

NARRATIVE:

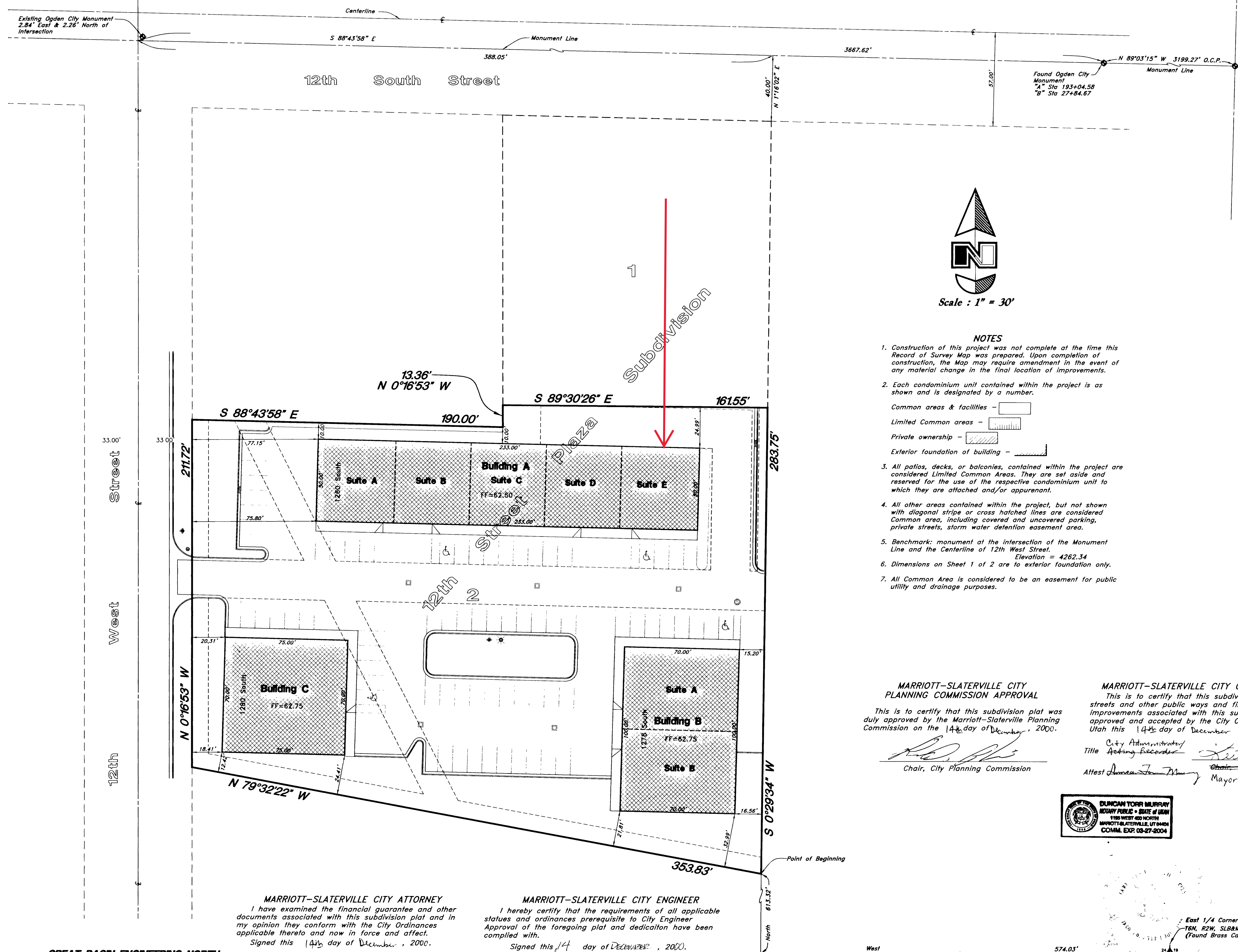
This survey was requested by Mr. Charles G. Osman on behalf of Cape Construction Inc. for the purpose of determining the boundaries of the parcel. A brass cap monument was found at the East Quarter corner of Section 24. A line bearing South 65°44'00" East between this Monument and the tower on Mt. Ogden Peak was used as the basis of bearings. The right-of-way along 12th Street was established using the Ogden City monument line and information from U.D.O.T. The right-of-way on 1200 West Street was established by splitting curbs and existing improvements. The property was monumented as shown on this drawing.

