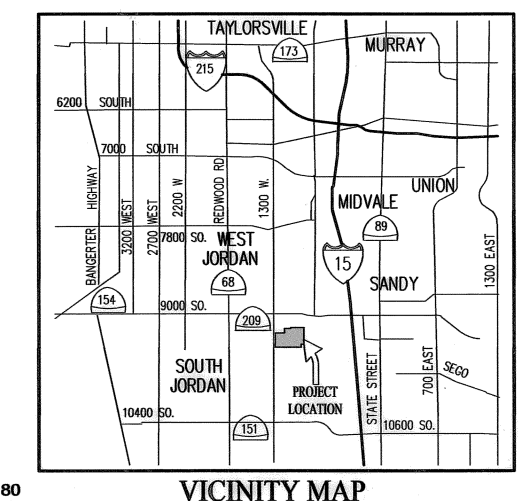


# WEST JORDAN GATEWAY OFFICE CONDOMINIUM PHASE 1 - AMENDED

A COMMERCIAL PLANNED UNIT DEVELOPMENT  
 (AMENDMENT REDEFINES BUILDING PRIVATE SPACE AND COMMON SPACE)  
 SITUATED WITHIN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, T. 3 S., R. 1 W., S.L.B. & M.  
 WEST JORDAN CITY, SALT LAKE COUNTY, STATE OF UTAH



**SURVEYOR'S CERTIFICATE**  
 I, MICHAEL W. MADEAL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE NUMBER 4938744, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNER(S), I HAVE DIRECTLY SUPERVISED A SURVEY OF THE PARCEL(S) OF LAND REPRESENTED HEREON AND HAVE SUBDIVIDED SAID PARCEL(S) OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS: WEST JORDAN GATEWAY OFFICE CONDOMINIUM PHASE 1 - AMENDED, AND THAT THE SAME HAS BEEN LAYED OUT ON THE GROUND AS SHOWN ON THIS PLAN.

**BOUNDARY DESCRIPTION**  
 A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, IN SALT LAKE COUNTY, UTAH. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS 5000'25" W 422.78 FEET AND S89°58'35"E 40.00 FEET; THENCE S00°04'50"E 180.36 FEET; THENCE S89°58'35"E 208.10 FEET; THENCE S00°04'50"E 60.43 FEET; THENCE N89°55'10"E 170.46 FEET; THENCE N00°04'50"W (RECORD PLAT DESCRIPTION BEARING N00°04'50"W, 164.15 FEET; THENCE N89°55'10"E 12.00 FEET; THENCE N00°04'50"W 187.00 FEET; THENCE S89°55'10"W 28.60 FEET; THENCE N00°04'50"W 30.34 FEET; THENCE WEST 151.41 FEET; THENCE S00°01'25"W 105.79 FEET; THENCE S89°55'10"W 223.30 FEET; THENCE S00°01'25"W 34.74 FEET TO THE POINT OF BEGINNING.

**BUILDING ADDRESS TABLE**

BUILDING	ADDRESS
1	9071 SOUTH 1300 WEST

**PROPERTY AREA MATRIX**

GROSS AREA OF PROPERTY	76,897 S.F. or 1.765 Acres
EXTERIOR BUILDING AREA (AT MAIN FLOOR)	8,838 S.F. or 0.203 Acres
COMMON AREA OF PROPERTY	68,059 S.F. or 1.562 Acres
STANDARD PARKING STALLS (ALL COMMON)	91 EA.
DISABILITY PARKING STALLS (ALL COMMON)	4 EA.

**SURVEYOR'S NARRATIVE**  
 IT IS THE INTENT OF THIS PLAN AND THE SURVEY ON WHICH IT IS BASED TO CORRECTLY REPRESENT THE BOUNDARY LINES AND PROPERTY CORNERS OF THE SUBJECT PARCEL AND TO DEVELOP A CONDOMINIUM PLAN OF THE SUBJECT PARCEL. THE BASIS OF BEARING FOR THIS SURVEY IS S 00°01'25" W ALONG THE SECTION LINE FOR A DISTANCE OF 2654.09 FEET AS SCATTERED BETWEEN FOUND MONUMENTS REPRESENTING THE WEST QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. AS PART OF THIS SURVEY, MERIDIAN HAS CONDUCTED FIELD SEARCHES FOR EVIDENCE AND MONUMENTATION. FOUND EVIDENCE AND MONUMENTATION IS REPRESENTED HEREON. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS PART OF THIS SURVEY IS NOTED BELOW. THERE MAY EXIST OTHER EVIDENCE, MONUMENTATION AND DOCUMENTS THAT COULD AFFECT THIS SURVEY. ANY NEW EVIDENCE, MONUMENTATION OR DOCUMENTS CONTRADICTORY TO THIS SURVEY SHOULD BE PRESENTED TO THE SURVEYOR FOR HIS REVIEW AND CONSIDERATION.

