

SHEET 1 = OVER-ALL PLAT

(SHEET 1 OF 6)

175 EAST 200 SOUTH STREET
SALT LAKE CITY, UTAH

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GENERAL NOTES

- 1. THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED BETWEEN FOUND SALT LAKE CITY SURVEY MONUMENTS AT THE INTERSECTIONS OF "200 EAST STREET" AT 100 SOUTH AND 200 SOUTH AND AS SHOWN ON THIS SURVEY PLAT.
2. ALL COURSES SHOWN IN PARENTHESIS ARE RECORD INFORMATION TAKEN FROM DEED DESCRIPTIONS OR OFFICIAL MAPS OR PLATS OF RECORD. ALL OTHER COURSES ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS AND CALCULATIONS.
3. THE LOCATION OF ALL UNDERGROUND UTILITIES IS APPROXIMATE ONLY. THE LOCATIONS SHOWN FOR THE WATER AND SANITARY REULER SERVICES TO THE PROPERTY WERE PROVIDED BY SALT LAKE CITY PUBLIC UTILITIES ENGINEERING DEPARTMENT.
4. THE SUBJECT PROPERTY IS ADDED AS 175 EAST 200 SOUTH STREET, SALT LAKE CITY, UTAH
5. PARKING: THE SUBJECT PROPERTY CONTAINS ZERO (0) PARKING STALLS.

EXCERPTS

9. THE LAND DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDARIES OF SALT LAKE CITY AND IS SUBJECT TO ANY ASSESSMENTS LEVIED THEREBY. (PHONE 485-3000)

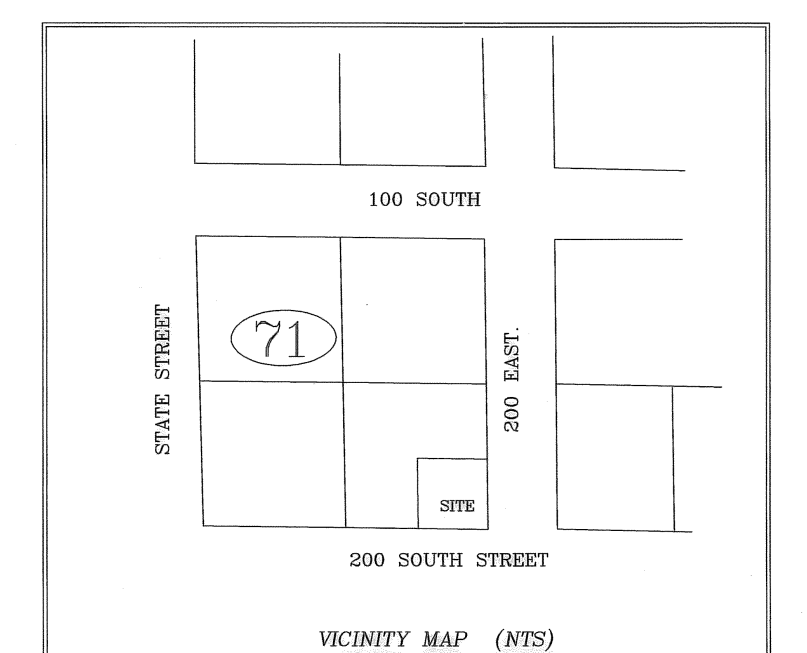
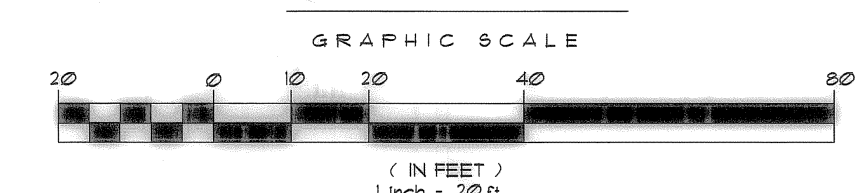
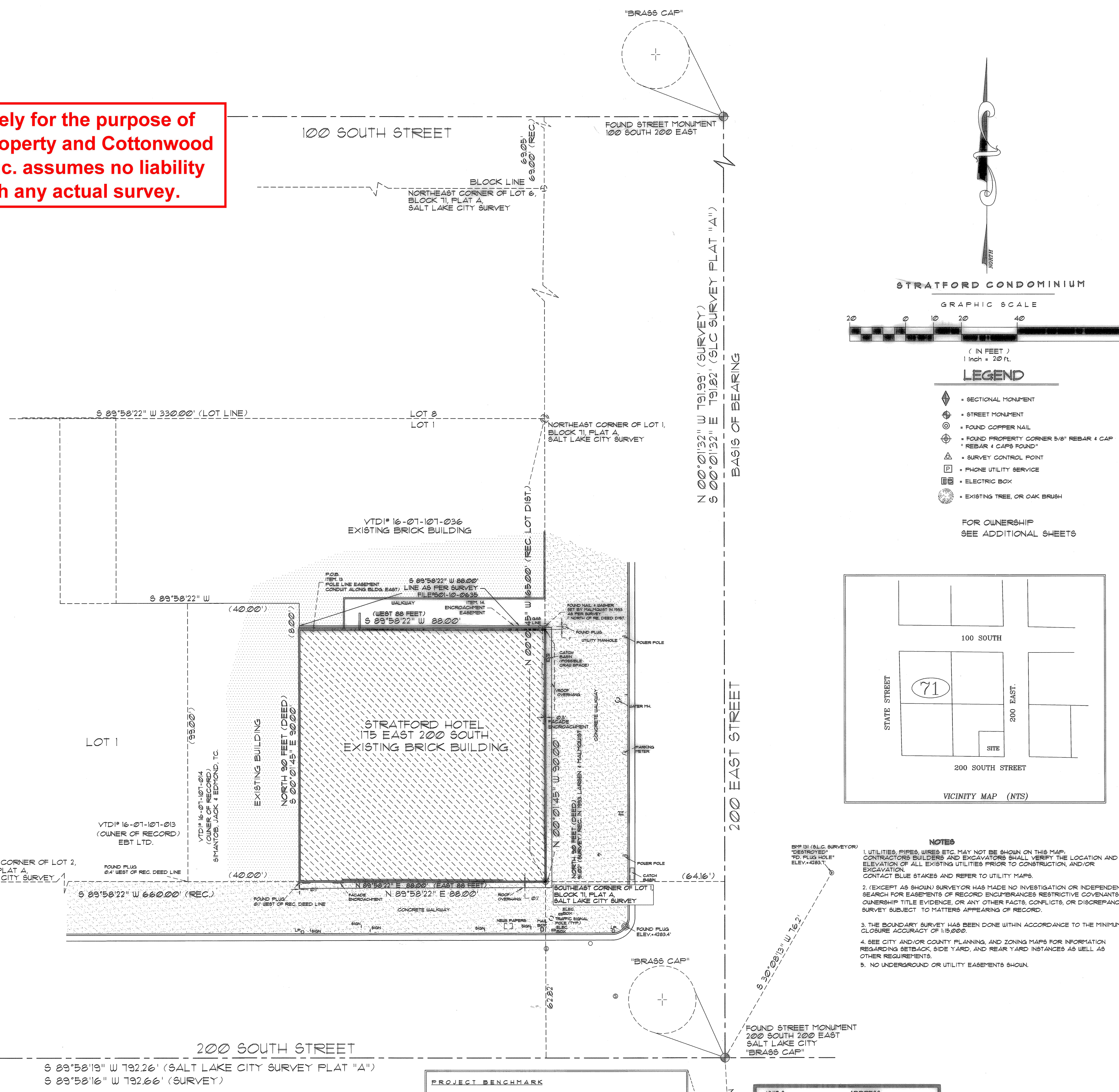
12. POLE LINE EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:

GRANTOR: JAMES W. WRIGHT AND BAR S. WRIGHT
GRANTEE: UTAH POWER AND LIGHT COMPANY
PURPOSE: A PERPETUAL EASEMENT AND RIGHT-OF-WAY FOR THE ERECTION AND CONTINUED MAINTENANCE, REPAIR, ALTERATION AND REPLACEMENT OF THE ELECTRIC TRANSMISSION, DISTRIBUTION AND TELEPHONE CIRCUITS.
RECORDED: SEPTEMBER 08, 1972
ENTRY NO.: 2482968
BOOK/PAGE: 3148/408

AREA AFFECTED: BEGINNING AT THE NORTHWEST CORNER OF AN EXISTING BUILDING ON THE GRANTOR'S LAND AT A POINT 90 FEET NORTH AND 85 FEET WEST, MORE OR LESS, FROM THE SOUTHWEST CORNER OF LOT 1, BLOCK 71 PLAT "A", SALT LAKE CITY SURVEY, THENCE NORTH 89°58'22" EAST 85 FEET MORE OR LESS, IN A CONDUIT ALONG THE SIDE OF SAID BUILDING AND BEING IN SAID LOT 1.

14. SUBJECT TO THE PRESENT OVER-HANG OF ROOF ON THE NORTH WALL OF SAID BUILDING AND FOR ENCROACHMENTS ON THE NORTH WALL OF SAID BUILDING, NAMELY: THE 5 INCH RAIN GUTTER, 3 INCH CONDUIT, 1 INCH GAS PIPE, 1 3/8 INCH CONDUIT, 3/4 INCH CONDUIT, AND THE LIGHT OVER THE METAL DOOR, AS DISCLOSED BY DEED OF TRUST, RECORDED SEPTEMBER 20, 2006, AS ENTRY NO. 9907701, IN BOOK 9186, AT PAGE 1569, AND MENE INSTRUMENTS OF RECORD.

TOGETHER WITH AN EASEMENT FOR THE PRESENT OVER-HANG OF ROOF ON THE NORTH WALL OF SAID BUILDING AND FOR ENCROACHMENTS ON THE NORTH WALL OF SAID BUILDING, NAMELY: THE 5 INCH RAIN GUTTER, 3 INCH CONDUIT, 1 INCH GAS PIPE, 1 3/8 INCH CONDUIT, 3/4 INCH CONDUIT, 2 INCH CONDUIT, AND THE LIGHT OVER THE METAL DOOR.



- NOTES
1. UTILITIES, PIPES, WIRES ETC. MAY NOT BE SHOWN ON THIS MAP. CONTRACTORS BUILDERS AND EXCAVATORS SHALL VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION. CONTACT BLUE STAKES AND REFER TO UTILITY MAPS.
2. EXCEPT AS SHOWN SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS, CONFLICTS OR DISCREPANCIES. SURVEY SUBJECT TO MATTERS APPEARING OF RECORD.
3. THE BOUNDARY SURVEY HAS BEEN DONE WITHIN ACCORDANCE TO THE MINIMUM LINEAR CLOSURE ACCURACY OF 1:15,000.
4. SEE CITY AND/OR COUNTY PLANNING AND ZONING MAPS FOR INFORMATION REGARDING SETBACK, SIDE YARD, AND REAR YARD INSTANCES AS WELL AS OTHER REQUIREMENTS.
5. NO UNDERGROUND OR UTILITY EASEMENTS SHOWN.

PROJECT BENCHMARKS
DESIGNATION: BM 132 ESTABLISHED BY: SALT LAKE CITY
QUAD: 4 4014
DISK STAMPED: BM 132
200 EAST 300 SOUTH
AT THE NORTHEAST CORNER OF THE INTERSECTION 95 FEET NORTH AND 92 FEET EAST FROM THE CENTER OF THE INTERSECTION. FOUND COPPER DISK IN THE TOP BACK OF CURB AT THE CENTER OF INLET BOX 13' W. OF CURB RETURN ALONG 200 EAST.

