

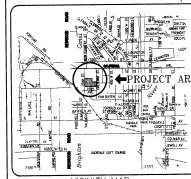
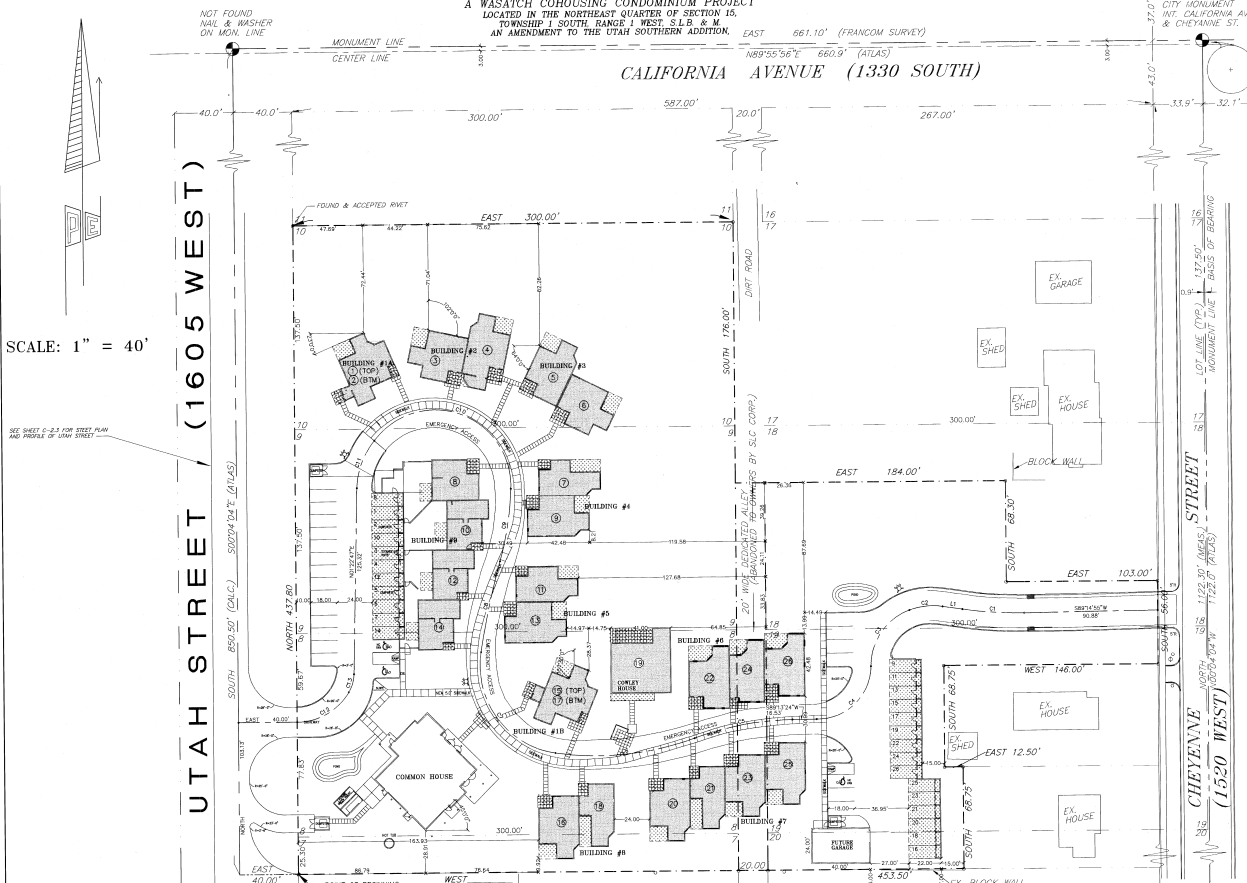
WASATCH COMMONS CONDOMINIUMS

A WASATCH COHOUSING CONDOMINIUM PROJECT
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 15,
 TOWNSHIP 1 SOUTH RANGE 1 WEST S.1.R. & M.
 AN AMENDMENT TO THE UTAH SOUTHERN ADDITION.

CALIFORNIA AVENUE (1330 SOUTH)

UTAH STREET (1605 WEST)

SCALE: 1" = 40'



SYMBOL LEGEND

- FOUND & ACCEPTED REBAR & CAP MARKED L.S. -4841 (UNLESS NOTED)
- PRIVATE OWNERSHIP
- LIMITED COMMON AREA
- COMMON AREA
- PROPERTY LINE
- MONUMENT LINE
- CENTER LINE
- UNIT ADDRESS

NOTE: ALL UTILITIES AND SEWER WITHIN THE CONDOMINIUM BOUNDARY ARE PRIVATE. ALL UTILITIES AND SEWER OUTSIDE OF SAID BOUNDARY ARE PUBLIC AND WILL BE MAINTAINED BY THE CITY OF SALT LAKE.

PREPARED BY
PETERSON ENGINEERING
 CONSULTING ENGINEERS AND LAND SURVEYORS

7107 S. 400 W #1 TEL: (801) 255-3503
 MIDVALE, UT 84047 FAX: (801) 255-4592

PLANNING & ZONING
 APPROVED BY [Signature] DAY OF [Date] A.D. 1998 BY THE SALT LAKE CITY PLANNING

DIRECTOR OF BUILDING SERVICES AND LICENSING
 I HEREBY CERTIFY THAT I HAVE HAD THIS PLAN EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH THE INFORMATION ON FILE.

