

Amended and Restated Condominium Plat of Creek Road Office Condominiums

A Part of the Northeast and Southeast Quarters of Section 29, T2S, R1E, SLB&M, U.S. Survey
Salt Lake County, Utah

NARRATIVE

This Condominium Plat of Creek Road Office Condominiums was ordered by Creek Road Associates.

DESCRIPTION

A part of the East half of Section 29, Township 2 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey in Salt Lake County, Utah:

Beginning at a point on the North Line of Curtis Subdivision No. 4 being 7.00 feet South 89°45'42" West from the Northeast corner of Lot 16 of said Curtis Subdivision; said point of beginning is 698.00 feet West; 184.15 feet South; and 208.33 feet South 89°45'42" West along the North Line of said subdivision from the East Quarter Corner of said Section 29; said point of beginning is also on the Westerly Line of Creek Road (as widened to 40.00 foot half-width); and running thence South 89°45'42" West 316.40 feet along said North Line of Curtis Subdivision; thence South 14°52'29" West 42.10 feet to the Southwesterly Line of Lot 14 in said Curtis Subdivision; thence North 61°16'43" West 81.72 feet along said Lot Line; thence North 46°41'30" West 172.91 feet to a point of curvature; thence Northwesterly along the arc of a 15.00 foot radius curve to the right a distance of 11.60 feet (Central Angle equals 44°18'32" and Long Chord bears North 24°32'14" West 11.31 feet) to a point of reverse curvature; thence Northwesterly along the arc of a 50.00 foot radius curve to the left a distance of 83.11 feet (Central Angle equals 95°14'23" and Long Chord bears North 50°00'09" West 73.87 feet); thence North 46°41'30" West 20.85 feet to the East Line of Union Park Avenue as it exists at 53.00 foot half-width; thence along said East Line the following two courses: Northwesterly along the arc of a 1001.69 foot radius curve to the right a distance of 33.44 feet (Central Angle equals 1°54'45" and Long Chord bears North 18°39'42" East 33.44 feet) to a point of compound curvature; and Northeasterly along the arc of a 2030.48 foot radius curve to the right a distance of 161.26 feet (Central Angle equals 4°33'01" and Long Chord bears North 21°53'35" East 161.21 feet); thence South 71°13'30" East 101.16 feet; thence South 18°46'30" West 24.22 feet; thence South 71°13'30" East 197.54 feet; thence North 19°38'32" East 183.71 feet to a point on the Westerly Line of said Creek Road (as widened to 40.00 foot half-width); thence Southwesterly along the arc of a 534.75 foot radius curve to the right a distance of 464.72 feet (Central Angle equals 49°47'31" and Long Chord bears South 25°27'54" East 450.23 feet) and South 16.67 feet along said Westerly Line of Creek Road to the Point of Beginning.

Contains 164,777 sq. ft.
or 3.783 acres

CONSENT TO RECORD

Know all Men By These Presents that we the undersigned owners of "Creek Road Office Condominiums" a Utah condominium project located on said tract of land, do hereby make this certificate that said owners have caused a survey to be made and this condominium plat to be prepared and that said owners have consented to and do hereby consent to the recording of these survey maps in accordance with the Utah Condominium Owners Ownership Act.

Signed this _____ day of _____, 2003.

Richard Webber - Manager
Creek Road Associates L.C.

ACKNOWLEDGMENT

State of Utah _____
County of _____

On the 27 day of October, 2003, personally appeared before me, the undersigned Notary Public, Richard Webber who after being duly sworn, testified to me that he is the manager of Creek Road Associates, L.C. and that said Owner's Dedication was signed by him in behalf of said L.C. and that said L.C. executed the same.

Residing At: SALT LAKE

David Delahunty
A Notary Public commissioned in Utah

Commission Expires: 12-15-2004

David Delahunty
Print Name

SURVEYOR'S CERTIFICATE

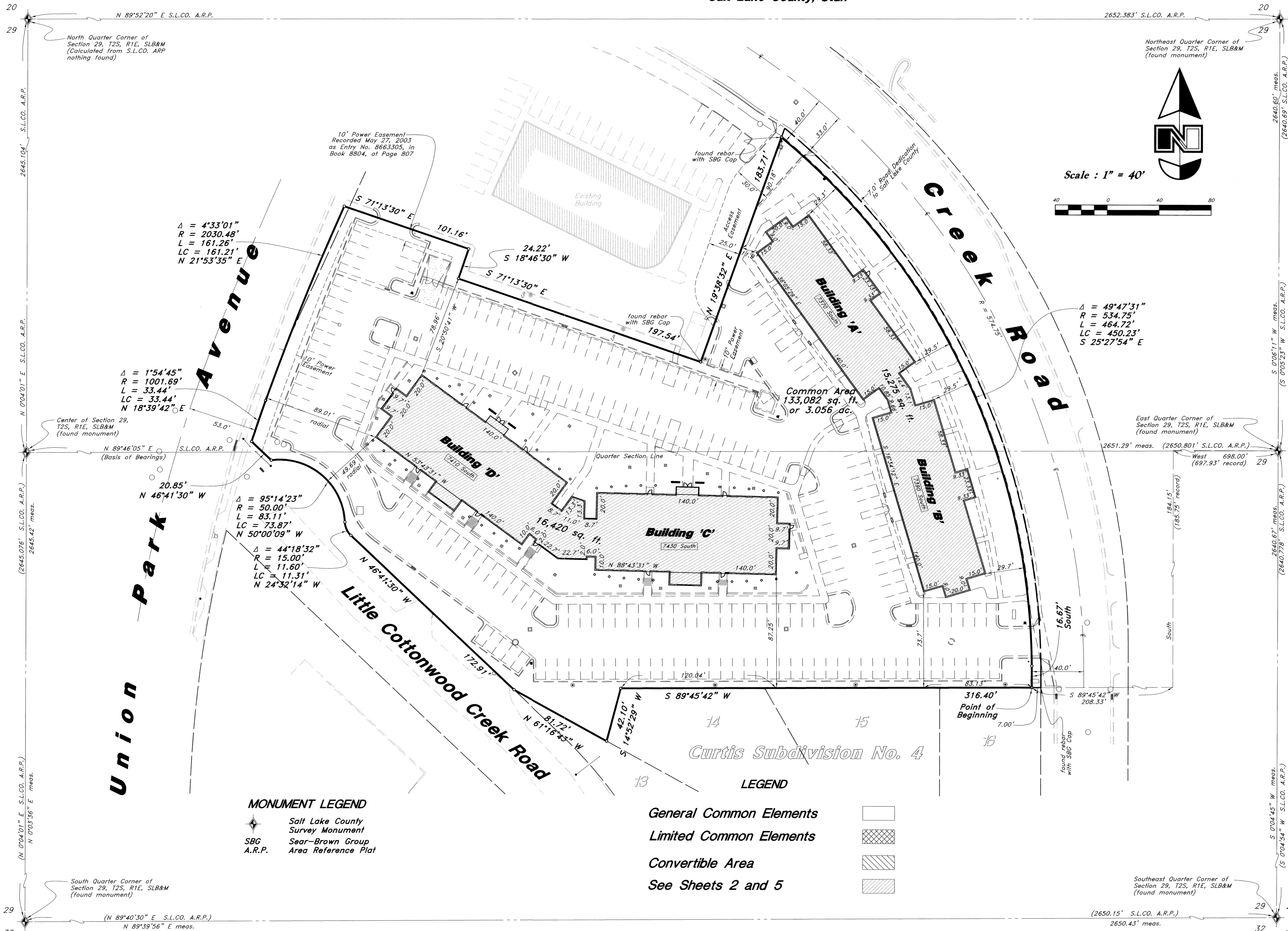
I, Bruce D. Pimper, a Registered Land Surveyor in the State of Utah, do hereby certify that I have surveyed the buildings of Creek Road Office Condominiums, a condominium in Salt Lake County, Utah as shown herein I further certify that this plat correctly depicts the affected portion of the property on which has been or will be constructed "Creek Road Office Condominiums", a condominium, that this condominium plat consisting of five sheets was prepared in accordance with the "Utah Condominium Act" and represents a true and accurate map of the buildings to the best of my knowledge and belief.

Signed this 24 day of October, 2003.