Table with columns for UNIT #, ADDRESS, and STRATFORD CONDOMINIUM PROJECT BENCHMARK. UNIT # 1115 E. 200 S. ADDRESS 1115 E. 200 S. UNIT # 1116 E. 200 S. ADDRESS 1116 E. 200 S. UNIT # 1117 E. 200 S. ADDRESS 1117 E. 200 S.

STRATFORD CONDOMINIUMS (CONSISTING OF 6 SHEETS)
SHEET 1 = SITE PLAN
SHEET 2 = BASEMENT PLANS
SHEET 3 = MAIN FLOOR PLANS
SHEET 4 = 2ND FLOOR PLANS
SHEET 5 = 3RD FLOOR PLANS
SHEET 6 = ELEVATIONS

RECORDED DEC 14 2006 CITY RECORDER

PREPARED BY: LAND DESIGN ENGINEERING
1412 SOUTH STATE STREET SUITE 201
MIDVALE CITY, UTAH 84047
OFFICE: (801) 495-2541
FAX: (801) 495-2541

ZONING D-1
DOWN TOWN CENTRAL BUSINESS DISTRICT
SETBACK 0'

CONDOMINIUM CONVERSION FOR: JAMESON PROPERTIES, LLC
175 EAST 200 SOUTH
SALT LAKE CITY, UTAH

Approval table with columns for various departments: SALT LAKE VALLEY HEALTH DEPARTMENT, CITY PLANNING DIRECTOR, SALT LAKE CITY PUBLIC UTILITIES, CITY ENGINEERING DIVISION, CITY ATTORNEY, CITY APPROVAL, SALT LAKE COUNTY RECORDER. Includes dates and signatures for each approval.

STRATFORD CONDOMINIUM
175 EAST 200 SOUTH
SALT LAKE CITY
SALT LAKE COUNTY, UTAH
LOCATED IN THE EAST 1/2, OF THE NORTH WEST QUARTER OF SECTION 06, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN.
CONDO BOUNDARY EXHIBIT A
BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 71, PLAT A, SALT LAKE CITY SURVEY; THENCE NORTH 90 FEET; THENCE WEST 88 FEET; THENCE SOUTH 90 FEET; THENCE EAST 88 FEET; TO THE POINT OF BEGINNING. 7,920 Sq. Ft.
TOGETHER WITH AN EASEMENT FOR THE PRESENT OVER-HANG OF ROOF ON THE NORTH WALL OF SAID BUILDING AND FOR ENCROACHMENTS ON THE NORTH WALL OF SAID BUILDING, NAMELY: THE 5 INCH RAIN GUTTER, 3 INCH CONDUIT, 1 INCH GAS PIPE, 1 3/8 INCH CONDUIT, 3/4 INCH CONDUIT, 2 INCH CONDUIT, AND THE LIGHT OVER THE METAL DOOR.

SURVEYOR'S NARRATIVE
THE PURPOSE OF THIS SURVEY IS TO LOCATE THE BOUNDARIES FOR CONDOMINIUM UNITS FOR THE STRATFORD CONDOMINIUMS
SURVEYOR'S CERTIFICATE
I, RICHARD K. JOHANSON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR HOLDING CERTIFICATE NO. 152956 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE SURVEYED THE TRACT OF LAND SHOWN ON THIS PLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
DECEMBER 4, 2006
DATE

OWNER'S DEDICATION
Know all by these presents that Jameson Properties, L.L.C., the undersigned owner of the described tract of land shown hereon as the Stratford Condominiums, does hereby certify that they have caused this six page record of survey map to be prepared, and do hereby consent to the recordation of this survey and plat in accordance with the Utah Condominium Ownership Act.
Jameson Properties, L.L.C.
By its Managing Member, Jameson Management, L.L.C.
Benjamin Logue, manager of Jameson Management, L.L.C.
State of Utah
County of Salt Lake
On the 4th day of December, 2006, personally appeared before me Benjamin Logue, who upon oath duly acknowledged that he is the manager of Jameson Management, L.L.C., that Jameson Management, L.L.C. is the Managing Member of Jameson Properties, L.L.C. ("Owner"), and that in his capacity as Manager of Jameson Management, L.L.C. he is executing this instrument as the Owner of the above described property.

