

# MOUNTAIN VIEW BUSINESS CENTER CONDOMINIUMS

LOCATED IN THE SOUTHEAST QUARTER  
OF SECTION 22  
TOWNSHIP 2 SOUTH, RANGE 1 WEST  
SALT LAKE BASE & MERIDIAN  
WEST JORDAN CITY, SALT LAKE COUNTY, UTAH

## DEDICATION OF COMMON AREA AND UTILITY EASEMENTS:

*Patrick M. Harris*, owner of the property set forth and described in this plat, hereby offers and conveys to all public utility agencies, their successors and assigns, a permanent easement and right-of-way over, under, across, and through those areas designated on this plat as public roadways, common areas and limited common areas (including private driveways, streets or lanes) or utility easements for the construction and maintenance of subterranean electrical, telephone, natural gas, sewer, water and drainage lines and appurtenances, together with the right of access thereto, which would require that no surface construction be allowed which would interfere with normal utility use. It is understood that if it becomes necessary to relocate said utilities at the instance or request of any public entity or the owner, the costs and expenses incurred thereby will be borne the owner or the entity requiring or requesting the same.

NOTE: UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE FUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE FUE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE FUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE FUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE FUE.

## SURVEYOR'S CERTIFICATE

I, **PATRICK M. HARRIS** do hereby certify that I am a Registered Land Surveyor, and that I hold certificate No. **286882** as prescribed under laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, and that the description correctly describes the land surface for **MOUNTAIN VIEW BUSINESS CENTER CONDOMINIUMS**. I further certify that this Record of Survey is accurate and has been prepared in compliance with the provisions of the Utah Condominiums Ownership Act, and that the same has been surveyed and staked on the ground as shown on this map, and that the building dimensions are or will be shown on this plat.

## BOUNDARY DESCRIPTION

Beginning at a point on the east line of Redwood Road, said point being North 0°01'25" West 1401.90 feet (1402.50', Deed) along the section line, and East 53.00 feet to the east line of said road, from the South Quarter Corner of Section 22, Township 2 South, Range 1 West, Salt Lake Base and Meridian and running:

thence North 0°01'25" West 176.31 feet (record bearing being North) along said east road line;

thence North 89°58'35" East 221.68 feet (record distance being 221.50 feet) to the west line of Bunker Hill Sub-Phase II (Plat 2) as on file at the Salt Lake County Recorder's Office;

thence South 0°01'00" West 176.40 feet (record bearing being South) along the west line of said subdivision plat;

thence West 221.55 feet (record distance being 221.50 feet) to the point of beginning.

