

CAPITOL PARK AVENUE EXTENSION SUBDIVISION

SURVEYOR'S CERTIFICATE

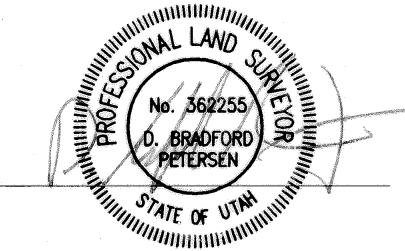
I, D. Bradford Petersen, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 362255, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots hereafter to be known as CAPITOL PARK AVENUE EXTENSION SUBDIVISION, 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 applicable zoning ordinances.

BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF LOT 4, BLOCK 188, PLAT "D", SALT LAKE CITY SURVEY, SAID POINT ALSO BEING ON THE WEST LINE OF "F" STREET AND RUNNING THENCE SOUTH 00°00'24" EAST ALONG SAID WEST LINE 405.35 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF CAPITOL PARK AVENUE, A PRIVATE STREET, SAID POINT BEING NORTH 00°00'24" WEST 337.24 FEET (DEED = 337.15 FEET) FROM THE SOUTHWEST CORNER OF LOT 1, BLOCK 177, PLAT "D", SALT LAKE CITY SURVEY; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY OF CAPITOL PARK AVENUE THE FOLLOWING FOUR (4) COURSES; WEST 34.78 FEET TO A POINT OF CURVATURE; NORTHWESTERLY ALONG THE ARC OF A 142.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 35°00'00", A DISTANCE OF 86.74 FEET TO A POINT OF TANGENCY; NORTH 55°00'00" WEST 180.63 FEET TO A POINT OF CURVATURE; NORTHWESTERLY ALONG THE ARC OF A 222.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 35°00'00", A DISTANCE OF 135.61 FEET; THENCE NORTH 40.00 FEET TO THE SOUTHWEST CORNER OF LOT 415, CAPITOL PARK PLANNED DEVELOPMENT PHASE 4, AS RECORDED WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE NORTH 00°00'24" WEST ALONG THE EAST LINE OF SAID CAPITOL PARK PLANNED DEVELOPMENT, 296.66 FEET; THENCE SOUTH 89°51'43" EAST 217.58 FEET; THENCE SOUTH 60°00'00" EAST 200.84 FEET TO THE POINT OF BEGINNING.

CONTAINS 3.610 ACRES.
2 LOTS

DATE May 14, 2002



BACKGROUND

LOT 1 IS OWNED BY CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE ("CPB"). CPB PARTICIPATES IN THIS PLAT TO ESTABLISH THE BOUNDARIES OF LOT 1, SO THAT THE SOUTHERN BOUNDARY OF CPB'S EXISTING PARCEL IS ADJUSTED TO BE CONTIGUOUS WITH THE NORTHERN BOUNDARY OF THE PRIVATE ROAD PARCEL. CPB DOES NOT PARTICIPATE IN THIS PLAT TO THE EXTENT THAT IT CREATES PARCELS OTHER THAN LOT 1, NOR HAS IT PARTICIPATED IN PLANNING OR ENGINEERING THOSE PORTIONS OF THE PLAT.

THE PRIVATE ROAD PARCEL IS OWNED BY AVENUE HEIGHTS CONDOMINIUMS, L.L.C. A UTAH LIMITED LIABILITY COMPANY ("AHC"). AHC PARTICIPATES IN THIS PLAT TO CONSENT TO THE FORMATION OF LOT 1 AND THE PRIVATE ROAD PARCEL, AND TO GRANT CERTAIN EASEMENTS IN THE PRIVATE ROAD PARCEL TO SALT LAKE CITY CORPORATION.

GRANT OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT AVENUE HEIGHTS CONDOMINIUMS, L.L.C., THE UNDERSIGNED OWNERS OF THE PRIVATE ROAD PARCEL, DOES HEREBY:

- GRANT TO CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE, A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR ACCESS AND UTILITIES ON, OVER, AND ACROSS THE PRIVATE ROAD PARCEL PURSUANT TO THE TERMS AND CONDITIONS OF AN EASEMENT AGREEMENT DATED AS OF _____ AND RECORDED WITH THE OFFICE OF THE RECORDER FOR SALT LAKE COUNTY AS DOCUMENT NUMBER _____.
- GRANT TO SALT LAKE CITY CORPORATION FOR PERPETUAL USE, NON-EXCLUSIVE UNDERGROUND UTILITY EASEMENTS FOR INSTALLATION, USE, OPERATIONS AND MAINTENANCE OF FACILITIES TO PROVIDE WATER, SEWER, GAS, POWER, COMMUNICATIONS AND OTHER UTILITIES WITHIN THE PRIVATE ROAD PARCEL.
- GRANT TO SALT LAKE CITY CORPORATION NON-EXCLUSIVE EASEMENT TO MAINTAIN STREET LIGHTS OVER THE PRIVATE ROAD PARCEL AS SHOWN ON THIS PLAT.
- GRANT TO SALT LAKE CITY CORPORATION A NON-EXCLUSIVE EASEMENT FOR EMERGENCY VEHICLE AND FIRE PROTECTION ACCESS ACROSS AND UPON THE PRIVATE ROAD PARCEL AS SHOWN ON THIS PLAT.
- GRANT TO SALT LAKE CITY CORPORATION A NON-EXCLUSIVE ZONING AND BUILDING CODE INSPECTION ACCESS EASEMENT ACROSS AND UPON THE PRIVATE ROAD PARCEL AS SHOWN ON THIS PLAT TO PROVIDE ACCESS TO THE LOTS IN ORDER TO ALLOW ACCESS FOR ZONING AND BUILDING CODE INSPECTION DURING CONSTRUCTION OF IMPROVEMENT UPON ANY LOT SUBJECT TO ZONING OR BUILDING ORDINANCE OF SALT LAKE CITY.