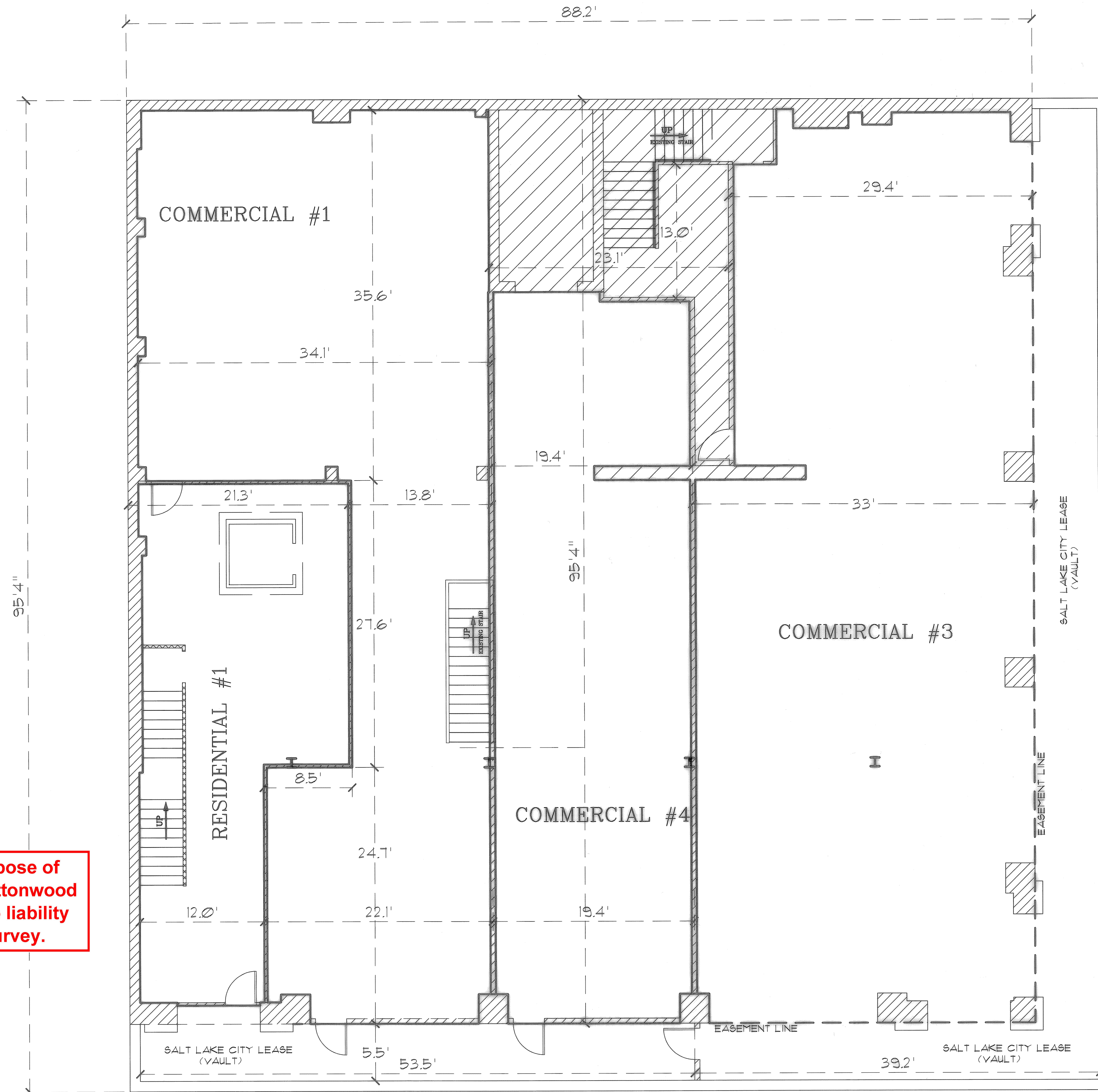
CONSENT TO RECORD AND DEDICATE
The undersigned holder of an equitable or legal interest in the tract described herein, pursuant to Paragraph 10 of the Trust Deed dated January 30, 2006, and recorded in the records of the Salt Lake County Recorder on November 9, 2006 as Entry 9903302, Book 9378, Page 2607, wherein Salt Lake City Corporation appears as Beneficiary, Larry V. Spendlove appears as Trustee, and Jameson Properties, L.L.C. appears as Trustor, and pursuant to the written request of the Beneficiary, the Trustee does (i) hereby consent to the recordation of this plat and (ii) to the dedication thereof and of any portions thereof shown as land being within easements for Salt Lake City to Salt Lake City.
First American Title, as Trustee
LARRY V. SPENDLOVE, Esq., Trustee
Notary Public
Residing at: Salt Lake County
Commission Expires: 9/29/10

CONSENT TO RECORD AND DEDICATE
First American Title Insurance Company, as Trustee and thereby a holder of an equitable or legal interest in the tract described herein, pursuant to the written request of the Beneficiary under that Trust Deed dated March 21, 2006, and recorded in the records of the Salt Lake County Recorder on March 30, 2006, as Entry 967841, Book 9273, Page 8681, wherein Wells Fargo Bank, N.A. appears as Beneficiary, First American Title Insurance Company appears as Trustee, and Jameson Properties, L.L.C. appears as Trustor, does (i) hereby consent to the recordation of this plat and (ii) to the dedication thereof, including any portions thereof shown as land being within easements for Salt Lake City to Salt Lake City.
First American Title Insurance Company, Trustee
By: [Signature]
Its: [Signature]

SALT LAKE COUNTY RECORDER
RECORDED # 994662
FILED AT THE REQUEST OF Keith W. Meade
DATE: 12/14/06 TIME: 10:00 AM BOOK 9378 PAGE 384
FEES: \$100.00 Amanda Storoy, deputy
CHIEF DEPUTY: SALT LAKE COUNTY RECORDER

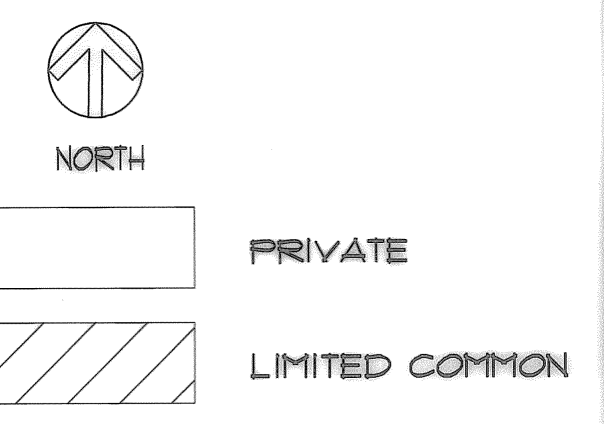
SHEET 2 = PLAN VIEW
 (SHEET 2 OF 6)
 175 EAST 200 SOUTH STREET
 SALT LAKE CITY, UTAH

STRATFORD CONDOMINIUM
 175 EAST 200 SOUTH
 SALT LAKE CITY,
 SALT LAKE COUNTY, UTAH
 LOCATED IN THE EAST 1/2, OF THE NORTH
 WEST QUARTER OF SECTION 06,
 TOWNSHIP 1 SOUTH, RANGE 1 EAST,
 SALT LAKE BASE & MERIDIAN.



