

After recording mail to:
JAMES & KNOX, PLLC
P.O. Box 17001
Salt Lake City, UT 84117

AMENDMENT TO THE NORTHPOINT ESTATES PLAT MAP

This Amendment to the Northpoint Estates Plat Map (“Amendment”) is made on the date evidenced below by the Northpoint Estates Homeowners Association (“Association”), through its Management Committee to clarify the designation of certain Limited Common Area appurtenant to Unit 23F, as further described below.

RECITALS

A. WHEREAS, certain real property in Salt Lake County, Utah, known as the Northpoint Estates Condominiums project (“Project”) was created by a Record of Survey Map of Northpoint Estates Condominiums (“Plat Map”), recorded on May 6, 1980 as Entry No. 3431441 in the Office of the Salt Lake County Recorder, as subsequently amended by an Amended Plat recorded on February 25, 2014 as Entry No. 11809157;

B. WHEREAS, this Amendment shall be binding against the property described in Exhibit “A” hereto, and the original Plat Map and any amendment or supplement thereto;

C. WHEREAS, Unit 23F is one of the condominium units within the Project, which will be re-designated as Unit 23F-A pursuant to this Amendment;

D. WHEREAS, the owner of Unit 23F desires to construct a deck on the exterior of the Unit, which will be located on Common Area and Limited Common Area;

E. WHEREAS, the Association has approved plans for the deck;

F. WHEREAS, the Salt Lake City Building Department requires a plat amendment re-designating approximately 450 square feet of Common Area as Limited Common Area (“New Limited Common Area”) to accommodate the area where the deck will be situated;

G. WHEREAS, the Association has approved designation of the New Limited Common Area as described in the Third Amended Plat Map, attached as Exhibit “B” hereto;

NOW THEREFORE, the Plat Map is hereby amended in accordance with the amendments and provisions set forth below:

AMENDMENT

1. Limited Common Area. The area designated as Limited Common Area appurtenant to Unit 23F-A on Exhibit "B" shall hereafter be designated as Limited Common Area for all purposes by the Association.

2. Percentage of Undivided Interest in Common Areas and Facilities. This Amendment shall not affect the percentage of undivided interest of any Units within the Project in and to the Common Areas and Facilities, and the newly created Unit 23F-A shall maintain a 1/49 interest in the Common Areas and Facilities.

3. Effect on Other Provisions of the Declaration. This Amendment shall not affect or modify any provision of the Northpoint Estates Amended and Restated Declaration of Covenants, Conditions and Restrictions (“Declaration”) or the Bylaws of the Association.

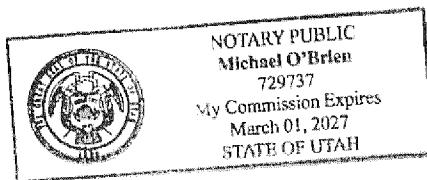
IN WITNESS WHEREOF, the NORTHPOINT ESTATES HOMEOWNERS
ASSOCIATION has executed this Amendment as of the 22nd day of November,
2024.

NORTHPOINT ESTATES HOMEOWNERS ASSOCIATION

Maxine Johnson
Maxine Johnson
Management Committee Member and Authorized Representative

STATE OF UTAH)
COUNTY OF Salt Lake)
:ss)

On the 22nd day of Nov., 2024, personally appeared before me Michael O'Brien, who being by me duly sworn did that say that she is a member of the Management Committee of the Association and that she signed said instrument on behalf of said Association by authority of its Management Committee; and acknowledged the signing of said instrument to be their voluntary act and deed.



WBS
Notary Public

EXHIBIT A

Legal Description

All Units in the Northpoint Estates Condo Amd Subdivision, including Parcel Numbers 09-30-452-002-000 through 09-30-452-050-0000; and

All Units in the Northpoint Estates Condo 2nd Amd Subdivision, including Parcel Numbers 09-30-452-051-0000 through 09-30-452-052-0000.