IN WITNESS WHEREOF, WE HAVE SET OUT HANDS HERETO THIS 14th DAY OF JUNE, 2002.

[Signatures]
BY: KENNETH GRISWOLD MEMBER
BY: WALLACE WRIGHT MEMBER

OWNERS DECLARATION AND GRANT

KNOW ALL MEN BY THESE PRESENTS, THAT AVENUE HEIGHTS CONDOMINIUMS, L.L.C. AND THE CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, DOES HEREBY CREATE A SUBDIVISION TO BE HEREINAFTER KNOWN AS CAPITOL PARK AVENUE EXTENSION SUBDIVISION AND DOES HEREBY CAUSE THE SAID TRACT TO BE SUBDIVIDED INTO A LOT AND A PRIVATE ROAD PARCEL, SUBJECT TO CERTAIN EASEMENTS AND/OR RIGHT-OF-WAY, INCLUDING RIGHT-OF-WAY FOR PRIVATE STREETS. THIS OWNERS DECLARATION AND GRANT IS SUBJECT TO EACH AND EVERY EASEMENT AND RIGHT-OF-WAY IDENTIFIED OR INCLUDED IN THE "GRANT OF EASEMENT" ON THE PLAT.

IN WITNESS WHEREOF, WE HAVE SET OUT HANDS HERETO THIS 14th DAY OF MAY, 2002.

[Signatures]
BY: KENNETH GRISWOLD MEMBER
BY: WALLACE WRIGHT MEMBER

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of Salt Lake }
including David R. Searby, Wallace Wright, Kenneth Griswold,

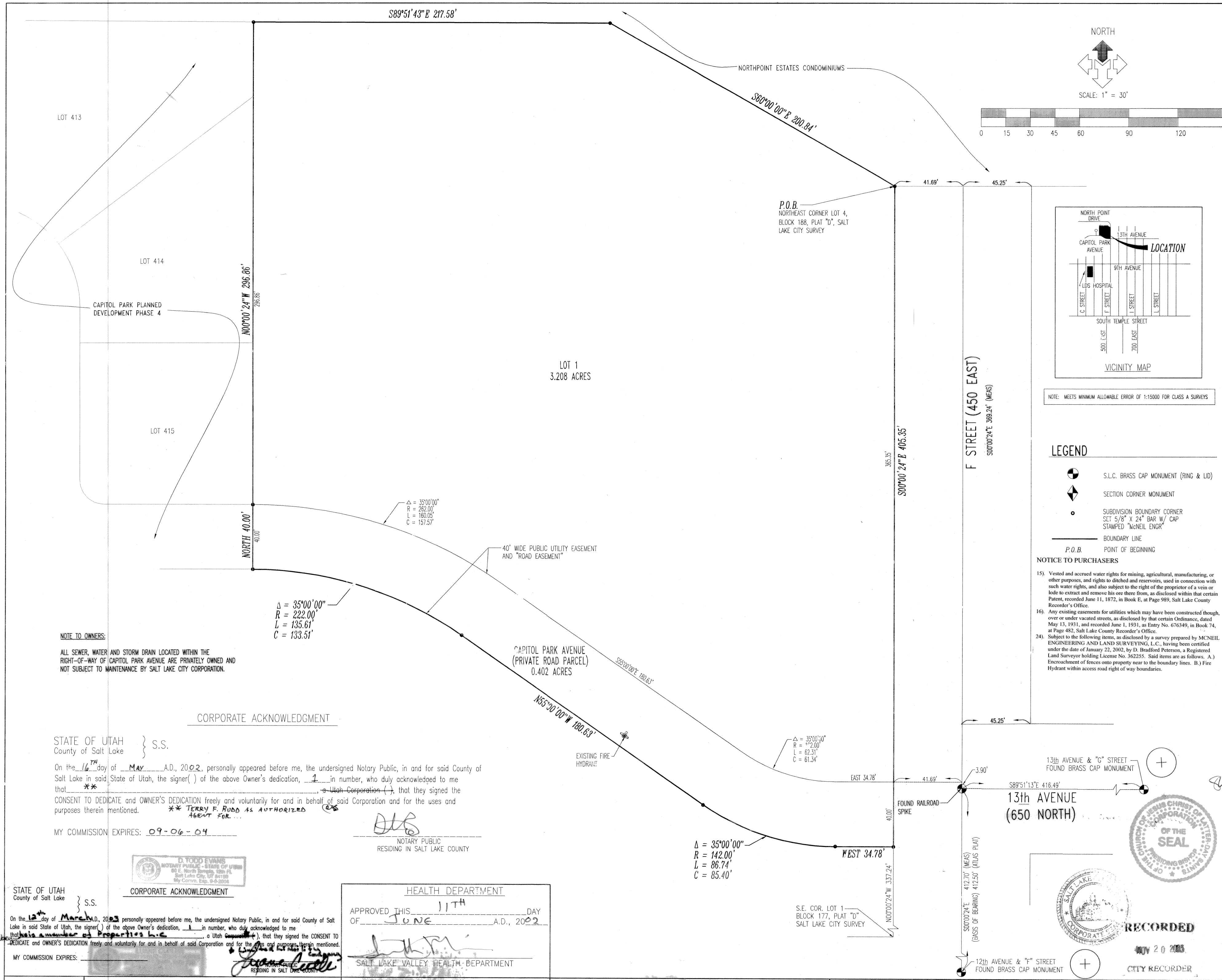
On the 11th day of June, A.D., 2002, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, the signer(s) of the above Owner's dedication, 3 in number, who duly acknowledged to me that they are members of Avonmoor Condominiums, LLC, a Utah Limited Liability Company, that they signed the CONSENT TO DEDICATE and OWNER'S DEDICATION freely and voluntarily for and in behalf of said Limited Liability Company and for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES: May 1, 2003

