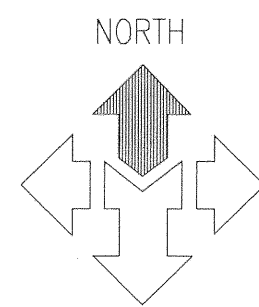


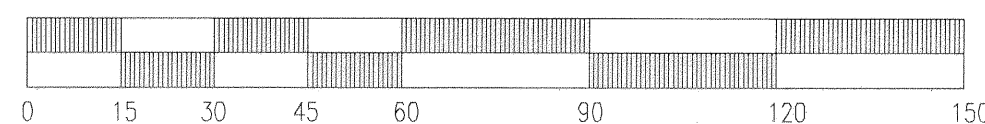
# COLLEGE DRIVE OFFICE BUILDING

5292 SOUTH COLLEGE DRIVE, MURRAY, UTAH

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN



SCALE: 1" = 30'



### LEGEND

- SECTION CORNER MONUMENT
- S.L.C.O. BRASS CAP MONUMENT (RING & LID)
- SUBDIVISION BOUNDARY CORNER
- BOUNDARY LINE OF OVERALL SUBDIVISION
- MONUMENT LINE
- EXISTING BUILDING
- EXISTING FENCE LINE

NOTE:  
ALL DIMENSIONS AROUND BUILDINGS ARE PERPENDICULAR TO PROPERTY LINES FROM WHICH THE BUILDINGS AND SITE IMPROVEMENTS ARE DIMENSIONED.

### BOARD OF HEALTH

APPROVED AS TO FORM THIS 30<sup>th</sup> DAY OF OCTOBER, A.D., 2002

*Gene Bhe*  
BOARD OF HEALTH

MURRAY CITY ENGINEERING

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE AND IS HEREBY APPROVED.

11/2/02 *Scott Stanger*  
DATE CITY ENGINEER

### ACKNOWLEDGMENT

COUNTY OF Salt Lake } S.S.  
ON THE 30<sup>th</sup> DAY OF October, 2002 PERSONALLY APPEARED BEFORE ME Steve Davies

WHO BEING BY ME DULY SWORN OR AFFIRMED DID SAY THAT he (S) ARE THE Managing Agent OF College Drive Associates, L.C. AND THAT THE WITHIN OWNER'S DEDICATION WAS SIGNED IN BEHALF OF SAID College Drive Associates, L.C. BY AUTHORITY OF Resolution of the Board AND THE SAID Steve Davies