# Record of Survey Map

# 12th Street Plaza Condominiums

## A Condominium Project

All of Lot 2, 12th Street Plaza Subdivision, Marriott-Slaterville City, Weber County, Utah



OWNER'S CERTIFICATE OF CONSENT TO RECORD

Know all men by these presents, that the undersigned: Cape Construction Inc., Owners of the tract of land described hereon and 12th Street Plaza Condominiums, a condominium project located on said tract of land and hereby make this consent of recordation of this in accordance with the provisions as section 57-8-131 (1) of the Utah Condominium Ownership Act and creating units, common areas, limited common areas and convertible space, all as set forth herein.

I also certify that all the lots within 12th Street Plaza Condominiums meet the frontage and area requirements of the Marriott-Slaterville Zoning Ordinance.

Signed this 8<sup>th</sup> day of December, 2000.

Charles G. Osman - President

ACKNOWLEDGMENT

State of Utah }  
County of Davis }  
On the 8 day of Dec., 2000 personally appeared before me, Charles G. Osman who being by me duly sworn did say that he is President of Cape Construction Inc. and that said instrument was signed in behalf of said Corporation by a resolution of its Board of Directors and Charles G. Osman acknowledged to me that said Corporation executed the same.

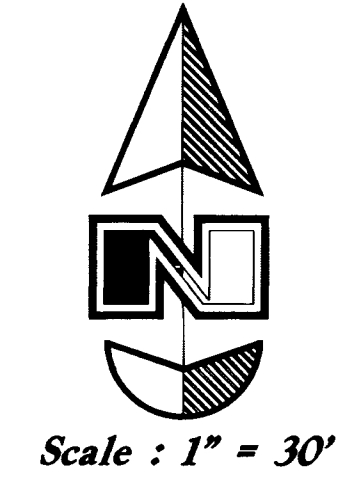
Residing At: 155 N. 2240 E. Layton, UT 84041

Commission Expires: 11/1/01

Jenae B. Osman  
A Notary Public commissioned in Utah

Jenae B. Osman  
Print Name

NOTARY PUBLIC  
JENAE B. OSMAN  
1515 North 2040 East  
Layton, UT 84041  
My Commission Expires  
November 1, 2001  
STATE OF UTAH



- NOTES
- Construction of this project was not complete at the time this Record of Survey Map was prepared. Upon completion of construction, the Map may require amendment in the event of any material change in the final location of improvements.
  - Each condominium unit contained within the project is as shown and is designated by a number.  
Common areas & facilities -   
Limited Common areas -   
Private ownership -   
Exterior foundation of building -
  - All patios, decks, or balconies, contained within the project are considered Limited Common Areas. They are set aside and reserved for the use of the respective condominium unit to which they are attached and/or appurtenant.
  - All other areas contained within the project, but not shown with diagonal stripe or cross hatched lines are considered Common area, including covered and uncovered parking, private streets, storm water detention easement area.
  - Benchmark: monument at the intersection of the Monument Line and the Centerline of 12th West Street. Elevation = 4262.34
  - Dimensions on Sheet 1 of 2 are to exterior foundation only.
  - All Common Area is considered to be an easement for public utility and drainage purposes.

SURVEYOR'S CERTIFICATE

I, Mark E. Babbitt, a duly Registered Professional Utah Land Surveyor as required by the laws of the State of Utah, holding License No. 166484, do hereby certify that I have surveyed the following described tract of land at the instance of Cape Construction Inc., and is based on information on record at the Weber County Recorder's Office.

All of Lot 2 of 12th Street Plaza Subdivision in Marriott-Slaterville City, Weber County, Utah according to the official plat thereof.

I further certify that the above description correctly describes the perimeter of the surface of the land on which has been or will be constructed "12th Street Plaza Condominiums"; that the property corners have been accurately set on the ground and are sufficient to readily retrace or reestablish this survey; that this Record of Survey Map consisting of two (2) sheets was prepared in accordance with the "Utah Condominium Ownership Act" and represents a true and accurate map of the land and buildings thereon to the best of my knowledge and belief.

Signed this 8<sup>th</sup> day of December, 2000.

