

# AUBLE OFFICE CONDOMINIUMS

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18,  
TOWNSHIP 5 SOUTH, RANGE 2 EAST,  
SALT LAKE BASE AND MERIDIAN  
AMERICAN FORK CITY, UTAH COUNTY, UTAH



**SURVEYOR'S CERTIFICATE**  
I, BRIAN A. LINAM DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 56, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1963 AS AMENDED; CERTIFICATE NUMBER 7240531. 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, UPON WHICH HAS BEEN CONSTRUCTED, HEREAFTER KNOWN AS AUBLE OFFICE CONDOMINIUMS, A UTAH CONDOMINIUM PROJECT IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE CONDOMINIUM PLAN FOR SAID PROJECT IS ACCURATE AND COMPLIES WITH THE PROVISION OF SECTION 67-11-13 (1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT.

**BOUNDARY DESCRIPTION**  
AN ENTIRE TRACT OF LAND, SITUATE IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, IN UTAH, WHICH TRACT IS DESCRIBED MORE PARTICULARLY AS FOLLOWS:  
BEGINNING AT A POINT BEING S 00°29'18" E 543.92 FEET ALONG THE SECTION LINE AND EAST 1472.23 AND SOUTH 21.28 SOUTH FROM THE WEST QUARTER CORNER OF SAID SECTION 18, AND RUNNING THENCE THENCE SOUTH 143.74 FEET; THENCE WEST 281.02 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF SR-129 (NORTH COUNTY BOULEVARD); THENCE N 03°09'58" E 132.33 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE; THENCE N 65°43'49" E 29.61 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 300 NORTH STREET; THENCE SOUTH 89°49'42" EAST 253.70 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED ENTIRE TRACT OF LAND CONTAINS 40,321 SQUARE FEET OR 0.928 ACRES, MORE OR LESS.  
BY: **BRIAN A. LINAM**  
2022 FEB 09 10:15 AM REC. 155.20 BY 15  
RECORDED FOR AMERICAN FORK CITY

**OWNERS DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNING OWNER(S) OF SAID TRACT OF LAND DESCRIBED HEREON DO HEREBY CERTIFY THAT WE CONSENT TO THE RECONSTRUCTION OF THIS CONDOMINIUM PLAN IN ACCORDANCE WITH UTAH CODE ANNOTATED 67-1M3, SUBDIVIDING THE LAND INTO CONDOMINIUM OWNERSHIP, AND CREATING UNITS, COMMON AREAS, LIMITED COMMON AREAS AND EASEMENTS ALL AS SET FORTH HEREIN TO HEREAFTER BE KNOWN AS  
**AUBLE OFFICE CONDOMINIUMS**  
UTILITY DEDICATION  
BY EXECUTION OF THIS PLAN, THE OWNERS SHOWN BELOW DOES HEREBY GRANT AND CONVEY TO THE CITY AND OTHER PUBLIC UTILITY COMPANIES, A PERMANENT EASEMENT AND RIGHT-OF-WAY IN AND TO THOSE AREAS REFLECTED ON THE MAP AND DEFINED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THIS PROJECT AS "COMMON AREA" INCLUDING PRIVATE STREETS AND PRIVATE DRIVEWAYS) FOR CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILITIES AND APPURTENANCES TOGETHER WITH RIGHT OF ACCESS THERETO.  
**RESERVATION OF COMMON AREAS**  
BY EXECUTION OF THIS PLAN, THE OWNERS SHOWN BELOW DOES HEREBY RESERVE ALL AREAS SHOWN ON THIS PLAN OR DESCRIBED IN THE DECLARATION OF CONDOMINIUM AS "COMMON AREA" FOR THE COMMON ENJOYMENT OF ALL OWNERS AND SUCH OWNERS GUESTS AND INVITEES AS SPECIFICALLY DESCRIBED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THE PROJECT. IN WITNESS WHEREOF, THE OWNER(S) HAVE HEREUNTO SET OUR HANDS THIS 17<sup>TH</sup> DAY OF January, A.D. 2022.  
**Steve Davies - AUBLE OFFICE BUILDING, LLC**  
BY: **STEVE DAVIES**  
ITS: **MANAGED**

