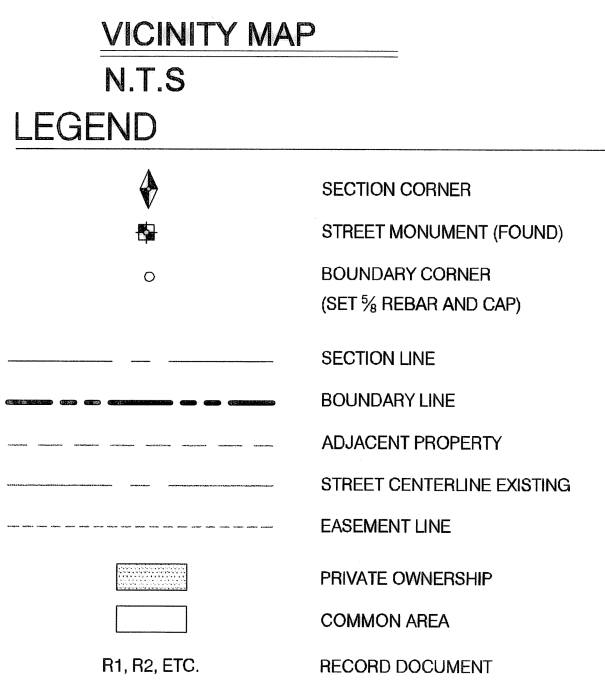
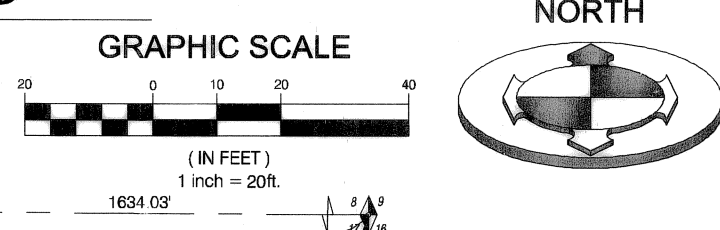
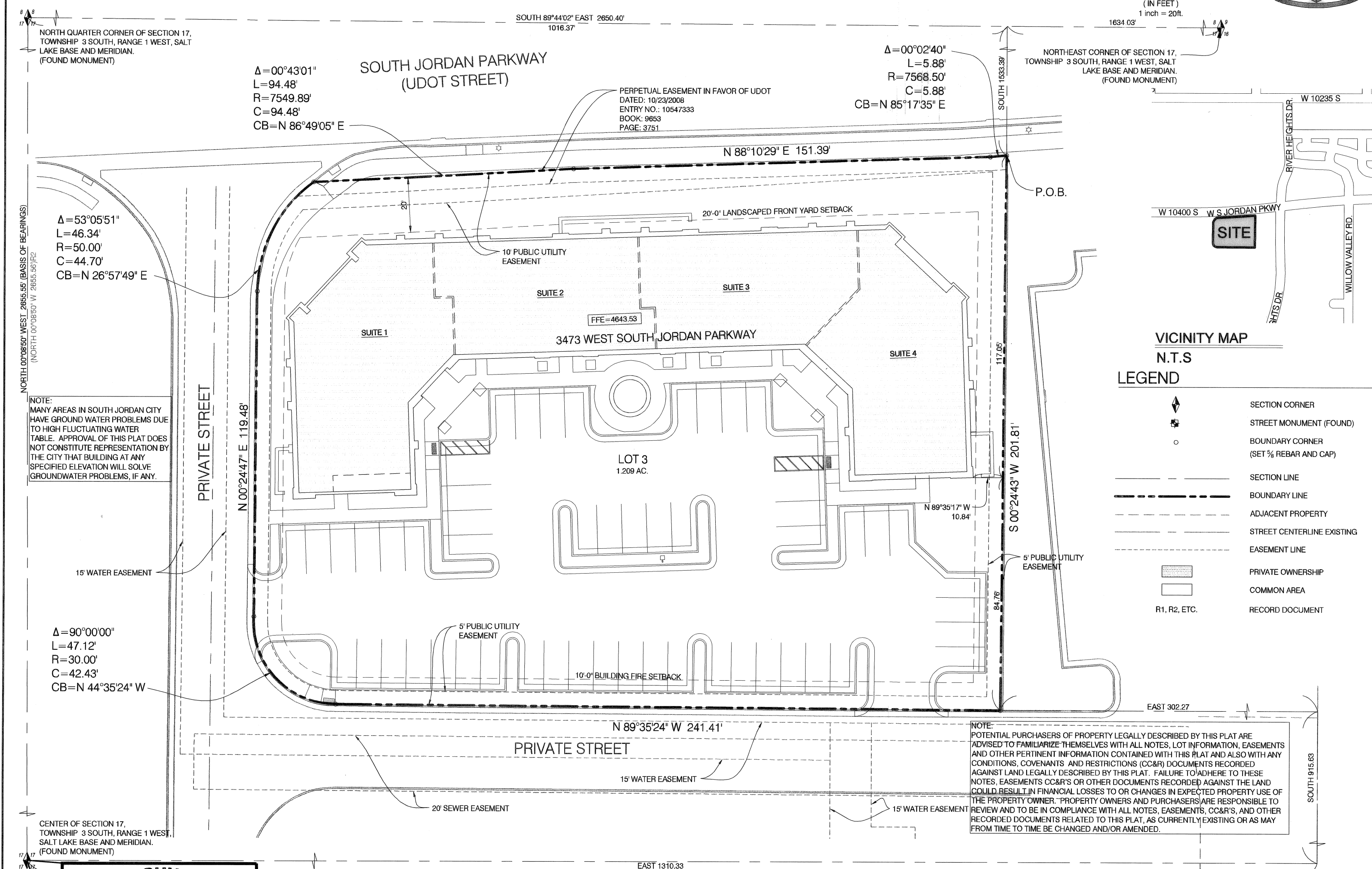