Contains 40,141 square feet, 0.92 acres. 2 Units

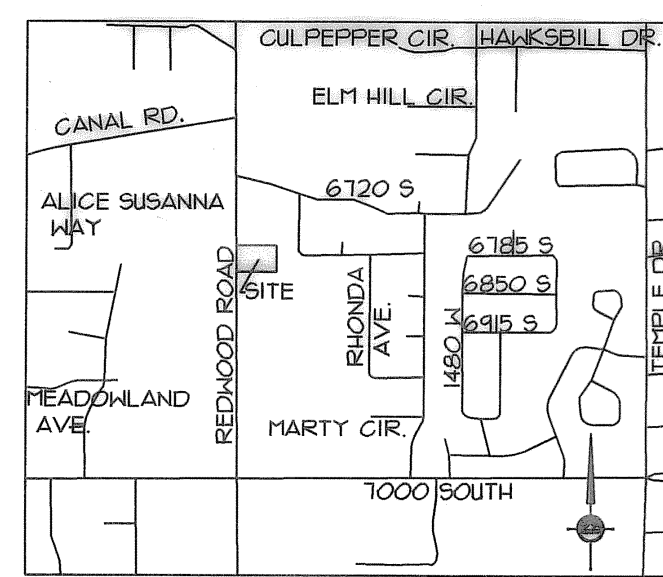
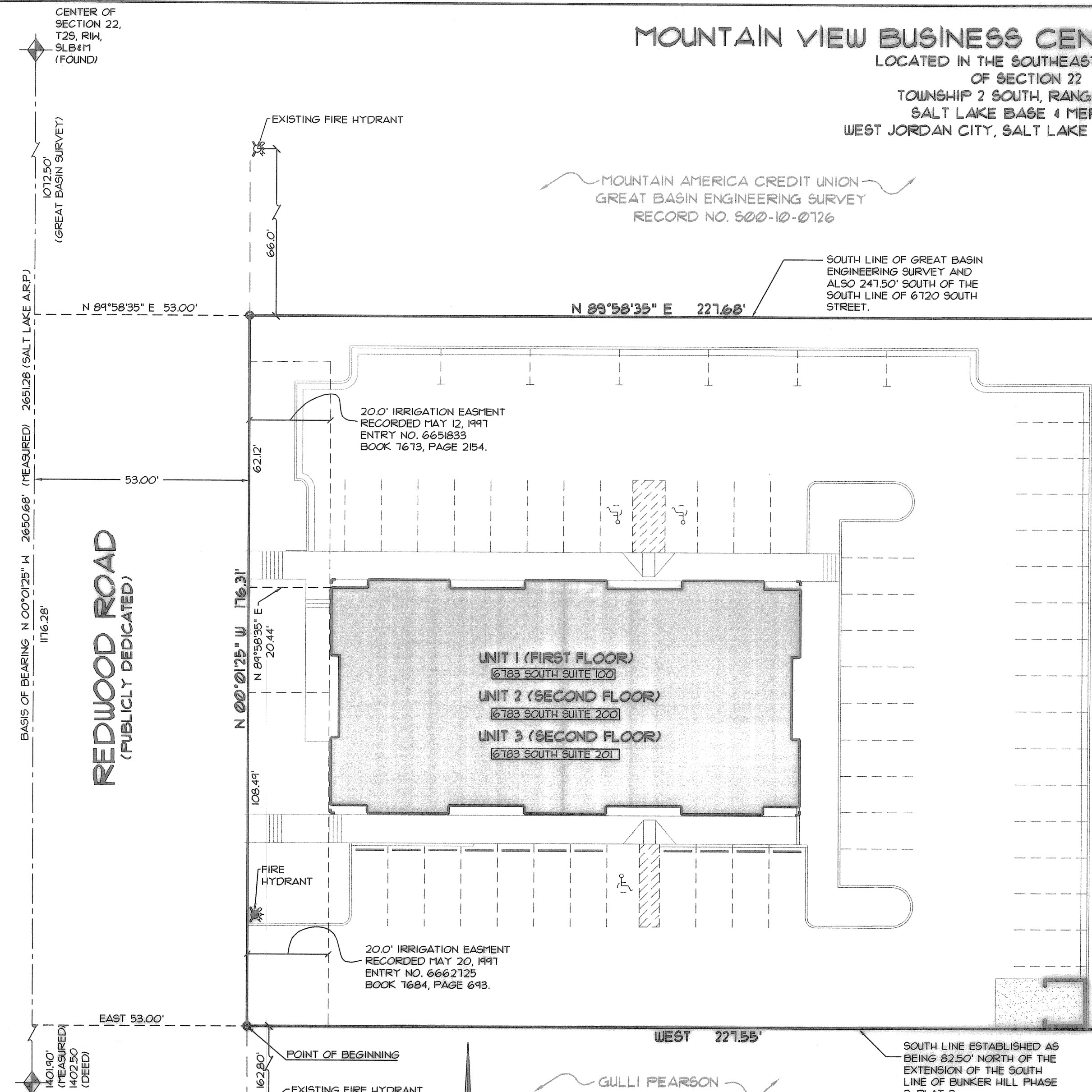
*Patrick M. Harris*  
Patrick M. Harris  
License No. 286882

## CONSENT TO RECORD

Know all men by these presents that the undersigned owner of the tract of land described hereon as:

**MOUNTAIN VIEW BUSINESS CENTER CONDOMINIUMS**  
a Utah 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 consent to the recordation of this record of survey map and submits this property to the Utah Condominium Ownership Act, and does hereby designate all streets, unless otherwise indicated, as private street intended for the use of the condominium owners in Mountain View Business Center Condominiums, a Utah Condominium Project for ingress and egress, subject to any restrictions and easements of record, dated this \_\_\_ day of \_\_\_\_\_, 20\_\_.

