

VINE STREET OFFICE PARK CONDOMINIUMS PHASE 1

A PART OF THE SOUTHEAST QUARTER OF SECTION 7
TOWNSHIP 2 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
MURRAY CITY, SALT LAKE COUNTY, UTAH

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

SURVEYOR'S CERTIFICATE

I, KEITH R. RUSSELL do hereby certify that I am a Registered Land Surveyor, and that I hold certificate No. 164386 as prescribed under laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and street, hereafter to be known as VINE STREET OFFICE PARK CONDOMINIUMS PHASE 1 and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

Beginning at the Southeast Corner of Lot 5 in Stoneybrook Planned Unit Development (P.U.D.) said point also being on the north right-of-way line of Woodoak Lane, said point being West 161.09 feet and North 310.12 feet from the Southeast Corner of Section 7, Township 2 South, Range 1 East, Salt Lake Base and Meridian and running:

thence North 422.01 feet along the east line of Stoneybrook Planned Unit Development;

thence South 67°00'00" East 156.50 feet to the westerly line of Vine Street;

thence South 36°31'10" East 61.51 feet along the westerly line of Vine Street;

thence South 53°28'50" West 122.25 feet;

thence South 36°31'10" East 145.51 feet;

thence South 53°28'50" West 50.07 feet;

thence South 21°17'31" West 14.63 feet to the north line of Woodoak Lane;

thence westerly 121.59 feet along the arc of a 412.81 foot radius curve to the left, center bears South 16°52'36" West and long chord bears North 81°33'42" West 121.16 feet, with a central angle of 16°52'36" along the north line of Woodoak Lane;

thence West 11.58 feet along the north line of Woodoak Lane to the point of beginning.

1.328
Contains .328 acres, 6 Units.
April 29, 1998
Date

Keith R. Russell
License no. 164386
KEITH R. RUSSELL
REGISTERED LAND SURVEYOR
STATE OF UTAH

OWNER'S DEDICATION

Know all men by these presents that, the undersigned owner (S) of the above described tract of land having caused same to be subdivided into lots and streets to be hereafter known as the

VINE STREET OFFICE PARK CONDOMINIUMS PHASE 1

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use.

In witness whereof, we have hereunto set our hand this 30 day of April, A.D., 1998.

Debbie Sanchez owner & Partner of FD Development LLC
Frank Young owner & Partner of FD Development LLC

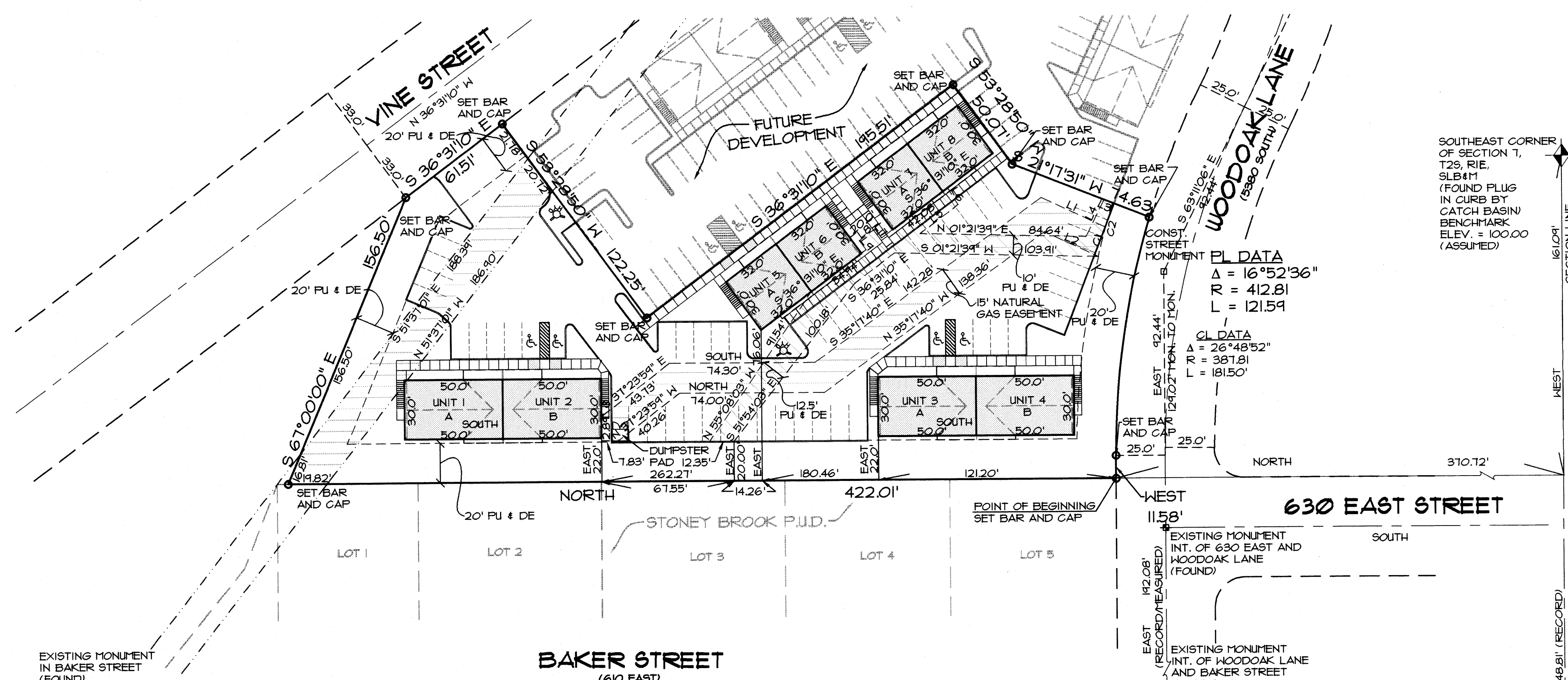
ACKNOWLEDGEMENT

STATE OF UTAH
County of Salt Lake) S.S.
On the 30 day of April, A.D., 1998, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, the signer(s) of the above Owner's dedication, 2 in number, who duly acknowledged to me that they signed it freely and voluntarily and for the uses and purposes therein stated.

