

PARRISH CREEK CONDOMINIUM
-A UTAH COMMERCIAL CONDOMINIUM PROJECT-
AMENDING LOTS 1, 3 & 4 OF PARRISH CREEK SUBDIVISION
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1 & THE NORTHEAST QUARTER OF SECTION 12,
TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
CENTERVILLE CITY, DAVIS COUNTY, UTAH

CONSENT TO RECORD

On 1 day of February, 2021, RIMINI PROPERTIES, LLC, a Utah limited liability company, as Owner, and STEWART TITLE GUARANTY COMPANY, as Trustee, entered into a DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING with LIFE INSURANCE COMPANY OF THE SOUTHWEST, a Texas corporation, as Beneficiary, which Deed of Trust is secured by the property more particularly described in the above identified Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing. Said Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing was recorded on February 17, 2021, Entry No. 3349105 in Book 7698 at Page(s) 865-891, in the official records of the Davis County Recorder's Office.

LIFE INSURANCE COMPANY OF THE SOUTHWEST, a Texas corporation, is fully aware that RIMINI PROPERTIES, LLC, a Utah limited liability company, is in the process of recording a Plat creating a project known as **PARRISH CREEK CONDOMINIUM**, and LIFE INSURANCE COMPANY OF THE SOUTHWEST, a Texas corporation, hereby consents to the recording of the Plat for all purposes shown thereon.

Dated this 9 day of May, 2025

LIFE INSURANCE COMPANY OF THE SOUTHWEST, a Texas corporation
By: Paul W. Walters
Print Name: Paul W. Walters
Title: Notary and Signatures

NOTARY ACKNOWLEDGMENT

STATE OF Vermont)
ss)

COUNTY OF Washington)

On this 9th day of May, in the year 2025, before me Karen Sleeper, a notary public, personally appeared Paul Walters, the Authorized Signer of LIFE INSURANCE COMPANY OF THE SOUTHWEST, a Texas corporation, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing Consent to Record regarding the **PARRISH CREEK CONDOMINIUM** and was signed by him/her on behalf of said LIFE INSURANCE COMPANY OF THE SOUTHWEST, a Texas corporation, and acknowledged that he/she/they executed the same.

Commission Number 0009611
My Commission Expires 12/31/2027

Notary Public State of Vermont
Print Name: Karen Sleeper
A Notary Public Commissioned in Vermont
Karen Sleeper
Commission # No. 0009611 *

CONSENT TO RECORD

On 1 day of December, 2022, RIMINI PROPERTIES, LLC, a Utah limited liability company, as Trustee, and Steven W. Bennett, a member of the Utah State Bar, as Trustee, entered into a DEED OF TRUST (WITH ASSIGNMENT RENTS), with SPL, LLC, a Utah limited liability company, as Beneficiary, which Deed of Trust is secured by the property more particularly described in the above identified Deed of Trust (With Assignment of Rents). Said Deed of Trust (With Assignment of Rents) was recorded on December 15, 2022, Entry No. 3511220 in Book 8154 at Page(s) 133-140, in the official records of the Davis County Recorder's Office.

SPL, LLC, a Utah limited liability company, is fully aware that RIMINI PROPERTIES, LLC, a Utah limited liability company, is in the process of recording a Plat creating a project known as **PARRISH CREEK CONDOMINIUM**, and SPL, LLC, a Utah limited liability company, hereby consents to the recording of the Plat for all purposes shown thereon.

Dated this 29 day of April, 2025

SPL, LLC, a Utah limited liability company
By: Tom Stuart
Print Name: Tom Stuart
Title: MANAGER

NOTARY ACKNOWLEDGMENT

STATE OF Utah)
ss)

COUNTY OF Davis)

On this 29 day of April, in the year 2025, before me Jan B. Thomas, a notary public, personally appeared Tom Stuart, the Manager of SPL, LLC, a Utah limited liability company, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing Consent to Record regarding the **PARRISH CREEK CONDOMINIUM** and was signed by him/her on behalf of said SPL, LLC, a Utah limited liability company, and acknowledged that he/she/they executed the same.

Commission Number 742-130
My Commission Expires 4/14/29

JAN B. THOMAS
Notary Public, State of Utah
Commission #742130
My Commission Expires
04/04/2029

Found South Quarter
Section 1, T.2N., R.1W., SLB & M
Davis County Brass Cap

01 01
12 12

S. 89°58'05" W. 2639.92' (BASIS OF BEARING)
(NAD 83 NORTH) - N. 89°42'02" W-

UDOT
06-006-0107

**Legend of Symbols
& Abbreviations**

- Boundary Line
- Adjacent Parcel Line
- Section Line
- Easement PUE
- Road Monument Line
- Flood Zone
- Wetland Area
- Unit Area
- Common Area & Open Space Easement
- Access Easement
- Water Easement
- Sewer Easement
- Rocky Mtn. Power (RMP)
- Barnard Creek Easements
- 1000 North Channel Easements
- Right-Of-Way Easement
- Set rebar and cap stamped "CIR"
- Street Monument
- UDOT Right-of-Way Monument
- Found Rebar and Cap

SOUTH DAVIS SEWER DISTRICT
Approved and accepted by South Davis Sewer District on this 10th day of April, 2025.
Approved: Matthew Myers, General Manager