362256
License No.

Salt Lake County Recorder 8867899

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF CREEK ROAD ASSOC. L.C.
DATE 10-27-2003 TIME 3:06 P.M. BOOK 2003P PAGE 338
FEE \$ 170.00
By: *Jeanne Hedding*
CHIEF DEPUTY, SALT LAKE COUNTY RECORDER



$\Delta = 4^{\circ}33'01''$
 $R = 2030.48'$
 $L = 161.26'$
 $LC = 161.21'$
 $N 21^{\circ}53'35'' E$

$\Delta = 1^{\circ}54'45''$
 $R = 1001.69'$
 $L = 33.44'$
 $LC = 33.44'$
 $N 18^{\circ}39'42'' E$

$\Delta = 95^{\circ}14'23''$
 $R = 50.00'$
 $L = 83.11'$
 $LC = 73.87'$
 $N 50^{\circ}00'09'' W$

$\Delta = 44^{\circ}18'32''$
 $R = 15.00'$
 $L = 11.60'$
 $LC = 11.31'$
 $N 24^{\circ}32'14'' W$

$\Delta = 49^{\circ}47'31''$
 $R = 534.75'$
 $L = 464.72'$
 $LC = 450.23'$
 $S 25^{\circ}27'54'' E$

MONUMENT LEGEND

- Salt Lake County Survey Monument
- Sear-Brown Group Area Reference Plat

- ### LEGEND
- General Common Elements
 - Limited Common Elements
 - Convertible Area
 - See Sheets 2 and 5

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.

STREET AND ADDRESS FRONTAGE COORDINATES APPROVED
Date: 10/27/2003
By: *Bena Cheliver*
Development Services Address Coordinator

Salt Lake County Planning and Development Services Land Use Approval
Use: Office Condominiums
File #: 20279
By: *Justin Woodhouse*
Date: 10/27/03 Zone: R-M/3C

Bruce D. Pimper
BRUCE D. PIMPER
REGISTERED LAND SURVEYOR
No. 382256

22-29-432-010-4001 & 4002
22-29-432-005-007, -011, -012, -014, -017, -018, -019, -020, -021, -022, -023, -025, -026
22-29-21, 22
22-29-41, 42

