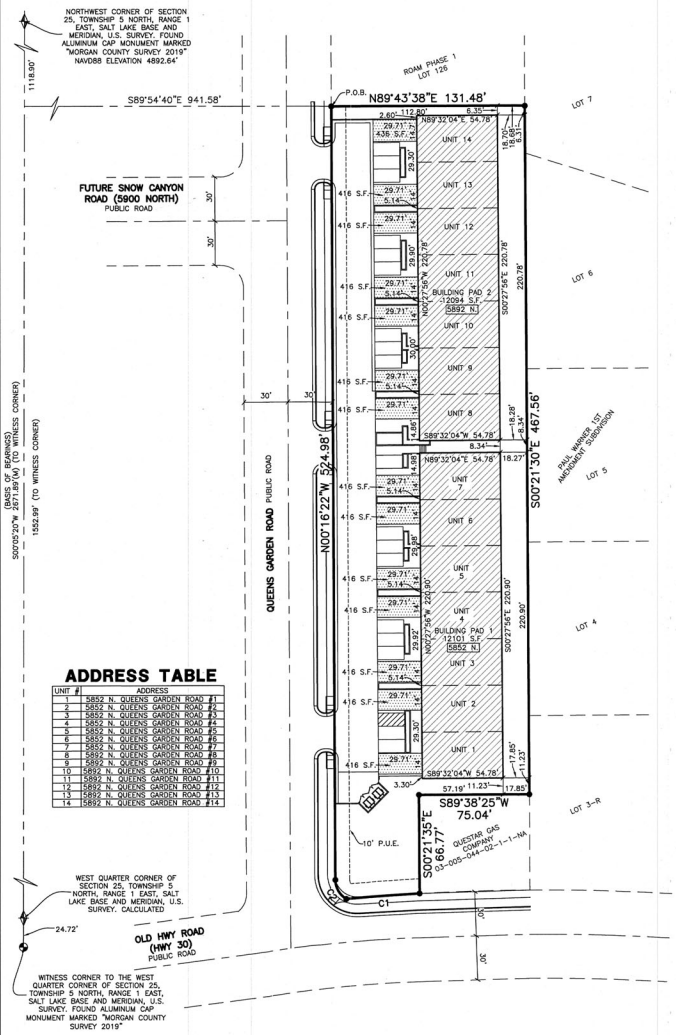
Reeve & Associates, Inc. - Solutions You Can Build On

Ent 169577 Bk 424 Pg 330
Date 19-Dec-2024 3:45 PM
Fee: $80.00 Credit Card Filed By: JR
Stephanie Herner
Recorded for:
Flex LIMITEDBRANDS

SHEET 1 OF 1

FLEX SPACE CONDOMINIUMS

PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
MORGAN COUNTY, UTAH
NOVEMBER, 2024



ADDRESS TABLE

UNIT #	ADDRESS
1	5852 N. QUEENS GARDEN ROAD #1
2	5852 N. QUEENS GARDEN ROAD #2
3	5852 N. QUEENS GARDEN ROAD #3
4	5852 N. QUEENS GARDEN ROAD #4
5	5852 N. QUEENS GARDEN ROAD #5
6	5852 N. QUEENS GARDEN ROAD #6
7	5852 N. QUEENS GARDEN ROAD #7
8	5852 N. QUEENS GARDEN ROAD #8
9	5852 N. QUEENS GARDEN ROAD #9
10	5852 N. QUEENS GARDEN ROAD #10
11	5852 N. QUEENS GARDEN ROAD #11
12	5852 N. QUEENS GARDEN ROAD #12
13	5852 N. QUEENS GARDEN ROAD #13
14	5852 N. QUEENS GARDEN ROAD #14

LEGEND

- = SECTION CORNER
- = WITNESS CORNER
- = SET 5/8" X 24" REBAR & PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = ROAD CENTER LINE
- = PRIVATE OWNERSHIP
- = BUILDING PAD AREA
- = LIMITED COMMON AREA

40 0 40 80 120
Scale: 1" = 40'