MY COMMISSION EXPIRES: Jan 26, 1999
NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

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TOWNSHIP 2 SOUTH, RANGE 1 EAST
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MURRAY CITY, UTAH



LINE	LENGTH	BEARING
L1	35.98	S 24°53'05" W
L2	30.06	S 24°53'05" W
L3	4.66	N 21°17'31" E
L4	20.65	N 63°31'12" W
L5	24.28	N 36°31'10" W
L6	10.03	N 58°16'02" E
L7	5.74	N 53°28'50" E
L8	10.00	S 36°31'10" E
L9	5.74	N 53°28'50" E

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CH BRG	DELTA
C1	15.26	432.81	7.63	15.26	N 75°36'31" W	02°01'11"
C2	29.30	432.81	14.66	29.29	N 74°51'30" W	03°52'43"

ACKNOWLEDGMENT

STATE OF UTAH) S.S.
COUNTY OF SALT LAKE)
ON THE 30 DAY OF April, 1998 PERSONALLY APPEARED BEFORE ME Debbie Sanchez and Frank Young OF FD Development LLC WHO BEING BY ME DULY SWORN OR AFFIRMED, DID SAY THAT they ARE THE owners and partners OF FD Development LLC AND THAT THE WITHIN OWNER'S DEDICATION WAS SIGNED IN BEHALF OF SAID owners and partners BY AUTHORITY OF SAID owners and partners AND THE SAID owners and partners ACKNOWLEDGED TO ME THAT SAID owners and partners EXECUTED THE SAME.

MY COMMISSION EXPIRES: Jan 26, 1999
NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

- ### LEGEND
- 1) PROPOSED MONUMENT
 - 2) EXISTING MONUMENT
 - 3) SECTION CORNER
 - 4) ROOF LINE
 - 5) PRIVATE OWNERSHIP
 - 6) COMMON PROPERTY
 - 7) ALL INGRESS/EGRESS, PARKING, LANDSCAPING, DUMPSTER PAD LOCATIONS, SIDEWALKS, ETC. ARE COMMON AREA FOR EQUAL USE BY ALL.
 - 8) PU & DE = PUBLIC UTILITY & DRAINAGE EASEMENT
 - 9) FIRE HYDRANT

GRAPHIC SCALE
1 inch = 40 feet

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engineering • planning • surveying
90 East Fort Union Boulevard, Suite 100
Midvale, Utah 84047
(801) 255-0529
fax (801) 255-4449

UNIT	ADDRESS	TYPE
UNIT 1	672 EAST	#A
UNIT 2	672 EAST	#B
UNIT 3	684 EAST	#A
UNIT 4	684 EAST	#B
UNIT 5	676 EAST	#A
UNIT 6	676 EAST	#B
UNIT 7	682 EAST	#A
UNIT 8	682 EAST	#B

BOARD OF HEALTH
APPROVED THIS 30th DAY OF Apr, A.D., 1998
Ron Hansen
SLC - CO HEALTH

PLANNING COMMISSION
APPROVED THIS Eighth DAY OF May, A.D., 1998 BY THE MURRAY CITY PLANNING COMMISSION.
Clad E. Dinnon
CHAIRMAN, MURRAY CITY PLANNING COMM.

ENGINEERS CERTIFICATE
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
Scott Stanger
DATE 5/1/98 MURRAY CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 1st DAY OF May, A.D., 1998
Andrew Stant
MURRAY CITY ATTORNEY

MURRAY CITY
APPROVED AS TO FORM THIS 1st DAY OF May, A.D., 1998
Andrew Stant
MAYOR

RECORDED # 6965689
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF FD DEVELOPMENT
DATE 6-18-98 TIME 12:55 PM BOOK 98-5P PAGE 114
FEE \$ 99.00
Mark W. Johnson
SALT LAKE COUNTY RECORDER

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 MURRAY CITY, SALT LAKE COUNTY, UTAH