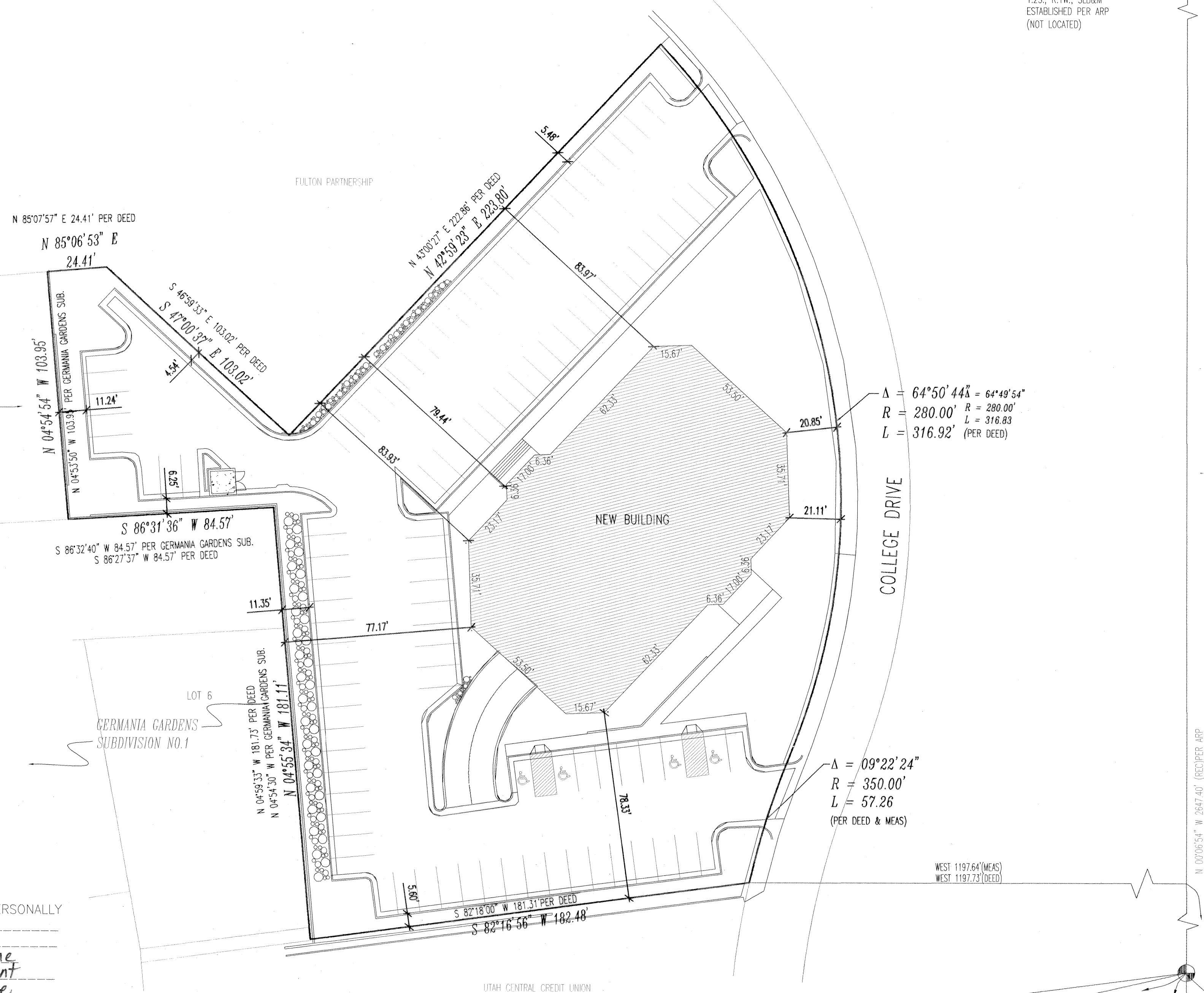
ACKNOWLEDGED TO ME THAT SAID Steve Davies

EXECUTED THE SAME.

MY COMMISSION EXPIRES 6-11-03

*Scott Hill*  
NOTARY PUBLIC

RESIDING IN Salt Lake County



CENTER OF SECTION 12, T.2S., R.1W., SLB&M ESTABLISHED PER ARP (NOT LOCATED)

N 85°07'57" E 24.41' PER DEED

N 85°06'53" E 24.41'

N 45°00'37" E 103.02' PER DEED

N 42°59'22" E 223.00'

N 04°54'54" W 103.95'

N 04°53'30" W 103.33'

N 04°59'33" W 181.73' PER DEED

N 04°54'30" W 181.11'

N 04°55'34" W 181.11'

S 86°32'40" W 84.57' PER GERMANIA GARDENS SUB.

S 86°27'37" W 84.57' PER DEED

S 86°31'36" W 84.57'

S 82°16'00" W 181.31' PER DEED

S 82°16'56" W 182.48'

S 82°16'00" W 181.31' PER DEED

S 82°16'56" W 182.48'

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S 82°16'56" W 182.48'

S 82°16'00" W 181.31' PER DEED

S 82°16'56" W 182.48'

$\Delta = 64^{\circ}50'44'' = 64^{\circ}49'54''$   
 $R = 280.00'$   
 $L = 316.92'$  (PER DEED)

$\Delta = 09^{\circ}22'24''$   
 $R = 350.00'$   
 $L = 57.26'$  (PER DEED & MEAS)

WEST 1197.64' (MEAS)  
WEST 1197.73' (DEED)

S 89°56'06" E 2632.39' (REC) PER ARP

5300 SOUTH STREET

N 87°24'27" E 2657.05' (REC) PER ARP AND COLLEGE DR. DEDICATION PLAT

N 82°24'21" E PER GERMANIA GARDENS SUB.