PAYNE PROFESSIONAL PLAZA CONDOMINIUMS

AMENDING LOT 3 HARVEST VILLAGE AT SOUTH JORDAN PHASE 1

LOCATED IN THE NORTHEAST QUARTER OF SECTION 17,
TOWNSHIP 3 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN



NORTH QUARTER CORNER OF SECTION 17,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT
LAKE BASE AND MERIDIAN.
(FOUND MONUMENT)

NORTHEAST CORNER OF SECTION 17,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT
LAKE BASE AND MERIDIAN.
(FOUND MONUMENT)

$\Delta = 53^{\circ}05'51''$
L = 46.34'
R = 50.00'
C = 44.70'
CB = N 26°57'49" E

$\Delta = 00^{\circ}43'01''$
L = 94.48'
R = 7549.89'
C = 94.48'
CB = N 86°49'05" E

$\Delta = 00^{\circ}02'40''$
L = 5.88'
R = 7568.50'
C = 5.88'
CB = N 85°17'35" E

NOTE:
MANY AREAS IN SOUTH JORDAN CITY
HAVE GROUND WATER PROBLEMS DUE
TO HIGH FLUCTUATING WATER
TABLE. APPROVAL OF THIS PLAT DOES
NOT CONSTITUTE REPRESENTATION BY
THE CITY THAT BUILDING AT ANY
SPECIFIED ELEVATION WILL SOLVE
GROUNDWATER PROBLEMS, IF ANY.

NOTE:
POTENTIAL PURCHASERS OF PROPERTY LEGALLY DESCRIBED BY THIS PLAT ARE
ADVISED TO FAMILIARIZE THEMSELVES WITH ALL NOTES, LOT INFORMATION, EASEMENTS
AND OTHER PERTINENT INFORMATION CONTAINED WITH THIS PLAT AND ALSO WITH ANY
CONDITIONS, COVENANTS AND RESTRICTIONS (CC&R) DOCUMENTS RECORDED
AGAINST LAND LEGALLY DESCRIBED BY THIS PLAT. FAILURE TO ADHERE TO THESE
NOTES, EASEMENTS COVENANTS OR OTHER DOCUMENTS RECORDED AGAINST THE LAND
COULD RESULT IN FINANCIAL LOSSES TO OR CHANGES IN EXPECTED PROPERTY USE OF
THE PROPERTY OWNER. PROPERTY OWNERS AND PURCHASERS ARE RESPONSIBLE TO
REVIEW AND TO BE IN COMPLIANCE WITH ALL NOTES, EASEMENTS, CC&R'S, AND OTHER
RECORDED DOCUMENTS RELATED TO THIS PLAT, AS CURRENTLY EXISTING OR AS MAY
FROM TIME TO TIME BE CHANGED AND/OR AMENDED.

