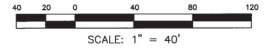
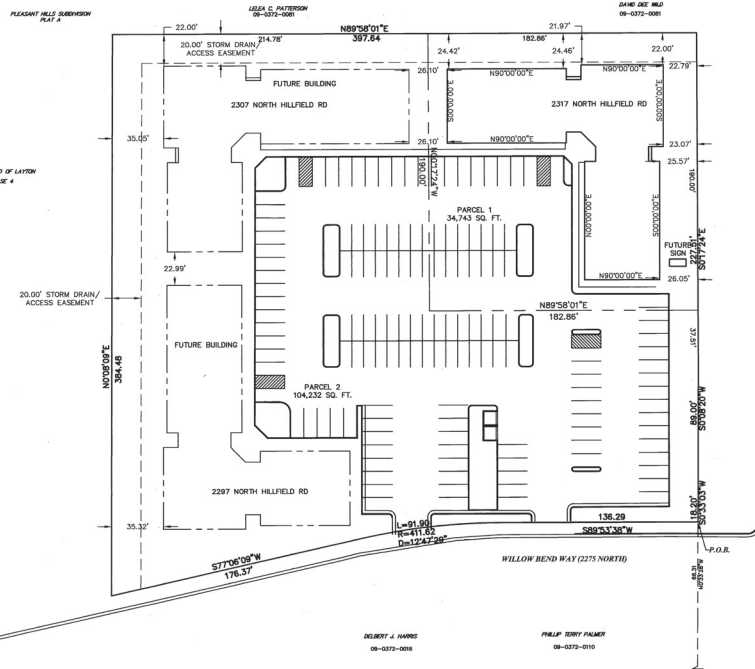


4487-1

# RIDGE PARK OFFICE CONDOMINIUMS

LOCATED IN THE SE QUARTER OF SECTION 8, T4N, R1W, SLB&M  
LAYTON CITY, DAVIS COUNTY, UTAH

SHEET 1 OF 2



### SURVEYOR'S CERTIFICATE

I, VON R. HILL DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 166385 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREIN AND PURSUANT TO THE UTAH CONDOMINIUM OWNERSHIP ACT HAVE DIVIDED SAID TRACT HEREIN TO BE KNOWN AS RIDGE PARK OFFICE CONDOMINIUMS, AND I FURTHER CERTIFY THAT THIS MAP IS ACCURATE AND COMPLIES WITH THE REQUIREMENTS OF UTAH CODE ANN. 37-18-15(3), UTAH CONDOMINIUM OWNERSHIP ACT.

VON R. HILL DATE 21 JUNE 2006

**VON R. HILL**  
STATE OF UTAH  
LAND SURVEYOR  
No. 166385

### BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE WEST LINE OF HILL FIELD ROAD, WHICH POINT IS NORTH 07°08'40" EAST 1320.72 FEET ALONG THE SECTION LINE AND SOUTH 89°23'38" WEST 1400.74 FEET AND NORTH 07°08'40" EAST 124.00 FEET AND NORTH 03°32'20" WEST 86.31 FEET FROM THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH (BEARING IS SOUTH 80°08'00" EAST FROM THE FOUND WITNESS CORNER OF SAID SOUTHWEST CORNER TO TRAVEL) AND RUNNING SOUTHWEST 136.29 FEET ALONG THE NORTH LINE OF WILLOW BEND WAY TO A POINT OF CURVATURE TO A 415.62-FOOT RADIAL CURVE TO THE LEFT, WESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 91.90 FEET, (CENTRAL ANGLE = 124°27'20", CHORD BEARING AND DISTANCE = SOUTH 83°07'57" WEST 91.71 FEET), THENCE SOUTH 77°06'00" WEST 176.37 FEET TO THE EAST LINE OF WILLOW BEND OF LAYTON, PHASE 4, THENCE NORTH 07°08'40" EAST 384.48 FEET ALONG SAID LINE, THENCE NORTH 80°08'00" EAST 307.64 FEET TO THE WEST LINE OF HILL FIELD ROAD, THENCE ALONG SAID LINE SOUTH 07°24'42" EAST 227.51 FEET, SOUTH 07°08'20" WEST 88.00 FEET, SOUTH 03°03'03" WEST 18.20 FEET TO THE POINT OF BEGINNING, CONTAINING 0.319 ACRES.