PLANNING COMMISSION
Recommended for acceptance this 10th day of June, 2025.
by the Centerville City Planning Commission.
Approved: J. M. Myers

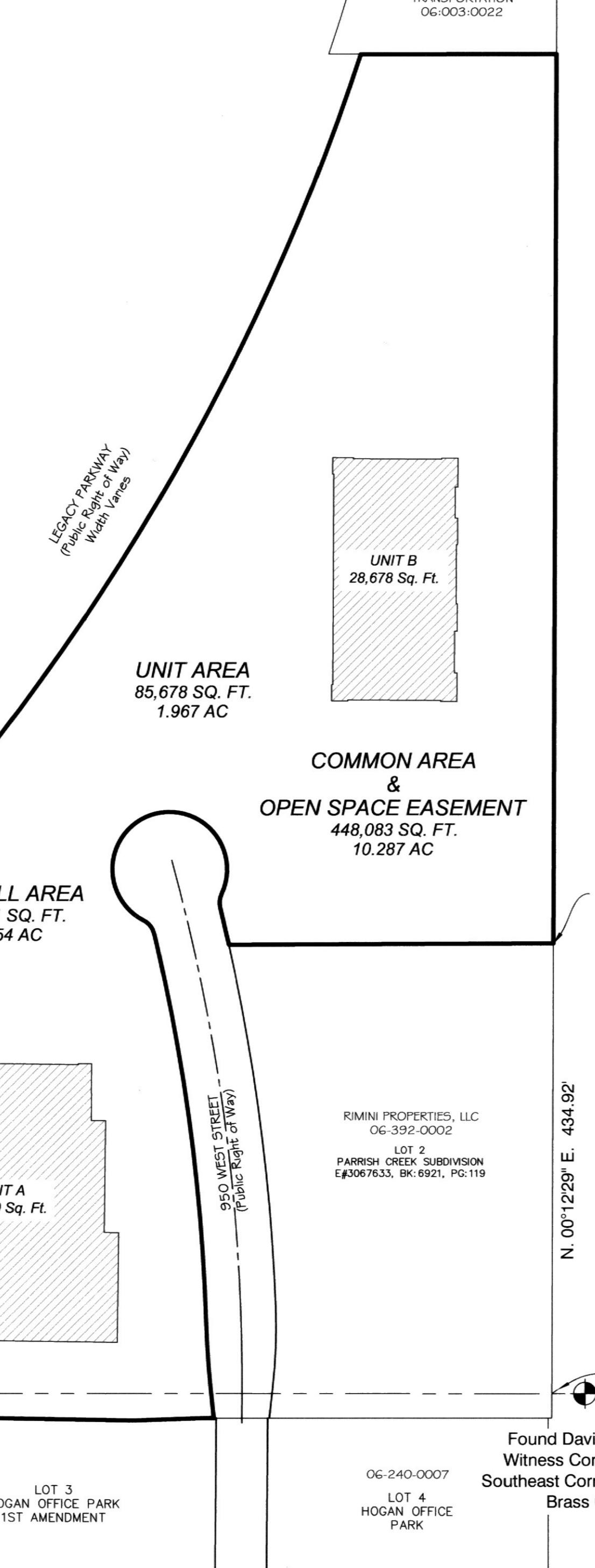
CENTERVILLE CITY ENGINEER
Recommended for acceptance this 10th day of June, 2025.
Chair, Planning Commission
City Engineer: John C. Myers, P.E.

CITY ATTORNEY
Recommended for acceptance as to form this 10th day of June, 2025.
City Attorney: John C. Myers

CITY COUNCIL APPROVAL
Presented to the Centerville City Council this 5th day of June, 2025, at which time this subdivision was approved and accepted.
Approved: Jennifer Robison, John C. Myers, Mayor

DAVIS COUNTY RECORDER
Recorded # 3625138
State of Utah, County of Davis, Recorded and filed at the request of
Centerville City
Date: 07/11/2025 Time: 3:25 PM Book: 8788 Page: 923
Fee \$ 425.00
Davis County Recorder

UTAH DEPARTMENT OF
TRANSPORTATION
06-003-0022



CONSENT TO RECORD

On 1st day of December, 2022, RIMINI PROPERTIES, LLC, a Utah limited liability company, as Trustor, and Steven W. Bennett, a member of the Utah State Bar, as Trustee, entered into a DEED OF TRUST (WITH ASSIGNMENT RENTS), with SPL, LLC, a Utah limited liability company, as Beneficiary, which Deed of Trust is secured by the property more particularly described in the above identified Deed of Trust (With Assignment of Rents). Said Deed of Trust (With Assignment of Rents) was recorded on December 15, 2022, Entry No. 3511220 in Book 8154 at Page(s) 133-140, in the official records of the Davis County Recorder's Office.

SPL, LLC, a Utah limited liability company, is fully aware that RIMINI PROPERTIES, LLC, a Utah limited liability company, is in the process of recording a Plat creating a project known as **PARRISH CREEK CONDOMINIUM**, and SPL, LLC, a Utah limited liability company, hereby consents to the recording of the Plat for all purposes shown thereon.

