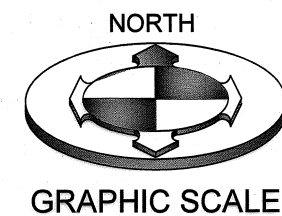


RED ROCK WINCHESTER OFFICE CONDOMINIUMS AMENDED

A CONDOMINIUM PLAT, AMENDING UNITS 220 & 230
 LOCATED IN NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 20,
 TOWNSHIP 2 SOUTH, RANGE 1 EAST,
 SALT LAKE BASE AND MERIDIAN
 SALT LAKE COUNTY, UTAH



NORTH-WEST CORNER OF SECTION 20,
 TOWNSHIP 2 SOUTH, RANGE 1 EAST,
 SALT LAKE BASE AND MERIDIAN
 (FOUND BRASS CAP)

SLOO STREET MONUMENT
 AT 725 E & WINCHESTER STREET
 (FOUND BRASS CAP)

SLOO STREET MONUMENT
 AT 990 E & WINCHESTER STREET
 (FOUND BRASS CAP)

AREA DEDICATED
 TO MURRAY CITY
 (SEE ORIGINAL PLAT)
 45 SQ. FT.
 POB PARCEL 1
 SET REBAR & CAP

L=63.39
 R=38.00
 $\Delta=95^{\circ}34'54''$
 CH=S 47°45'31" W
 CL=56.29

WINCHESTER STREET
 (PUBLIC ROAD)

725 EAST
 (PUBLIC ROAD)

AREA CONTAINS:
 86,158 SQ. FT. OR
 1.978 ACRES
 MORE OR LESS

MOUNTAIN VIEW BUSINESS CENTER, LLC
 PARCEL# 22-20-157-010

BUILDING
 746 E. WINCHESTER DR.
 FFE = 4405.21
 19,666 SQ. FT. (VARIES PER FLOOR)
 NOTE: FOR LOCATION OF UNITS, SEE SHEET 2

WEST QUARTER CORNER OF SECTION 20,
 TOWNSHIP 2 SOUTH, RANGE 1 EAST,
 SALT LAKE BASE AND MERIDIAN
 (FOUND BRASS CAP)

- NOTES:
- 1 - PARKING:
118 STANDARD STALLS
6 ADA STALLS
 - 2 - ALL ROOFS ARE CONSIDERED COMMON AREA.
 - 3 - BUILDING SQUARE FOOTAGE TOTALS
TOTAL AREA = 59,537 SQ. FT.
PRIVATE AREA = 40,167 SQ. FT.
LIMITED COMMON AREA = 10,152 SQ. FT.
COMMON AREA = 9,218 SQ. FT.
(THIS TOTAL DOES NOT INCLUDE ROOF TOPS OR AREA OUTSIDE OF BUILDINGS)
 - 4 - THE BOUNDARY SHOWN IS WITHIN THE 1 : 15000 TOLERANCE.
 - 5 - THE BENCHMARK FOR THIS CONDOMINIUM PLAT IS THE FOUND BRASS CAP MARKING THE WEST QUARTER CORNER OF SECTION 20. ELEVATION = 4402.53.
 - 6 - THE EXISTING STORM DRAIN SYSTEM ON PROPERTY TO BE MAINTAINED BY OWNERS ASSOCIATION.

LEGEND

- SECTION CORNER (FOUND)
- BOUNDARY CORNER (AS NOTED ON PLAT)
- FIRE HYDRANT
- MONUMENT LINE
- BOUNDARY LINE
- ADJACENT PROPERTY
- RIGHT OF WAY LINE
- EASEMENT LINE
- COMMON AREA

DEVELOPER/OWNER:
 NAME: MILO DEVELOPMENT LLC
 CONTACT: REJ HINTZE
 ADDRESS: 746 East Winchester
 Murray, Utah
 PHONE: 801-898-1515

UTILITY NOTE:
 PUBLIC UTILITIES, INCLUDING ELECTRIC, NATURAL GAS, CABLE T.V., WATER METER(S), AND TELEPHONE SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE UTILITY EASEMENTS AND LOT AREA IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE EASEMENT. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE EASEMENT OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE EASEMENTS.