*Richard S. Boyer*  
Richard S. Boyer  
Senior Vice President



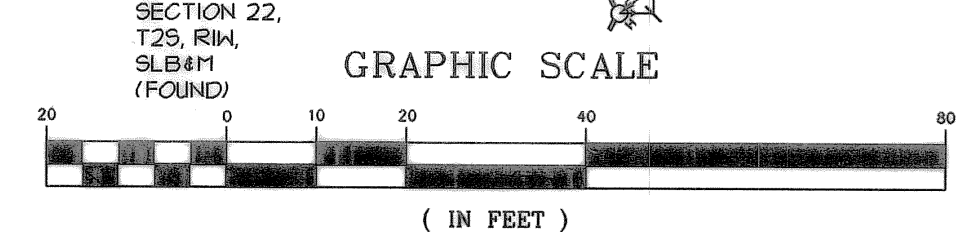
STATE OF UTAH )  
COUNTY OF SALT LAKE ) S.S.  
On the 28th day of February, 2007, personally appeared before me **JANE PARSONSON**, who is the Public Trustee of **COTTONWOOD TITLE INSURANCE AGENCY, INC.** who duly acknowledged to me that he/she executed the same by authority of **COTTONWOOD TITLE INSURANCE AGENCY, INC.**

Notary Public: *John Andrew*  
Residing at: **SALT LAKE COUNTY**  
My Commission Expires: **11-29-2010**

STATE OF UTAH )  
COUNTY OF SALT LAKE ) S.S.  
On the 28th day of February, 2007, personally appeared before me **Michael Tracy**, who is the Senior Vice President of **Mountain America Credit Union** who duly acknowledged to me that he/she executed the same by authority of **Mountain America Credit Union**.

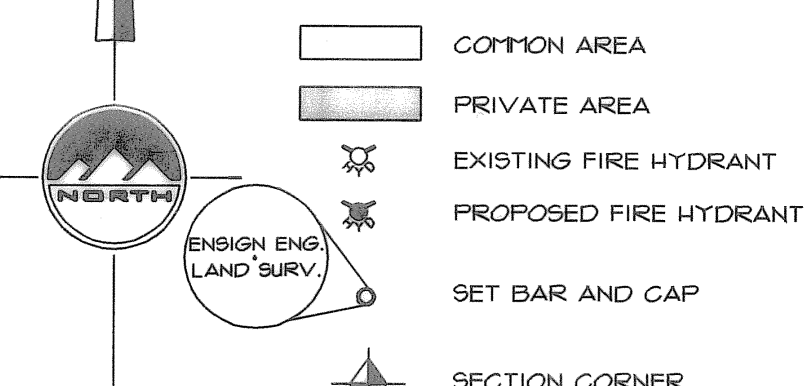
Notary Public: *David County*  
Residing at: **DAVIE COUNTY**  
My Commission Expires: **12/5/07**

QUESTAR GAS COMPANY  
APPROVED THIS 2-18-07  
*Val Johnson*  
By: \_\_\_\_\_  
For: \_\_\_\_\_



BOARD OF HEALTH  
APPROVED THIS 12th DAY OF Feb. A.D. 2007  
*Mary Pat Sullivan*

QUESTAR GAS COMPANY  
By: *Deanna A. Stephens*  
Title: *Pr. Const. Specialist*  
APPROVED THIS 9th day of Feb., 2007



NOTICE TO PURCHASER:  
Recorded with this plat is the declaration and covenants for the Mountain View Business Center

NOTE:  
If Property is subject to a Shared Access Agreement recorded June 10, 2005 as Entry No. 9401008 in Book 9443, Page 4051.

SURVEYOR'S NARRATIVE  
I, Patrick M. Harris, do hereby state that I am a Registered Professional Land Surveyor holding certificate no. 286882 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property. The purpose of this survey is to supply our client with boundary and topographic information. The Basis of Bearing is the line between the South Quarter Corner and the Center of Section 22, Township 2 South, Range 1 West, Salt Lake Base & Meridian measuring North 0°01'25" West 2651.28 feet.

**ENSIGN**  
engineering • planning • surveying  
90 East Fort Union Boulevard, Suite 100 (801) 255-0529  
Midvale, Utah 84047 fax (801) 255-4449

CITY PLANNING COMMISSION  
APPROVED THIS 28th DAY OF FEBRUARY A.D. BY THE WEST JORDAN CITY PLANNING COMMISSION.  
*W. Kirk*  
CHAIRMAN, WEST JORDAN CITY PLANNING COM.

