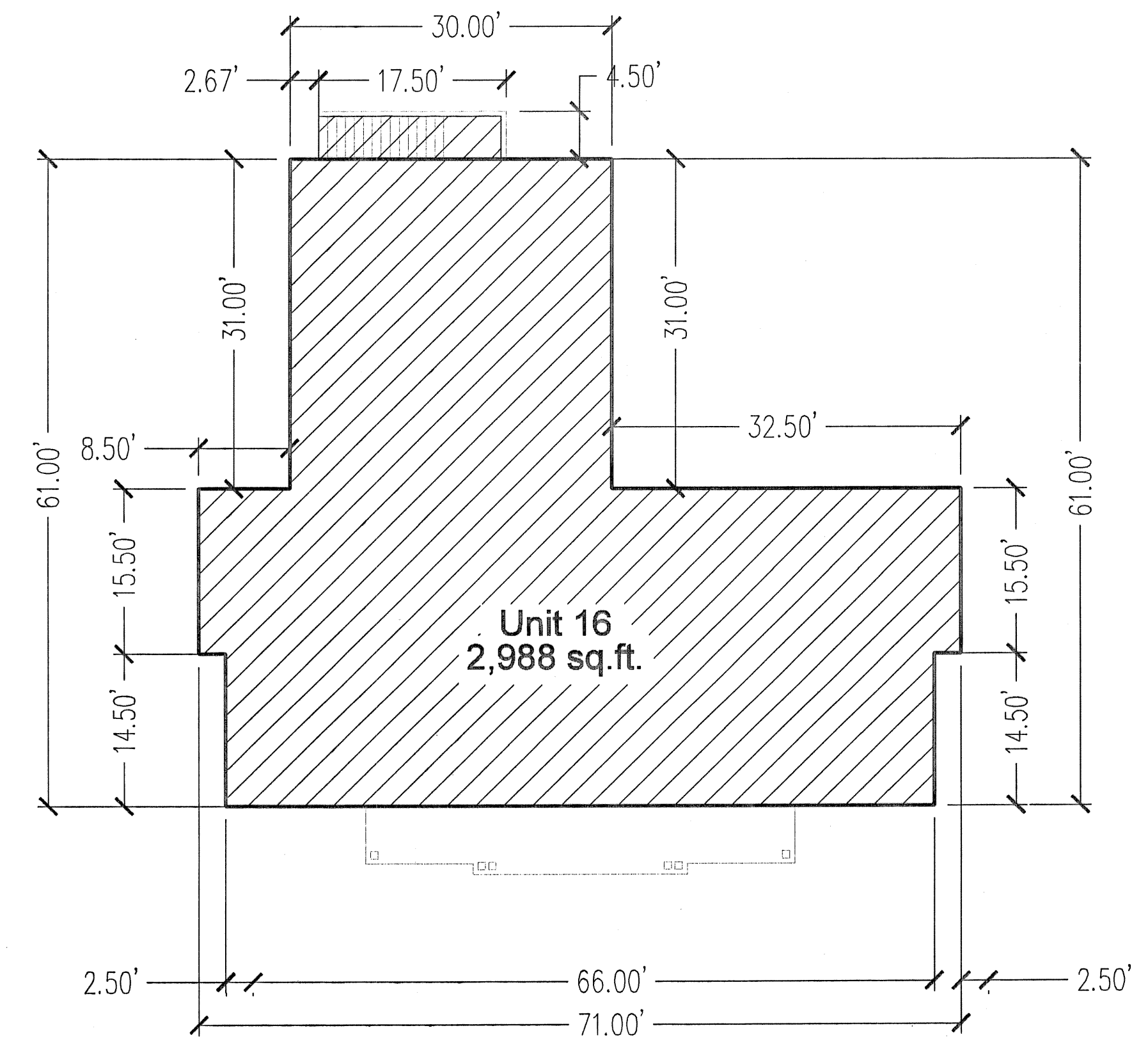
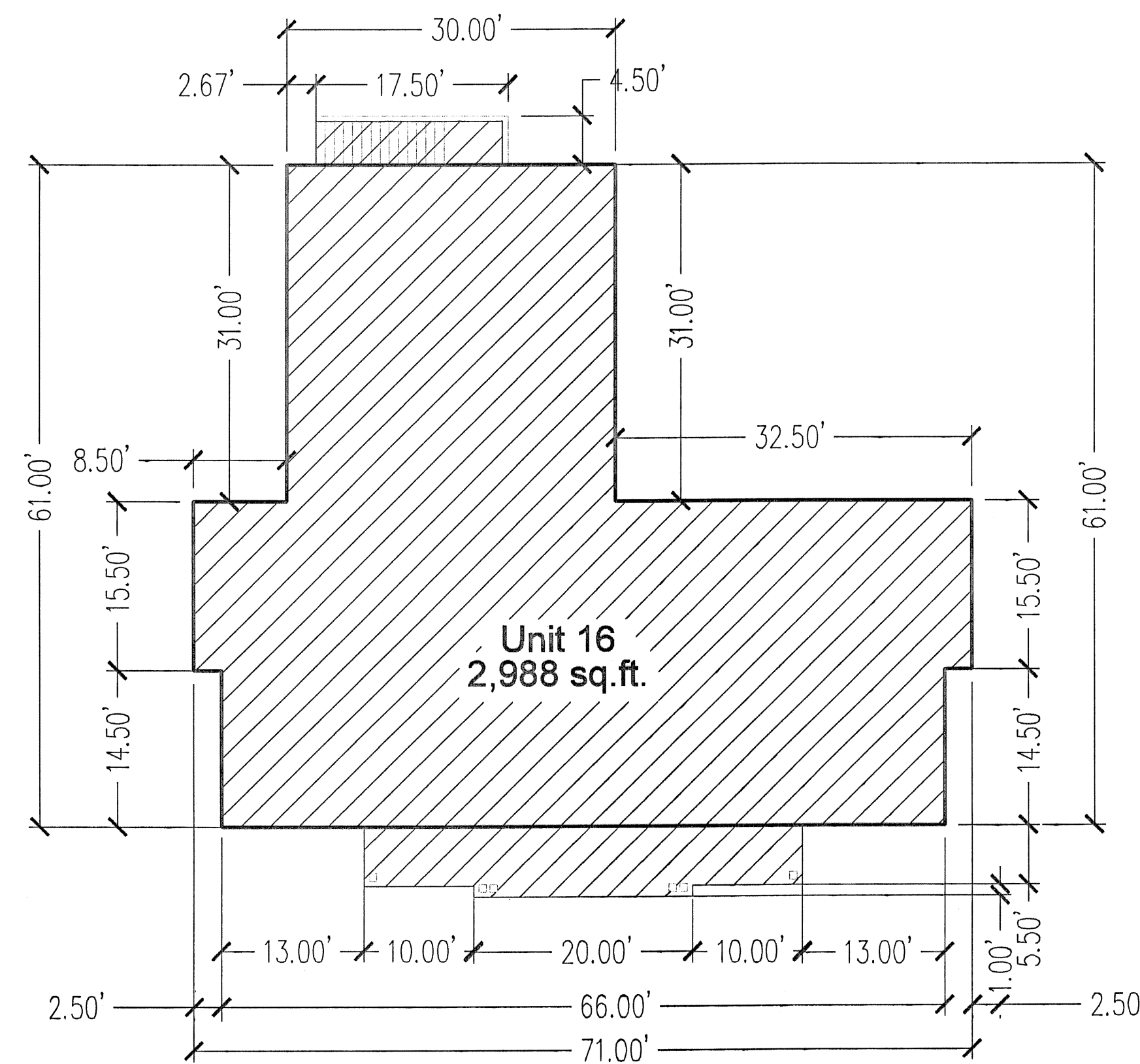
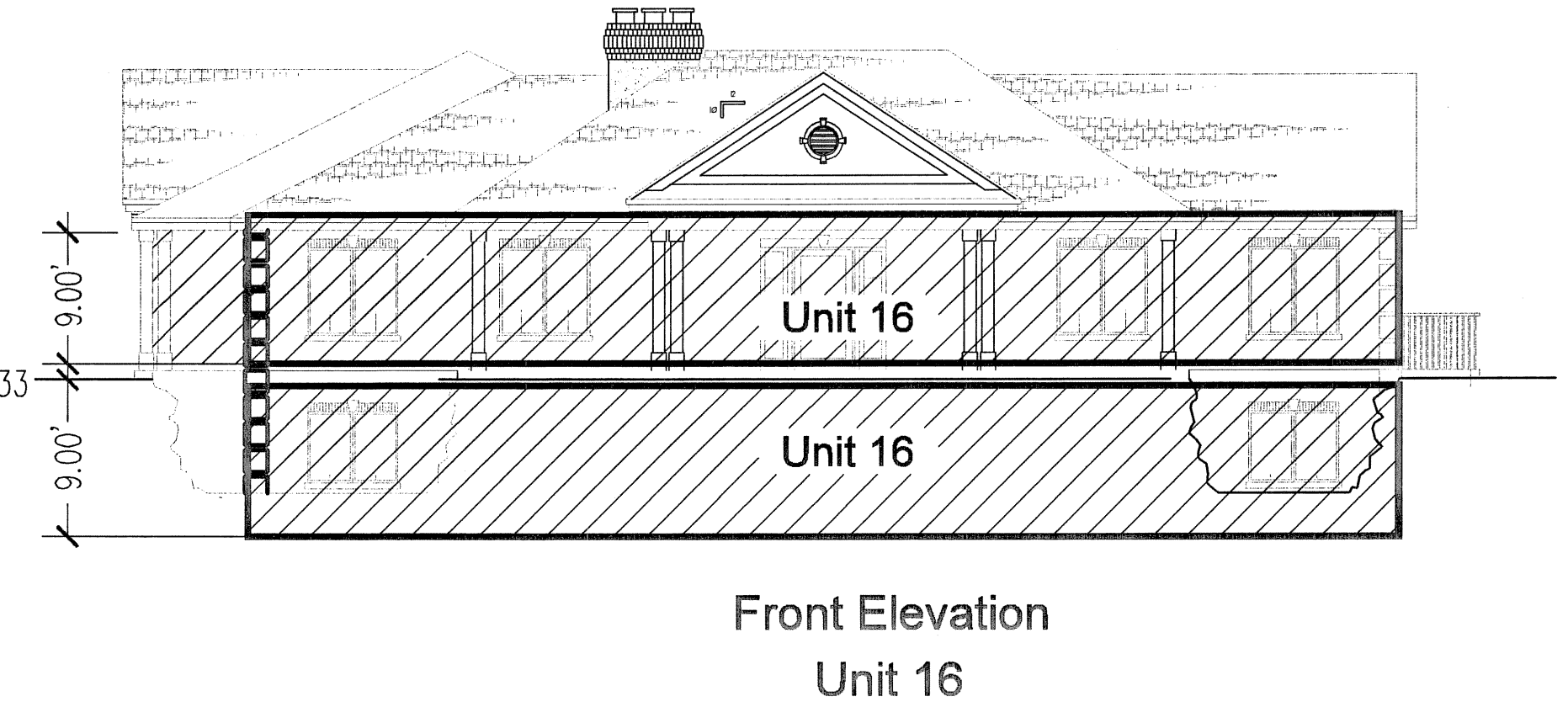
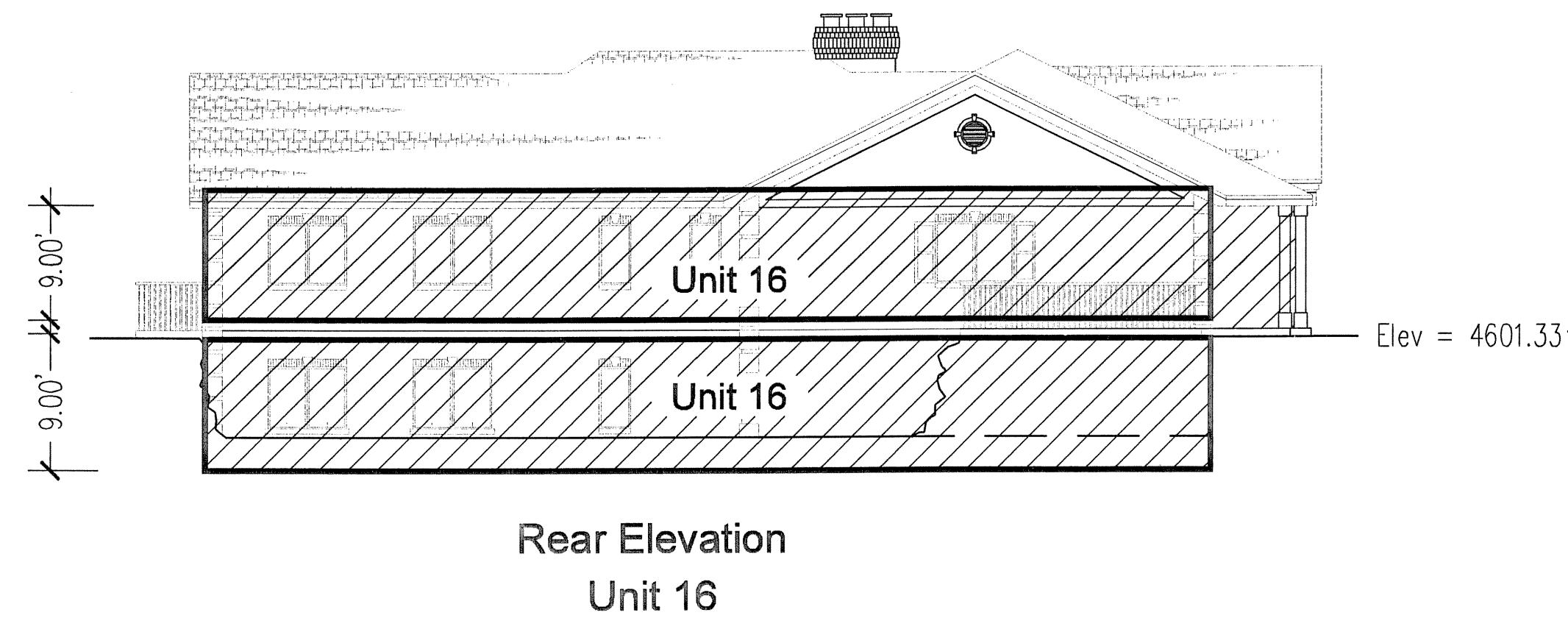
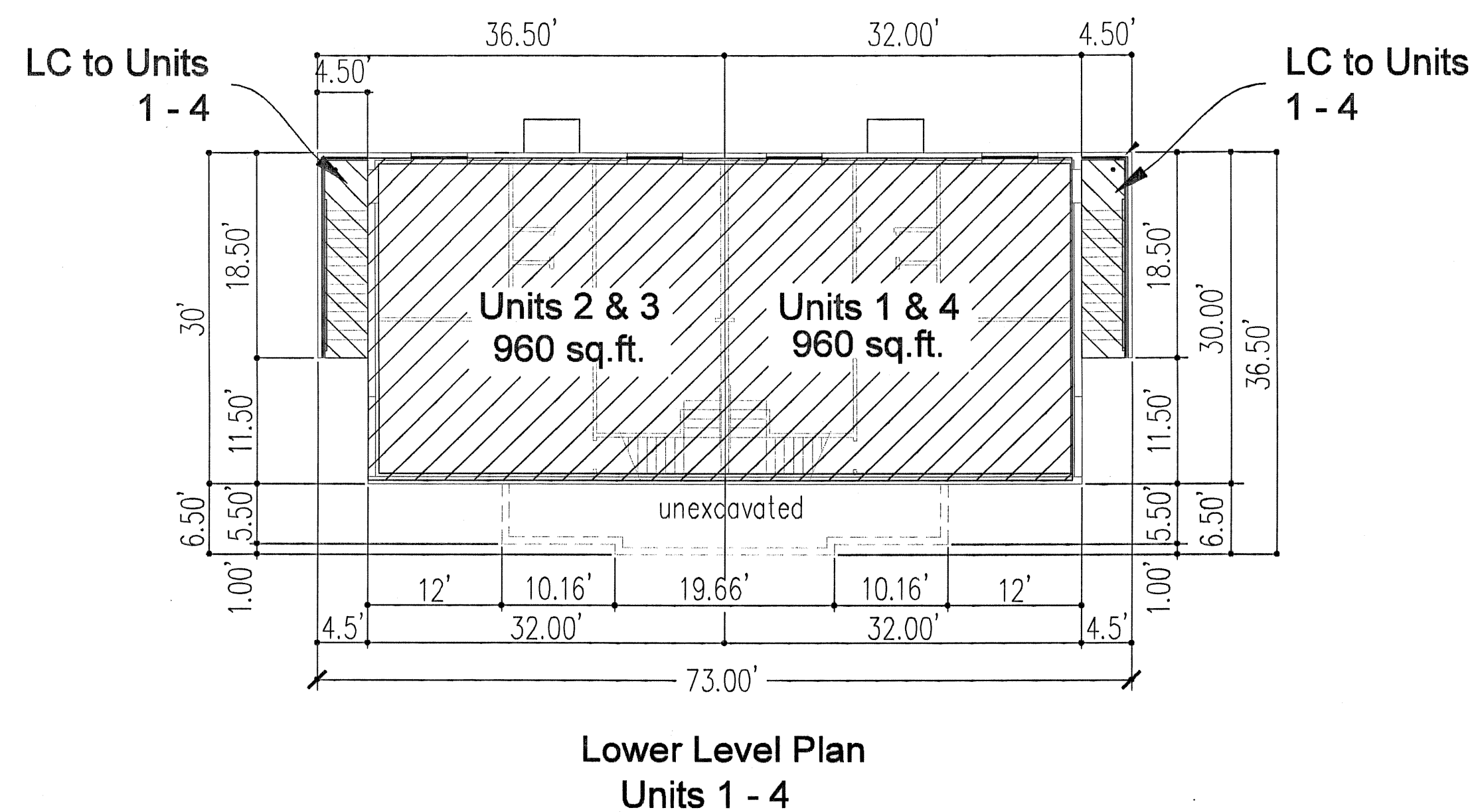
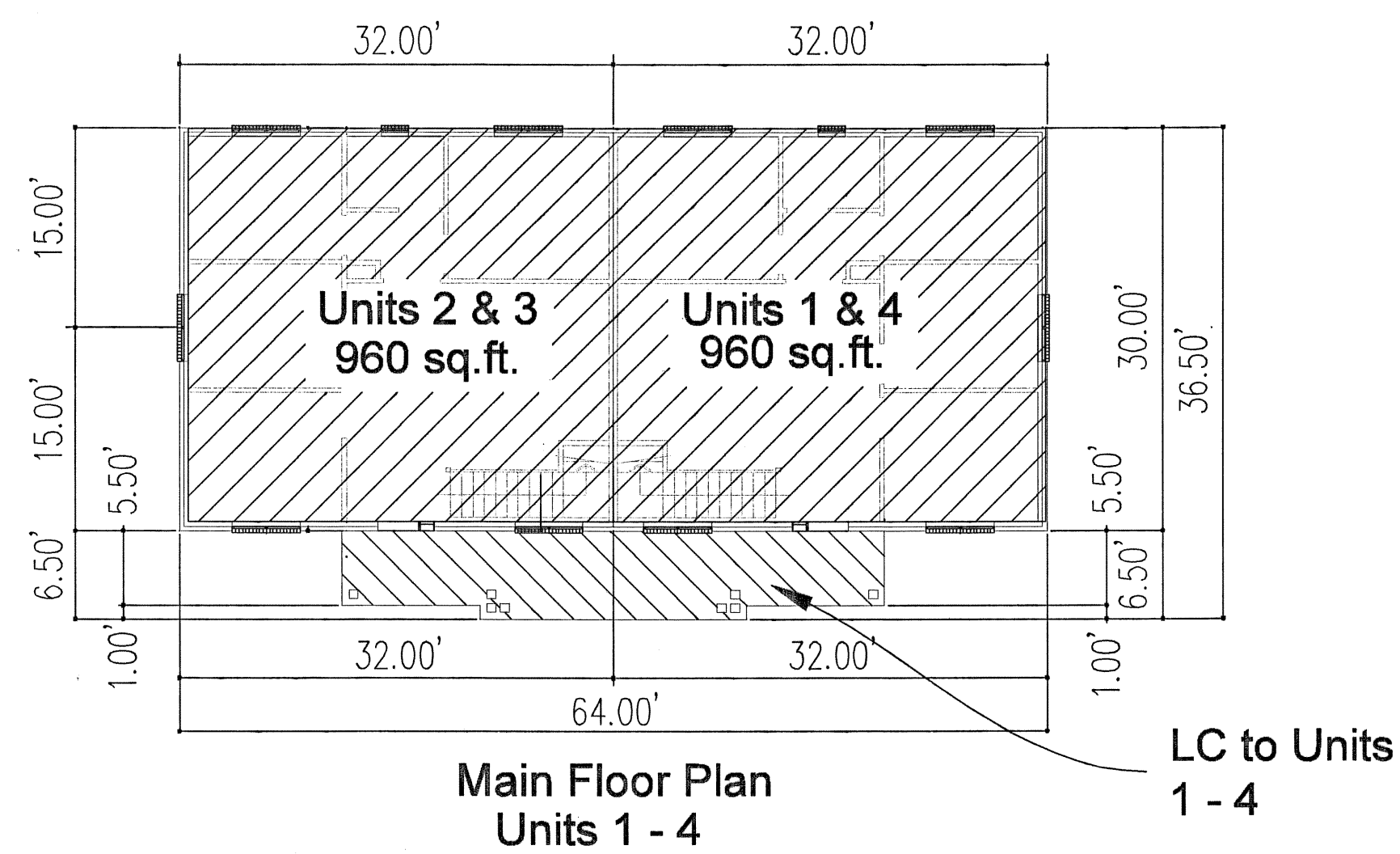
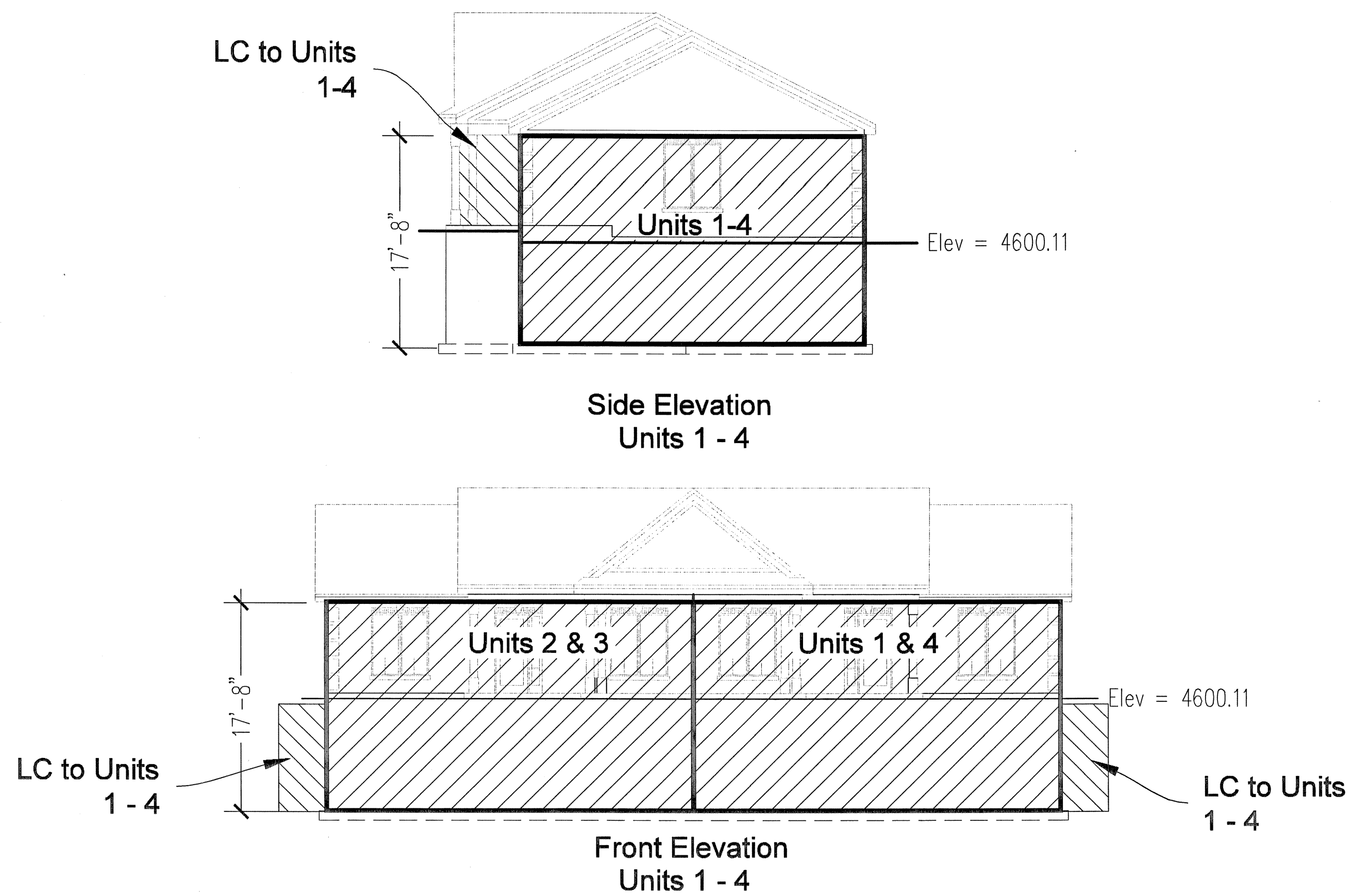
Plat Vacation Notice