Dated this 29 day of April, 2025

SPL, LLC, a Utah limited liability company

By: Jan B. Thomas
Print Name: Jan B. Thomas
Title: MANAGER

NOTARY ACKNOWLEDGMENT

STATE OF Utah)
ss)
COUNTY OF Davis)

On this 29 day of April, in the year 2025, before me Jan B. Thomas, a notary public, personally appeared Tom Stuart, the Manager of SPL, LLC, a Utah limited liability company, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing Consent to Record regarding the **PARRISH CREEK CONDOMINIUM** and was signed by him/her on behalf of said SPL, LLC, a Utah limited liability company, and acknowledged that he/she/they executed the same.

Commission Number 742-130
My Commission Expires 4/14/29

JAN B. THOMAS
Notary Public, State of Utah
Commission #742130
My Commission Expires
04/04/2029

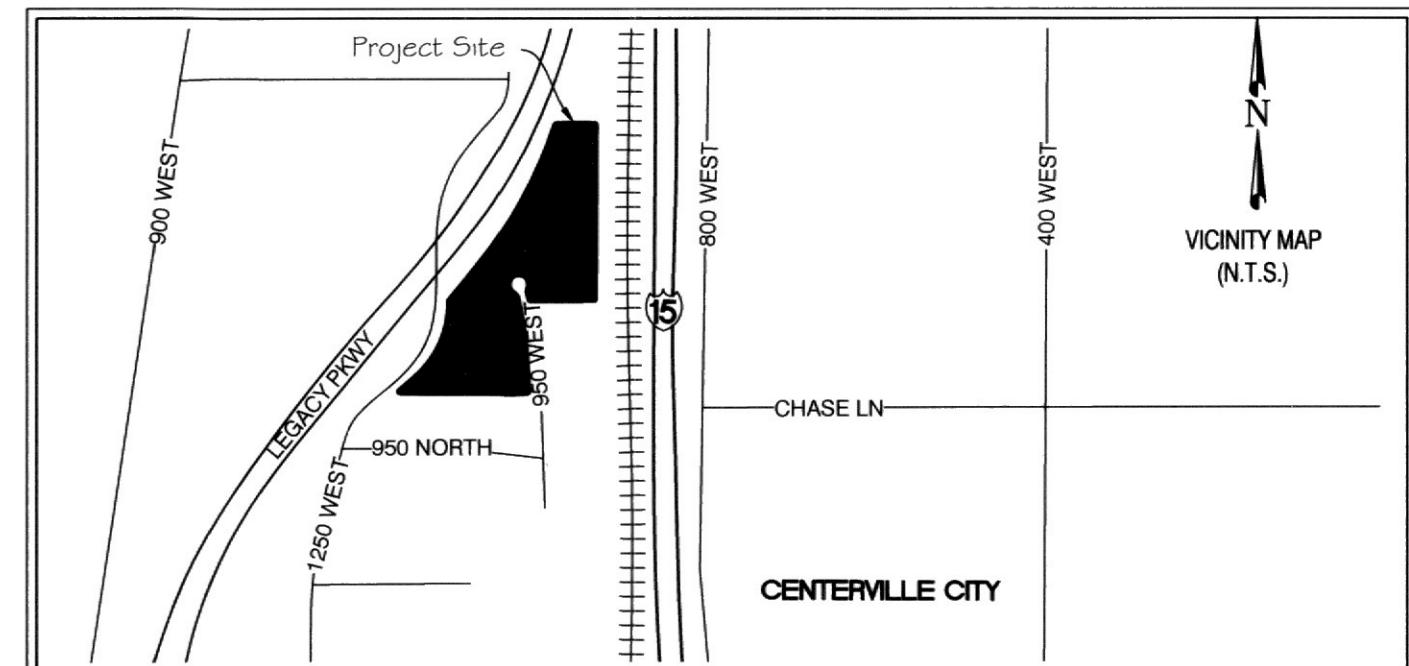
PLAT NOTES

- The Condominium and land herein is subject to easements, notes and restrictions as shown on the following record document: Parish Creek Subdivision Recorded December 29, 2017 with Entry #3067633 in Book 6921 at Page 119.
- Approval of this development plat by Centerville City does not constitute any representation as to the adequacy of sub-surface soil condition nor the depth of groundwater table.
- All side and rear yard easements shown are typical 7-foot wide public utility easements (PUE) unless otherwise noted.
- All property in the subdivision is subject to the PDO approval from Centerville City as set forth in Ordinance No. 2017-06 approved March 21, 2017-2022-16 August 2nd, 2022 and 2020-10 September 20, 2020.
- The condominium Owners Association is responsible for maintaining all landscaping in the subdivision, including the landscaped median in the public right of way, and all sidewalks per PDO and site plan approval by Centerville City and applicable CC&Rs.
- Subdivision and land therein is subject to a Right of Way for Barnard Creek and any facilities appurtenant thereto.
- Subdivision and land therein is subject to a Right of Way and Utility Easement for overhead transmission line over and along the easterly boundary of subject land, as evidenced by visual inspection.
- Subdivision and land therein is subject to certain Easement in favor of Pioneer Electric Power Company, to construct, reconstruct, operate, maintain and repair electric transmission and other equipment over, under and across the property of the subject property. Said Easement recorded November 2, 1898 in Book A of Liens and Leases, at Page 189.
- Subdivision and land therein is subject to certain Right of Way and Easement Grant, in favor of Wasatch Gas Co., to lay, maintain, operate, repair, protect, remove and replace pipe lines, valves, valve boxes, and other gas transmission and distribution facilities, through and across a portion of the subject property. Said Right of Way and Easement Grant recorded March 25, 1929, as Entry No. 453068, in Book 1 of Liens and Leases, at Page 11.
