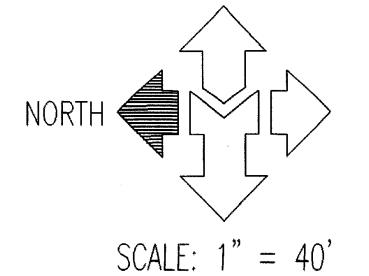


# MONROE PLAZA PHASE 1

AN OFFICE CONDOMINIUM PROJECT  
LOCATED IN THE SOUTHEAST QUARTER SECTION 1, T.3S., R.1W., S.L.B. & M.

PLATMANS NOTE: SEE AFFIDAVIT RECORDED 8-7-98 ENTRY 7051270 BK.8059 PG.2505  
CHANGING NAME TO: MONROE PROFESSIONAL PLAZA PHASE 1



0 20 40 60 80 100 120 140 160 180 200

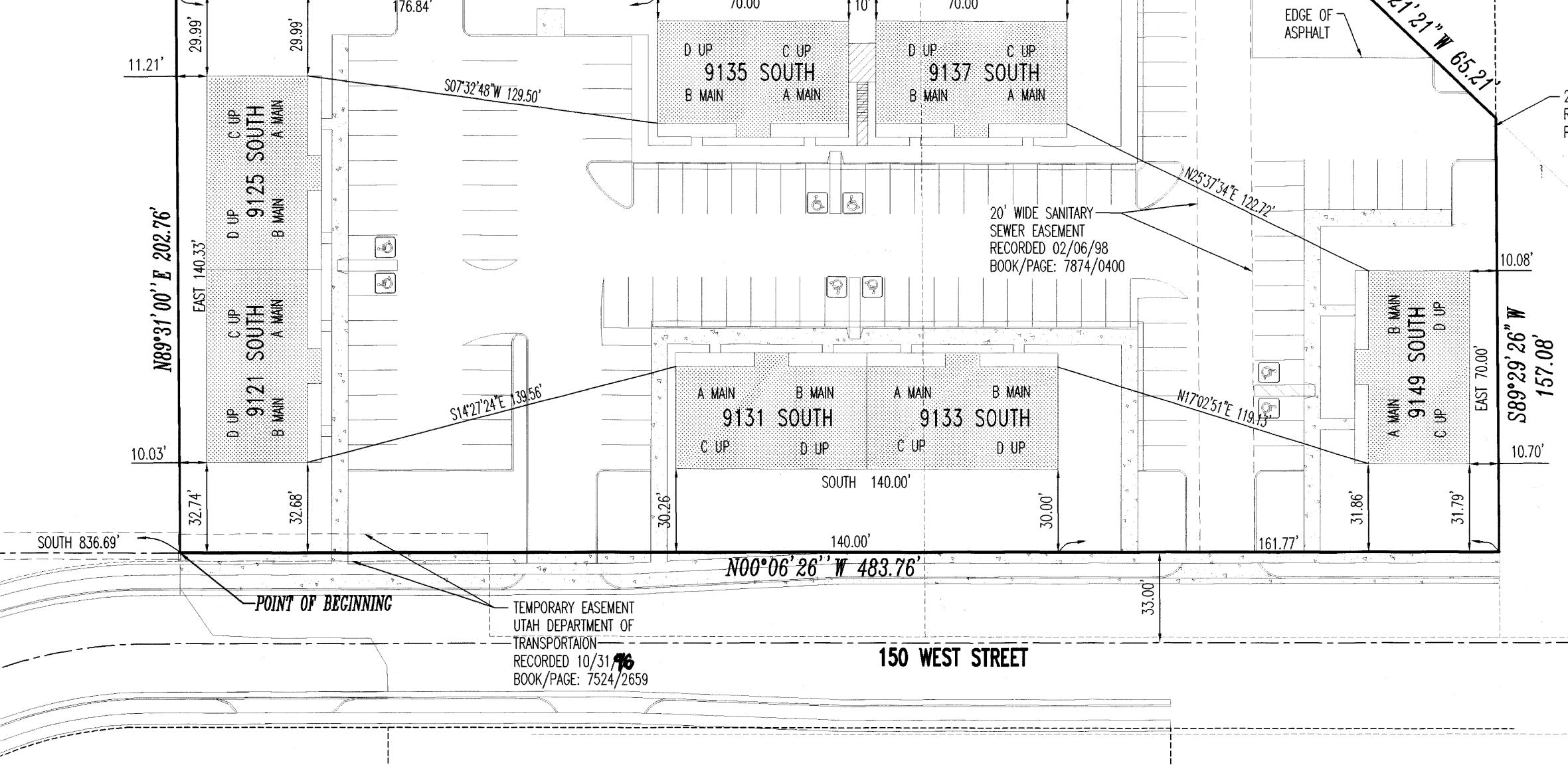
BENCHMARK  
FOUND S.L. CO.  
BRASS CAP MONUMENT  
RING AND LID  
ELEV. = 4410.230

