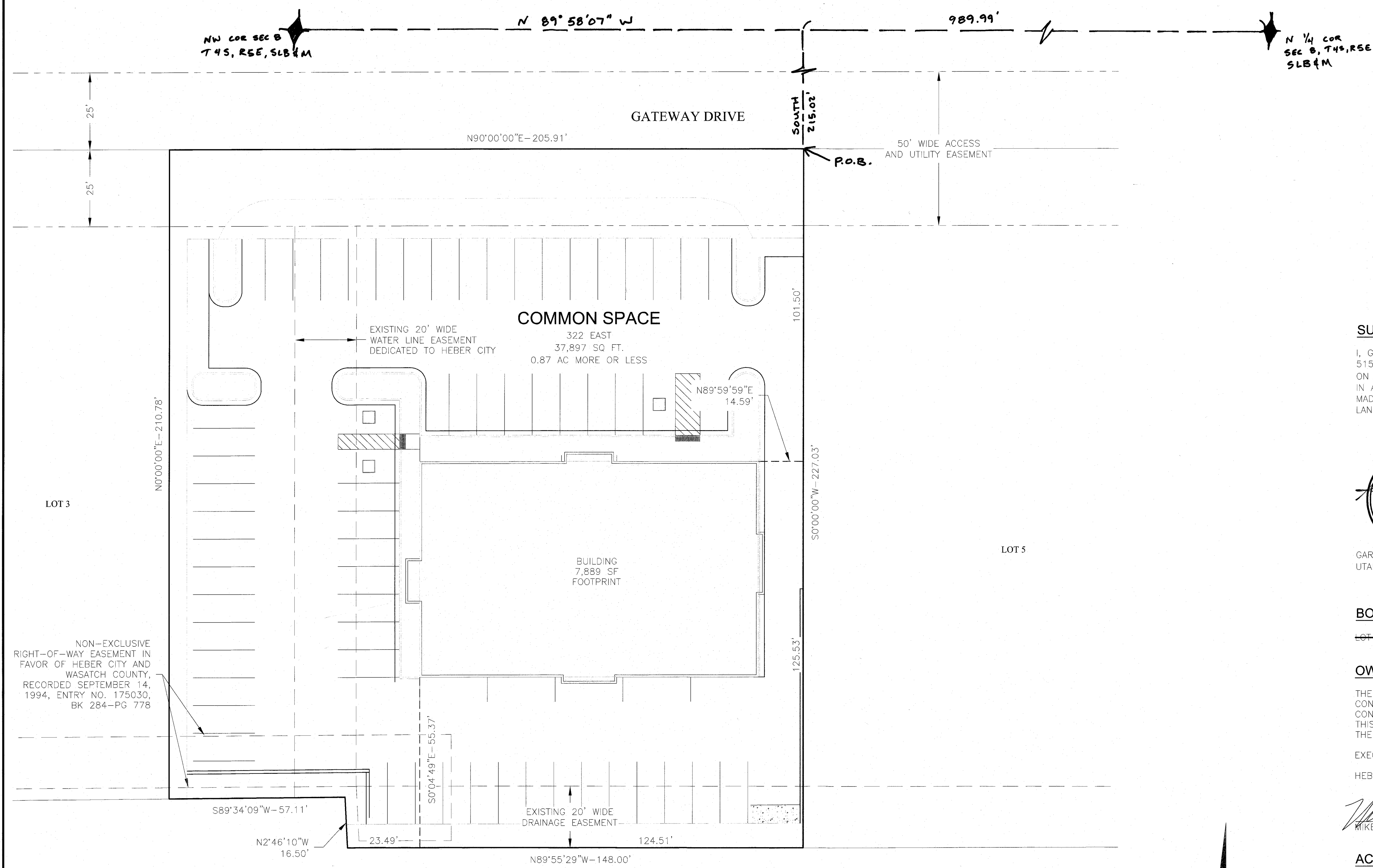
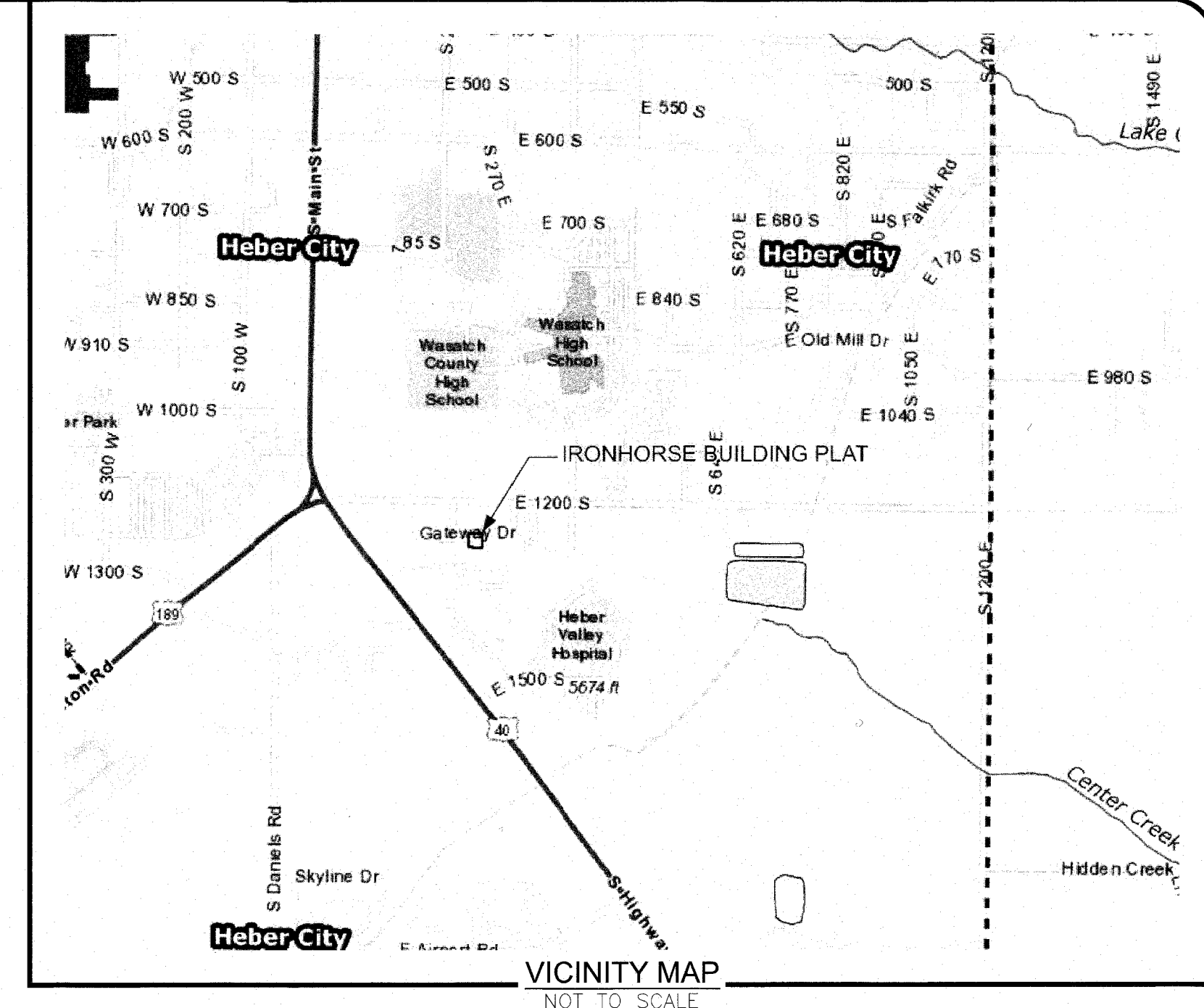
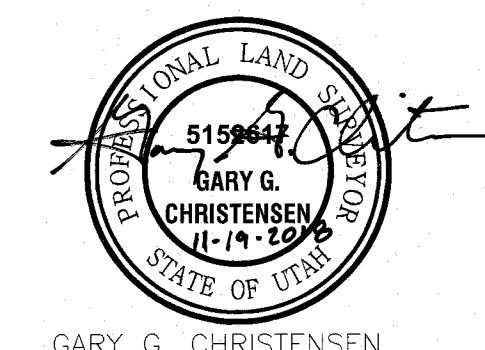


