

ADDRESS TABLE	
UNIT ADDRESSES	
715 EAST 3900 SOUTH, SUITE 101	
715 EAST 3900 SOUTH, SUITE 102	
715 EAST 3900 SOUTH, SUITE 103	
715 EAST 3900 SOUTH, SUITE 201	
715 EAST 3900 SOUTH, SUITE 202	
715 EAST 3900 SOUTH, SUITE 203	

**PLAZA AT 39th CONDOMINIUMS AMENDED**  
 A PARCEL OF LAND BEING AN ENTIRE TRACT DESCRIBED IN THAT PLAZA AT 39TH CONDOMINIUMS PLAT, RECORDED AS ENTRY NO. 11098739, IN BOOK 2010P, ON PAGE 188, IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, LOCATED IN THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MILLCREEK, SALT LAKE COUNTY, UTAH  
 JULY 2020

**SURVEYOR'S CERTIFICATE**

I, D. GREGG MEYERS DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 312720, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS PLAT; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY; AND THAT THIS PLAT IS:

**PLAZA AT 39TH CONDOMINIUMS AMENDED**

IN MILLCREEK, SALT LAKE COUNTY, UTAH HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS OF THE SALT LAKE COUNTY RECORDERS OFFICE. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF SALT LAKE COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH AT THE TIME OF CONSTRUCTION.

SIGNED THIS 6<sup>TH</sup> DAY OF AUGUST, 2020.



*D. Gregg Meyers*  
 D. GREGG MEYERS PLS., UTAH LICENSE NO. 312720

**SURVEY NOTES**

- APPROVAL OF THIS DEVELOPMENT PLAT BY MILLCREEK DOES NOT CONSTITUTE ANY REPRESENTATION AS TO THE ADEQUACY OF SUBSURFACE SOIL CONDITION NOR THE LOCATION OR DEPTH OF GROUNDWATER TABLES.
- GEOLOGICAL HAZARDS DISCLOSURE and ACKNOWLEDGEMENT DECLARATION FOR POTENTIAL LIQUEFACTION HAS BEEN RECORDED AT THE SALT LAKE COUNTY RECORDER'S OFFICE UNDER BOOK 10291 PAGE 1548 AND ENTRY NO. 13340522 & 13340523.
- EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED, ALL AREAS ARE COMMON AREAS AND FACILITIES.
- ALL INTERIOR DIMENSIONS AND ELEVATIONS ARE MEASURED TO UNFINISHED SURFACES, PER ARCHITECTURAL DESIGN DRAWINGS.
- ALL BEARING WALLS WITHIN THE UNITS ARE TO BE CONSIDERED COMMON AREAS.
- REFERENCE SURVEYS:
  - C. JAMES SCHUIHART, DATED MAY 2, 1995 S.L.C.O. FILE NO. 590-08-0320
  - MCHIEL ENGINEERING SURVEY BY DALE K. BENNETT, DATED JUNE 6, 1995 S.L.C.O. FILE NO. 590-07-0381
  - BINGHAM ENGINEERING PLAT BY D. GREGG MEYERS, DATED DECEMBER 10, 2010 S.L.C.O. RECORDING NO. 11098739
- THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN PER THE "FLOOD INSURANCE RATE MAP" PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NO. 49035C030300 & NO. 49035C031616, BOTH DATED SEPTEMBER 25, 2009. (ZONE X)

**NARRATIVE:**

1.) THE PURPOSE OF THIS PLAT AMENDMENT IS TO ELIMINATE INDIVIDUAL PARKING SPACES WITHIN THE COMMON AREA AND TO REVISE THE BOUNDARY AT THE SOUTHWEST CORNER OF THE PROPERTY. NO OTHER CHANGES TO THE PREVIOUS PLAT ARE INTENDED OR IMPLIED.