NORTHPOINT ESTATES CONDOMINIUMS 3RD AMENDED

AMENDING UNIT 3SF, COMMON AREA AND LIMITED COMMON AREA OF NORTHPOINT
ESTATES CONDOMINIUMS AMENDED AND LOCATED IN THE SOUTHEAST QUARTER OF
SECTION 30, TOWNSHIP 1 NORTH, RANGE EAST, SALT LAKE BASE & MERIDIAN
SALT LAKE CITY, SALT LAKE COUNTY, UTAH

S 88° 56'10" E 923.98'

D 13° 20' 27"

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N 0° 00' 24" W 180.00'

S 88° 51'43" W 224.53'

D 13° 21' 00"

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N 0° 00' 24" W 13.90'

S 88° 51'43" W 250.00'

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N 0° 00' 24" W 240.00'

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S 88° 51'43" W 79.92'

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N 0° 00' 24" W 64.99'

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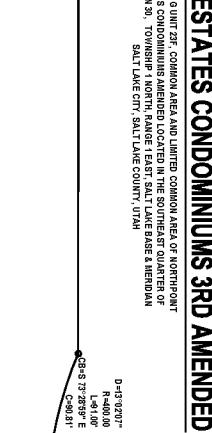
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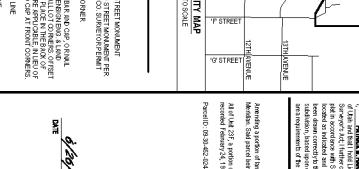
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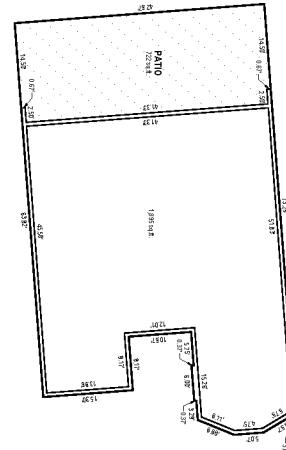
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SECTION 30, TOWNSHIP 1 NORTH, RANGE EAST, SALT LAKE BASE & MERIDIAN
SALT LAKE CITY, SALT LAKE COUNTY, UTAH

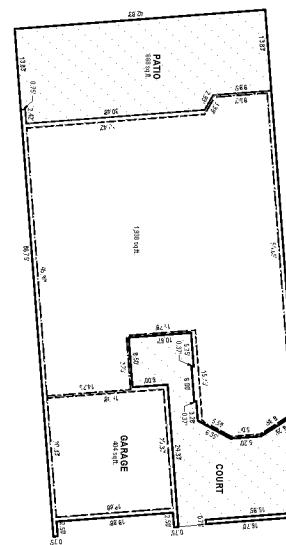
LEGEND



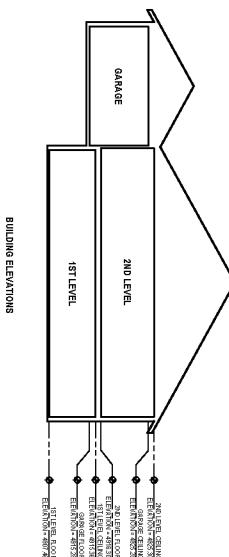
THIS IS A FLOOR PLAN. IT IS NOT A DRAWING, IT IS A DRAWING
WITH THE MAXIMUM COMBINE ERROR OF 1/2 IN.
WATER, SEWER, AND STORM SEWER LINES ARE NOT SHOWN.
CROSSWALKS ARE NOT SHOWN. THE TOTAL LINEAR
DISTANCE IS APPROXIMATELY 100 FEET.
TOTAL LIVING AREA = 1,033 SQUARE FEET



1ST LEVEL



2ND LEVEL



BUILDING ELEVATIONS



NORTHPOINT ESTATES CONDOMINIUMS 3RD AMENDED

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SECTION 30, TOWNSHIP 1 NORTH, RANGE EAST, SALT LAKE BASE & MERIDIAN
SALT LAKE CITY, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER



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