CONTAINED WITHIN THE EASEMENTS AND LOT AREA ARE PRIVATE SANITARY SEWER, STORM SEWER AND WATER FACILITIES. THE INSTALLATION, OPERATION, MAINTENANCE, AND/OR REPLACEMENT OF PRIVATE SANITARY SEWER, STORM SEWER AND WATER FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS. SUCH FACILITIES ARE NOT OFFERED TO, NOR ARE THEY ACCEPTED FOR DEDICATION BY, MURRAY CITY.

SURVEYOR'S CERTIFICATE

I, BRIAN A. LINAM, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 7240831, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT, BY AUTHORITY OF THE OWNER, I HAVE CAUSED TO BE MADE UNDER MY DIRECTION THIS CONDOMINIUM PLAT IN ACCORDANCE WITH THE PROVISIONS OF SECTION 57-8-13(1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE BUILDINGS AND PROPERTY ARE SHOWN CORRECTLY. THIS PLAT SHALL BE KNOWN AS:

RED ROCK WINCHESTER OFFICE CONDOMINIUMS AMENDED

A CONDOMINIUM PLAT, AMENDING UNITS 220 & 230

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF 725 EAST STREET SAID POINT BEING NORTH 00°10'46" WEST 151.18 FEET ALONG THE SECTION LINE AND EAST 56.49 FEET FROM THE WEST QUARTER CORNER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTHEASTERLY 63.39 FEET ALONG THE ARC OF A 38.00 FOOT RADIUS CURVE TO THE RIGHT (NOTE: CHORD BEARS NORTH 47°45'31" EAST 56.29 FEET) TO THE SOUTHERLY RIGHT OF WAY LINE OF WINCHESTER STREET; THENCE SOUTH 84°27'02" EAST 263.44 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE; THENCE SOUTH 222.46 FEET; THENCE SOUTH 77°30'37" WEST 200.77 FEET; THENCE SOUTH 43°30'00" WEST 148.06 FEET TO A POINT ON SAID EASTERLY RIGHT OF WAY LINE; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: 1) NORTH 01°43'58" WEST 193.60 FEET; 2) NORTH 00°01'56" WEST 167.41 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT AS SET FORTH IN THAT CERTAIN EASEMENT AGREEMENT DATED JULY 30, 1997, AND RECORDED JULY 31, 1997, IN BOOK 7722, AT PAGE 2703, AS ENTRY NO. 6703081, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT EAST 60.28 FEET AND SOUTH 154.12 FEET FROM THE WEST QUARTER CORNER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 88°16'02" EAST 58.00 FEET; THENCE SOUTH 00°02'08" EAST 41.02 FEET; THENCE SOUTH 88°08'02" WEST 56.78 FEET; THENCE NORTH 01°43'58" WEST 41.00 FEET TO THE POINT OF BEGINNING.



OWNER'S CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT DELTA CHI PARTNERS LLC, THE OWNERS OF THE TRACT OF LAND DESCRIBED HEREON AS THE RED ROCK WINCHESTER OFFICE CONDOMINIUMS, A CONDOMINIUM PLAT LOCATED ON SAID TRACT OF LAND, DO HEREBY CERTIFY THAT THEY HAVE CAUSED A SURVEY TO BE MADE AND HAVE HAD THIS CONDOMINIUM PLAT CONSISTING OF 2 SHEETS PREPARED; AND DO HEREBY CONSENT TO THE RECORDATION OF THIS CONDOMINIUM PLAT IN ACCORDANCE WITH THE UTAH "CONDOMINIUM OWNERSHIP ACT", AND THAT THEY HAVE CAUSED THIS INSTRUMENT TO BE KNOWN AS:

