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JAMES & KNOX, PLLC  
P.O. Box 17001  
Salt Lake City, UT 84117

14321404 B: 11536 P: 9014 Total Pages: 5  
12/05/2024 01:18 PM By: vanguyen Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: JOEL L DEATON  
813 N JUNIPER POINT DR SALT LAKE CITY, UT 84103



## 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:

## **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 2<sup>nd</sup> Amd Subdivision, including Parcel Numbers 09-30-452-051-0000 through 09-30-452-052-0000.

**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 22<sup>nd</sup> day of Nov., 2024.

**NORTHPOINT ESTATES HOMEOWNERS ASSOCIATION**

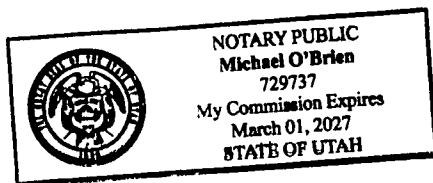


Maxine Johnson

Management Committee Member and Authorized Representative

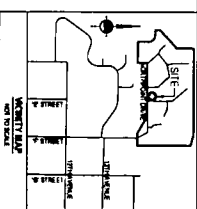
STATE OF UTAH )  
COUNTY OF Salt Lake ) :ss

On the 22<sup>nd</sup> 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.



  
\_\_\_\_\_  
Notary Public

ATTENDING UNIT 25, COMMON AREA AND LIMITED COMMON AREA OF NORTHPORT ESTATES CONDOMINIUMS AMENDED LOCATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN SALT LAKE CITY, SALT LAKE COUNTY, UTAH



69/10/73

PAID 10000

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PAID 10000

STATE OF TEXAS )  
                              )  
COUNTY OF SALT LAKE )

Certified \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at the town of \_\_\_\_\_ before me, a Notary Public in and for said County of Salt Lake, State of Texas.

*A Veterinary Practice Transmitted as an Asset*

WESTERN ESTATES HOME OWNERS ASSOCIATION

By \_\_\_\_\_  
The \_\_\_\_\_  
Title \_\_\_\_\_

understand for in this document, and the former was HGA, Gregory Davidson and I (I want to be clear regarding the latter). I feel that GORDON and SHADASHVILI were inspired by him but on behalf of and NOT FOR GORDON AND SHADASHVILI, and we have helped him but he did not receive the credit.

**CONDOMINIUMS 3RD AMENDED**  
AMENDING UNIT 23, COMMON AREA AND LIMITED COMMON AREA OF NORTHPOINT  
ESTATES CONDOMINIUMS AMENDED LOCATED IN THE SOUTHEAST QUARTER OF  
SECTION 24, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASIN & MENDHAM  
SALT LAKE CITY, SALT LAKE COUNTY UTAH

State or Union Security or National, Economic and Public Safety  
 Interest of \_\_\_\_\_ ACCOUNT \_\_\_\_\_  
 DATE \_\_\_\_\_ FILE \_\_\_\_\_ SHEET 1  
 FILE \_\_\_\_\_ SECURITY AND NATIONAL INTERESTS OF \_\_\_\_\_ SHEET 1


REPORTED TO BALTIMORE CITY FROM \_\_\_\_\_ DAY OF \_\_\_\_\_  
 AND IS HEREBY APPROVED \_\_\_\_\_  
 BALTIMORE CITY SHERIFF BALTIMORE CITY SHERIFF

APPROVED AS TO PRICE \_\_\_\_\_ DAY OF  
 20\_\_\_\_

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BALANCE DUE ON \_\_\_\_\_


 100-44011-2424  
 (1375494)



HORIZONTAL GRAPHIC SCALE



THE PLANT COVERED 19,617.6 SQ. FT. AND WAS 27' ACROSS WITH THE MAIN WALL 10' HIGH. IT WAS 15' DEEP.

☐ WHITE AREA  
☒ LATE & COARSE AREA  
☐ COARSE AREA

\_\_\_\_\_ BOUNDARY LINE  
 \_\_\_\_\_ SECTION LINE  
 \_\_\_\_\_ MONUMENT LINE  
 \_\_\_\_\_ EASEMENT LINE  
 \_\_\_\_\_ ADJOINING BOUNDARY LINE

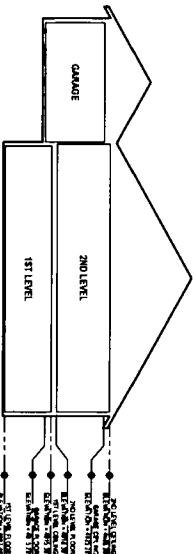
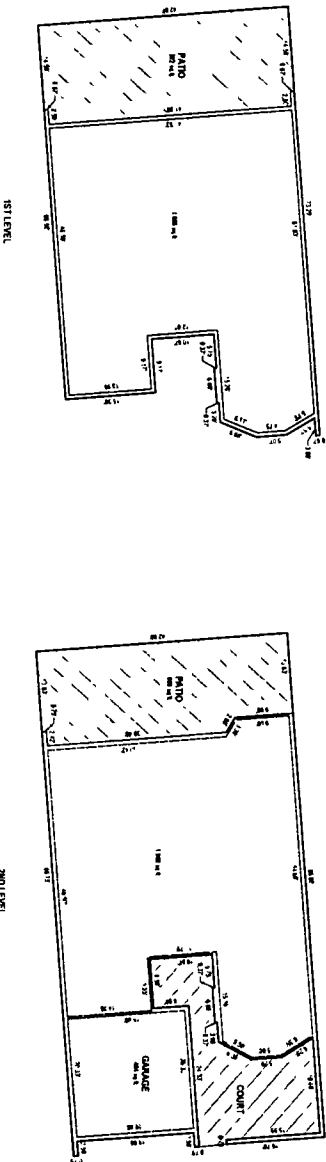
[illegible][illegible]

STREET MAP  
NOT TO SCALE



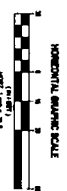
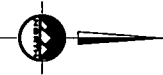
# NORTHPOINT ESTATES CONDOMINIUMS 3RD AMENDED

AMENDING UNIT 225, COMMON AREA AND LIMITED COMMON AREA OF NORTHPOINT ESTATES CONDOMINIUMS AMENDED LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASIN & WENDOU SALT LAKE CITY, SALT LAKE COUNTY, UTAH



LEGEND  
UNIT 225  
LIMITED COMMON AREA  
COMMON AREA

NOTES:  
1. THE UNIT 225, COMMON AREA AND LIMITED COMMON AREA OF NORTHPOINT ESTATES CONDOMINIUMS AMENDED LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASIN & WENDOU SALT LAKE CITY, SALT LAKE COUNTY, UTAH.



NOTES:  
1. THE UNIT 225, COMMON AREA AND LIMITED COMMON AREA OF NORTHPOINT ESTATES CONDOMINIUMS AMENDED LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASIN & WENDOU SALT LAKE CITY, SALT LAKE COUNTY, UTAH.

**NORTHPOINT ESTATES CONDOMINIUMS 3RD AMENDED**  
AMENDING UNIT 225, COMMON AREA AND LIMITED COMMON AREA OF NORTHPOINT ESTATES CONDOMINIUMS AMENDED LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASIN & WENDOU SALT LAKE CITY, SALT LAKE COUNTY, UTAH

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SHEET 2 OF 2  
PROJECT NUMBER 10000  
DRAWING TITLE  
CONDOMINIUMS  
SHEET 2 OF 2