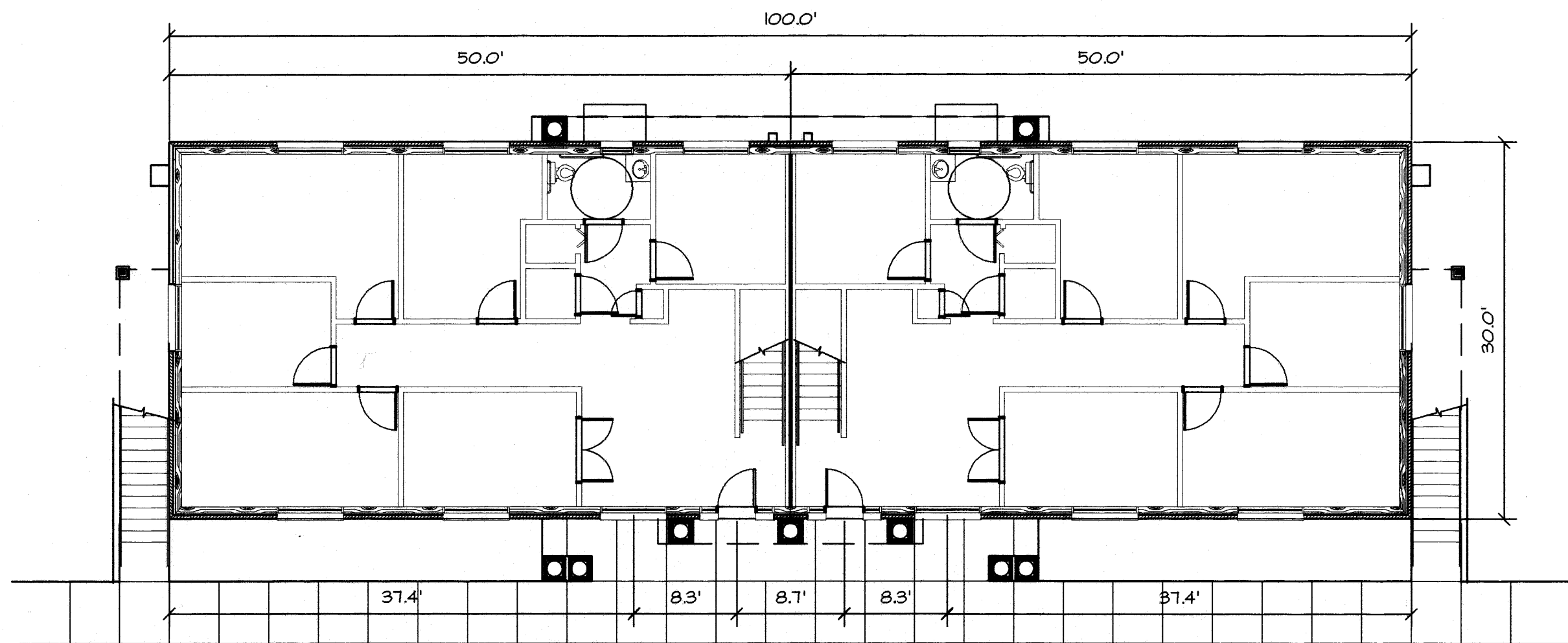
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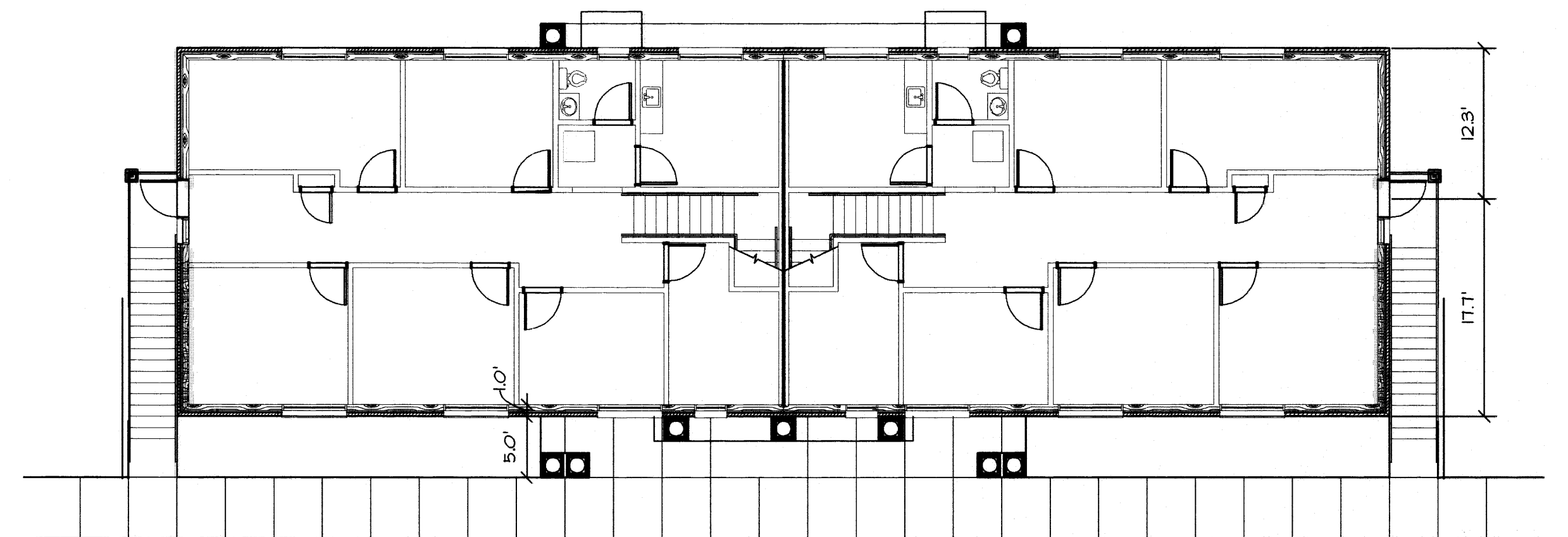
UNIT 1, 2, 3 & 4 FRONT ELEVATION
 SCALE: FULL SCALE



