

JORDAN LANDING PROFESSIONAL CENTER

UNITS 100, 101, 102, 200, 201 & 202 JORDAN LANDING PROFESSIONAL CENTER
7478 SOUTH CAMPUS VIEW DRIVE WEST JORDAN CITY, UTAH

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN



SCALE: 1" = 20'

SURVEYOR'S CERTIFICATE

I, D. BRADFORD PETERSEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 36225, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT AT THE REQUEST OF THE OWNERS OF THE BELOW DESCRIBED LAND, I PERFORMED A SURVEY OF SAID LAND, THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE RESIDENTIAL DEVELOPMENT OF THIS RECORD OF SURVEY MAP, CONSISTING OF THE (2) PAGES IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13(1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR REESTABLISH THIS SURVEY.



BOUNDARY DESCRIPTION

ALL OF LOT 302, JORDAN LANDING TECHNOLOGY PARK PHASE II, AS RECORDED WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER, CONTAINS: 57,363 SQ. FT. 1.317 ACRES

NOTE: THE BASIS OF BEARING SHOWN ALONG THE SECTION LINE REPRESENTS A ROTATION OF 07°30'27" CLOCKWISE FROM SALT LAKE COUNTY A.B.P. INFORMATION AND IS BASED UPON AN AIRPORT GRID SYSTEM AT MUNICIPAL REPORT NO. 2 IN WHICH THE CENTERLINE OF THE RUNWAY IS GRID NORTH.

THE DESCRIBED TRACT OF LAND HEREON IS SUBJECT TO A DEED OF TRUST IN FAVOR OF BANK OF UTAH BY THE MORTGAGEE'S SIGNATURE BELOW. THE MORTGAGEE CONSENTS TO LOCATION FOR FORTUITOUS USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE AND UNCONDITIONALLY WAIVES, RELINQUISHES AND SUBORDINATES THE USE OR CHANGE OF THE DEED OF TRUST IN FAVOR OF THE LOCATION OF THE LAND TO PUBLIC USE.

DATE: 4-15-04
 DATE: _____
 DATE: _____

UTILITY DEDICATION

THE ADVANTAGE ONE, L.C., OWNER OF THE PARCEL OF LAND SHOWN UPON THIS RECORD OF SURVEY MAP OF THE JORDAN LANDING PROFESSIONAL CENTER, A UTAH OFFICE CONDOMINIUM PROJECT, CONSENTS TO THE PREPARATION OF THIS MAP AND DOES HEREBY OFFER AND CONVEY TO ALL PUBLIC UTILITY AGENCIES AND THEIR SUCCESSORS AND ASSIGNS A PERMANENT EASEMENT AND RIGHT-OF-WAY TO THE AREAS CURRENTLY OF RECORD FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, INDIAN, GAS, STEAM AND WATERLINES, AND APPURTENANCES THEREON, TOGETHER WITH THE RIGHTS OF ACCESS.

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

OWNER'S DEDICATION - CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED OWNER OF THE TRACT OF LAND DESCRIBED HEREON AS JORDAN LANDING PROFESSIONAL CENTER, A UTAH OFFICE CONDOMINIUM PROJECT LOCATED ON SAID TRACT OF LAND HAS CAUSED A SURVEY TO BE MADE AND THIS RECORD OF SURVEY MAP CONSISTING OF 2 SHEETS TO BE PREPARED, AND DOES HEREBY HEREBY CONSENT TO THE RECORDATION OF THIS CONDOMINIUM PLAT AND SUBMITS THIS PROPERTY TO THE UTAH CONDOMINIUM OWNERSHIP ACT AND DOES HEREBY DEEDS TO ALL STREETS, UNLESS OTHERWISE INDICATED, AS PRIVATE STREETS INTENDED FOR THE USE OF THE CONDOMINIUM OWNERS IN THE JORDAN LANDING PROFESSIONAL CENTER, A UTAH CONDOMINIUM PROJECT FOR PROGRESS AND EGRESS, SUBJECT TO ANY RESTRICTIONS AND EASEMENTS OF RECORD, DATED THROUGH 31st DAY OF APRIL 2004.