STATE STREET

EAST QUARTER CORNER  
SECTION 1, TOWNSHIP 3 SOUTH  
RANGE 1 WEST SALT LAKE BASE  
AND MERIDIAN  
(NOT FOUND)

N00°02'40"E  
95.06'  
95.07'  
94.63'  
N087°50'20"N  
89.35'  
N00°02'55"W 2644.38" (PER S.L. CO. ARP)

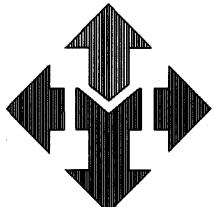
9000 SOUTH STREET  
2736.68" (PER S.L. CO. ARP)  
(AS IS OF BEARING) 2736.68" (MEASURED)  
1312.76'  
248.07'



FOUND S.L. CO.  
BRASS CAP MONUMENT  
RING AND LID

CENTER SECTION  
SECTION 1, TOWNSHIP 3 SOUTH  
RANGE 1 WEST SALT LAKE BASE  
AND MERIDIAN  
(NOT FOUND)

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.



PREPARED BY:  
MCNEIL ENGINEERING  
AND LAND SURVEYING, L.C.  
6895 SOUTH 900 EAST, MIDVALE, UTAH 84047

TEL. (801) 255-7700 FAX (801) 255-8071

QUESTAR GAS COMPANY  
APPROVED THIS 22 DAY OF JULY  
A.D. 1998 BY MOUNTAIN FUEL SUPPLY CO.  
*Shawn J. Yang*

TCI CABLEVISION  
APPROVED THIS 21<sup>st</sup> DAY OF JULY  
A.D. 1998 BY TCI CABLEVISION  
*Shawn J. Yang*

UTAH POWER & LIGHT CO.  
APPROVED THIS 21<sup>st</sup> DAY OF JULY  
A.D. 1998 BY UTAH POWER & LIGHT CO.  
*Mark Roberts*

U.S. WEST COMMUNICATIONS  
APPROVED THIS 22 DAY OF JULY  
A.D. 1998 BY U.S. WEST COMMUNICATIONS  
*James J. Bradbury*

SANDY CITY MAYOR  
PRESENTED TO THE SANDY CITY MAYOR THIS 5<sup>th</sup> DAY OF AUGUST A.D. 1998 AT WHICH TIME THIS CONDOMINIUM PLAT WAS ACCEPTED.  
*Tom Dolan* *Cindy Chesnut, Deputy*  
CITY MAYOR ATTEST: CITY RECORDER

APPROVAL AS TO FORM  
APPROVED AS TO FORM THIS 4<sup>th</sup> DAY OF AUGUST A.D. 1998 BY THE SANDY CITY ATTORNEY.  
*Kathleen J. Jeffery*  
SANDY CITY ATTORNEY

SANDY CITY ENGINEER  
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.  
*Tom Chen* 7/28/98  
SANDY CITY ENGINEER

PLANNING COMMISSION  
APPROVED THIS 31<sup>st</sup> DAY OF JULY A.D. 1998 BY THE SANDY CITY PLANNING COMMISSION.  
*Donald Y. Milne*  
CHAIRMAN SANDY CITY PLANNING COMMISSION

SALT LAKE COUNTY RECORDER  
RECORDED # 7048754  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF MONROE PLAZA LLC DATE 8-6-98 TIME 11:29 A.M. BOOK 998 PAGE 211  
\$6000 FEE  
SALT LAKE COUNTY RECORDER  
*James W. Hansen*

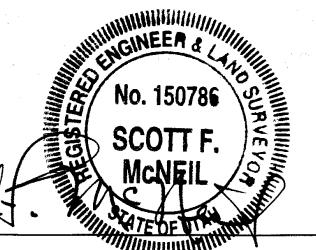
## SURVEYOR'S CERTIFICATE

I, Scott F. McNeil do hereby certify that I am a Professional Engineer and Land Surveyor, and that I hold Certificate No. 150786, as prescribed under the 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 that the description correctly describes the land surface upon which there has been constructed MONROE BUSINESS PARK. I further certify that this Record of Survey is accurate and has been prepared in compliance with the provisions of the Utah Condominiums Ownership Act, and that the same has been surveyed and staked on the ground as shown on this map, and that the building dimensions are or will be shown on this plat.