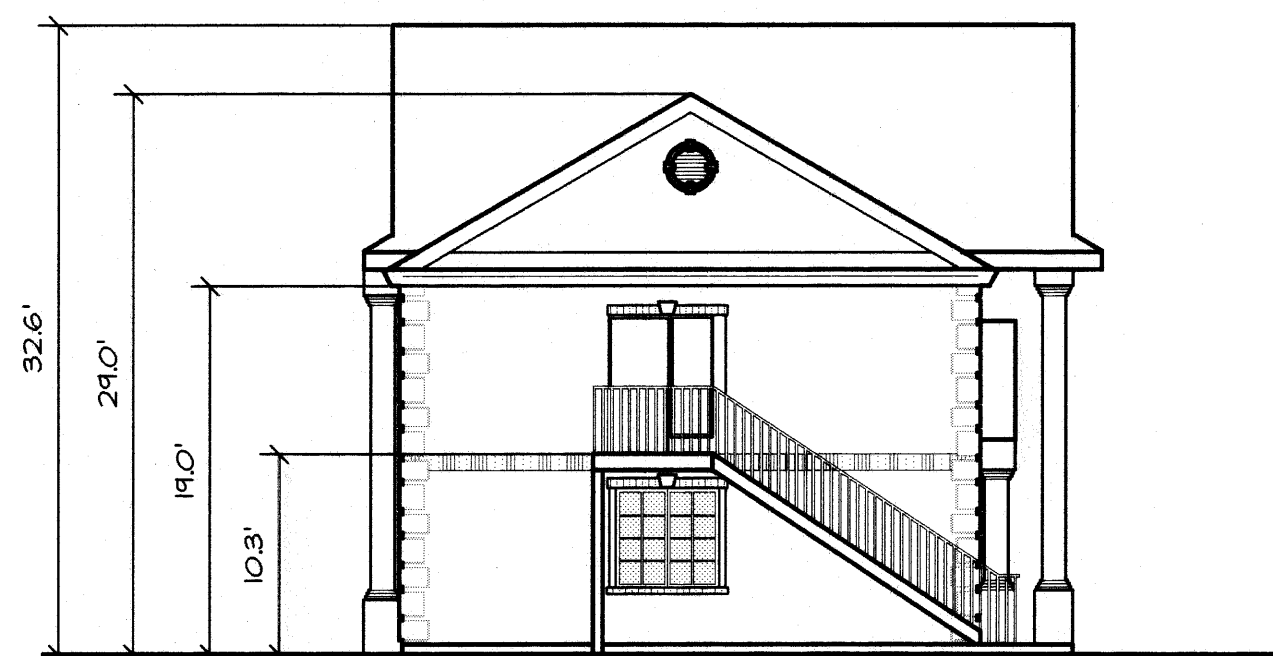
UNIT 1, 2, 3 & 4 BACK ELEVATION
 SCALE: FULL SCALE



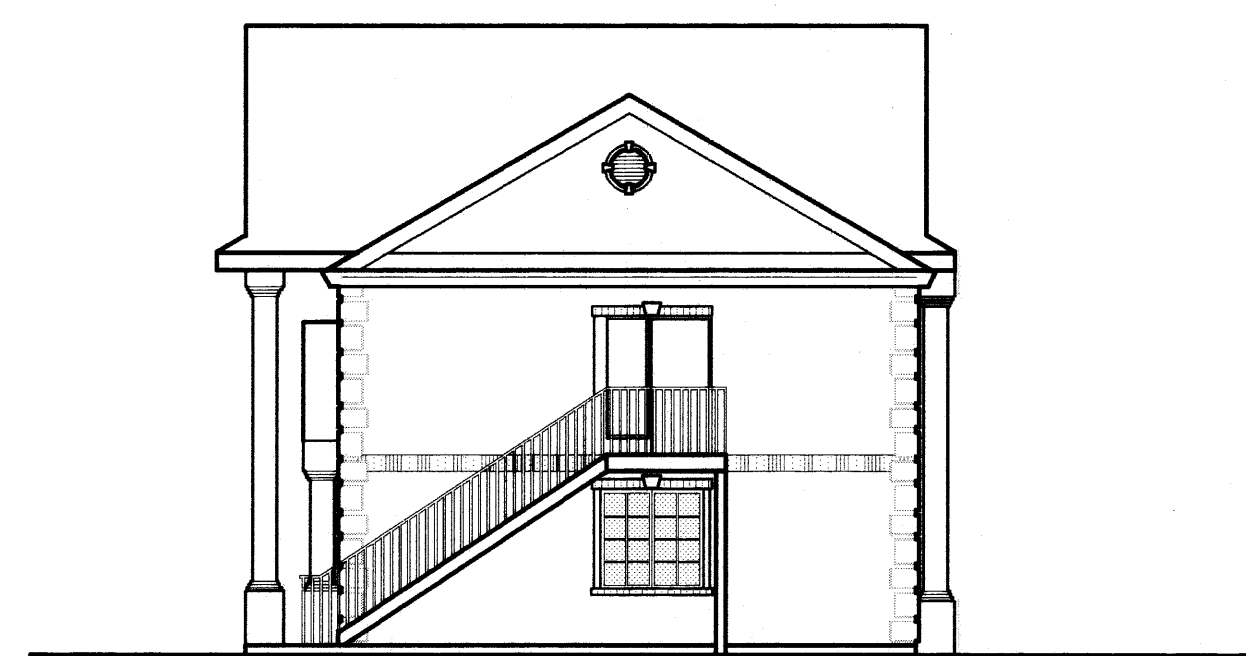
FLOOR PLAN - FIRST FLOOR
 SCALE: FULL SCALE



FLOOR PLAN - SECOND FLOOR
 SCALE: FULL SCALE

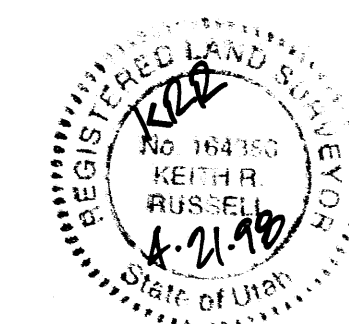


UNIT 1, 2, 3 & 4 SIDE ELEVATION
 SCALE: FULL SCALE



UNIT 1, 2, 3 & 4 SIDE ELEVATION
 SCALE: FULL SCALE

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 Midvale, Utah 84047 fax (801) 255-4449