IRONHORSE OFFICE CONDOMINIUM PLAT
 - A UTAH COMMERCIAL CONDOMINIUM PROJECT -
 LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 8,
 TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN,
 HEBER CITY, WASATCH COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, GARY G. CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NUMBER 5152617 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY, THAT BY THE AUTHORITY OF THE OWNER, AND ON BEHALF OF GDA ENGINEERS, I HAVE CAUSED TO BE MADE UNDER MY DIRECTION THIS PLAT OF "IRONHORSE OFFICE BUILDING PLAT" IN ACCORDANCE WITH THE PROVISIONS OF SECTION 57-8-13 OF THE UTAH CONDOMINIUM OWNERSHIP ACT, THAT A SURVEY HAS BEEN MADE OF THE LAND AS SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND THAT THE PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.



GARY G. CHRISTENSEN
 UTAH PLS 5152617

BOUNDARY
 * **DESCRIPTION:** COMMENCING AT THE NORTH QUARTER CORNER OF SEC. 8, T4S, R5E, S1B&M AND RUNNING THENCE 989.99 FEET NORTH 89°58'07" WEST ALONG THE NORTH LINE OF SECTION 8 TO A POINT; THENCE 215.02 FEET SOUTH TO THE POINT OF BEGINNING; THENCE SOUTH 227.03 FEET; THENCE NORTH 09°55'29" WEST 148.00 FEET; THENCE NORTH 02°46'10" WEST 16.50 FEET; THENCE SOUTH 09°34'09" WEST 57.11 FEET; THENCE NORTH 210.78 FEET; THENCE EAST 205.91 FEET TO THE POINT OF BEGINNING.

BOUNDARY DESCRIPTION

LOT 4, HEBER GATEWAY PLAZA AS RECORDED IN THE OFFICE OF THE WASATCH COUNTY RECORDER, ENTRY #229871

OWNER'S DEDICATION AND CONSENT TO RECORD:

THE UNDERSIGNED OWNER OF TRACT OF LAND DESCRIBED HEREON, HEREBY CERTIFIES THAT IS HAS CAUSED THIS SURVEY TO BE MADE AND THIS CONDOMINIUM PLAT FOR IRONHORSE OFFICE BUILDING CONDOMINIUM TO BE PREPARED, AND DOES CONSENT TO THE RECORDED OF THIS CONDOMINIUM PLAT AND SUBMIT PROPERTY TO THE UTAH CONDOMINIUM OWNERSHIP ACT. THE OWNER CERTIFIES THAT THE BUILDINGS SHOWN ON THIS PLAT, BUT NOT UNDER CONSTRUCTION AT THE TIME THE PLAT WAS RECORDED, WILL, WHEN COMPLETED, BE SUBSTANTIALLY AS SHOWN ON THE PLAT.

EXECUTED THIS ___ DAY OF ___, 2018

HEBER VALLEY PROPERTIES, LLC A UTAH LIABILITY COMPANY

Mike Petersen
 MIKE PETERSEN - MANAGER

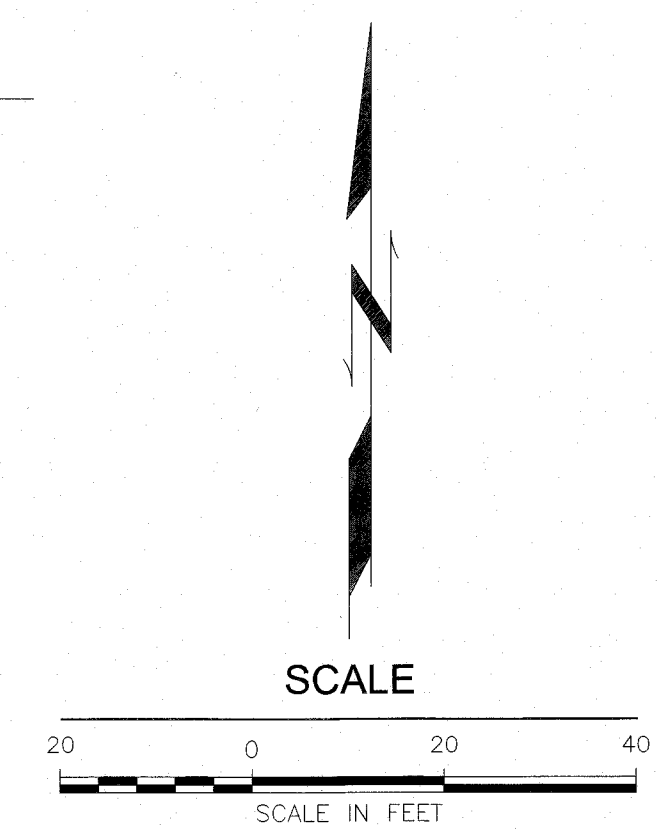
ACKNOWLEDGMENT

STATE OF UTAH,)
)SS
 COUNTY OF WASATCH,)

ON THIS 4 DAY OF December, 2018 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF Wasatch, IN SAID STATE OF Utah, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE (THEY) SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LLC FOR THE PURPOSES MENTIONED AND THAT SAID LLC EXECUTED THE SAME.