**ACKNOWLEDGMENT**  
STATE OF UTAH } S.S.  
County of Salt Lake }  
ON THIS 4 DAY OF January, IN THE YEAR 2022, BEFORE ME **Lisa Halverson**, A NOTARY PUBLIC, PERSONALLY APPEARED **Steve Davies**, THE MANAGING MEMBER OF AUBLE OFFICE BUILDING, LLC (PROVIDED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO IN THE FOREGOING OWNERS DEDICATION AND SAID AUBLE OFFICE BUILDING, LLC AND I KNOWLEDGED THAT HE/SHE/THEY EXECUTED THE SAME.  
MY COMMISSION EXPIRES: 6/3/23 COMMISSION NUMBER: 705991  
**Lisa Halverson** (DATE) **Lisa Halverson** (SIGNED) A NOTARY PUBLIC COMMISSIONED IN UTAH

**ACCEPTANCE BY LEGISLATIVE BODY**  
THE CITY COUNCIL OF THE CITY OF AMERICAN FORK, COUNTY OF UTAH, APPROVES THIS DEDICATION PLAN, AND HEREBY ACCEPTS THE DEDICATION OF ALL EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF SAID PUBLIC.  
THIS 14 DAY OF December, A.D. 2021.  
**Pauline** CITY COUNCIL MEMBER  
**Frank** CITY COUNCIL MEMBER  
**Steve** CITY COUNCIL MEMBER  
**Alison Ambrose** CITY ENGINEER  
ATTEST: **Walter Walker** CLERK-RECORDER (SEE SEAL BELOW)

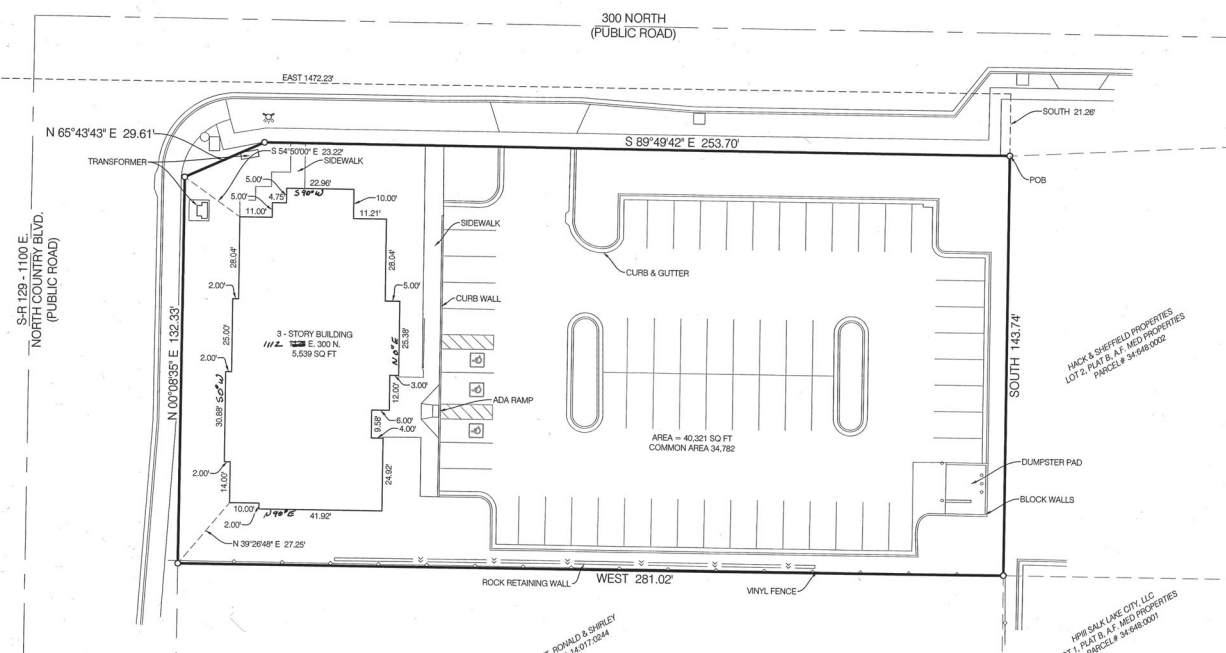
**PLANNING COMMISSION APPROVAL**  
APPROVED THIS 17 DAY OF November, A.D. 2021, BY THE AMERICAN FORK CITY PLANNING COMMISSION.  
**Walter Walker** PLANNER  
**John H. Wells** PLANNING COMMISSION CLERK