\$ 170.00

2003 P-338

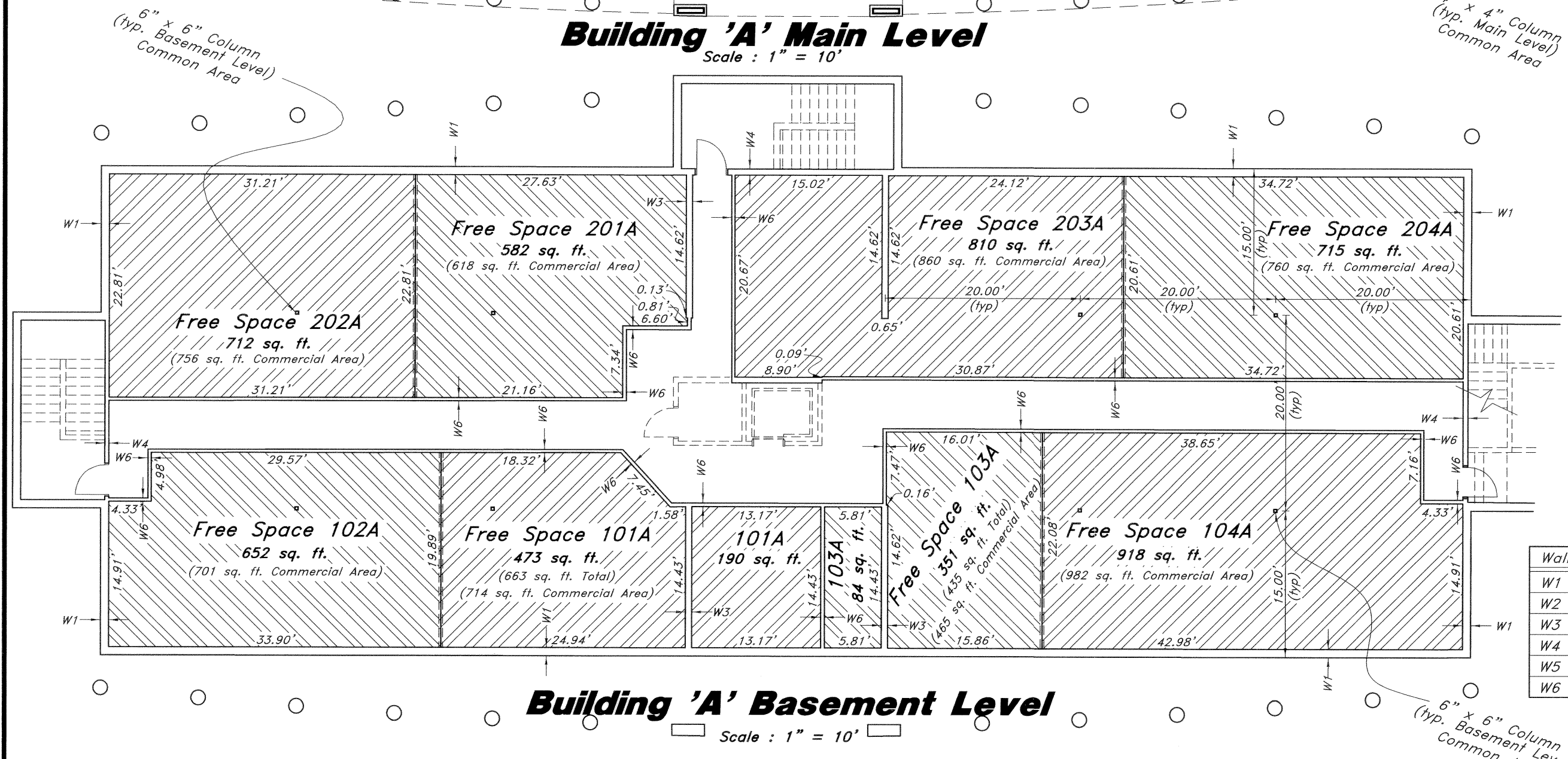
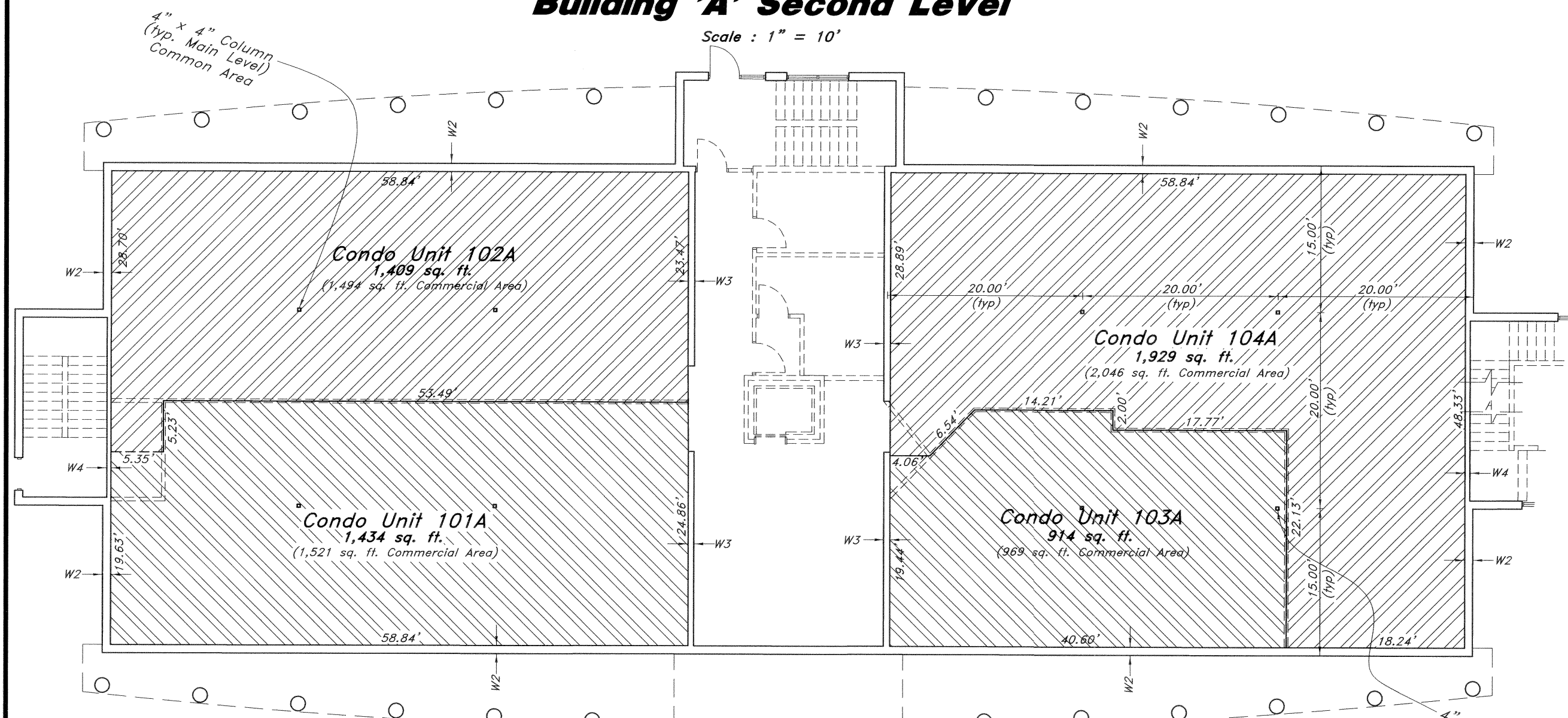
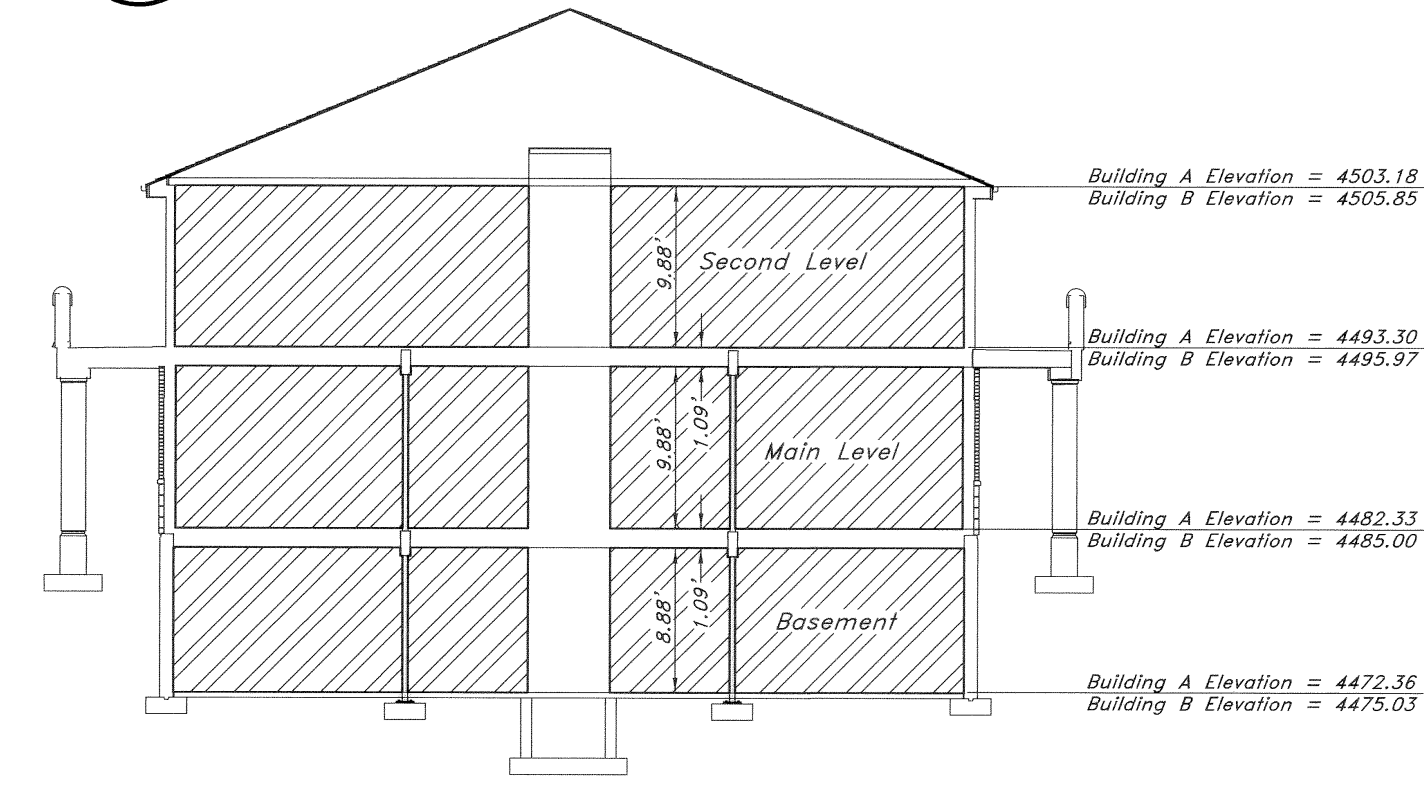
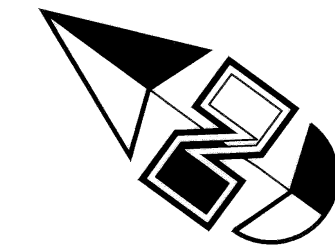
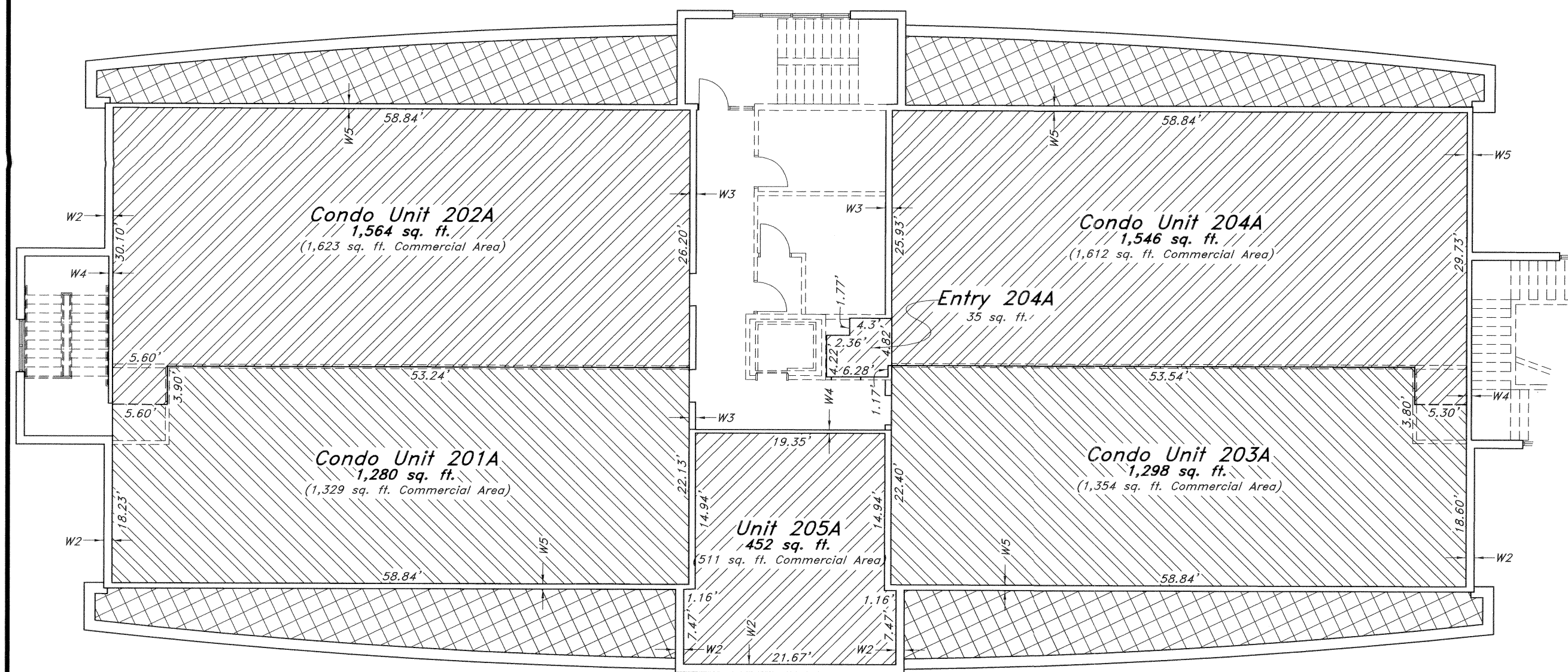
GREAT BASIN ENGINEERING - SOUTH CONSULTING ENGINEERS and LAND SURVEYORS
2010 North Redwood Road, P.O. Box 16747
Salt Lake City, Utah 84116
Tel: (801)321-9551 Fax: (801)321-9551
Salt Lake City (801)321-8529 Ogden (801)394-7288

Amended and Restated Condominium Plat of Creek Road Office Condominiums
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20 Oct, 2003
SHEET NO. 1 of 5
0006C006

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Salt Lake County, Utah



W1	0.83'
W2	0.97'
W3	0.65'
W4	0.56'
W5	0.61'
W6	0.33'

Note:
 Commercial area has been calculated to include exterior walls and half of interior walls.
 The areas designated on this Plat as "Free Space" shall be deemed to be a portion of the designated Private Unit for the purpose of the ownership, use and enjoyment thereof, but the square footage of the Free Space shall not be used for calculating the total size of the Private Unit or determining voting interests for the Private Unit.