CITY ENGINEER  
I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE AND IS HEREBY APPROVED.  
2-20-07  
*W. Kirk*  
WEST JORDAN CITY ENGINEER

CITY ATTORNEY  
APPROVED AS TO FORM THIS 16th DAY OF March, A.D. 2007  
*Don F. Little*  
WEST JORDAN CITY ATTORNEY

CITY COUNCIL  
PRESENTED TO WEST JORDAN THIS 19th DAY OF March 2007  
*Michael Tracy*  
MAYOR, WEST JORDAN, UTAH

SALT LAKE COUNTY RECORDER # 10052777  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF **Township 2 South**  
DATE 4/2/07 TIME 11:40 BOOK 144 PAGE 144  
FEE \$  
SALT LAKE COUNTY RECORDER

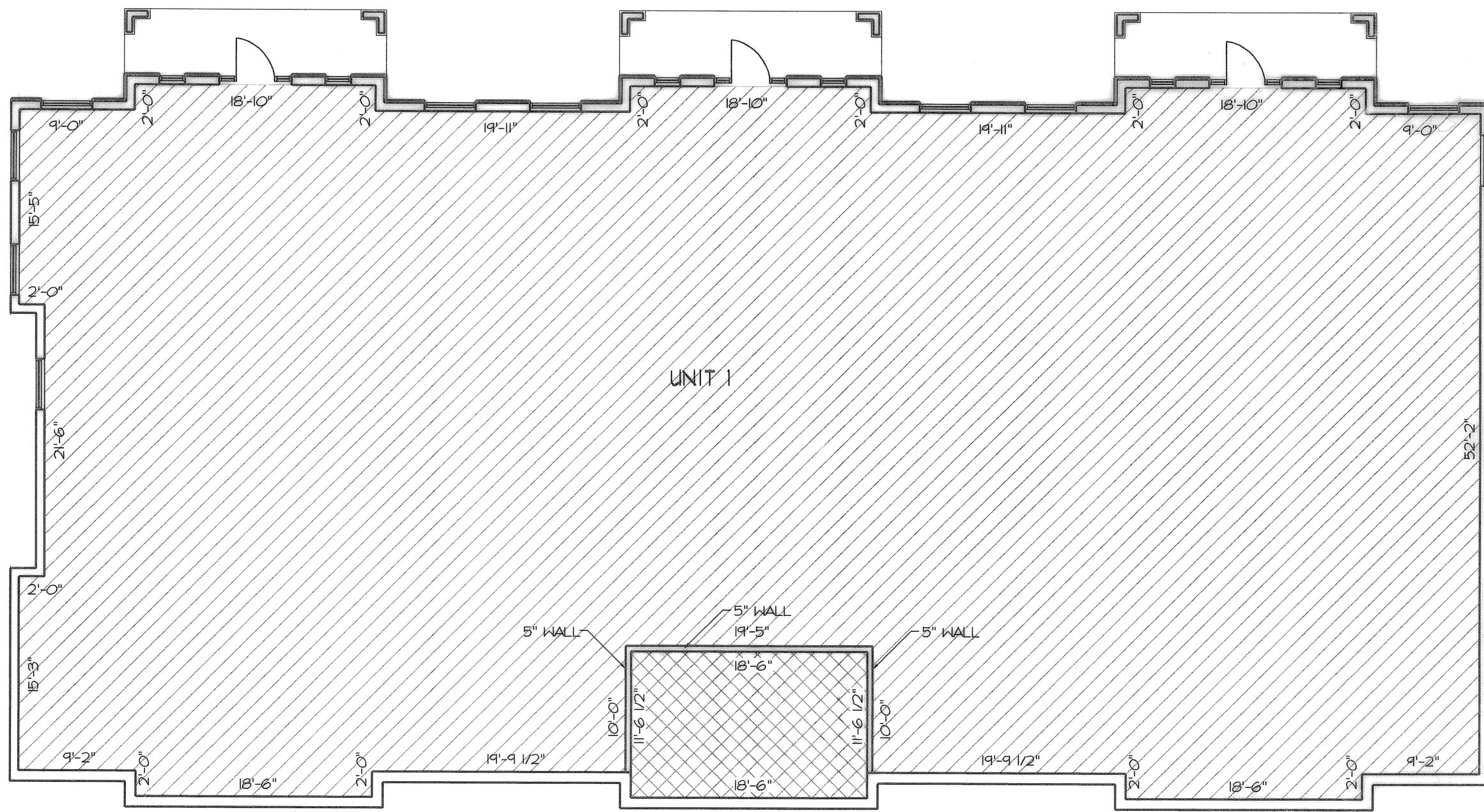
This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

Notary Public  
**LORI H. CURTIS**  
8959 S. 5170 W.  
West Jordan, UT 84088  
My Commission Expires  
May 12, 2008  
State of Utah