The City of Pleasant Grove is satisfied that neither the public nor any person will be materially injured by the vacation of Plat "A", Cityside Development Condominiums. Plat "A", Cityside Development Condominiums is hereby vacated.

Acceptance by the City of Pleasant Grove

Approved this 25 day of November, 2008, by Pleasant Grove City, approves this subdivision and hereby accepts the dedication of all Streets, Easements, and other Parcels of land intended for public purposes for the perpetual use of the public. The City recognizes that this plat clarifies ownership of property with the dedication shown herein this 25 day of Nov, A.D. 2008.

Mayor: [Signature] Council Member: [Signature] Council Member: [Signature] Council Member: [Signature] Council Member: [Signature] Council Member: [Signature] City Engineer: [Signature] City Recorder: [Signature]



- Private Area
- Limited Common Area
- Common Area

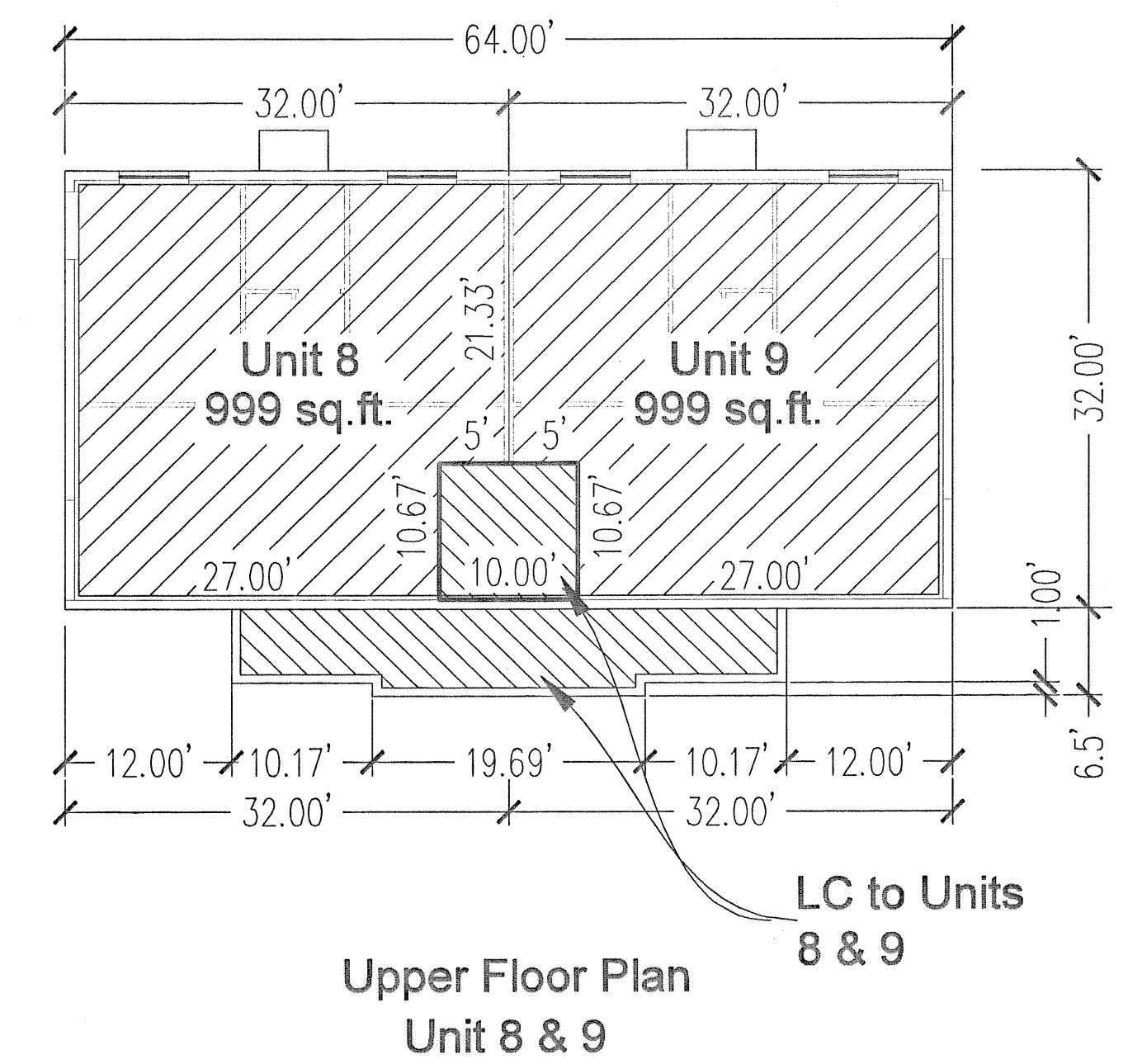
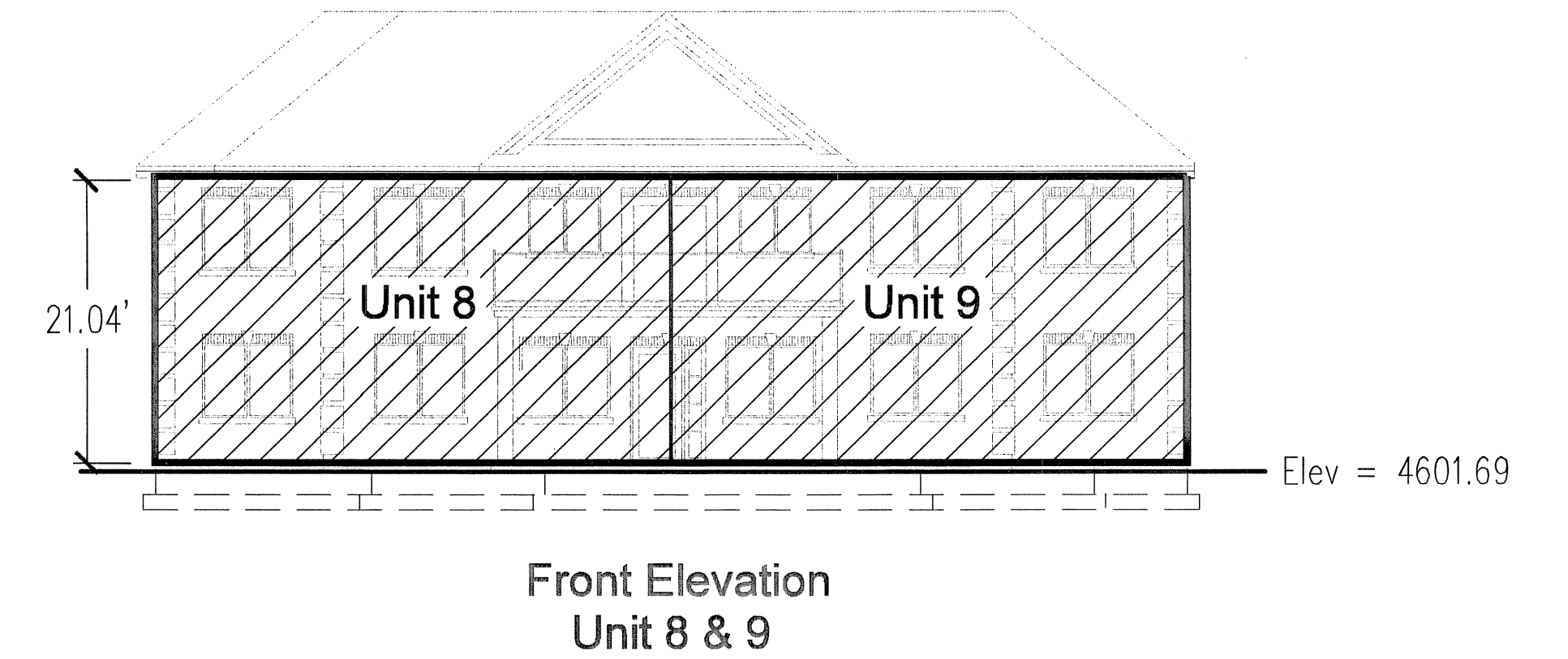
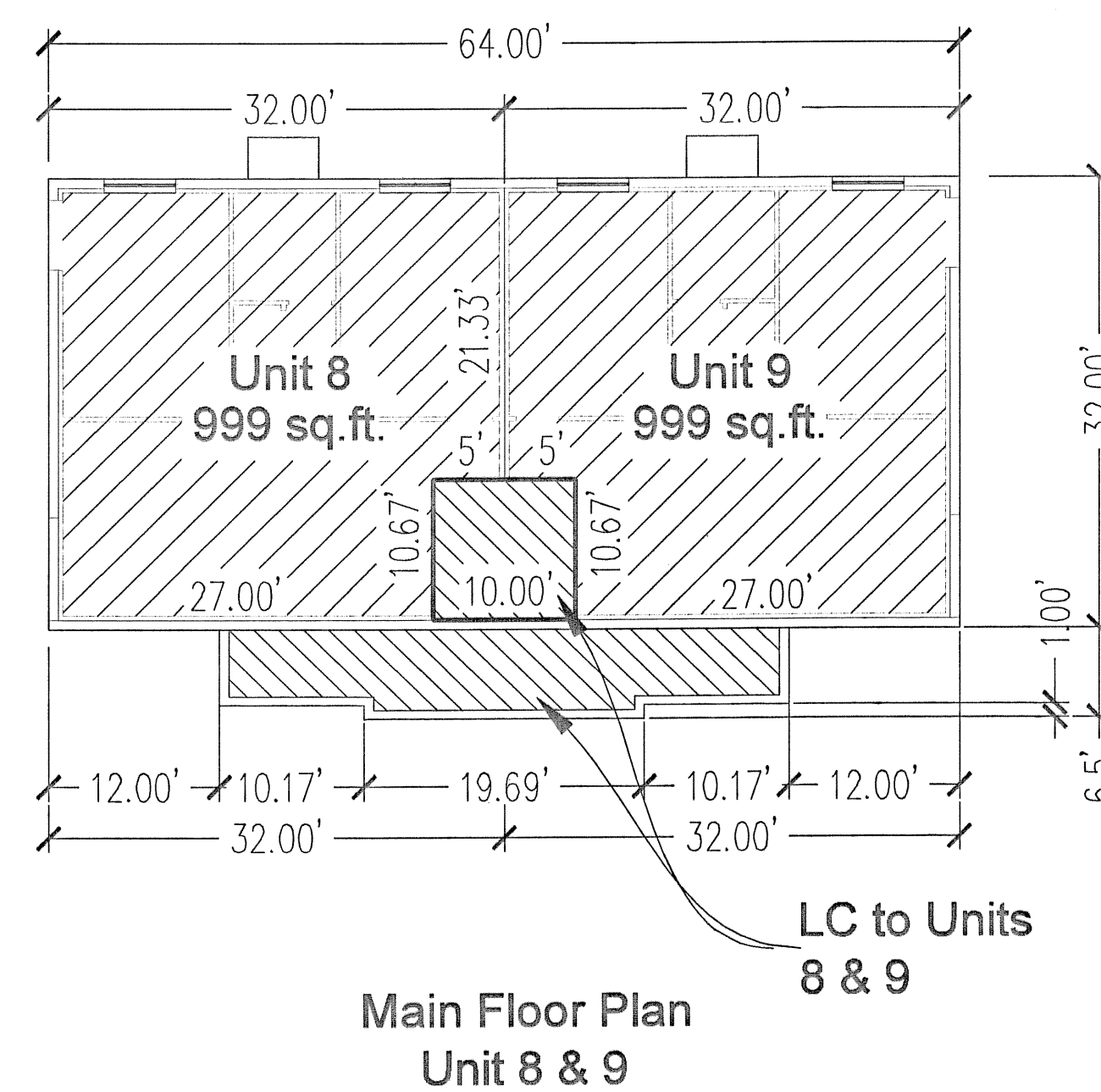
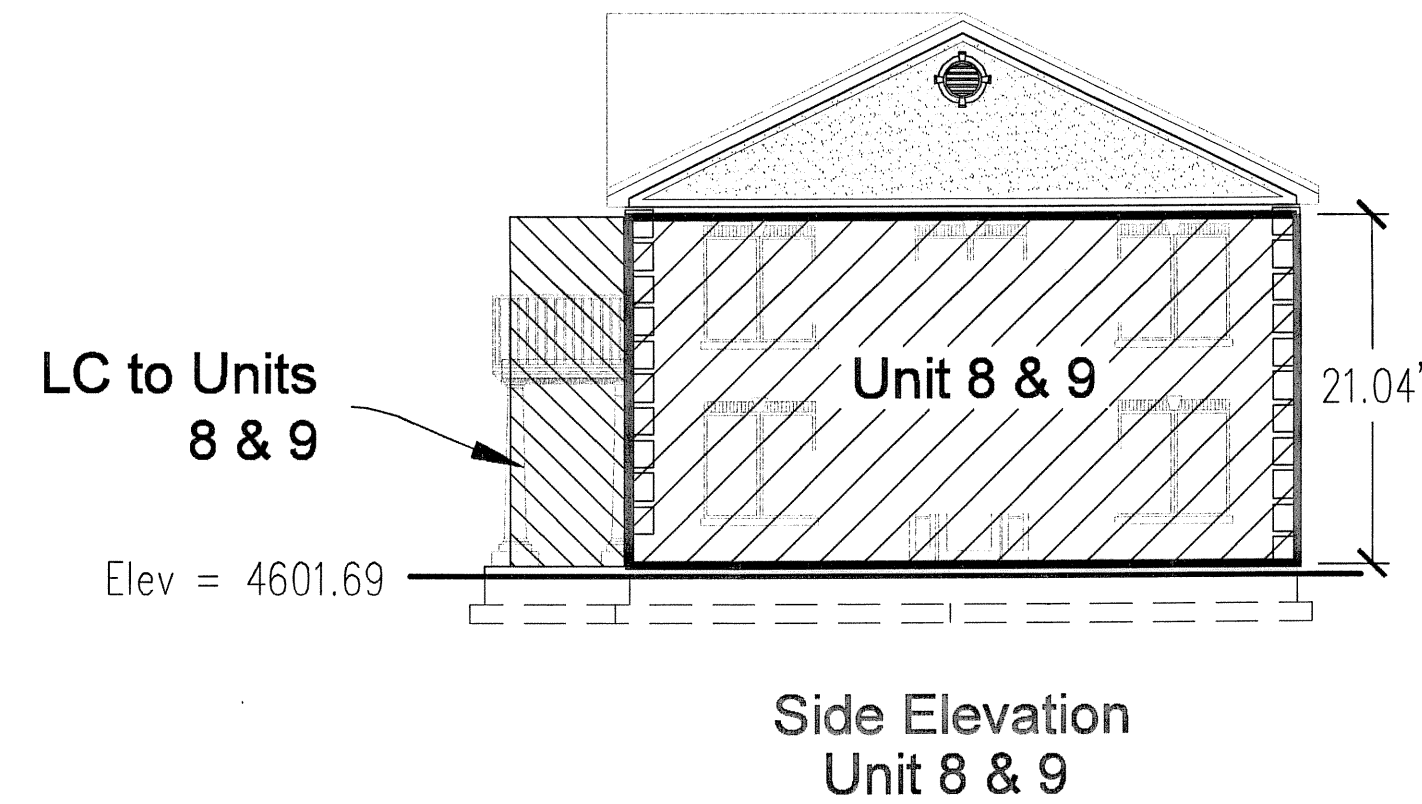
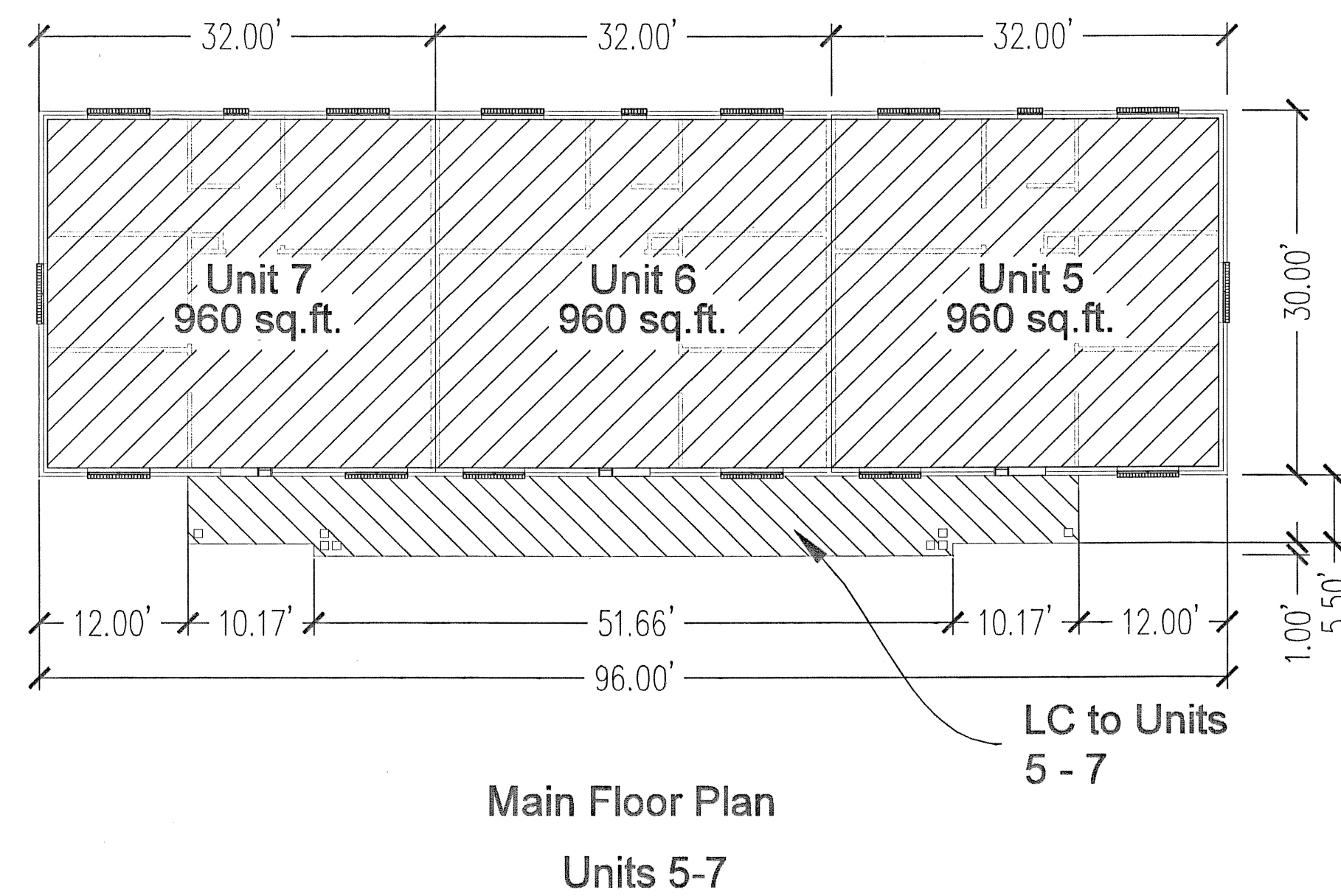
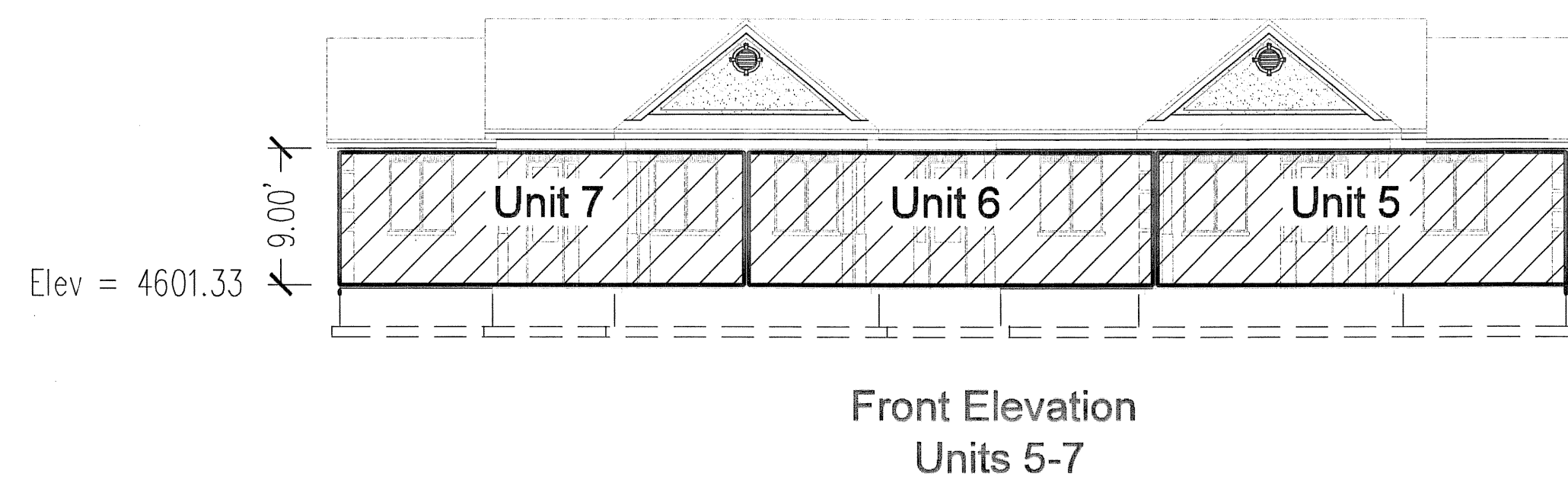
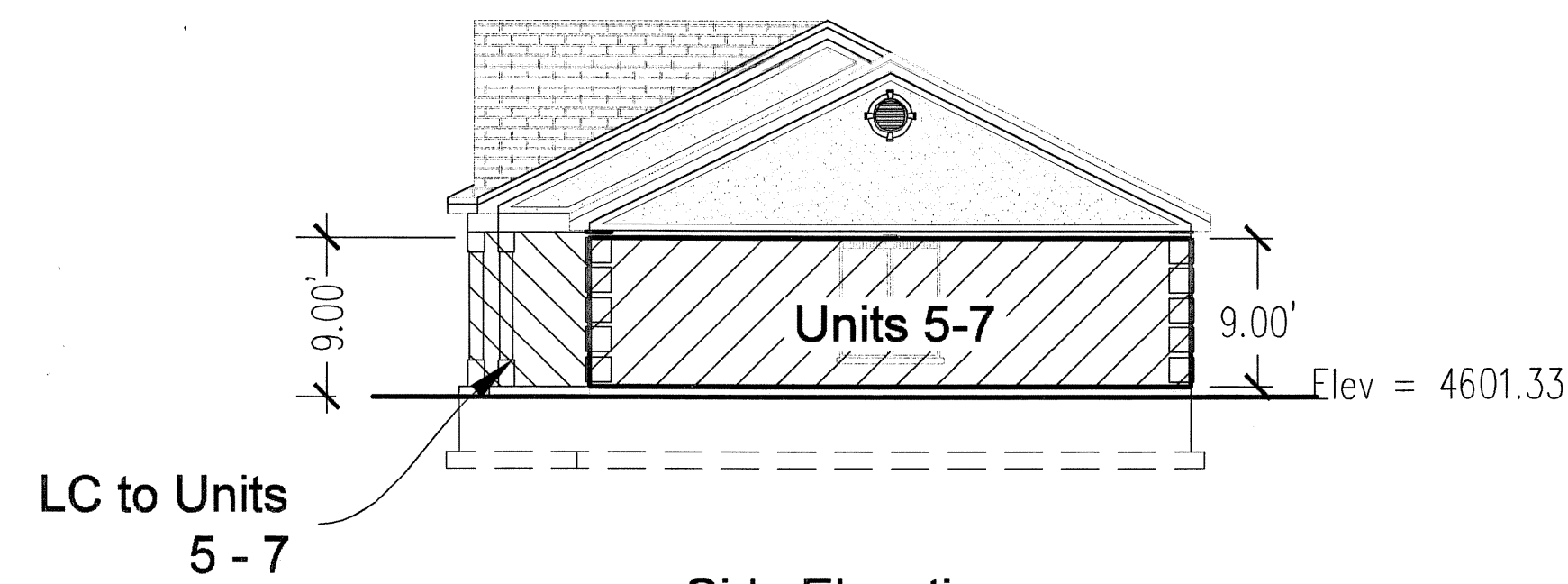
12915 sheet 2 of 8