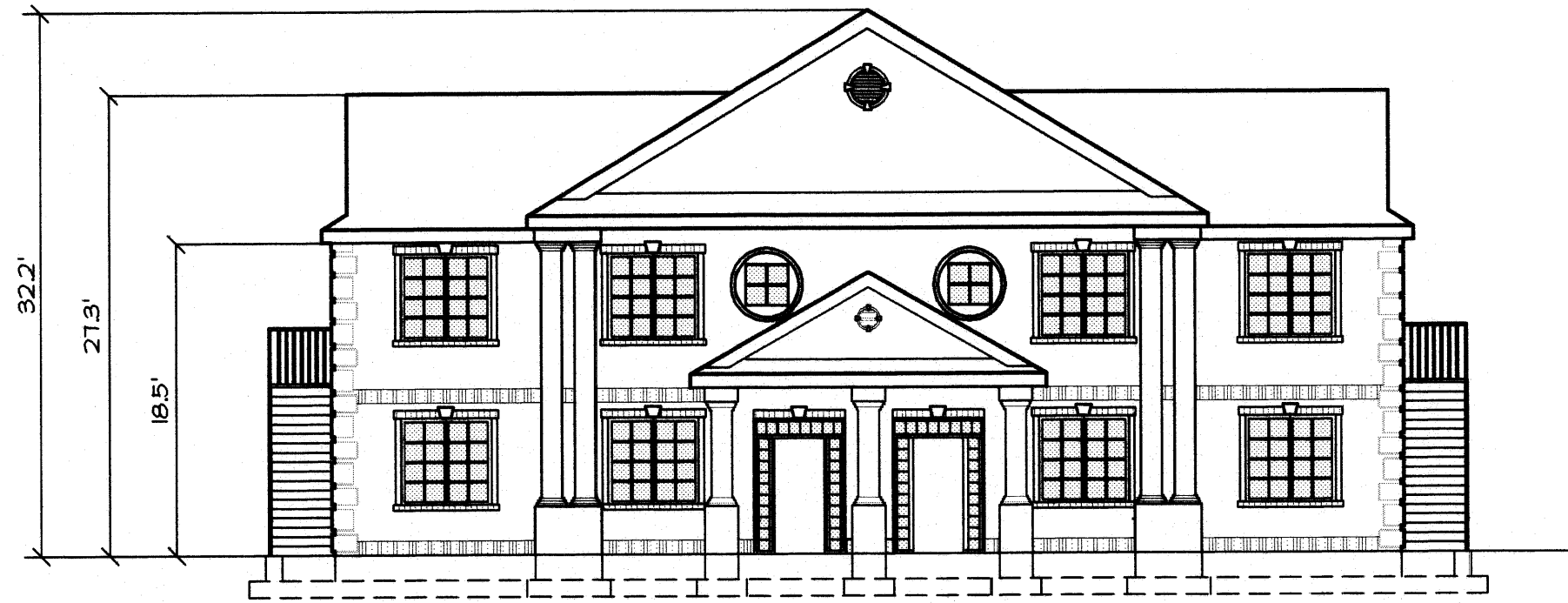
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 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF
 F.D. DEVELOPMENT
 DATE 5-18-98 TIME 12:55 P.M. BOOK 98-52 PAGE 114
 \$9900
 FEE \$
 SALT LAKE COUNTY RECORDER
 SHEET 2 OF 3 JOB No. 97-162

