



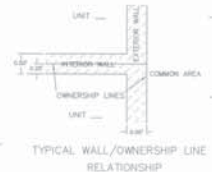
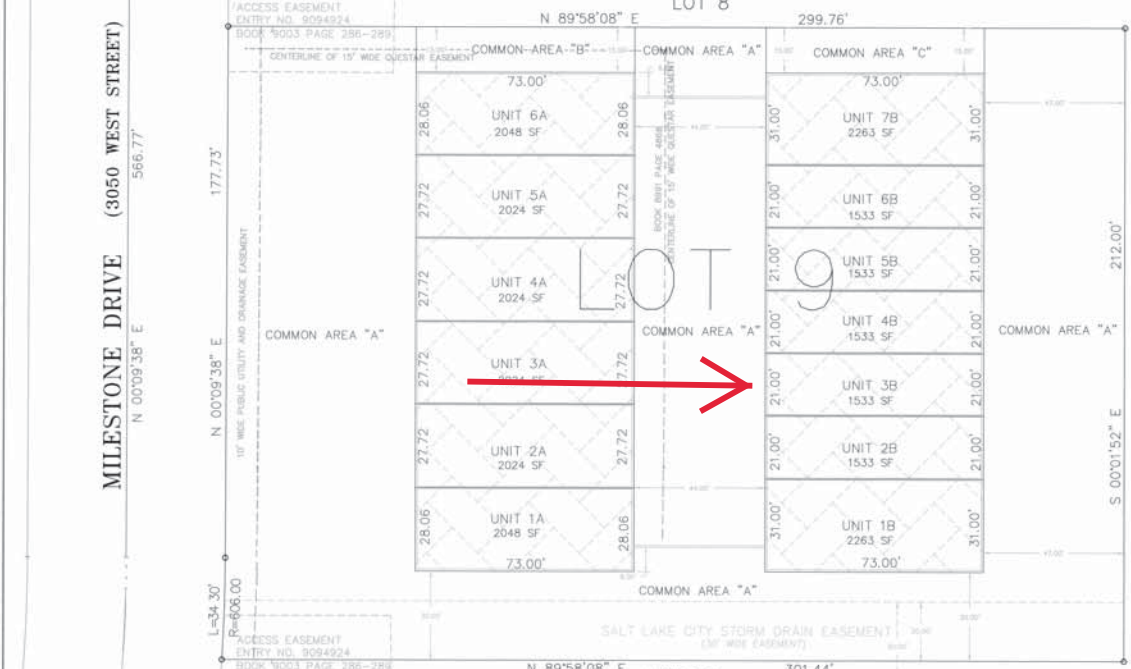
**LEGEND**

- FOUND PROPERTY CORNER REBAR AND CAP STAMPED "ENGINR. LAND SURV."
- ▨ PRIVATE OWNERSHIP
- COMMON AREA

# CUSTOM INDUSTRIAL COMPLEX

A UTAH CONDOMINIUM PROJECT  
 LOCATED WITHIN THE CENTURY EAST BUSINESS CENTER PLAT A  
 WITHIN THE WEST 1/2 OF SECTION 16, T1S, R1W SALT LAKE BASE  
 & MERIDIAN, SALT LAKE CITY, SALT LAKE COUNTY, UTAH

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.



**VERTICAL OWNERSHIP**

BOTTOM: ROUGH FLOOR ELEVATION 4236.06  
 TOP: 25.00 FEET FROM BOTTOM 4261.06

**HORIZONTAL OWNERSHIP**

HORIZONTAL OWNERSHIP EXTENDS TO CENTER OF WALLS SHARED WITH OTHER UNITS AND TO OUTSIDE OF WALLS ADJACENT TO COMMON AREAS. ALL SUBJECT TO STRUCTURAL WALL EASEMENTS.

UTAH POWER AND LIGHT CORRIDOR

**LEGAL DESCRIPTION**

A parcel of land located in the West 1/2 of Section 16, Township 1 South, Range 1 West, Salt Lake Base and Meridian, in Salt Lake City, Salt Lake County, Utah, more particularly described as follows: All of Lot 9 in the Century East Business Center Plat A, Salt Lake City, Salt Lake County, Utah, Containing 1.46 Acres more or less.

**TRUST DEED BENEFICIARY'S CONSENT TO RECORD**

TRUST DEED BENEFICIARY, the undersigned Trust Deed Beneficiary, hereby consents to the recording of this plat.

Executed this 14<sup>th</sup> day of September, 2004.

HOME SAVINGS BANK  
 By: [Signature] Vice President

**ACKNOWLEDGMENT**

STATE OF UTAH }  
 COUNTY OF Salt Lake }

On the 14<sup>th</sup> day of September, 2004, personally appeared before me Doris S. Perkins, Notary Public, who, being duly sworn, did acknowledge to me that he is the Trust Deed Beneficiary herein. I advised that the written and foregoing Trust Deed Beneficiary's Consent to Record was signed on behalf of said Company and duly executed the same.