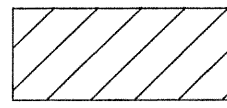
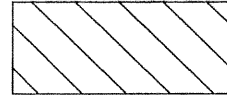
Amended Cityside Office Park Condominiums Plat "A"

Sheet 2 of 8

PREPARED BY DUDLEY AND ASSOCIATES INC.	ENTRY No.	COUNTY OF
	STATE OF UTAH	RECORDED AND FILED AT THE REQUEST OF
	DATE	TIME
	MAP	Fee

ENT 1261192008 FOR 1.2915
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2008 NOV 25 4:40 PM FEE 282.00 BY SM
RECORDED FOR PLEASANT GROVE CITY CORPORA

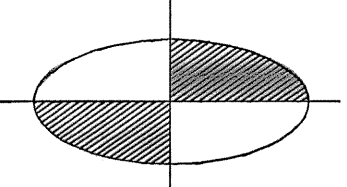


-  Private Area
-  Limited Common Area
-  Common Area

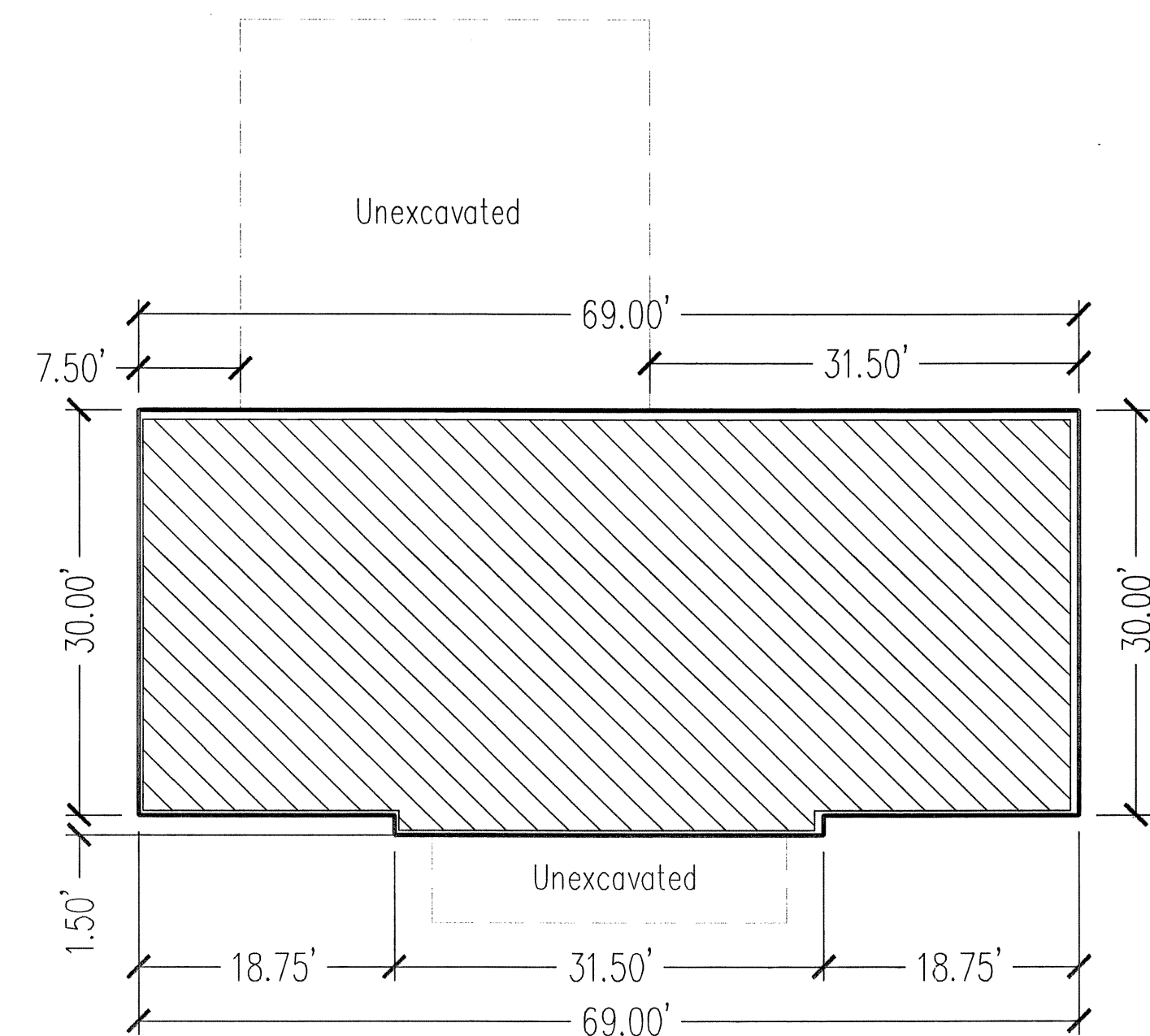
12915 sheet 3 of 8

Amended Cityside Office Park Condominiums Plat "A"

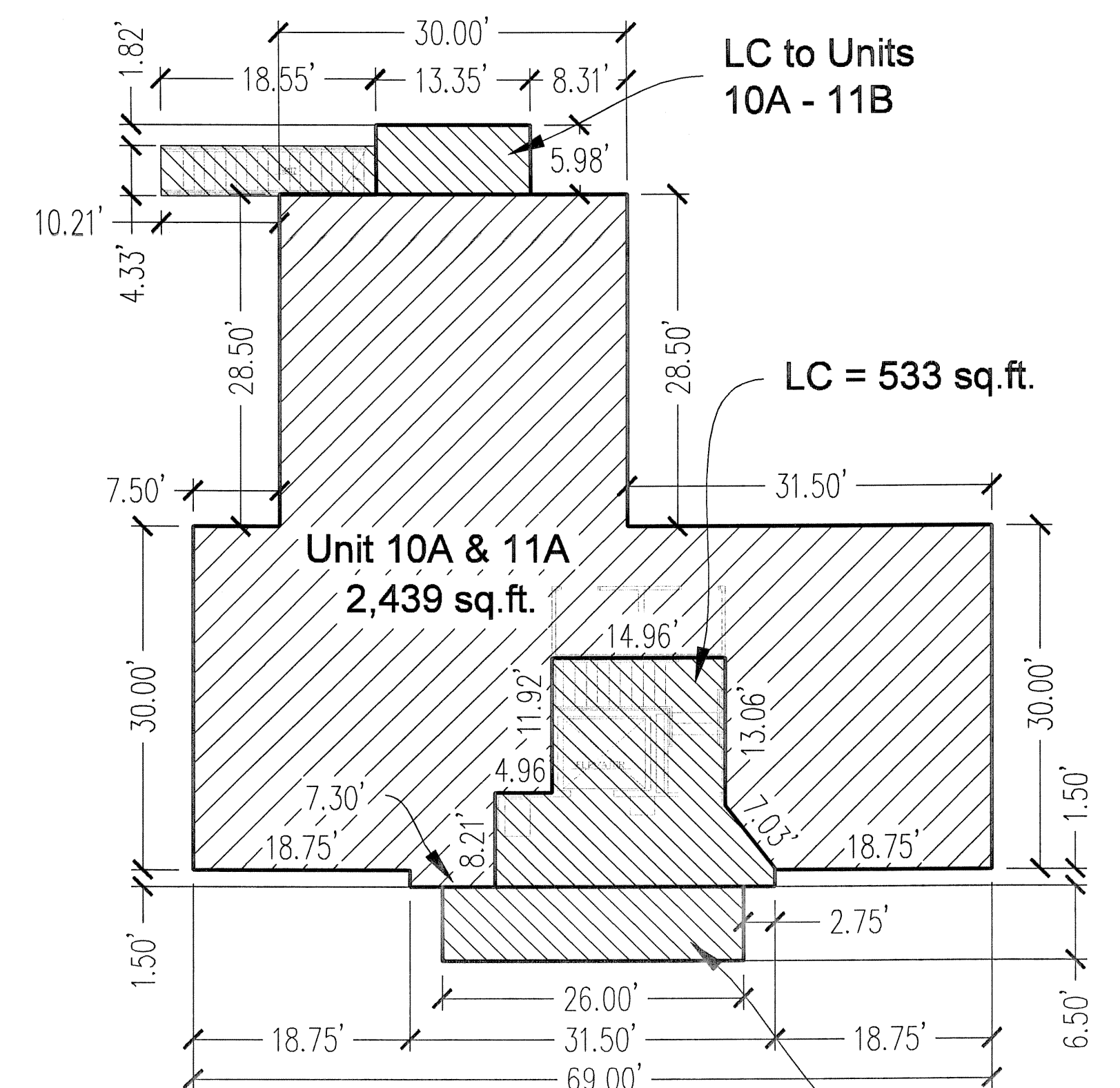
Sheet 3 of 8

 DUDLEY AND ASSOCIATES INC.	ENTRY No. _____ STATE OF UTAH COUNTY OF _____ RECORDED AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____ MAP _____ Fee _____ COUNTY RECORDER _____
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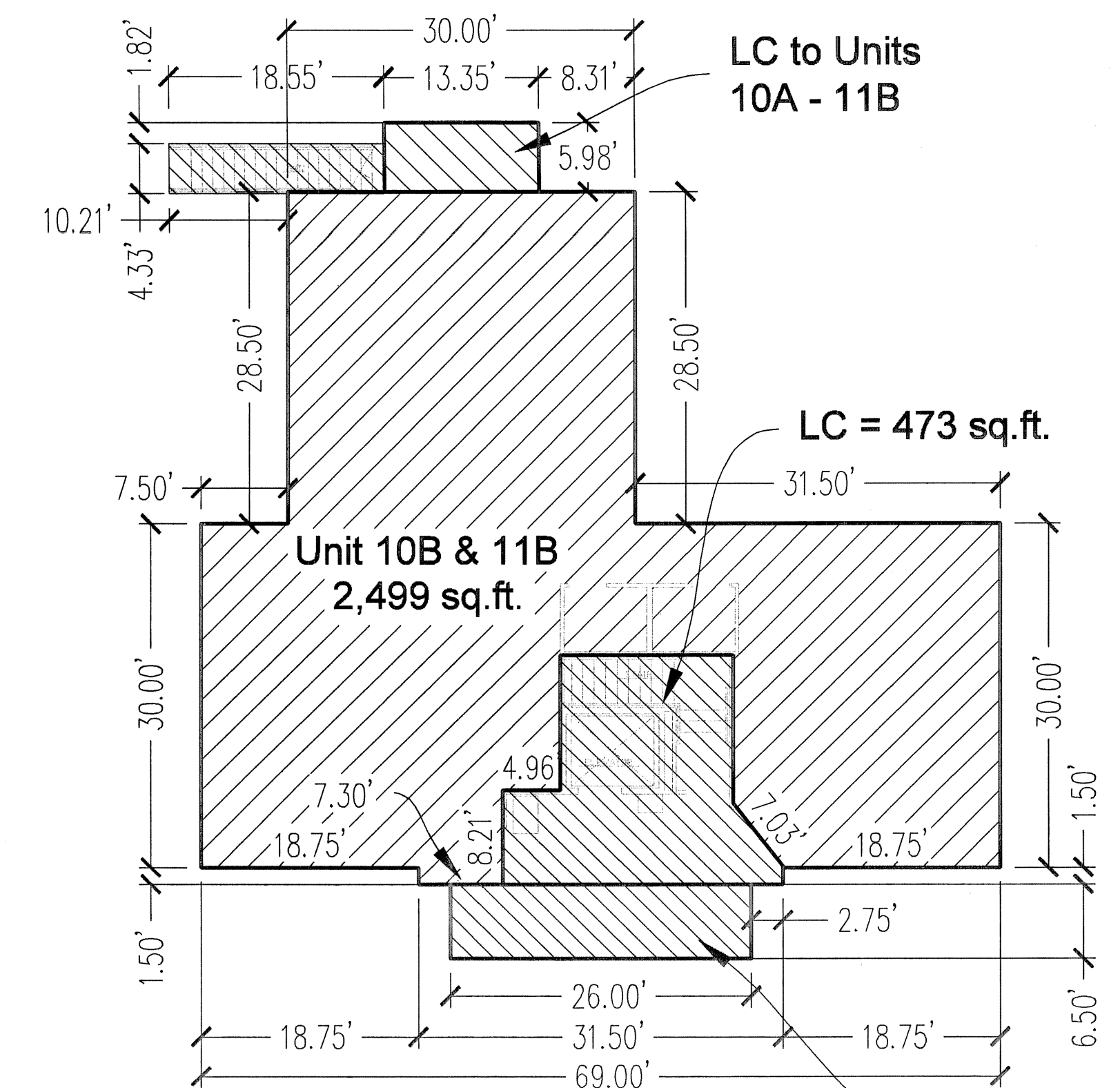
ENT 126119-2008 Map # 12915
 RANDALL A. COVINGTON
 UTAH COUNTY RECORDER
 2008 Nov 26 4:40 pm DCE 862-00 BY 89
 RECORDED FOR PLEASANT GROVE CITY CORPORA



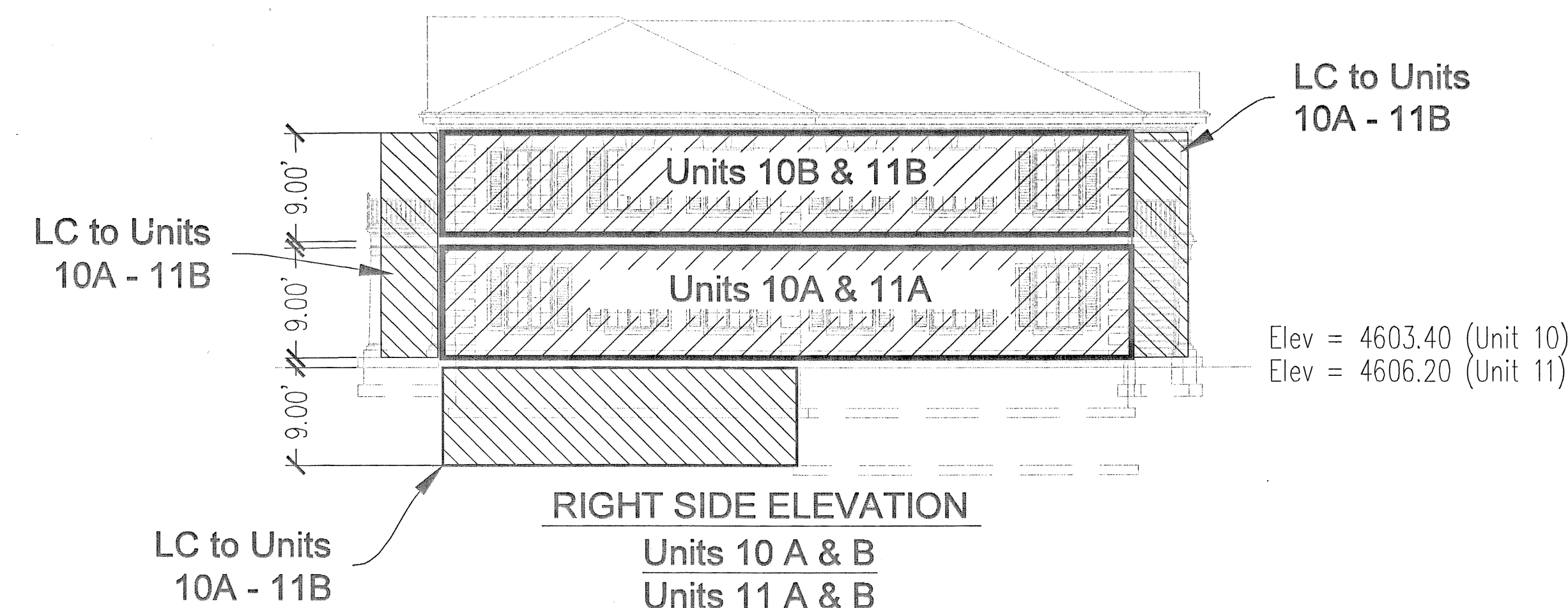
LOWER LEVEL FLOOR PLAN
LC to Units 10A, 11A, 10B & 11B