166484  
License No.

Mark E. Babbitt  
Registered Land Surveyor  
No. 166484  
STATE OF UTAH

MARRIOTT-SLATERVILLE CITY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plan was duly approved by the Marriott-Slaterville Planning Commission on the 14<sup>th</sup> day of December, 2000.

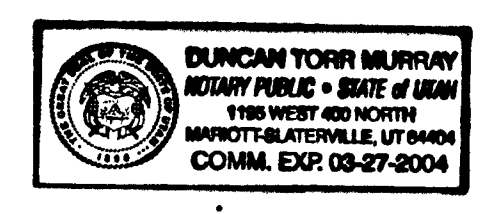
Chair, City Planning Commission

MARRIOTT-SLATERVILLE CITY COUNCIL APPROVAL

This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantee of public improvements associated with this subdivision, thereon are hereby approved and accepted by the City Council of Marriott-Slaterville City, Utah this 14<sup>th</sup> day of December, 2000.

City Administrator  
Title Acting Recorder

Chair, Weber County Commission  
Mayor



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.

MARRIOTT-SLATERVILLE CITY ATTORNEY

I have examined the financial guarantee and other documents associated with this subdivision plat and in my opinion they conform with the City Ordinances applicable thereto and now in force and effect.

Signed this 14<sup>th</sup> day of December, 2000.

MARRIOTT-SLATERVILLE CITY ENGINEER

I hereby certify that the requirements of all applicable statutes and ordinances prerequisite to City Engineer Approval of the foregoing plat and dedication have been complied with.

Signed this 14<sup>th</sup> day of December, 2000.

GREAT BASIN ENGINEERING NORTH  
CONSULTING ENGINEERS AND SURVEYORS  
4774 South 1300 West - Suite 102  
Riverdale, Utah 84405  
P.O. Box 9307, Ogden, Utah 84409  
Phone: (801)284-4315 Fax: (801)281-0222

WEBER COUNTY RECORDER

ENTRY NO. 1745680 FEE PAID \$68.00 FILED FOR RECORD AND RECORDED 08-JAN-01 AT 8:18 AM IN BOOK 53 OF OFFICIAL RECORDS, PAGE 35 RECORDED FOR CAPE CONST.