- LEGEND**
- General Common Elements
 - Limited Common Elements
 - Convertible Area
 - Private Unit

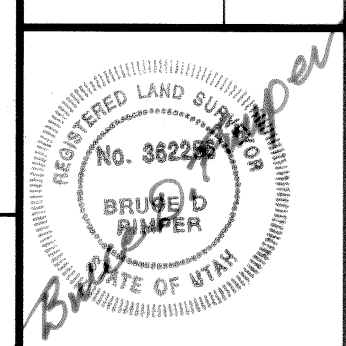
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Salt Lake County Approval 20279
 This Record of Survey Map Complies with Salt Lake County Zoning Ordinance Requirements.
 Date: 10/27/03
 Zoning Administrator

Salt Lake County Recorder 8867899
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF CREEK ROAD ASSOC. LC
 DATE 10-27-2003 TIME 3:06 PM BOOK 2003P PAGE 338
 FEE \$ 170.00
 CHIEF DEPUTY, SALT LAKE COUNTY RECORDER

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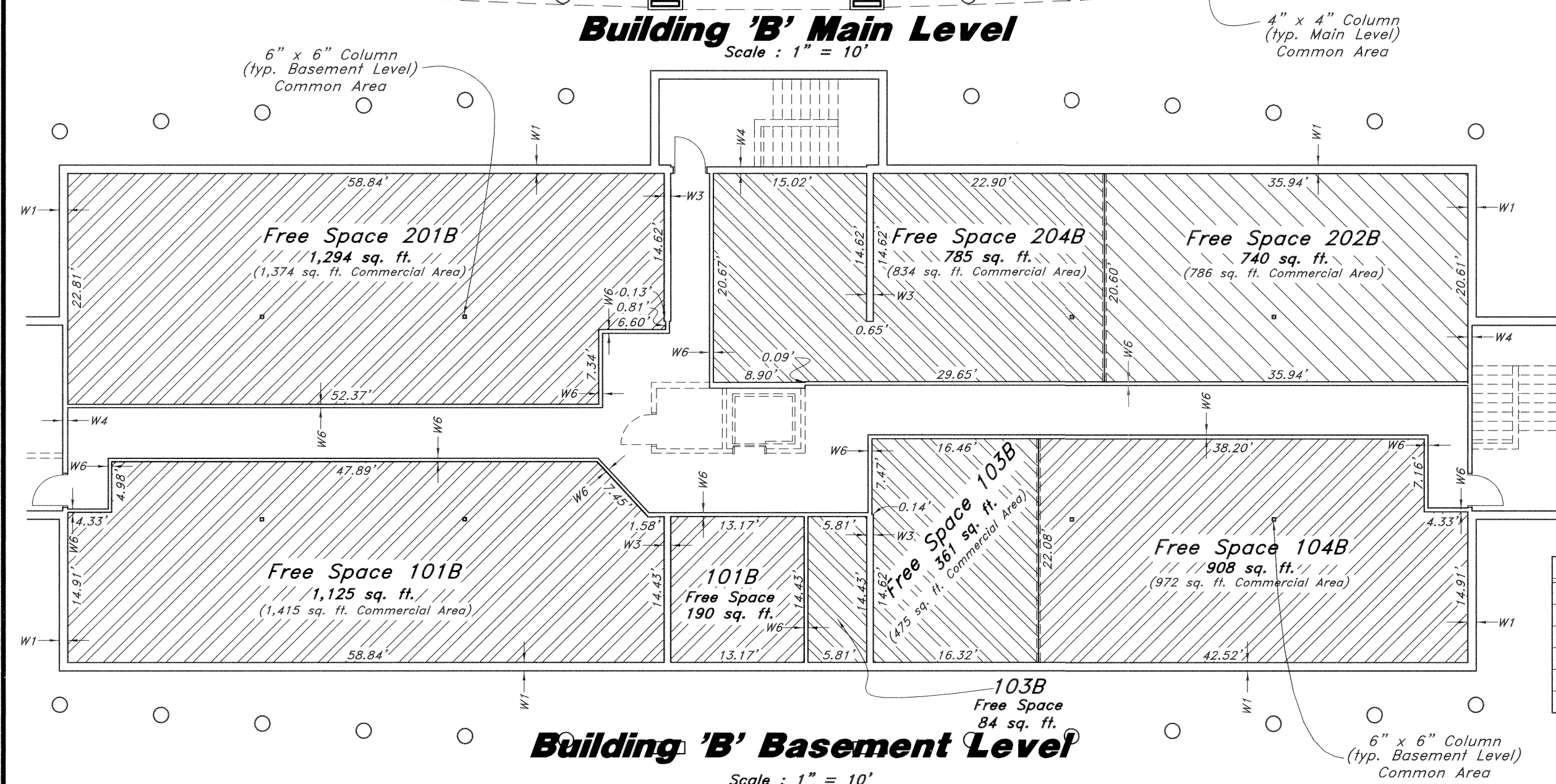
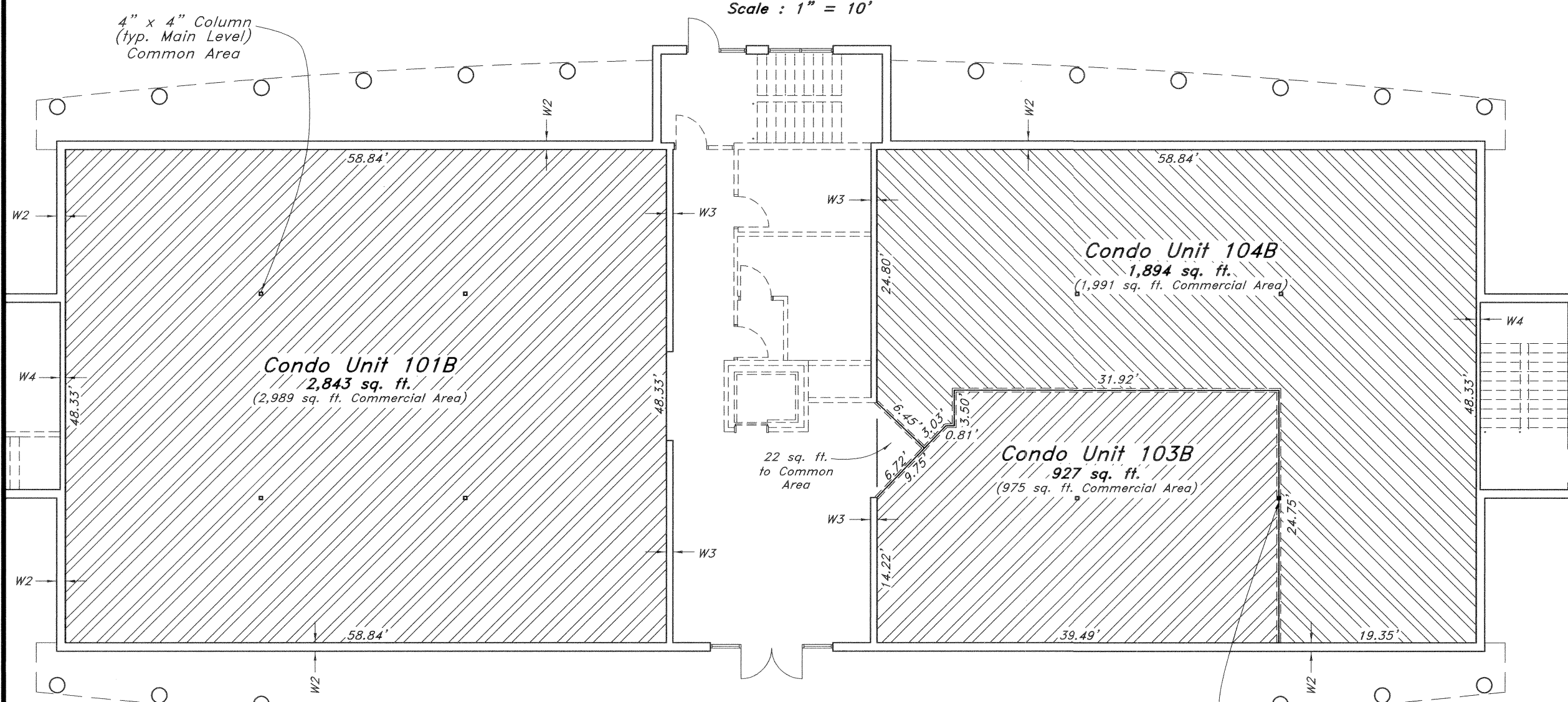
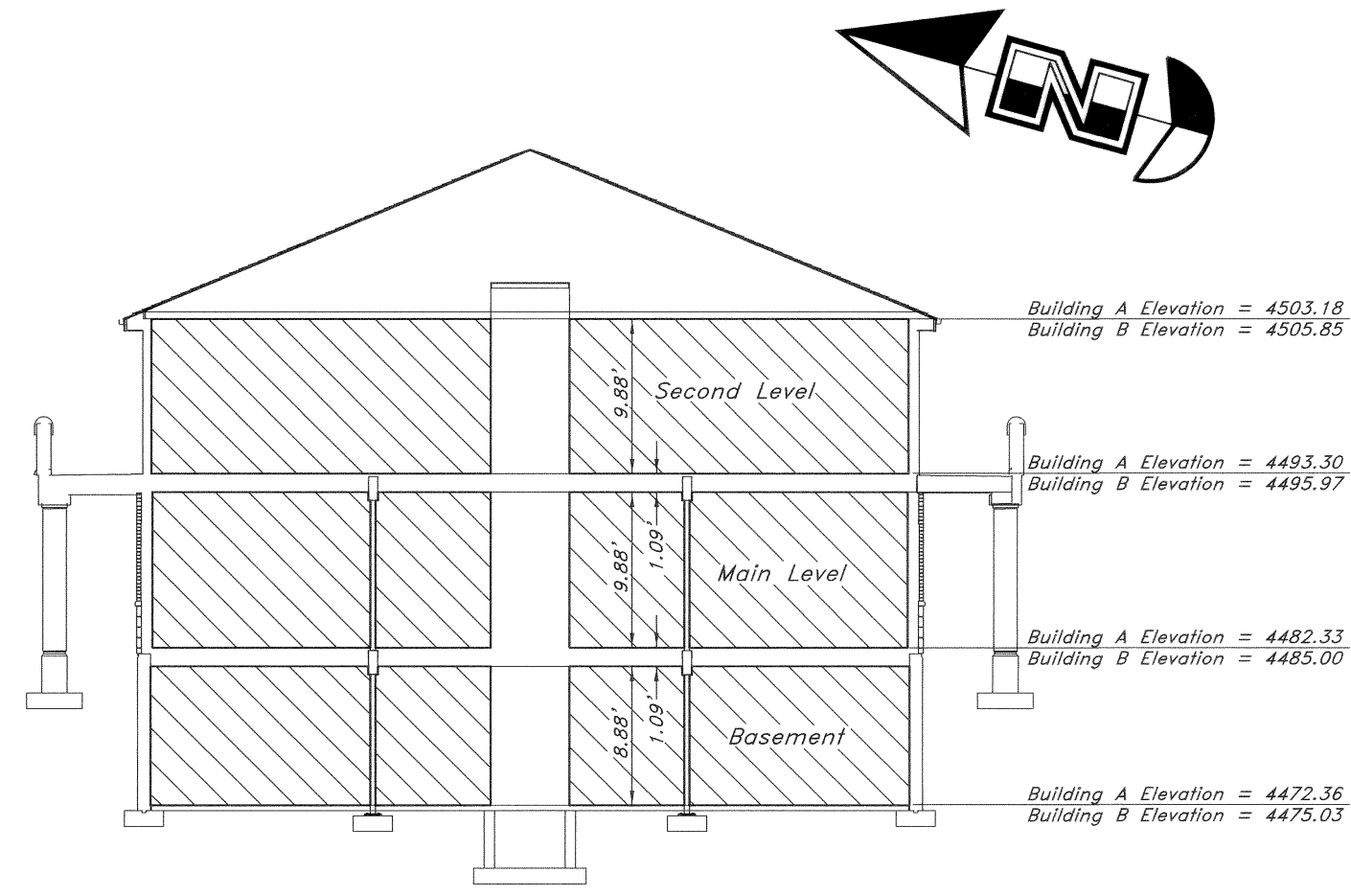
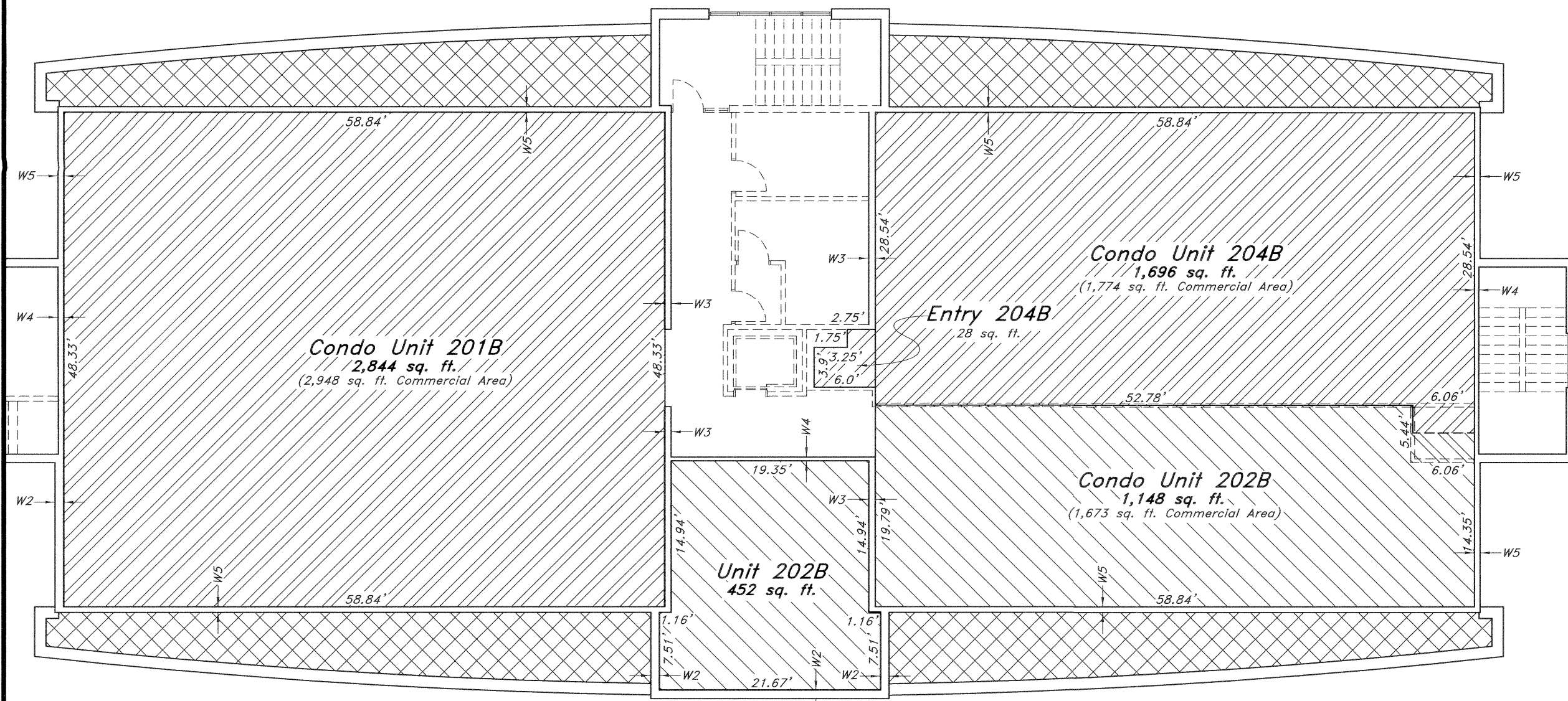
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 SHEET NO. **2**
 0006C006 of 5