[Signature] DIRECTOR, SALT LAKE CITY PLANNING

CITY ATTORNEY
 APPROVED AS TO FORM THIS [Date] A.D. 1998

[Signature] SALT LAKE CITY ATTORNEY

CITY APPROVAL
 PRESENTED TO SALT LAKE CITY AT WHICH TIME THIS CONDOMINIUM WAS APPROVED AND ACCEPTED.

[Signature] SALT LAKE CITY WATER

RECORDED # 107864
 SALT LAKE COUNTY RECORDER

SURVEYOR'S CERTIFICATE

I, **DAVID D. PETERSON**, do hereby certify that I am a Registered Land Surveyor, and that I hold certificate No. 295-720, 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 plan and described below, and have subdivided said tract of land into condominium units, common areas and limited common areas, hereafter to be known as **WASATCH COMMONS CONDOMINIUMS**, and that same has been correctly surveyed and staked on the ground as shown on this plan.

BOUNDARY DESCRIPTION

Beginning at a point which is South 25.30 feet From the Northwest Corner of Lot 7, Block 1 Utah Southern Addition, a subdivision of part of the Northeast quarter of Section 15, Township 1 South, Range 1 West, Salt Lake Base and Meridian; said point also being West along the monument line of California Avenue 661.10 feet and South 850.50 feet and East 40.00 feet from a standard city monument located at the intersection of California Avenue and Cheyenne Street; and running thence North 437.80 feet to the Northwest corner of Lot 10, Block 1 of said subdivision; thence East 300.00 feet to the Northeast corner of said Lot 10, Block 1 of said subdivision; thence South 176.00 feet; thence East 184.00 feet; thence South 68.30 feet; thence East 103.00 feet to a point on the Westerly right-of-way line of Cheyenne Street; thence along said Westerly right-of-way South 56.00 feet; thence West 148.00 feet; thence South 68.75 feet; thence East 12.50 feet; thence South 68.75 feet to a point on an existing block wall; thence along said block wall West 453.50 feet to the point of beginning. Contains 183,746 sq. ft., or 4.22 acres.

DATE

GRANT OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that **Wasatch Commons and Wasatch Commons CROWN, LLC**, the undersigned owner of the herein described property, hereby conveys the same to be partitioned into condominium units, common areas and limited common areas subject to certain easements and rights-of-way as hereby:

- Grant to Salt Lake City Corporation, public and private utility companies or entities, and the Basin Electric Association, for perpetual use, non-exclusive underground utility easements solely within the common areas and limited common areas property described on this plan for installation, use, operation and maintenance of substation facilities to provide water, sewer, gas, power, communications and other utilities to provide service solely to the condominium units, common areas and limited common areas in this plan. By accepting this grant, each grantee agrees to replace and repair, at its expense, any damage caused by such grantee to the street surface curb.
- Grant to Salt Lake City Corporation the easements and easements non-exclusive for the installation, use, operation and maintenance of underground utility easements for the installation, use, operation and maintenance of substation facilities to provide water, sewer, gas, power, communications and other utilities to provide service solely to the condominium units, common areas and limited common areas in this plan.
- Grant to Salt Lake City Corporation a non-exclusive easement for ingress and egress to and from the common areas and limited common areas in the condominium declaration for this project and the "Emergency Access" property as shown on this plan, to provide access to all condominium units, common areas and limited common areas only to allow access for zoning and building code inspection during construction or improvement upon any land subject to zoning or building ordinance of Salt Lake City.

OWNERS' CERTIFICATE AND CONSENT TO DEDICATE

WASATCH COMMONS, A UTAH NON-PROFIT CORPORATION, AND WASATCH COMMONS CROWN, LLC, A UTAH LIMITED LIABILITY COMPANY, DO HEREBY:

- CERTIFY THAT THEY ARE THE SOLE OWNERS OF THE LAND DESCRIBED HEREON, AND THAT THEY CAUSED SAID LAND TO BE SURVEYED AND THIS RECORD OF SURVEY MAP THEREOF CONSIDERING OF THESE (12) PAGES TO BE PREPARED, AND
- CONSENT TO THE RECORDING HEREOF AND TO THE CONCURRENT RECORDING OF THE CONDOMINIUM DECLARATION FOR THIS PROJECT, AND THEREBY SUBMIT THE PROPERTY DESCRIBED HEREON TO THE PROVISIONS OF THE UTAH CONDOMINIUM OWNERSHIP ACT.

DATED THIS 9th DAY OF JULY, 1998

WASATCH COMMONS, WASATCH COMMONS CROWN, LLC, BY ITS MEMBERS:
 [Signatures] SOUTH COULEE, PRESIDENT; [Signatures] SOUTH COULEE, PRESIDENT; [Signatures] JOHN G. GRANAM

ACKNOWLEDGEMENTS

STATE OF UTAH } SS
 COUNTY OF SALT LAKE }
 On this 9th day of JULY, 1998, personally appeared before me **JUSTICE G. GRANAM**, who being duly sworn did say that he is a Utah limited liability company, and that the above grant of Easement and Owners Certificate and Consent to Dedicate was signed in behalf of, and with the consent of Salt Lake City Corporation, Salt Lake City, Utah.

My commission Expires: May 28, 2000

STATE OF UTAH } SS
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 A CONDOMINIUM DEVELOPMENT LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 SOUTH RANGE 1 WEST, S.1.R.&M. PART OF BLOCK 1 OF THE UTAH SOUTHERN ADDITION.

RECORDED # 107864
 SALT LAKE COUNTY RECORDER

DATE: JUL 28 1998 TIME: 11:00 AM PAGE: 27/28

BOOK: 36-10-P-272

APPROVED BY [Signature] DAY OF [Date] A.D. 1998 BY THE SALT LAKE CITY PLANNING

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CITY ATTORNEY
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CITY APPROVAL
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