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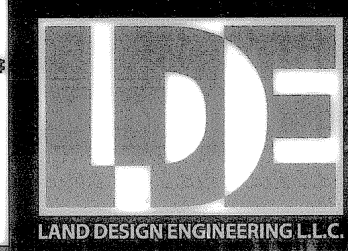
*NOTE
 ALL DRAWINGS ARE AS PER PRE-CONSTRUCTION SQUARE FOOTAGE TO BE FIELD VERIFIED.



STRATFORD CONDOMINIUMS
 (CONSISTING OF 6 SHEETS)
 SHEET 1 = SITE PLAN
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BASEMENT PLAN
 SCALE: 3/16" = 1'

LAND DESIGN ENGINEERING
 7412 SOUTH STATE STREET
 SUITE 201
 MIDVALE CITY, UTAH 84047
 OFFICE: (801) 495-2541
 FAX: (801) 495-2541

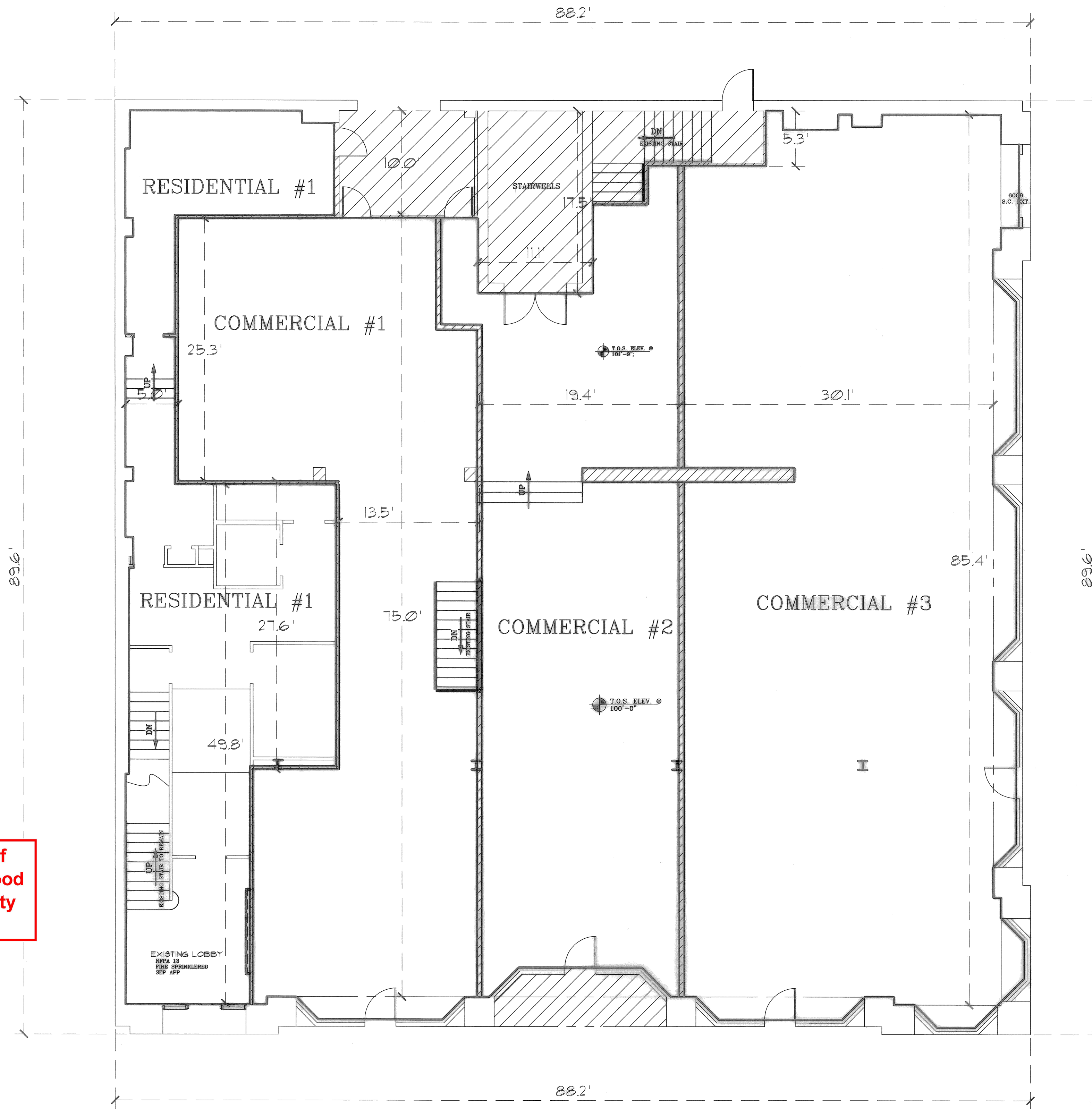


- PLANNING
- ENGINEERING
- SURVEYING

CONDOMINIUM CONVERSION FOR:
 JAMESON PROPERTIES, LLC
 175 EAST 200 SOUTH
 SALT LAKE CITY, UTAH

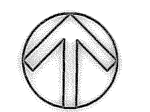
SALT LAKE COUNTY RECORDER
 RECORDED # 9916062
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF Keith W. Nease
 DATE 12/11/2019 TIME 10:00 AM BOOK 1001 PAGE 389
 FEES \$15.00
 AMANDA K. BROWN, CLERK
 CLERK-DEPUTY, SALT LAKE COUNTY RECORDER

NUMBER _____
 ACCOUNT _____
 SHEET _____
 OF _____ SHEETS



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NORTH

PRIVATE

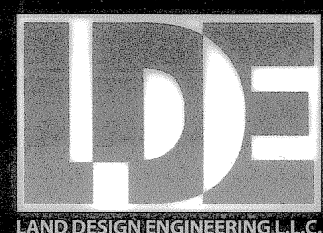
LIMITED COMMON

STRATFORD CONDOMINIUMS
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MAIN FLOOR PLAN

SCALE: 3/16" = 1"