## BOUNDARY DESCRIPTION

BEGINNING AT A POINT SOUTH 89°59'19" WEST 1312.76 FEET AND SOUTH 836.69 FEET FROM THE EAST QUARTER CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89°31'00" EAST 202.76 FEET; THENCE SOUTH 43°21'21" WEST 65.21 FEET; THENCE SOUTH 89°29'26" WEST 157.08 FEET; THENCE NORTH 00°06'26" WEST 483.76 FEET TO THE POINT OF BEGINNING  
CONTAINS 2.233 ACRES

PLATMANS NOTE: SEE SAME AFFIDAVIT FOR P.O.B. CORRECTION  
NORTH 89°59'19" WEST



DATE: July 21, 1998

## UTILITY DEDICATION

MONROE PROFESSIONAL PLAZA LLC & LY LLC OWNER OF THE PARCEL OF LAND SHOWN UPON THIS RECORD OF SURVEY MAP OF THE MONROE BUSINESS PARK PHASE 1, A UTAH CONDOMINIUM PROJECT, CONSENTS TO THE PREPARATION OF THIS MAP AND DOES HEREBY OFFER AND CONVEY TO ALL PUBLIC UTILITY AGENCIES AND THEIR SUCCESSORS AND ASSIGNS A PERMANENT EASEMENT AND RIGHT-OF-WAY TO THE AREAS SHOWN ON SAID MAP AS COMMON AREAS FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERREANAE ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER AND WATERLINES, AND APPURTENANCES TERETO, TOGETHER WITH THE RIGHTS OF ACCESS.

## OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF THE TRACT OF LAND DESCRIBED HEREON AS MONROE BUSINESS PARK PHASE 1, A UTAH CONDOMINIUM PROJECT LOCATED ON SAID TRACT OF LAND HAS CAUSED A SURVEY TO BE MADE AND THIS RECORD OF SURVEY MAP CONSISTING OF 2 SHEETS TO BE PREPARED, AND DOES HEREBY CONSENT TO THE RECORDATION OF THIS RECORD OF SURVEY MAP AND SUBMITS THIS PROPERTY TO THE UTAH CONDOMINIUM OWNERSHIP ACT, AND DOES HEREBY DESIGNATE ALL STREETS, UNLESS OTHERWISE INDICATED, AS PRIVATE STREETS INTENDED FOR THE USE OF THE CONDOMINIUM OWNERS IN THE MONROE BUSINESS PARK, A UTAH CONDOMINIUM PROJECT FOR INGRESS AND EGRESS, SUBJECT TO ANY RESTRICTIONS AND EASEMENTS OF RECORD, DATED THIS 22<sup>nd</sup> DAY OF JULY 1998.

OWNER  
*John J. Hansen*

MONROE PLAZA PHASE 1

## ACKNOWLEDGMENT

STATE OF UTAH  
County of Salt Lake S.S.

On the 22<sup>nd</sup> day of July A.D. 1998 personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, who being by me duly sworn, testified to me that they are the members of MONROE PROFESSIONAL PLAZA, LLC and that said Owners Dedication was signed by them in behalf of said LLC and that the said MEMBER executed the same.

MY COMMISSION EXPIRES: 9-8-98  
NOTARY PUBLIC  
Sandra L. Fenderer  
1000 Centennial Parkway  
Sandy, Utah 84070  
My Commission Expires  
September 8, 1998  
STATE OF UTAH