Wendy Mcknight
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 09-10-2022



LEGEND

LOT LINE	_____
RIGHT-OF-WAY LINE	-----
EASEMENT LINE	-----
TIE LINE	-----
MEASURED DATA	S.89°34'09"E--57.11'

UNIT	SQ FT	ADDRESS
101	3,475	322 E GATEWAY DRIVE UNIT 101
102	1,522	322 E GATEWAY DRIVE UNIT 102
103	1,919	322 E GATEWAY DRIVE UNIT 103
201	3,407	322 E GATEWAY DRIVE UNIT 201
202	3,369	322 E GATEWAY DRIVE UNIT 202

SHEET 1 OF 4



IRONHORSE OFFICE BUILDING

CONDOMINIUM PLAT
 WITHIN
 LOCATED WITHIN THE NW QUARTER OF SECTION 8,
 T.4S., R5E., S8&M,
 HEBER CITY, WASATCH COUNTY, UTAH

HEBER CITY PLANNING COMMISSION
 APPROVED AND ACCEPTED BY:
 THIS 29 DAY OF November, 2018.
Kath Rowling
 CHAIRMAN, PLANNING COMMISSION

HEBER CITY ENGINEER
 I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT REVIEWED BY THIS OFFICE AND IT IS CORRECT AND IN ACCORDANCE WITH AVAILABLE INFORMATION OFFICE.
 THIS 27 DAY OF DECEMBER, 2018.
Bart L Mumford
 DIRECTOR, ENGINEERING DEPARTMENT

COUNTY SURVEYOR
 APPROVED AS TO FORM ON:
 THIS 27 DAY OF Nov, 2018.
James Kainen
 COUNTY SURVEYOR
 RECORD OF SURVEY # 1941

ACCEPTANCE OF LEGISLATIVE BODY
 THE Council of Heber City COUNTY OF WASATCH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER LAND INTENDED FOR THE PERPETUAL USE OF THE PUBLIC.
 THIS 29 DAY OF November, A.D. 2018.
Killian Potter
 MAYOR
 ATTEST *Amy Bridge*
 TOWN CLERK

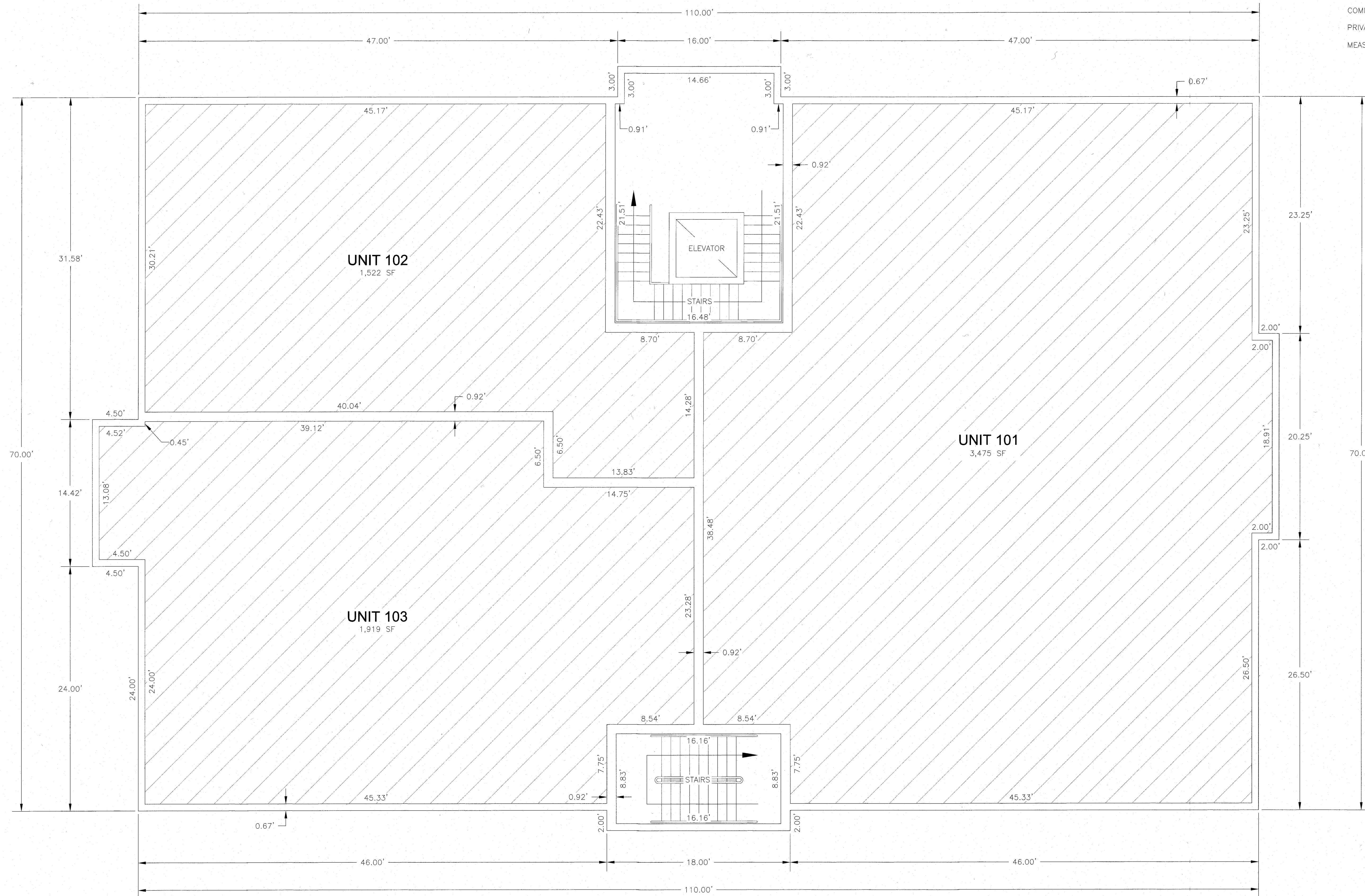
APPROVAL AS TO FORM
 APPROVED AS TO FORM ON:
 THIS 4 DAY OF December, 2018.
Wendy Mcknight
 HEBER CITY CLERK