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- LEGEND**
- General Common Elements
 - Limited Common Elements
 - Convertible Area
 - Private Unit

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Salt Lake County Approval 20279

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Date: 10/27/03

Zoning Administrator

Salt Lake County Recorder 8867899

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF CREEK ROAD ASSOC. LC

DATE 10-27-2003 TIME 3:06 P.M. BOOK 2003P PAGE 338

FEE \$ 170.00

CHIEF DEPUTY, SALT LAKE COUNTY RECORDER

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 CONSULTING ENGINEERS and LAND SURVEYORS
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 Salt Lake City, (801)551-8529 Ogden (801)394-7888 Fax: (801)551-6651

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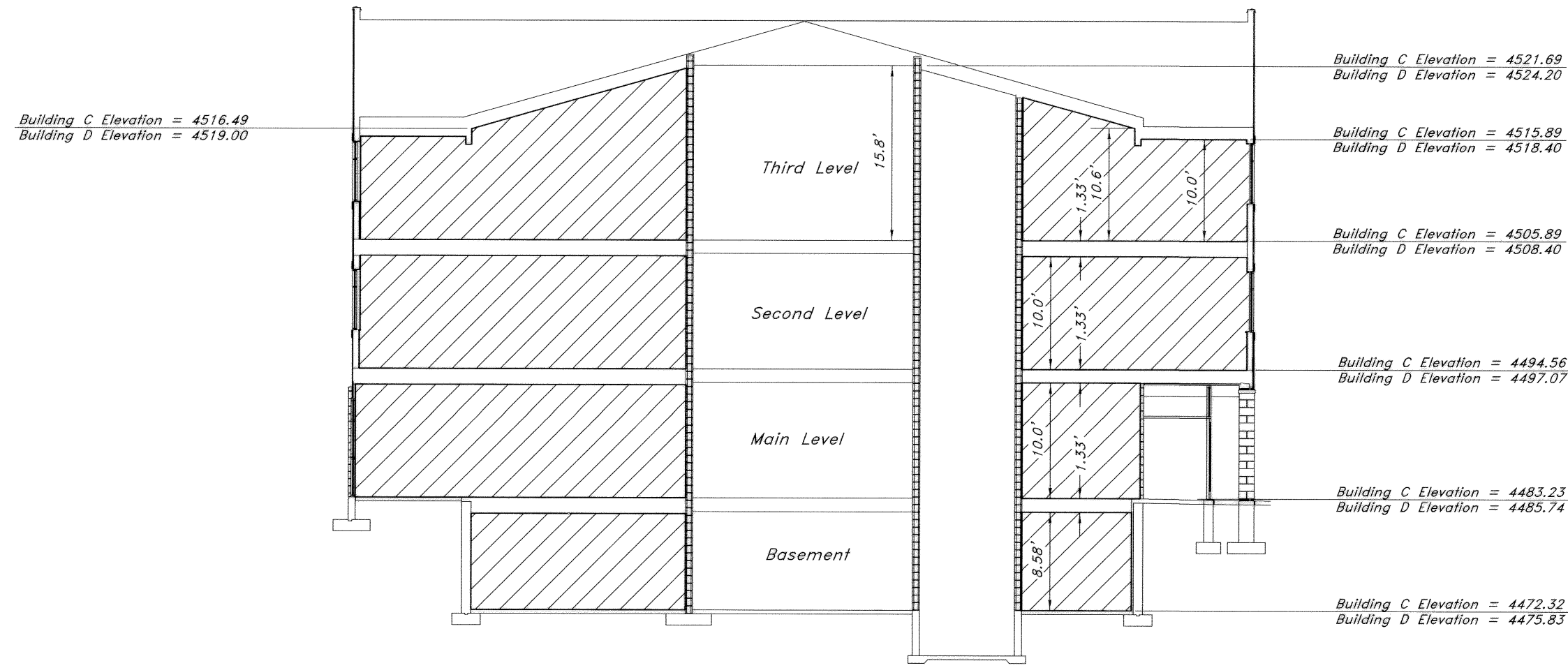
REGISTERED LAND SURVEYOR
 No. 382248
 BRUCE D. SHAW
 STATE OF UTAH

20 Oct, 2003
 SHEET NO. **3** of 5
 0006C006

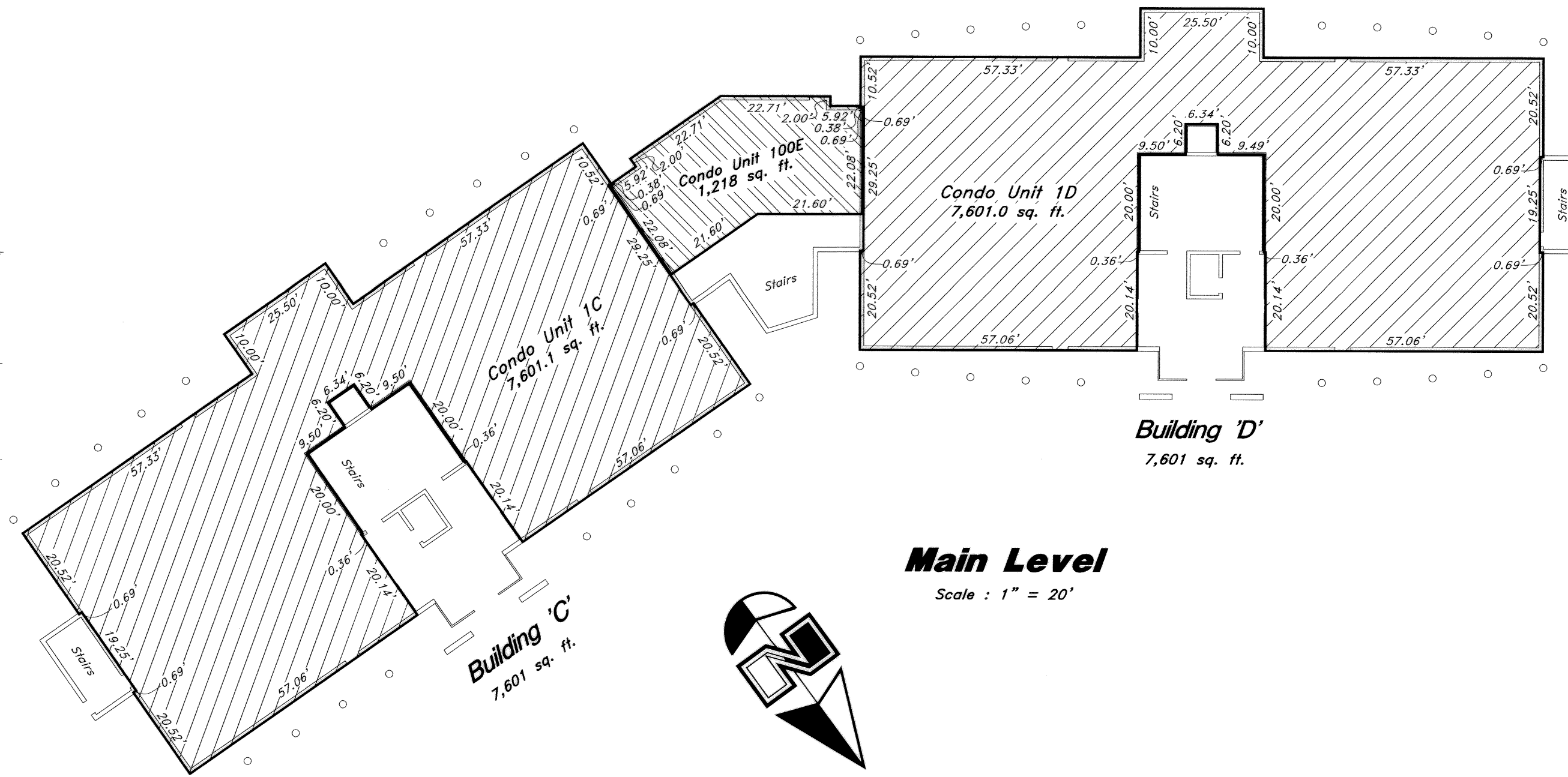
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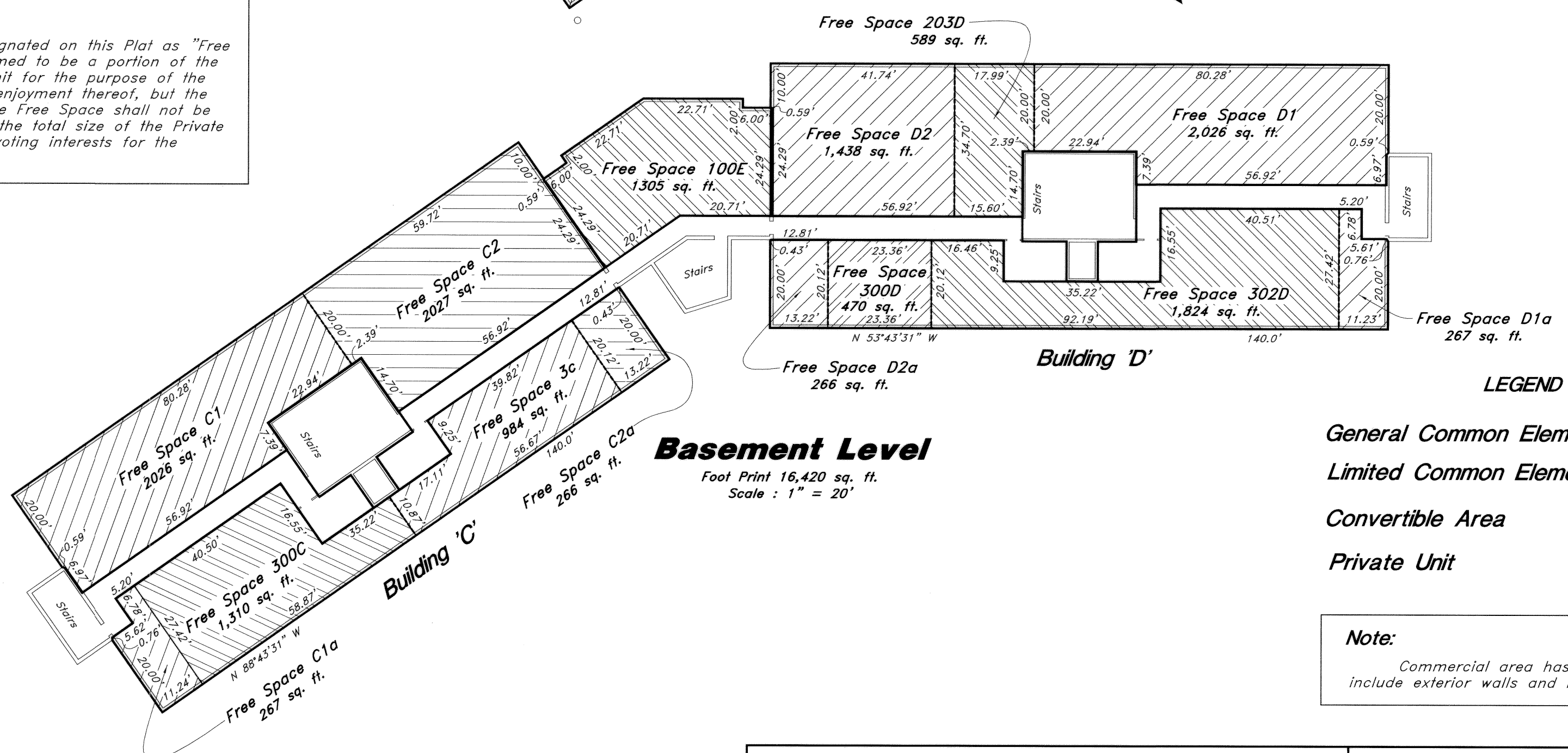