DOUG CROFTS  
WEBER COUNTY RECORDER

BY: Jason Carter DEPUTY



Record of Survey Map

# 12th Street Plaza Condominiums

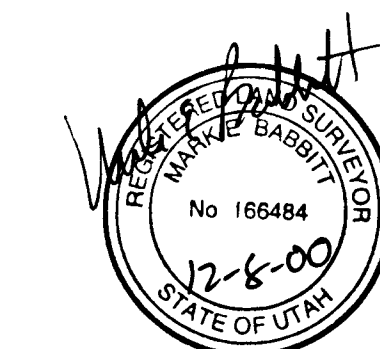
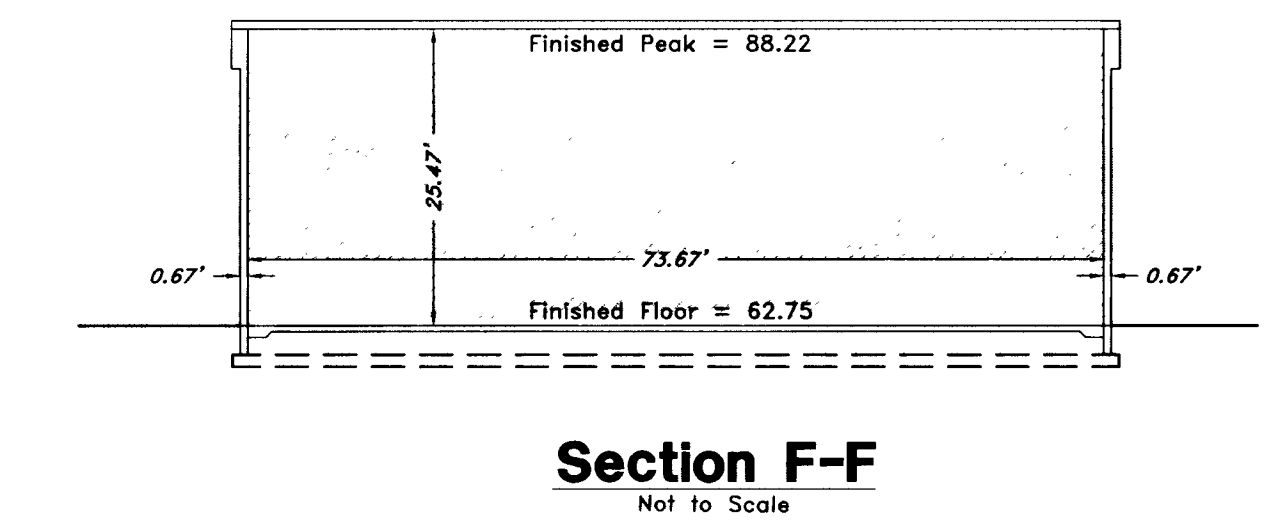
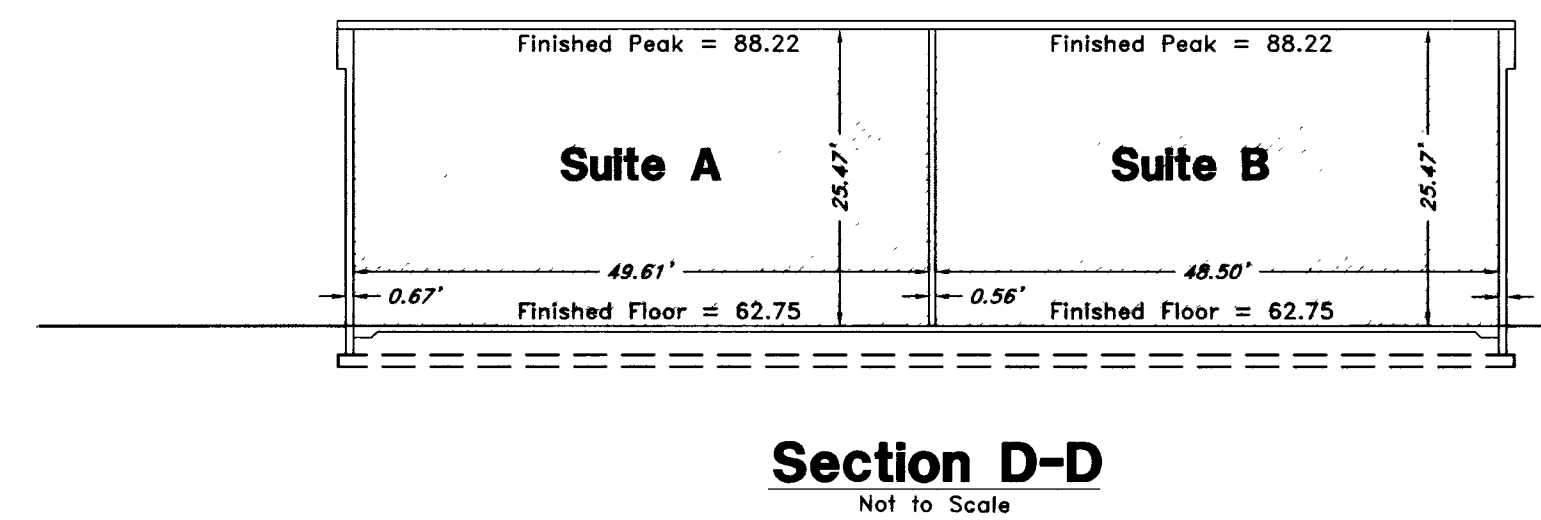
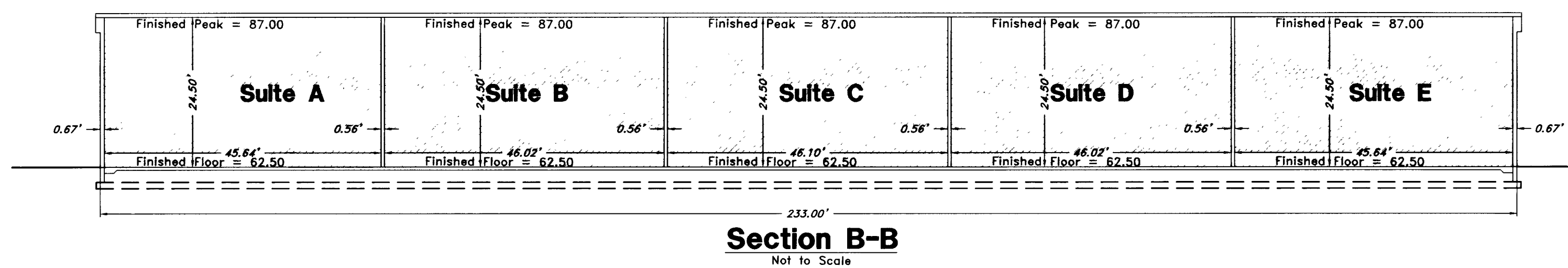
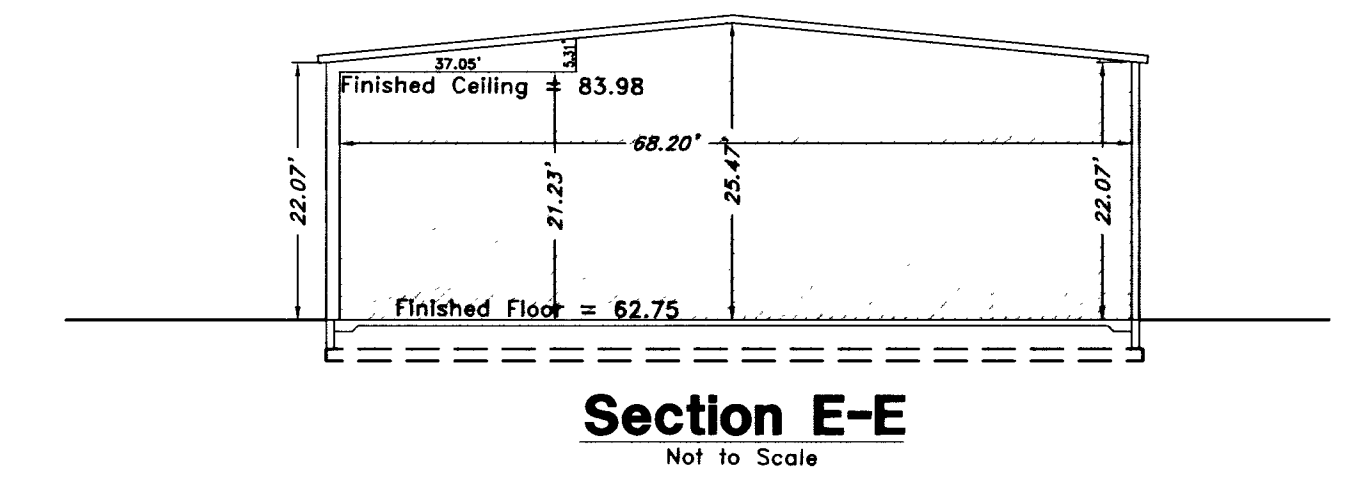
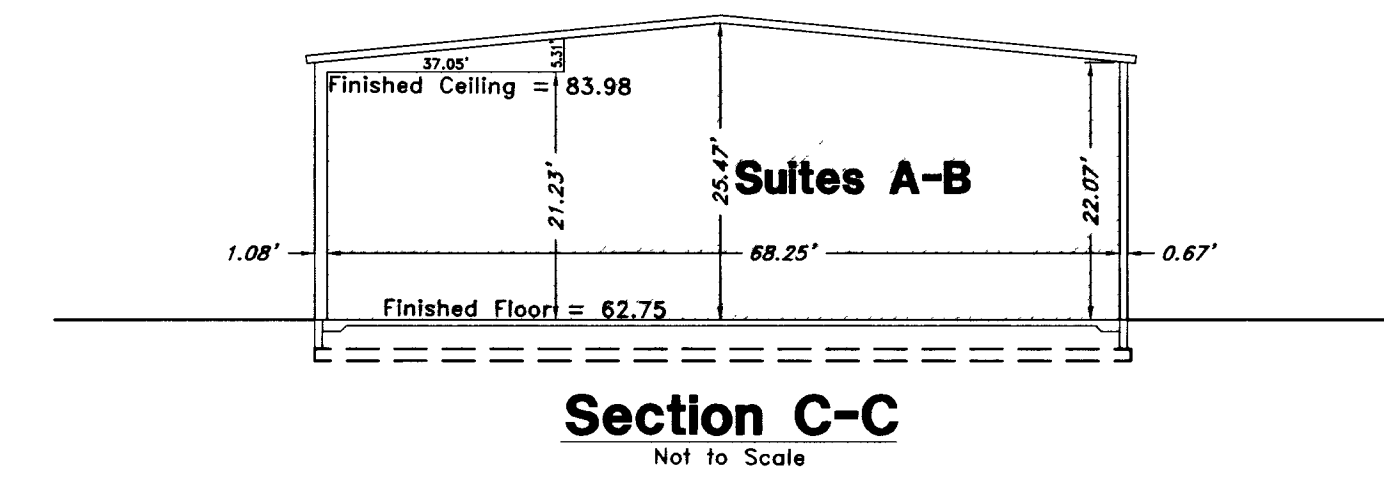