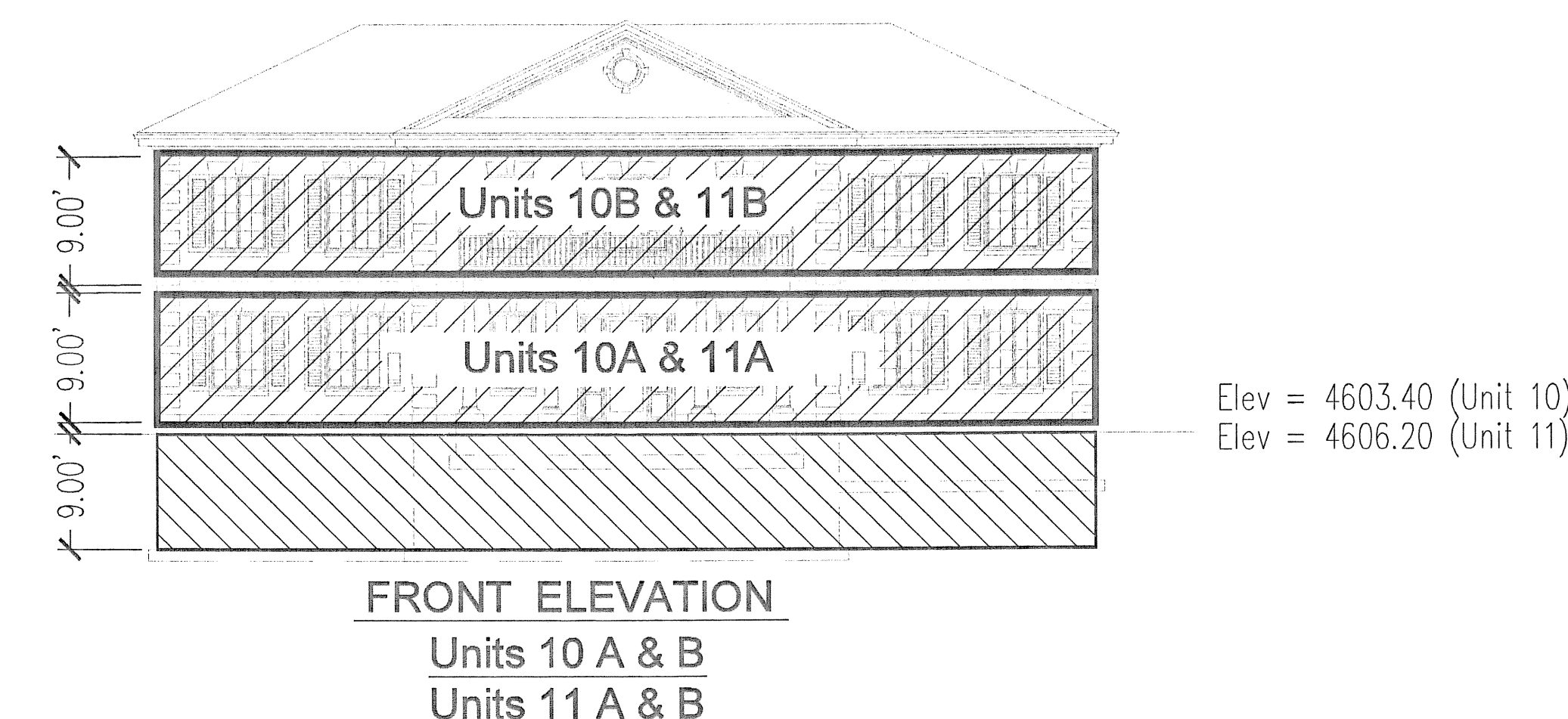
MAIN LEVEL FLOOR PLAN
Units 10 A & B
Units 11 A & B
LC to Units 10A - 11B



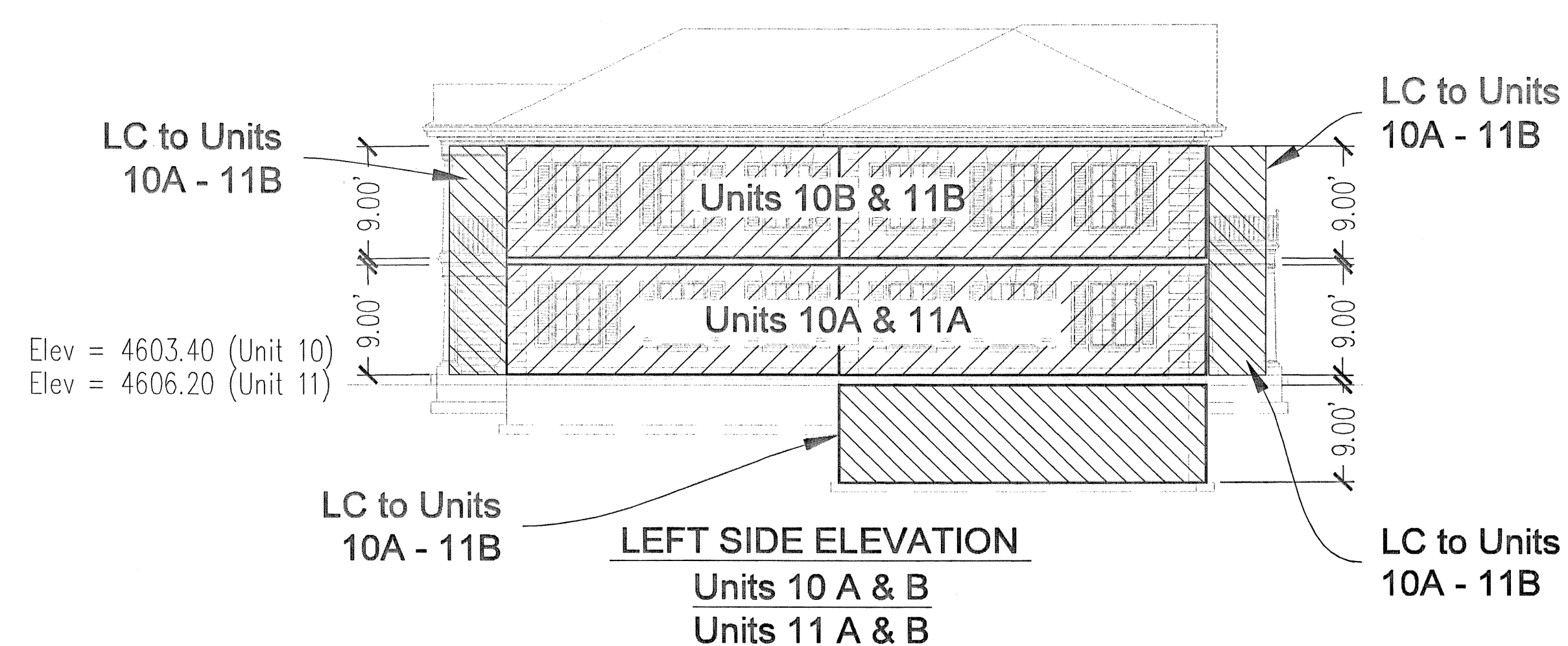
UPPER LEVEL FLOOR PLAN
Units 10 A & B
Units 11 A & B
LC to Units 10A - 11B



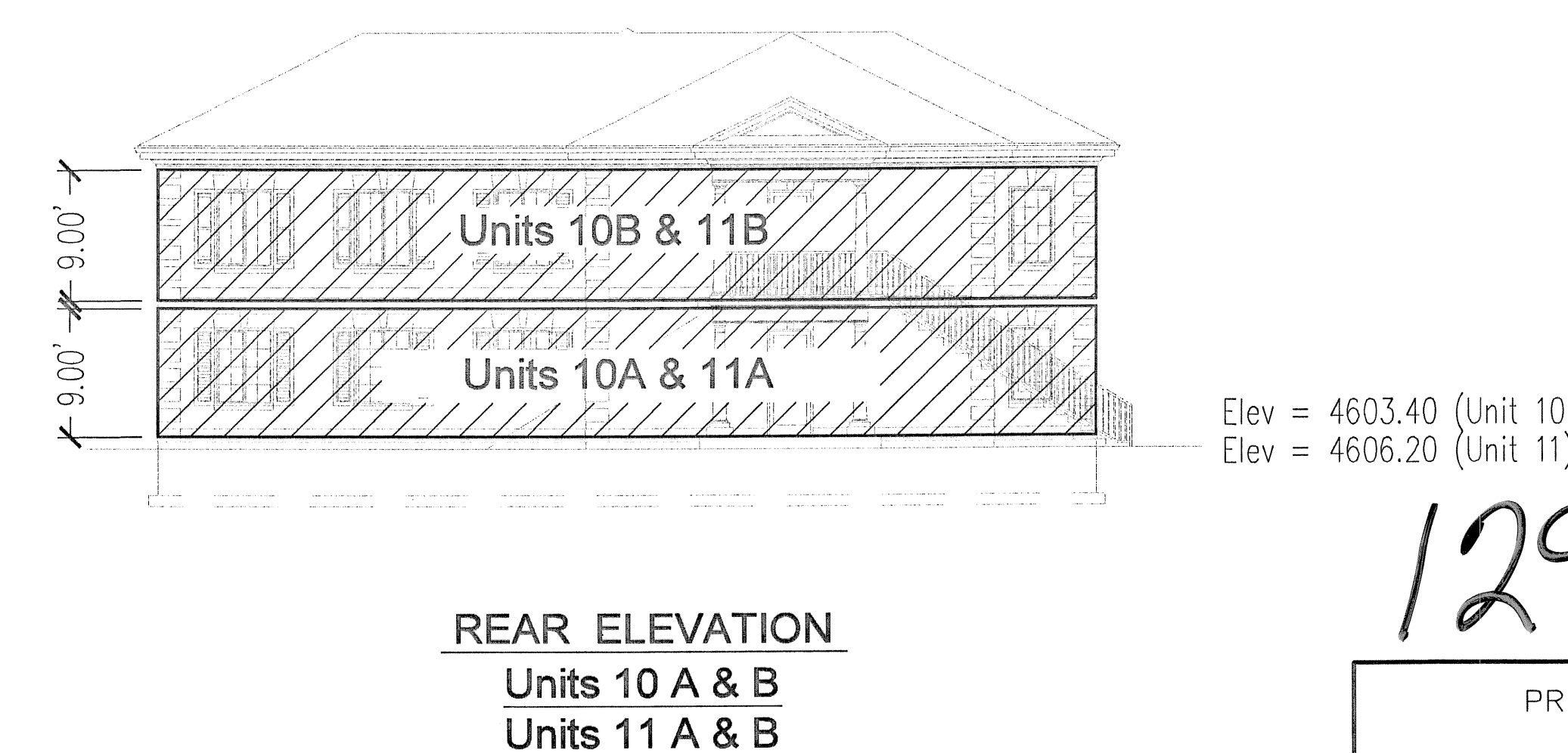
RIGHT SIDE ELEVATION
Units 10 A & B
Units 11 A & B



FRONT ELEVATION
Units 10 A & B
Units 11 A & B



LEFT SIDE ELEVATION
Units 10 A & B
Units 11 A & B



REAR ELEVATION
Units 10 A & B
Units 11 A & B

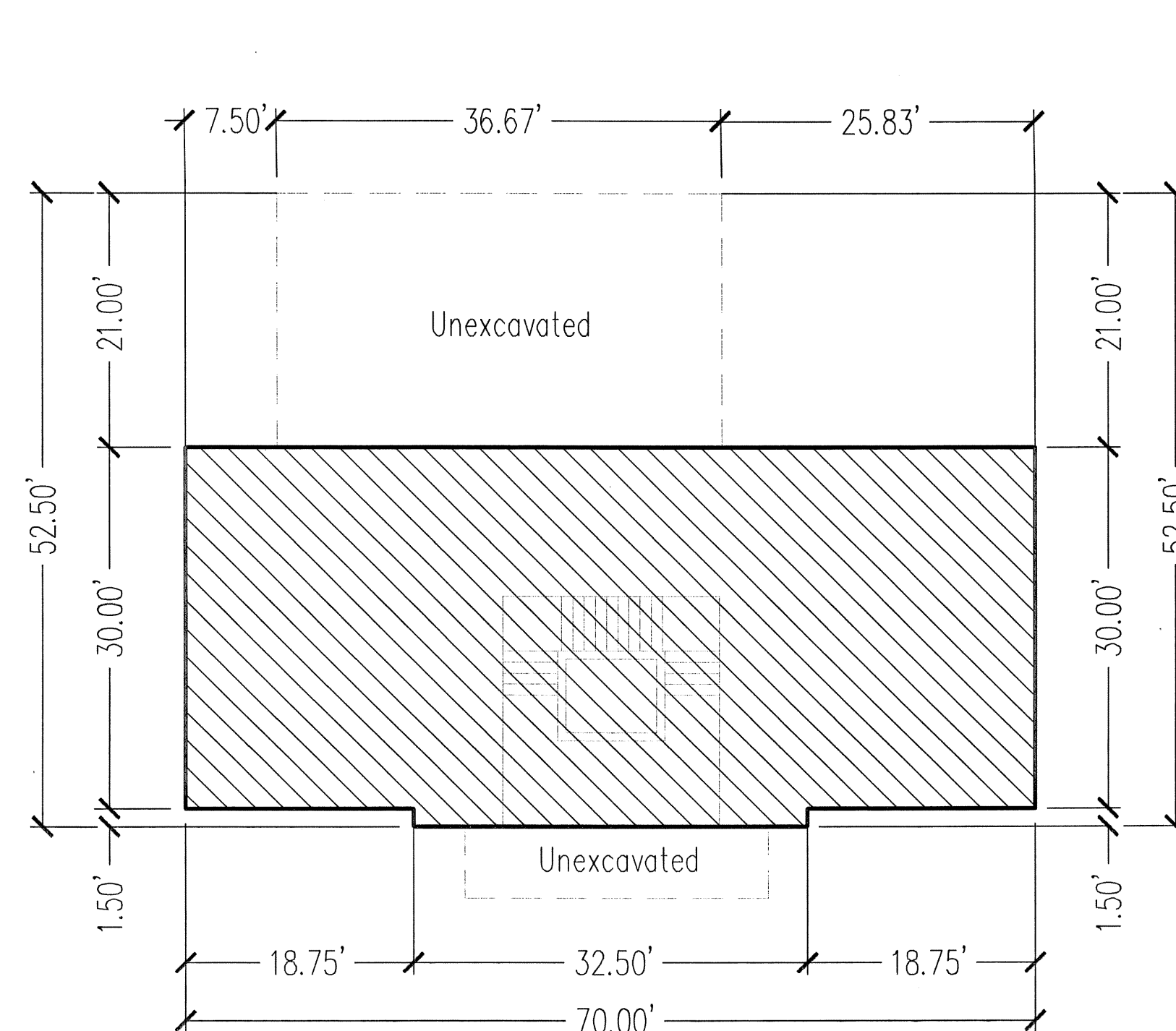
- Private Area
- Limited Common Area
- Common Area

12915 sheet 4 of 8

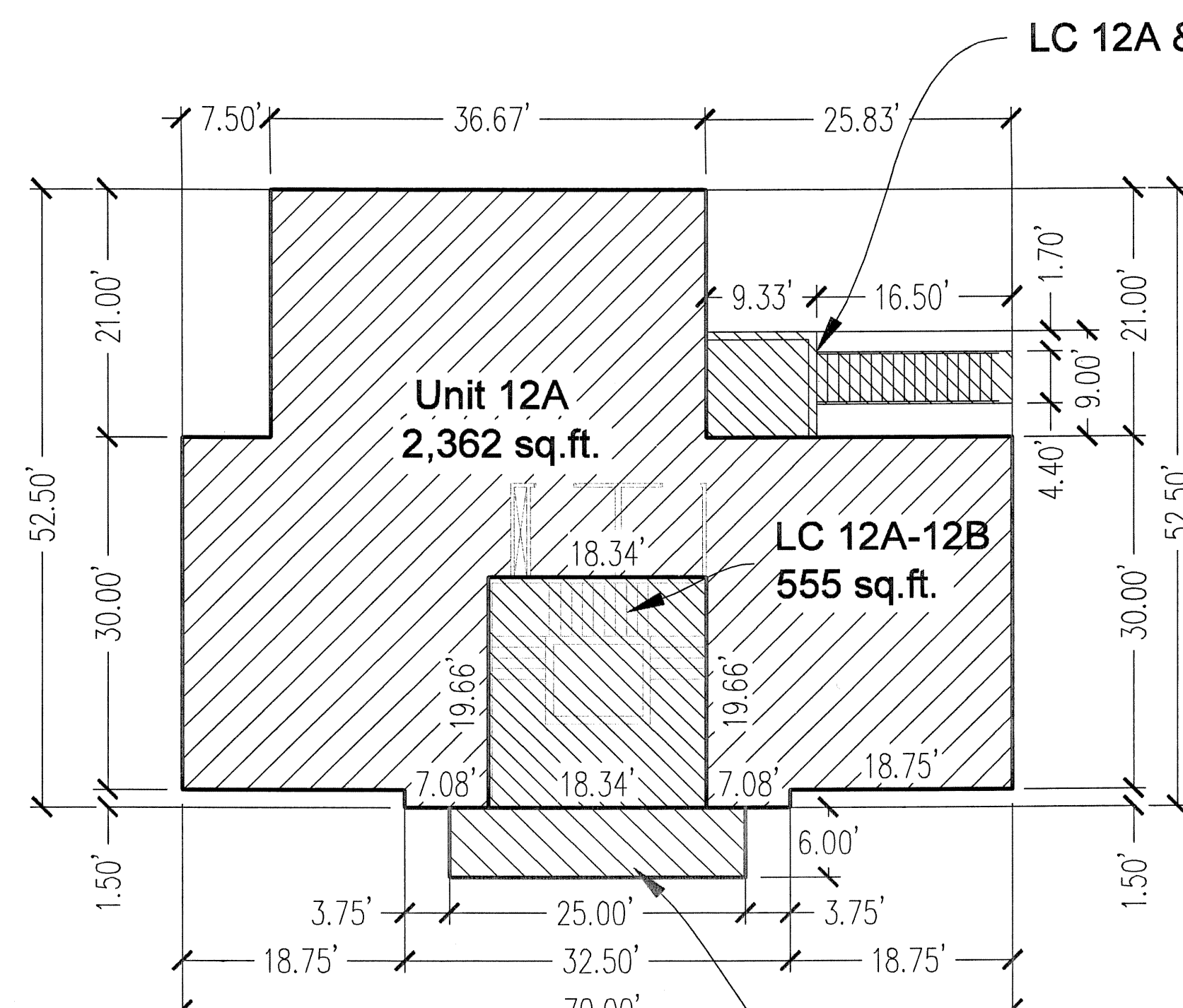
Amended Cityside Office Park Condominiums Plat "A"

PREPARED BY DUDLEY AND ASSOCIATES INC.	ENTRY No.	COUNTY OF
	STATE OF UTAH	
	RECORDED AND FILED AT THE REQUEST OF	
	DATE	TIME
Fee		COUNTY RECORDER