ADVANTAGE ONE, L.C. *Bradford Petersen*
 OWNER
 BRADFORD PETERSEN
 MORTGAGEE MANAGER

JORDAN LANDING PROFESSIONAL CENTER

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

SHEET 1 OF 2

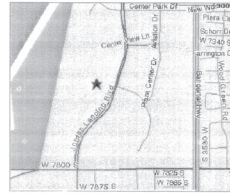
SALT LAKE COUNTY RECORDER

RECORDED # 9057685
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF ADVANTAGE ONE
 DATE: 5-10-04 TIME: 9:15 AM BOOK: 2004P-108

JEFFREY M. BLACK, DEPUTY
 SALT LAKE COUNTY RECORDER
 #6756
 FEE \$ 67.92
 2004P-108

EASEMENT NOTE:

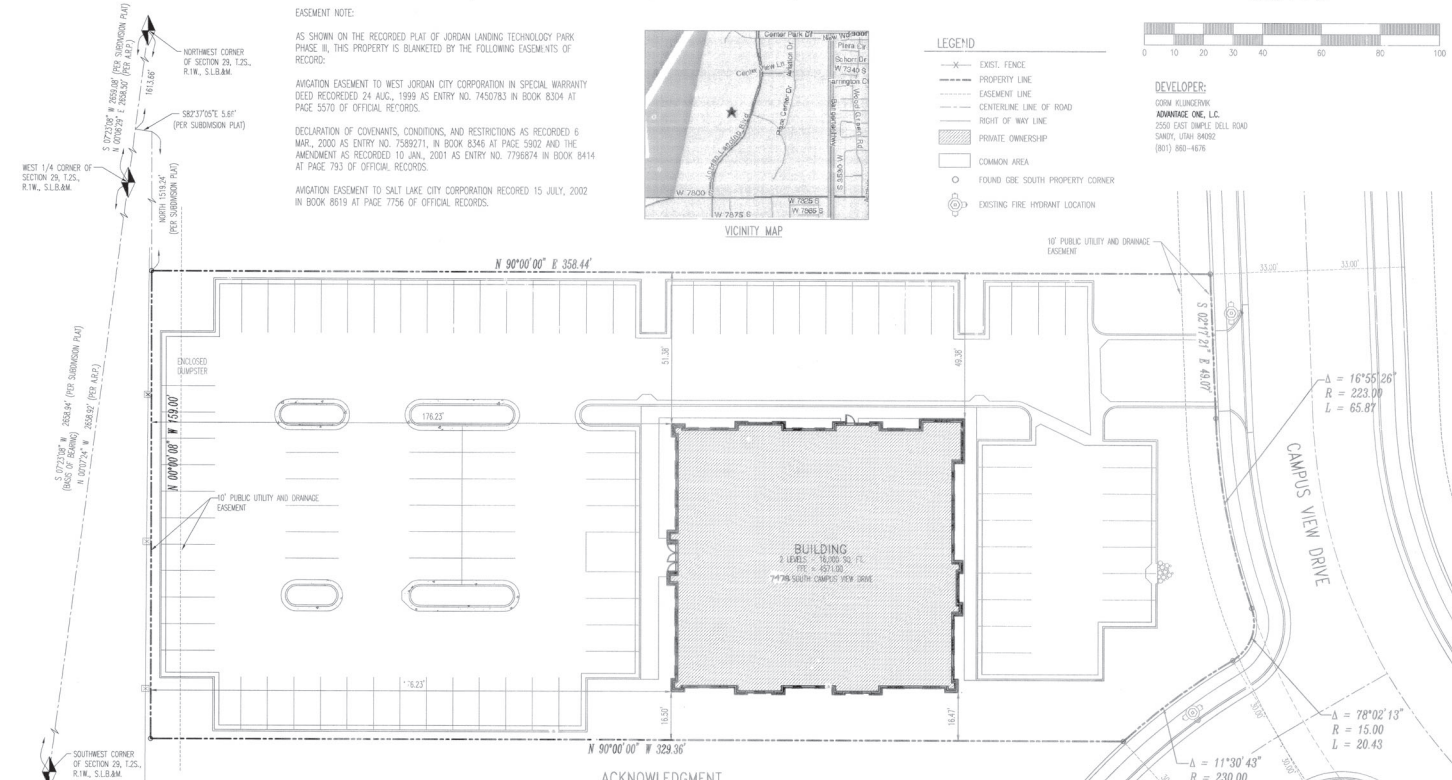
AS SHOWN ON THE RECORDED PLAT OF JORDAN LANDING TECHNOLOGY PARK PHASE II, THIS PROPERTY IS BLANKETED BY THE FOLLOWING EASEMENTS OF RECORD:
 AVIGATION EASEMENT TO WEST JORDAN CITY CORPORATION IN SPECIAL WARRANTY DEED RECORDED 24 AUG., 1999 AS ENTRY NO. 7450783 IN BOOK 8304 AT PAGE 5570 OF OFFICIAL RECORDS.
 DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AS RECORDED 6 MAR., 2000 AS ENTRY NO. 7589271, IN BOOK 8346 AT PAGE 5902 AND THE AMENDMENT AS RECORDED 10 JAN., 2001 AS ENTRY NO. 7796874 IN BOOK 8414 AT PAGE 793 OF OFFICIAL RECORDS.
 AVIGATION EASEMENT TO SALT LAKE CITY CORPORATION RECORDED 15 JULY, 2002 IN BOOK 8619 AT PAGE 7756 OF OFFICIAL RECORDS.