NOTE:  
ALL AREAS OUTSIDE OF BUILDING ARE COMMON

### OWNER'S CONSENT TO RECORD

PURSUANT TO THE UTAH CONDOMINIUM OWNERSHIP ACT, THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED HEREON, HEREBY CONSENT TO THE RECORDATION OF THIS RECORD SURVEY MAP OF RIDGE PARK OFFICE CONDOMINIUM ASSOCIATION INC., AND DEDICATE TO LAYTON CITY FOR PERPETUAL PUBLIC USE ALL EASEMENTS AS SHOWN FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF ANY AND ALL UTILITIES NECESSARY, BUT NOT LIMITED TO ELECTRICITY, WATER, SEWER AND STORM DRAIN LINES NECESSARY TO SERVE THIS AREA OR ADJOINING AREAS. ACCESS EASEMENT FOR ANY UTILITY OWNED BY OTHERS, OTHER THAN PROPERTY OWNER(S), WILL BE GRANTED WITH THE DEDICATION OF THIS PLAT AND THAT ALL UTILITIES WITHIN THIS PARCEL SERVING THIS PROJECT ARE PRIVATE.

DAVID R. FELDSTEDT  
MANAGING MEMBERS OF IRON DEVELOPMENT, L.C. MANAGER OF NORTHROSE ASSOCIATES, L.C., OWNER

### L.C. ACKNOWLEDGMENT

ON THE 21<sup>st</sup> DAY OF JUNE, 2006, THERE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DAVID R. FELDSTEDT AND JR. KNIGHT, MANAGING MEMBERS OF IRON DEVELOPMENT, L.C., WHO BEING BY ME DULY SWORN DID SAY THAT THEY ARE MEMBERS OF IRON DEVELOPMENT, L.C., MANAGER OF NORTHROSE ASSOCIATES, L.C. AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID L.C. BY A RESOLUTION OF ITS MEMBERS AND ACKNOWLEDGED TO ME THAT SAID L.C. EXECUTED THE SAME.

NOTARY PUBLIC: **AYDRA D. BENTLEY**  
RESIDENCE: 8902 S. GLENVIEW DR., SO. OGDEN, UT 84402  
MY COMMISSION EXPIRES: JUNE 23, 2007

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.

### CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE FIRST COMMUNITY BANK, THE UNDERSIGNED COMPANY AS A CLAIMANT WITH RESPECT TO THE ABOVE TITLED SUBDIVISION, DOES HEREBY CONSENT TO THE DEDICATION BY THE OWNER THEREOF OF ALL STREETS AND EASEMENTS AS SHOWN HEREON FOR THE USE OF THE PUBLIC FOREVER, AND IN CONSIDERATION OF THE ACCEPTANCE OF THIS DEDICATION PLAT BY THE GOVERNING BODY OF LAYTON CITY, SAID FIRST COMMUNITY BANK DOES HEREBY SUBORDINATE ITS INTEREST IN AND TO THE LAND INCLUDED WITHIN SUCH PUBLIC STREETS AND EASEMENTS TO THE PUBLIC USE FOREVER.

BRIAN RUCKEL, REGIONAL PRESIDENT  
FIRST COMMUNITY BANK

NOTARY PUBLIC  
**GAYLA C. THOMPSON**  
All Utah Notaries Public  
My Commission Expires  
SEP 15, 2010  
STATE OF UTAH

### CITY ENGINEER'S APPROVAL

I HEREBY CERTIFY THAT I HAVE CAREFULLY INVESTIGATED THE LINE OF SURVEY OF THE FOREGOING PLAT AND HEREBY APPROVE THE DESCRIPTION OF THE LAND EMBRACED THEREON AND CONSENT TO BE CONSTRUCTED AND TO AGREE WITH THE LINES AND MONUMENTS SHOWN ON THIS OFFICE.

SIGNED THIS 18<sup>th</sup> DAY OF JUNE 2006

**Thomas R. Palmer**  
LAYTON CITY ENGINEER

### PLANNING COMMISSION APPROVAL

APPROVED THIS 13<sup>th</sup> DAY OF JUNE, 2006 BY THE PLANNING COMMISSION OF LAYTON CITY.