RECORDER
 ENTRY NO. 458817 BOOK 1240 PAGE 717-756
 STATE OF UTAH COUNTY OF Wasatch
 THIS 10 DAY OF DECEMBER, 2018, TIME 4:30PM
 RECORDED AND FILED AT THE REQUEST OF:
HEBER VALLEY PROPERTIES LLC
PEGGY FOY SULSER
 WASATCH COUNTY RECORDER

PROJECT NO: 181233	SURVEYED BY: GGC	REVIEWED BY: GGC
DATE SURVEYED: 11/05/17	DRAFTED BY: BRC	REVISION NO: 1

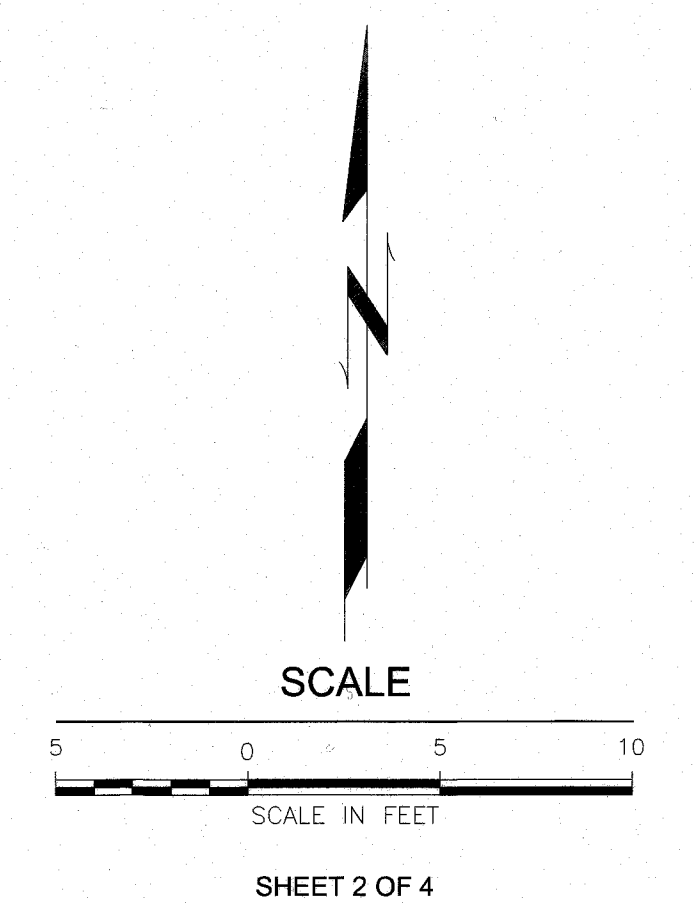
\$125.00

IRONHORSE OFFICE CONDOMINIUM PLAT
 - A UTAH COMMERCIAL CONDOMINIUM PROJECT -
 LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 8,
 TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN,
 HEBER CITY, WASATCH COUNTY, UTAH
FIRST FLOOR

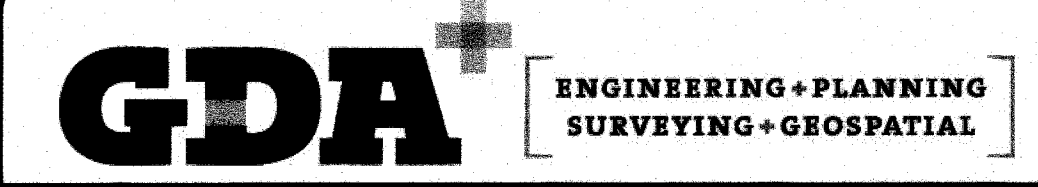


LEGEND

COMMON AREA - TOTAL 973 SF	
PRIVATE OWNERSHIP - TOTAL 6,916 SF	
MEASURED AREA	47.00'