- NOTE: IN ORDER TO UNDERSTAND THE RELATIONSHIP OF THE EXISTING IMPROVEMENTS AND OCCUPATION RELATIVE TO THE BOUNDARY LINES AND PROPERTY CORNERS REPRESENTED HEREON, REFERENCE AND NOTICE IS HEREBY MADE AND GIVEN TO THE PURCHASERS, USERS AND THOSE RELIANT ON THIS PLAN TO A BOUNDARY SURVEY OF THE SUBJECT PROPERTY, PERFORMED BY MERIDIAN ENGINEERING, INC. AND ON FILE WITHIN THE OFFICE OF THE COUNTY SURVEYOR, RECORDED AS SURVEY NUMBER S2006-03-0282.
1. ALL VESTING DOCUMENTS LISTED ABOVE (RECORD DESCRIPTIONS).
  2. ADJOINING DEED CONVEYED TO JERARD H. DINKELMAN AND LARRY DIMICK IN BOOK 9139 AT PAGE 8095 AS ENTRY NUMBER 9393367. (TAX ID - 27-02-301-028)
  3. ADJOINING DEED CONVEYED TO D.R.Y. #1 LLC IN BOOK 8793 AT PAGE 5482 AS ENTRY NUMBER 8642573. (TAX ID - 27-02-301-073)
  4. ADJOINING DEED CONVEYED TO JAMES A. JONES JR. AND SABINA A. JONES IN BOOK 8561 AT PAGE 3544 AS ENTRY NUMBER 8137458. (TAX ID - 27-02-301-075)
  5. ADJOINING DEED CONVEYED TO JTR PAXTON 90-13, LC IN BOOK 7402 AT PAGE 1708 AS ENTRY NUMBER 6367247. (TAX ID - 27-02-301-022)
  6. ADJOINING DEED CONVEYED TO JTR-PAXTON NINETY-THIRTEEN IN BOOK 7408 AT PAGE 582 AS ENTRY NUMBER 6367247. (TAX ID - 27-02-301-020)
  7. ADJOINING DEED CONVEYED TO PLATINUM CAR CARE, LLC IN BOOK 8544 AT PAGE 8006 AS ENTRY NUMBER 8360471. (TAX ID - 27-02-301-074)
  8. ADJOINING DEED CONVEYED TO HOMEBUILDERS ASSOCIATION, LLC IN BOOK 8606 AT PAGE 8923 AS ENTRY NUMBER 8257590. (TAX ID - 27-02-301-076)
  9. BOUNDARY SURVEY FILED BY ENGIN ENGINEERING AND FILED AS SURVEY NUMBER S2004-06-0368. (ARRESTING TAX ID NUMBERS- 27-02-301-010, 27-02-301-016, 27-02-301-084 AND 27-02-301-081).
  10. SUBDIVISION PLAN: WEST JORDAN GATEWAY OFFICE CONDOMINIUM PHASE 1, RECORDED 6-26-1998 IN BOOK 98-6P AT PAGE 158 AS ENTRY NUMBER 7009345.
  11. ADJOINING SUBDIVISION PLAN TRIMBLE CREEK SUBDIVISION PHASE 2 RECORDED 8-7-2007 IN BOOK 2007P AT PAGE 324 AS ENTRY NUMBER 1018268.

**ACKNOWLEDGMENT (CORPORATE)**  
 STATE OF UTAH }  
 COUNTY OF SALT LAKE }  
 ON THE 11th DAY OF October, 2011, PERSONALLY APPEARED BEFORE ME \_\_\_\_\_, who being by me duly sworn, did say that \_\_\_\_\_ is the \_\_\_\_\_ of \_\_\_\_\_, INC., AND THAT THE WITHIN OWNER'S DEDICATION WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF RESOLUTION OF ITS BOARD OF DIRECTORS AND THE SAID ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.  
 MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