RED ROCK WINCHESTER OFFICE CONDOMINIUMS AMENDED

A CONDOMINIUM PLAT, AMENDING UNITS 220 & 230

MILO DEVELOPMENT, LLC OWNER
 REJ HINTZE DATE 7/7/21

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT RED ROCK WINCHESTER OWNERS ASSOCIATION, INC., ACTING FOR AND IN BEHALF OF, AND PURSUANT TO THE AUTHORIZATION OF SUCH OWNERS, DOES HEREBY DEDICATE, FOR THE PERPETUAL USE OF THE PUBLIC, ALL STREETS, EASEMENTS AND OTHER PROPERTY AS SHOWN ON THIS PLAT AND HEREBY CONSENTS AND GIVES APPROVAL TO THE RECORDING OF THIS PLAT FOR ALL PURPOSES SHOWN THEREIN, IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 7th DAY OF July 2021

MILO DEVELOPMENT LLC:
 BY: REJ HINTZE
 ITS: manager

LLC ACKNOWLEDGEMENT

State of Utah } S.S.
 Salt Lake County }
 ON THE 7th DAY OF July A.D. 2021, I, PERSONALLY APPEARED BEFORE ME, WHO BEING DULY SWORN, DID ACKNOWLEDGE THAT HE IS THE OWNER OF RED ROCK WINCHESTER OFFICE CONDOMINIUMS, WAS SIGNED BY HIM ON BEHALF OF SAID LLC.
 713537
 COMMISSION NUMBER
 8-14-2024
 MY COMMISSION EXPIRES
 PRINT NAME: Paul C. Gates
 SIGNATURE: Paul C. Gates
 A NOTARY PUBLIC COMMISSIONED IN UTAH

RED ROCK WINCHESTER OFFICE CONDOMINIUMS AMENDED

A CONDOMINIUM PLAT, AMENDING UNITS 220 & 230
 LOCATED IN NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 20,
 TOWNSHIP 2 SOUTH, RANGE 1 EAST,
 SALT LAKE BASE AND MERIDIAN

SHEET 1 OF 2

BENCHMARK ENGINEERING & LAND SURVEYING
 CIVIL
 9138 SOUTH STATE STREET SUITE # 100
 SANDY, UTAH 84070 (801) 542-7182
 www.benchmarkcivil.com

PLANNING COMMISSION
 APPROVED THIS 15 DAY OF July A.D., 2021
 BY THE MURRAY CITY PLANNING COMMISSION.
 CHAIR

SALT LAKE COUNTY BOARD OF HEALTH
 APPROVED THIS DAY OF A.D., 20
 SALT LAKE COUNTY BOARD OF HEALTH

MURRAY CITY ENGINEER
 I HEREBY CERTIFY THAT THE OFFICE HAS EXAMINED THE PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
 7-19-21 DATE
 CITY ENGINEER

APPROVAL AS TO FORM
 APPROVED AS TO FORM THIS 20 DAY OF July A.D., 2021.
 MURRAY CITY ATTORNEY

MURRAY CITY
 PRESENTED TO THE MAYOR OF MURRAY CITY THIS 20 DAY OF July A.D., 2021 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
 ATTEST CITY CLERK
 MURRAY CITY MAYOR

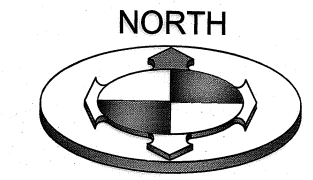
SALT LAKE COUNTY RECORDED # 13736029
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF MILO DEVELOPMENT, LLC DATE 08/04/21 TIME 1:11 PM BOOK 2021 PAGE 196
 \$112.00 FEE \$
 SALT LAKE COUNTY RECORDER