CHAIRMAN: **Scott**

### CITY ATTORNEY'S APPROVAL

APPROVED THIS 29<sup>th</sup> DAY OF JUNE, 2006

LAYTON CITY ATTORNEY: **John**

LAYTON CITY COUNCIL

THE CITY COUNCIL OF LAYTON, UTAH THIS 29<sup>th</sup> DAY OF JUNE, 2006, AT WHICH TIME THIS PLAT WAS APPROVED AND ACCEPTED.

ATTEST: **Audrey**

### DAVIS COUNTY RECORDER

ENTRY NO. 2183716 FEE PAID \$16.00  
FILED FOR RECORD AND RECORDED THIS 21<sup>st</sup> DAY OF JUNE, 2006, AT 10:22 AM IN BOOK 2004 - 9

COUNTY RECORDER: **Richard Thompson**  
DEPUTY

**HILL & ARGYLE, Inc.**  
Engineering and Surveying  
181 North 200 West, Suite #4, Bountiful, Utah 84003  
(801) 298-2236 Phone, (801) 298-3933 Fax  
CONDO PLAT 06-276 5/4/06 6/21/06

1-5844

1-5844  
6/21/06 1/2

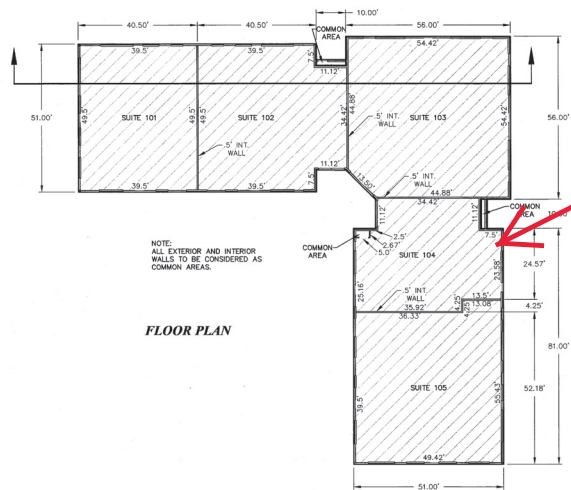
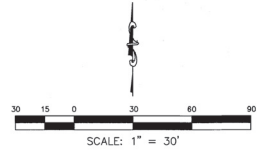
4487-2

4487-5

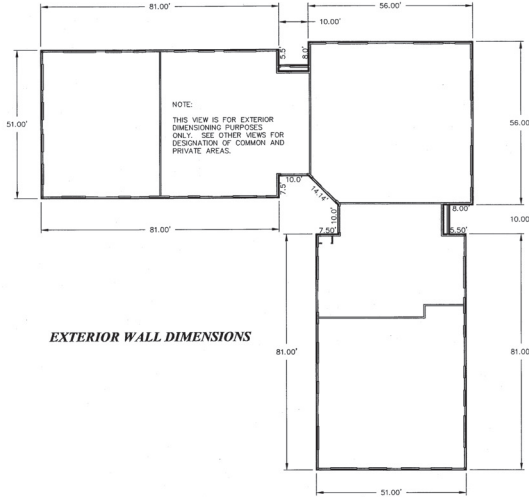
4487-5

**RIDGE PARK OFFICE CONDOMINIUMS**  
 LOCATED IN THE SE QUARTER OF SECTION 8, T4N, R1W, SLB&M  
 LAYTON CITY, DAVIS COUNTY, UTAH

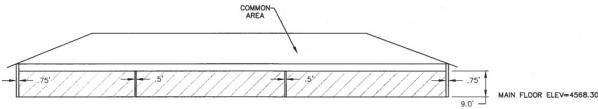
SHEET 2 OF 2



FLOOR PLAN



EXTERIOR WALL DIMENSIONS



CUT ELEVATION VIEW

**LEGEND**

COMMON AREA	
PRIVATE AREA	

**H HILL & ARGYLE, Inc.**  
**A** Engineering and Surveying  
 181 North 200 West, Suite #A, Bountiful, Utah 84010  
 (801) 298-2236 Phone, (801) 298-5983 Fax  
 CONDOPLAT 06-276 5/4/06

DAVIS COUNTY RECORDER  
 ENTRY NO. 218 3716 FEE PAID 4.22  
 FILED FOR RECORD AND RECORDED THIS 29th DAY OF JUNE 2006 AT  
 11:22 A.M. IN ROOM 4072 OF 56  
 COUNTY RECORDER Melissa M. Hughes  
 BY \_\_\_\_\_ DEPUTY \_\_\_\_\_

4487-5

4487-5