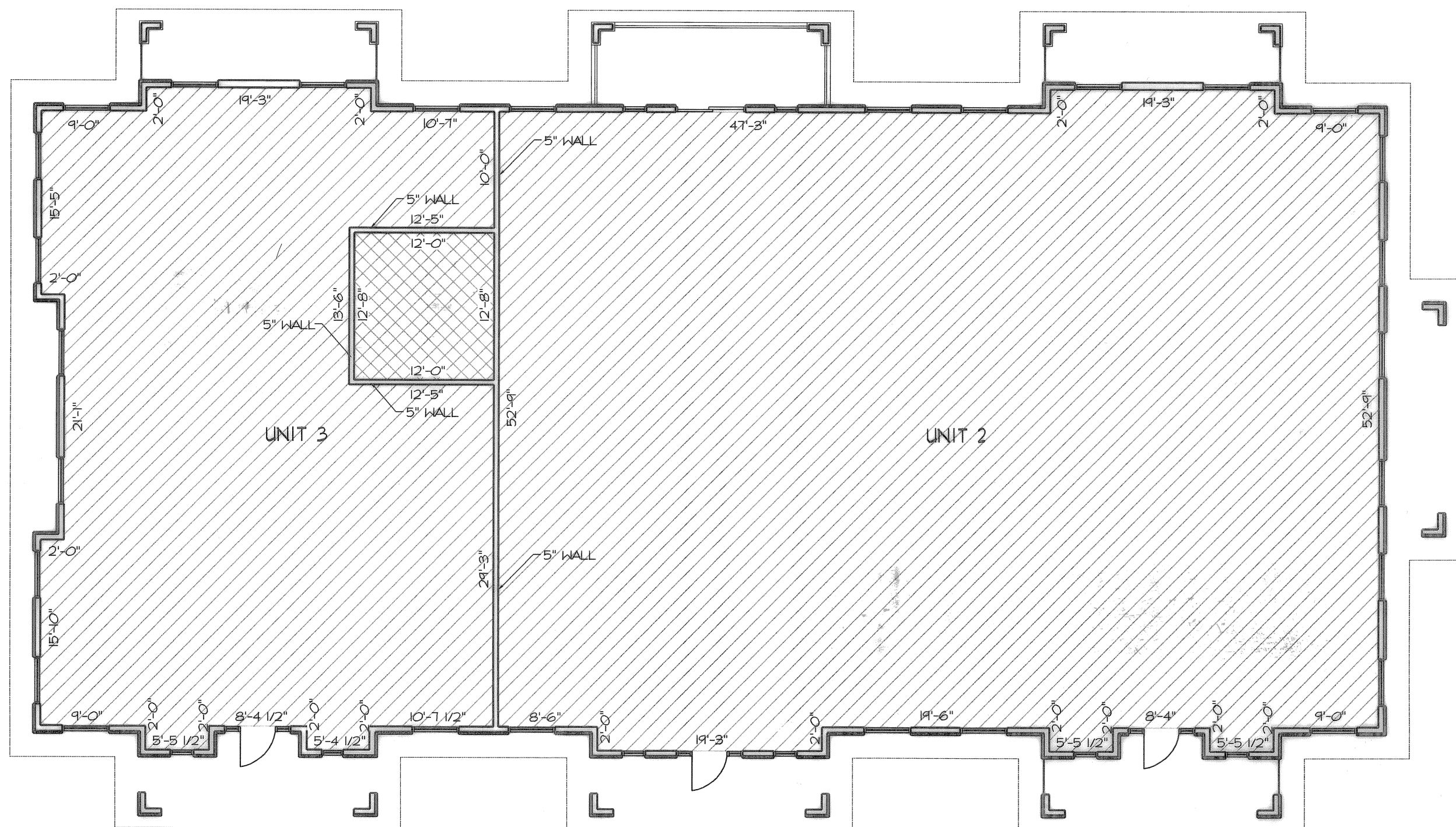
Notary Public: *Jan H. Curtis*

Notary Public  
**LORI H. CURTIS**  
8959 S. 5170 W.  
West Jordan, UT 84088  
My Commission Expires  
May 12, 2008  
State of Utah