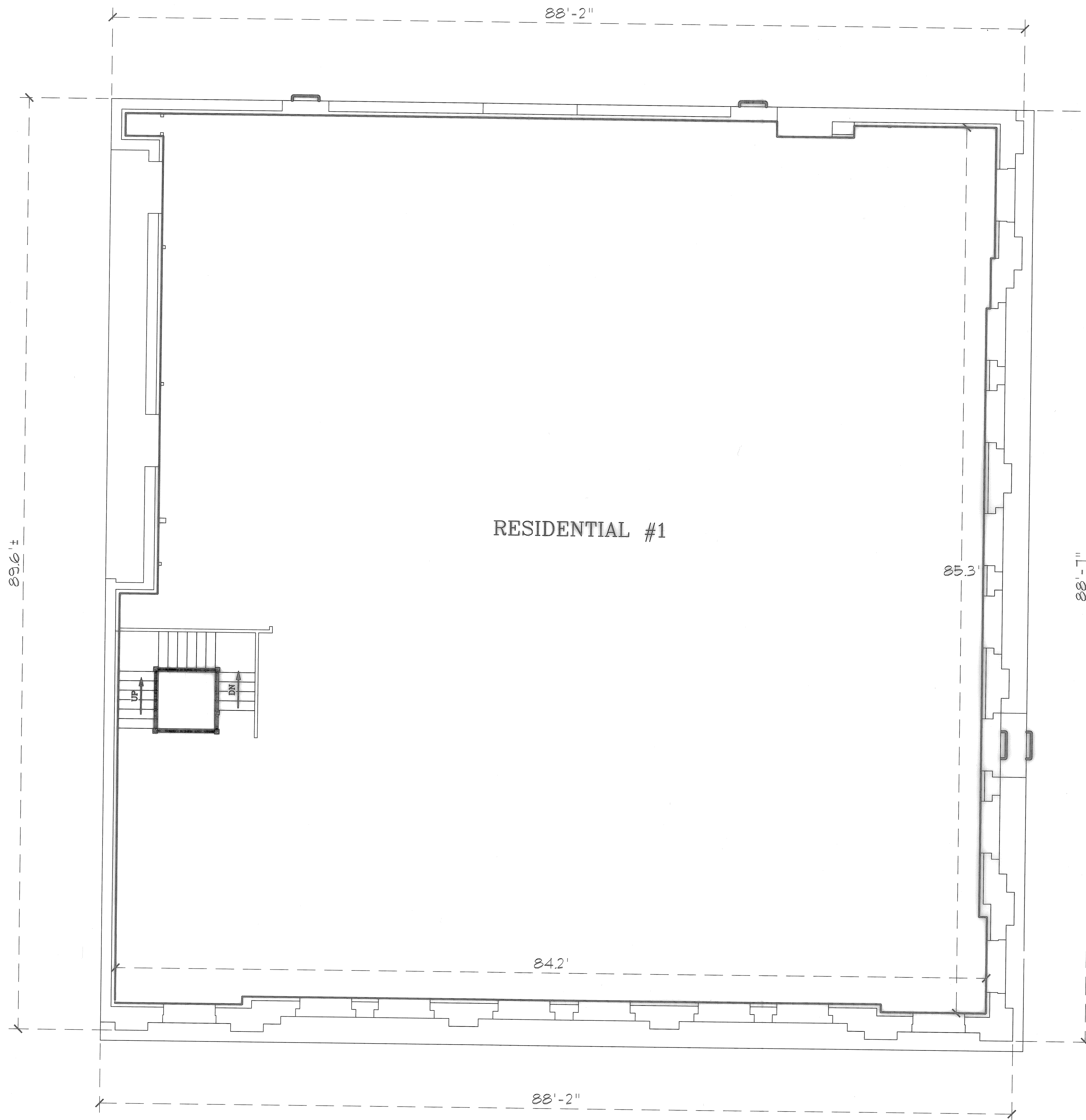


- PLANNING
- ENGINEERING
- SURVEYING

SHEET 4 = PLAN VIEW
 (SHEET 4 OF 6)
 175 EAST 200 SOUTH STREET
 SALT LAKE CITY, UTAH

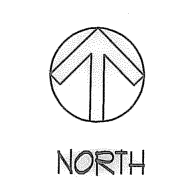
STRATFORD CONDOMINIUM
 175 EAST 200 SOUTH
 SALT LAKE CITY
 SALT LAKE COUNTY, UTAH
 LOCATED IN THE EAST 1/2, OF THE NORTH
 WEST QUARTER OF SECTION 06,
 TOWNSHIP 1 SOUTH, RANGE 1 EAST,
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SECOND FLOOR PLAN SCALE: 3/16" = 1'-0"

NOTE
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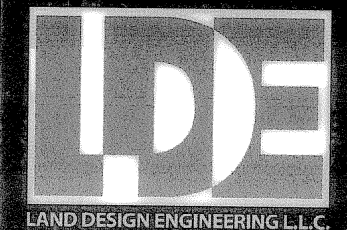


PRIVATE
 LIMITED COMMON

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 (CONSISTING OF 6 SHEETS)

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LAND DESIGN ENGINEERING
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- PLANNING
- ENGINEERING
- SURVEYING