SURVEYORS CERTIFICATE
I, DALE K. BENNETT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I
HOLD CERTIFICATE NO. 103381 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER
CERTIFY THAT BY AUTHORITY OF THE OWNER, I HAVE CAUSED TO BE MADE UNDER MY DIRECTION THIS
CONDOMINIUM PLAT OF PAYNE PROFESSIONAL PLAZA CONDOMINIUMS IN ACCORDANCE WITH THE
PROVISIONS OF SECTION 57-8-1(1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER
CERTIFY THAT THE BUILDINGS AND PROPERTY ARE SHOWN CORRECTLY.
I FURTHER CERTIFY THAT ALL KNOWN OR RECORDED EASEMENTS, CLAIMS OF EASEMENTS OR
ENCUMBRANCES LISTED IN THE TITLE REPORT DATED 12/15/2012, PREPARED BY
INVEST TITLE SERVICES, INC. ARE SHOWN ON THIS PLAT. OWNER FURTHER
CERTIFIES THAT THE LEGAL DESCRIPTION OF THE PROPERTY REFERENCED IN THE TITLE REPORT
MATCHES THE DESCRIPTION SHOWN ON THIS PLAT.

PAYNE PROFESSIONAL PLAZA CONDOMINIUMS
BOUNDARY DESCRIPTION
BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 10400 SOUTH STREET, SAID POINT
ALSO BEING ON THE EASTERLY LINE OF LOT 3, HARVEST VILLAGE AT SOUTH JORDAN SUBDIVISION PHASE 1,
SAID POINT ALSO BEING NORTH 89°44'02" WEST 1634.03 FEET AND SOUTH 1533.39 FEET FROM THE
NORTHEAST CORNER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
AND RUNNING THENCE SOUTH 02°24'43" WEST ALONG THE EASTERLY LINE OF LOT 3, HARVEST VILLAGE AT
SOUTH JORDAN SUBDIVISION PHASE 1 201.81 FEET TO THE SOUTHERLY LINE OF SAID LOT 3; THENCE
NORTH 89°35'24" WEST ALONG SAID SOUTHERLY LINE 241.41 FEET TO A POINT OF CURVATURE; THENCE
ALONG THE ARC OF A 30.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS NORTH 44°35'24" WEST
42.43 FEET) WITH A DISTANCE OF 47.12 FEET TO THE WESTERLY LINE OF SAID LOT 3; THENCE NORTH
02°24'43" EAST ALONG SAID WESTERLY LINE 118.46 FEET TO A NON-TANGENT CURVE; THENCE ALONG THE
ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS NORTH 89°35'24" EAST 44.70 FEET) WITH
A DISTANCE OF 46.34 FEET TO A POINT OF CURVATURE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 10400
SOUTH STREET; THENCE ALONG SAID SOUTHERLY LINE ALONG THE ARC OF A 7549.89 FOOT RADIUS CURVE
TO THE RIGHT (CHORD BEARS NORTH 86°49'05" EAST 94.48 FEET) WITH A DISTANCE OF 94.48 FEET; THENCE
NORTH 88°10'29" EAST ALONG SAID SOUTHERLY LINE 151.39 FEET TO A POINT OF CURVATURE; THENCE
ALONG SAID SOUTHERLY LINE ALONG THE ARC OF A 7568.50 FOOT RADIUS CURVE TO THE LEFT (CHORD
BEARS NORTH 85°17'35" EAST 5.88 FEET) WITH A DISTANCE OF 5.88 FEET TO THE POINT OF BEGINNING.