Notary Public: *Jan H. Curtis*

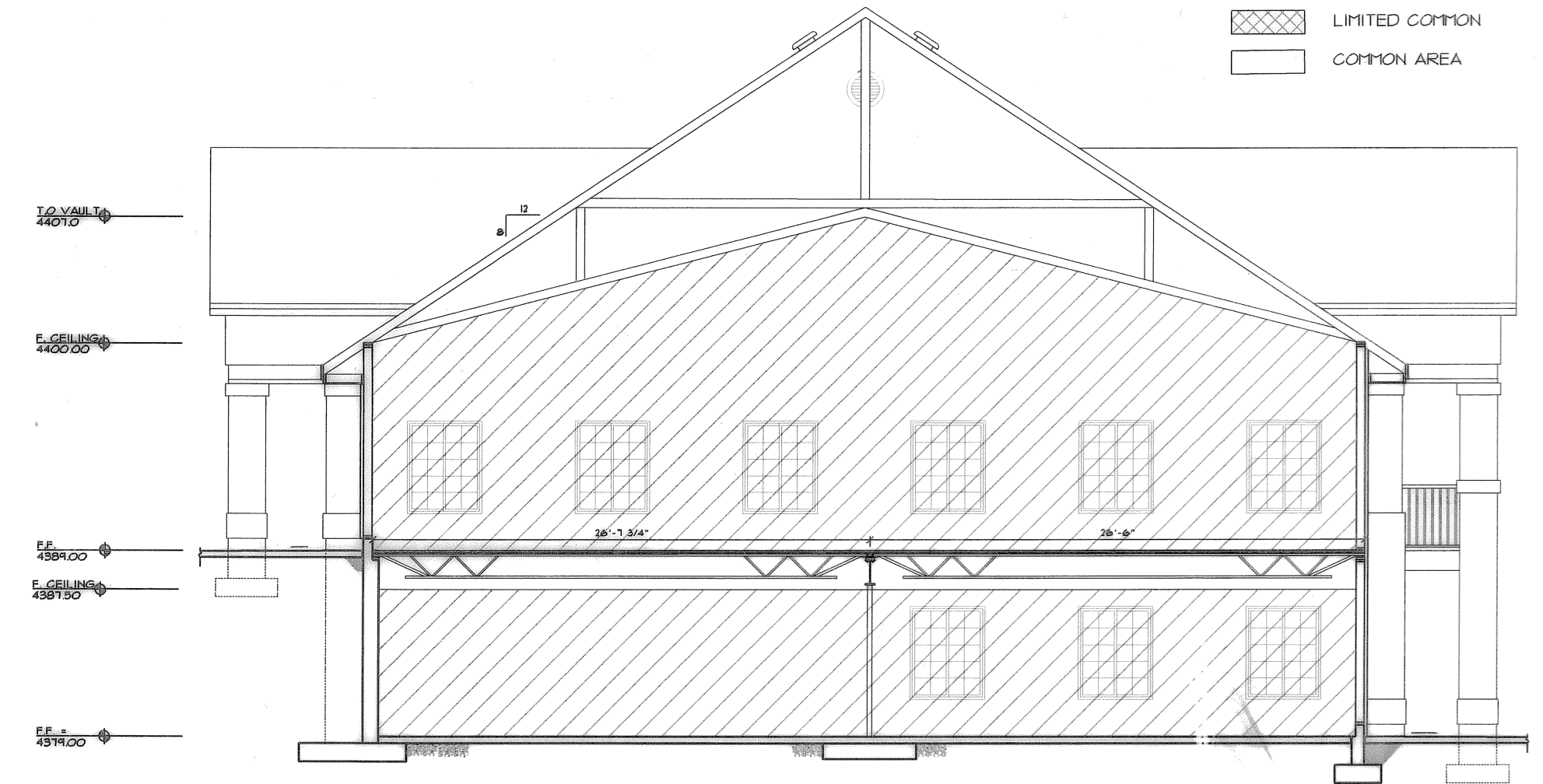


**LOWER FLOOR PLAN**  
SCALE 1/8" = 1'-0"



**UPPER FLOOR PLAN**  
SCALE 1/8" = 1'-0"

**LEGEND**  
 PRIVATE AREA  
 LIMITED COMMON  
 COMMON AREA



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**MOUNTAIN VIEW BUSINESS CENTER CONDOMINIUMS**  
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, WEST JORDAN CITY, SALT LAKE COUNTY, UTAH

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF  
 DATE 7/2/07 TIME 11:20 AM BOOK 2007 PAGE 144  
 TOWNSHIP TITLE  
 FEE \$  
 SALT LAKE COUNTY RECORDER