CONDOMINIUM CONVERSION FOR:
 JAMESON PROPERTIES, LLC
 175 EAST 200 SOUTH
 SALT LAKE CITY, UTAH

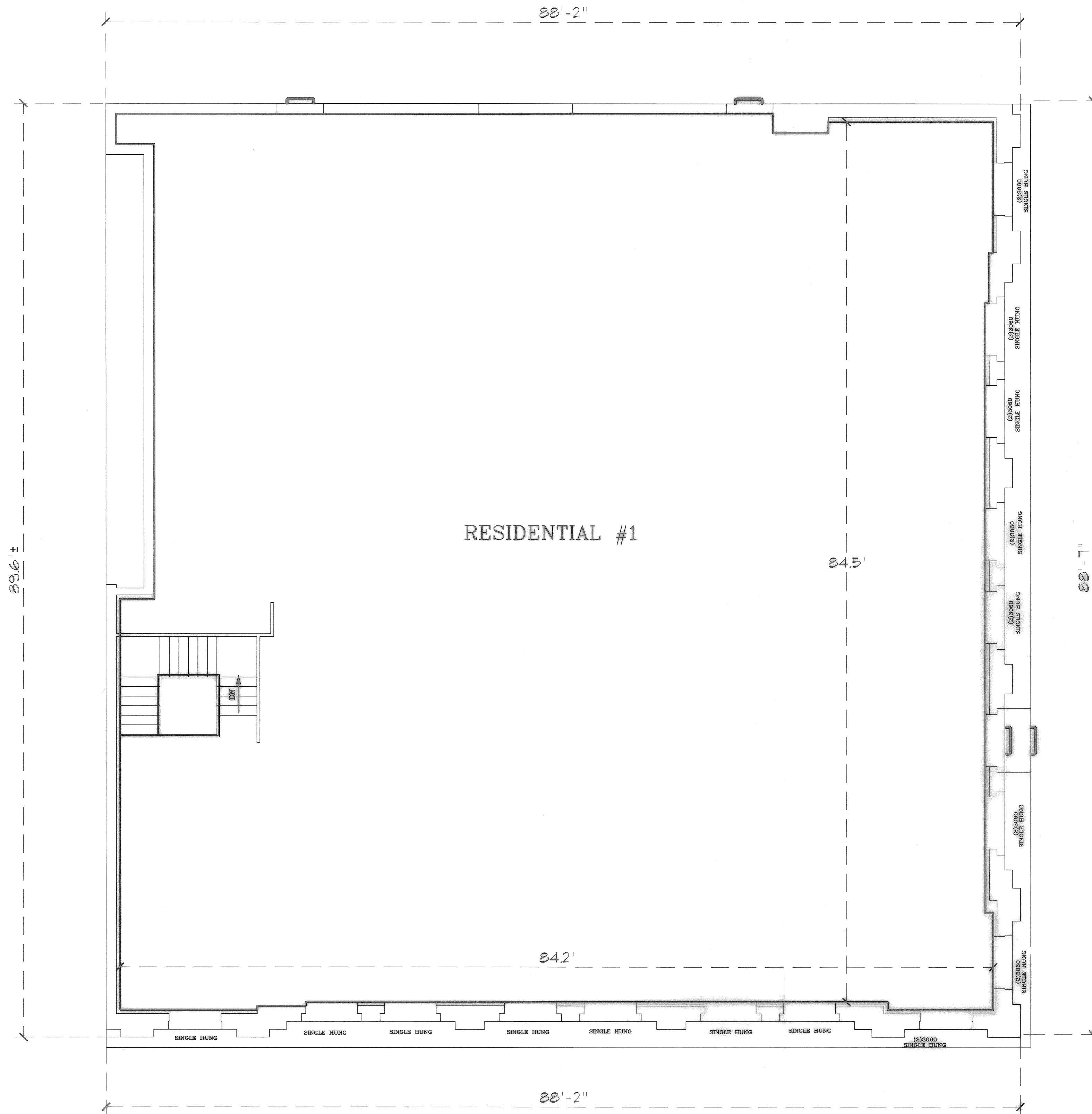
SALT LAKE COUNTY RECORDER
 RECORDED # 991600
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND
 FILED AT THE REQUEST OF Keith W. Wood
 DATE 2/20/20 TIME 11:00 AM BOOK 1116 PAGE 384
 FEES \$100 Amanda K. Jones deputy
 CHIEF DEPUTY: SALT LAKE COUNTY RECORDER

NUMBER _____
 ACCOUNT _____
 SHEET _____
 OF _____ SHEETS

SHEET 5 - PLAN VIEW
 (SHEET 5 OF 6)
 175 EAST 200 SOUTH STREET
 SALT LAKE CITY, UTAH

STRATFORD CONDOMINIUM
 175 EAST 200 SOUTH
 SALT LAKE CITY
 SALT LAKE COUNTY, UTAH
 LOCATED IN THE EAST 1/2, OF THE NORTH
 WEST QUARTER OF SECTION 06,
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 SALT LAKE BASE & MERIDIAN.

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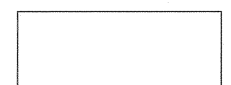


THIRD FLOOR PLAN SCALE: 3/16" = 1'-0"

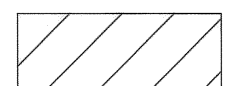
*NOTE
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 SQUARE FOOTAGE TO BE FIELD VERIFIED.



NORTH



PRIVATE

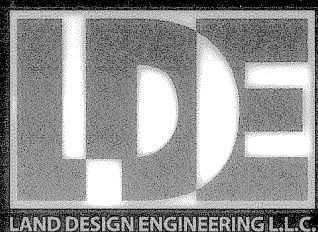


LIMITED COMMON

STRATFORD CONDOMINIUMS
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LAND DESIGN ENGINEERING
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- PLANNING
- ENGINEERING
- SURVEYING

CONDOMINIUM CONVERSION FOR:
 JAMESON PROPERTIES, LLC
 175 EAST 200 SOUTH
 SALT LAKE CITY, UTAH

SALT LAKE COUNTY RECORDER
 RECORDED # 991602
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND
 FILED AT THE REQUEST OF *Kath W. Meade*
 DATE 11/10/10 TIME 1:15 PM BOOK 011 PAGE 351
 FEES *10.00* CHIEF DEPUTY: *Amanda Bohan*
 SALT LAKE COUNTY RECORDER

NUMBER _____
 ACCOUNT _____
 SHEET _____
 OF _____ SHEETS

SHEET 6 = SIDE VIEW - BLDG. ELEVATIONS

(SHEET 6 OF 6)