[Signature]
NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

CAPITOL PARK AVENUE EXTENSION SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 30, T1N, R1E, S18M



NOTE TO OWNERS

ALL SEWER, WATER AND STORM DRAIN LOCATED WITHIN THE RIGHT-OF-WAY OF CAPITOL PARK AVENUE ARE PRIVATELY OWNED AND NOT SUBJECT TO MAINTENANCE BY SALT LAKE CITY CORPORATION.

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of Salt Lake }
On the 16th day of May, 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(s) of the above Owner's dedication, 1 in number, who duly acknowledged to me that CPB, a Utah Corporation, that they signed the CONSENT TO DEDICATE and OWNER'S DEDICATION freely and voluntarily for and in behalf of said Corporation and for the uses and purposes therein mentioned. ** TERRY F. RUDD AS AUTHORIZED AGENT FOR **

MY COMMISSION EXPIRES: 09-06-04

[Signature]
NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY



HEALTH DEPARTMENT

APPROVED THIS 11th DAY OF JUNE, A.D., 2002

[Signature]
SALT LAKE VALLEY HEALTH DEPARTMENT

CORPORATE ACKNOWLEDGMENT

On the 12th day of March, A.D., 2003, 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, 1 in number, who duly acknowledged to me that they are members of Avonmoor Condominiums, LLC, a Utah Limited Liability Company, that they signed the CONSENT TO DEDICATE and OWNER'S DEDICATION freely and voluntarily for and in behalf of said Corporation and for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES: _____

[Signature]
NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

NUMBER _____ ACCOUNT _____ SHEET _____ OF _____ SHEETS	PREPARED BY: MCNEIL ENGINEERING, INC. CONSULTING ENGINEERS & LAND SURVEYORS 6895 SOUTH 900 EAST, MIDVALE, UTAH 84047 (801) 255-7700	CITY PLANNING DIRECTOR APPROVED THIS <u>12th</u> DAY OF <u>Dec</u> , A.D., 20 <u>02</u> , BY THE SALT LAKE CITY PLANNING COMMISSION. <i>[Signature]</i> PLANNING DIRECTOR	CITY ENGINEERING DIVISION I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH THE INFORMATION ON FILE AND IT IS HEREBY APPROVED <i>[Signature]</i> 10-22-02 CITY SURVEYOR	CITY DEPT. OF PUBLIC UTILITIES APPROVED THIS <u>20th</u> DAY OF <u>Sept</u> , A.D., 20 <u>02</u> <i>[Signature]</i> DIRECTOR	CITY ATTORNEY APPROVED AS TO FORM THIS <u>14th</u> DAY OF <u>Nov</u> , A.D., 20 <u>02</u> <i>[Signature]</i> S.L.C. ATTORNEY	CITY MAYOR PRESENTED TO SALT LAKE CITY THIS _____ DAY OF _____ A.D., 20____ AND IS HEREBY APPROVED <i>[Signature]</i> S.L.C. RECORDER/CHIEF S.L.C. MAYOR	SALT LAKE COUNTY RECORDER RECORDED # <u>8923328</u> STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF <u>AMERICA WEST TITLE</u> DATE <u>12-12-2003</u> TIME <u>4:04 PM</u> BOOK <u>2003P</u> PAGE <u>391</u> FEE \$ <u>31.00</u> CHIEF DEPUTY, <u>Deanne Redding</u> , SALT LAKE COUNTY RECORDER	NUMBER _____ ACCOUNT _____ SHEET _____ OF _____ SHEETS
		2104S2SP1.DWG						