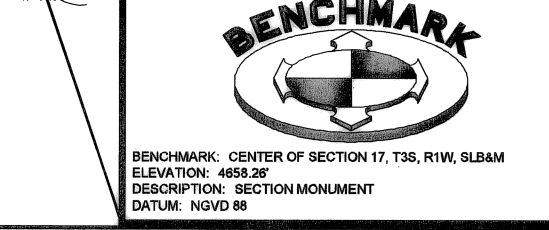
CONTAINS 52.671 SQUARE FEET
1.209 ACRES

OWNERS CONSENT TO RECORD
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS
OF THE TRACT OF LAND DESCRIBED HEREON AS PAYNE PROFESSIONAL
PLAZA CONDOMINIUMS, A UTAH PROJECT LOCATED ON SAID TRACT OF LAND HAS CAUSED A SURVEY
TO BE MADE AND THIS RECORD OF SURVEY MAP TO BE PREPARED, AND DOES HEREBY GIVE OUR
CONSENT TO THE RECORDATION OF THIS RECORD OF SURVEY MAP AND SUBMITS THIS PROPERTY TO
THE UTAH CONDOMINIUM OWNERSHIP ACT, AND DOES HEREBY DESIGNATE ALL STREETS, UNLESS
OTHERWISE INDICATED, AS PRIVATE STREETS INTENDED FOR THE USE OF THE CONDOMINIUM
DEVELOPMENT, FOR INGRESS AND EGRESS.

LENDERS CONSENT TO RECORD
AS TRUSTEE, BENEFICIARY, AND ASSIGNEE UNDER THE DEED OF TRUST AND ASSIGNMENT
OF RENTS RECORDED 2012-01-20, AS ENTRY NOS. 12-2011 AND 12-2012, RESPECTIVELY,
CONSENTS TO THE CONVERSION OF THIS PROPERTY INTO CONDOMINIUM AND TO THE
RECORDATION OF THIS PLAT.
BY: *[Signature]*
ITS: *[Signature]*

ACKNOWLEDGMENT
State of Utah }
Salt Lake County } S.S.
ON THE 6 DAY OF January, A.D. 2012, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED
NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, WHO BEING BY ME
DULY SWORN, TESTIFIED TO ME THAT HE IS THE *[Signature]* EXISTING UNDER THE LAWS OF THE STATE OF
UTAH; AND THAT SAID OWNERS DEDICATION WAS SIGNED BY HIM IN BEHALF OF *[Signature]*
AND THAT THE *[Signature]* EXECUTED THE SAME.
MY COMMISSION EXPIRES: 2014-2015 *[Signature]* #6012015
NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

ACKNOWLEDGMENT
State of Utah }
Salt Lake County } S.S.
ON THE 6 DAY OF January, A.D. 2012, *[Signature]* PERSONALLY APPEARED BEFORE
ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF
UTAH, WHO BEING BY ME DULY SWORN, ACKNOWLEDGE TO ME THAT HE SIGNED THE FOREGOING
CONSENT TO DEDICATE ON BEHALF OF *[Signature]*
MY COMMISSION EXPIRES: 2/22/2015 *[Signature]* #607187
NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY



DEVELOPER/OWNER:
NAME: PAYNE PROPERTY ENTERPRISES, LLC
CONTACT: RODNEY G. PAYNE, DDS, MS
ADDRESS: 3473 WEST SOUTH JORDAN PARKWAY
SOUTH JORDAN, UTAH 84095
TELEPHONE: (801) 260-1515

BOARD OF HEALTH
APPROVED THIS 10 DAY OF
March, A.D. 2012, BY THE BOARD OF
HEALTH
[Signature]
DIRECTOR, BOARD OF HEALTH

PAYNE PROFESSIONAL PLAZA CONDOMINIUMS
LOCATED IN THE NORTHEAST QUARTER OF SECTION 17,
TOWNSHIP 3 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
SHEET 1 OF 3

BENCHMARK ENGINEERING & LAND SURVEYING
9130 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

EASEMENT APPROVAL
OWEST: *[Signature]* DATE: 3-12-12
PACIFIC CORP. DATE: 1-6-12
QUESTAR: *[Signature]* DATE: 1-6-12
COMCAST: *[Signature]* DATE: 1-6-12

SEWER DISTRICT
APPROVED AS TO FORM THIS 3 DAY
OF 10 A.D. 2012 BY
THE SEWER IMPROVEMENT DISTRICT.
[Signature]
SEWER DISTRICT

CITY PLANNING
APPROVED AS TO FORM THIS 19th DAY OF
March, A.D. 2012.
[Signature]
SOUTH JORDAN CITY PLANNER

CITY ENGINEER
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS
PLAT AND IT IS IN ACCORDANCE WITH INFORMATION ON
FILE IN THIS OFFICE.
3/14/12 *[Signature]*
SOUTH JORDAN CITY ENGINEER