**ACKNOWLEDGMENT (LIMITED LIABILITY CORP.)**  
 STATE OF UTAH }  
 COUNTY OF SALT LAKE }  
 ON THE 11th DAY OF October, 2011, PERSONALLY APPEARED BEFORE ME \_\_\_\_\_, who being by me duly sworn, did say that \_\_\_\_\_ is the \_\_\_\_\_ of \_\_\_\_\_, LLC, AND THAT THE WITHIN PLAT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF RESOLUTION OF ITS BOARD OF DIRECTORS AND THE SAID ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.  
 MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

**OWNER'S DEDICATION**  
 KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE PARCELS OF LAND DESCRIBED HEREON AS WEST JORDAN GATEWAY OFFICE CONDOMINIUM PHASE 1 - AMENDED, A UTAH CONDOMINIUM LOCATED ON SAID PARCELS OF LAND HAVE CAUSED THE SAME TO BE SURVEYED AND A CONDOMINIUM PLAN CONSISTING OF FOUR (4) SHEETS TO BE PREPARED, AND DOES HEREBY CONSENT TO THE RECORDBOOKING OF THIS CONDOMINIUM PLAN AND SUBMITS THIS PROPERTY TO THE UTAH CONDOMINIUM OWNERSHIP ACT, AND DOES HEREBY DESIGNATE ALL STREETS, UNLESS OTHERWISE INDICATED, AS COMMON STREETS INTENDED FOR THE USE OF THE CONDOMINIUM OWNER'S AND FOR INGRESS AND EGRESS IN, OFF AND THROUGH SAID WEST JORDAN GATEWAY OFFICE CONDOMINIUM PHASE 1 - AMENDED, SUBJECT TO ANY RESTRICTIONS AND EASEMENTS OF RECORD.  
 ALSO, SAID OWNER(S) HEREBY OFFER AND CONVEY TO ALL PUBLIC UTILITY AGENCIES AND THEIR SUCCESSORS OR ASSIGNS A PERPETUAL EASEMENT AND RIGHT OF WAY TO THE AREAS SHOWN ON THIS CONDOMINIUM PLAN AS COMMON AREAS FOR THE CONSTRUCTION AND MAINTENANCE OF SUBSTRAINMENT OR OVERHEAD ELECTRICAL, TELEPHONE OR COMMUNICATION, NATURAL GAS, SEWER AND WATER LINES AND APPURTENANT PARTS THEREOF, TOGETHER WITH RIGHT OF ACCESS.  
 DATED THIS 11th DAY OF October, A.D. 2011  
 \_\_\_\_\_  
 WEST JORDAN GATEWAY LLC  
 BY: WAYNE NEDERHAUSEN, PRESIDENT  
 \_\_\_\_\_ VICE

**CW MANAGEMENT CORP.**  
 9071 SOUTH 1300 WEST, WEST JORDAN, UT. 84088

**MERIDIAN ENGINEERING, INC.**  
 9071 SOUTH 1300 WEST, WEST JORDAN, UT. 84088  
 PHONE (801) 969-7976 FAX (801) 969-7978

**WEST JORDAN GATEWAY OFFICE CONDOMINIUM PHASE 1 - AMENDED**  
 A COMMERCIAL PLANNED UNIT DEVELOPMENT  
 (AMENDMENT REDEFINES BUILDING PRIVATE SPACE AND COMMON SPACE)  
 SITUATED WITHIN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, T. 3 S., R. 1 W., S.L.B. & M., WEST JORDAN CITY, SALT LAKE COUNTY, STATE OF UTAH  
 BOUNDARY AND SITE PLAN, SHEET 1 OF 4  
 SALT LAKE COUNTY RECORDER  
 RECORDED: 11/13/2011 4:49  
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF CW Management Corp  
 DATE 11/23/2011 TIME 12:33 AM BOOK 2011P PAGE 1466  
 FEES \$ 123.00  
 \_\_\_\_\_  
 COUNTY RECORDER, Deputy

**LEGEND**  
 UNLESS OTHERWISE NOTED, PROPERTY CORNERS SET WITH 5/8" x 24" REBAR WITH YELLOW PLASTIC CAP STAMPED: MERIDIAN PLS 4938744  
 SECTION CORNER MONUMENT FOUND  
 1 PROPERTY BOUNDARY  
 2 EASEMENT LINE  
 3 ADJOINER BOUNDARY  
 4 SECTION LINE  
 5 FIRE HYDRANT  
 6 LIGHT POLE  
 7 HANDICAP STALL