98-5P-114

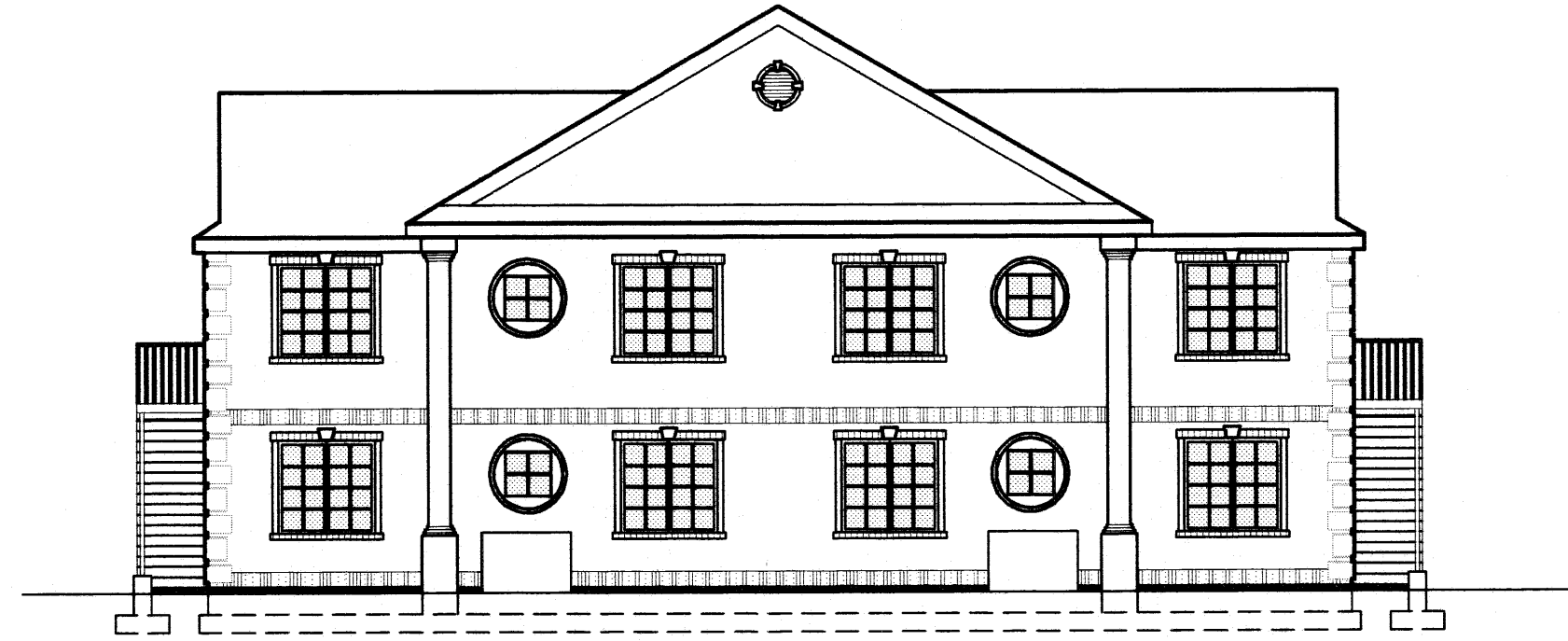
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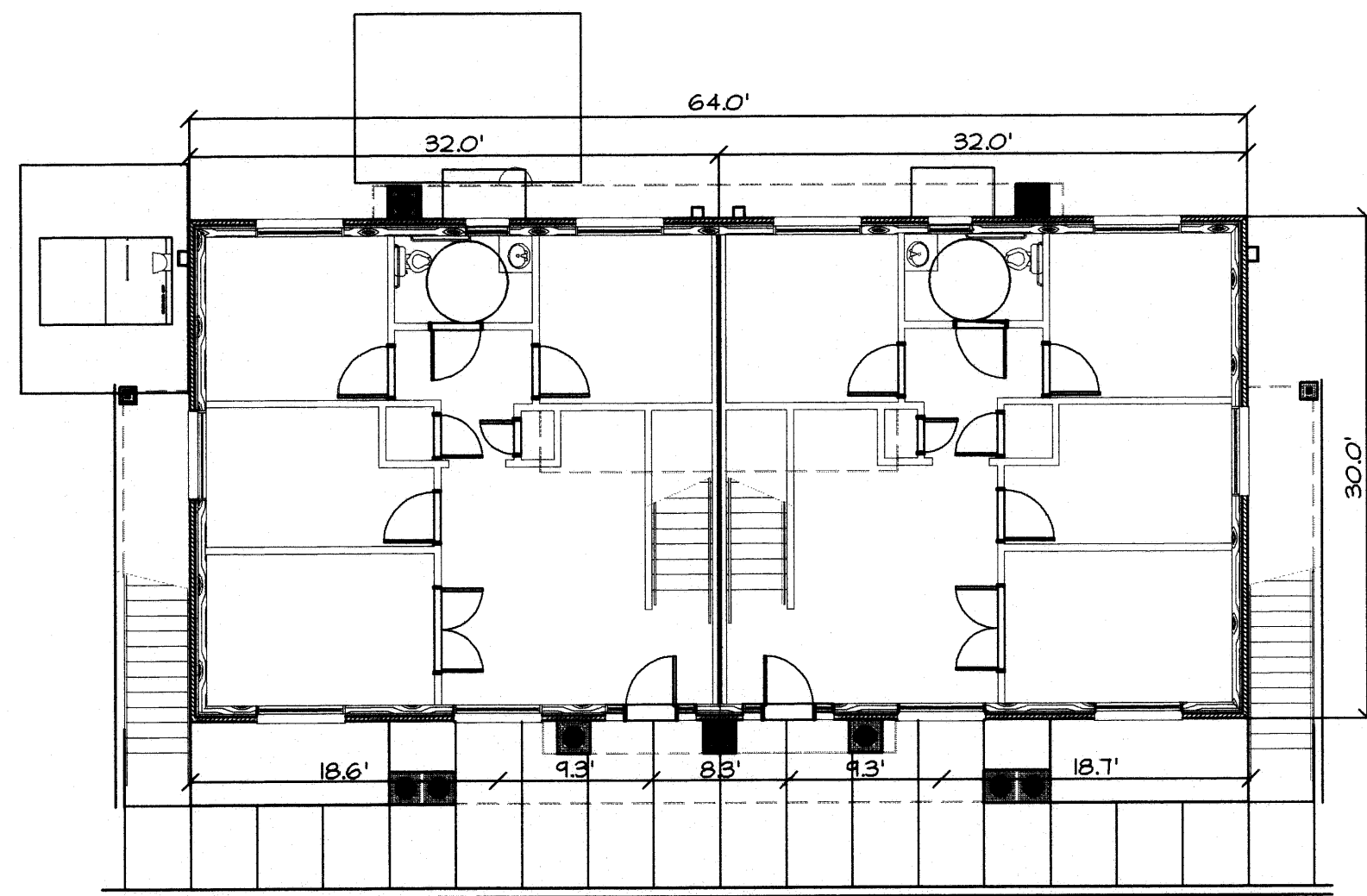
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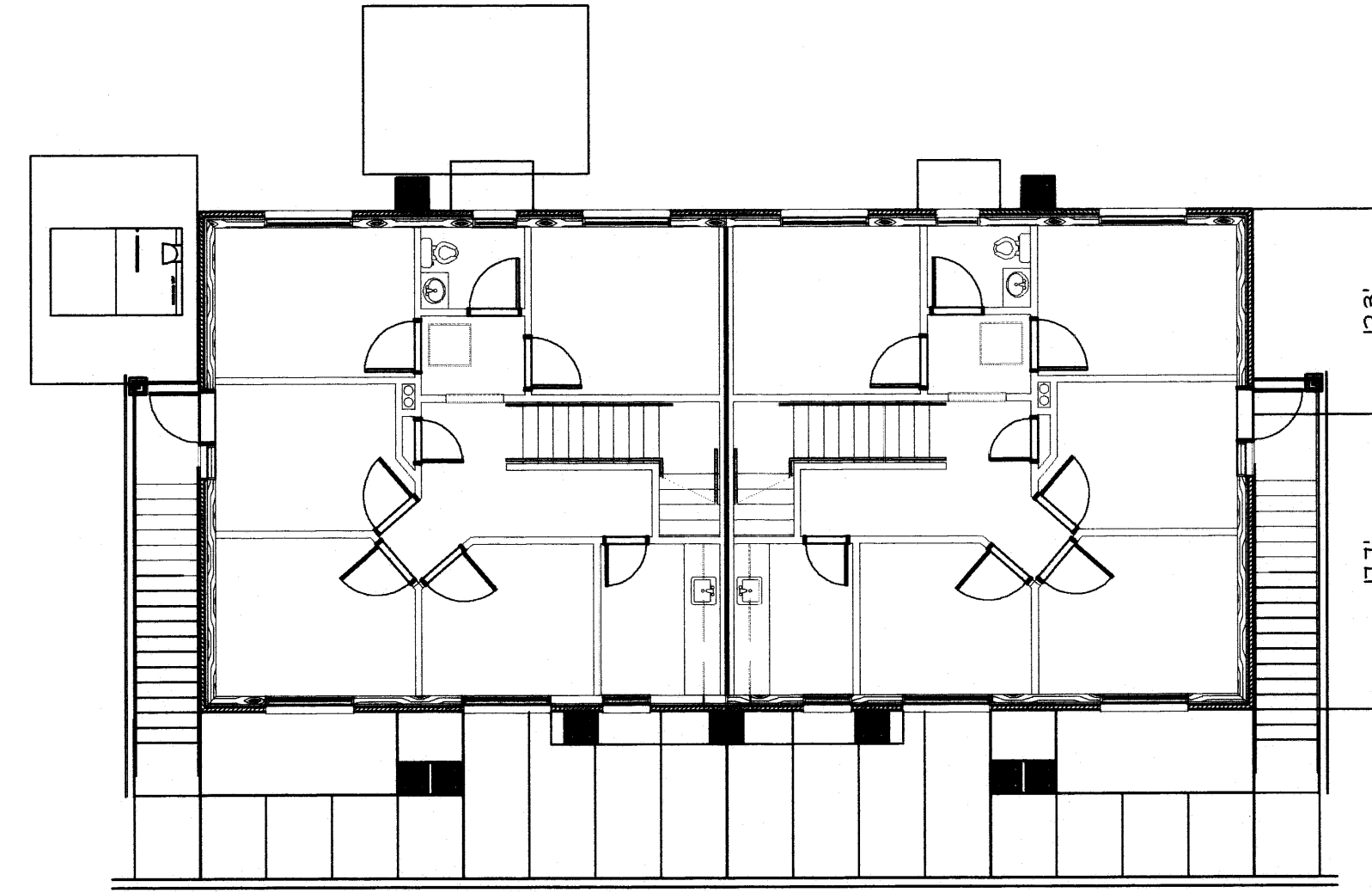
UNIT 5, 6, 7 & 8 FRONT ELEVATION
SCALE: FULL SCALE