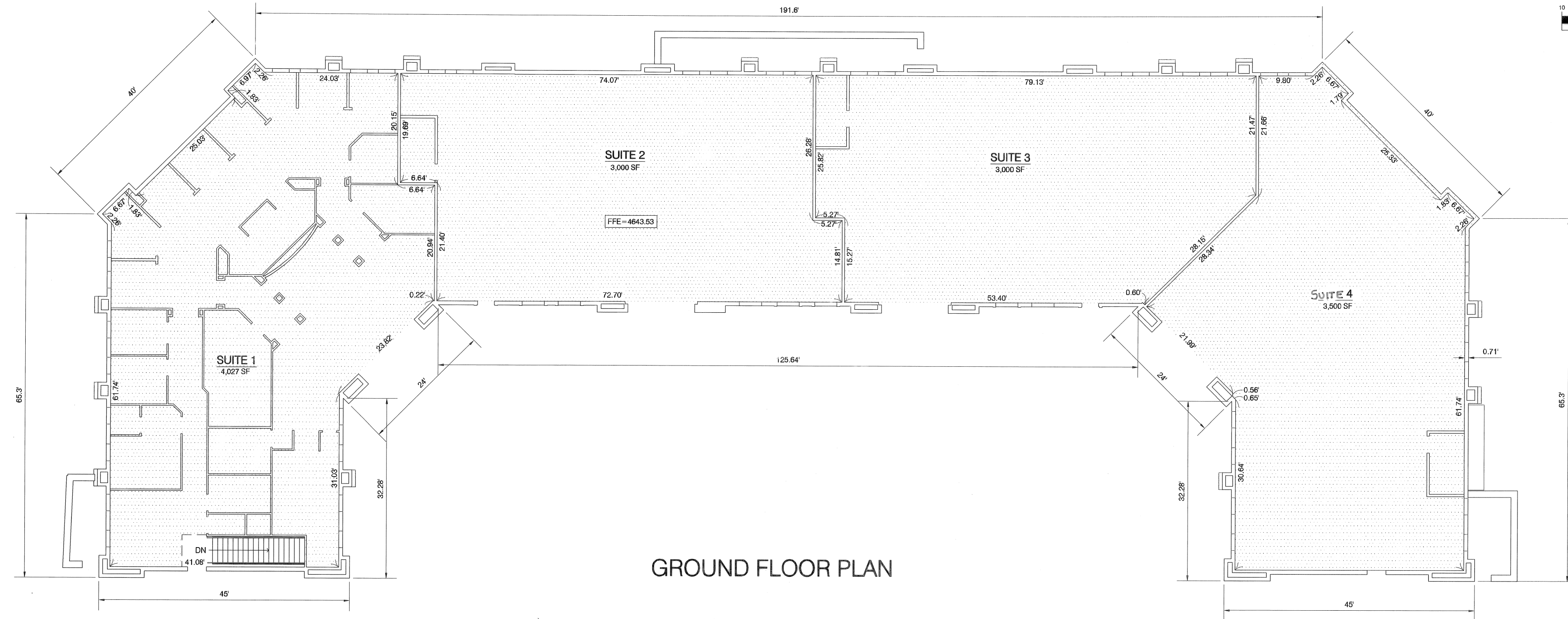
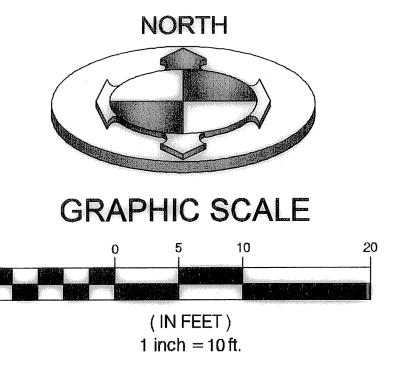
OFFICE OF THE CITY ATTORNEY
APPROVED AS TO FORM THIS 28th DAY OF
March, A.D. 2012.
[Signature]
ATTORNEY FOR SOUTH JORDAN CITY

SOUTH JORDAN CITY MAYOR
PRESENTED TO THE SOUTH JORDAN CITY MAYOR
THIS 20 DAY OF March, A.D. 2012, AT WHICH
TIME THIS PLAT WAS ACCEPTED.
[Signature]
CITY MAYOR
ATTEST: *[Signature]* CITY CLERK