**COMCAST CABLE COMPANY**  
 APPROVED THIS 13th DAY OF April, A.D. 2011  
 BY COMCAST.  
 \_\_\_\_\_  
 COMCAST AUTHORIZED AGENT

**QUESTAR**  
 APPROVED THIS 6th DAY OF April, A.D. 2011  
 BY QUESTAR.  
 \_\_\_\_\_  
 QUESTAR AUTHORIZED AGENT

**QWEST**  
 APPROVED THIS 6th DAY OF April, A.D. 2011  
 BY QWEST.  
 \_\_\_\_\_  
 QWEST AUTHORIZED AGENT

**SOUTH VALLEY SEWER DISTRICT ENGINEER**  
 I HEREBY CERTIFY THAT I HAVE HAD THIS PLAN EXAMINED BY THIS OFFICE AND IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE AND IS HEREBY APPROVED.  
 \_\_\_\_\_  
 SOUTH VALLEY SEWER DISTRICT ENGINEER

**CITY ENGINEER**  
 I HEREBY CERTIFY THAT I HAVE HAD THIS PLAN EXAMINED BY THIS OFFICE AND IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE AND IS HEREBY APPROVED.  
 \_\_\_\_\_  
 CITY ENGINEER  
 DATE 13 Oct 11

**CITY ZONING ADMINISTRATOR**  
 APPROVED THIS 10th DAY OF Oct, 2011 A.D., BY THE WEST JORDAN CITY PLANNING COMMISSION  
 \_\_\_\_\_  
 COMMISSION CHAIR

**BOARD OF HEALTH**  
 APPROVED THIS 7th DAY OF April, A.D. 2011  
 \_\_\_\_\_  
 JEREMY ROBERTS

**ROCKY MOUNTAIN POWER**  
 APPROVED THIS 9th DAY OF April, A.D. 2011  
 BY ROCK MOUNTAIN POWER CORP.  
 \_\_\_\_\_  
 ROCKY MOUNTAIN POWER CORP., AUTHORIZED AGENT

**CITY ATTORNEY**  
 APPROVED AS TO FORM THIS 13th DAY OF October, A.D. 2011  
 \_\_\_\_\_  
 CITY ATTORNEY

**CITY COUNCIL**  
 REPRESENTED WEST JORDAN THIS 13th DAY OF Oct. A.D. 2011  
 \_\_\_\_\_  
 MAYOR  
 \_\_\_\_\_  
 CITY RECORDER

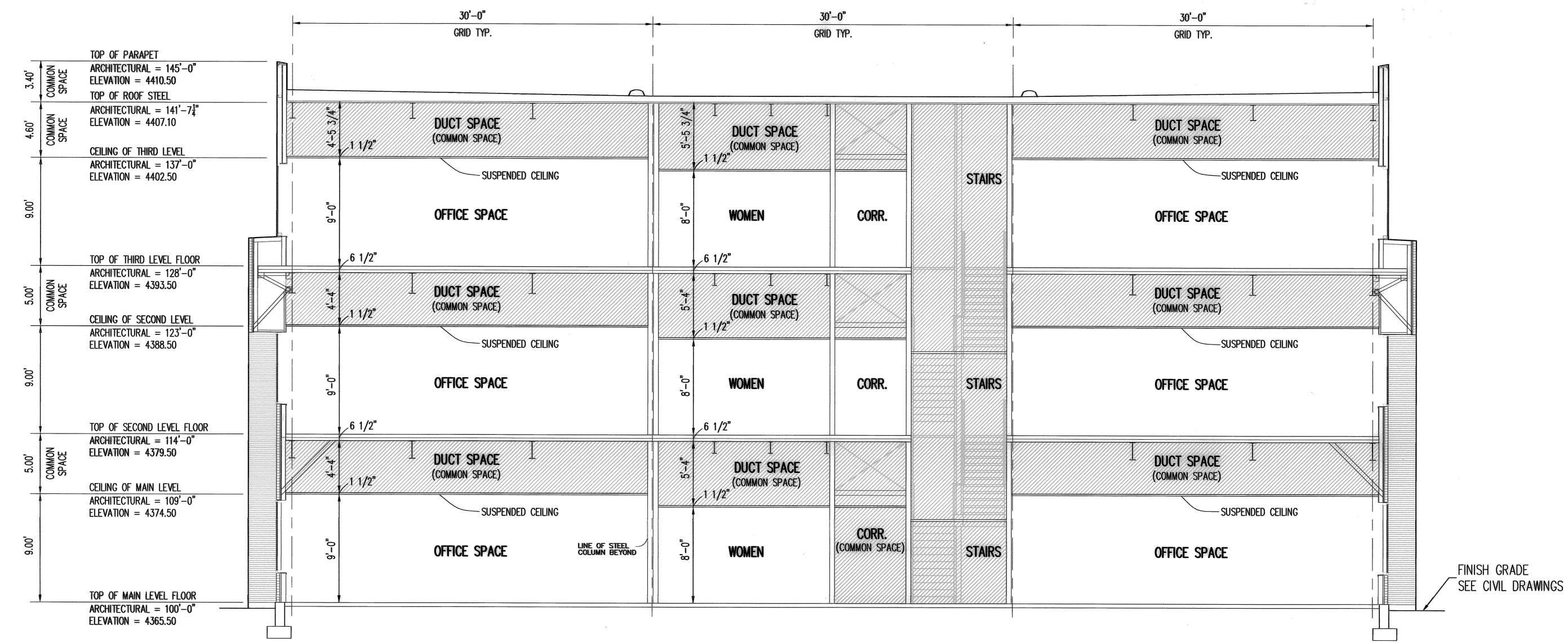
This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