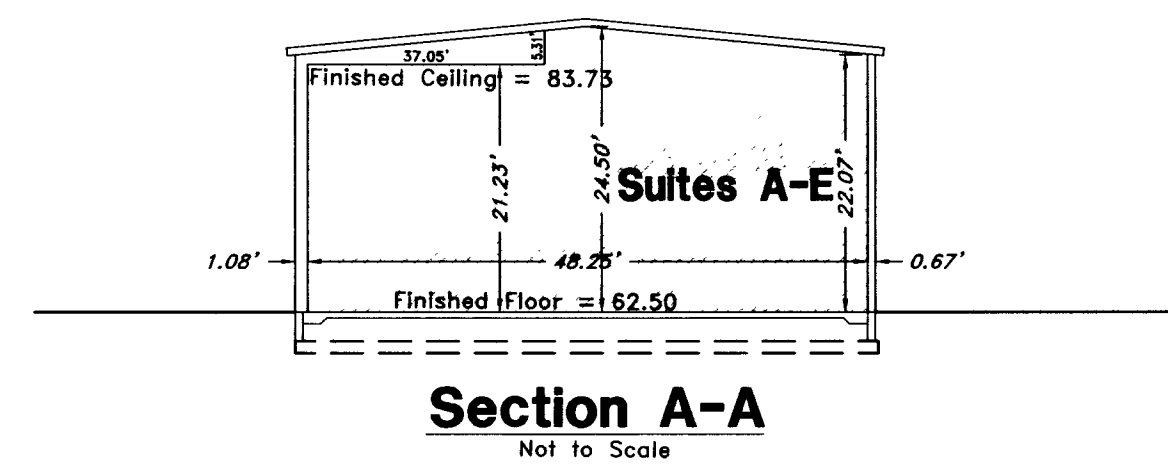
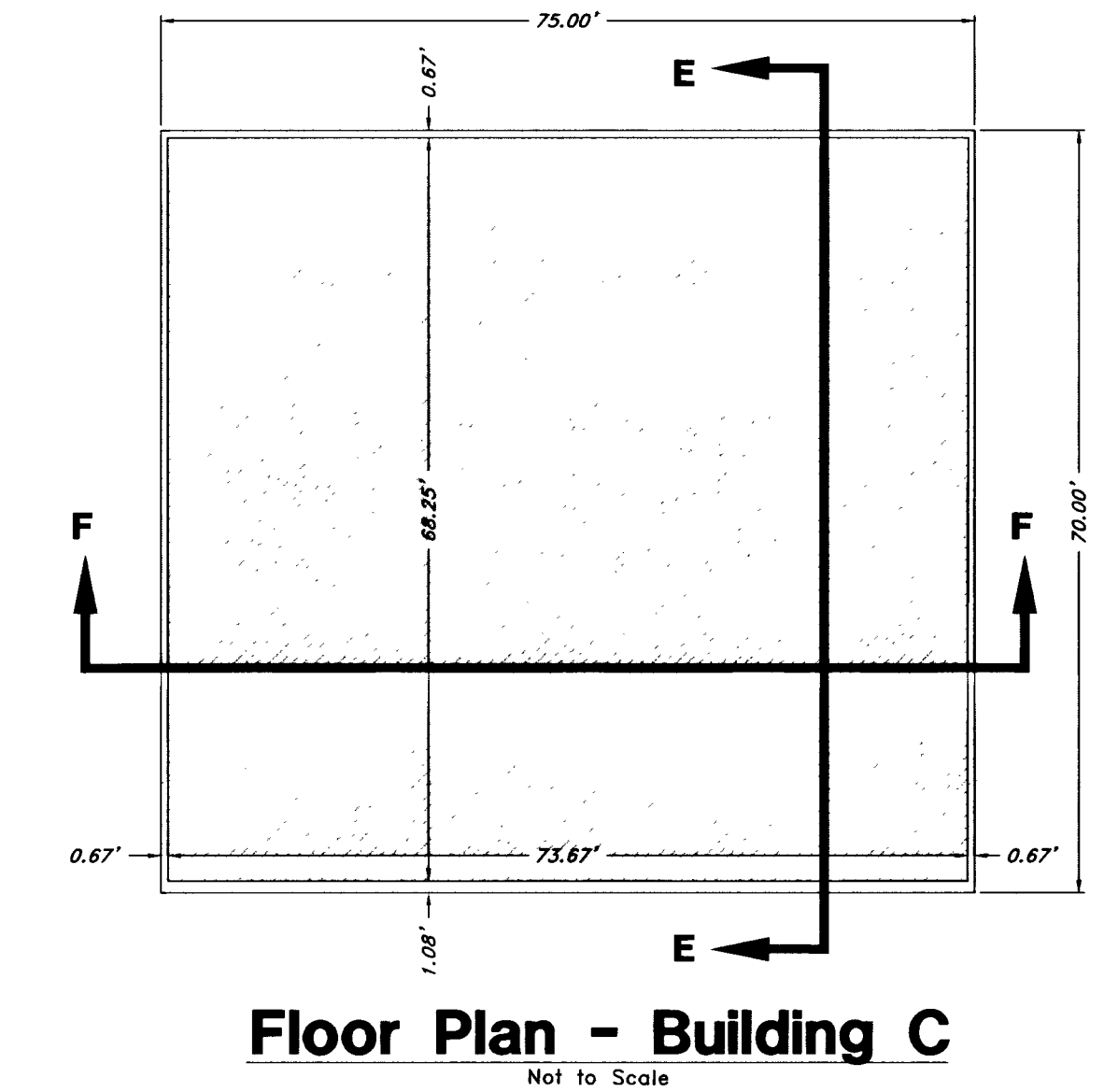
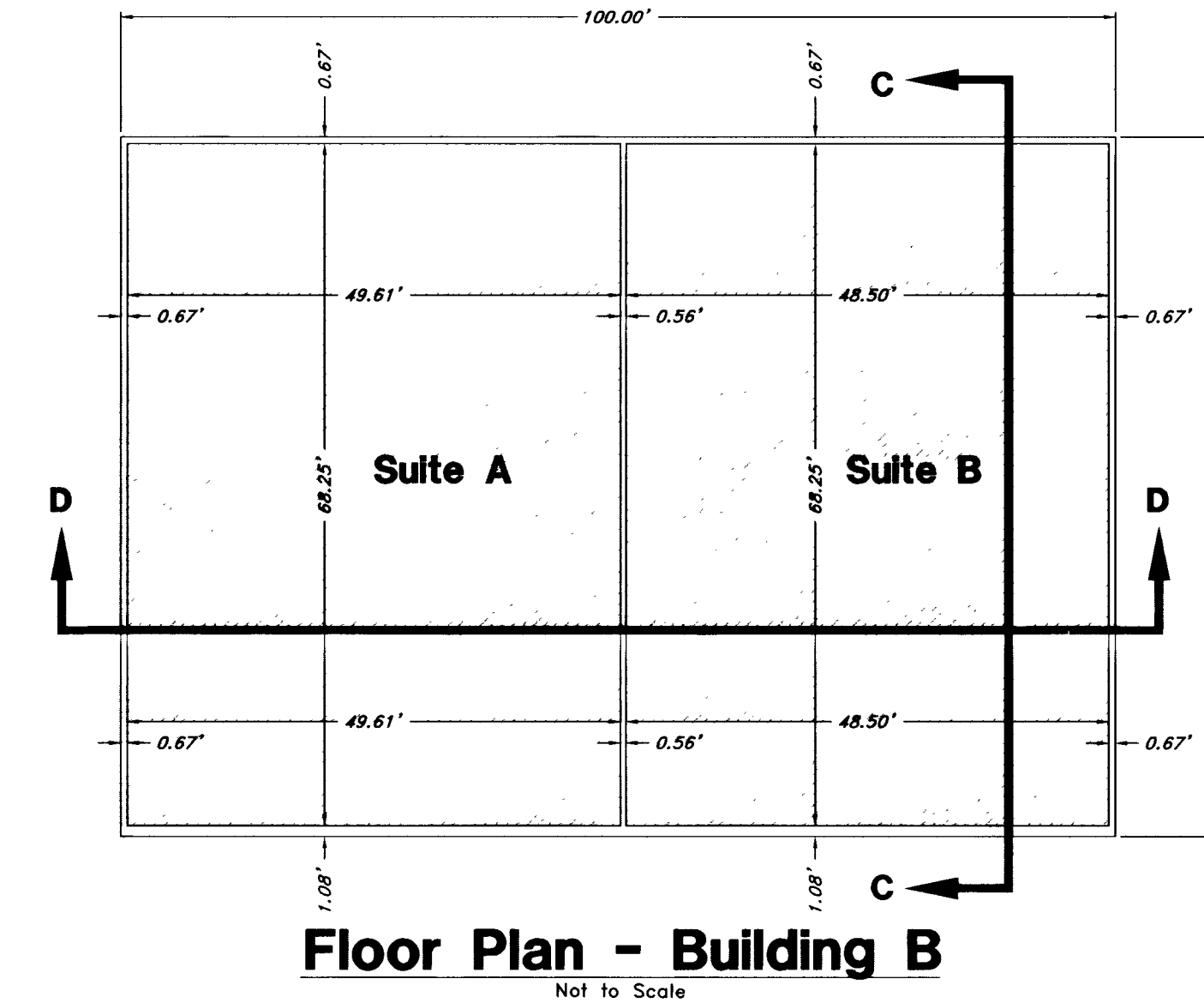
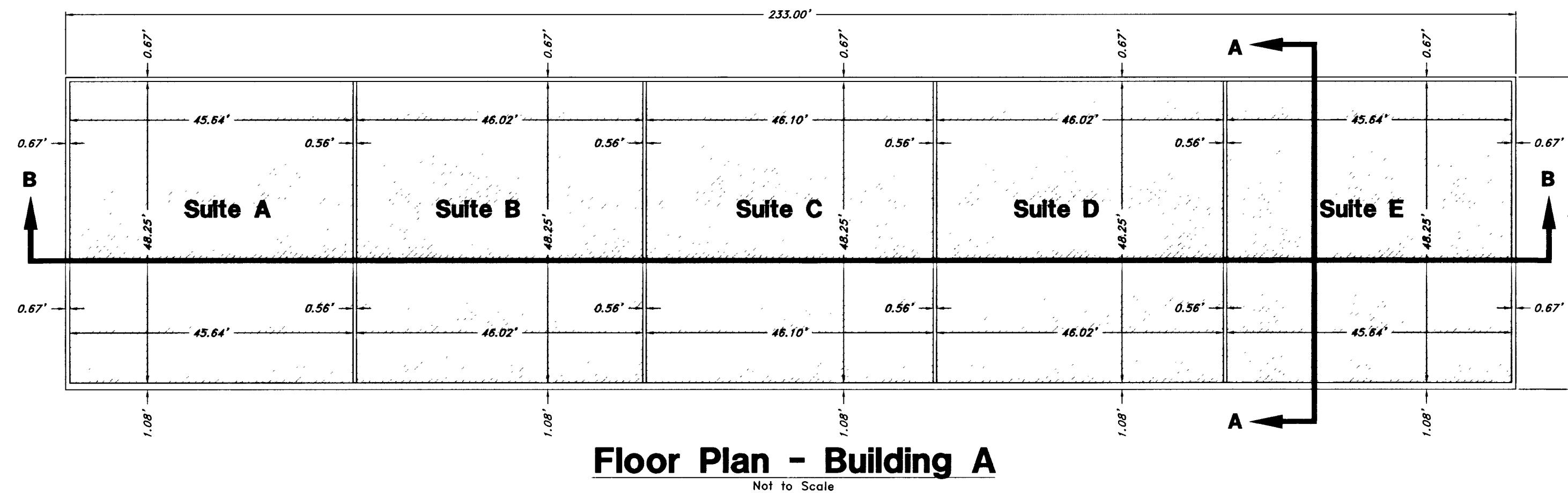
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Doug Crofts  
WEBER COUNTY RECORDER  
BY: Jaron Carter DEPUTY