- Subdivision and land therein is subject to easement and right of way as they may pertain to a county storm drain ditch along the southern boundary of subject land, as evidenced by visual inspection.
- Subdivision and land therein is subject to certain Declaration of Covenants, Conditions, Restrictions, and Easements for Parish Creek Subdivision recorded on October 31, 2017, Entry #3055346 in Book 6882 at Page 1640.
- Condominium and land therein is subject to certain Termination and Release Declaration from Declaration of Covenants, Conditions, Restrictions and Easements for Parish Creek and certain Condominium for Parish Creek, a Community Condominium Project recorded concurrently with this Condominium plat.
- Building square footages are to the exterior of building walls for private ownership.
- See sheets 3 - 5 for floor plans and unit areas.
- See condominium declaration for information regarding Common Areas.
- Everything outside of the Unit boundaries are Common Areas and Open Space.
- Notice of Agreement and Covenant Not to Sue Between and Among the United States on Behalf of the Environmental Protection Agency and the Utah Transit Authority, recorded October 18, 2008 as Entry No. 2405404 in Book 4659 at Page 1.
- Declaration of Restrictions by U.S. B Properties, Ltd., a Utah limited partnership, dated April 30, 2012 and recorded April 30, 2012 as Entry No. 2658505 in Book 5511 at Page 198.
- An unrecorded lease dated November 4, 2019 by and between Rimini Properties, LLC, a Utah limited liability company (Landlord) and FCA US LLC, a Delaware limited liability company (Tenant), as disclosed in that certain Subordination, Non-Disturbance and Attornment Agreement recorded February 17, 2021 as Entry No. 3349107 in Book 7698 at Page 904.

88.92' 87.91' (Distances not to scale)
01 06
12 07

N
0 100 200
1"=100' Scale in Feet
SHEET 1 5

OWNER / DEVELOPER:
Rimini Properties, LLC, a Utah limited liability company
360 North 700 West, Suite J
North Salt Lake City, Utah 84054
CIVIL ENGINEERING + SURVEYING
10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095
Phone: 435-503-7641



SURVEYOR'S CERTIFICATE

I, GARY CHRISTENSEN, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5152617 in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act. I further certify that by authority of the owners I have made a survey of the tract of land in accordance with Section 17-23-17 and have verified all measurements and that the description describes the land known as **PARRISH CREEK CONDOMINIUM**. I further certify that this condominium plat is accurate and has been prepared in compliance with the provisions of the Utah Condominium Ownership Act, and that the same has been surveyed and staked on the ground as shown on this plat, and that the building dimensions are or will be as shown on this plat.