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AMERICAN FORK CITY, UTAH COUNTY, UTAH

WATER AND SEWER AUTHORITY APPROVAL  
APPROVED THE 10 DAY OF January, A.D. 2022, BY THE WATER AND SEWER AUTHORITY.  
**BENCHMARK CIVIL**  
BENCHMARK ENGINEERING & LAND SURVEYING  
9318 SOUTH STATE STREET SUITE #100  
SANDY, UTAH 84070  
www.benchmarkcivil.com

SURVEYOR'S SEAL  
NOTARY PUBLIC SEAL  
CLERK-RECORDER SEAL  
PLANNING COMMISSION SEAL

SHEET 1 OF 3  
2011306CP-DWG



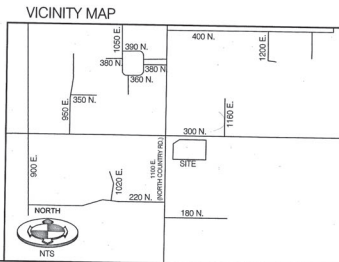
### LEGEND & ABBREVIATIONS

- ◆ SECTION CORNER OR QUARTER CORNER (FOUND)
- BOUNDARY CORNER (SET 5/8" x 24" REBAR AND CAPS OR PLAT NOTED)
- OFFSET PINS TO BE SET IN TOP BACKS OF CURB AND 5/8" x 24" REBAR AND CAPS TO BE SET AT ALL REAR LOT CORNERS MARKED "BENCHMARK ENG."
- SECTION LINE
- - - BOUNDARY LINE
- - - ADJACENT PROPERTY
- - - STREET CENTERLINE
- - - P.U.E. - PUBLIC UTILITY EASEMENT
- RIGHT OF WAY
- FIRE HYDRANT

**LAND USE TABLE**  
BUILDING AREA = 5,539 SQ FT  
LIMITED COMMON AREA = 0  
COMMON AREA = 34,782 SQ FT  
TOTAL AREA = 40,321 SQ FT  
1 - BUILDING  
3 - UNITS

**FLOOD ZONE DESIGNATION**  
SUBJECT PROPERTY DELINEATED AS ZONE "X" BY F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL MAP NO. 46060C0169F, EFFECTIVE JUNE 19, 2020.  
**ZONE**  
ZONE: P-1  
**PROJECT ADDRESS**  
1134 E. 300 N.  
AMERICAN FORK, UT 84104

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.

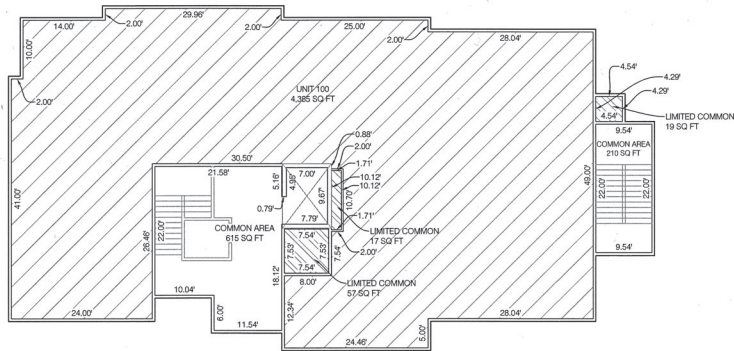


18104 1 of 3

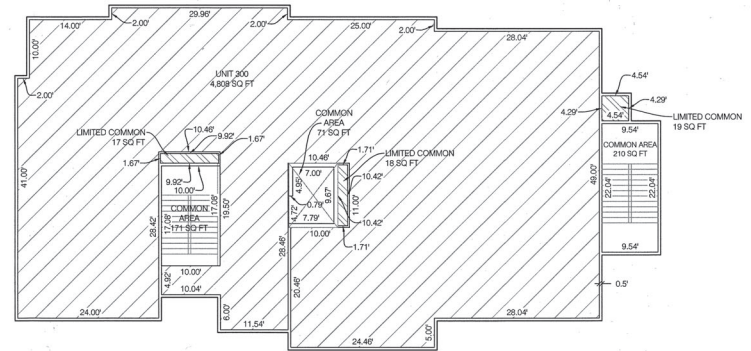
Section 18, T.5S, R.2E, T.U-060 B.M.