Sandra L. Fenderer  
NOTARY PUBLIC  
RESIDING IN SALT LAKE COUNTY

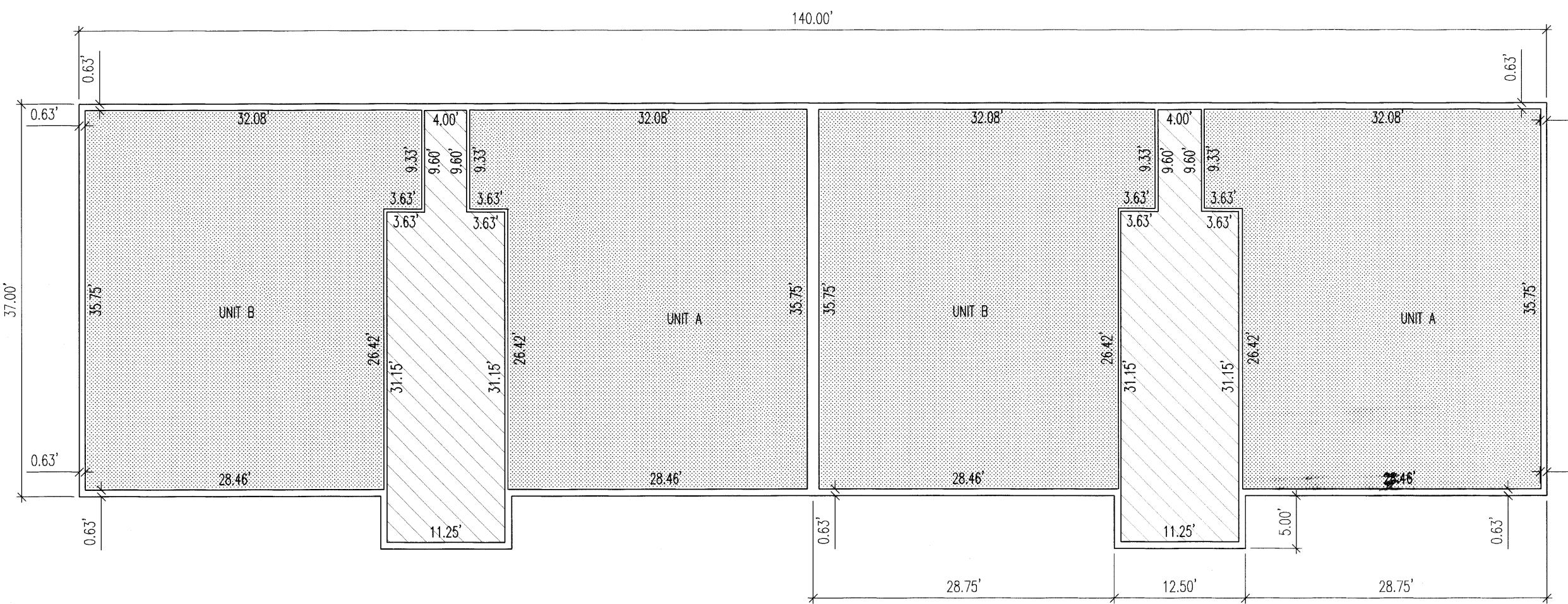
SHEET 1 OF 2

# MONROE PLAZA PHASE 1

## AN OFFICE CONDOMINIUM PROJECT

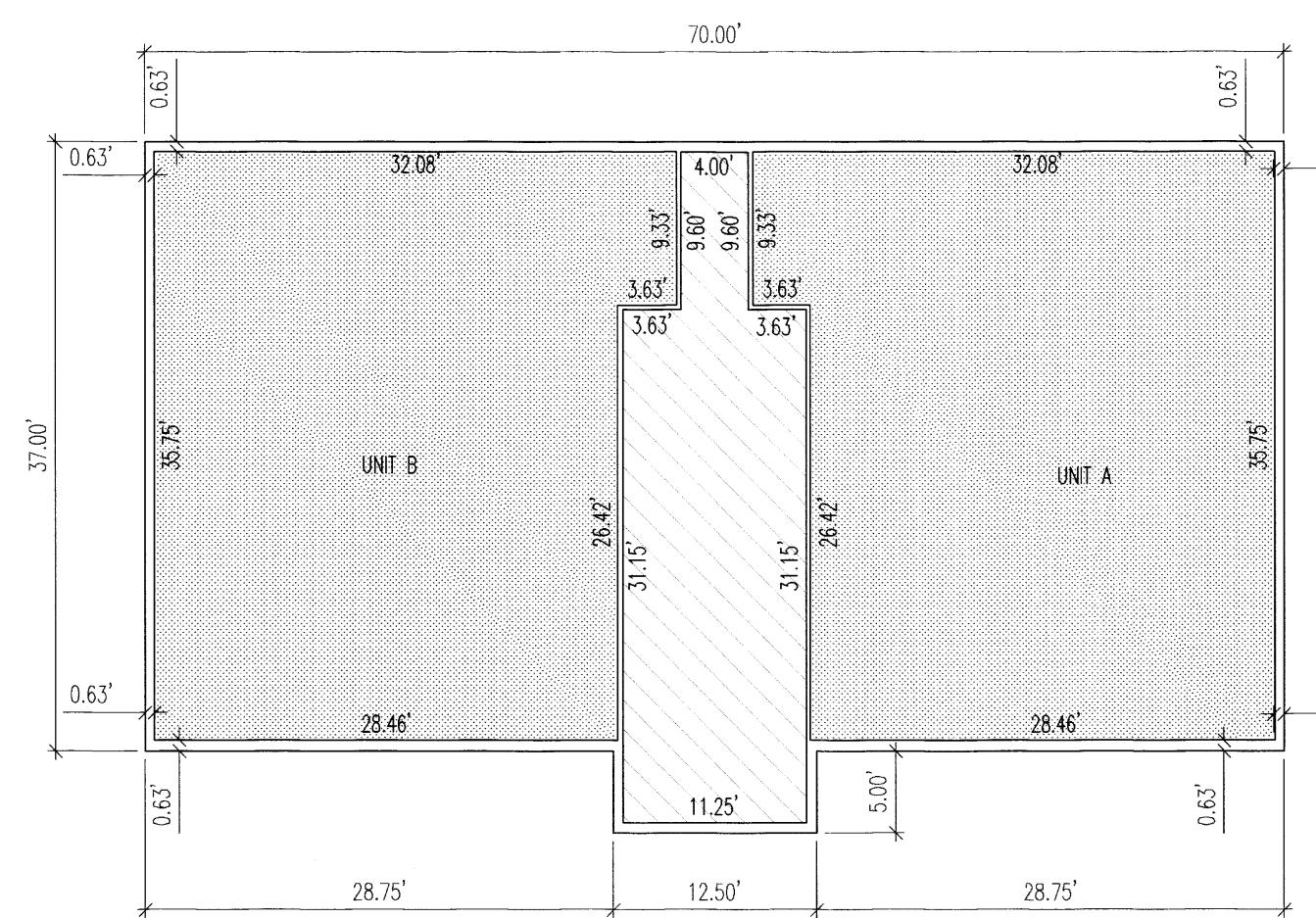