UNIT 5, 6, 7 & 8 BACK ELEVATION
SCALE: FULL SCALE



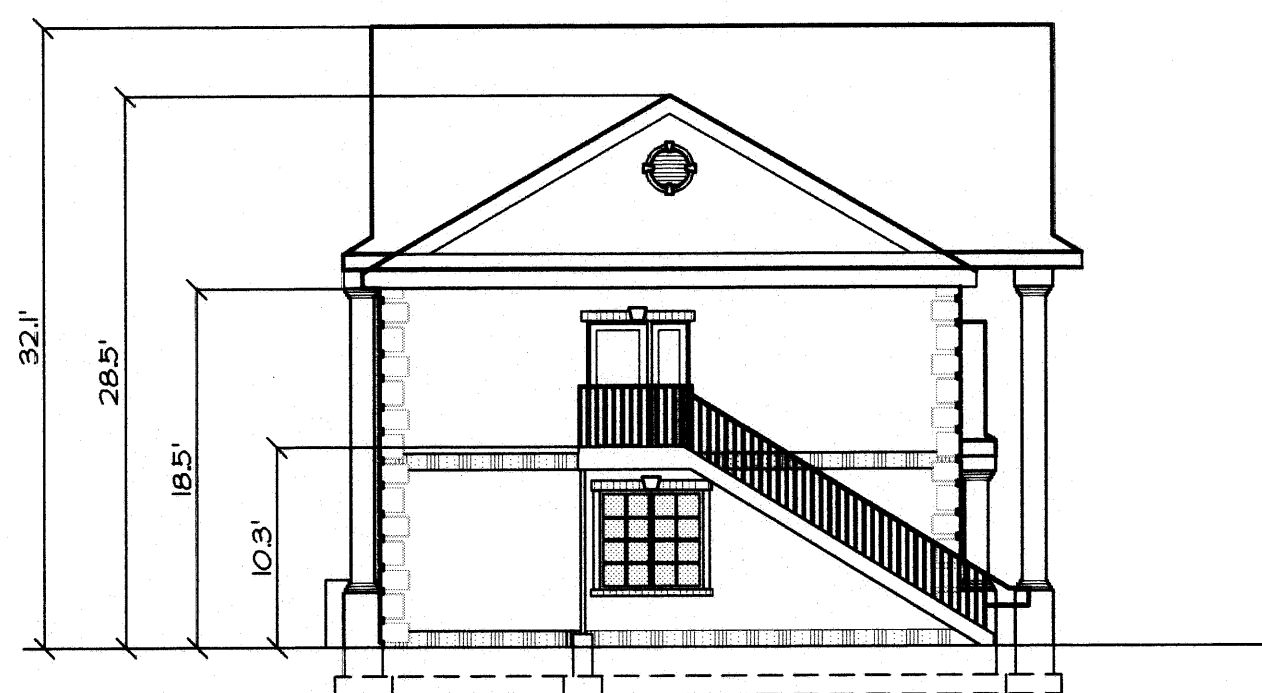
FLOOR PLAN - FIRST FLOOR
SCALE: FULL SCALE