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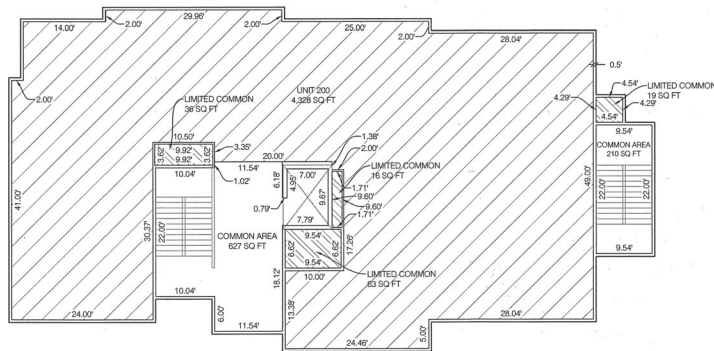
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FIRST FLOOR

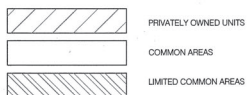


THIRD FLOOR



SECOND FLOOR

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**BENCHMARK**  
ENGINEERING &  
LAND SURVEYING  
9138 SOUTH STATE STREET SUITE # 100  
SANDY, UTAH 84070 (801) 542-7192  
www.benchmarkcivil.com



181104 2 of 3

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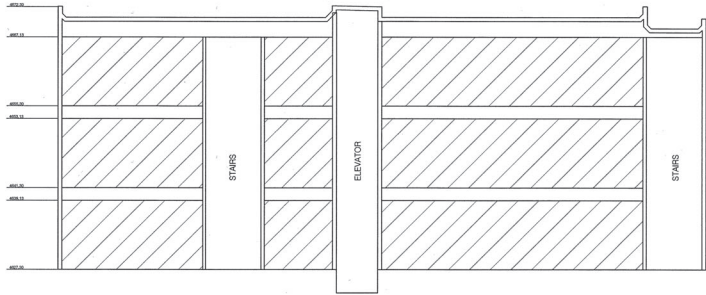
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REF: 17689120022 Rev # 18114  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
552 PM MT TIME - FEE \$5.00 BY TR  
RECORDED FOR AMERICAN FORK CITY

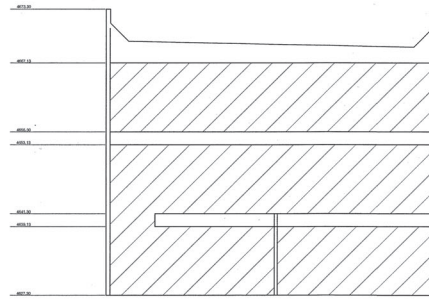
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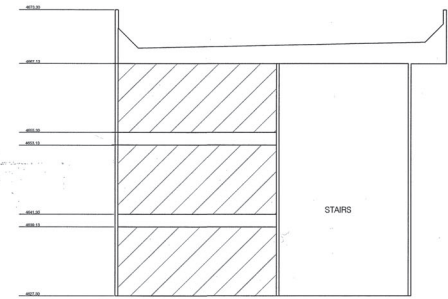
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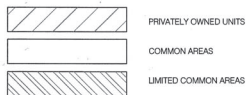
FRONT AND REAR ELEVATIONS



LEFT SIDE



RIGHT SIDE



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18164 30F3

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AMERICAN FORK, UTAH COUNTY, UTAH

SHEET 3 OF 3

ENT 17689-2022 Rev 4 18164  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
3102 PM BY TSM IN FILE 15430 BY TR  
RECORDED FOR AMERICAN FORK CITY

2011308cp.dwg