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1, T.3S., R.1E., S.L.B. & M.

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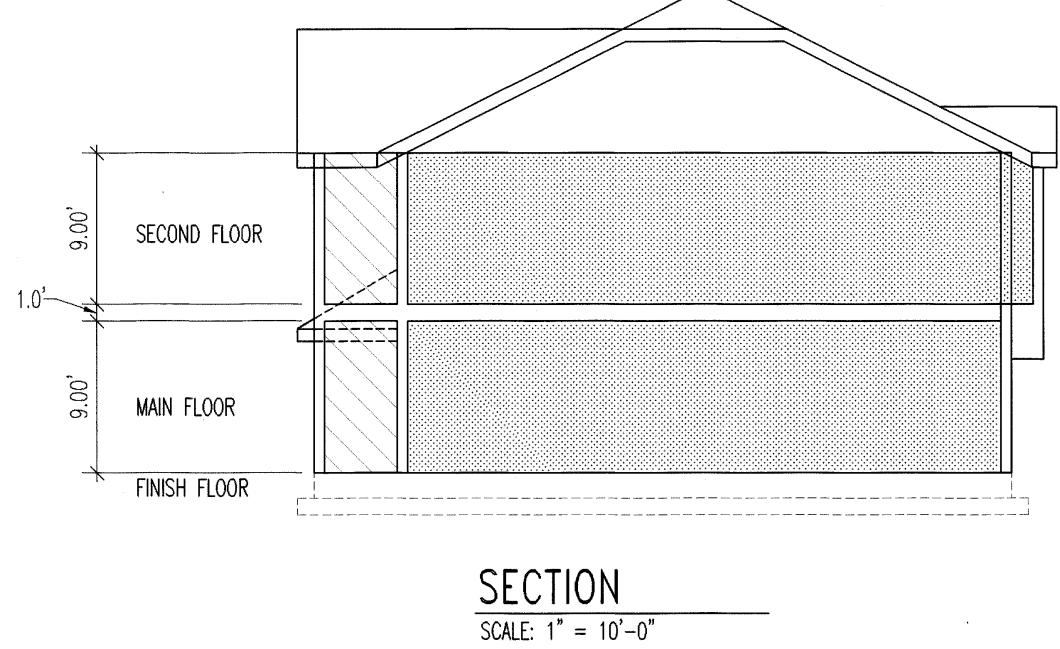
8 PLEX - MAIN FLOOR PLAN