NUMBER _____
 ACCOUNT _____
 SHEET 1
 OF 2 SHEETS

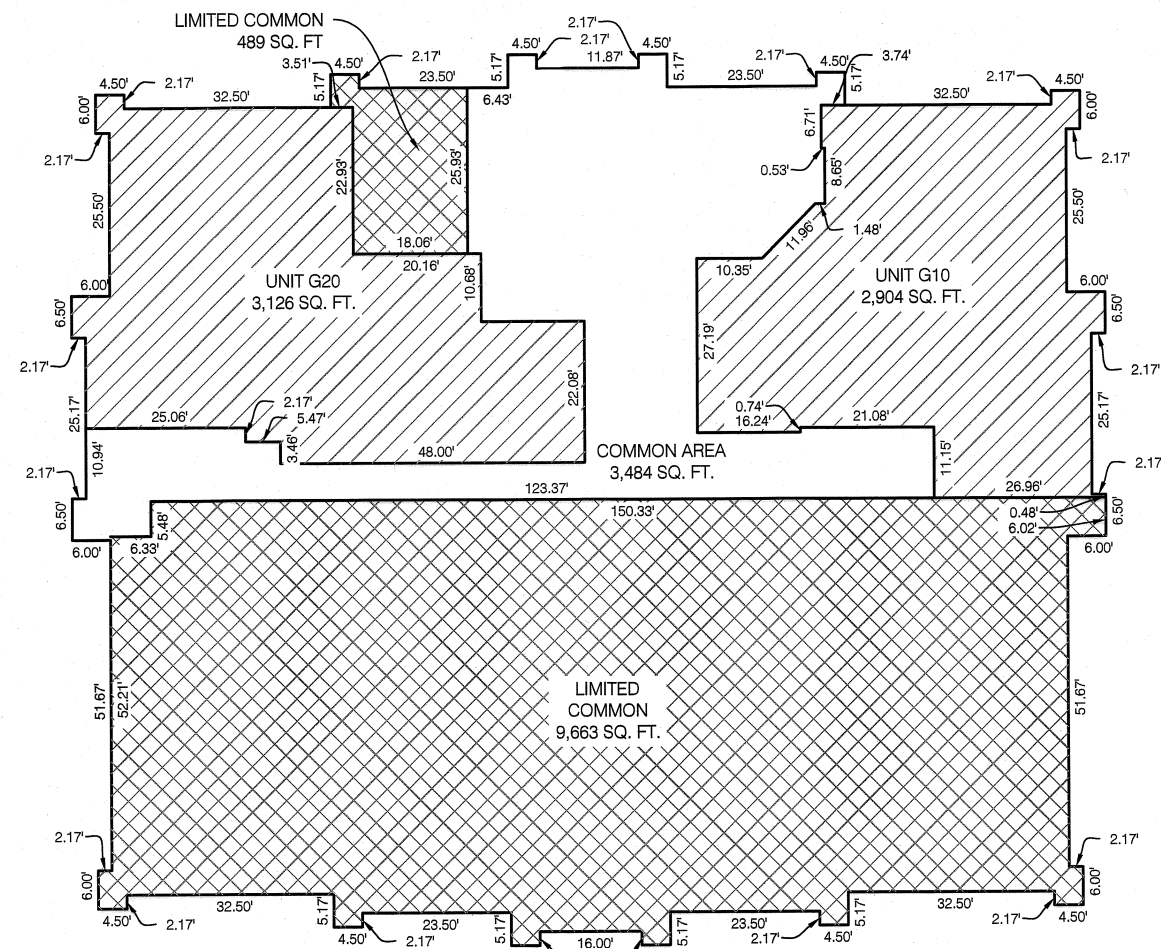
22-20-11,31 ; 22-20-157-012,022,023 \$112.00 1711254cp-AMD.dwg