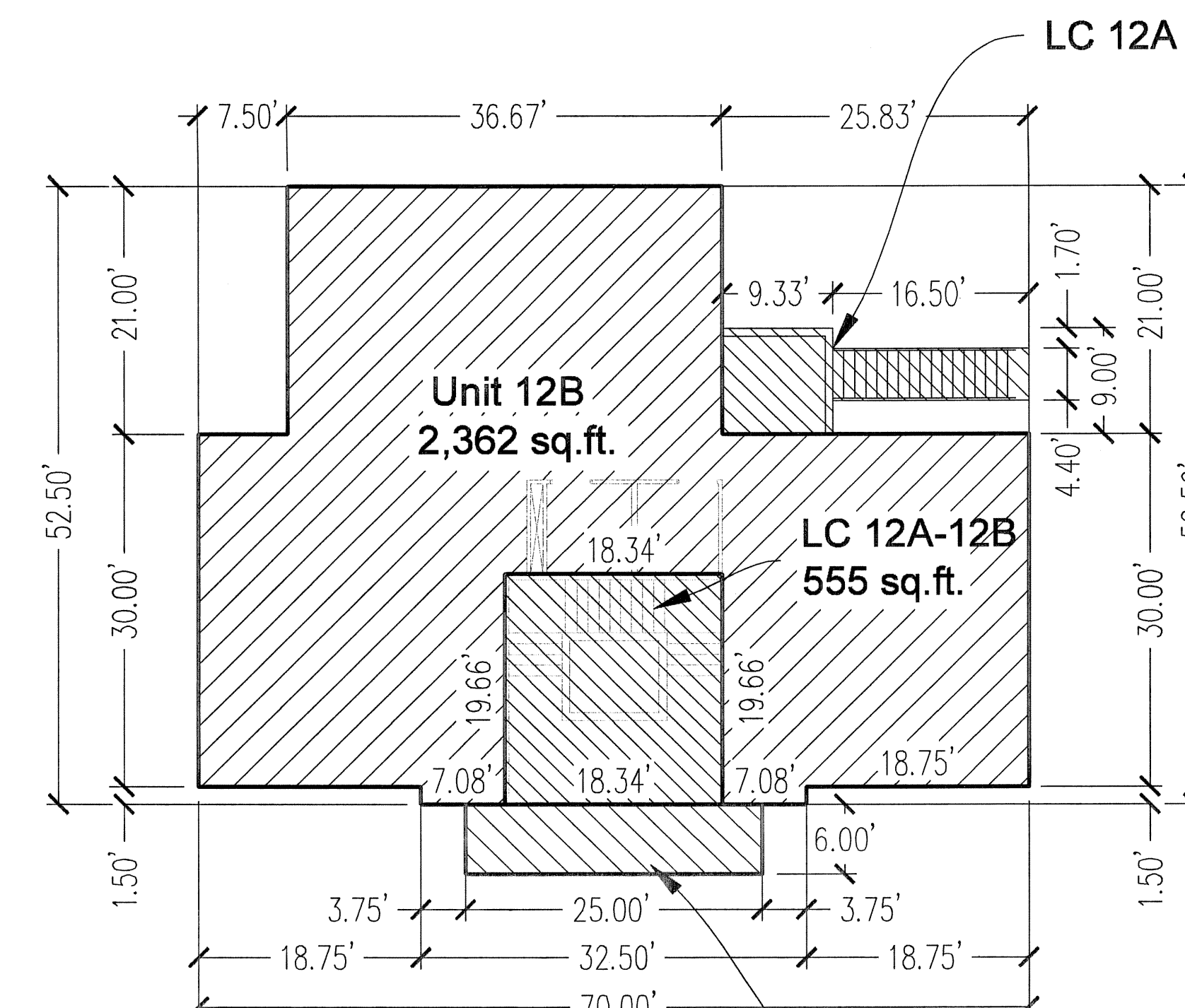
ENR 126119/2008 Map # 12915
RANDALL A. COVINGTON
DASH COUNTY RECORDER
2008 NOV 25 4:40 PM FEE \$62.00 BY SR
RECORDED FOR PLEASANT GROVE CITY CORP



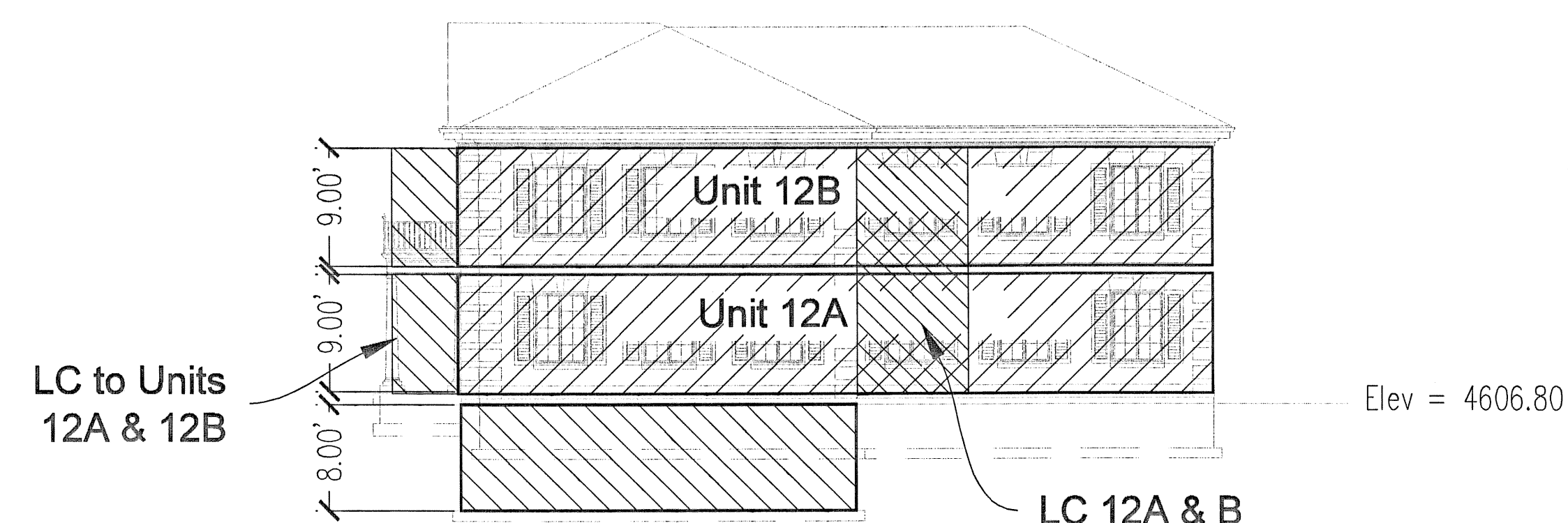
Lower Level
LC to Units 12A & 12B



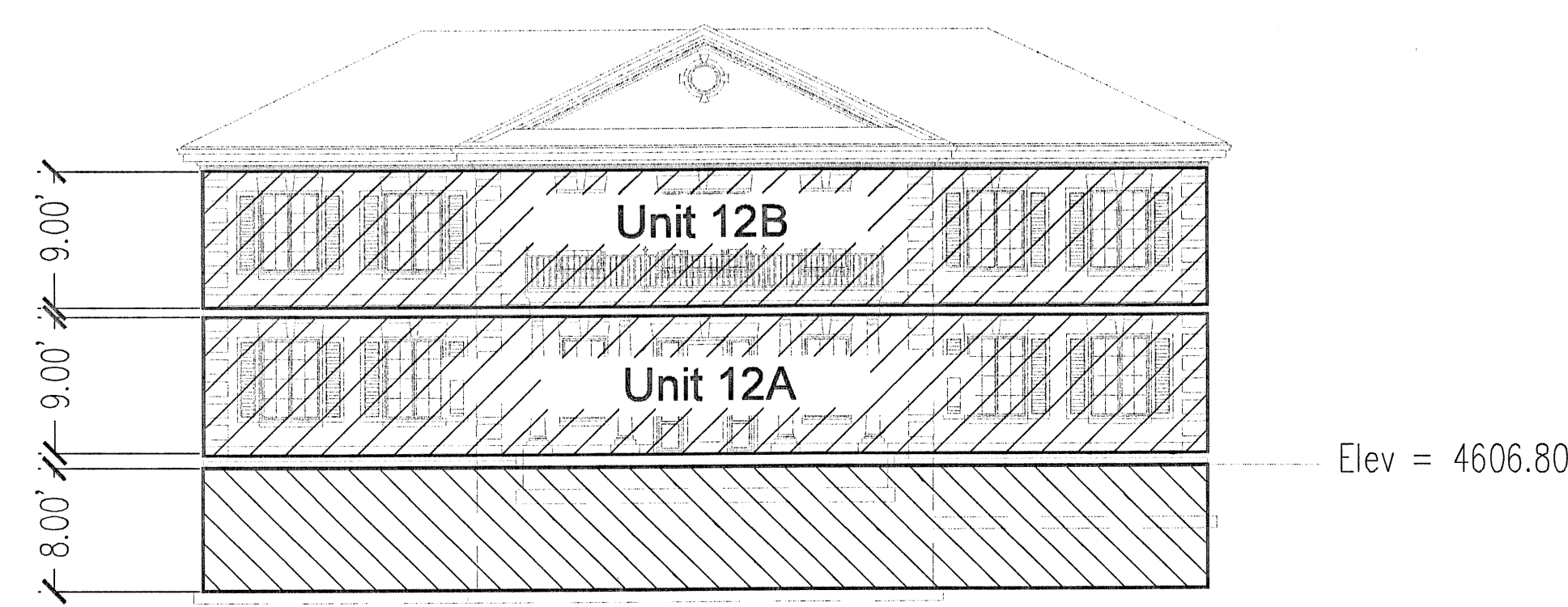
Main Floor
Unit 12A
LC to Units 12A - 12B



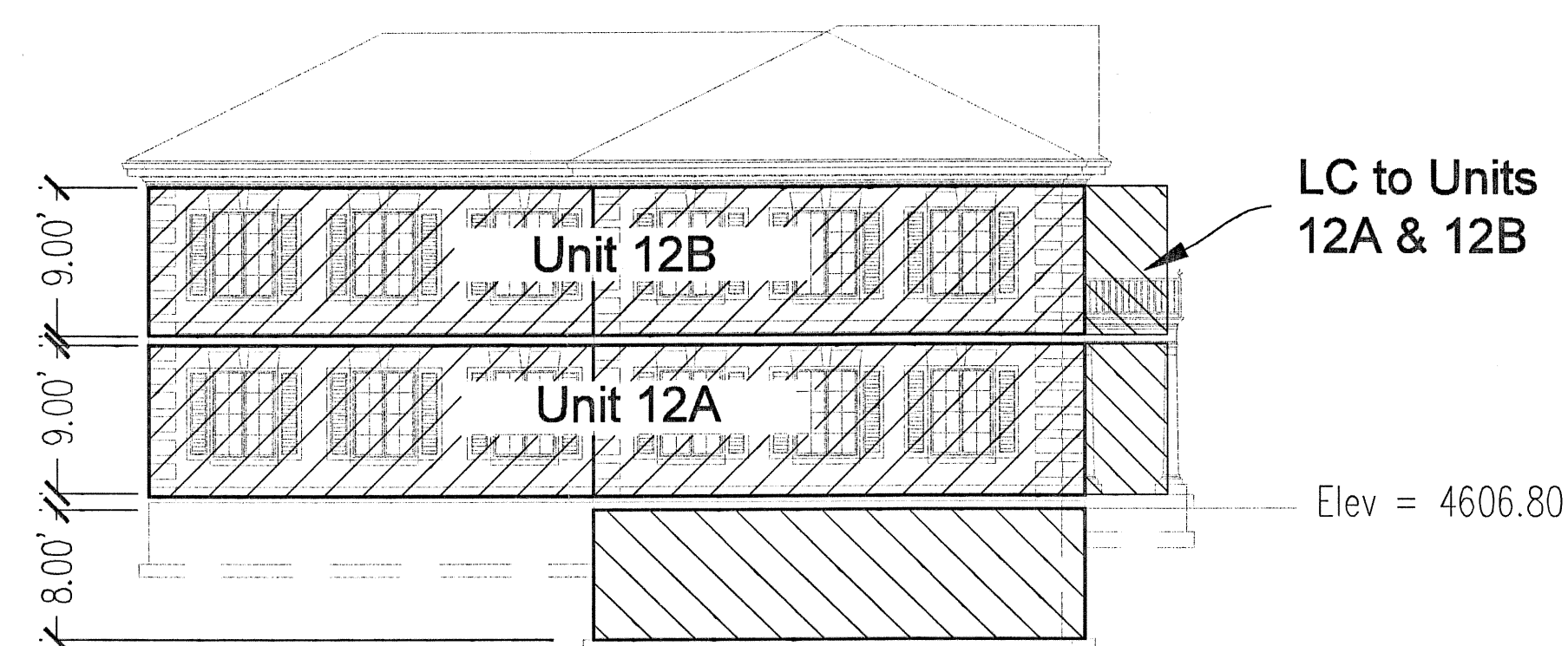
Upper Floor
Unit 12B
LC to Units 12A - 12B



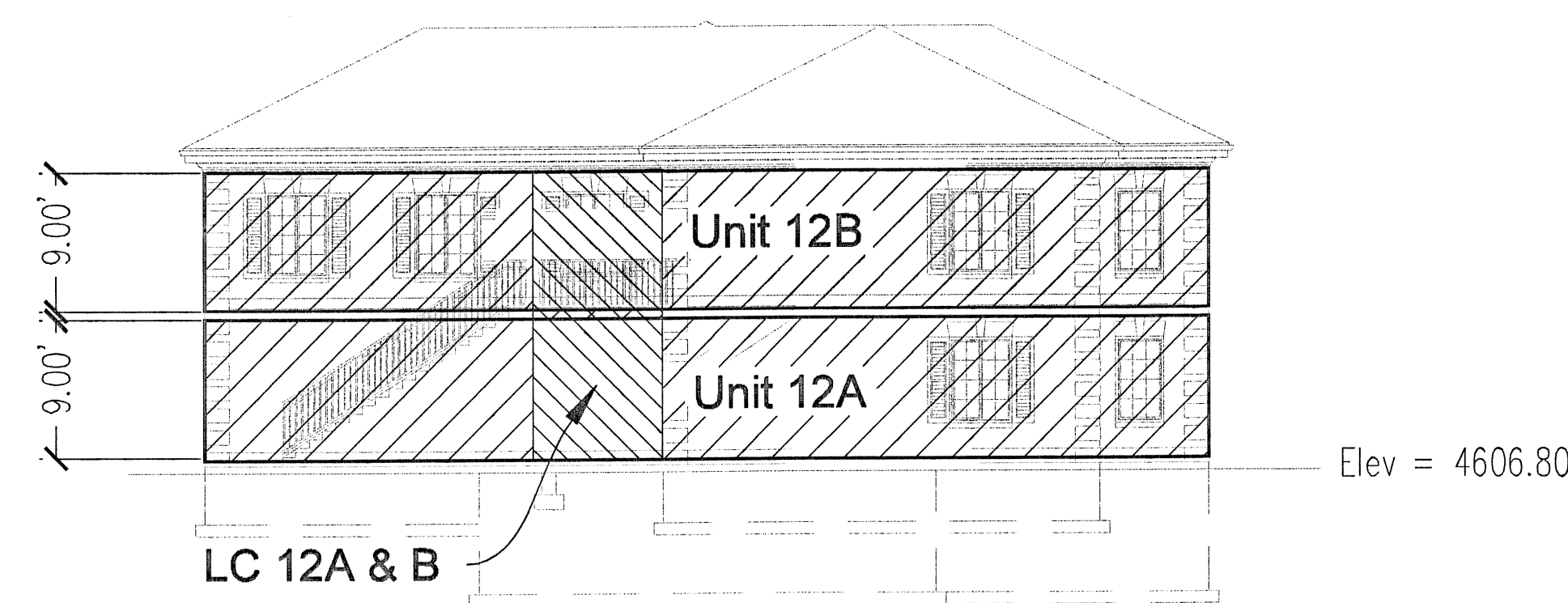
RIGHT SIDE ELEVATION



FRONT ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION



Amended Cityside Office Park Condominiums Plat "A"

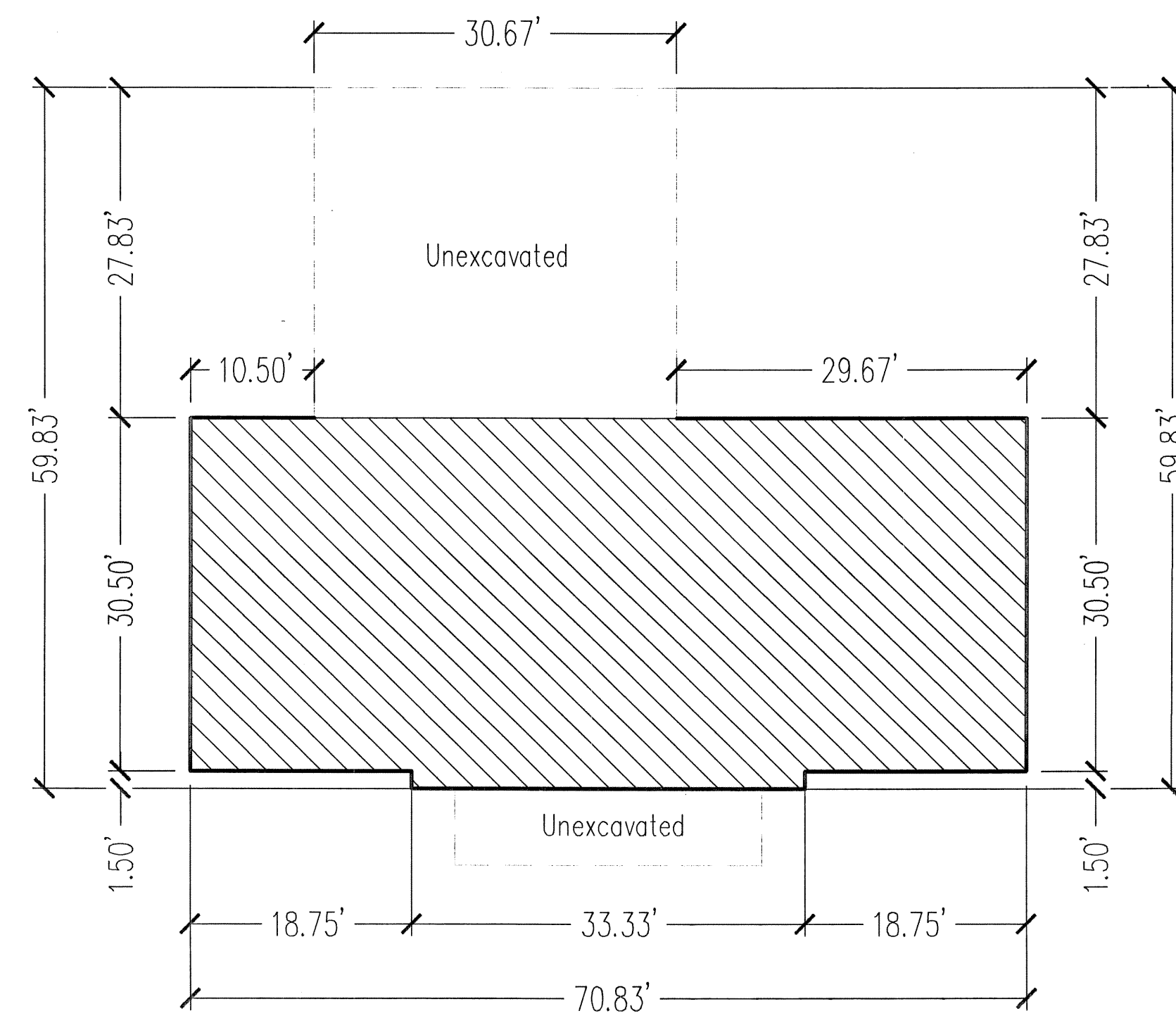
Sheet 5 of 8

12915 sheet 5 of 8

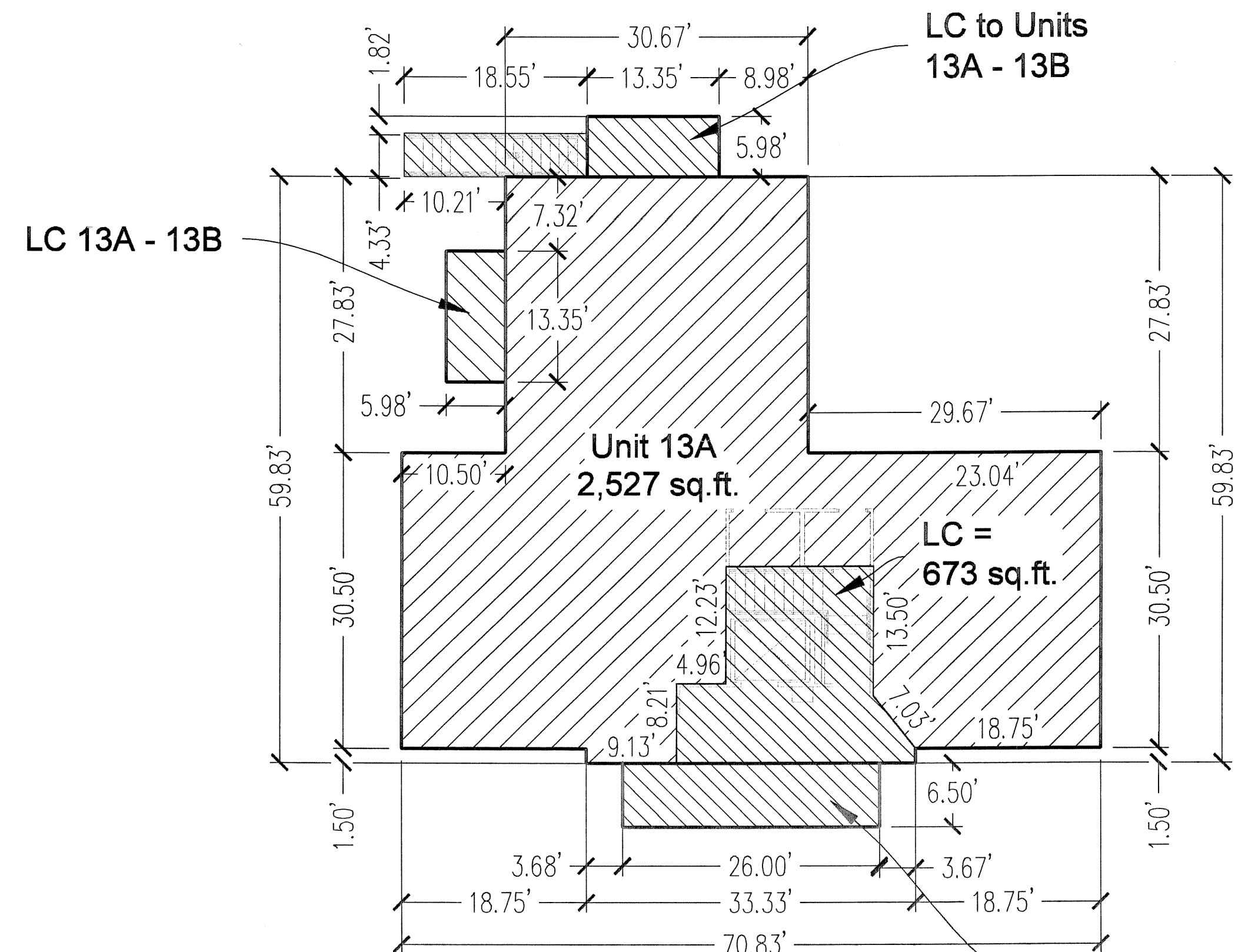
PREPARED BY
DUDLEY AND ASSOCIATES INC.

ENTRY No.
STATE OF UTAH
COUNTY OF
RECORDED AND FILED AT THE REQUEST OF
DATE TIME MAP
Fee COUNTY RECORDER

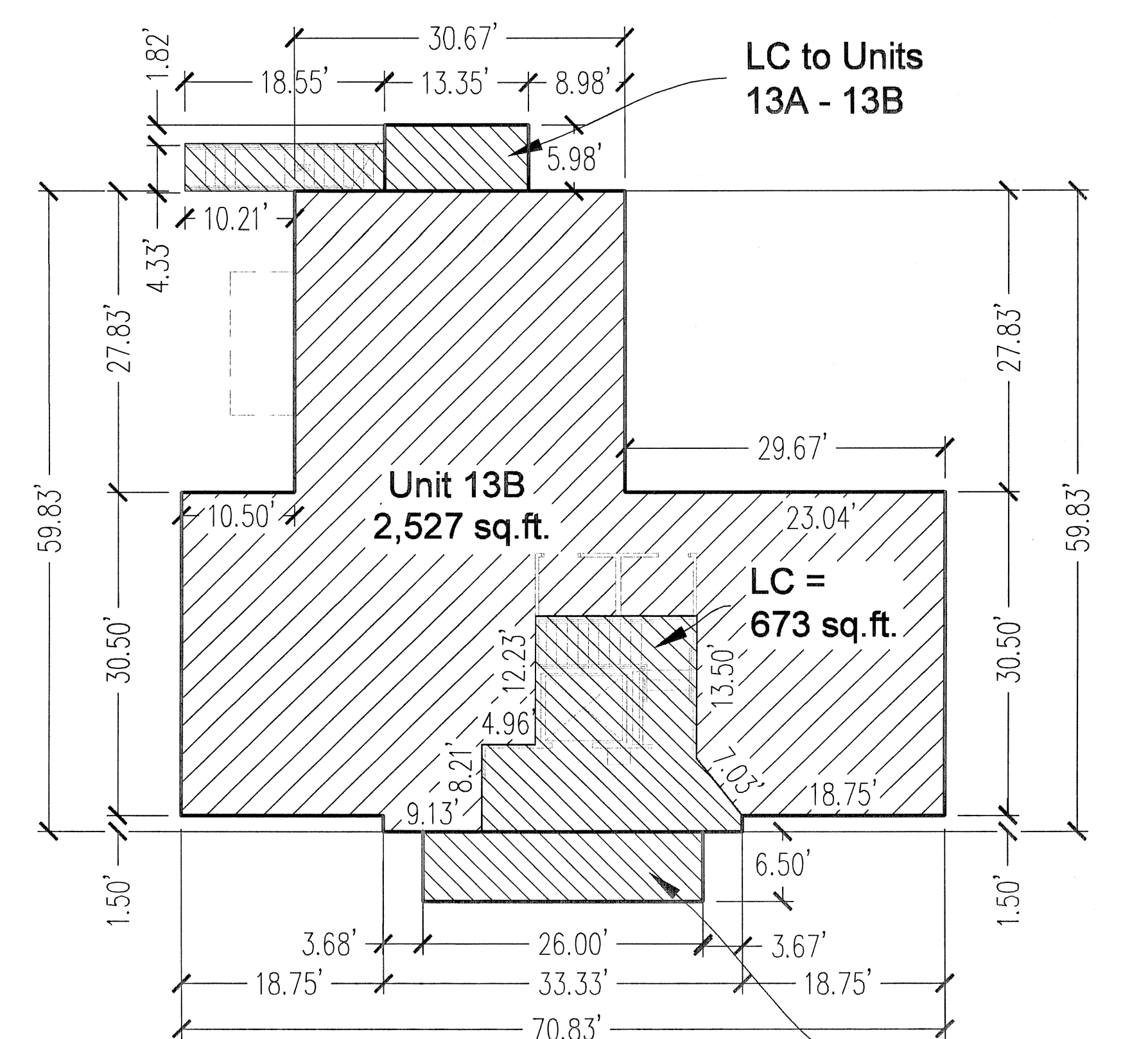
ON 12/11/2008 BY LISA
RANDALL H. COULSTON
UTAH COUNTY RECORDER
2008 NOV 25 11:40 AM FEE \$22.00 BY SR
RECORDED FOR PLEASANT DAKE CITY COMPANY



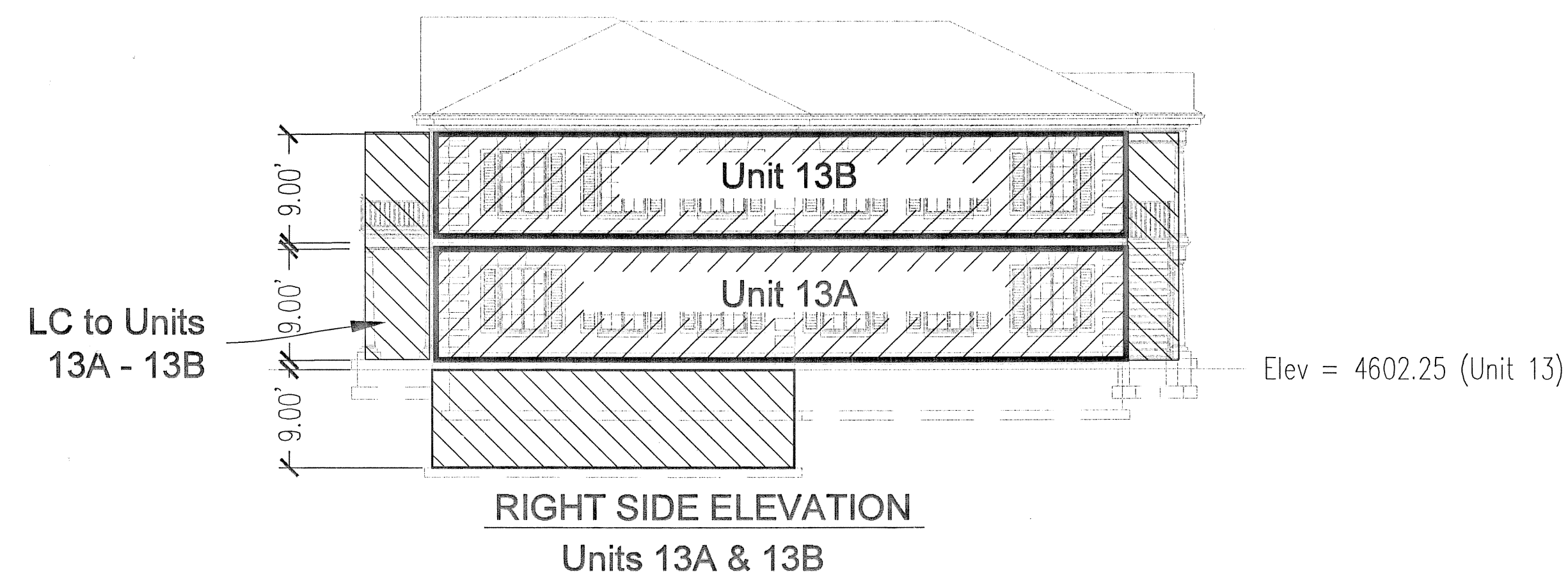
LOWER LEVEL FLOOR PLAN
Units 13A & 13B



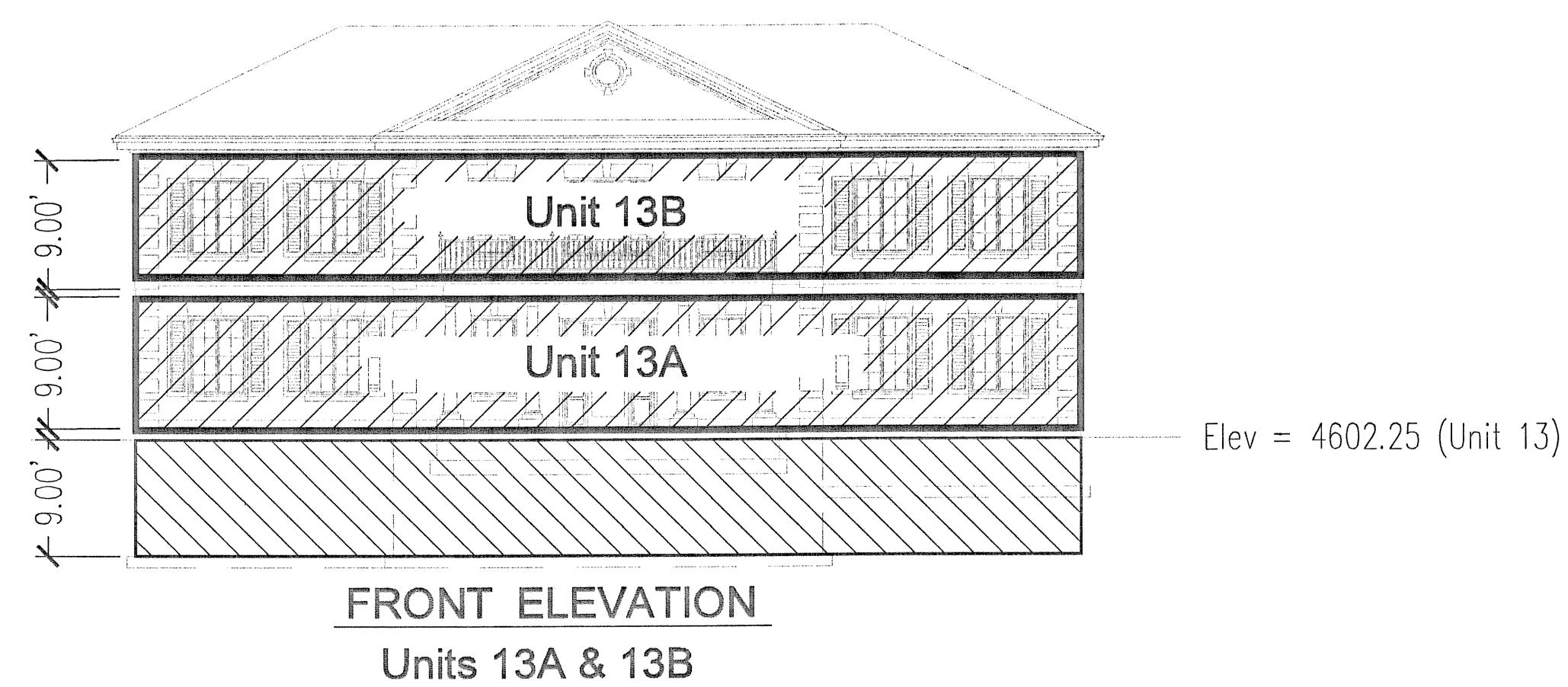
MAIN LEVEL FLOOR PLAN
Unit 13A



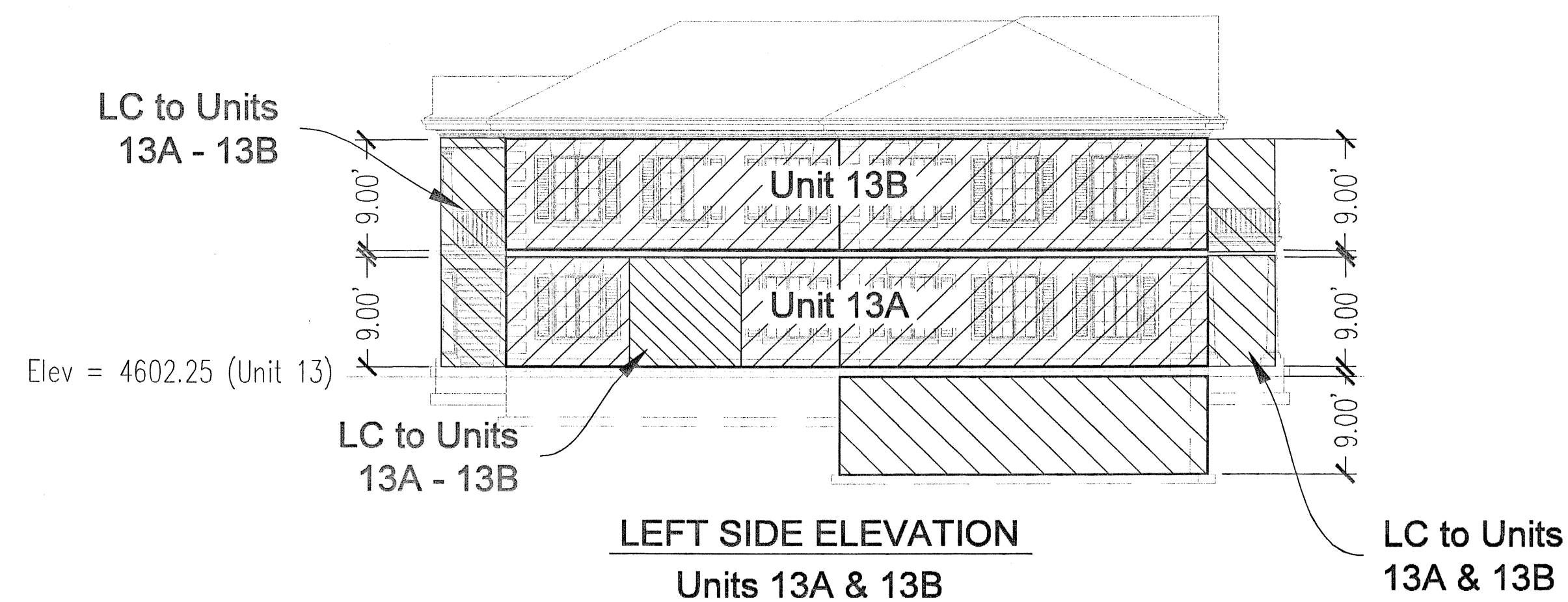
UPPER LEVEL FLOOR PLAN
Unit 13B



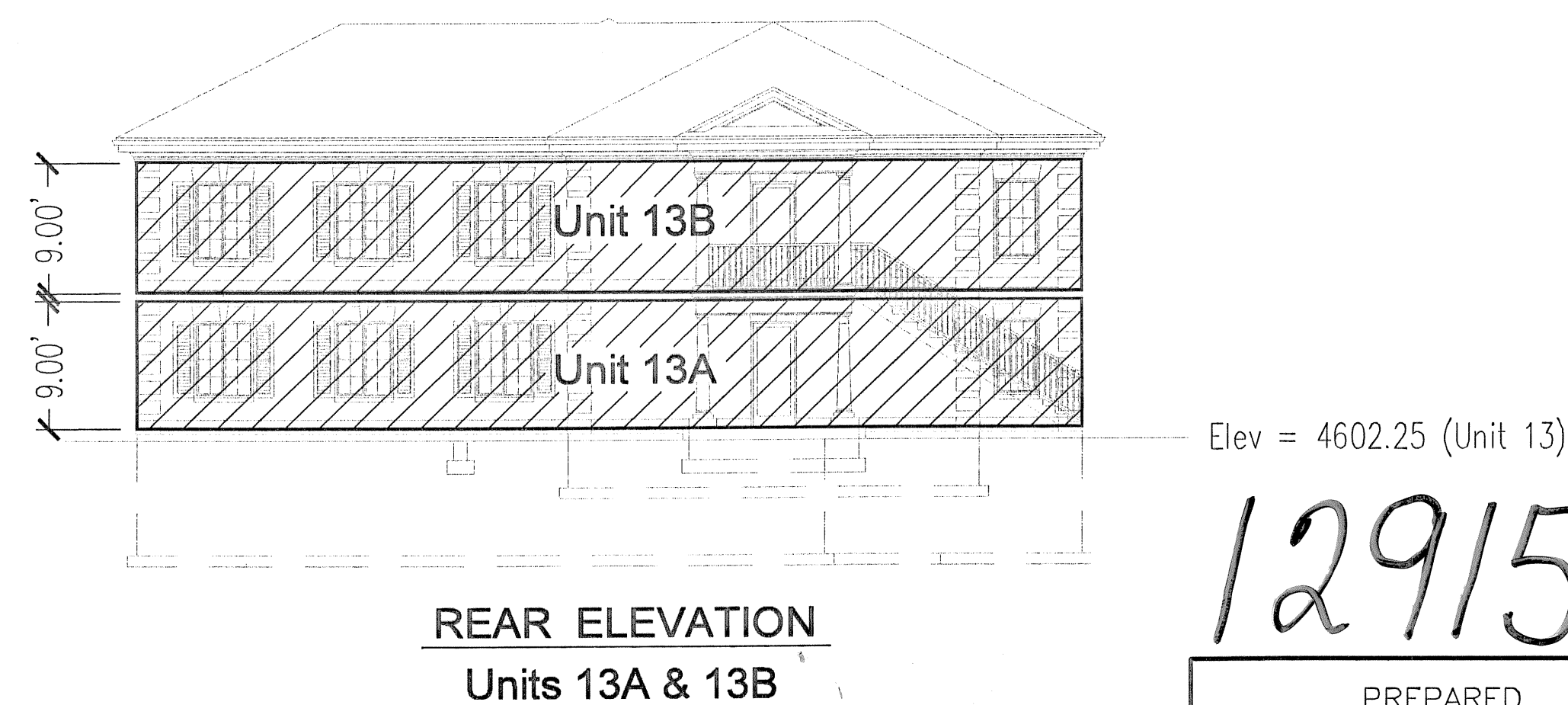
RIGHT SIDE ELEVATION
Units 13A & 13B



FRONT ELEVATION
Units 13A & 13B



LEFT SIDE ELEVATION
Units 13A & 13B



REAR ELEVATION
Units 13A & 13B

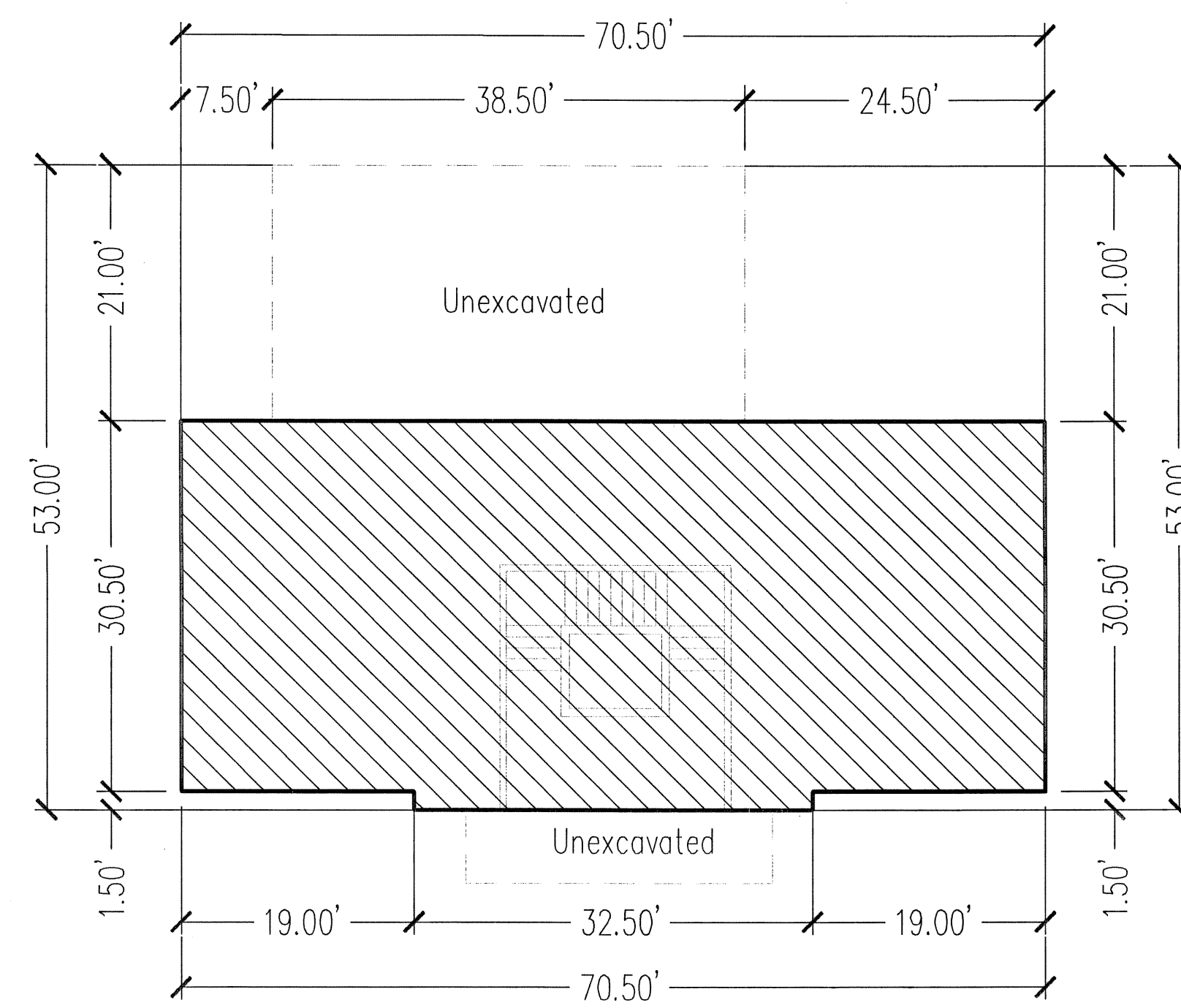
- Private Area
- Limited Common Area
- Common Area