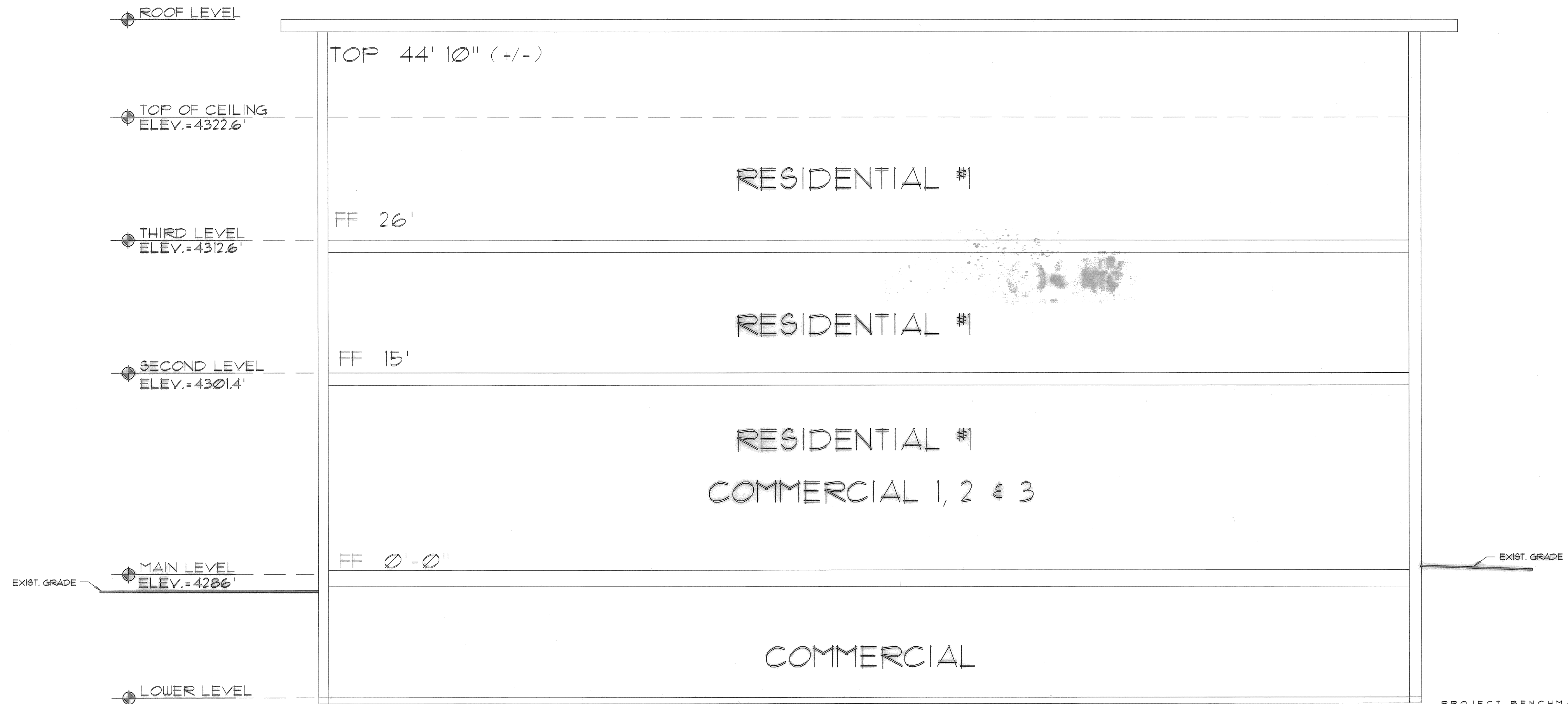
175 EAST 200 SOUTH STREET
SALT LAKE CITY, UTAH

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STRATFORD CONDOMINIUM

175 EAST 200 SOUTH
SALT LAKE CITY
SALT LAKE COUNTY, UTAH

LOCATED IN THE EAST 1/2, OF THE NORTH
WEST QUARTER OF SECTION 06,
TOWNSHIP 1 SOUTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN.



EAST ELEVATION

SCALE: 1" = 5'

PROJECT BENCHMARK

DESIGNATION: BM 132 ESTABLISHED BY: SALT LAKE CITY
QUAD: 40114 RECOVERY DATE: F.B.
DISK STAMPED: BM 132

200 EAST 300 SOUTH
AT THE NORTHEAST CORNER OF THE INTERSECTION, 55 FEET NORTH AND 32 FEET
EAST FROM THE CENTER OF THE INTERSECTION, FOUND COPPER DISK IN THE
TOP BACK OF CURB AT THE CENTER OF INLET BOX, 1' +/- OF CURB RETURN
ALONG 200 EAST.

QUAD 2 LABEL OR B.M. BM 132
ELEVATION: 4269.768 DATUM: ECU

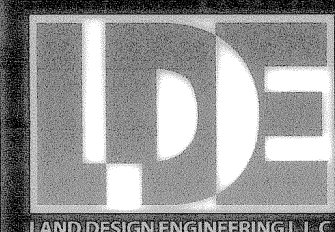
DESCRIPTION: BK 583 PG. 004 DATE: 2/85

STRATFORD CONDOMINIUMS
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SQUARE FOOTAGE TO BE FIELD VERIFIED.

LAND DESIGN ENGINEERING
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- PLANNING
- ENGINEERING
- SURVEYING

CONDOMINIUM CONVERSION FOR:
JAMESON PROPERTIES, LLC
175 EAST 200 SOUTH
SALT LAKE CITY, UTAH

SALT LAKE COUNTY RECORDER
RECORDED # 4941067
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND
FILED AT THE REQUEST OF Kate W. Moore
DATE 11/19/14 TIME 11:45 AM BOOK 1000 PAGE 584
FEES \$100 Amanda S. Johnson
CHIEF DEPUTY, SALT LAKE COUNTY RECORDER

NUMBER _____
ACCOUNT _____
SHEET _____
OF _____ SHEETS