Vertical Section
Scale : 1" = 10'



Main Level
Scale : 1" = 20'

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Basement Level
Foot Print 16,420 sq. ft.
Scale : 1" = 20'

LEGEND

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Limited Common Elements	
Convertible Area	
Private Unit	

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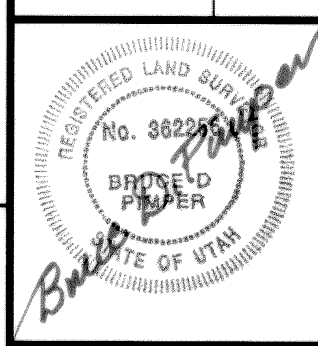
Date: 10/27/03
Zoning Administrator: [Signature]

Salt Lake County Recorder 8807899
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF CREEK ROAD ASSOC. L.C.

DATE 10-27-2003 TIME 3:06 P.M. BOOK 2003 P PAGE 338
FEE \$ 170.00
CHIEF DEPUTY: [Signature] SALT LAKE COUNTY RECORDER

GREAT BASIN ENGINEERING - SOUTH
CONSULTING ENGINEERS and LAND SURVEYORS
2010 North Redwood Road, P.O. Box 16747
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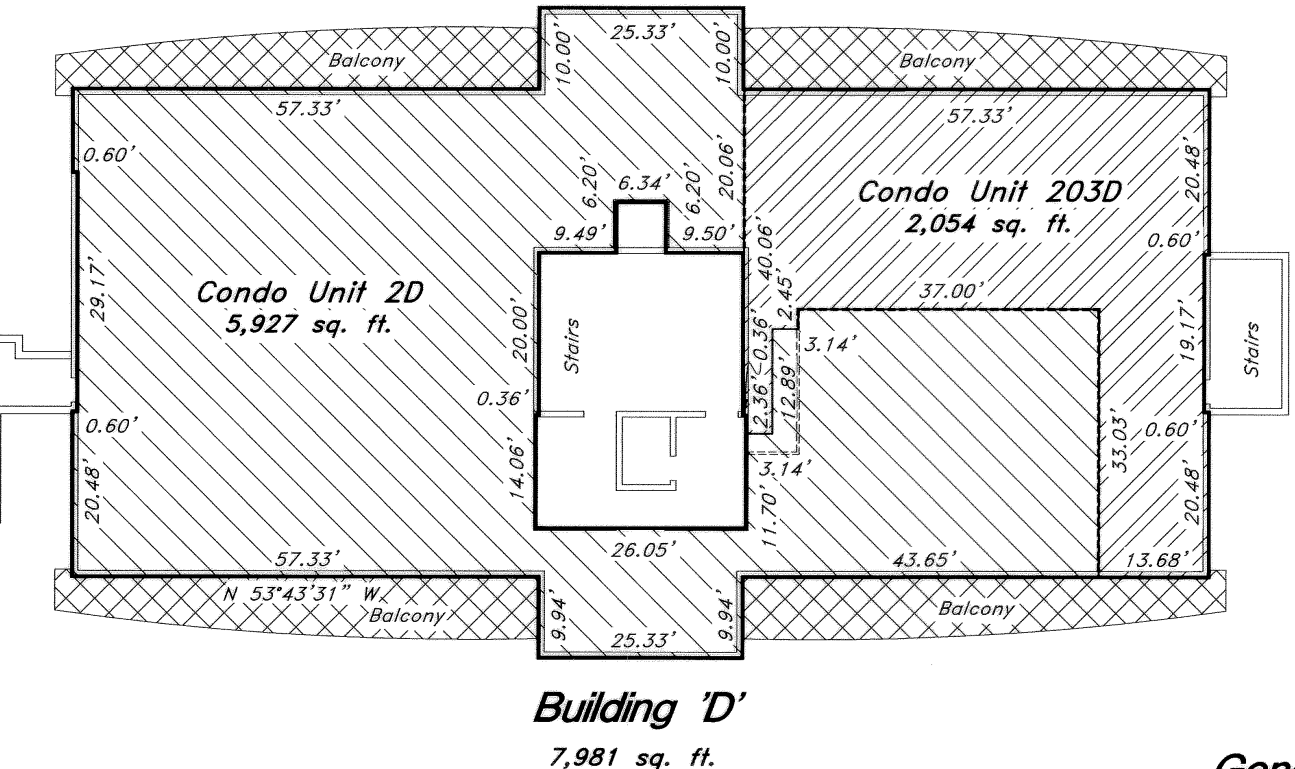
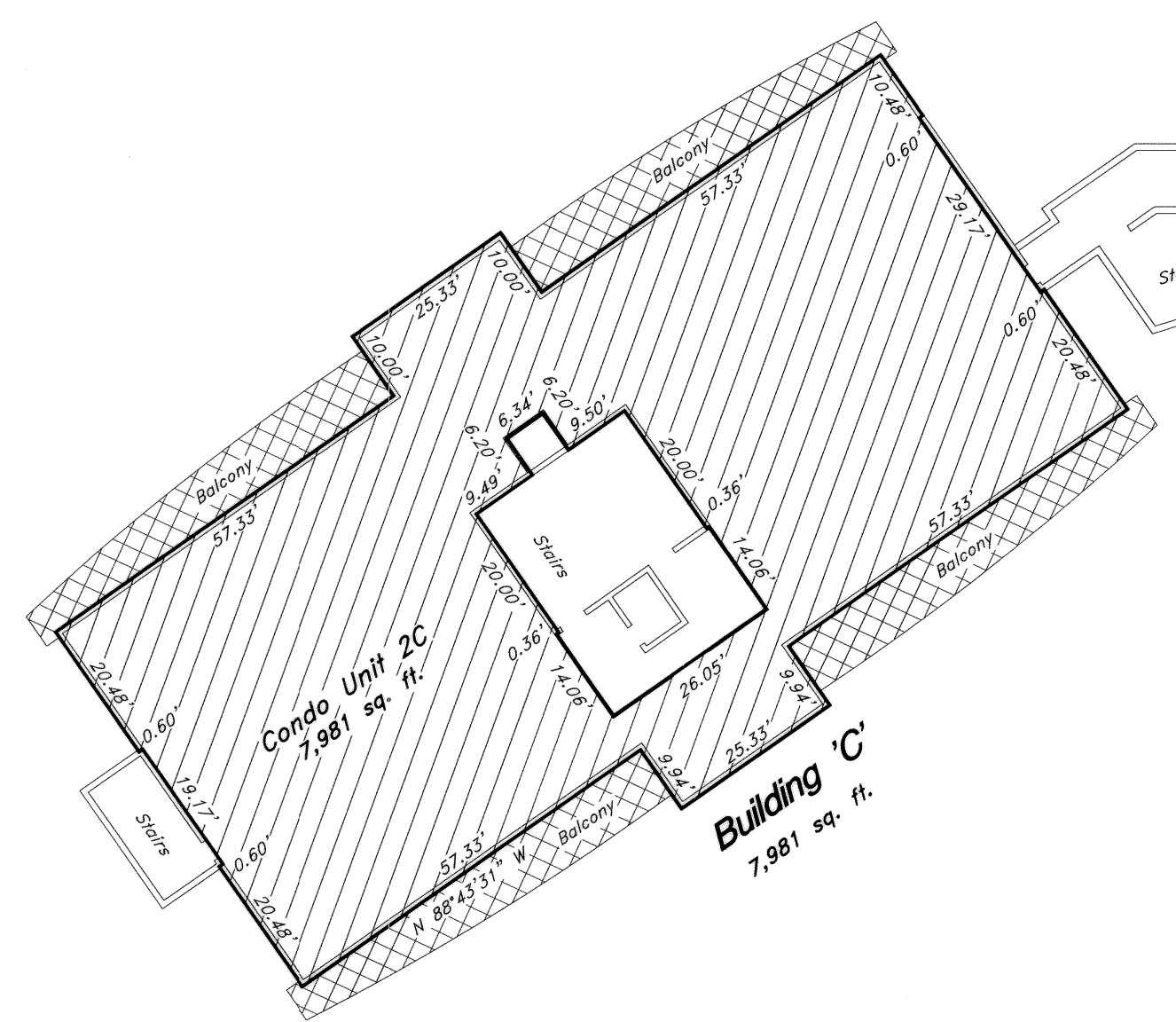
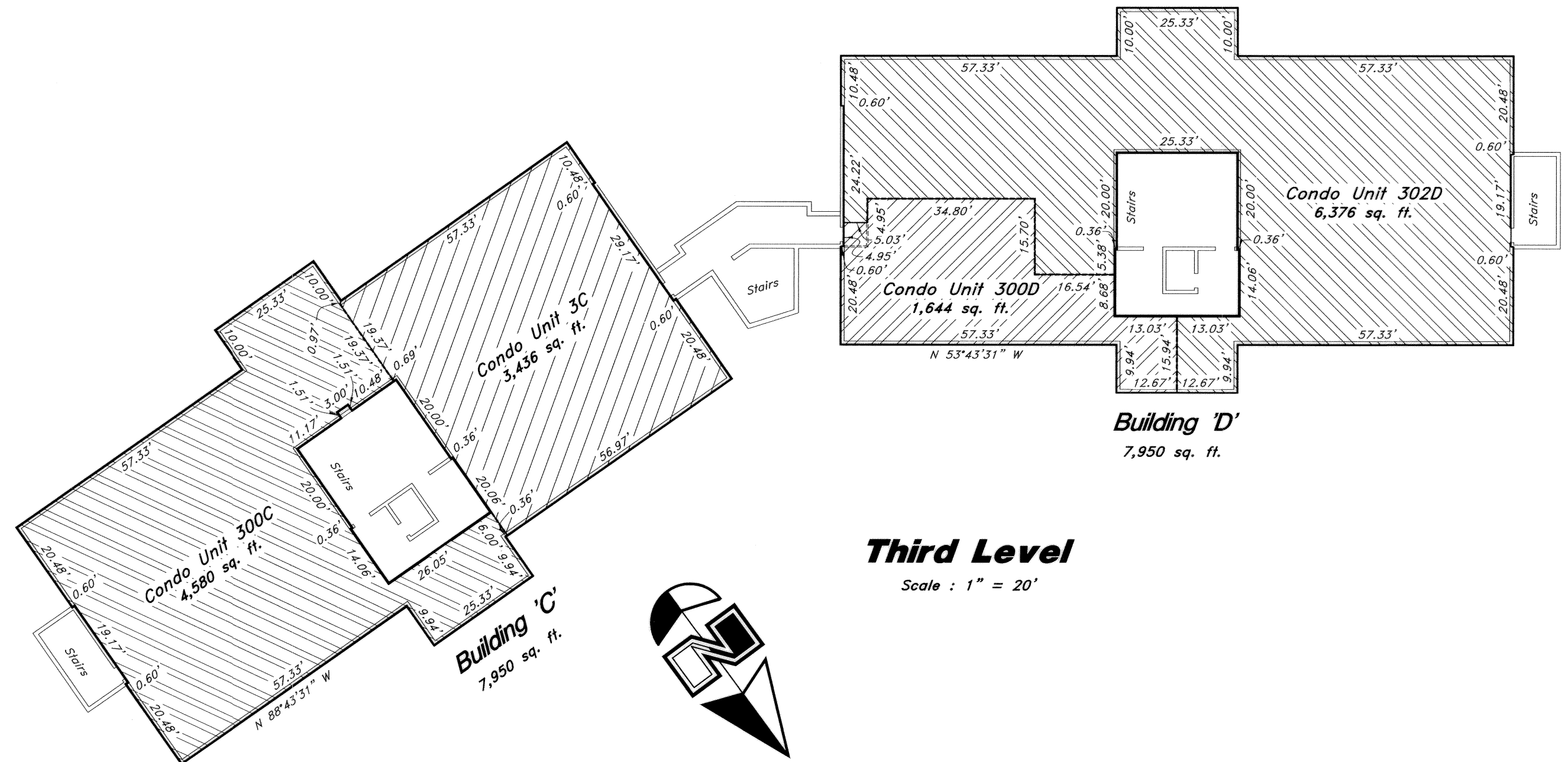


20 Oct, 2003
SHEET NO. **4** of 5

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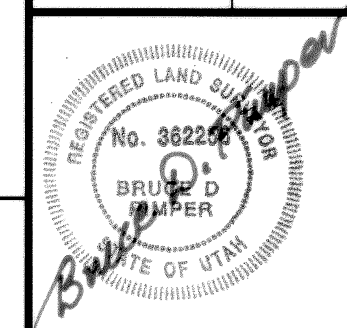
Date: 10/27/03 *Walter Woodhouse*
Zoning Administrator

Salt Lake County Recorder 8867899

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF CREEK ROAD ASSOC. LC

DATE 10-27-2003 TIME 3:06 PM BOOK 2003P PAGE 338

FEE \$ 170.00 *Scanned Redding*
CHIEF DEPUTY, SALT LAKE COUNTY RECORDER



20 Oct, 2003

SHEET NO. **5** of 5

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2003P-338