N 82°23'17" E (CALC. PER ENSIGN SURVEY)

N 77°00'29" E 2701.81' MEASURED DISTANCE PER ENSIGN SURVEY

SOUTH QUARTER CORNER OF SECTION 12, T.2S., R.1W., SLB&M ESTABLISHED PER ARP (NOT LOCATED)

N 00°06'54" W 2647.40' (REC) PER ARP

634.448' PER DEED (MEAS)  
634.98' (MEAS)

602.46' (REC) PER ENSIGN SURVEY & ARP

634.448' PER DEED (MEAS)  
634.98' (MEAS)

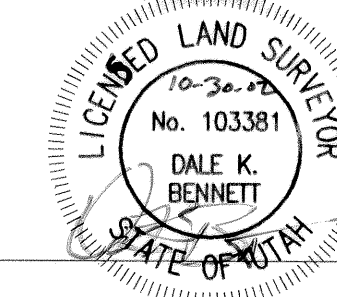
## SURVEYOR'S CERTIFICATE

I, Dale K. Bennett do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 103381, 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 COLLEGE DRIVE OFFICE BUILDING. 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 as shown on this plat.

## BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE WEST LINE OF COLLEGE DRIVE, A RECORDED AND DEDICATED STREET ON FILE IN THE SALT LAKE COUNTY RECORDER'S OFFICE, SAID POINT OF BEGINNING BEING NORTH 00°06'54" WEST 634.448 FEET (634.98 FEET CALCULATED) ALONG THE QUARTER SECTION LINE AND WEST 1197.730 (1197.64 FEET CALCULATED) FEET FROM THE SOUTH QUARTER CORNER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 82°16'00" WEST 181.31 FEET (SOUTH 82°16'56" WEST 182.48 FEET MEASURED); THENCE NORTH 45°03'37" WEST 181.73 FEET (NORTH 45°03'34" WEST 181.11 FEET MEASURED) TO AND ALONG AN EASTERLY LINE OF GERMANIA GARDENS SUBDIVISION NO. 1 TO THE NORTHEAST CORNER OF SAID GERMANIA GARDENS SUBDIVISION TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE NORTH 85°07'57" EAST 24.41 FEET (NORTH 85°06'53" EAST 24.41 FEET MEASURED); THENCE SOUTH 46°50'33" EAST 103.02 FEET (SOUTH 47°00'37" EAST 103.02 FEET MEASURED); THENCE NORTH 43°00'27" EAST 222.86 FEET (NORTH 42°59'22" EAST 223.00 FEET MEASURED) TO THE WESTERLY LINE OF SAID COLLEGE DRIVE; THENCE SOUTHEASTERLY 316.83 FEET (316.92 FEET MEASURED) ALONG THE ARC OF A 280.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 47°10'06" WEST (SOUTH 47°07'49" WEST MEASURED) AND LONG CHORD BEARS SOUTH 10°24'57" EAST 300.19 FEET (SOUTH 10°26'41" EAST 300.27 FEET MEASURED), WITH A CENTRAL ANGLE OF 64°49'54" (MEASURED CENTRAL ANGLE = 64°51'01") ALONG SAID WESTERLY LINE OF COLLEGE DRIVE; THENCE SOUTHERLY AND SOUTHWESTERLY 57.26 FEET ALONG THE ARC OF A 350.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 68°00'00" EAST (SOUTH 68°01'10" EAST MEASURED) AND LONG CHORD BEARS SOUTH 17°18'46" WEST 57.20 FEET (SOUTH 17°17'39" WEST 57.19 FEET MEASURED), WITH A CENTRAL ANGLE OF 09°22'27" ALONG THE WESTERLY LINE OF SAID COLLEGE DRIVE TO THE POINT OF BEGINNING.