SHEET 2 OF 4



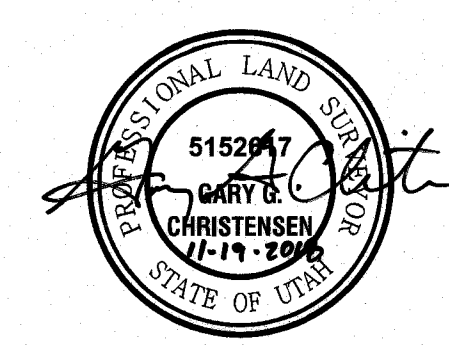
IRONHORSE OFFICE BUILDING

CONDOMINIUM PLAT
 WITHIN
 LOCATED WITHIN THE NW QUARTER OF SECTION 8,
 T.4S., R.5E., SB&M,
 HEBER CITY, WASATCH COUNTY, UTAH

PROJECT NO: 181233	SURVEYED BY: GGC	REVIEWED BY: GGC
DATE SURVEYED: 11/05/17	DRAFTED BY: TJH	REVISION NO: 1

RECORDER

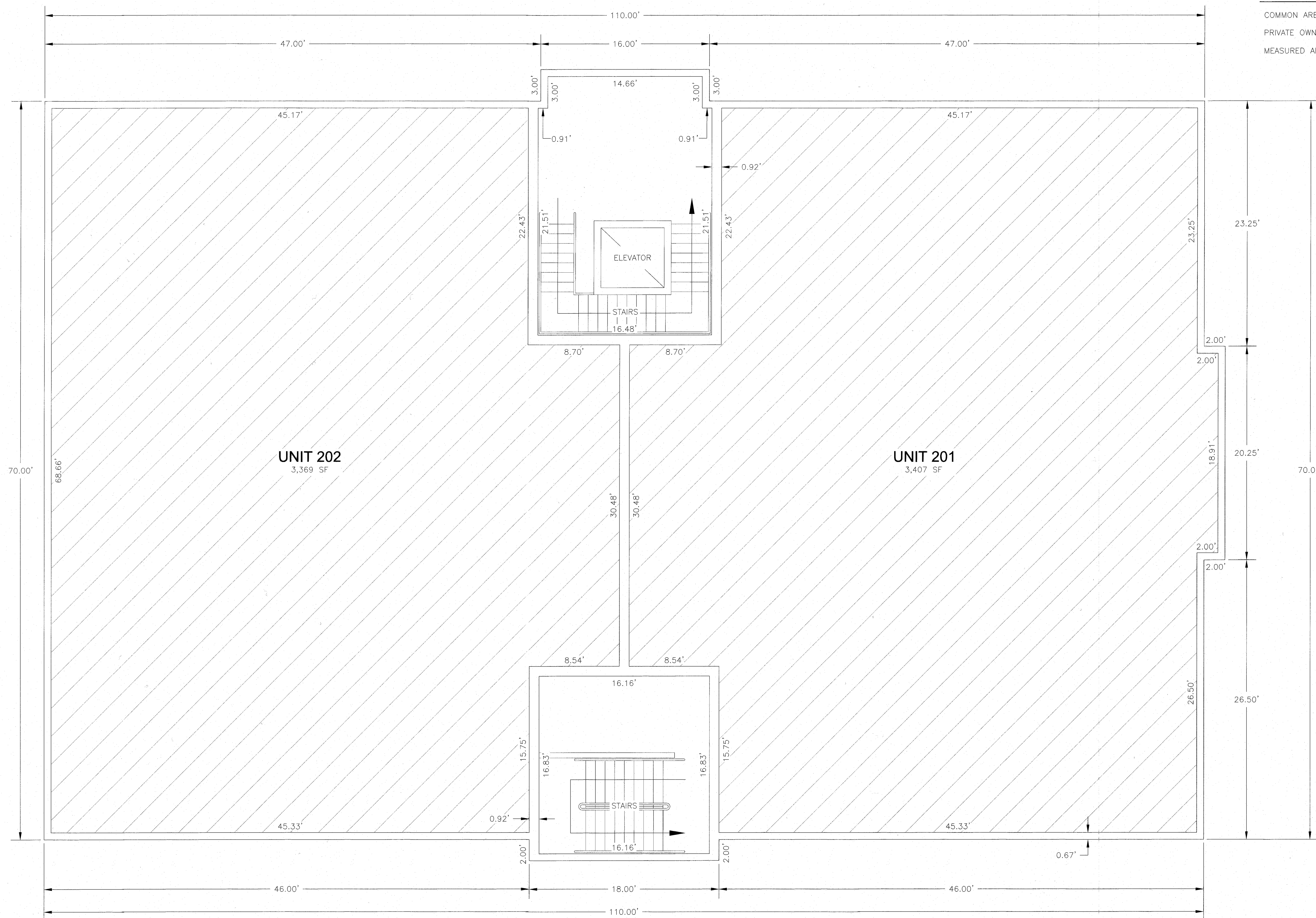
ENTRY NO. **458817** BOOK: **1240** PAGE: **717-756**
 STATE OF **UTAH** COUNTY OF **WASATCH**
 THIS **10** DAY OF **DECEMBER** 2018, TIME: **4:30PM**
 RECORDED AND FILED AT THE REQUEST OF:



HEBER VALLEY PROPERTIES LLC
PEGGY FOY SULSE
 WASATCH COUNTY RECORDER

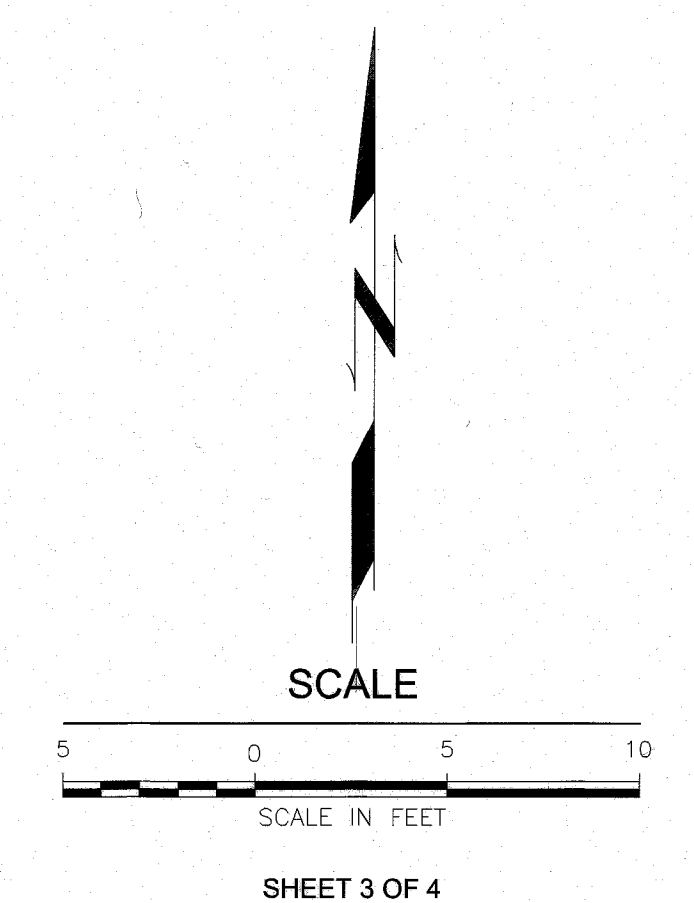
\$125.00

IRONHORSE OFFICE CONDOMINIUM PLAT
 - A UTAH COMMERCIAL CONDOMINIUM PROJECT -
 LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 8,
 TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN,
 HEBER CITY, WASATCH COUNTY, UTAH
 SECOND FLOOR



LEGEND

- COMMON AREA - TOTAL 1,049 SF
- PRIVATE OWNERSHIP - TOTAL 6,776 SF
- MEASURED AREA 47.00'

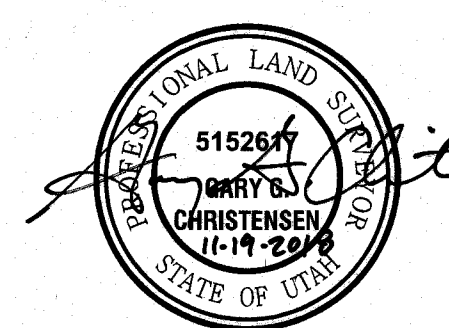


SHEET 3 OF 4

GDA ENGINEERING + PLANNING
 SURVEYING + GEOSPATIAL

IRONHORSE OFFICE BUILDING

CONDOMINIUM PLAT
 WITHIN
 LOCATED WITHIN THE NW QUARTER OF SECTION 8,
 T.4S., R.5E., SB&M,
 HEBER CITY, WASATCH COUNTY, UTAH



RECORDER
 ENTRY NO. 458817 BOOK: 1240 PAGE: 717-756
 STATE OF UTAH COUNTY OF WASATCH
 THIS 10 DAY OF DECEMBER, 2018, TIME: 4:30PM
 RECORDED AND FILED AT THE REQUEST OF:
HEBER VALLEY PROPERTIES LLC
PEGGY FOY SULSER
 WASATCH COUNTY RECORDER

\$125.00

PROJECT NO: 181233	SURVEYED BY: GGC	REVIEWED BY: GGC
DATE SURVEYED: 11/05/17	DRAFTED BY: TJH	REVISION NO: 1

IRONHORSE OFFICE CONDOMINIUM PLAT
 - A UTAH COMMERCIAL CONDOMINIUM PROJECT -
 LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 8,
 TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN,
 HEBER CITY, WASATCH COUNTY, UTAH
BUILDING SECTION AND ELEVATION



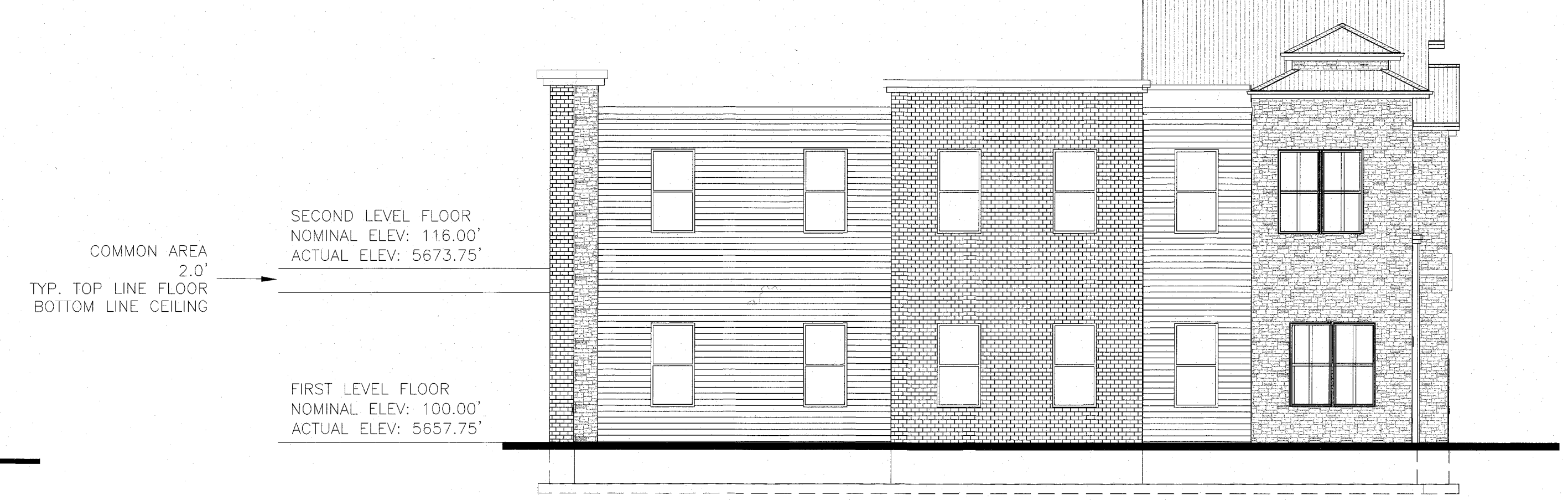
FRONT ELEVATION VIEW
NOT TO SCALE



RIGHT ELEVATION VIEW
NOT TO SCALE



REAR ELEVATION VIEW
NOT TO SCALE



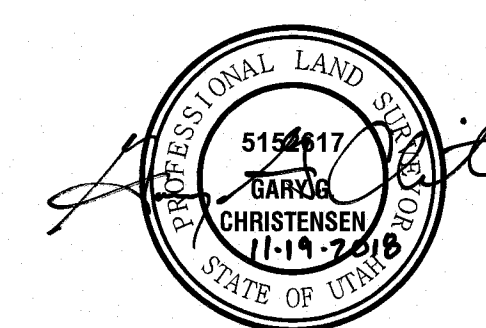
LEFT ELEVATION VIEW
NOT TO SCALE

SHEET 4 OF 4

GDA ENGINEERING - PLANNING
SURVEYING - GEOSPATIAL

IRONHORSE OFFICE BUILDING

CONDOMINIUM PLAT
 WITHIN
 LOCATED WITHIN THE NW QUARTER OF SECTION 8,
 T.4S., R5E., SB&M,
 HEBER CITY, WASATCH COUNTY, UTAH



RECORDER

ENTRY NO. 458817 BOOK 1240 PAGE 717-756
 STATE OF UTAH COUNTY OF WASATCH
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HEBER VALLEY PROPERTIES LLC
Peggy Foy Sulser
 WASATCH COUNTY RECORDER

\$125.00

PROJECT NO: 181233	SURVEYED BY: GGC	REVIEWED BY: GGC
DATE SURVEYED: 11/05/17	DRAFTED BY: TJH	REVISION NO: 1