Amended Cityside Office Park Condominiums Plat "A"

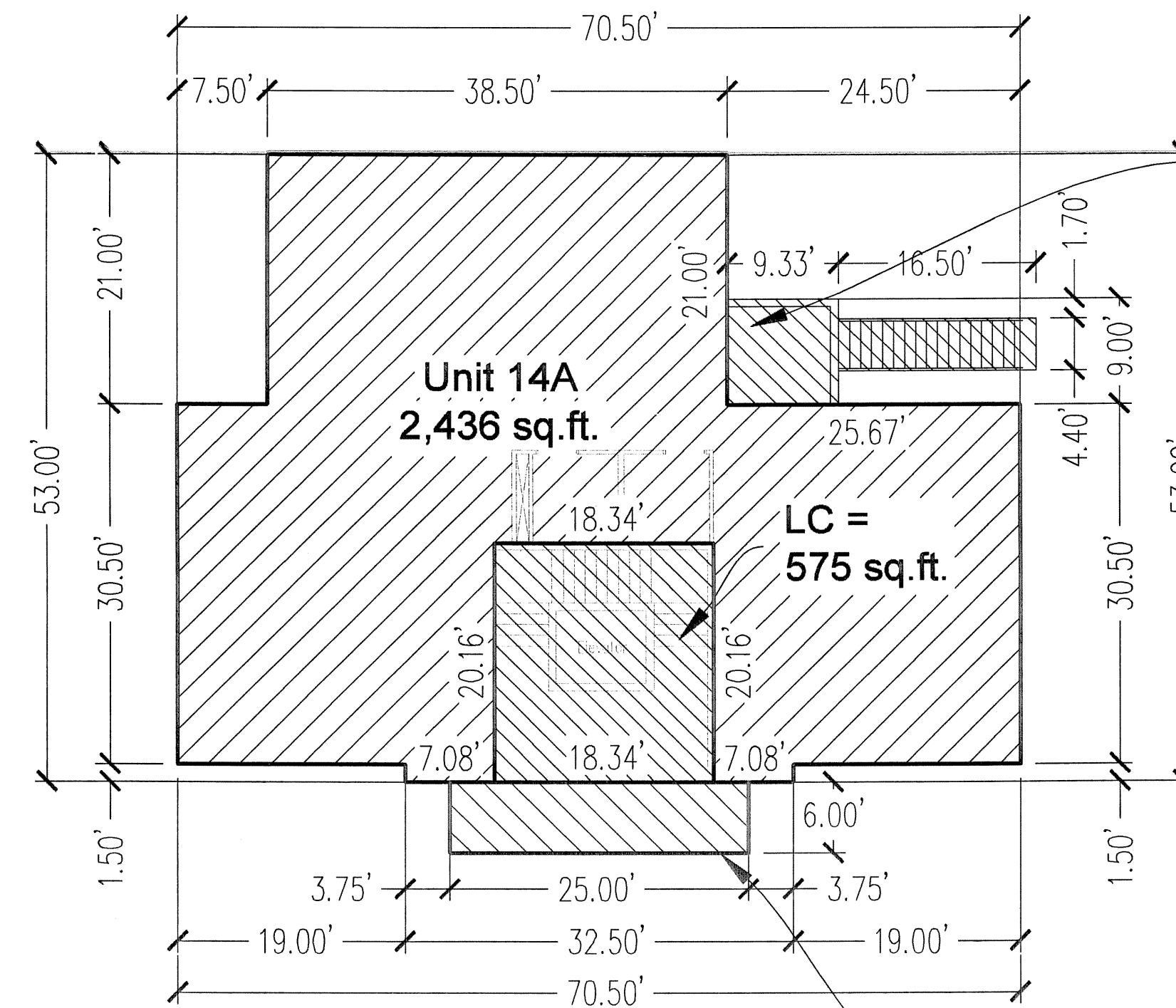
12915 sheet 6 of 8

PREPARED BY DUDLEY AND ASSOCIATES INC.	ENTRY No.	COUNTY OF	
	STATE OF UTAH	RECORDED AND FILED AT THE REQUEST OF	
	DATE	TIME	MAP
	Fee	COUNTY RECORDER	

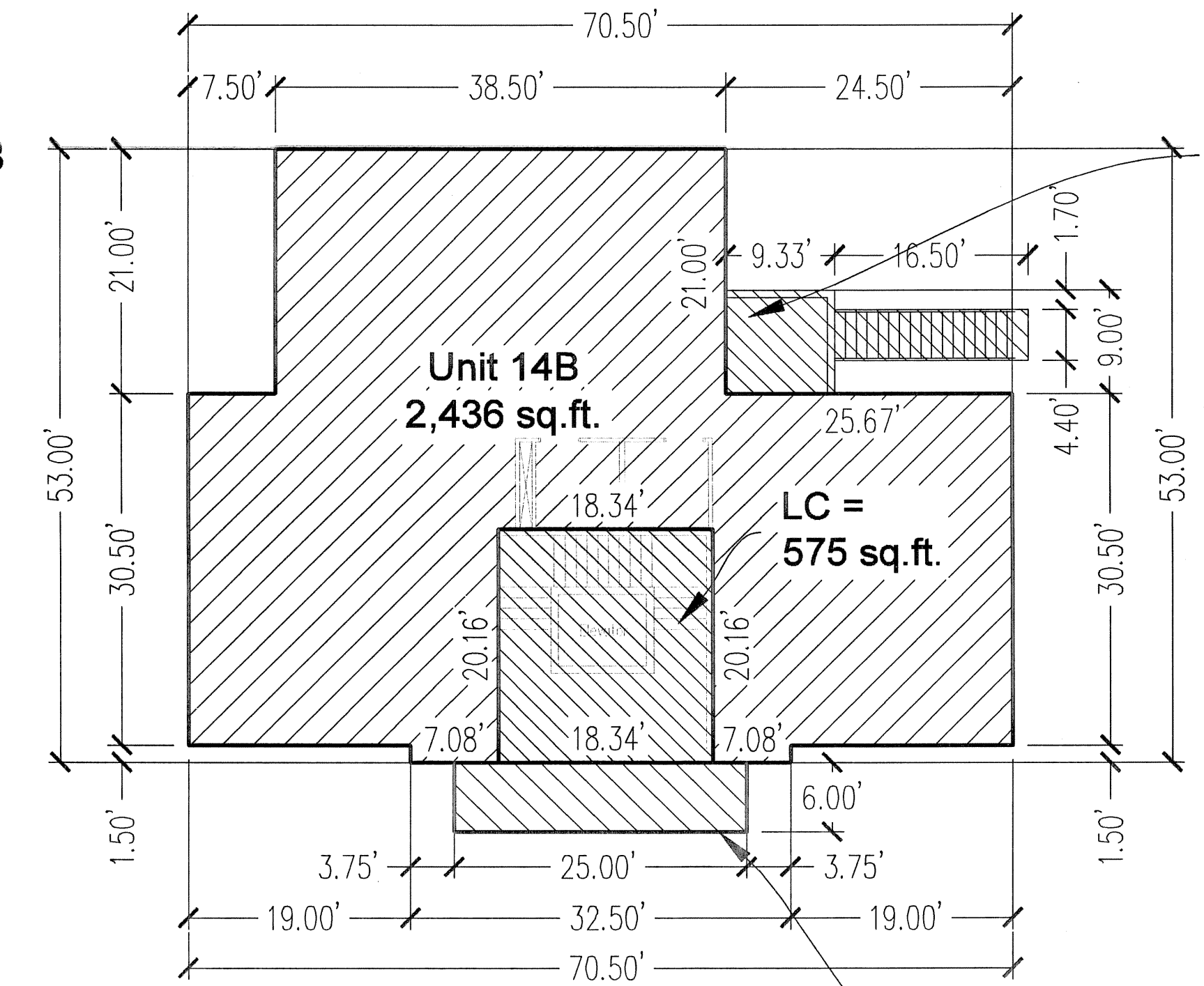
ENT 126119:2008 Nov 11 12:15
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2008 Nov 26 4:40 PM FEE \$25.00 BY SK
RECORDED FOR PLEASANT GROVE CITY CORPORA



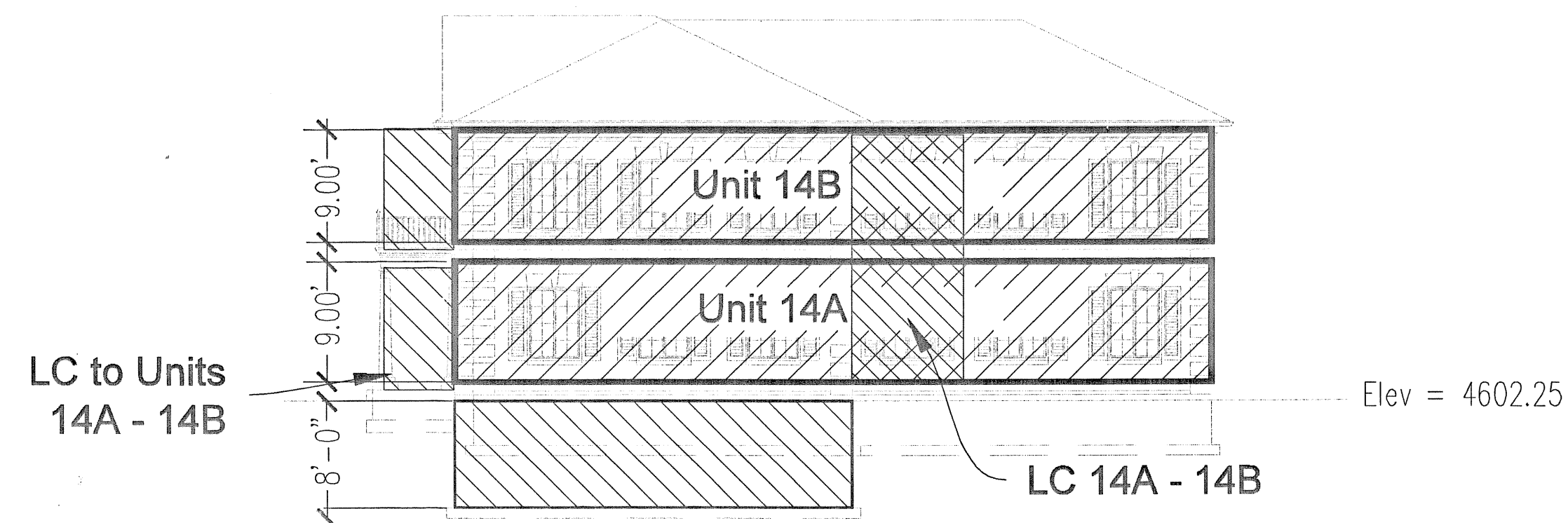
Lower Level
LC to Units 14A-14B



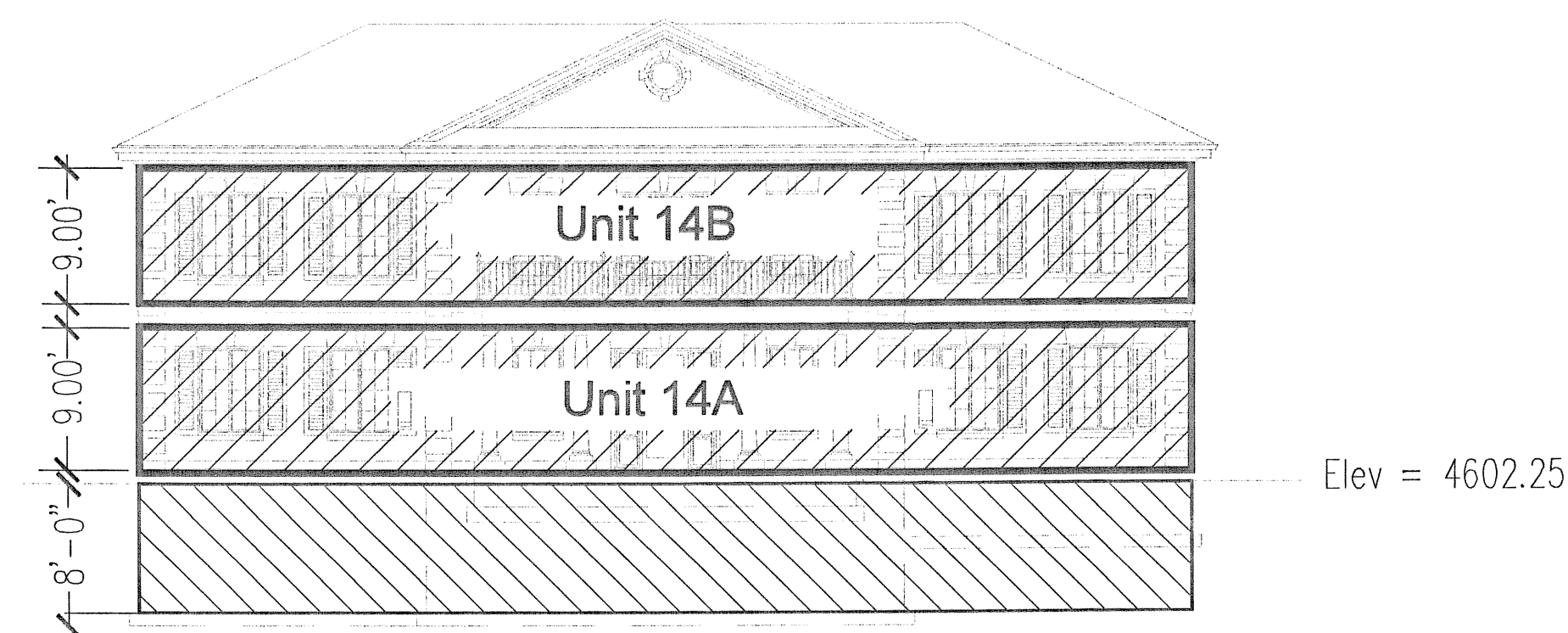
Main Floor
Unit 14A
LC to Units 14A - 14B



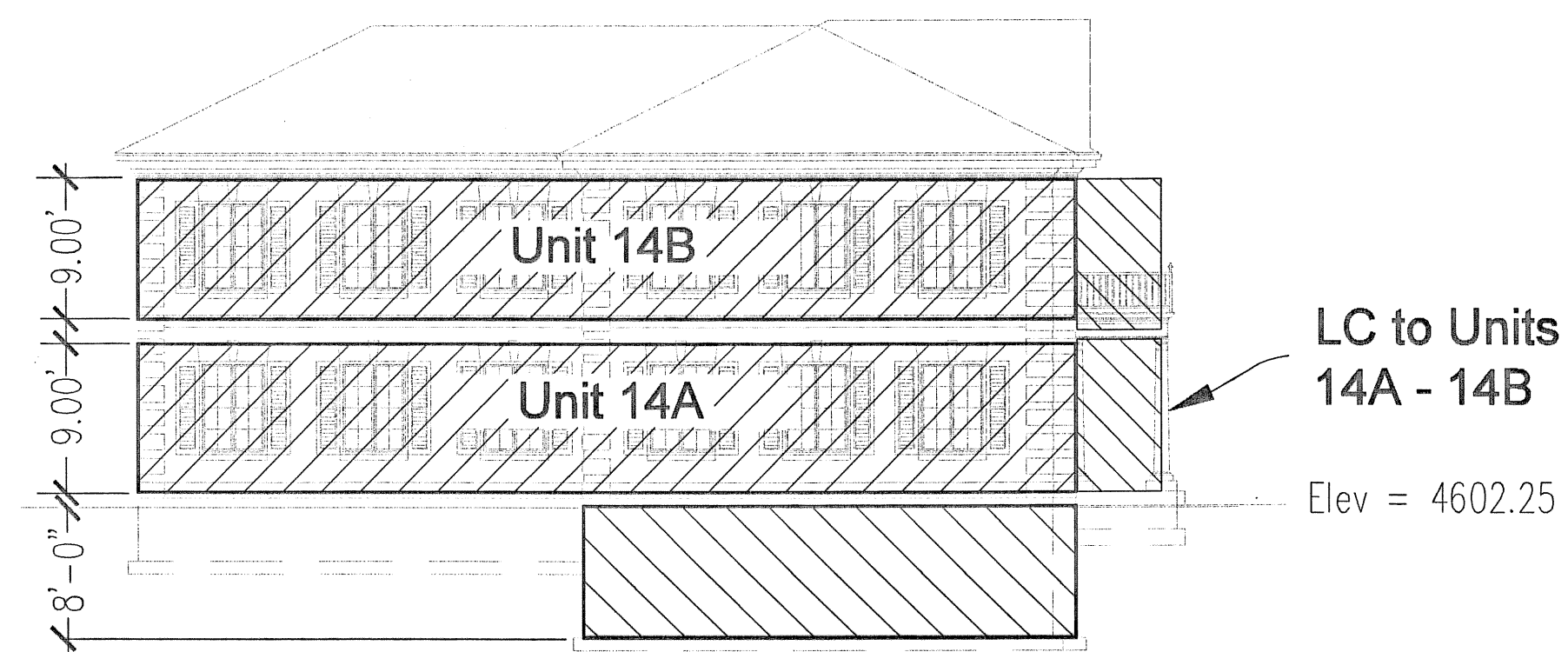
Upper Floor
Unit 14B
LC to Units 14A - 14B