Signed this 8th day of April, 2025

GARY CHRISTENSEN
No. 5152617
04/08/2025
STATE OF UTAH

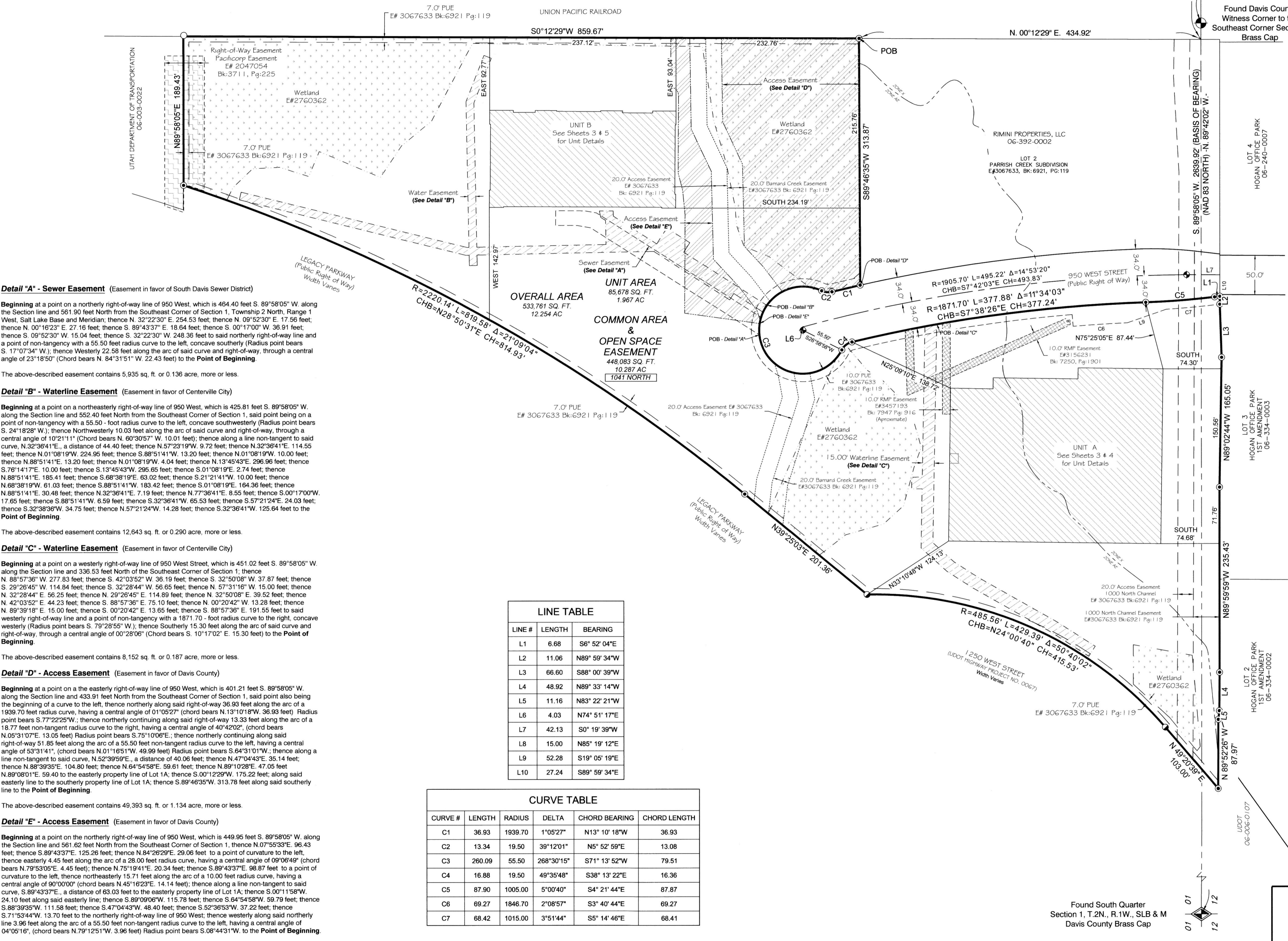
BOUNDARY DESCRIPTION

An entire tract of land being all of Lots 1, 3 & 4 of Parrish Creek Subdivision recorded December 29, 2017 in Book 6921, at Page 119 in the Office of the Davis County Recorder. Said Lots are located in the Southeast Quarter of Section 1 and the Northeast Quarter of Section 12, Township 2 North, Range 1 West, Salt Lake Base & Meridian. Being further described as follows:

Beginning at a point being the southeasterly corner of said Lot 3 also, being S. 89°58'05" W. 88.92 feet and N. 00°12'29" E. along the easterly line of said plat 434.92 feet from the calculated position (as shown on the said plat) of the Southeast corner of Section 1, Township 2 North, Range 1 West, Salt Lake Base and Meridian; thence following the exterior boundary lines of said Lots 1, 3 and 4 the following twenty (20) courses: 1) S. 89°46'39" W. 313.87 feet to a point of non-tangency with a 1,399.70 foot radius curve to the left, concave West (Radius point bears S. 77°22'25" W.); 2) thence North 36.93 feet along the arc of said curve, through a central angle of 01°05'27" (chord bears N. 13°10'18" W. 36.92 feet) to a point of reverse curvature to the right having a radius of 19.50 feet and a central angle of 39°12'01" 3) North along the arc, a distance of 13.34 feet to a point of reverse curvature to the left having a radius of 55.50 feet and a central angle of 268°30'15"; 4) thence Westerly along the arc, a distance of 19.00 feet to a point of reverse curvature to the right having a radius of 49°35'48"; 5) thence Southeasterly along the arc, a distance of 16.68 feet to a point of compound curvature to the right having a radius of 1,871.70 feet and a central angle of 11°34'03"; 6) thence Southerly along the arc, a distance of 37.88 feet to a point of reverse curvature to the left having a radius of 1,005.00 feet and a central angle of 05°00'40"; 7) thence Southerly along the arc, a distance of 87.90 feet; thence S. 06°52'04" E. 6.68 feet; 8) thence N. 89°53'34" W. 11.06 feet; 9) thence S. 88°00'39" W. 66.60 feet; 10) thence N. 89°53'44" W. 235.43 feet; 12) thence N. 89°59'59" W. 48.92 feet; 13) thence N. 83°22'21" W. 11.16 feet; 14) thence N. 89°52'26" W. 87.97 feet; 15) thence N. 49°20'39" E. 103.00 feet to a point of tangency with a 485.56 foot radius curve to the left, North; 16) thence Northeastly 429.39 feet along the arc of said curve, through a central angle of 50°40'02" (chord bears N. 24°00'40" E. 415.53 feet); 17) thence N. 39°25'03" E. 201.36 feet to a point of tangency with a 2,220.14 foot radius curve to the left, concave North (Radius point bears N. 28°50'31" E. 814.93 feet); 19) thence N. 89°58'05" E. 189.43 feet; 20) thence N. 00°12'29" W. 859.67 feet to the Point of Beginning.