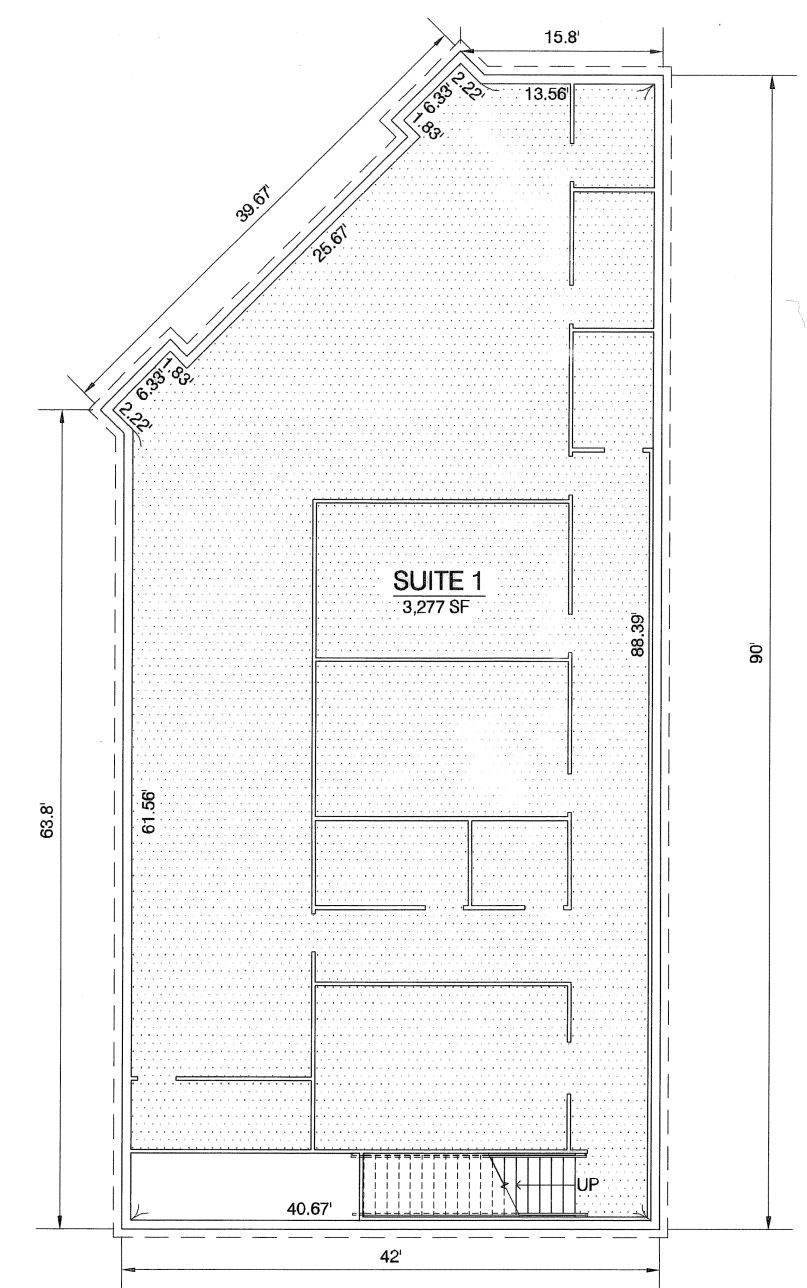
SALT LAKE COUNTY RECORDED # 11369668
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST
OF *[Signature]* DATE: 4-13-2012
TIME 10:03 AM BOOK 2012 PAGE 473
95
FEE \$
[Signature]
DEPUTY SALT LAKE COUNTY RECORDER