NOTE: THE RECORD INFORMATION HAS BEEN ROTATED 0°01'04" TO MATCH THE DEDICATION PLAT FOR COLLEGE DRIVE.



10-30-02  
DATE:

## OWNER'S DEDICATION

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

## COLLEGE DRIVE OFFICE BUILDING

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use, in witness whereby \_\_\_\_\_ have hereunto set \_\_\_\_\_ this 30<sup>th</sup> day of October, A.D., 2002.

*Steve Davies - Managing Agent*  
*College Drive Associates, L.C.*

## ACKNOWLEDGMENT

STATE OF UTAH } S.S.  
County of Salt Lake } S.S.  
On the 30<sup>th</sup> day of October, A.D., 2002, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, the signer( ) of the above Owner's dedication, one in number, who duly acknowledged to me that he signed it freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES: 6-11-03  
*Scott Hill*  
NOTARY PUBLIC  
RESIDING IN SALT LAKE COUNTY

## COLLEGE DRIVE OFFICE BUILDING

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

SHEET 1 OF 2

**Mc NEIL ENGINEERING AND LAND SURVEYING, L.C.**  
PROFESSIONAL CIVIL ENGINEERING & LAND SURVEYING SERVICES  
6895 SOUTH 900 EAST MIDVALE, UTAH 84047  
TEL. (801) 255-7700 FAX (801) 255-8071 EMAIL info@mcneileng.com  
VISIT OUR WEB SITE AT www.mcneileng.com

PLANNING COMMISSION  
APPROVED THIS 9<sup>th</sup> DAY OF September, A.D., 2002 BY THE MURRAY CITY PLANNING AND ZONING COMMISSION.  
*Janice A. Jones*  
CHAIRMAN, MURRAY CITY PLANNING AND ZONING

APPROVAL AS TO FORM  
APPROVED AS TO FORM THIS 12<sup>th</sup> DAY OF NOVEMBER, A.D., 2002  
*Carol Niles*  
MURRAY CITY ATTORNEY

MURRAY CITY  
PRESENTED TO MURRAY CITY THIS 12 DAY OF NOVEMBER, A.D., 2002, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCERTED.  
*Carol Niles* CLERK  
*Daniel Johnson* MAYOR

SALT LAKE COUNTY RECORDER  
RECORDED # 8234452  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF College Drive Associates  
DATE 11-16-2002 TIME 2:43 PM BOOK 2002 PAGE 336  
#73.00 FEE \$  
*Daniel Johnson*  
SALT LAKE COUNTY RECORDER