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PARRISH CREEK CONDOMINIUM
-A UTAH COMMERCIAL CONDOMINIUM PROJECT-
AMENDING LOTS 1, 3 & 4 OF PARRISH CREEK SUBDIVISION
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1 & THE NORTHEAST QUARTER OF SECTION 12,
TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
CENTERVILLE CITY, DAVIS COUNTY, UTAH



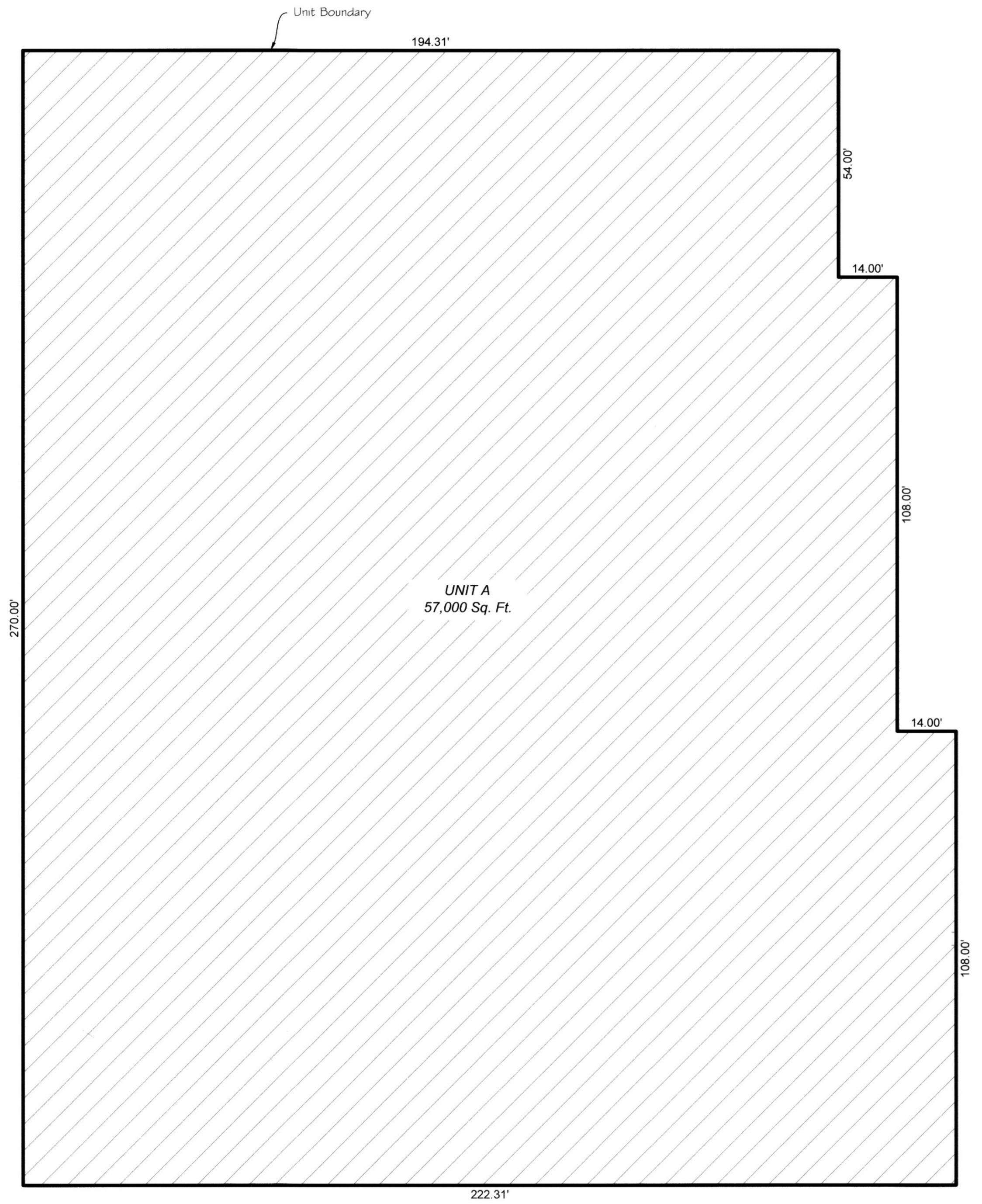
Legend of Symbols & Abbreviations

Boundary Line
Adjacent Parcel Line
Section Line
Easement PUE
Road Monument Line
Flood Zone
Wetland Area
Unit Area
Common Area & Open Space Easement
Access Easement
Water Easement
Sewer Easement
Rocky Mtn. Power (RMP)
Barnard Creek Easements
1000 North Channel Easements
Right-Of-Way Pacificorp Easement
Set rebar and cap stamped "CIR"
Street Monument
UDOT Right-of-Way Monument
Found Rebar and Cap