PAYNE PROFESSIONAL PLAZA CONDOMINIUMS

LOCATED IN THE NORTHEAST QUARTER OF SECTION 17,
TOWNSHIP 3 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN



GROUND FLOOR PLAN

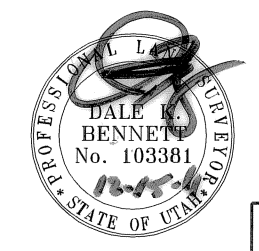


BASEMENT PLAN

LEGEND

	COMMON AREA
	PRIVATE OWNERSHIP

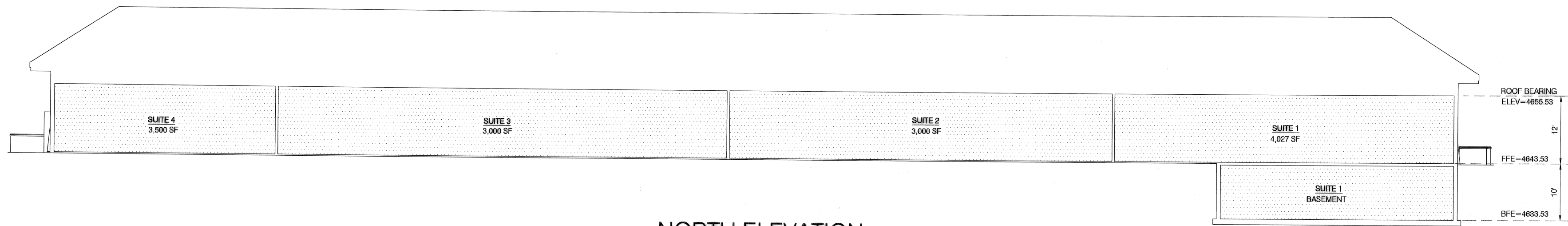
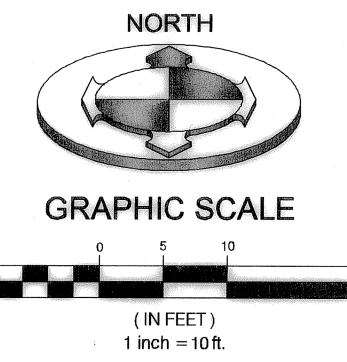
BENCHMARK CIVIL
BENCHMARK ENGINEERING & LAND SURVEYING
 9130 SOUTH STATE STREET SUITE # 100
 SANDY, UTAH 84070 (801) 542-7192
 www.benchmarkcivil.com



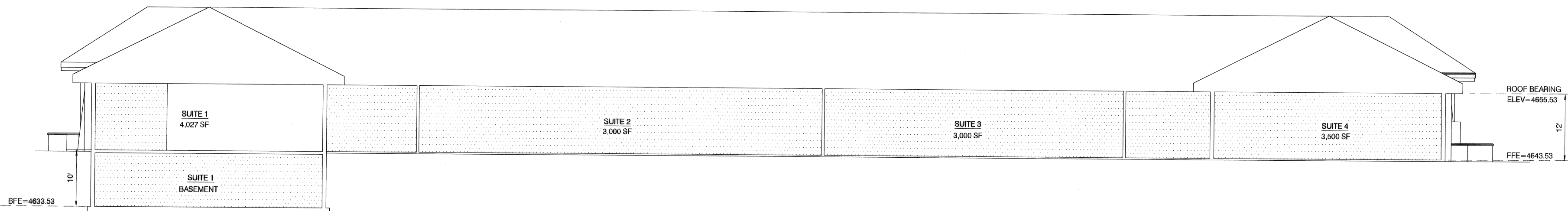
SHEET 2 OF 3
 SALT LAKE COUNTY RECORDED # 11263168
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST
 OF DALE BENNETT ENGINEER DATE 4-12-12
 TIME 10:21 AM BOOK 2007 PAGE 43
 FEE \$ _____
Dale Bennett
 DALE BENNETT, SALT LAKE COUNTY RECORDER