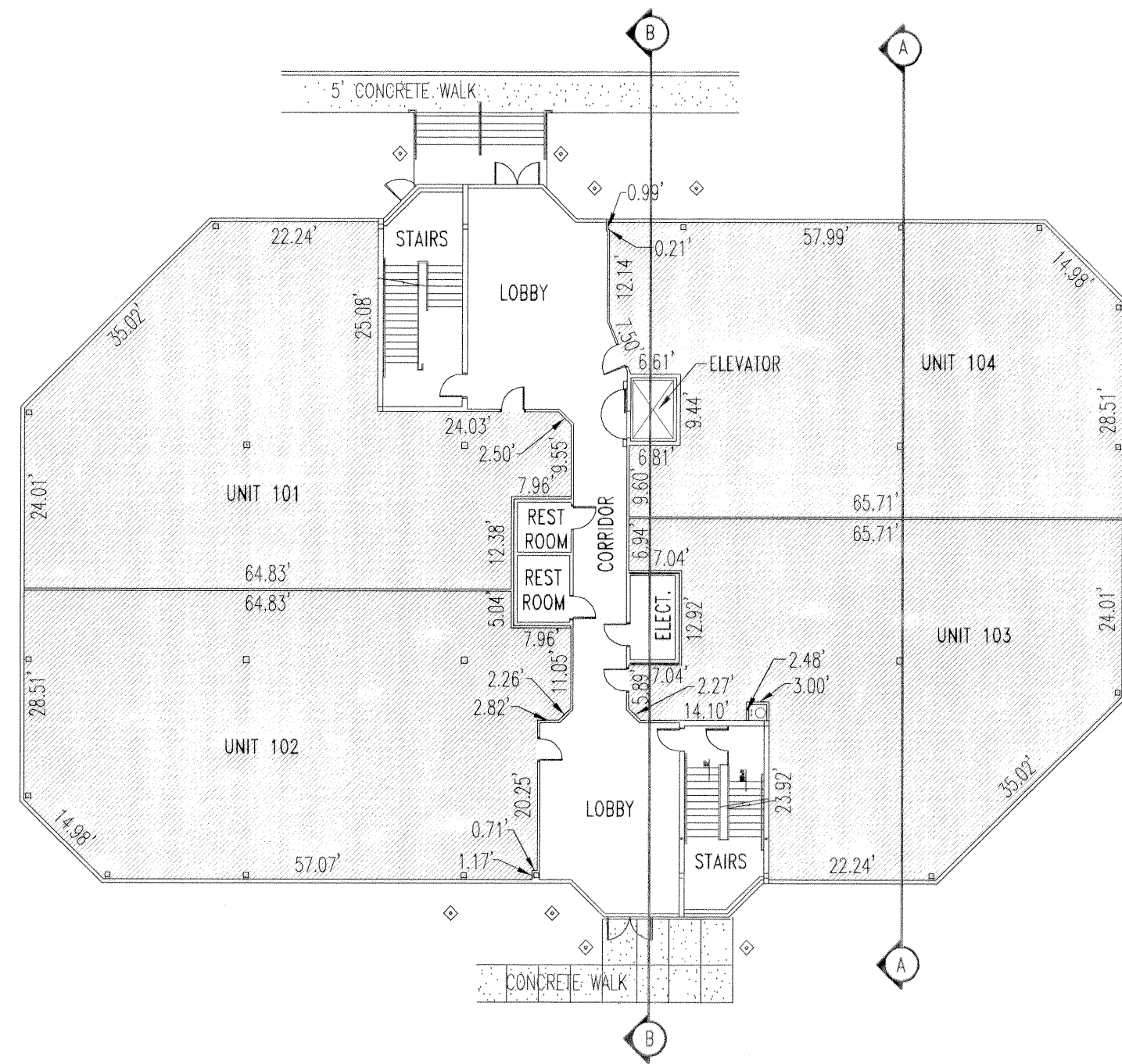
21-12-353-017 21-12-31 #73.00 2002P-336 210107cp.DWG