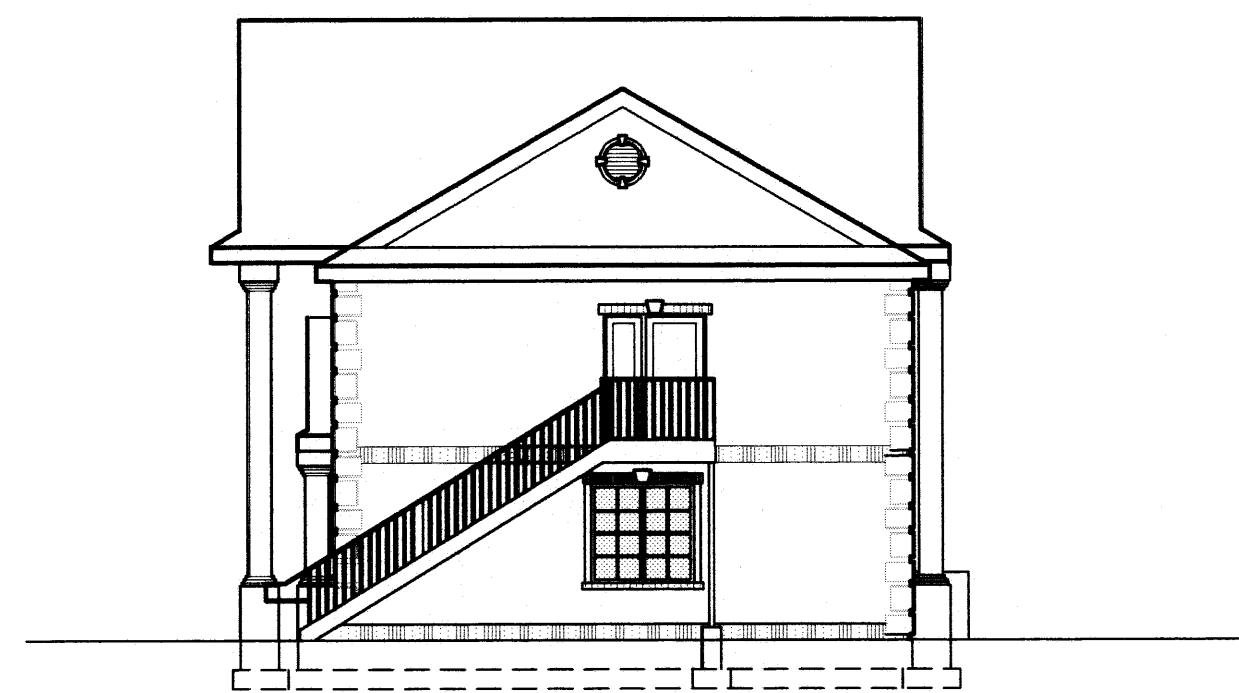
FLOOR PLAN - SECOND FLOOR
SCALE: FULL SCALE

ELEVATION TABLE		
BUILDING NO.	MAIN FLOOR	UPPER FLOOR
1	4323.18	4333.18
2	4323.18	4333.18
3	4323.93	4333.93
4	4323.93	4333.93
5	4324.45	4334.45
6	4324.45	4334.45
7	4324.73	4334.73
8	4324.73	4334.73

NOTE: BENCHMARK ELEVATION = 4321.25
100.00 (ASSUMED)
SOUTHEAST CORNER OF SECTION 7,
TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN.

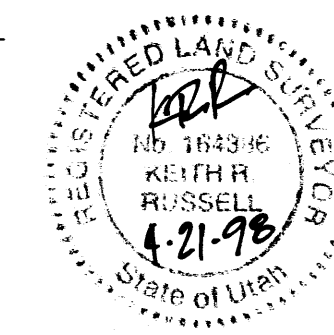


UNIT 5, 6, 7 & 8 SIDE ELEVATION
SCALE: FULL SCALE



UNIT 5, 6, 7 & 8 SIDE ELEVATION
SCALE: FULL SCALE

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RECORDED # 6965689
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F.D. DEVELOPMENT
DATE 5-18-98 TIME 12:55 PM BOOK 98-5P PAGE 11A
FEE \$ 99.00
Nancy Holman
SALT LAKE COUNTY RECORDER
SHEET 3 OF 3 JOB No. 97-162

98-5P-114