LEGEND

- EXIST. FENCE
- PROPERTY LINE
- EASEMENT LINE
- CENTERLINE LINE OF ROAD
- RIGHT OF WAY LINE
- PRIVATE OWNERSHIP
- COMMON AREA
- FOUND GBE SOUTH PROPERTY CORNER
- EXISTING FIRE HYDRANT LOCATION

DEVELOPER:
 109M KLUNGERVIK
 ADVANTAGE ONE, L.C.
 2550 EAST DUMPLER DELL ROAD
 SMOYI, UTAH 84082
 (801) 880-4676



ACKNOWLEDGMENT

STATE OF UTAH } S.S.
 County of Salt Lake
 On the 15 day of April, A.D. 2004, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, Bradford Petersen, and that they executed the same.

MY COMMISSION EXPIRES: 4/24/04
Bradford Petersen
 NOTARY PUBLIC
 RESIDING IN SALT LAKE COUNTY

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
 County of Salt Lake
 On the 15 day of April, A.D. 2004, 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 Bradford Petersen and that they executed the same.

MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC
 RESIDING IN SALT LAKE COUNTY

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
 County of Salt Lake
 On the 15 day of April, A.D. 2004, 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 Bradford Petersen and that they executed the same.

MY COMMISSION EXPIRES: 4/24/04
Bradford Petersen
 NOTARY PUBLIC
 RESIDING IN SALT LAKE COUNTY

OWEST COMMUNICATIONS
 APPROVED THIS 19th DAY OF April, A.D. 2004.
Bobby Vigil
 OWEST COMMUNICATIONS

QUESTAR GAS
 APPROVED THIS 19th DAY OF April, A.D. 2004.
Deanna Hopkins
 QUESTAR GAS

PACIFICORP
 APPROVED THIS 20th DAY OF April, A.D. 2004.
John Springer
 PACIFICORP

PLANNING COMMISSION

APPROVED THIS 5th DAY OF May, A.D. 2004.
 THE WEST JORDAN CITY PLANNING COMMISSION
David J. DeLay
 CHAIRMAN, WEST JORDAN CITY PLANNING COMMISSION

WEST JORDAN CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
 DATE: 4/27/04 *Wendell P. G.*
 WEST JORDAN CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 7th DAY OF May, A.D. 2004.
Carol L. Haines
 WEST JORDAN CITY ATTORNEY

WEST JORDAN CITY COUNCIL

PRESENTED TO THE WEST JORDAN CITY COUNCIL THIS 7th DAY OF May, A.D. 2004, AT WHICH TIME THIS PLAT WAS APPROVED AND ACCEPTED.
Carol Haines
 ATTEST: RECORDER
 Deputy
 21-24-301-007 27-24-31

McNEIL ENGINEERING AND LAND SURVEYING, L.C.
 PROFESSIONAL CIVIL ENGINEERING & LAND SURVEYING SERVICES
 8895 SOUTH 800 EAST, MIDVALE, UTAH 84047
 TEL: (801) 255-7700 FAX: (801) 255-9071 EMAIL: info@mcneileng.com
 VISIT OUR WEB SITE AT: www.mcneileng.com