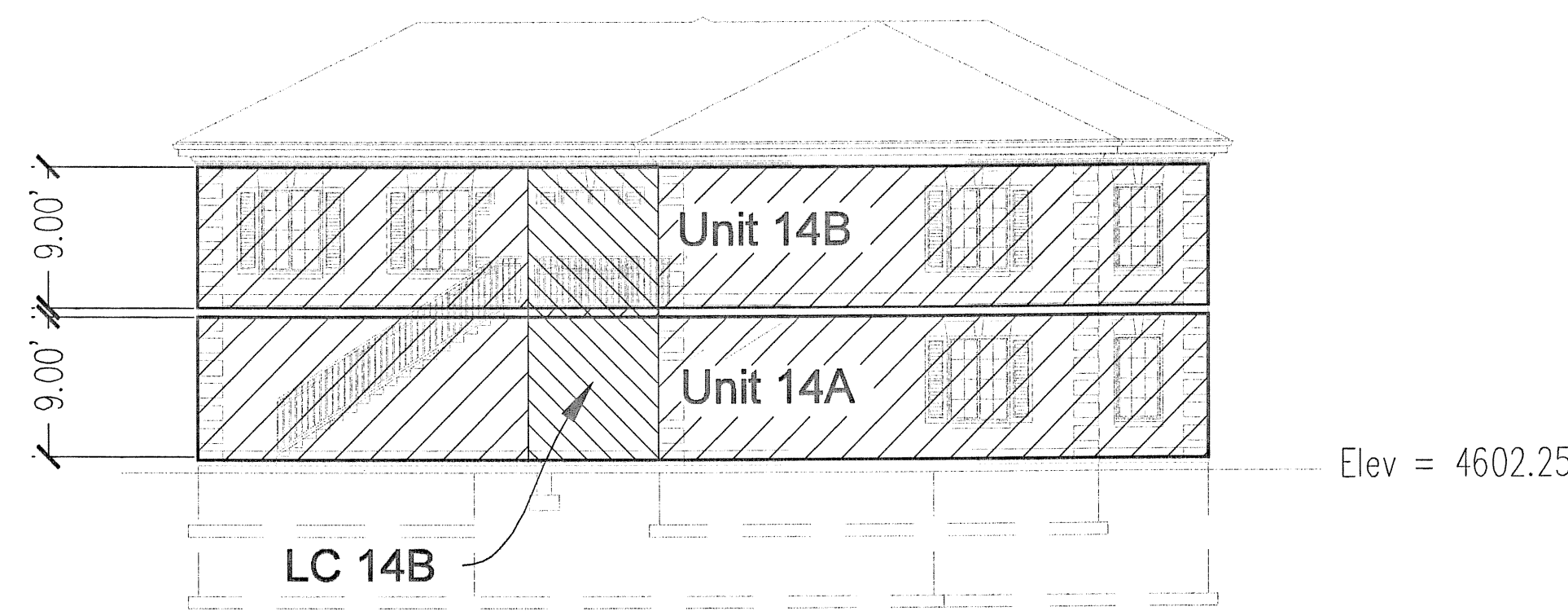
RIGHT SIDE ELEVATION



FRONT ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION

- Private Area
- Limited Common Area
- Common Area

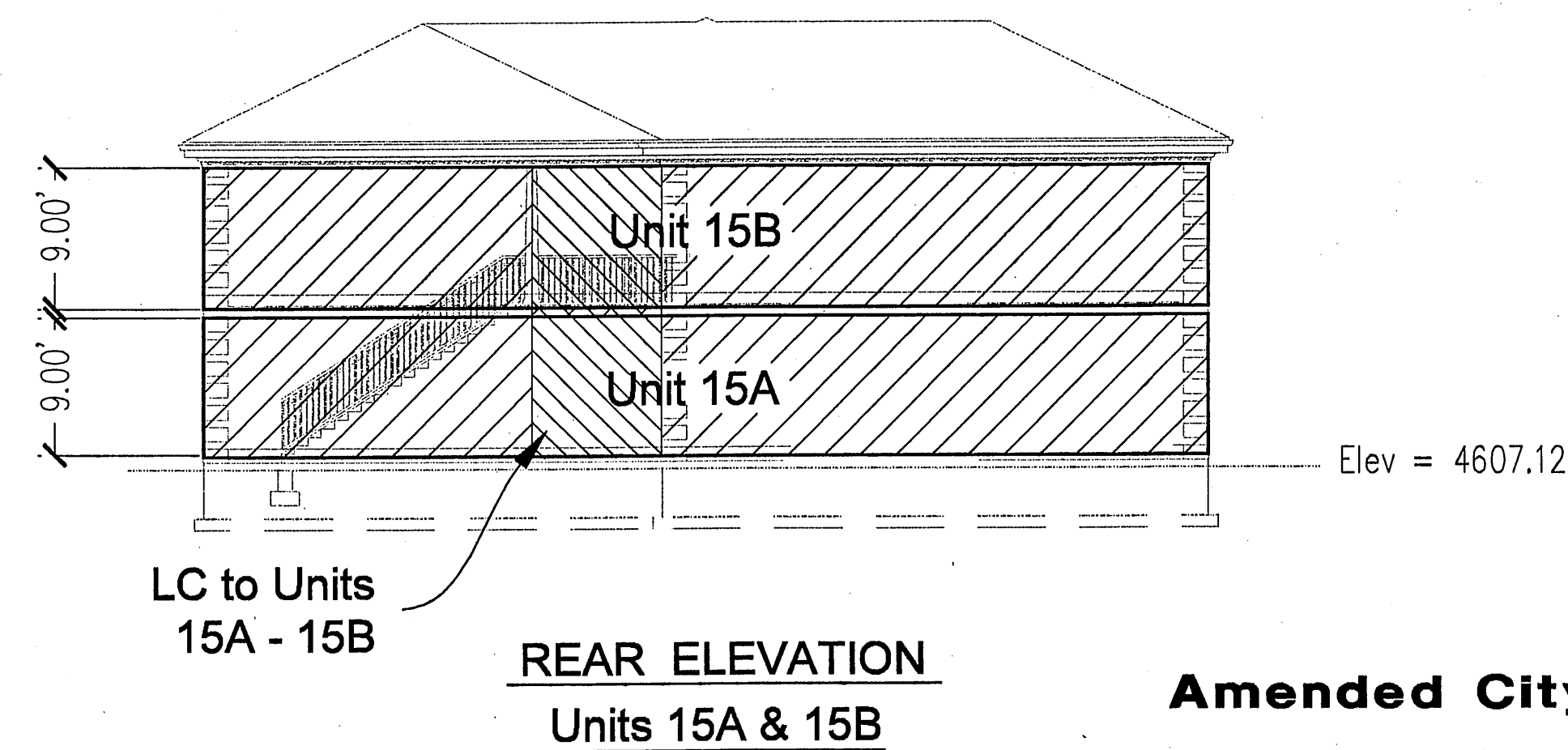
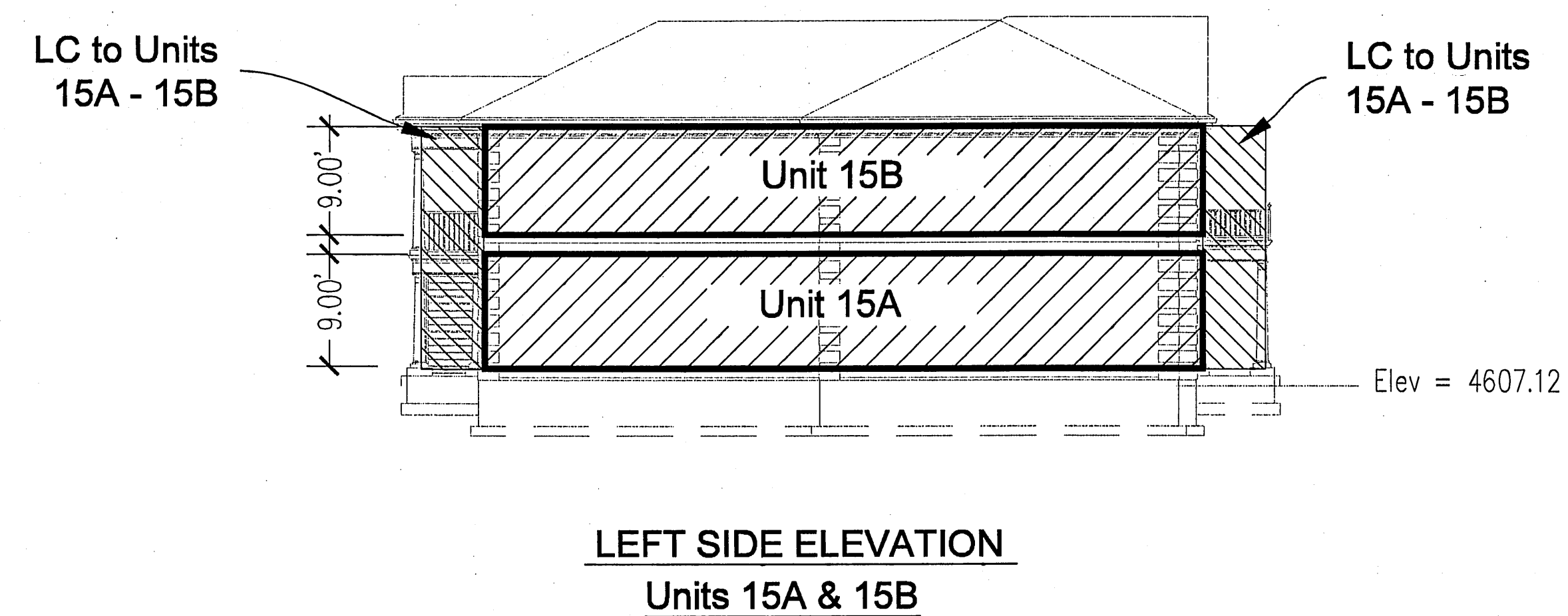
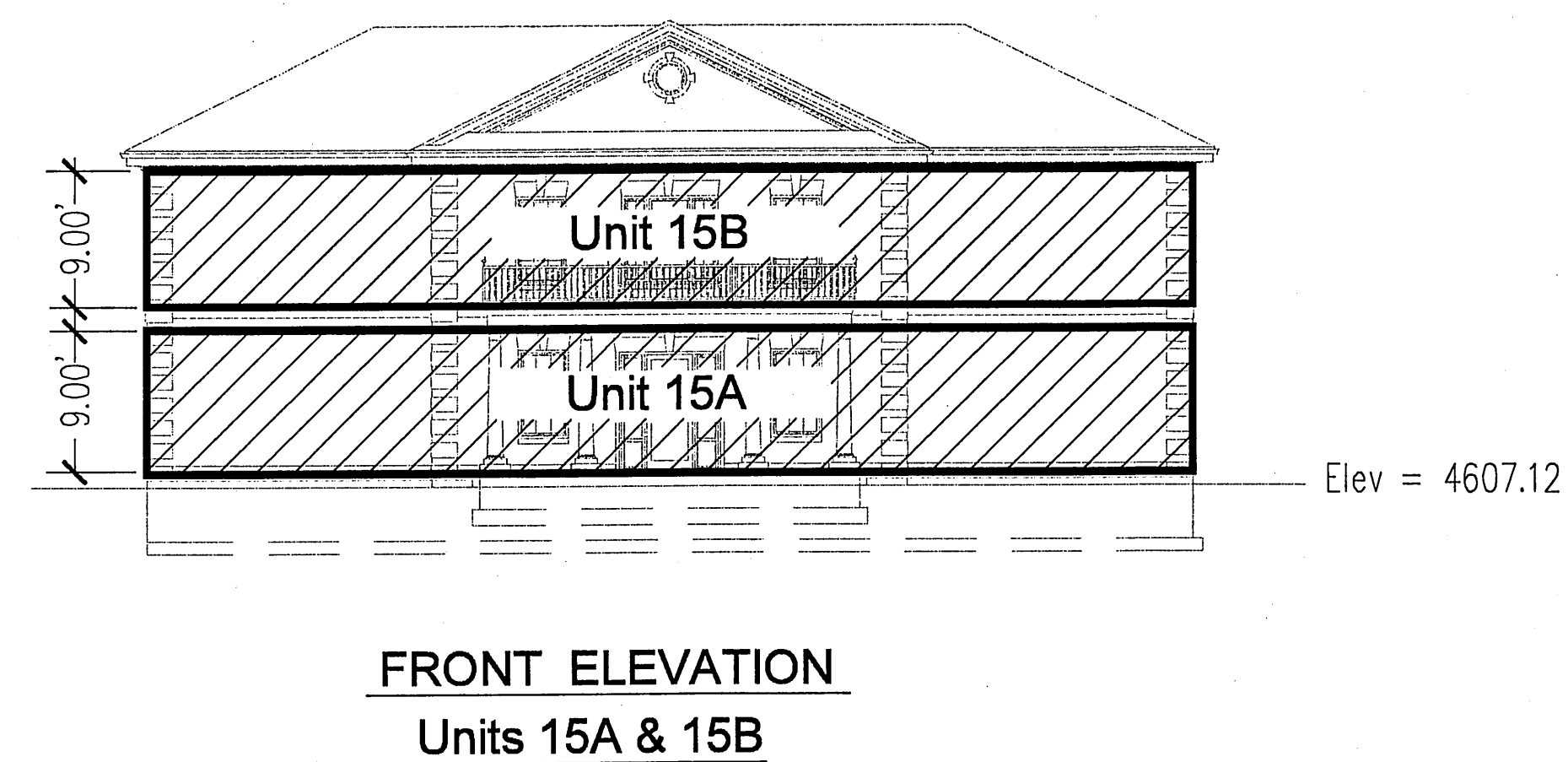
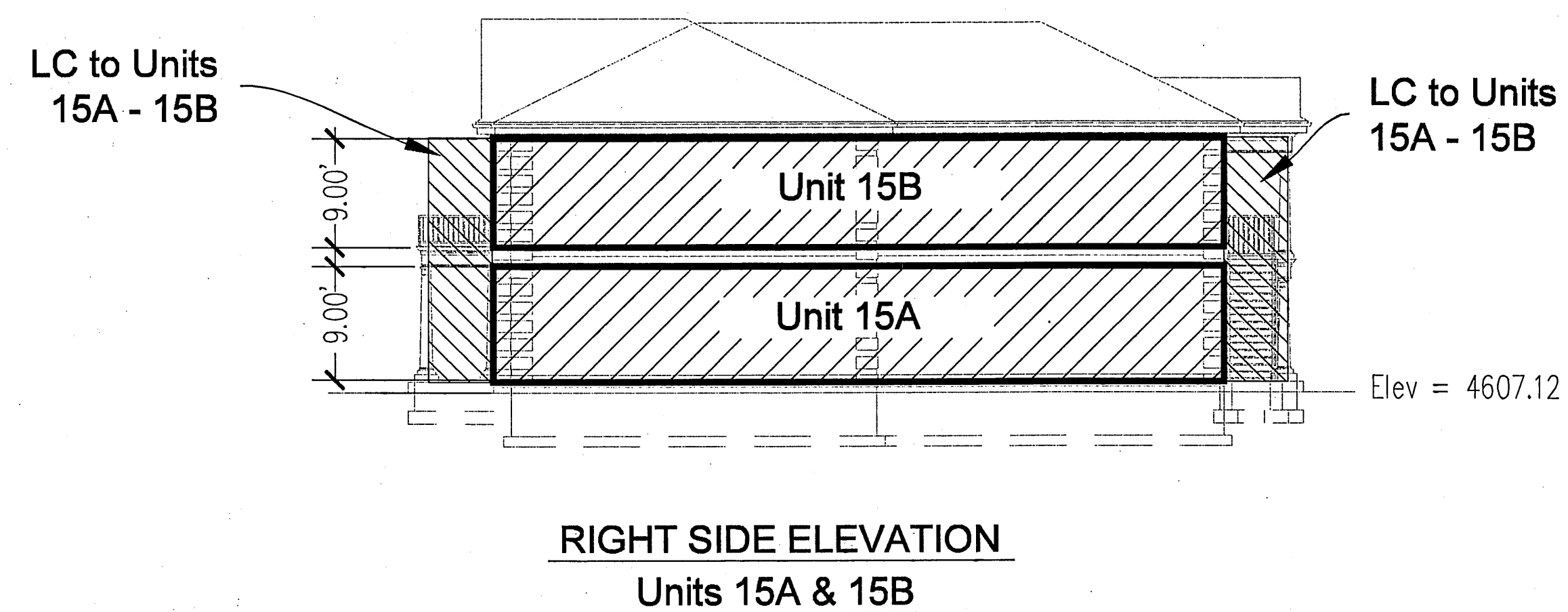
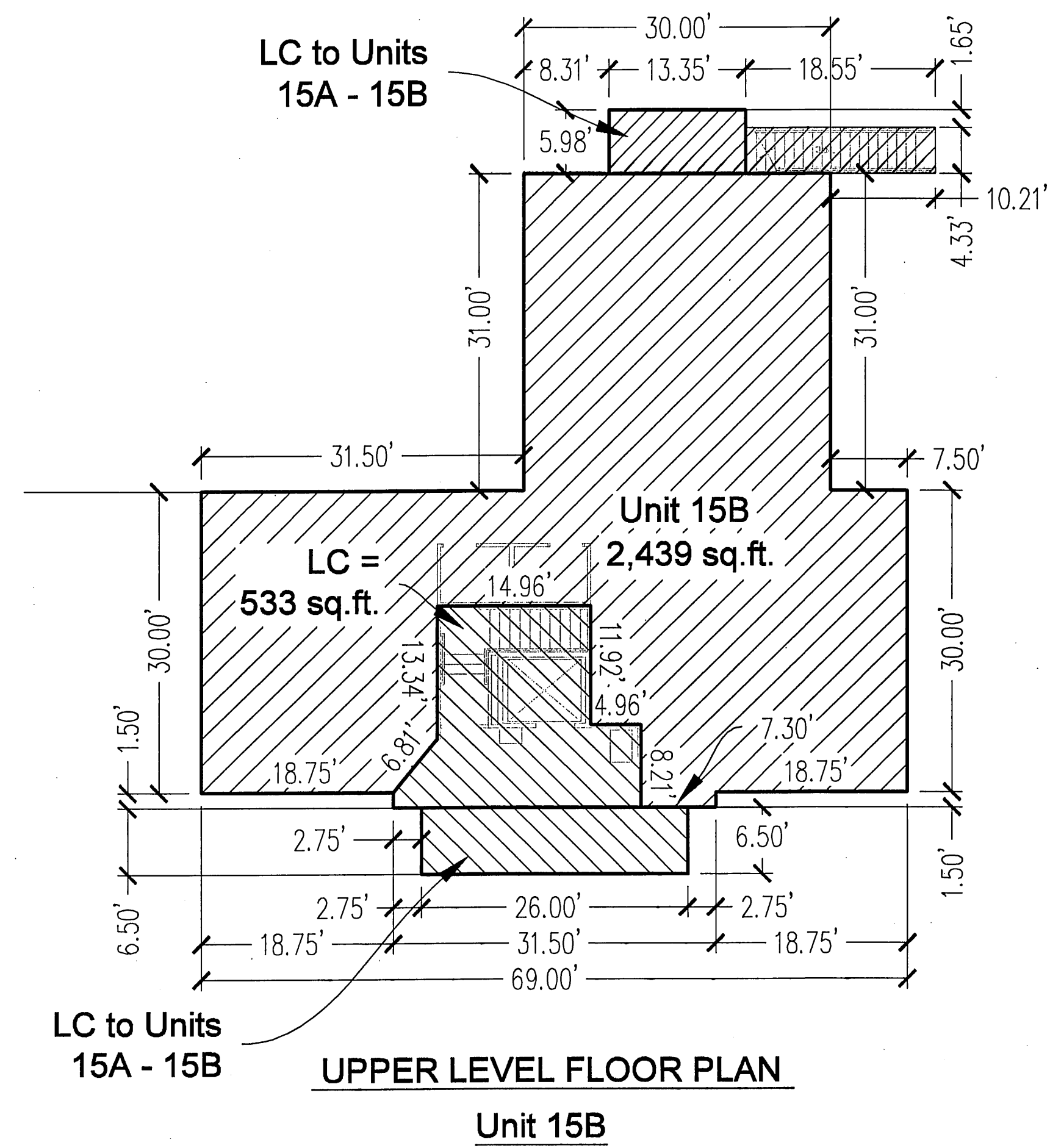
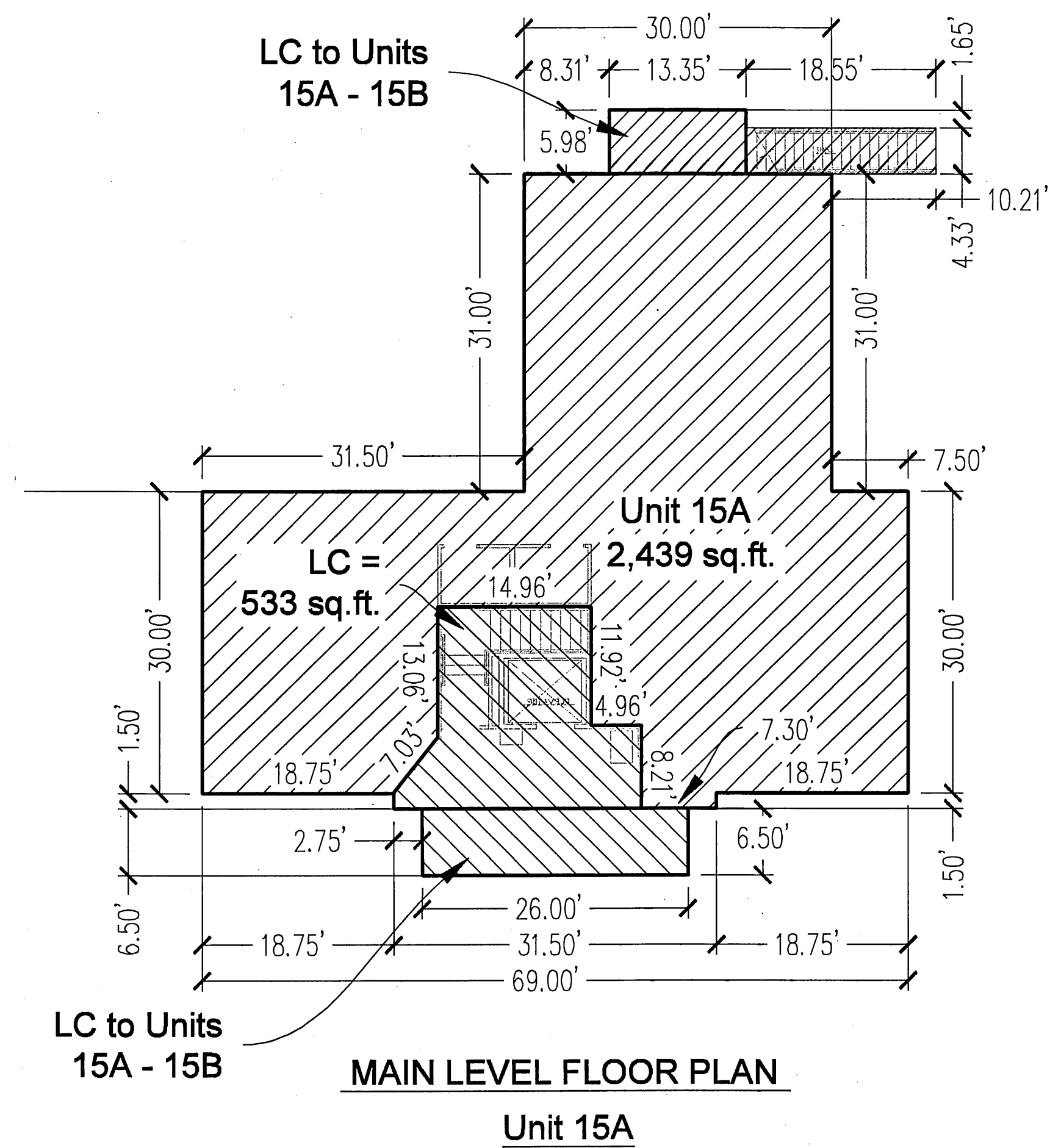
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RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2008 Nov 26 1:46 pm REC 262.00 BY SW
RECORDED FOR VILLAGES OF THE CITY OF CORONA

Amended Cityside Office Park Condominiums Plat 'A'

Sheet 7 of 8

PREPARED BY DUDLEY AND ASSOCIATES INC.	ENTRY No.	COUNTY OF
	STATE OF UTAH	
	RECORDED AND FILED AT THE REQUEST OF	
	DATE	TIME
	Fee	COUNTY RECORDER

12915 sheet 7 of 8



	Private Area
	Limited Common Area
	Common Area

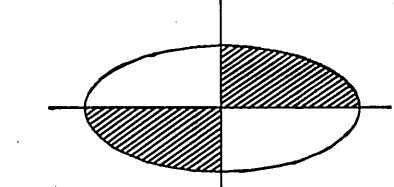
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RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2008 Nov 26 4:40 pm FEE 262.00 BY SM
RECORDED FOR PLEASANT GROVE CITY CORPORA

Amended Cityside Office Park Condominiums Plat "A"

Sheet 8 of 8

12915 sheet 8 of 8

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DUDLEY AND ASSOCIATES INC.

ENTRY No.

STATE OF UTAH

COUNTY OF

RECORDED AND FILED AT THE REQUEST OF

DATE _____ TIME _____ MAP _____

Fee .

COUNTY RECORDER

printed 11-14-08 at 2:00pm