SCALE: 1" = 10'-0"



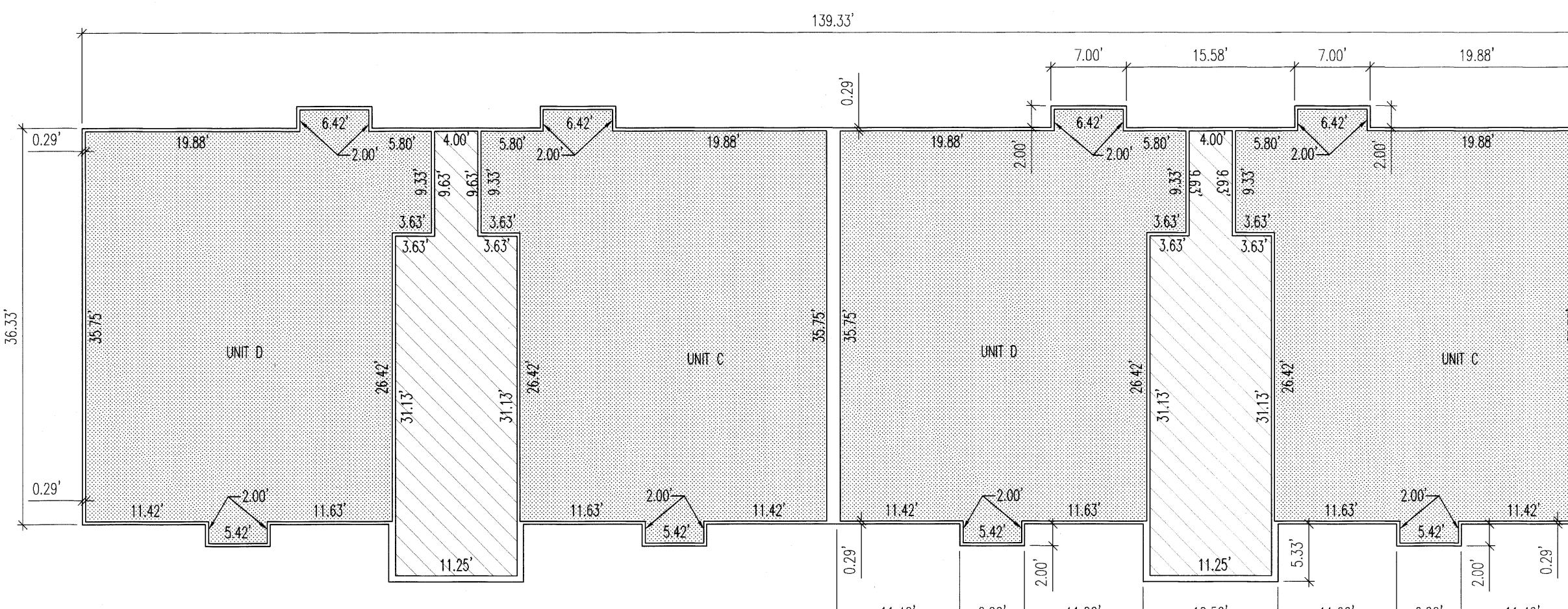
4 PLEX - MAIN FLOOR PLAN

SCALE: 1" = 10'-0"