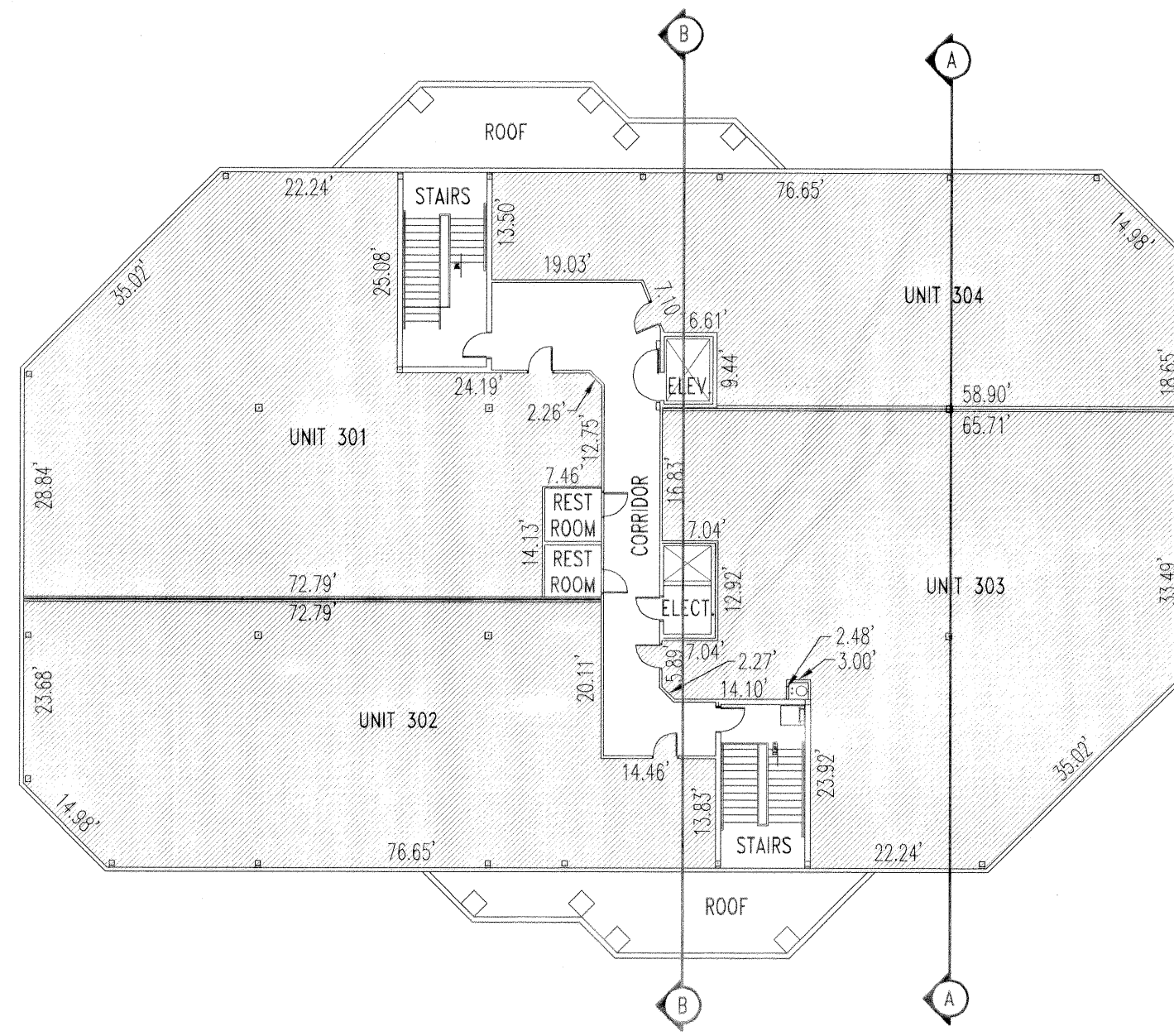
# COLLEGE DRIVE OFFICE BUILDING

5292 SOUTH COLLEGE DRIVE, MURRAY, UTAH