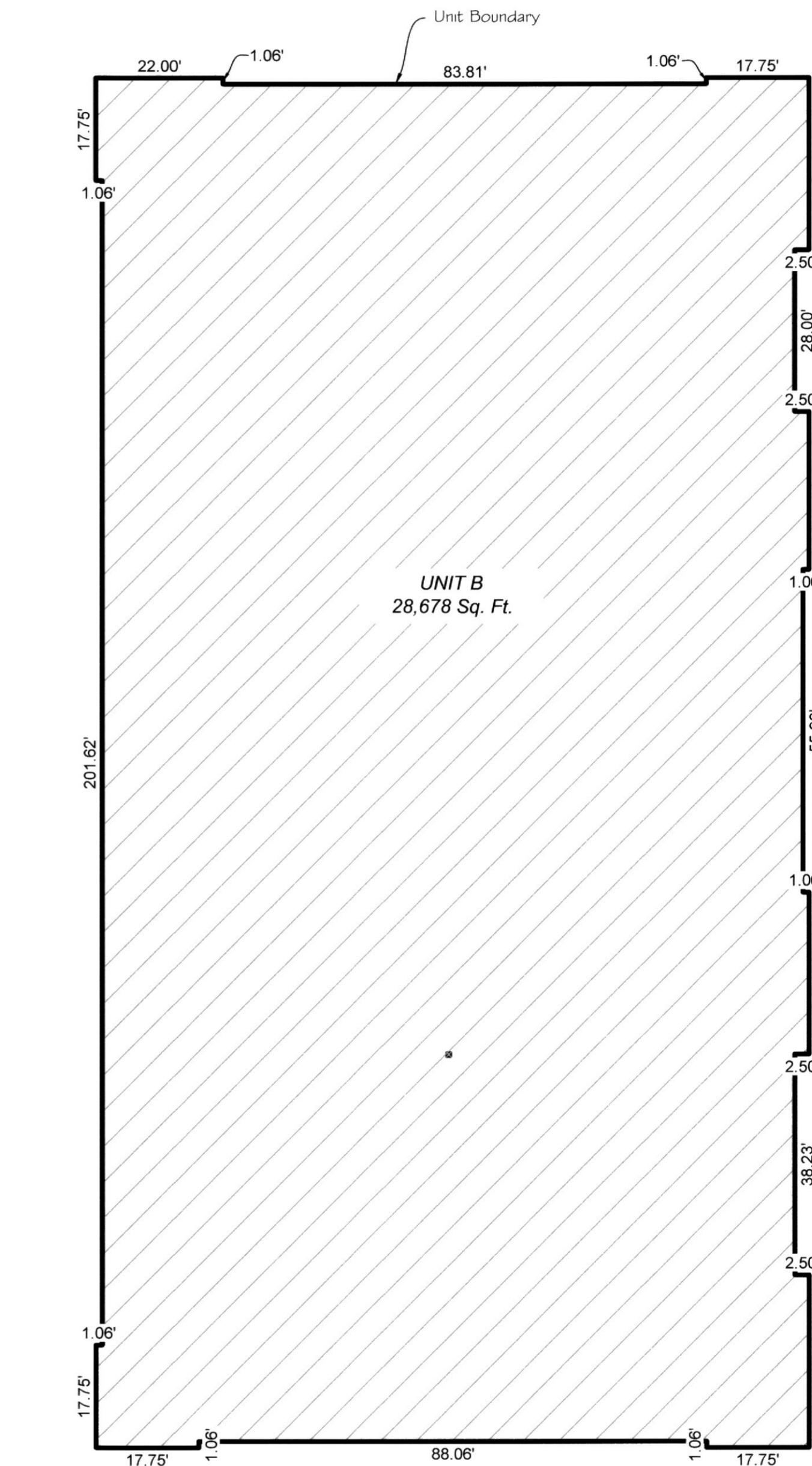
SHEET
2 **5** **PREPARED BY:**
CIR CIVIL ENGINEERING + SURVEYING
10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095
Phone: 435-503-7641

PARRISH CREEK CONDOMINIUM
AMENDING LOTS 1, 3 & 4 OF PARRISH CREEK SUBDIVISION
LOCATED IN THE SE 1/4 OF SECTION 1 & THE NE 1/4 OF SECTION 12,
TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
CENTERVILLE CITY, DAVIS COUNTY, UTAH

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TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
CENTERVILLE CITY, DAVIS COUNTY, UTAH**



UNIT A- EXISTING BUILDING



UNIT B
FLOOR PLAN LEVEL 1



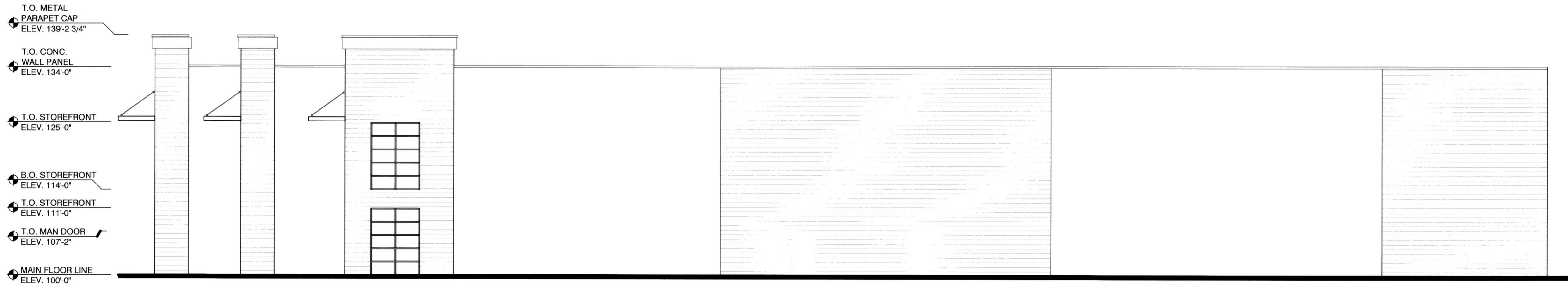
PARRISH CREEK CONDOMINIUM

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CENTERVILLE CITY, DAVIS COUNTY, UTAH