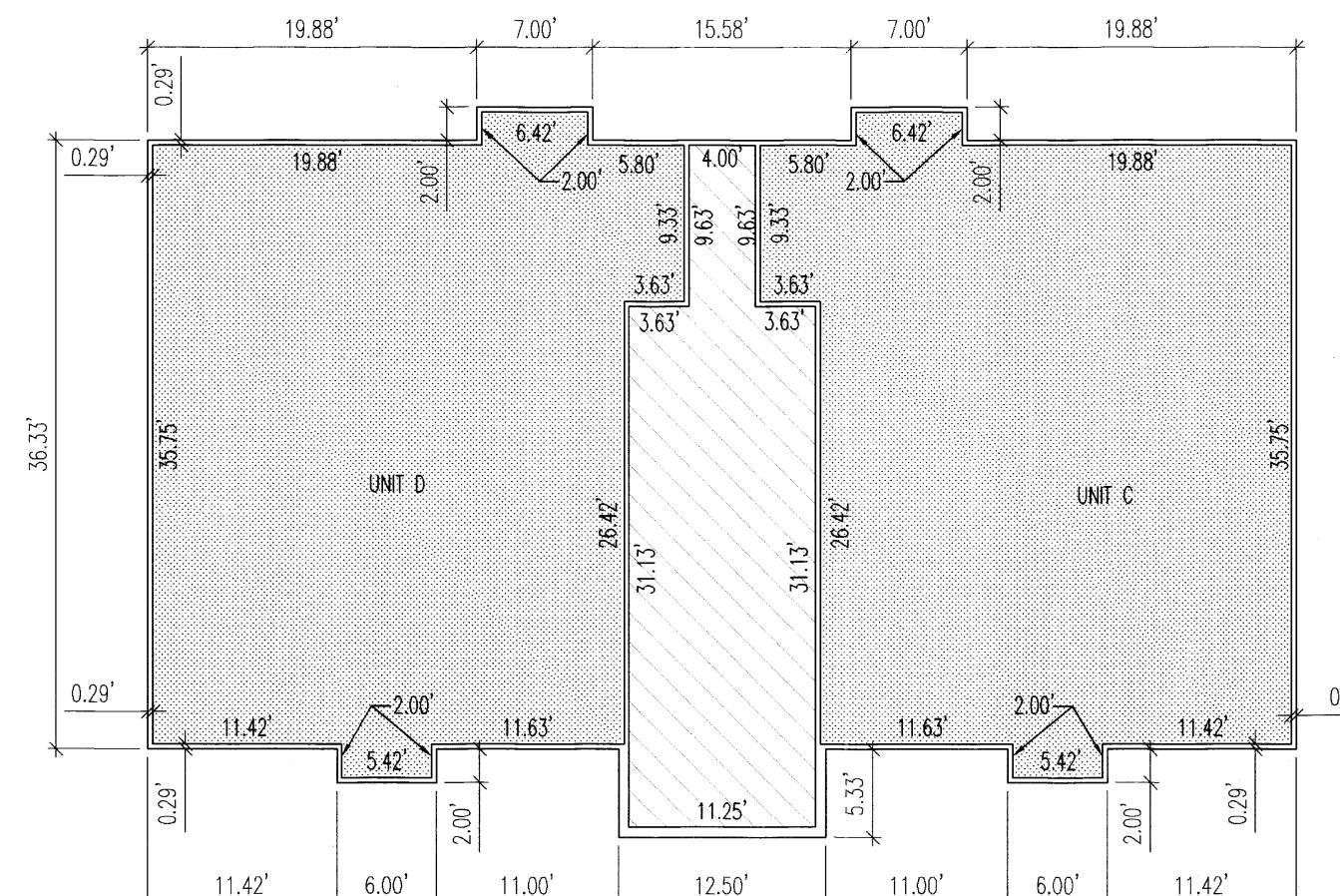
SECTION

SCALE: 1" = 10'-0"