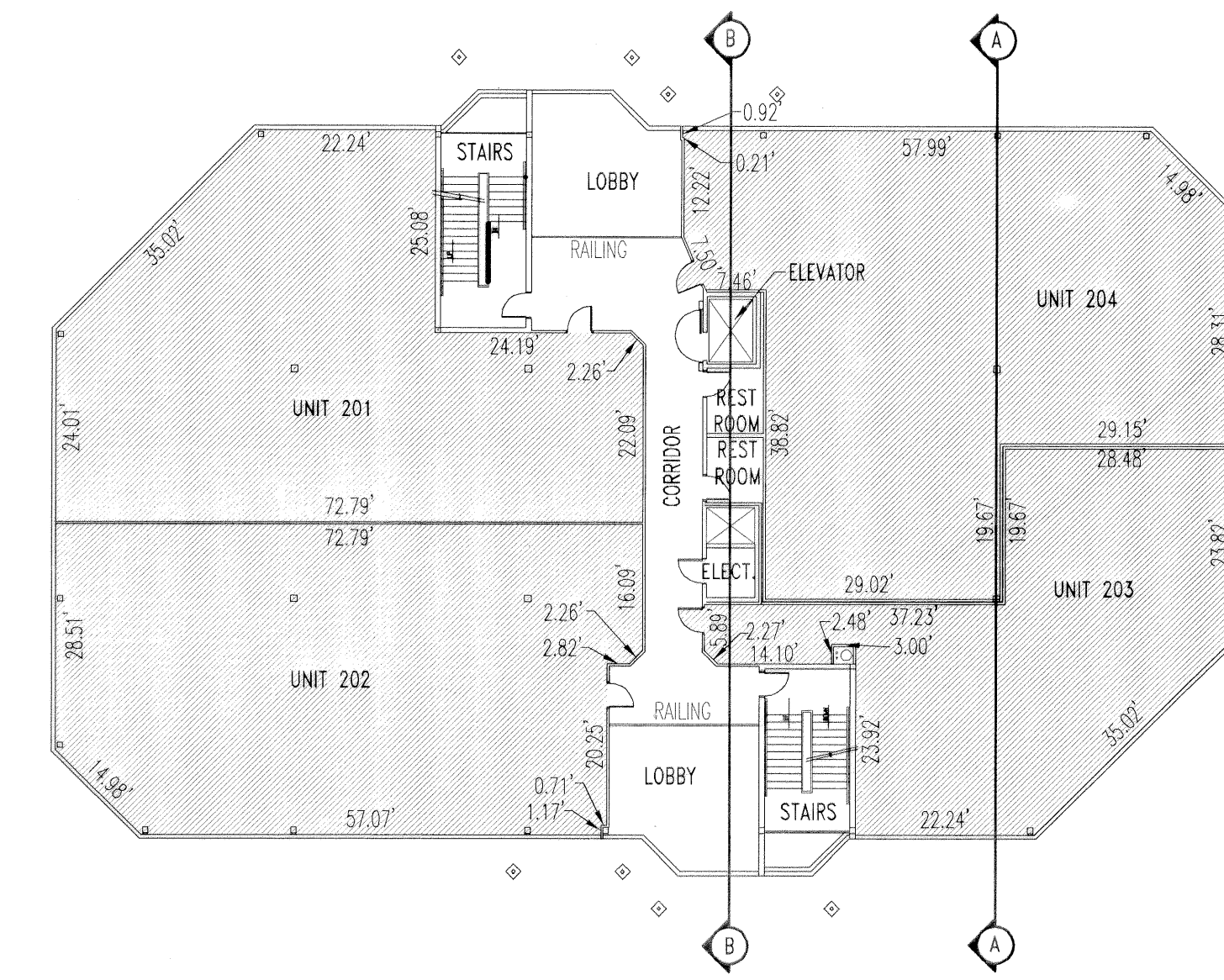
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN



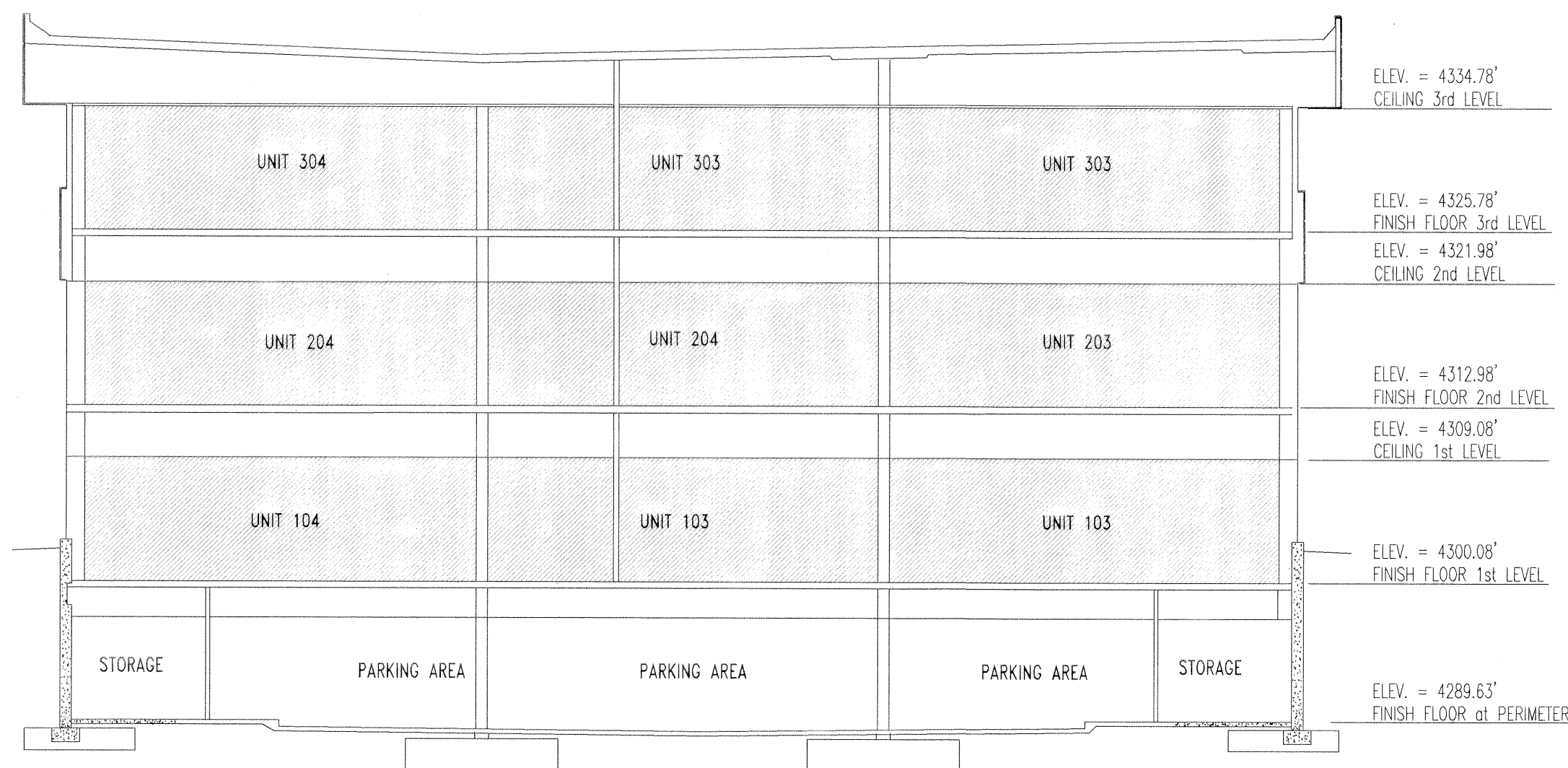
FLOOR PLAN FIRST LEVEL



FLOOR PLAN THIRD LEVEL



FLOOR PLAN SECOND LEVEL



BUILDING CROSS SECTION A



BUILDING CROSS SECTION B

- LEGEND
- PRIVATE OWNERSHIP
  - COMMON AREA

PREPARED BY:

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

JOB NO. 210107 TEL. (801) 255-7700 FAX (801) 255-8071

SHEET 2 OF 2

SALT LAKE COUNTY RECORDER

RECORDED # 842445

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF COLLEGE DRIVE ASSOCIATES

DATE 11-18-2002 TIME 2:43 pm BOOK 2002 PAGE 336

FEE \$ 473.00

*[Signature]*  
SALT LAKE COUNTY RECORDER