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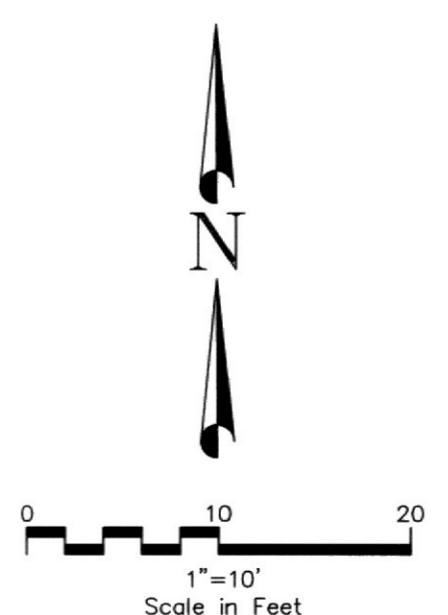
UNIT A
FRONT ELEVATION



UNIT A
SIDE ELEVATION

Legend of Symbols & Abbreviations

—	Boundary Line
—	Adjacent Parcel Line
—	Section Line
—	Easement PUE
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●	Set rebar and cap stamped "CIR"
◆	Street Monument
●	UDOT Right-of-Way Monument
○	Found Rebar and Cap



SHEET
4
5

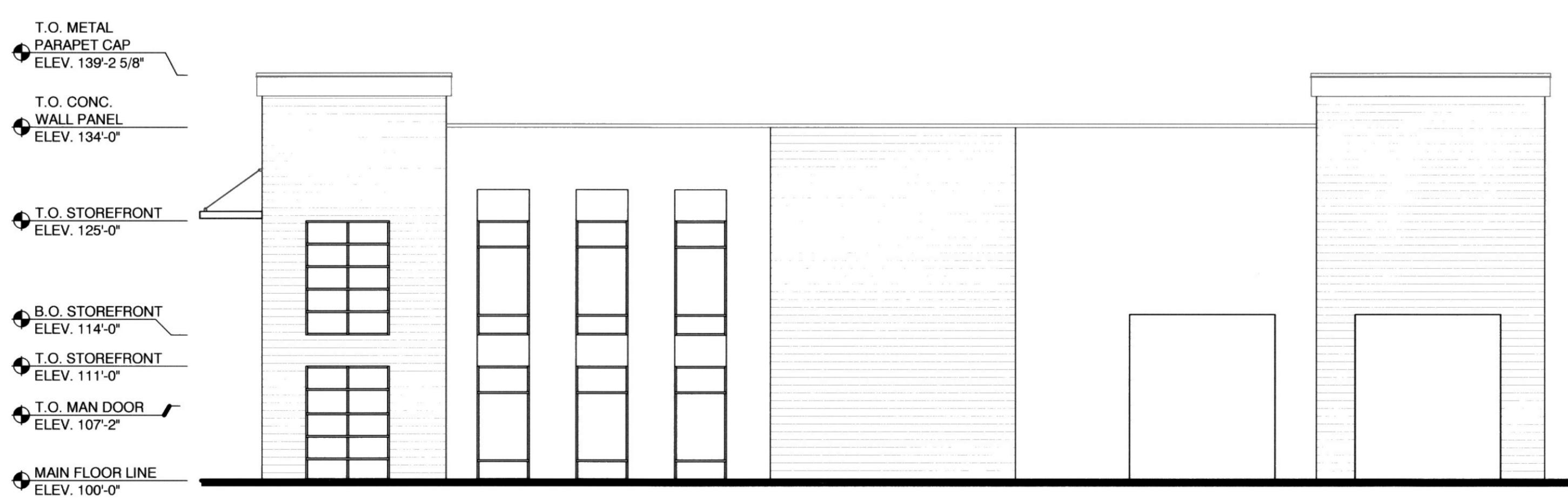
PREPARED BY:
CIR CIVIL ENGINEERING + SURVEYING
10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095
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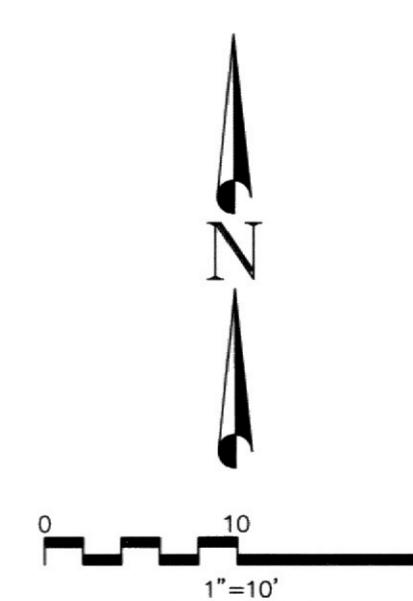
UNIT B
FRONT ELEVATION



UNIT B
SIDE ELEVATION

Legend of Symbols & Abbreviations

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