PAYNE PROFESSIONAL PLAZA CONDOMINIUMS

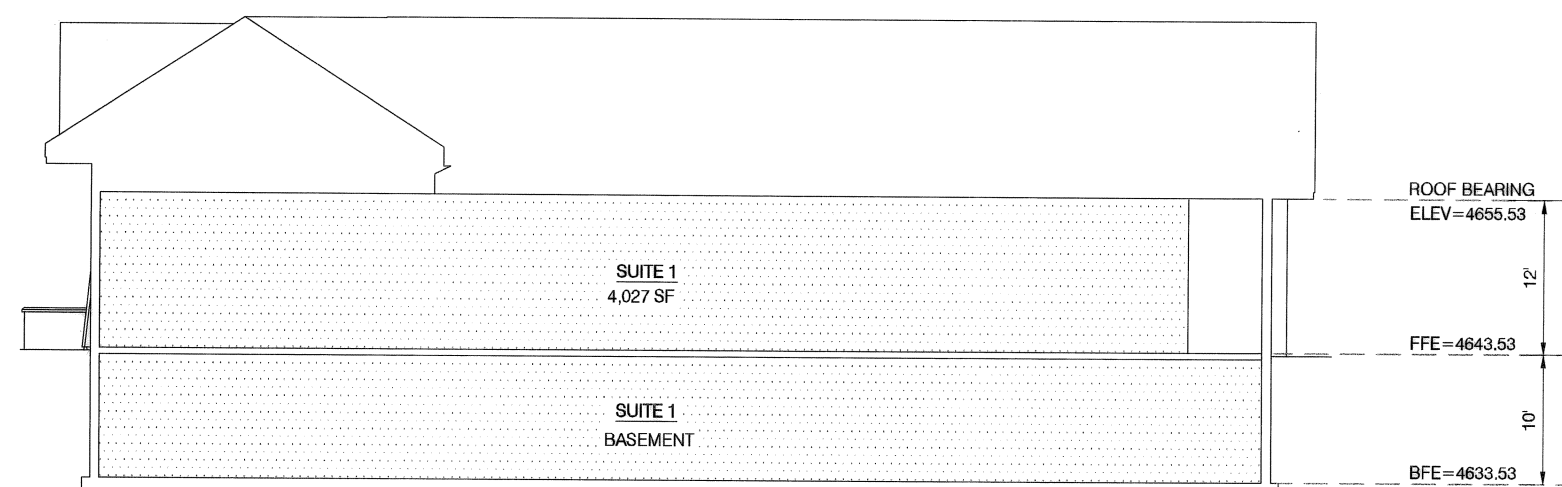
LOCATED IN THE NORTHEAST QUARTER OF SECTION 17,
TOWNSHIP 3 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN



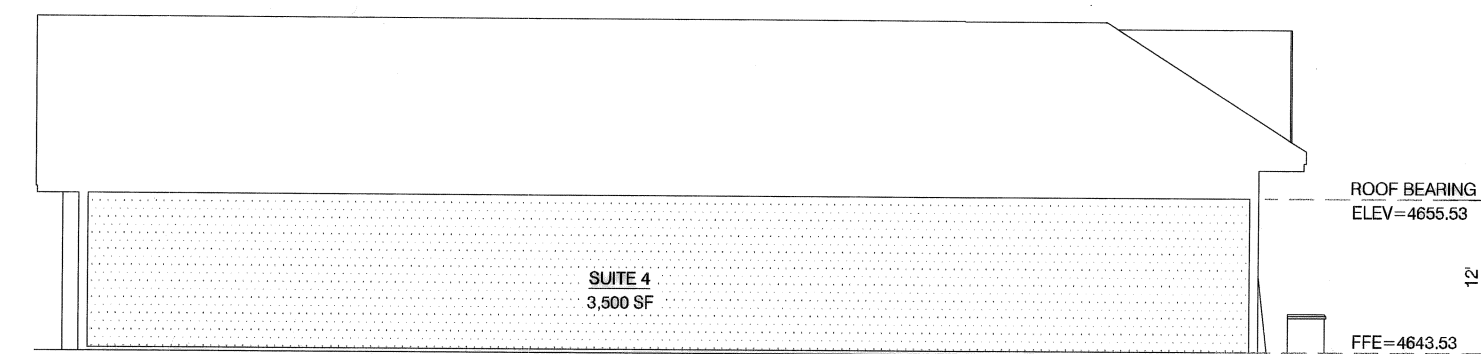
NORTH ELEVATION



SOUTH ELEVATION



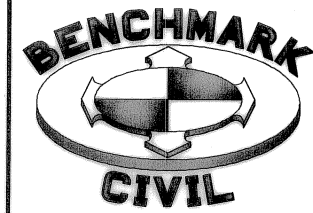
WEST ELEVATION



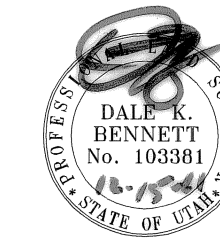
EAST ELEVATION

LEGEND

- COMMON AREA
- PRIVATE OWNERSHIP



**BENCHMARK
ENGINEERING &
LAND SURVEYING**
9130 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com



SHEET 3 OF 3

SALT LAKE COUNTY RECORDED # 1120666
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST
OF Benchmark Engineering & Land Surveying DATE 4-13-12
TIME 12:04 PM BOOK 2012 PAGE 43
95.00
FEE \$
SALT LAKE COUNTY RECORDER