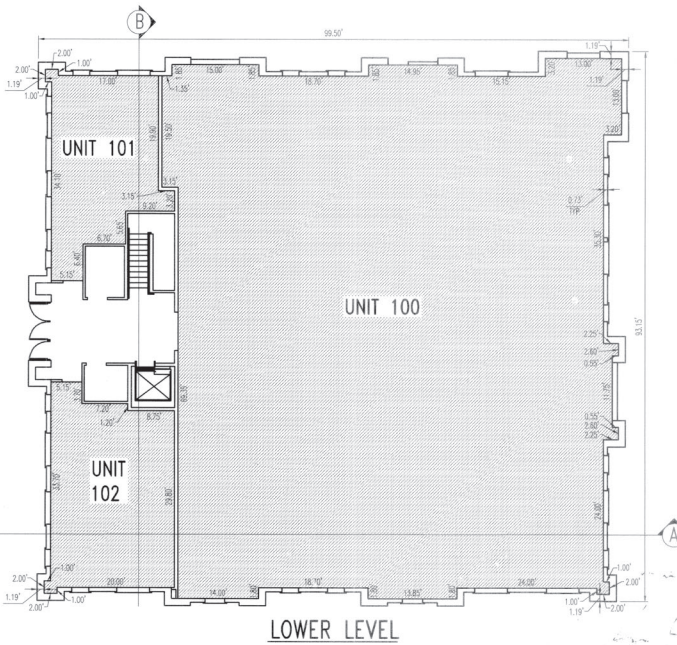
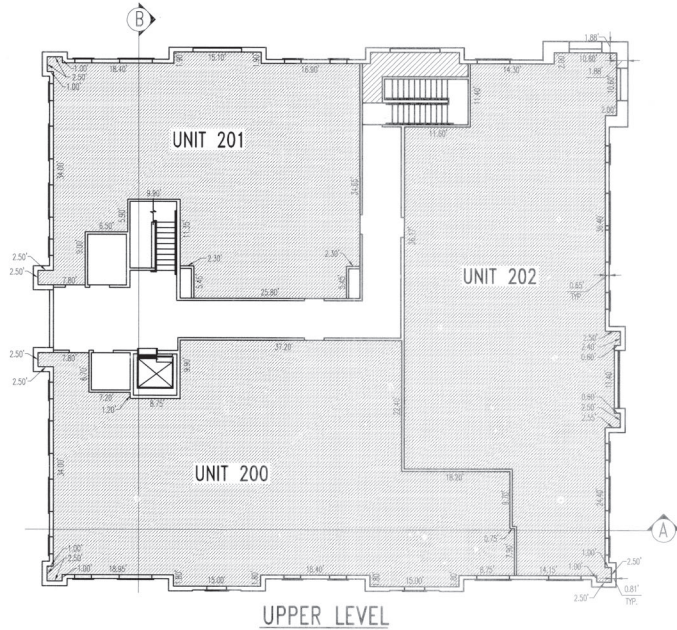


JORDAN LANDING PROFESSIONAL CENTER

UNITS 100, 101, 102, 200, 201 & 202 JORDAN LANDING PROFESSIONAL CENTER
7478 SOUTH CAMPUS VIEW DRIVE WEST JORDAN CITY, UTAH

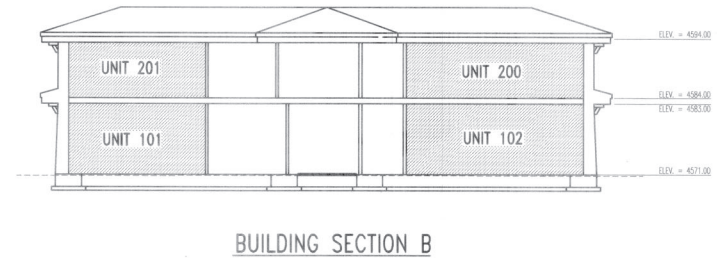
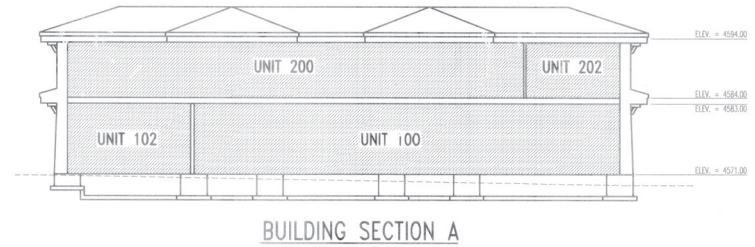
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

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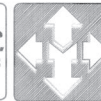
LEGEND

- PRIVATE OWNERSHIP
- COMMON AREA
- LIMITED COMMON AREA



SHEET 2 OF 2

**McNEIL ENGINEERING
AND LAND SURVEYING, L.C.**
PROFESSIONAL CIVIL ENGINEERING & LAND SURVEYING SERVICES
8995 SOUTH 900 EAST MIDVALE, UTAH 84047
TEL. (801) 255-7780 FAX (801) 255-8071 EMAIL info@mcneileng.com
VISIT OUR WEB SITE AT www.mcneileng.com



DEVELOPER:
GORM HUNGERFORD
SUNSET PROPERTIES
2550 EAST SIMPLE DELL ROAD
SANDY, UTAH 84192
(801) 860-4676

SALT LAKE COUNTY RECORDER

RECORDED # **9057685**
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND
FILED AT THE REQUEST OF **ADVANTAGE ONE**
DATE **5-10-04** TIME **9:15AM** BOOK **2004P** PAGE **108**
6730
FEE \$

JEFFREY M. BLACK DEPUTY
SALT LAKE COUNTY RECORDER

2004P-108