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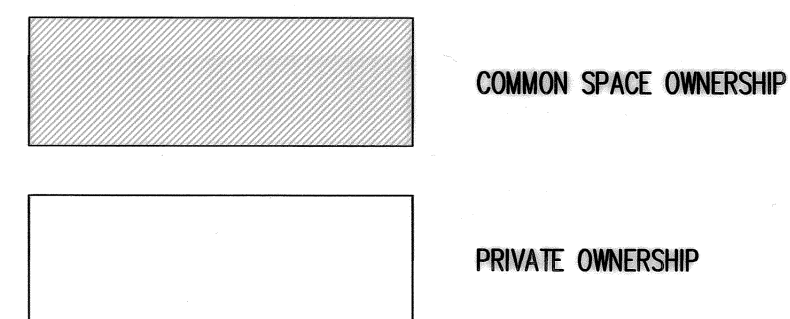








**BUILDING 1 - SECTION**  
SCALE: 1"=6'



**NOTES:**

1. UNLESS OTHERWISE SHOWN, ALL INTERIOR DIMENSIONS ARE TO THE INTERIOR SURFACE OF THE WALL INDICATED.
2. THE VERTICAL DIMENSIONS OF EACH UNIT AND EACH COMMON AREA EXTEND FROM THE FLOOR ELEVATION TO THE CEILING ELEVATION AT THE SAME HORIZONTAL LOCATION. FLOOR AND CEILING ELEVATIONS ON THE SAME LEVEL MAY VARY AT DIFFERENT HORIZONTAL LOCATIONS.
3. DIMENSIONS TAKE PRECEDENCE OVER SCALE.
4. ALL OFFICE SPACE ON ALL LEVELS IS CONVERTIBLE SPACE.

U:\PROJECTS\2013\20130418\101 Gateway Center Project\30418\101-3-2013-0822.dwg, Apr 16, 2011, 11:34am

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<b>CW MANAGEMENT CORP.</b> 9071 SOUTH 1300 WEST, WEST JORDAN, UT. 84088	
 <b>MERIDIAN</b> <small>ENGINEERING, INC.</small> <small>897 SOUTH REDWOOD ROAD, SUITE A</small> <small>WEST JORDAN, UTAH 84088</small> <small>PHONE: (801) 588-1215 FAX: (801) 588-1219</small>	
<b>WEST JORDAN GATEWAY OFFICE</b> <b>CONDOMINIUM PHASE 1 - AMENDED</b> <b>A COMMERCIAL PLANNED UNIT DEVELOPMENT</b> <small>(AMENDMENT RESERVES BUILDING PRIVATE SPACE AND COMMON SPACE)</small> <small>SITUATED WITHIN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1,</small> <small>T.3S., R.1W., S.13E., 4th - 8th - WEST JORDAN CITY, SALT LAKE COUNTY, STATE OF UTAH</small> <b>BUILDING 1 SECTION, SHEET 3 OF 4</b>	
<b>SALT LAKE COUNTY RECORDER</b> <small>RECORDED # 11202249</small> <small>STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE</small> <small>REQUEST OF <b>CW Management Corp</b></small> <small>DATE 12/28/2011 TIME 10:23 AM BOOK 2112 PAGE 166</small> <small>FEES \$122.00</small>  <small>COUNTY RECORDER, Deputy</small>	