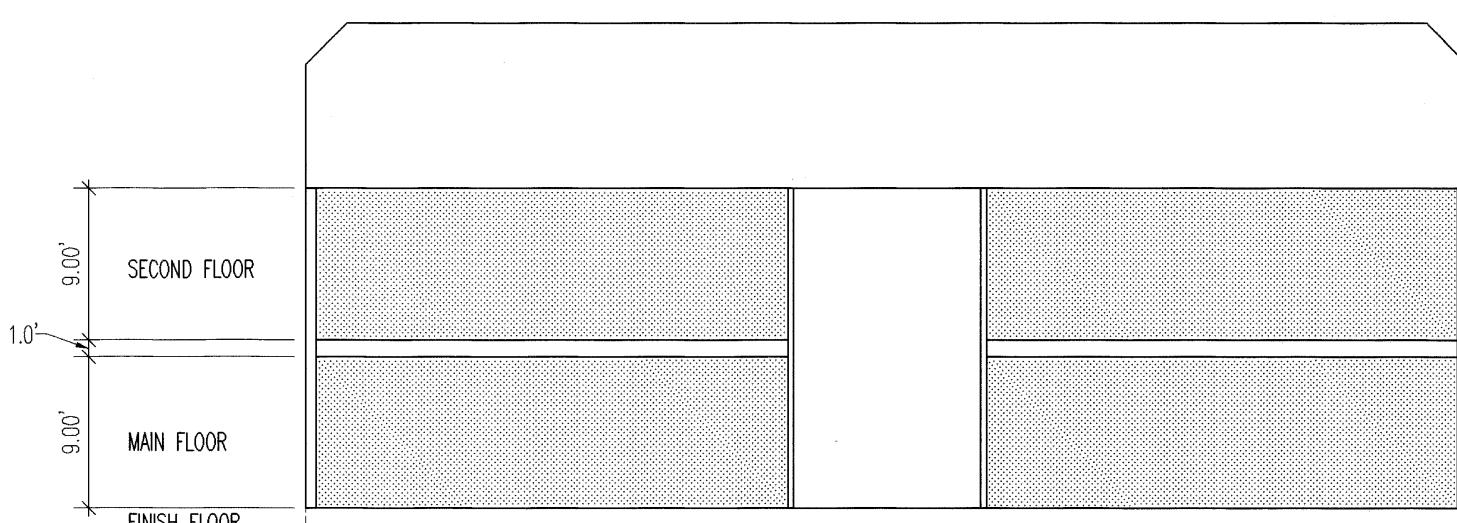
8 PLEX - UPPER FLOOR PLAN

SCALE: 1" = 10'-0"



4 PLEX - UPPER FLOOR PLAN

SCALE: 1" = 10'-0"



SECTION

SCALE: 1" = 10'-0"

## LEGEND

	PRIVATE OWNERSHIP
	LIMITED COMMON AREA
	COMMON AREA

TOTAL NUMBER OF UNITS = 28

BUILDING	UNIT NUMBER	FINISH FLOOR ELEVATION	SQUARE FOOTAGE
9121 S.	A	4393.00'	1050 SQ. FT.
	B	4393.00'	1050 SQ. FT.
	C	4403.00'	1075 SQ. FT.
	D	4403.00'	1075 SQ. FT.
9125 S.	A	4393.00'	1050 SQ. FT.
	B	4393.00'	1050 SQ. FT.
	C	4403.00'	1075 SQ. FT.
	D	4403.00'	1075 SQ. FT.

BUILDING	UNIT NUMBER	FINISH FLOOR ELEVATION	SQUARE FOOTAGE
9131 S.	A	4396.50'	1050 SQ. FT.
	B	4396.50'	1050 SQ. FT.
	C	4406.50'	1075 SQ. FT.
	D	4406.50'	1075 SQ. FT.
9133 S.	A	4396.50'	1050 SQ. FT.
	B	4396.50'	1050 SQ. FT.
	C	4406.50'	1075 SQ. FT.
	D	4406.50'	1075 SQ. FT.

BUILDING	UNIT NUMBER	FINISH FLOOR ELEVATION	SQUARE FOOTAGE
9135 S.	A	4396.50'	1050 SQ. FT.
	B	4396.50'	1050 SQ. FT.
	C	4406.50'	1075 SQ. FT.
	D	4406.50'	1075 SQ. FT.
9137 S.	A	4396.50'	1050 SQ. FT.
	B	4396.50'	1050 SQ. FT.
	C	4406.50'	1075 SQ. FT.
	D	4406.50'	1075 SQ. FT.

BUILDING	UNIT NUMBER	FINISH FLOOR ELEVATION	SQUARE FOOTAGE
9149 S.	A	4399.50'	1050 SQ. FT.
	B	4399.50'	1050 SQ. FT.
	C	4409.50'	1075 SQ. FT.
	D	4409.50'	1075 SQ. FT.

SALT LAKE COUNTY RECORDER  
RECORDED # 7048754  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND  
FILED AT THE REQUEST OF MONROE PLAZA LLC  
DATE 8-6-98 TIME 11:29 A.M. BOOK 28 PAGE 21  
FEE \$600  
SALT LAKE COUNTY RECORDER

SHEET 2 OF 2

PREPARED BY:  
  
McNEIL ENGINEERING  
AND LAND SURVEYING, L.C.  
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