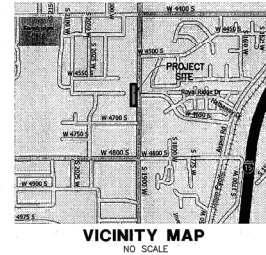
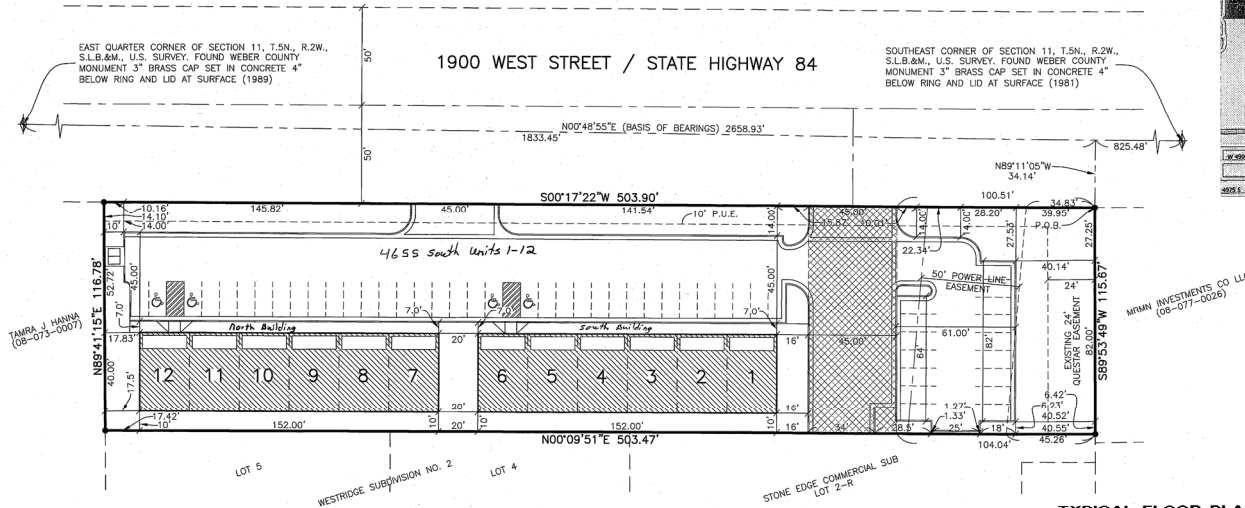


STONE EDGE COMMERCIAL PLAZA

WHICH IS ALL OF LOT 1-R OF STONE EDGE COMMERCIAL SUBDIVISION
PART OF THE SOUTHEAST QUARTER OF SECTION 11, T.5N., R.2W., S.L.B.&M., U.S. SURVEY
ROY CITY, WEBER COUNTY, UTAH
NOVEMBER, 2010

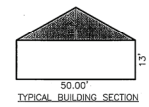
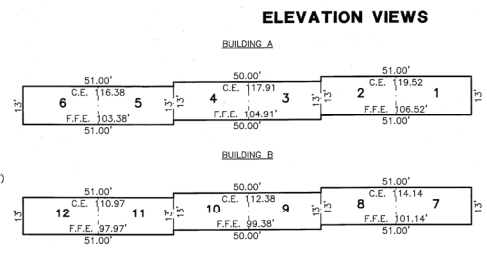


TAMARA J. HANNA
(08-073-0007)

MINN INVESTMENTS CO LLC
(08-077-0026)

TYPICAL FLOOR PLAN

25.13'	24.42'	24.42'	24.42'	24.42'	25.13'
6/12	5/11	4/10	3/9	2/8	1/7
976 S.F.	948 S.F.	948 S.F.	948 S.F.	948 S.F.	976 S.F.
25.13'	24.42'	24.42'	24.42'	24.42'	25.13'



Basis of Bearings
THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE SOUTHEAST CORNER AND THE EAST QUARTER CORNER OF SECTION 11, T.5N., R.2W., S.L.B.&M., U.S. SURVEY, SHOWN HEREON AS N00°48'55\"/>

Narrative
THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO THE STONE EDGE COMMERCIAL CONDOMINIUM PLAT. ALL BOUNDARY CORNERS WERE SET WITH A 3/8\"/>

Boundary Description
PART OF THE SOUTHEAST QUARTER OF SECTION 11, T.5N., R.2W., S.L.B.&M., U.S. SURVEY, DESCRIBED AS FOLLOWS:
ALL OF LOT 1-R OF STONE EDGE COMMERCIAL SUBDIVISION