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	1472.70'	49.98'	49.97'	24.99'	S85°44'56"W	1°56'40"
C2	15.00'	15.58'	14.89'	8.58'	N30°01'55"W	59°31'07"

BOUNDARY DESCRIPTION

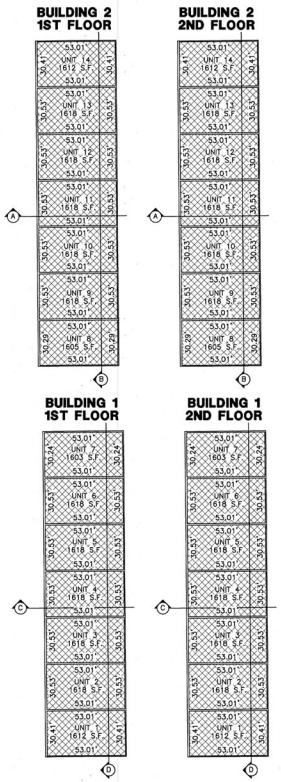
PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

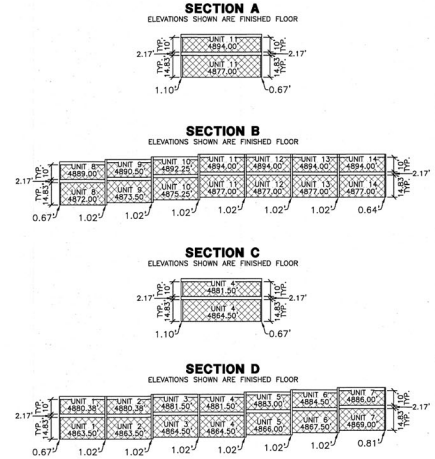
BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF QUEENS GARDEN ROAD, SAID POINT BEING SOUTH 00°05'20" WEST 1118.90 FEET AND SOUTH 89°54'40" EAST 941.58 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 25 (SAID CORNER BEING NORTH 00°05'20" EAST 2671.89 FEET FROM THE WITNESS CORNER TO THE WEST QUARTER CORNER OF SAID SECTION 25); THENCE NORTH 89°43'38" EAST 131.48 FEET ALONG THE SOUTHERLY LINE OF ROAM PHASE 1 TO THE WESTERLY LINE OF PAUL WARNER 1ST AMENDMENT SUBDIVISION; THENCE SOUTH 00°21'30" EAST 467.56 FEET ALONG SAID WESTERLY LINE; THENCE SOUTH 89°38'25" WEST 75.04 FEET; THENCE SOUTH 00°21'35" EAST 66.77 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF OLD HWY ROAD (HWY 30); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 1472.70 FEET, AN ARC LENGTH OF 49.98 FEET, A DELTA ANGLE OF 01°56'40", A CHORD BEARING OF SOUTH 85°44'56" WEST, AND A CHORD LENGTH OF 49.97 FEET; THENCE ALONG A REVERSE CURVE TURNING TO THE RIGHT WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 15.58 FEET, A DELTA ANGLE OF 59°31'07", A CHORD BEARING OF NORTH 30°01'55" WEST, AND A CHORD LENGTH OF 14.89 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF QUEENS GARDEN ROAD; THENCE NORTH 00°16'22" WEST 524.98 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

CONTAINING 65,546 SQUARE FEET OR 1.505 ACRES.

NOTE

ALL COMMON AREA TO BE MANAGED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.





SURVEYOR'S CERTIFICATE

I, JASON T. FELT, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED THIS CONDOMINIUM PLAT IN ACCORDANCE WITH UTAH CODE 57-8-13(1)(B) OF THE UTAH CONDOMINIUM ACT, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT AND RECORD OF SURVEY FILED AS ENTRY NO. _____ AND THAT THIS PLAT OF **FLEX SPACE CONDOMINIUMS** IN **MORGAN COUNTY**, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **MORGAN COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **MORGAN COUNTY** CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS 19th DAY OF November, 2024.