Notary Public  
 Residing at: Salt Lake City, Utah My Commission Expires: 10/1/2004

**GENERAL NOTES**

- State of Bearing is N00°0'30"W between the SW corner and the W 1/2 corner of Section 16, T1S, R1W, S16M. The NW corner of Lot 9 is North 160.66' and East 800.30' from the said W 1/2 corner. This plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys".
- The street address of the units within CUSTOM INDUSTRIAL COMPLEX are as shown. Example address for Unit 4A: Unit 4A, 1745 South Milestone Drive, Salt Lake City, UT 84104.
- Project Benchmark: The Top back of curb at the storm drain catch basin in front of Lot 8, USGS Elev. 4235.06.
- The unit dimensions and elevations shown on this Plat were prepared from information derived from architectural plans. As such, slight modifications during construction should be expected and Plat Amendments may be required. The owner agrees to construct the buildings as per this record of survey. If any changes are proposed after recordation of this Plat, a Plat Amendment would be required to remedy any conflicts or differences.
- The Owners Association shall have a blanket easement over units space for the purpose of maintaining structural walls and utilities.
- There are 3" wide structural wall easements along both sides of ownership lines that separate units. There are 6" wide easements, within the units, along the ownership lines that are adjacent to common areas shown on this plat.
- Structural wall easements apply to interior walls and walls separating units. The easements are granted to the Owners Association for the purpose of maintenance and protection of the structural exterior walls to include cosmetic purposes.
- All dimensions from buildings to property lines are either perpendicular to property line concerned or at the bearing line of the applicable building wall extended to the property line and are measured to exterior surface of foundation wall.
- This Project may be expanded in the future to include Lot 8 of the Century East Business Center Plat A.
- All of the space within the boundary, except as shown herein on this plat, are common areas, Common Area "B" and Common Area "C" are convertible land and may be converted to unit spaces with the plat expansion into Lot 8.
- All Unit Ownership Lines are parallel or perpendicular to each other.
- This plat was prepared by PPAT L.L.C., 1745 South, Milestone Dr., Salt Lake City, UT 84104, (801)-877-0242.
- Lot 9 Tax ID 15-16-151-006.
- An Easement affects the property of this plat, see Entry No. 79000556, Book 8349 Page 8308.
- Units of Custom Industrial Complex are subject to Declarations of Covenants, Conditions and Restrictions.
- The Century East Business Center Plat A is recorded at the Salt Lake County Records Office Book 2004P Page 118.
- This plat was prepared, restricted, and easements contained in that Certain Warranty Deed recorded May 20, 1999, as Entry No. 2285424, in BK 2750, at Page 500.
- Common Area "B" is also a part of Easement Book 8391, Page 4568.

**OWNER'S DEDICATION AND CONSENT TO RECORD**

Know all men by these presents that the undersigned is the owner of the herein described tract of land, and hereby causes the same to be divided into private units and common areas, as set forth in this Record of Survey Map and in the Declaration, heretofore to be known as CUSTOM INDUSTRIAL COMPLEX A Utah Condominium Project, submitting the property to the provisions of the Utah Condominium Ownership Act and the undersigned, does hereby dedicate for the perpetual use of owners of condominiums in CUSTOM INDUSTRIAL COMPLEX of common areas, reserving the right to place units on the convertible land in Common Areas B and C.

Also, the owner hereby dedicates to Salt Lake City, Utah Power, Gas and Water, a non-exclusive easement over Common Area "A" as shown on this plat for the purpose of providing emergency services and necessary utility installation, maintenance, and use for the CUSTOM INDUSTRIAL COMPLEX.

Executed this 14<sup>th</sup> day of Sept., 2004.  
 PPAT L.L.C., a Utah Limited Liability Company  
 By: Thomas Paulson Member By: Robert Butcher Member

**ACKNOWLEDGMENT**

STATE OF UTAH }  
 COUNTY OF Salt Lake }

On the 14<sup>th</sup> day of September, 2004, personally appeared before me Thomas Paulson and Robert Butcher who, being duly sworn, did say that they are Members of PPAT L.L.C., a Utah Limited liability company, and that the written and foregoing Owner's Dedication and Consent to Record was signed on behalf of said Company and duly executed the same.

Notary Public  
 Residing at: Salt Lake City, UT My Commission Expires: 10/2/2004

**SURVEYOR'S CERTIFICATE**

I, Doris Perkins, do hereby certify that I am a Professional Land Surveyor and that I hold Certificate No. 154246 as prescribed under the laws of the State of Utah. I further certify that the information on this plat shows correct and accurate representation of the land surveyed. I further state that the location of improvements shown herein were derived from Architectural drawings and floor plans and has been prepared in conformity with the minimum standards and requirements of the Utah State Board of Professional Land Surveyors.

Doris Perkins  
 Date: Sept 14, 2004



**VICINITY MAP**

NUMBER	BUILDING SERVICES	CITY PLANNING DIRECTOR	PUBLIC UTILITIES DEPARTMENT	CITY ENGINEERING DIVISION	CITY ATTORNEY	SALT LAKE CITY APPROVAL	RECORDED	NUMBER
ACCOUNT	APPROVED THIS DAY OF 2004.	APPROVED AND ACCEPTED BY THE SALT LAKE CITY ENGINEERING DIVISION THIS DAY OF 2004.	APPROVED AS TO THE SANITARY SEWER, WATER AND DRAINAGE THIS DAY OF 2004.	I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH AVAILABLE INFORMATION ON FILE IN THIS OFFICE AND IS HEREBY APPROVED.	APPROVED AS TO FORM ON THIS DAY OF 2004.	PRESENTED TO SALT LAKE CITY THIS AT WHICH TIME THIS PLAT WAS APPROVED AND ACCEPTED BY THE CITY ENGINEERING DIVISION AND CITY ATTORNEY.	ENTRY NO. 2004P-356, BOOK 2004P, PAGE 356.	ACCOUNT
SHEET	SALT LAKE CITY BUILDING OFFICIAL	<u>[Signature]</u> 10/16/04	<u>[Signature]</u>	<u>[Signature]</u> CITY ENGINEER	<u>[Signature]</u> CITY ATTORNEY	<u>[Signature]</u>	DATE OF 11-23-04 TIME 1:57 pm.	SHEET
OF 14473							RECORDED AND FILED AT THE REQUEST OF P.P. & T.	OF SHEETS

2004P-356



15-16-1 15-16-101-00B \$44.00