RED ROCK WINCHESTER OFFICE CONDOMINIUMS AMENDED

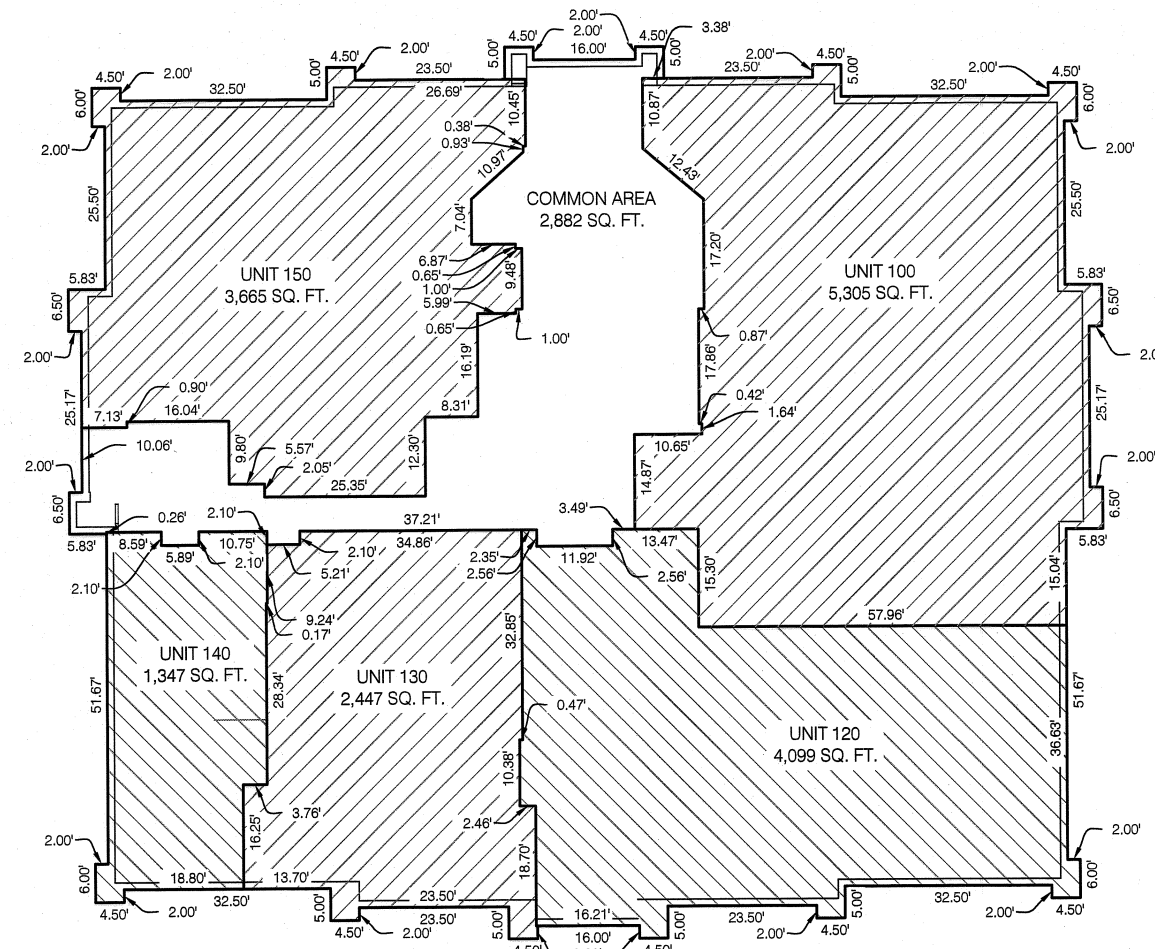
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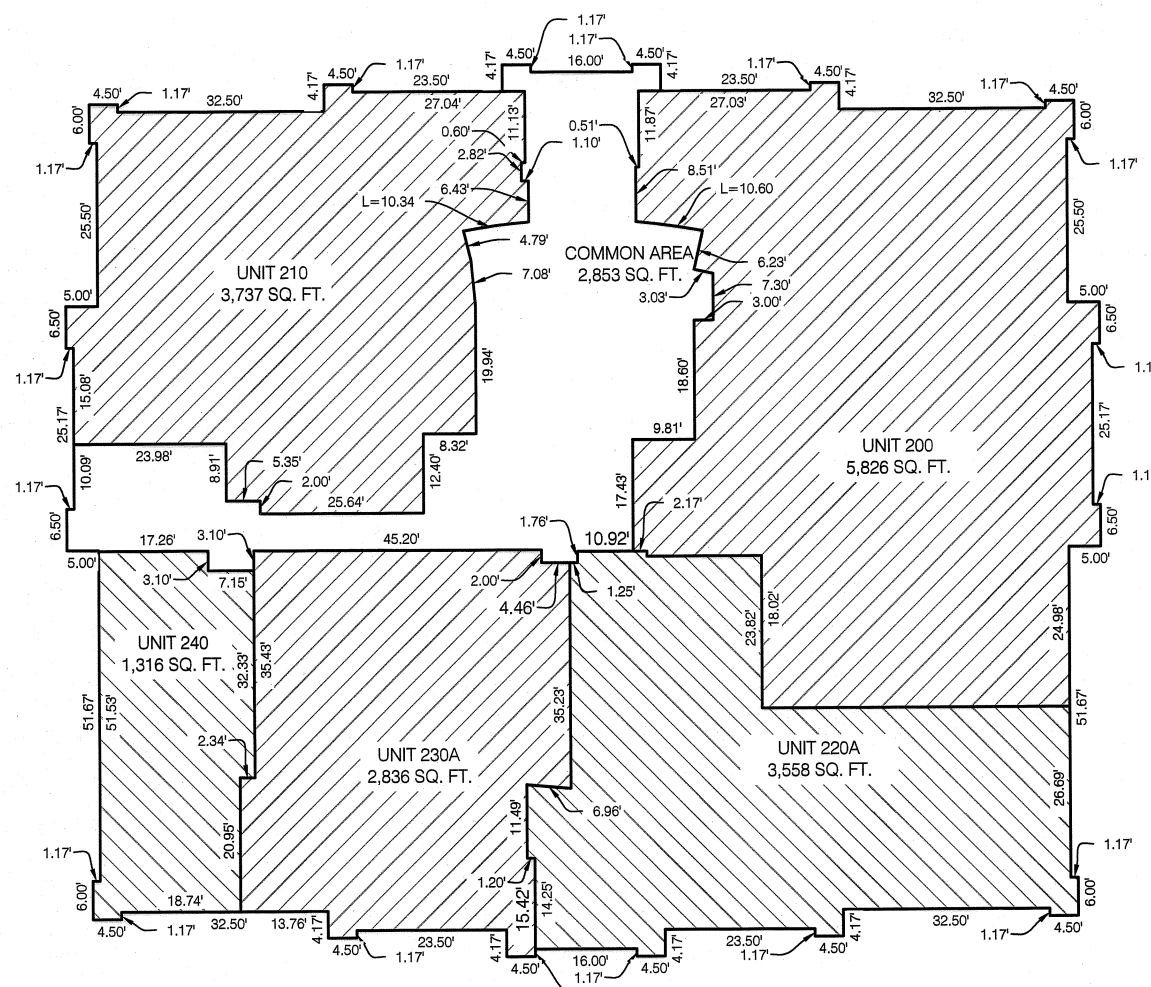
(IN FEET)
 1 inch = 20ft.