**BOUNDARY DESCRIPTION**

ALL OF SUITES 101, 102, 103, 201, 202 AND 203, PLAZA AT 39TH CONDOMINIUMS, AS SHOWN IN THE CONDOMINIUM PLAT FOR THE PLAZA AT 39TH CONDOMINIUMS, APPEARING IN THE RECORDS OF THE COUNTY RECORDER OF SALT LAKE COUNTY, UTAH, RECORDED DECEMBER 16, 2010, AS ENTRY NO. 11098739 IN BOOK 2010P, AT PAGE 188 OF OFFICIAL RECORDS, AND IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PLAZA AT 39TH CONDOMINIUMS, APPEARING IN THE RECORDS OF THE COUNTY RECORDER OF SALT LAKE COUNTY, UTAH, RECORDED DECEMBER 16, 2010, AS ENTRY NO. 11098740, IN BOOK 9889, AT PAGE 8770.

TOGETHER WITH: (A) THE UNDIVIDED OWNERSHIP INTEREST IN SAID CONDOMINIUM PROJECT'S COMMON AREAS AND FACILITIES WITH IS APPURTENANT TO SAID UNIT (THE REFERENCED DECLARATION PROVIDING FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED OWNERSHIP INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES); (B) THE EXCLUSIVE RIGHT TO USE AND ENJOY EACH OF THE LIMITED COMMON AREAS WHICH IS APPURTENANT TO SAID UNIT, AND (C) THE NONEXCLUSIVE RIGHT TO USE AND ENJOY THE COMMON AREAS AND FACILITIES INCLUDED IN SAID CONDOMINIUM PROJECT (AS SAID PROJECT MAY HEREAFTER BE EXPANDED) IN ACCORDANCE WITH THE AFORESAID DECLARATION AND SURVEY MAP (AS SAID DECLARATION AND MAP MAY HEREAFTER BE AMENDED OR SUPPLEMENTED) AND THE UTAH CONDOMINIUM OWNERSHIP ACT.

LESS AND EXCEPTING FROM THE COMMON AREA THAT PORTION CONVEYED TO UDOT BY WARRANTY DEED, RECORDED JUNE 1, 2015, RECORDED AS ENTRY NUMBER 12061920, IN BOOK 10329, AT PAGE 8062, OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR HIGHWAY PURPOSES KNOWN AS PROJECT NO. F-0071(42)17, BEING PART OF AN ENTIRE TRACT OF PROPERTY IN THE COMMON AREA OF THE PLAZA AT 39TH CONDOMINIUMS, SITUATE IN LOT 2, BLOCK 20 TEN ACRE PLAT "A", BIG FIELD SURVEY, A SUBDIVISION IN THE SW 1/4 OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING IN THE EXISTING EASTERLY RIGHT OF WAY LINE OF 700 EAST STREET OF SAID PROJECT AT THE SOUTHWEST CORNER OF SAID ENTIRE TRACT, WHICH POINT IS 20.00 FEET NORTH 00°11'40" EAST FROM THE SOUTHWEST CORNER OF SAID LOT 2, SAID POINT ALSO BEING 33.00 FEET SOUTH 89°57'10" EAST ALONG THE MONUMENT LINE AND 53.00 FEET NORTH 00°11'40" EAST FROM THE MONUMENT AT THE INTERSECTION OF 3900 SOUTH STREET AND 700 EAST STREET; AND RUNNING THENCE NORTH 00°11'40" EAST 32.15 FEET ALONG SAID EXISTING EASTERLY RIGHT OF WAY LINE AND WEST LINE OF LOT 2 TO A POINT 66.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE RIGHT OF WAY CONTROL LINE OF SAID PROJECT OPPOSITE APPROXIMATE ENGINEERS STATION 107+26.30; THENCE SOUTH 41°25'50" EAST 42.91 FEET TO THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT AND NORTHERLY RIGHT OF WAY LINE OF SAID 3900 SOUTH STREET AT A POINT 94.50 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE RIGHT OF WAY CONTROL LINE OF SAID PROJECT OPPOSITE APPROXIMATE ENGINEERS STATION 107+26.30; THENCE NORTH 89°57'10" WEST 28.50 FEET ALONG SAID SOUTHERLY BOUNDARY LINE TO THE POINT OF BEGINNING.

**OWNER'S DEDICATION**

Known all men by these present that WAH200 COMMERCIAL PROPERTY, LLC, the undersigned owner(s) of the above described tract of land having caused the same to be subdivided into private condominium suites and common area, to be hereafter known as **PLAZA AT 39TH CONDOMINIUMS AMENDED** do hereby dedicate for perpetual use of the public, all tracts of land and utility easements as shown on this plat. In witness whereof, I have hereunto set my hand this 3<sup>rd</sup> day of August, 2020.

*Mark B. Larsen*  
 MARK B. LARSEN, MANAGER

**ACKNOWLEDGMENT**

State of Utah  
 County of Salt Lake

On this 3<sup>rd</sup> day of August, 2020, personally appeared before me, MARK B. LARSEN who being by me duly sworn, did say that he is the Manager of WAH200 COMMERCIAL PROPERTIES, LLC, and that the foregoing instrument was signed on behalf of said LLC, and said MARK B. LARSEN acknowledged to me that said LLC executed the same.

Notary Public for the State of Utah  
 My Commission Expires 02/25/2024  
*Nicholas Adams*

**OWNER'S DEDICATION**

Known all men by these present that PLAZA AT 39TH CONDOMINIUMS HOMEOWNERS ASSOCIATION, the undersigned owner(s) of the above described tract of land having caused the same to be subdivided into private condominium suites and common area, to be hereafter known as **PLAZA AT 39TH CONDOMINIUMS AMENDED** do hereby dedicate for perpetual use of the public, all tracts of land and utility easements as shown on this plat. In witness whereof, I have hereunto set my hand this 3<sup>rd</sup> day of August, 2020.

*Mark B. Larsen*  
 MARK B. LARSEN, MANAGEMENT COMMITTEE CHAIRMAN

**ACKNOWLEDGMENT**

State of Utah  
 County of Salt Lake

On this 3<sup>rd</sup> day of August, 2020, personally appeared before me, MARK B. LARSEN who being by me duly sworn, did say that he is the MANAGEMENT COMMITTEE CHAIRMAN of PLAZA AT 39TH CONDOMINIUMS HOMEOWNERS ASSOCIATION, and that the foregoing instrument was signed on behalf of said Association, and said MARK B. LARSEN acknowledged to me that said Association executed the same.

Notary Public for the State of Utah  
 My Commission Expires 02/25/2024  
*Nicholas Adams*

REVISIONS		
INITIALS	DATE	DESCRIPTION
CBL	6.29.2020	AGENCY COMMENTS
CBL	7.31.2020	MILLCREEK COMMENTS-LIQUEFACTION POTENTIAL

**LEGACY DESIGN GROUP**  
 • CIVIL ENGINEERING  
 • LANDSCAPE ARCHITECTURE  
 • ENVIRONMENTAL STUDIES  
 • PROJECT MANAGEMENT  
 605.725.5257 info@legacydesigngroup.net

Plat Prepared By:

Drawn: CBL  
 Checked: CBL  
 Reviewed: DGM

**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.**

PLAT PREPARED FOR:  
 WAH200 COMMERCIAL PROPERTIES, LLC & PLAZA AT 39TH HOMEOWNERS ASSOCIATION  
 388 PADDOCK LANE  
 KATYSVILLE, UT 84037

**PLAZA AT 39th CONDOMINIUMS AMENDED**

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<b>SALT LAKE COUNTY HEALTH DEPARTMENT</b> APPROVED THIS <u>3</u> DAY OF <u>August</u> , A.D. 20 <u>20</u> BY THE SALT LAKE COUNTY HEALTH DEPARTMENT. <i>Sharon Gray</i> DIRECTOR, SALT LAKE COUNTY HEALTH DEPARTMENT	<b>UNIFIED FIRE AUTHORITY APPROVAL</b> <i>Sharon Gray</i> 8/14/2020	<b>ADDRESSING APPROVAL</b> <i>Sharon Gray</i> 8-11-2020	<b>MILLCREEK ENGINEERING</b> <i>Sharon Gray</i> 8/25/2020	<b>RECORD OF SURVEY</b> R.O.S. NO.: S2020-07-0507 <i>Sharon Gray</i> 8/15/20	<b>MILLCREEK PLANNING &amp; ZONING DEPARTMENT</b> APPROVED THIS <u>14<sup>TH</sup></u> DAY OF <u>AUGUST</u> , A.D. 20 <u>20</u> BY THE MILLCREEK PLANNING AND DEVELOPMENT DEPARTMENT. <i>Laura V. Smith</i> MILLCREEK COMMUNITY DEVELOPMENT DIRECTOR
<b>PUBLIC UTILITY APPROVAL</b> CENTURY LINK: _____ DATE: _____ COMCAST: _____ DATE: _____ DOMINION ENERGY: _____ DATE: _____ ROCKS MTN. POWER: _____ DATE: _____ OTHER: _____ DATE: _____	<b>CHECKED FOR ZONING COMPLIANCE</b> ZONE: <u>RM</u> LOT AREA: <u>1.45 ac</u> LOT WIDTH: <u>241.99 ft</u> FRONT YARD: <u>25'</u> SIDE YARD: <u>10'</u> REAR YARD: <u>30'</u> <i>Robert V. Kelly</i> 8-25-2020	<b>MILLCREEK PLANNING COMMISSION</b> APPROVED THIS <u>19<sup>TH</sup></u> DAY OF <u>AUGUST</u> , A.D. 20 <u>20</u> BY THE MILLCREEK PLANNING COMMISSION. <i>Sharon Gray</i> 8/14/2020	<b>PLAN CHECK</b> I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE. <i>Robert V. Kelly</i> PLAN REVIEW SECTION MANAGER 8-25-2020	<b>APPROVAL AS TO FORM</b> APPROVED AS TO FORM THIS <u>15</u> DAY OF <u>Aug</u> , A.D. 20 <u>20</u> <i>Sharon Gray</i> MILLCREEK ATTORNEY	<b>MILLCREEK MAYOR</b> PRESENTED TO THE MAYOR AND MILLCREEK COUNCIL THIS <u>31<sup>ST</sup></u> DAY OF <u>AUGUST</u> , A.D. 20 <u>20</u> AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. <i>Sharon Gray</i> MAYOR <i>Mark Mat</i> ATTEST: RECORDER

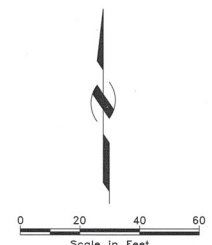
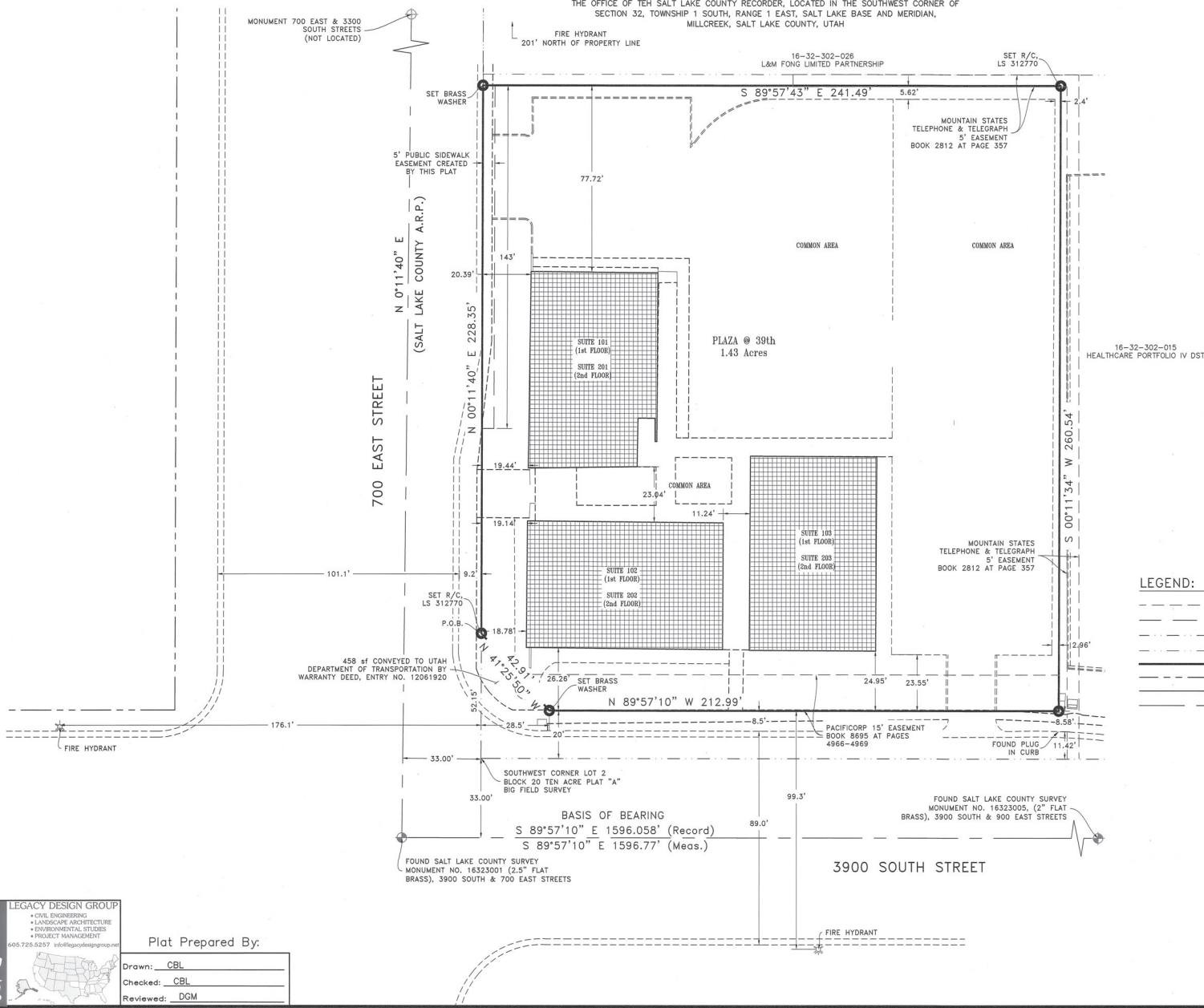
**SALT LAKE COUNTY RECORDER**  
 RECORDED # 13391611  
 STATE OF UTAH, COUNTY OF SALT LAKE RECORDED AND FILED AT THE REQUEST OF:  
Wah200 Commercial Properties LLC  
 DATE: 08/14/2020 TIME: 2:30 AM BOOK: 2020P PAGE: 234  
\$114.00  
 FEE \$ \_\_\_\_\_ DEPUTY, SALT LAKE COUNTY RECORDER  
 Date 06/29/2020 Proj# 143 WAH Sht 1 of 3

8 164 0 1632-304-001 1114-007

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- LEGEND:**
- EXISTING EASEMENT
  - PROPOSED EASEMENT
  - LOT LINE
  - ADJOINING LOT LINE
  - BOUNDARY LINE
  - RIGHT-OF-WAY LINE
  - SECTION LINE
  - CENTER LINE
  - MONUMENT
  - PROPERTY CORNER
  - COMMON OWNERSHIP
  - PRIVATE OWNERSHIP

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 • ENVIRONMENTAL STUDIES  
 • PROJECT MANAGEMENT  
 665.725.5257 info@legacdesigngroup.com

Plat Prepared By: \_\_\_\_\_

Drawn: CBL

Checked: CBL

Reviewed: DGM

SALT LAKE COUNTY RECORDER

RECORDED # 13396011

STATE OF UTAH, COUNTY OF SALT LAKE RECORDED AND FILED AT THE REQUEST OF:

**Wahzee Commercial Properties, LLC**

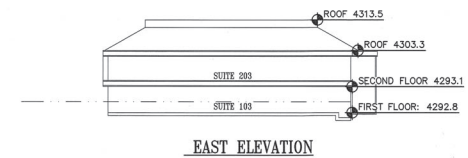
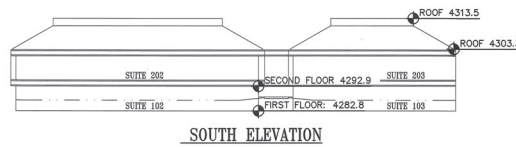
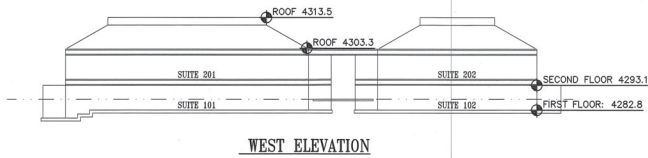
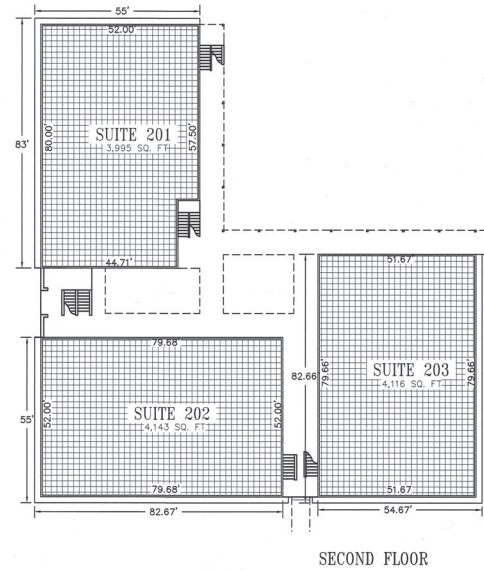
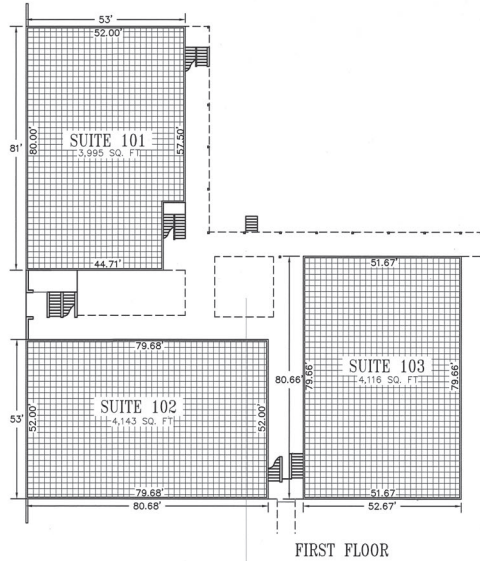
DATE: 09/14/2020 TIME: 2:30 AM BOOK: 2020R PAGE: 224

DEPUTY, SALT LAKE COUNTY RECORDER

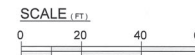
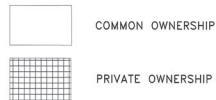
Date 06/29/2020 Proj: # 143 WAH Sht 2 of 3

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**LEGEND:**



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 603.725.5257 info@legacydesigngroup.com

Plat Prepared By:

Drawn: CBL  
 Checked: CBL  
 Reviewed: DGM

**SALT LAKE COUNTY RECORDER**

RECORDED # 13396011  
 STATE OF UTAH, COUNTY OF SALT LAKE RECORDED AND FILED AT THE REQUEST OF:  
Wahpo Commercial Properties, LLC  
 DATE: 09/17/2020 TIME: 8:30 AM BOOK: 2020P PAGE: 224  
 FEE \$ 1164.00  
 DEPUTY, SALT LAKE COUNTY RECORDER

Date 06/29/2020 Proj: # 143 WAH Sht 3 of 3