Notes
AT THE TIME OF THIS PLAT THERE WAS NO FLOOR IN EITHER OF THE BUILDINGS. THERE WERE ALSO NO WALLS BUILT. THERE WERE CEILING BEAMS AS SHOWN ON THE ELEVATION VIEW.
SURVEY WORK AND MEASUREMENTS WERE COMPLETED IN 2008 FOR STONE EDGE COMMERCIAL CONDOMINIUM FOR PREVIOUS DEVELOPER.
BUILDING AREAS ARE NOTED IN THE LEGEND. ALL DIMENSIONS FROM BUILDING AREAS ARE PERPENDICULAR TO PROPERTY LINES UNLESS OTHERWISE NOTED.
ALL INTERIOR WALLS, EXTERIOR WALLS, ROOF AND AREA ABOVE CEILINGS ARE LIMITED COMMON AREAS
ALL BUILDING WALLS ARE 0.58' IN WIDTH
FINISHED FLOOR AND CEILING ELEVATIONS VARY FOR EACH UNIT (SEE ELEVATION VIEW).
BENCHMARK IS WC104 MONUMENT LOCATED AT THE NORTHWEST CORNER OF 4800 SOUTH AND 1900 WEST. ELEVATION=4520.26'. ADD +4400.00' TO F.F.E. TO OBTAIN TRUE ELEVATION.

Legend

- SECTION CORNER
- SET 5/8\"/>
- BOUNDARY LINE
- ROAD CENTERLINE
- ADJOINING PROPERTY
- EASEMENTS
- SECTION LINE
- PROPOSED BUILDING WALL
- PUBLIC UTILITY EASEMENT
- EXISTING BUILDING/Private AREA
- LIMITED COMMON AREA
- CROSS ACCESS EASEMENT, (ENTRY NO. 2011770, WEBER COUNTY)

Scale: 1" = 30'

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.

SURVEYOR'S CERTIFICATE
I, **ROBERT D. KUNZ**, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **STONE EDGE COMMERCIAL PLAZA** IN **ROY CITY, WEBER 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 IN THE **WEBER COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **ROY CITY, WEBER COUNTY** CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.
SIGNED THIS 18th DAY OF November, 2010

150228-2201
UTAH LICENSE NUMBER

ROBERT D. KUNZ
SURVEYOR

OWNERS DEDICATION AND CERTIFICATION
KNOW ALL MEN OF THESE PRESENTS: Ray Bowden
BEING THE OWNERS OF THE TRACT OF LAND DESCRIBED HEREIN AND THE **STONE EDGE COMMERCIAL PLAZA** A CONDOMINIUM PROJECT LOCATED ON SAID TRACT OF LAND, DO HEREBY MAKE THIS CERTIFICATE THAT SAID OWNERS HAVE CAUSED A SURVEY TO BE MADE, AND THIS RECORD OF SURVEY MAP TO BE PREPARED, THAT SAID OWNERS HAVE CONSENTED TO AND DO HEREBY CONSENT TO THE RECORDED OF THIS RECORD OF SURVEY MAP IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT.

Ray Bowden
GBRB INVESTMENTS, L.L.C.

James E. Nelson
NOTARY PUBLIC

ACKNOWLEDGMENT
STATE OF UTAH } ss.
COUNTY OF Weber }
ON THE 24 DAY OF November, 2010, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, Ray Bowden (AND) Ray Bowden SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME, James E. Nelson, NOTARY PUBLIC, FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

3-20-12
COMMISSION EXPIRES

James E. Nelson
NOTARY PUBLIC

ACKNOWLEDGMENT
STATE OF UTAH } ss.
COUNTY OF Weber }
ON THE 24 DAY OF November, 2010, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, Ray Bowden (AND) Ray Bowden, BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE James E. Nelson OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

3-20-12
COMMISSION EXPIRES

James E. Nelson
NOTARY PUBLIC

PROJECT INFO.
Surveyor: **R. KUNZ**
Designer: **W. ANDERSON**
Begin Date: **08-18-08**
Name: **STONE EDGE COMMERCIAL PLAZA**
Number: **6831-03**
Revision: **11/18/10 C.C.**
Scale: **1"=30'**
Checked:

WEBER COUNTY RECORDER
Entry No. **6831-03** Fee Paid **\$42.00** Filed For Record **24-Nov-2010** At **12:58 P.M.** In Book **71** Of The Official Records, Page **81**
Recorded For: **GBRB INVESTMENTS LLC**
ERNEST D ROWLEY
Weber County Recorder
KARLA LITTLE Deputy

ROY CITY ENGINEER
I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE ENGINEER OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.
SIGNED THIS 18 DAY OF Nov, 2010.

Andy J. Hill
ATTORNEY
Ray Bowden
ROY CITY ENGINEER

ROY CITY ACCEPTANCE
THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATION OF THIS PLAT WERE DULY APPROVED AND ACCEPTED BY THE CITY COUNCIL OF ROY CITY, UTAH, THIS 18 DAY OF November, 2010.

James E. Nelson
ATTORNEY
James E. Nelson
MAYOR

ROY CITY ATTORNEY
I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE ATTORNEY OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.
SIGNED THIS 18 DAY OF November, 2010

Andy J. Hill
ATTORNEY