9239283
UTAH LICENSE NUMBER

PROFESSIONAL LAND SURVEYOR 11/19/24 9239283 JASON T. FELT STATE OF UTAH

OWNERS DEDICATION AND CERTIFICATION

KNOW TO ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAID TRACT TO BE SUBDIVIDED INTO CONDOMINIUM UNITS, COMMON AREA, AND LIMITED COMMON AREA TO BE HEREAFTER KNOWN AS **FLEX SPACE CONDOMINIUMS**, AND DO HEREBY DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS 16th DAY OF December, 2024.

CW ~~LAND COMPANY, LLC~~ the Roam Flex, LLC
_____, Holton Huntsaker, CFO
NAME/TITLE

ACKNOWLEDGMENT

STATE OF UTAH)SS.
COUNTY OF DAVIS)

ON THE 16th DAY OF December, 2024, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, Holton Huntsaker (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE CFO AND _____ OF SAID LLC AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID LLC FOR THE PURPOSES THEREIN MENTIONED.

STEPHANIE HERNER Notary Public, State of Utah Commission #728943 My Commission Expires 01.23.2027

01-23-2027
COMMISSION EXPIRES

NOTARY PUBLIC

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE NORTHWEST CORNER AND THE WITNESS CORNER TO THE WEST QUARTER CORNER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS SOUTH 00°05'20" WEST.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE SUBJECT PROPERTY INTO CONDOMINIUM UNITS AS SHOWN HEREON. ALL BOUNDARY AND REAR LOT CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

NOTES

1. MORGAN COUNTY RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN DEVELOPMENTS AS OUTLINED IN THE ADOPTED BUILDING AND FIRE CODES. IT IS UNLAWFUL TO OCCUPY A BUILDING LOCATED WITHIN ANY DEVELOPMENT WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY THE COUNTY.
2. A PAVED APRON IS REQUIRED TO BE INSTALLED FOR ALL DRIVEWAYS ACCESSING FROM PAVED STREETS AND RIGHTS OF WAY, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
3. ALL AREAS NOT LABELED AS PRIVATE AREAS AND LIMITED COMMON AREAS ARE CONSIDERED COMMON AREA.
4. ALL TIES TO BUILDING PADS ARE PERPENDICULAR TO BOUNDARY LINES.
5. GPS DERIVED NAVD88 VERTICAL DATUM

HIGHLANDS WATER COMPANY

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE HIGHLANDS WATER COMPANY. SIGNED THIS 23 DAY OF January, 2025

Marjalee Smith

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH, 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve.co

Project Info.
Surveyor: J. FELT
Designer: N. ANDERSON
Begin Date: 3-29-2023
Name: FLEX SPACE CONDOMINIUMS
Number: 7562-08
Revision:
Scale: 1"=40'
Checked:

MORGAN COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE MORGAN COUNTY PLANNING COMMISSION. SIGNED THIS 2 DAY OF Feb, 2025

CHAIRMAN, MORGAN COUNTY PLANNING COMMISSION

MORGAN COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

1-28-25

MORGAN COUNTY ENGINEER

MORGAN COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF MORGAN COUNTY, UTAH.
SIGNED THIS 7 DAY OF January, 2025.

CHAIRPERSON, MORGAN COUNTY COMMISSION

ATTEST: COUNTY CLERK

MORGAN COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE MORGAN COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE MORGAN COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.
SIGNED THIS 28 DAY OF January, 2025.

MORGAN COUNTY SURVEYOR

MORGAN COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT.
SIGNED THIS 25 DAY OF August, 2025

MORGAN COUNTY ATTORNEY

MOUNTAIN GREEN SEWER DISTRICT

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE MOUNTAIN GREEN SEWER DISTRICT.
SIGNED THIS 16 DAY OF Dec, 2024

MORGAN COUNTY RECORDER

Entry No. 169577 Fee Paid $80.00 Filed For Record And Recorded, 3/27/2025 At 10:18 am In Book 424 Of The Official Records, Page 334
Recorded For: The Roam Flex LLC

MORGAN COUNTY RECORDER
Jenny Wilcox Deputy.

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