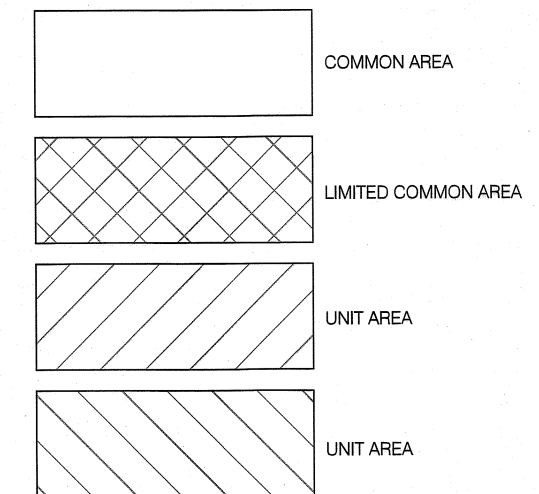
GROUND LEVEL
 (UNCHANGED)



MAIN LEVEL
 (UNCHANGED)



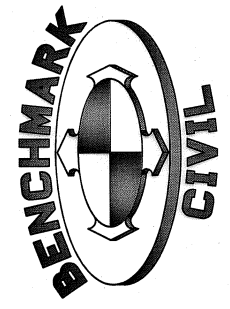
2ND LEVEL
 (AMENDING 220 & 230)



NO.	DATE	DESCRIPTION



BENCHMARK ENGINEERING & LAND SURVEYING
 9130 SOUTH STATE STREET SUITE F 100
 SANDY, UTAH 84070 (801) 542-7192
 www.benchmarkcivil.com



RED ROCK WINCHESTER OFFICE CONDOMINIUMS AMENDED
 746 E. WINCHESTER
 MURRAY CITY, UTAH

PROJECT NO. 1711254
 CONDO SURVEY

SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
 ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS