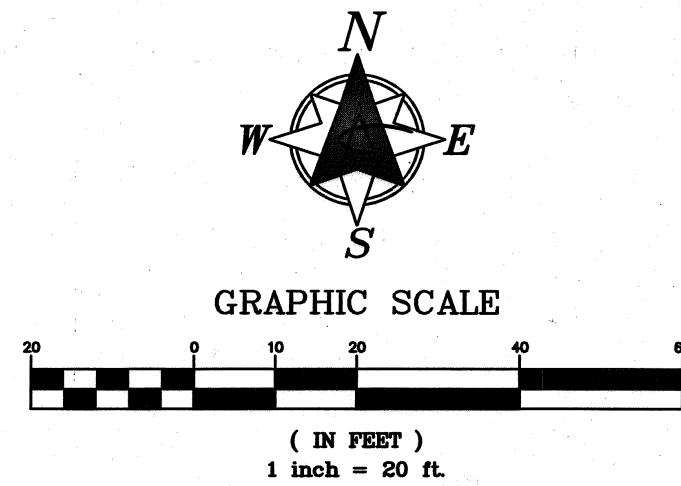
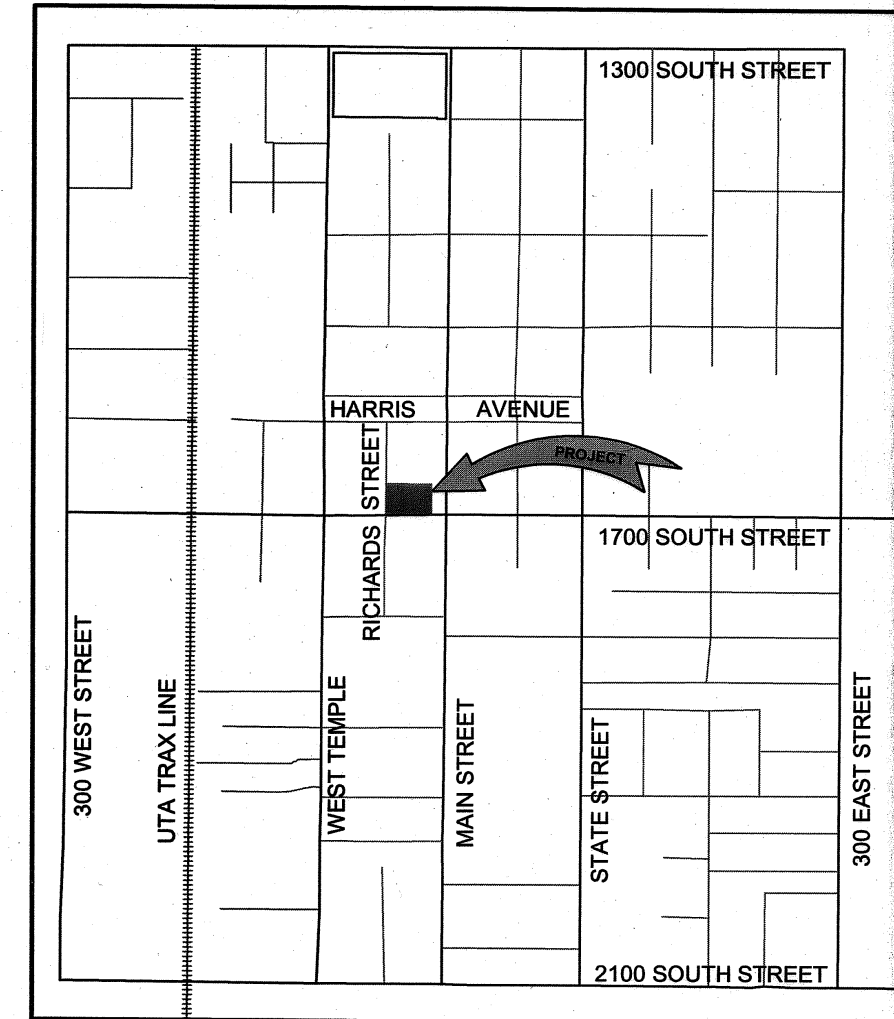
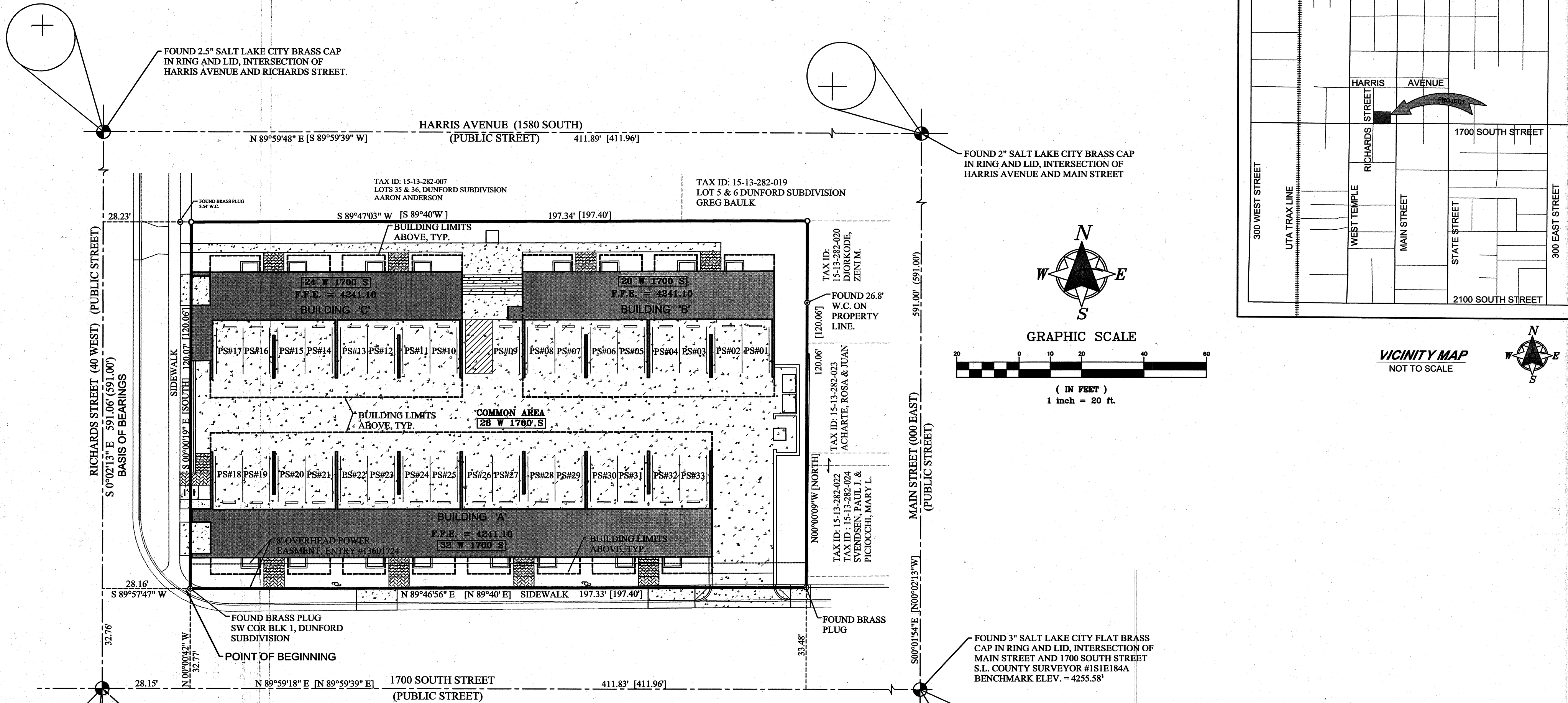


ROW 17 CONDOMINIUMS, AMENDED

LOCATED WITHIN LOTS 37-40 AND A PORTION OF LOTS 1-4, DUNFORD SUBDIVISION OF LOT NO. 2, BLOCK NO. 11, 5-ACRE PLAT 'A' BIG FIELD SURVEY. LOCATED IN THE EAST HALF OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.



- LEGEND**
- PROPERTY BOUNDARY LINE
 - PUBLIC RIGHT OF WAY
 - STREET CENTERLINE
 - BUILDING LIMITS
 - FOUND CITY BRASS CAP MONUMENT
 - SET PROPERTY CORNER WITH REBAR AND CAP WITH LS # 155100 AND WARD ENGINEERING
 - RECORD DATA [DUNFORD SUBDIVISION]

- COMMON AREA**
- LIMITED COMMON AREA**
- PRIVATE AREA**
- CONCRETE AREA (COMMON)**
- BUILDING AREA**

PLAT NOTES

- THE LOCATIONS, DIMENSIONS, AND BOUNDARIES OF THE UNITS AND SQUARE FOOTAGE CALCULATIONS ARE BASED SOLELY ON THE DRAWING SUPPLIED BY BLALOCK AND PARTNERS. THE SQUARE FOOTAGE CALCULATIONS SHOWN ON THIS PLAT ARE CALCULATED IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT AND THE DECLARATION. SUCH CALCULATIONS TYPICALLY DIFFER SOMEWHAT FROM THE SQUARE FOOTAGE DETERMINED BY THE ARCHITECT OR OTHERS USING DIFFERENT METHODS OF DETERMINING UNIT SIZE. BOUNDARIES OF THE UNITS SHALL BE AS CONSTRUCTED. THEREFORE NO AS-BUILT MEASUREMENTS WERE TAKEN.
- ALL OF THE PARKING SPACES IN THE PARKING AREA SHALL BE COMMON AREAS. DECLARANT MAY ASSIGN OR DESIGNATE COMMON AREA PARKING SPACES FOR EXCLUSIVE USE OF PARTICULAR UNIT OWNERS OR MAY ELECT TO OPERATE THE PARKING AREAS ON A FIRST COME - FIRST SERVED BASIS.
- THE LIMITED COMMON AREAS AS DEPICTED ON THIS PLAT ARE RESERVED FOR THE USE OF CERTAIN OWNERS TO THE EXCLUSION OF THE OTHER OWNERS. EACH RESPECTIVE IMPROVEMENT DESIGNATED ON THIS PLAT AS LIMITED COMMON AREAS IS APPURTENANT TO THE RESPECTIVE UNIT AS SHOWN ON THIS PLAT AND IS FOR THE USE AND ENJOYMENT OF THE OWNERS OF SUCH UNIT.
- THERE SHALL BE A GENERAL EASEMENT UPON, ACROSS, OVER, IN, AND UNDER THE PROJECT FOR THE INSTALLATION, REPLACEMENT, REPAIR, AND MAINTENANCE OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO WATER, SEWER, GAS, TELEPHONE, ELECTRICITY, DATA, AND OTHER COMMUNICATION SYSTEM AND ARE EFFECTUATED BY THE RECORDING OF THIS PLAT. NOTWITHSTANDING SUCH GRANT OF BLANKET UTILITY EASEMENTS, DECLARANT RESERVES THE RIGHT TO RECORD ONE OR MORE INSTRUMENTS WHICH NARROW AND LIMIT SUCH GRANT OF UTILITY EASEMENT TO THE NORMAL EASEMENT WIDTH OF THE UTILITY IN THOSE SPECIFIC PORTIONS OF THE COMMON AREAS WHICH ACTUALLY CONTAIN THE UTILITY FACILITIES AS DESCRIBED IN SUCH INSTRUMENT AND FOR THE PURPOSES DESCRIBED THEREIN. NOTICE HAS BEEN PROVIDED TO ROCKY MOUNTAIN POWER, DOMINION ENERGY, SALT LAKE CITY WATER, AND SALT LAKE CITY SEWER.
- THIS PLAT IS BEING AMENDED TO REMOVE ALL REFERENCES TO ANY UNITS BEING A.D.A. DESIGNATED, TO REVISE THE PARKING SPACES IN THE COMMON AREA AND REMOVED NORTH-WESTERLY PEDESTRIAN ACCESS AT WEST PROPERTY LINE.
- THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR ROW 17 CONDOMINIUMS WAS RECORDED JUNE 18, 2019 AS ENTRY NO. 13011808 IN BOOK 10793 AT PAGES 1958-1993.
- THIS PLAT IS AMENDING THE PREVIOUS PLAT RECORDED ON MARCH 7, 2019 IN ENTRY NO. 12945758 IN BOOK 2019P AY PAGE 83 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

GENERAL NOTES

- THE BASIS OF BEARING FOR THIS PLAT IS SOUTH 00°02'13" EAST, 591.06 FEET (M) 591.00 (R) ALONG THE MONUMENT LINE OF RICHARDS STREET, FROM THE FOUND BRASS MONUMENT MARKING THE INTERSECTION OF RICHARDS STREET AND HARRIS STREET AND THE FOUND BRASS CAP MARKING THE INTERSECTION OF RICHARDS STREET AND 1700 SOUTH STREET (AS SHOWN HEREON)
- COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS TAKEN FROM ACTUAL FIELD MEASUREMENTS, UNLESS CONTAINED WITHIN BRACKETS INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM MAPS, PLATS, DEEDS OF RECORD, OR OTHER SOURCES OF RECORD INFORMATION.
- PER SALT LAKE CITY SURVEY DEPARTMENT, THE SURVEY MEETS THE MINIMUM LINEAR CLOSURE OF 1:15,000.
- SURVEY MONUMENTS SET AT THE 4 CORNERS OF THE PERIMETER BOUNDARY, WITH A #6 REBAR AND CAP WITH LS #155100 AND STAMPED WARD ENGINEERING.
- LOCATED IN THE EAST HALF OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.
- ELEVATION BENCHMARK IS THE SALT LAKE CITY SURVEY MONUMENT AT THE INTERSECTION OF 1700 SOUTH AND MAIN STREET, IT IS FOUND IN THE SALT LAKE COUNTY SURVEYOR'S RECORDS BEING POINT #151E184A AND THE SALT LAKE COUNTY DATUM - NAVD88 ELEVATION IS 4255.58'
- THE NOTICE OF SUBDIVISION LOT CONSOLIDATION; RECORDED; FEBRUARY 13, 2019 AS ENTRY NO. 12933608 IN BOOK 10752 AT PAGE 5686 OF OFFICIAL RECORDS.

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SURVEYOR'S CERTIFICATE

I, SATTAR N. TABRIZ, LAND SURVEYOR WITH WARD ENGINEERING GROUP DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, AND THAT I HAVE COMPLETED A SURVEY OF THE PARCEL OF LAND SHOWN AND DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAS VERIFIED ALL MEASUREMENTS AND HAS PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I ALSO CERTIFY THAT THIS PLAT IS ACCURATE AND HAS BEEN PREPARED IN COMPLIANCE WITH THE PROVISIONS OF THE UTAH CONDOMINIUM OWNERSHIP ACT.

ROW 17 CONDOMINIUMS, AMENDED

SATTAR N. TABRIZ
LICENSE NO. 155100

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED WITHIN LOTS 37-40 AND A PORTION OF LOTS 1-4 DUNFORD SUBDIVISION (BOOK D, PAGE 76) OF LOT NO. 2, BLOCK 11, FIVE ACRE PLAT 'A', BIG FIELD SURVEY, SALT LAKE COUNTY, UTAH DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF 1700 SOUTH STREET AND THE EASTERLY RIGHT OF WAY LINE OF RICHARDS STREET BEING 28.15 FEET NORTH 89°59'18" EAST (NORTH 89°59'39" EAST RECORD) AND 32.77 FEET NORTH 0°04'2" WEST OF THE FOUND BRASS CAP IN THE INTERSECTION OF 1700 SOUTH STREET AND RICHARDS STREET TO A FOUND BRASS PLUG, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF BLOCK 1, DUNFORD SUBDIVISION (BOOK D, PAGE 76) OF LOT NO. 2, OF BLOCK 11, FIVE ACRE PLAT 'A', BIG FIELD SURVEY OF THE SALT LAKE COUNTY RECORDS; AND RUNNING THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE NORTH 89°46'56" EAST 197.33 FEET (NORTH 89°40' EAST 197.40 RECORD); THENCE NORTH 00°00'19" WEST 120.06 FEET (SOUTH 00°00'19" WEST SOUTH 89°47'03" WEST 197.34 FEET (SOUTH 89°40' WEST 197.40 RECORD)) TO THE EAST RIGHT OF WAY LINE OF RICHARDS STREET; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE SOUTH 00°00'19" EAST 120.07 FEET (SOUTH 120.06 RECORD) TO THE POINT OF BEGINNING.

TOTAL ACREAGE 23.693 SQ. FT. OR 0.54 ACRES.
TAX ID'S: 15-13-287-001 THROUGH 15-13-287-033

OWNER'S DEDICATION AND CONSENT TO RECORD

1700 JV, LLC, THE OWNER OF THE DESCRIBED TRACT OF LAND TO BE HEREAFTER KNOWN AS ROW 17 CONDOMINIUMS, AMENDED, DOES HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL STREETS, AND OTHER PROPERTY AS SHOWN ON THIS PLAT TO BE DEDICATED FOR PUBLIC USE AND HEREBY CONSENTS AND GIVES APPROVAL TO THE RECORDING OF THIS PLAT FOR ALL PURPOSES SHOWN HEREIN.

ROW 17 CONDOMINIUMS, AMENDED

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 14 DAY OF May, 2021.

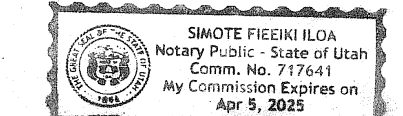
BY: JAMES ALFANDRE, MANAGER ON BEHALF OF 1700 JV, LLC

NOTARY ACKNOWLEDGMENT

STATE OF UT } s.s.
COUNTY OF SLC }
ON THIS 14 DAY OF May, IN THE YEAR 2021, BEFORE ME Simote Fieckli Iloa,

A NOTARY PUBLIC, PERSONALLY APPEARED JAMES ALFANDRE, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE MANAGER OF 1700 JV, LLC AND THAT HE EXECUTED THE FOREGOING OWNERS DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF THE LIMITED LIABILITY COMPANY AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

COMMISSION NUMBER 717641
MY COMMISSION EXPIRES April 5, 2025



Simote Fieckli Iloa
PRINTED NAME
A NOTARY PUBLIC COMMISSIONED IN UTAH

HOA OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ROW 17 OWNERS ASSOCIATION THE UNDERSIGNED ASSOCIATION OF UNIT OWNERS, ACTING FOR AND ON BEHALF OF, AND PURSUANT TO THE AUTHORIZATION OF SUCH OWNERS OF THE DESCRIBED TRACT OF LAND, DOES HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL STREETS, AND OTHER PROPERTY AS REFLECTED AND SHOWN ON THIS PLAT AND TO BE DEDICATED FOR PUBLIC USE IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT. HOA OWNERS HEREBY CONSENTS AND GIVES APPROVAL TO THE RECORDING OF THIS PLAT FOR ALL PURPOSES SHOWN HEREIN TO BE KNOWN AS:

ROW 17 CONDOMINIUMS, AMENDED

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 14 DAY OF May, 2021.

ROW 17, OWNERS ASSOCIATION

BY: JAMES ALFANDRE, DIRECTOR

ROW 17 CONDOMINIUMS, AMENDED

LOCATED WITHIN LOTS 37-40 AND A PORTION OF LOTS 1-4, DUNFORD SUBDIVISION OF LOT 2, BLOCK 11, 5-ACRE PLAT 'A', BIG FIELD SURVEY. LOCATED IN THE EAST HALF OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

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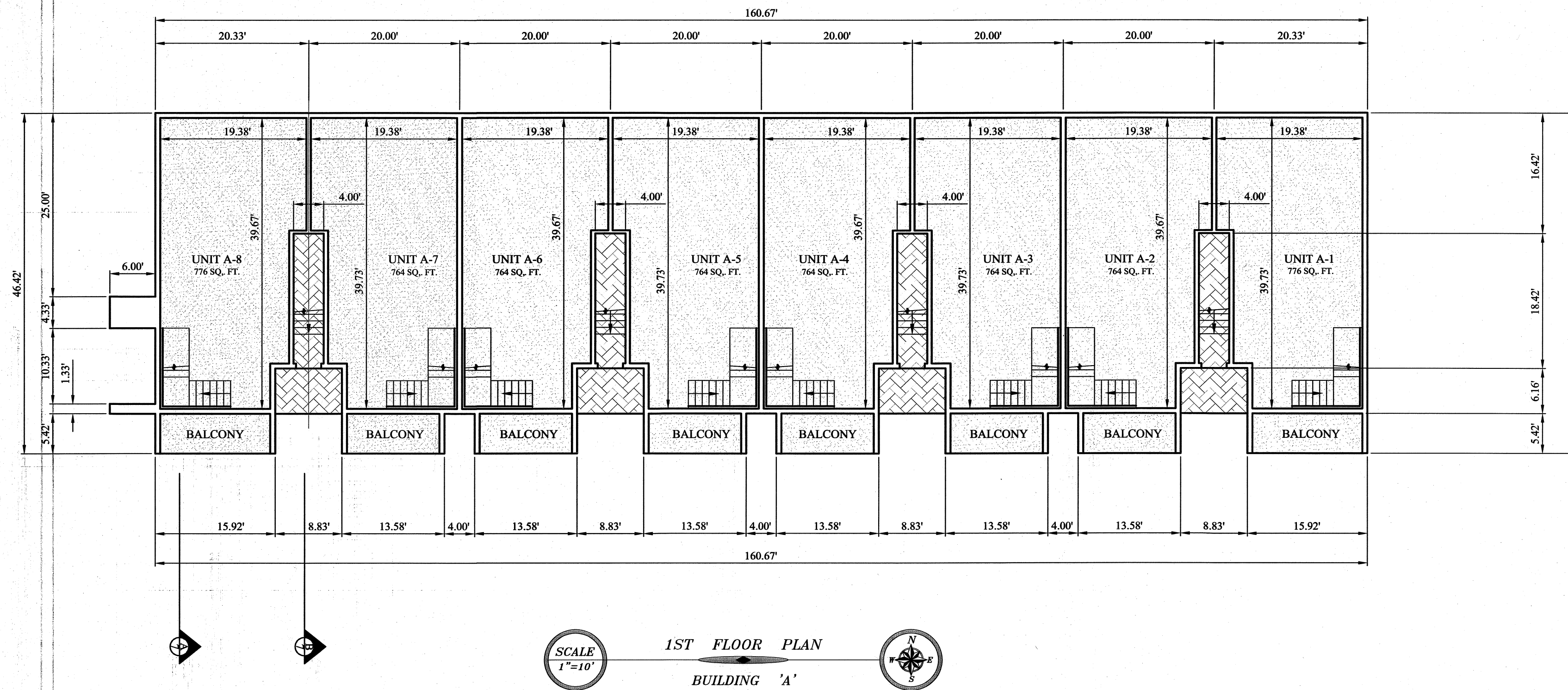
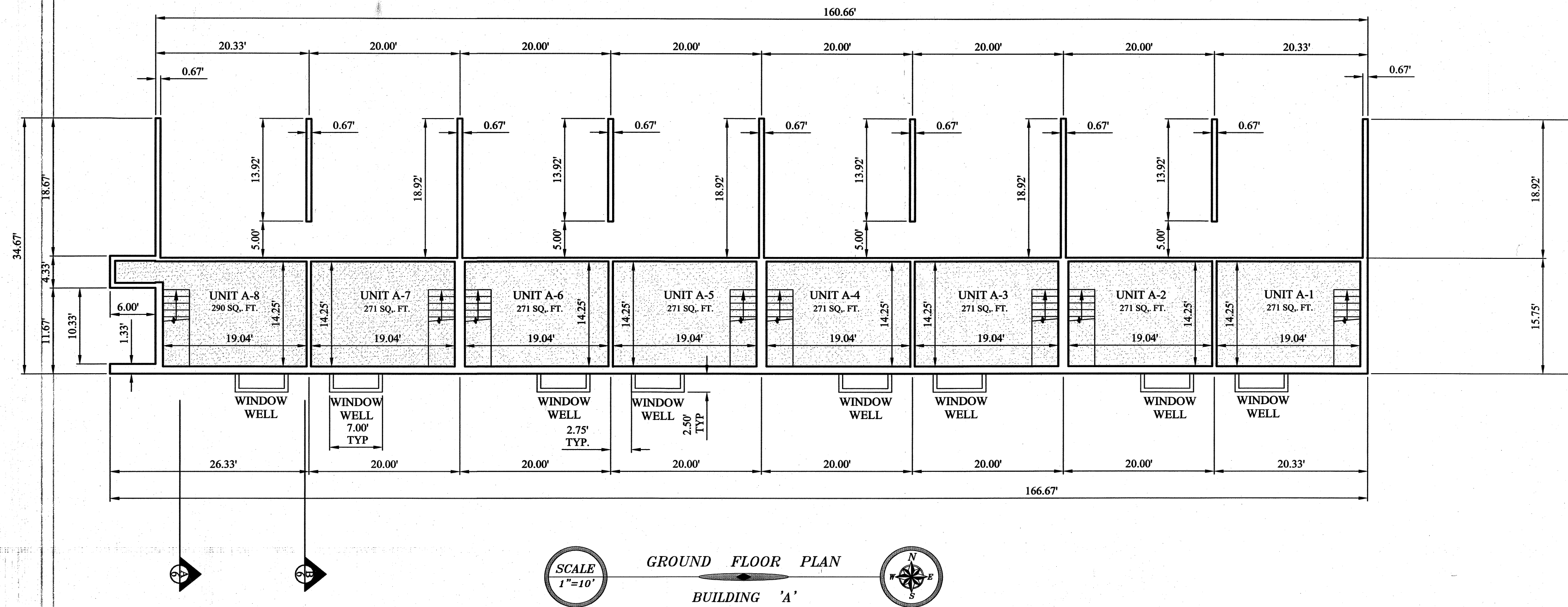
<p>NUMBER _____</p> <p>ACCOUNT _____</p> <p>SHEET _____</p> <p>OF _____ SHEETS</p>	<p>BUILDING OFFICIAL</p> <p>APPROVED THIS 22nd DAY OF June, 2021.</p> <p><i>[Signature]</i> BUILDING OFFICIAL</p>	<p>CITY PUBLIC UTILITIES DEPT.</p> <p>APPROVED AS TO SANITARY SEWER AND WATER DETAILS THIS 22nd DAY OF June, 2021.</p> <p><i>[Signature]</i> SALT LAKE CITY PUBLIC UTILITIES DIRECTOR</p>	<p>SALT LAKE COUNTY HEALTH DEPARTMENT</p> <p>APPROVED THIS 7th DAY OF June, 2021.</p> <p><i>[Signature]</i> S.L. COUNTY HEALTH DEPARTMENT</p>	<p>CITY ENGINEERING DIVISION</p> <p>I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE.</p> <p><i>[Signature]</i> CITY ENGINEER (DEPUTY CITY ENGINEER) 6/21/2021 DATE</p>	<p>CITY PLANNING DIRECTOR</p> <p>APPROVED THIS 21st DAY OF June, 2021, BY THE SALT LAKE CITY PLANNING COMMISSION.</p> <p><i>[Signature]</i> PLANNING DIRECTOR 6/21/2021 DATE</p>	<p>CITY ATTORNEY</p> <p>APPROVED AS TO FORM THIS 21st DAY OF July, 2021.</p> <p><i>[Signature]</i> SALT LAKE CITY ATTORNEY</p>	<p>CITY APPROVAL</p> <p>PRESENTED TO SALT LAKE CITY THIS 19 DAY OF July, 2021 AND IT IS HEREBY APPROVED.</p> <p><i>[Signature]</i> SALT LAKE CITY MAYOR <i>[Signature]</i> SALT LAKE CITY RECORDER</p>	<p>SALT LAKE COUNTY RECORDER</p> <p>STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF 1700 JV, LLC</p> <p>DATE: 8/19/21 TIME: 9:34 AM BOOK: 2021R PAGE: 209</p> <p>464.00 FEE SALT LAKE COUNTY RECORDER</p>	<p>NUMBER _____</p> <p>ACCOUNT _____</p> <p>SHEET _____</p> <p>OF _____ SHEETS</p>
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15-13-287-001 \$464.00 15-13-22

ROW 17 CONDOMINIUMS, AMENDED

LOCATED WITHIN LOTS 37-40 AND A PORTION OF LOTS 1-4, DUNFORD SUBDIVISION OF LOT NO. 2, BLOCK NO. 11, 5-ACRE PLAT 'A' BIG FIELD SURVEY. LOCATED IN THE EAST HALF OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

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LEGEND

COMMON AREA



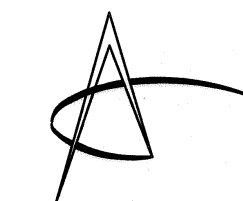
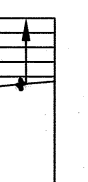
LIMITED COMMON AREA



PRIVATE AREA



STAIRS (DIRECTION DOWN)



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Salt Lake City, Utah 84101
Phone: (801)487-8040 Fax: (801)487-8668

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SALT LAKE COUNTY RECORDER

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

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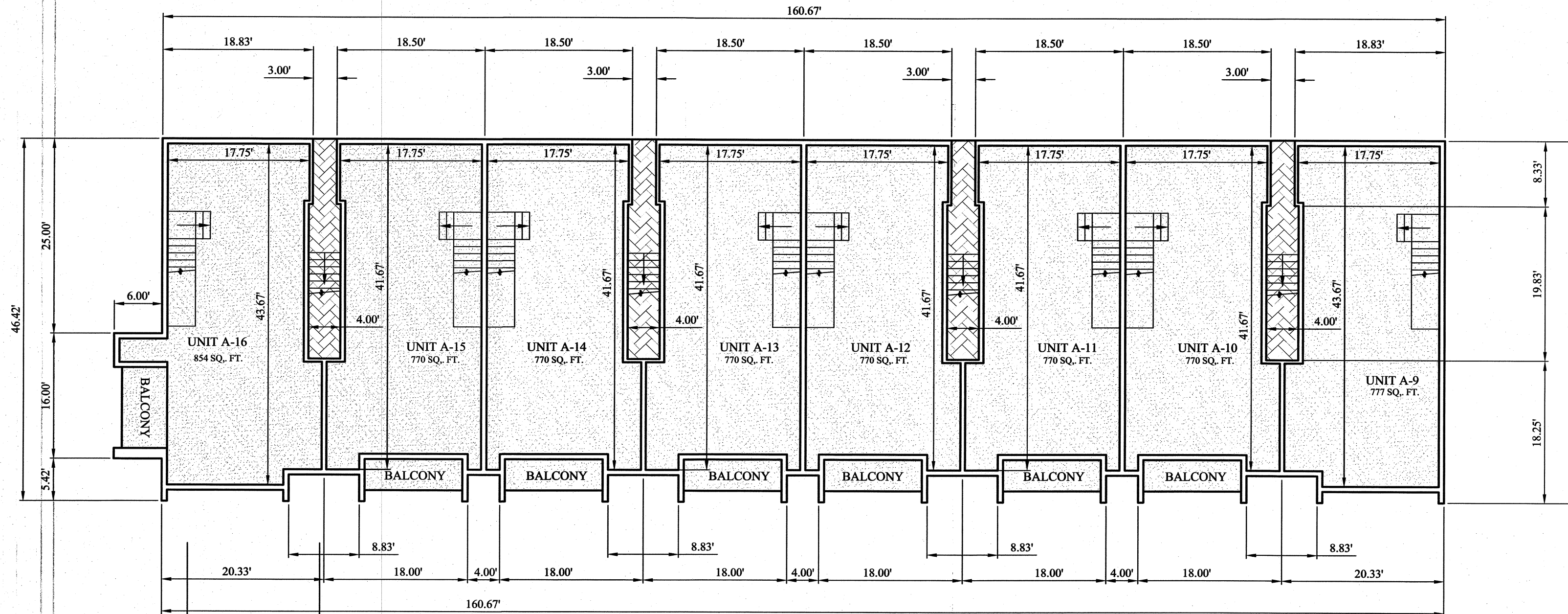
FEE _____ SALT LAKE COUNTY RECORDER

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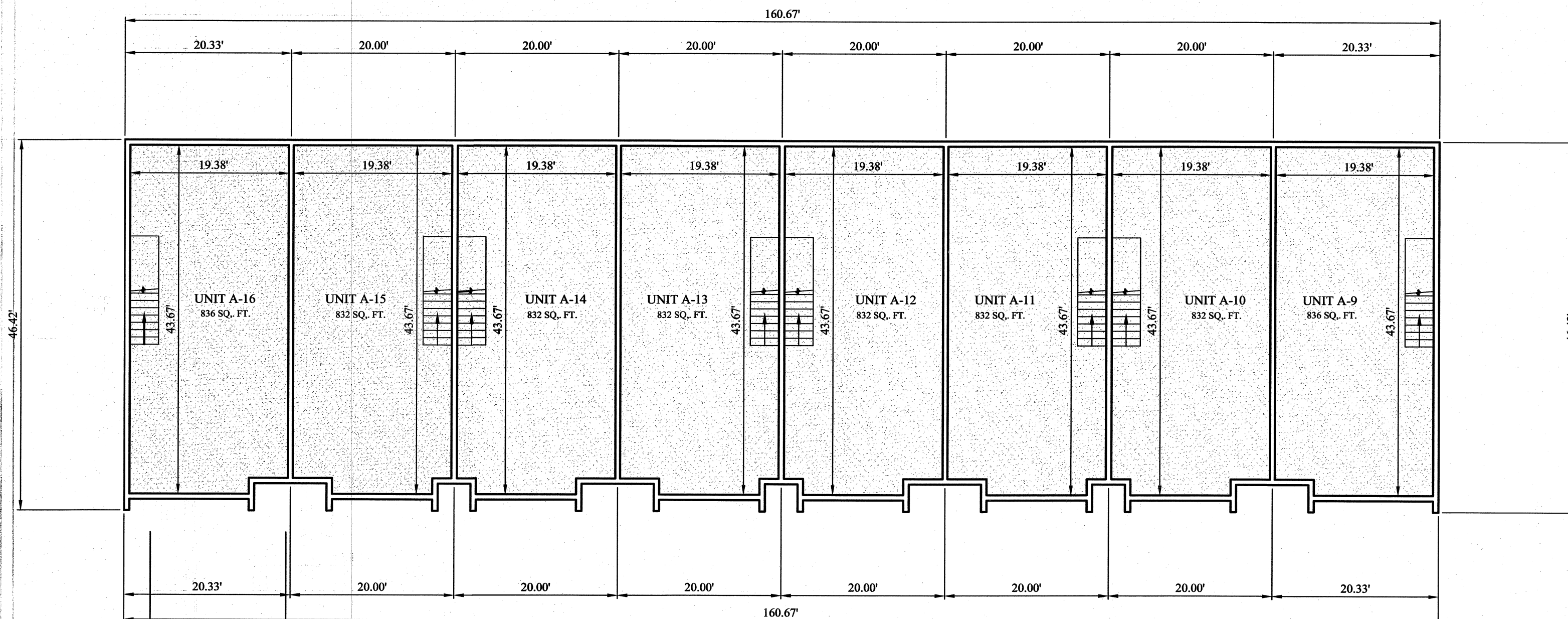
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SCALE 1"=10' 2ND FLOOR PLAN BUILDING 'A'



SCALE 1"=10' 3RD FLOOR PLAN BUILDING 'A'

LEGEND

COMMON AREA



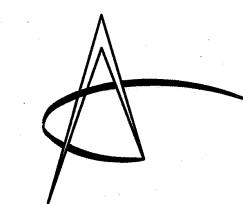
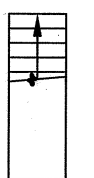
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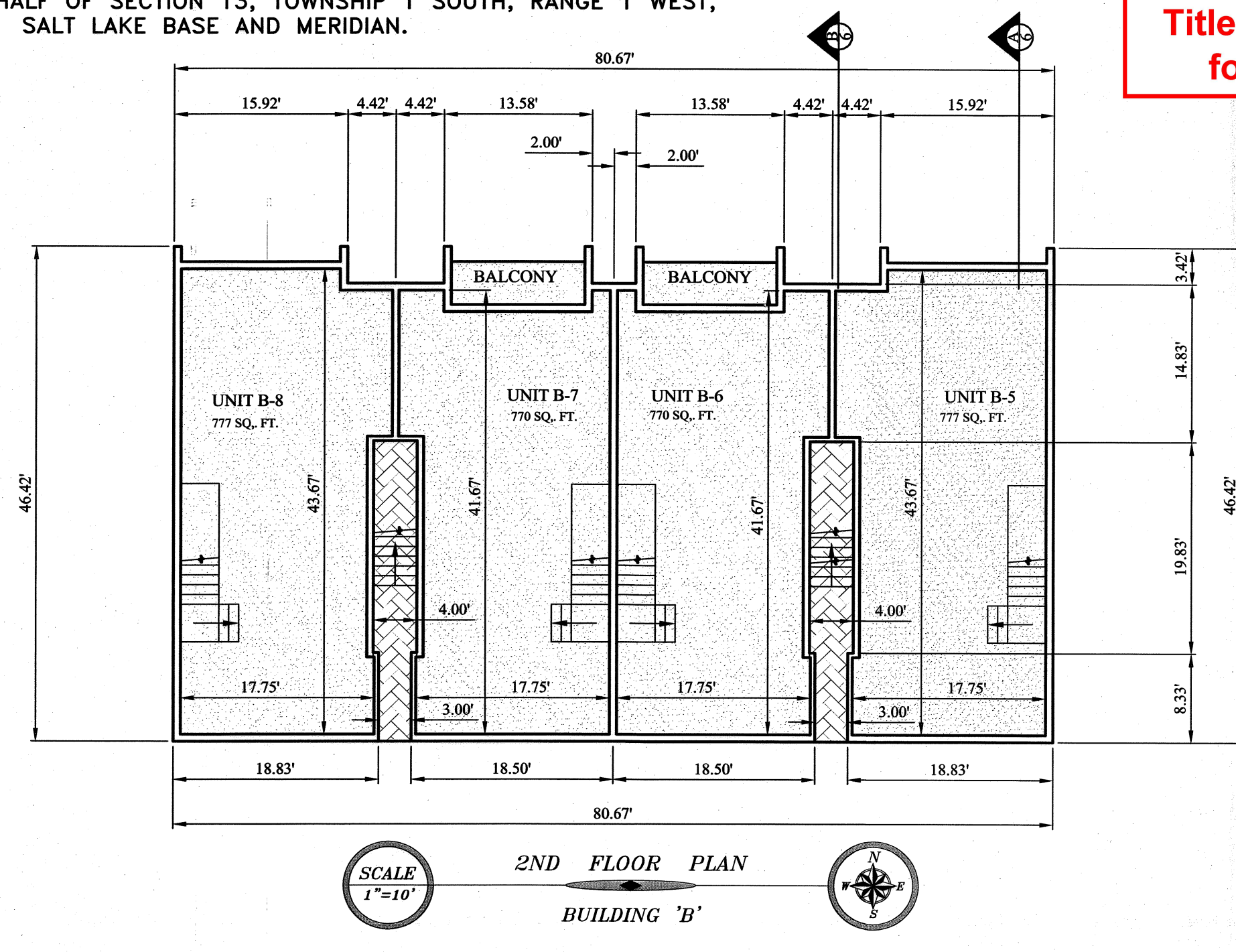
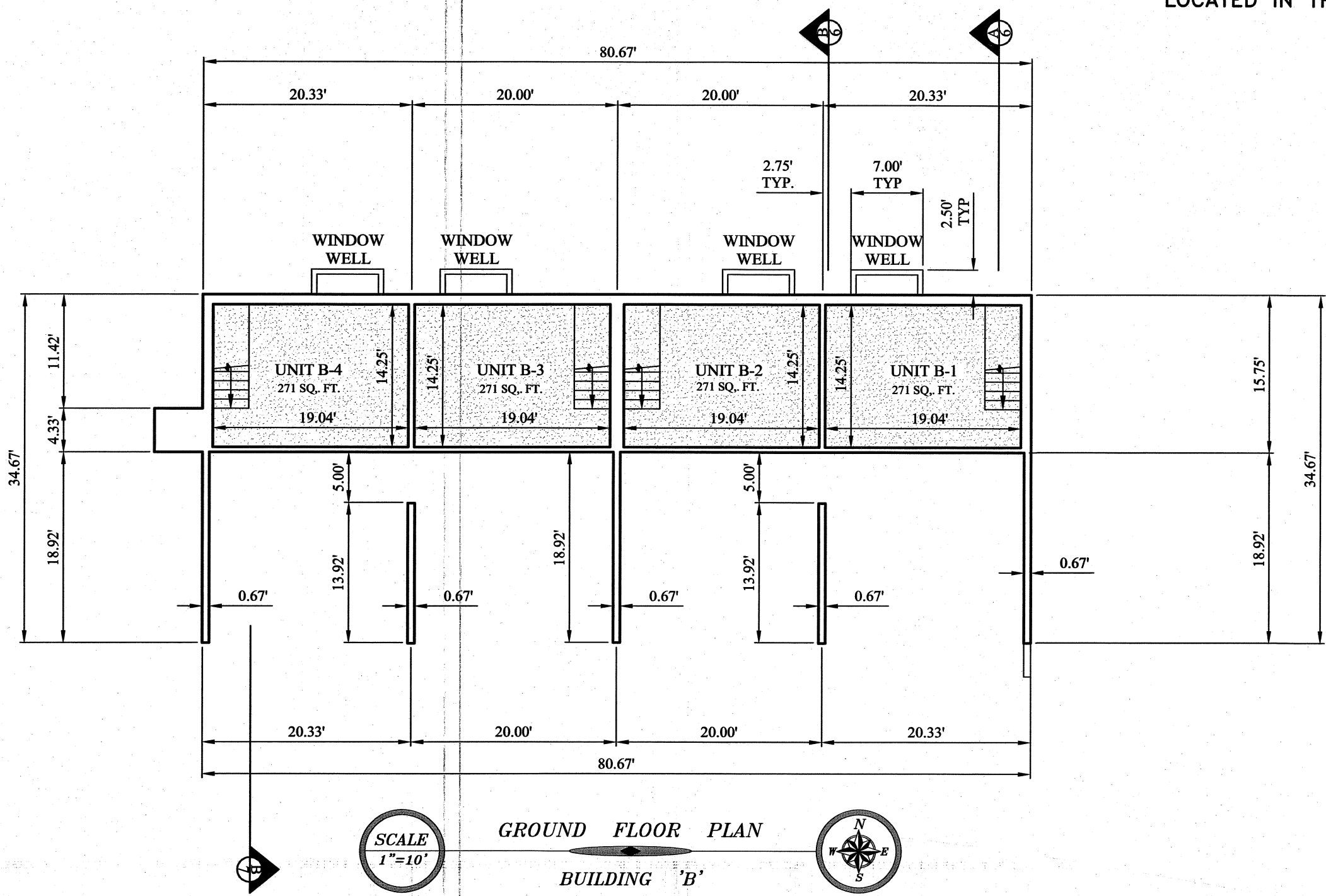
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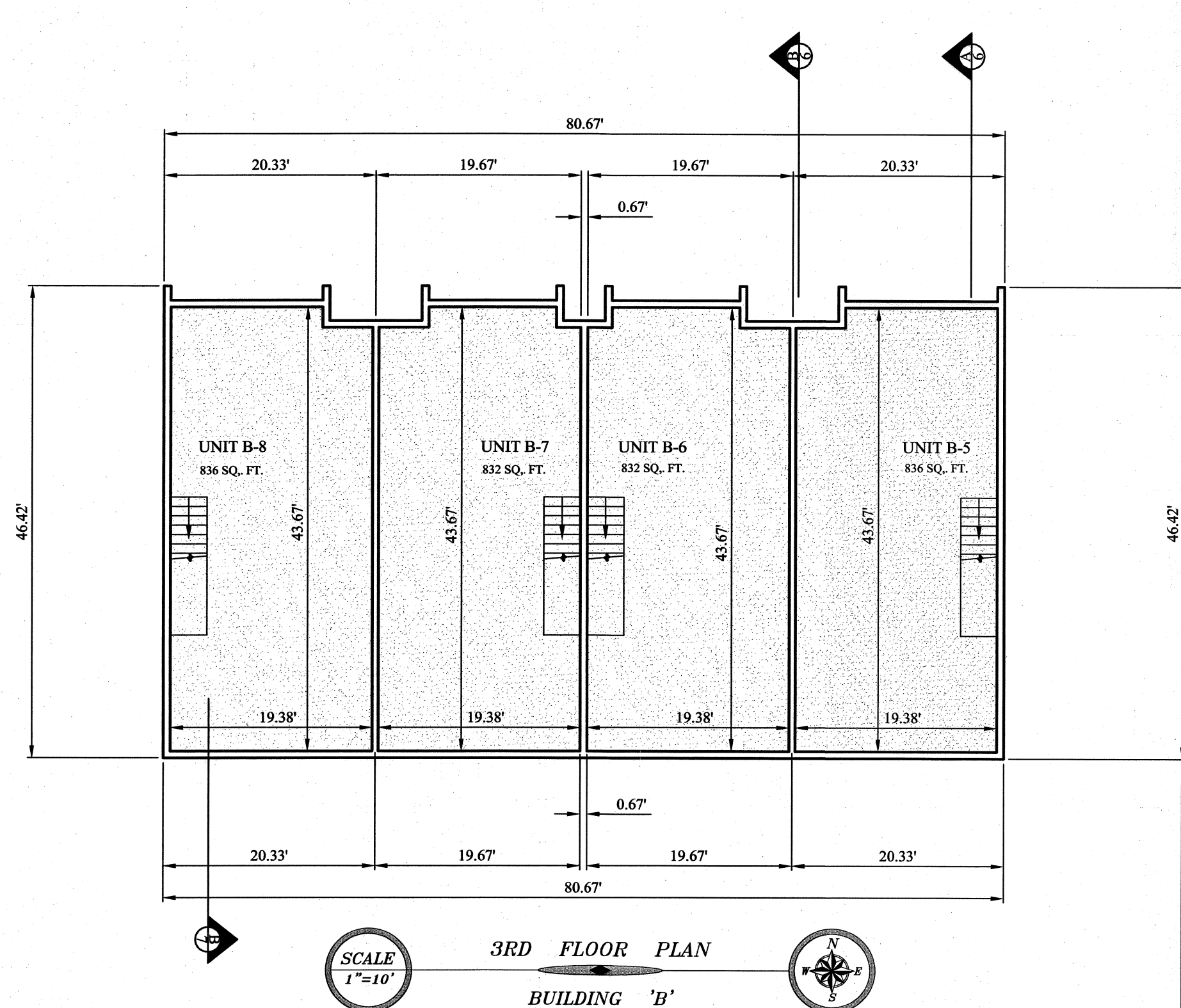
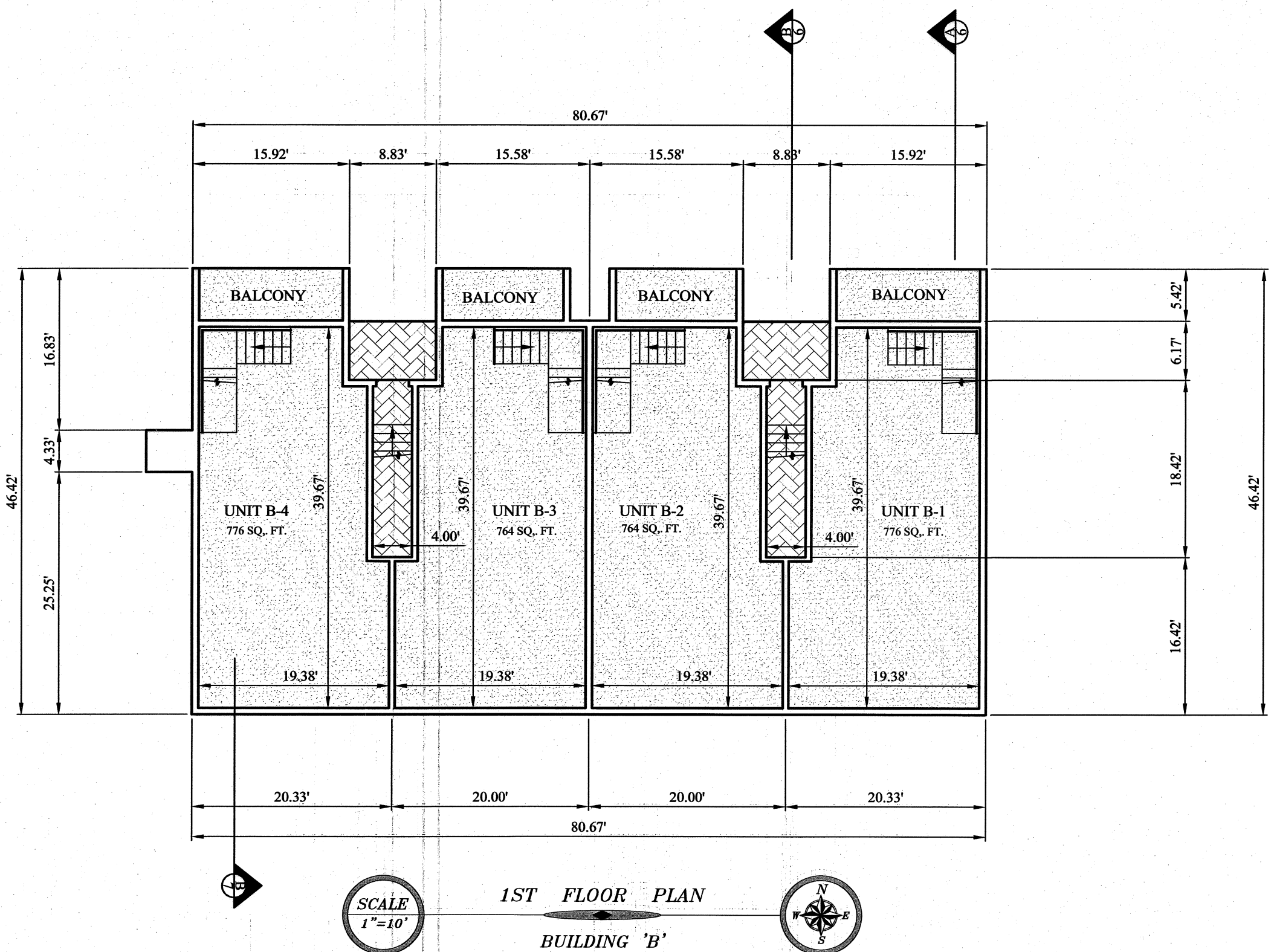
LEGEND

COMMON AREA

LIMITED COMMON AREA

PRIVATE AREA

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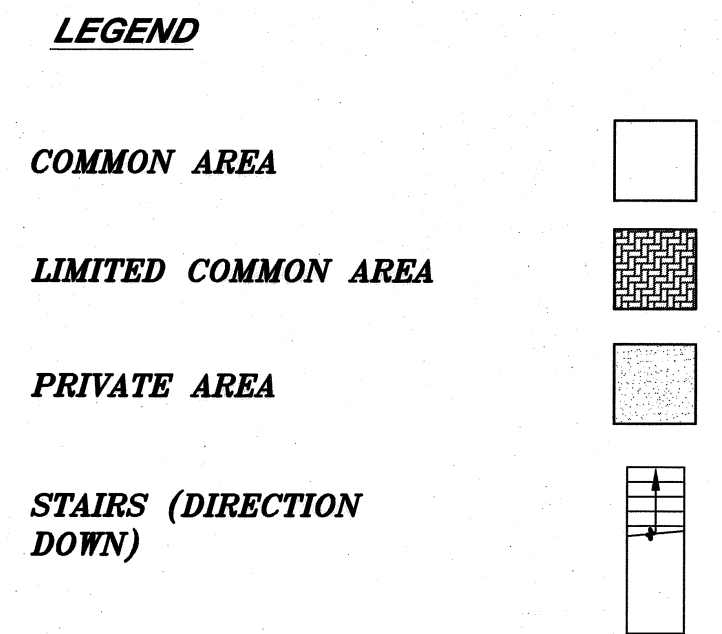
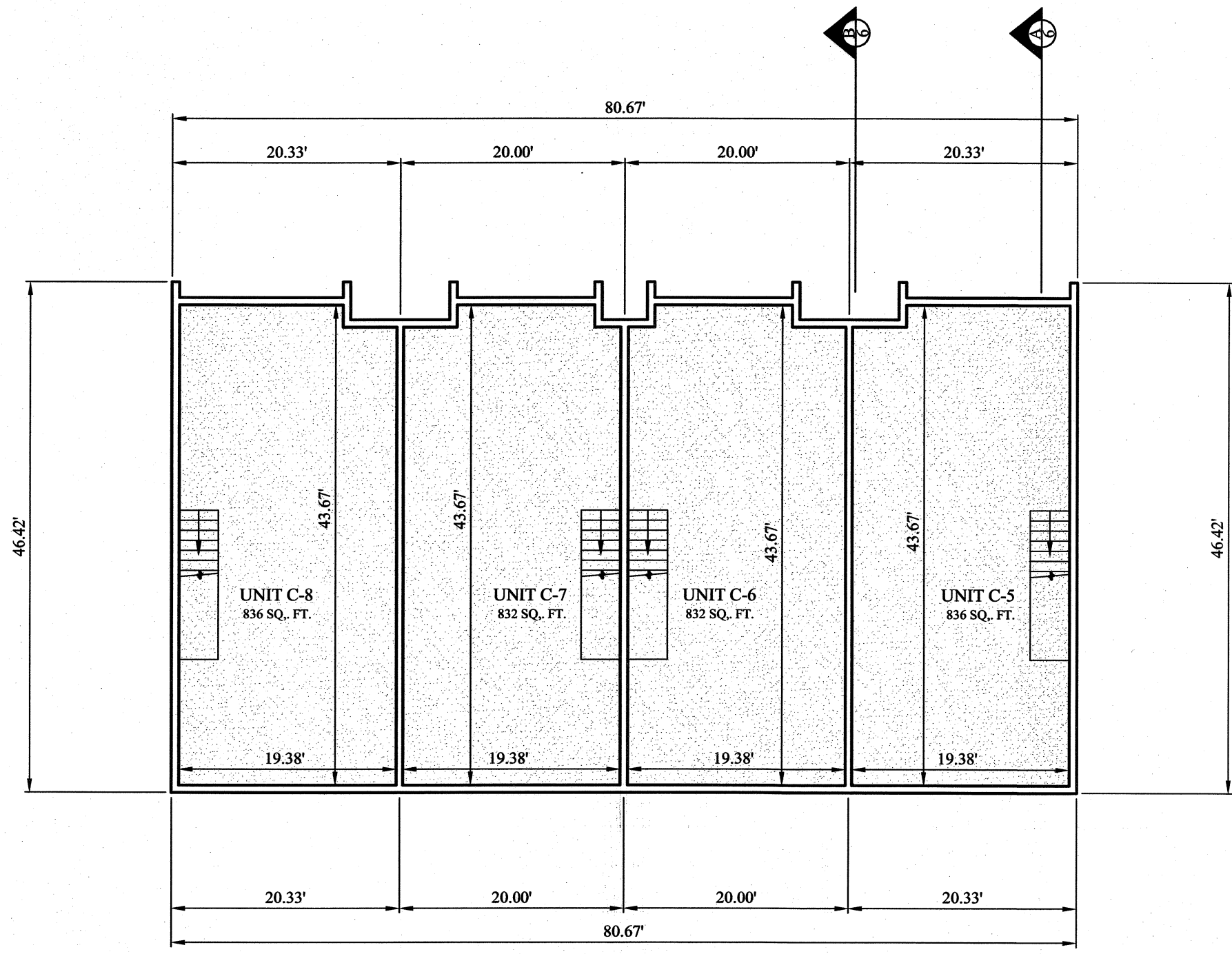
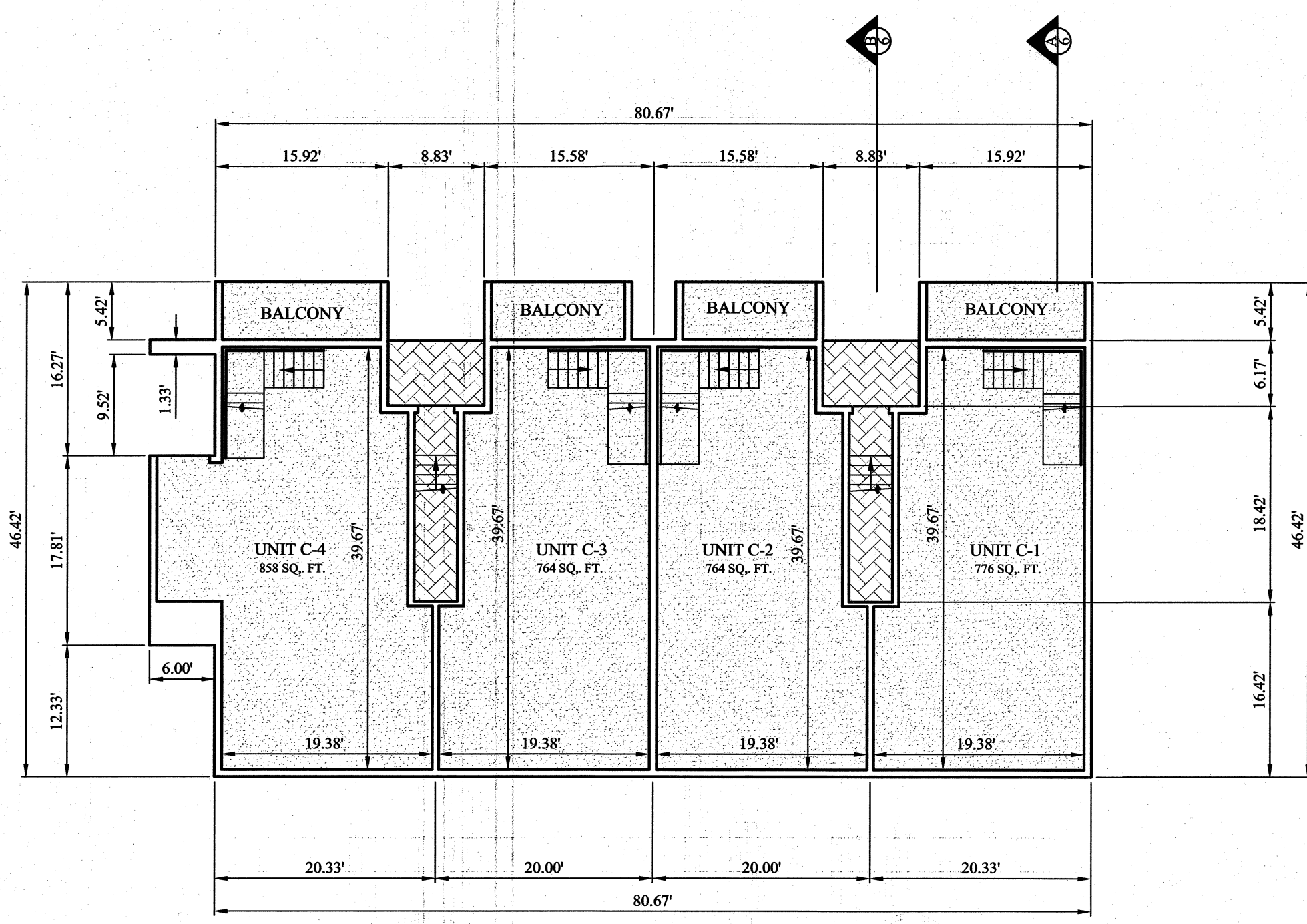
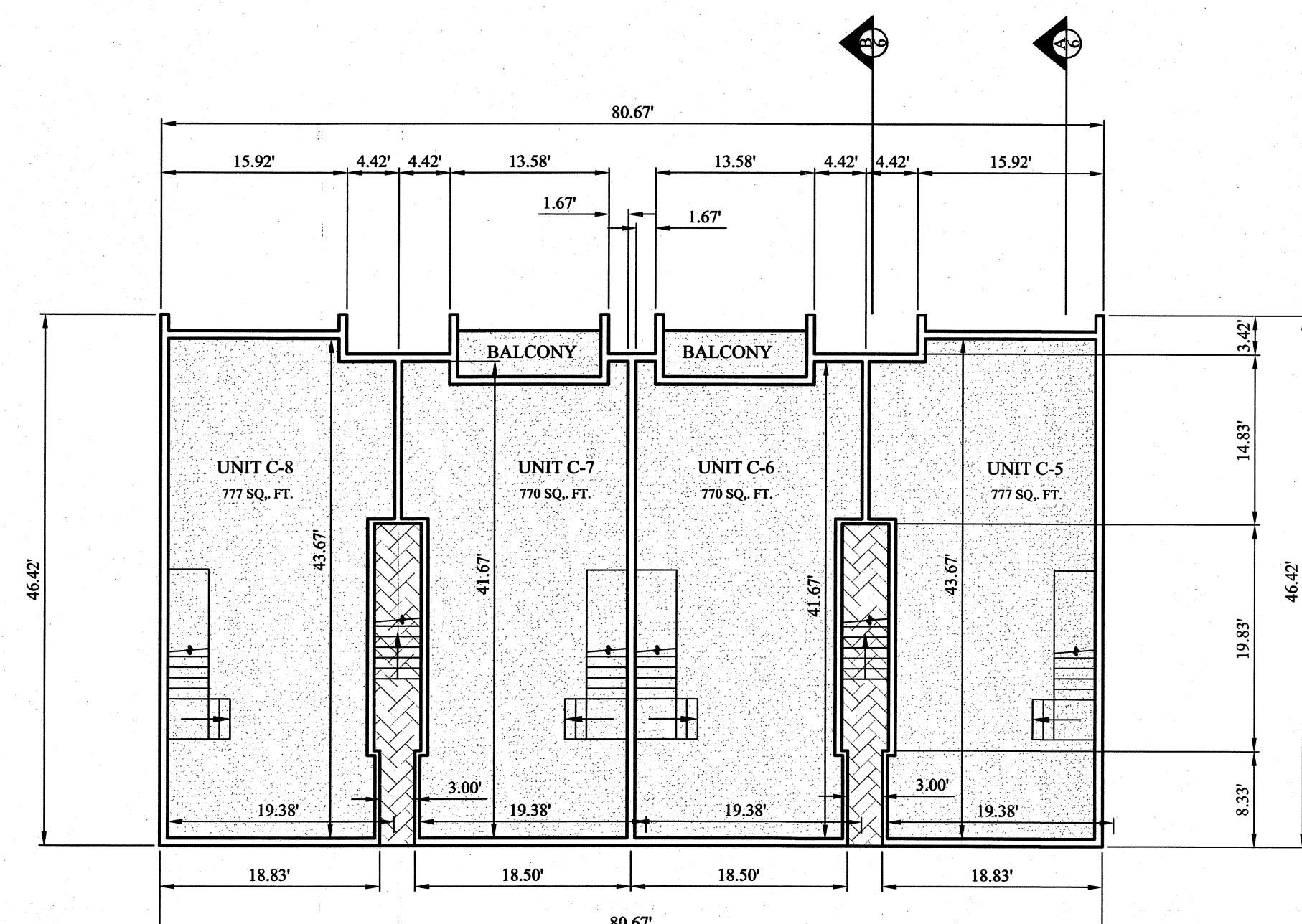
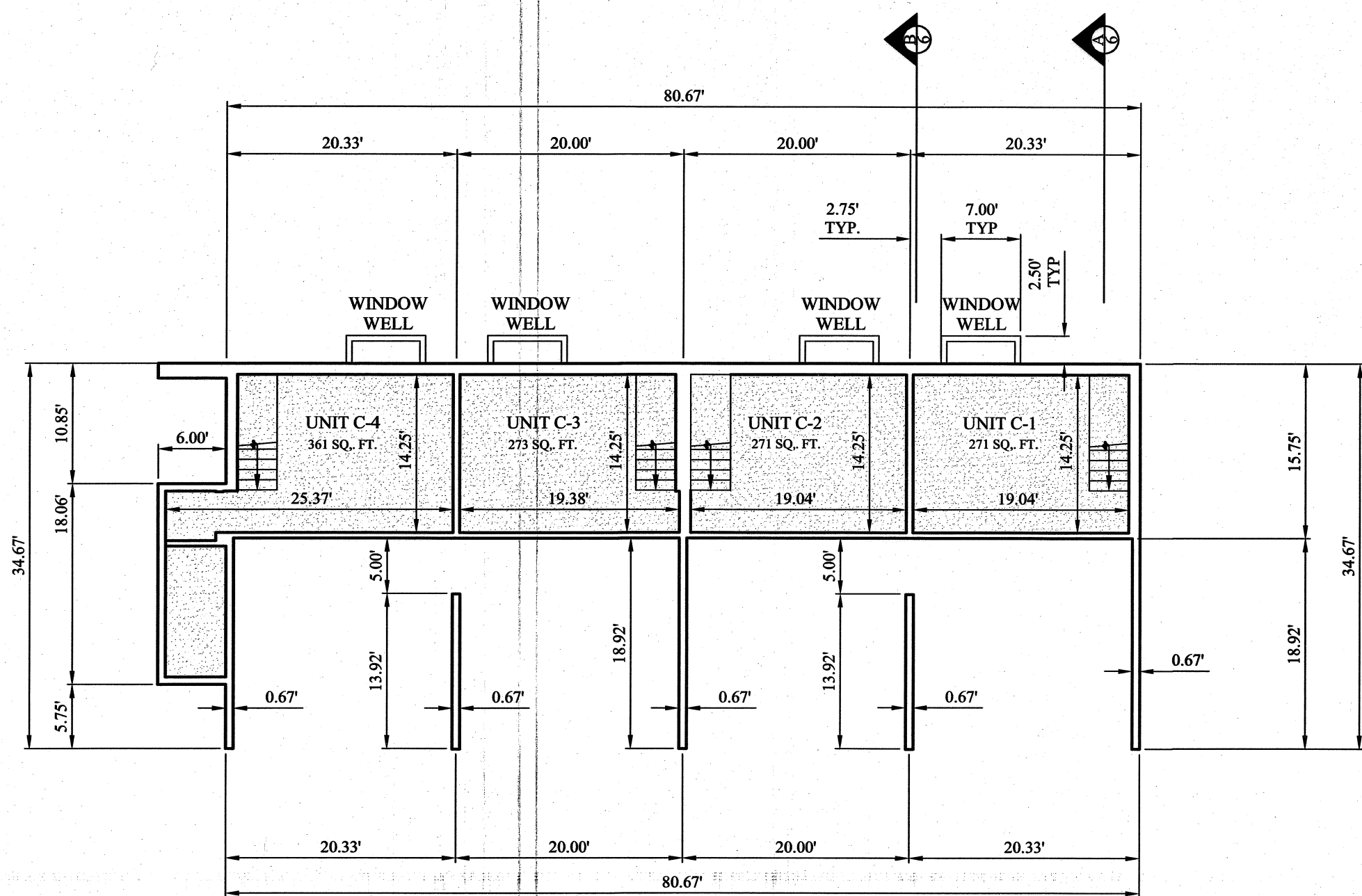
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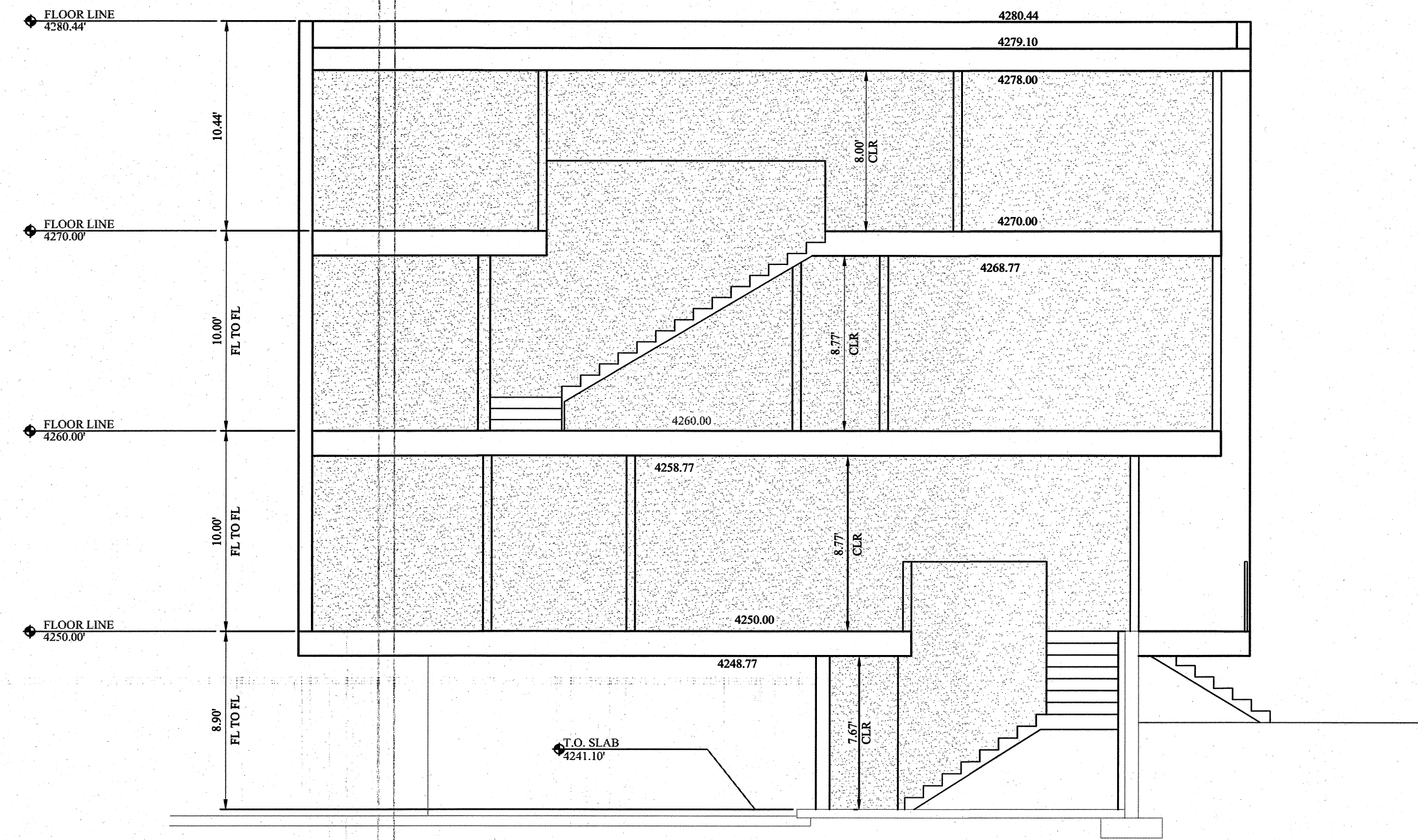
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C:\Urban Affairs\T200 South Richards Street Survey\ACAD\Plat\UAF-001-16 Condo Plat Bldg AMENDED.dwg, May 07, 2021, 7:21pm

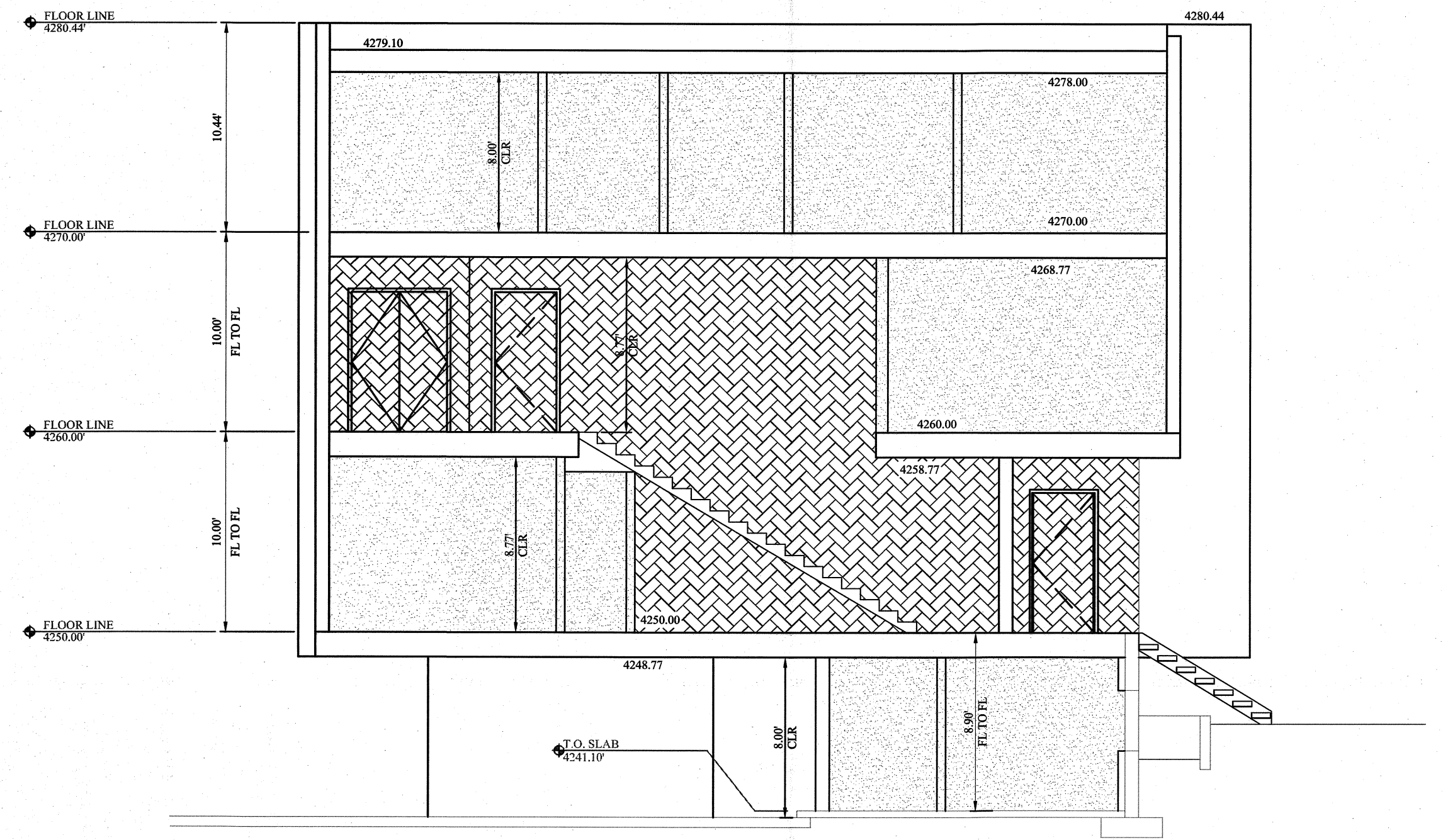
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SCALE
1"=5'

SECTION A
TYPICAL BUILDINGS



SCALE
1"=5'

SECTION B
TYPICAL BUILDINGS

LEGEND

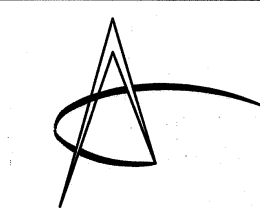
COMMON AREA



LIMITED COMMON AREA



PRIVATE AREA



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ACCOUNT _____

SHEET _____

OF _____ SHEETS

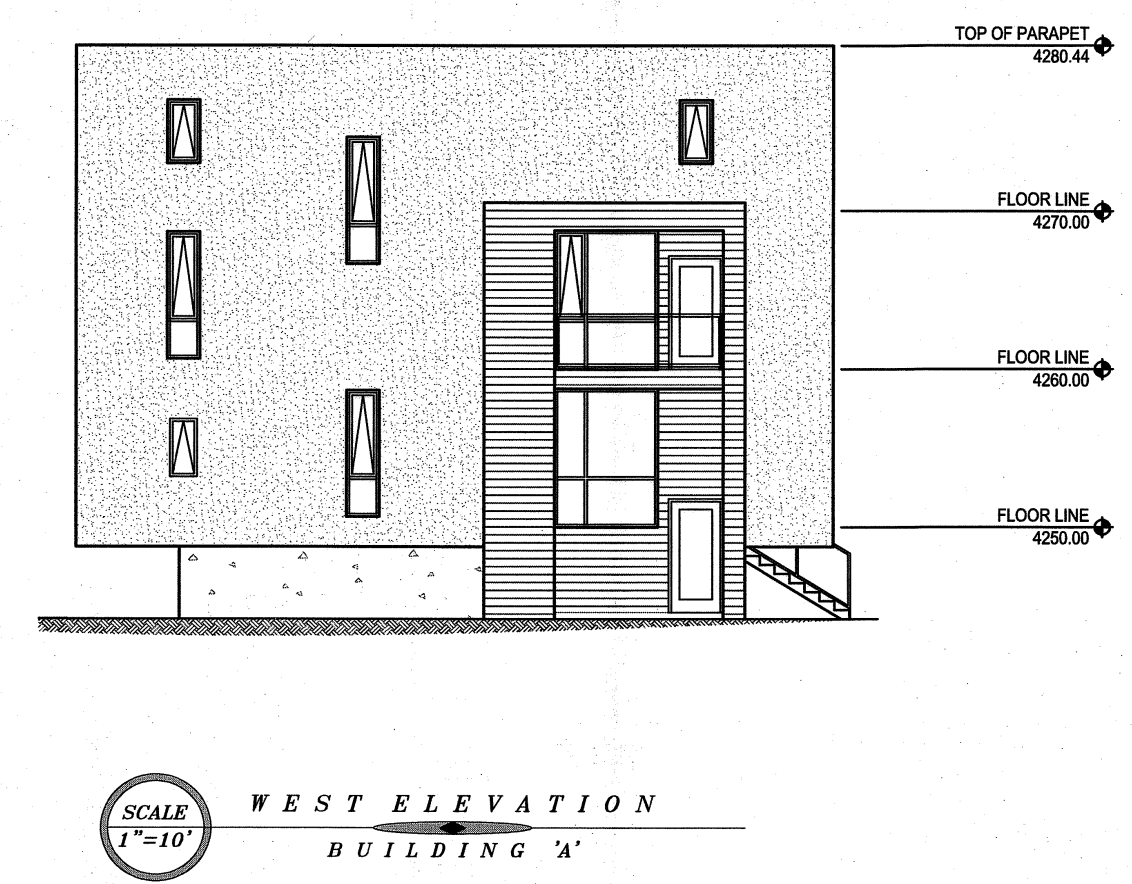
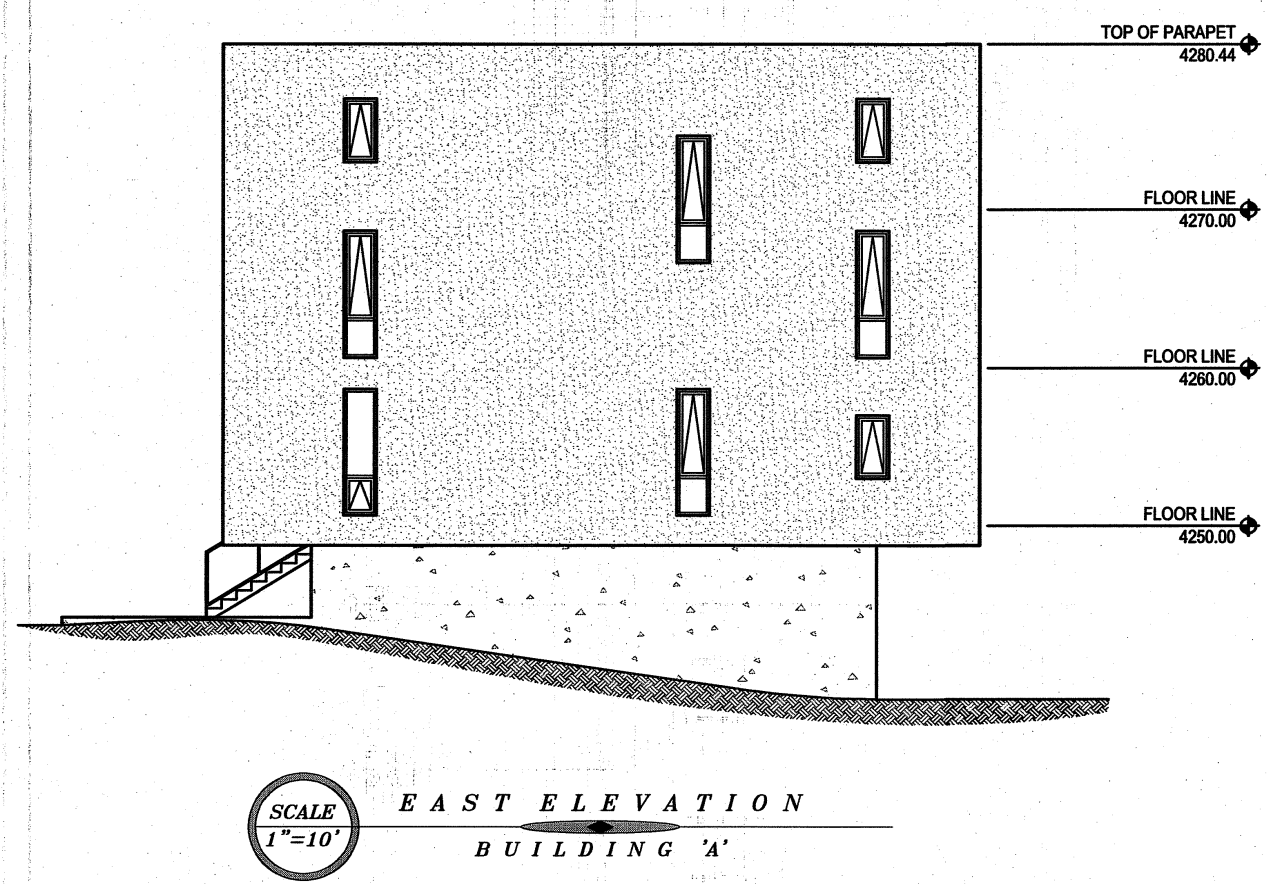
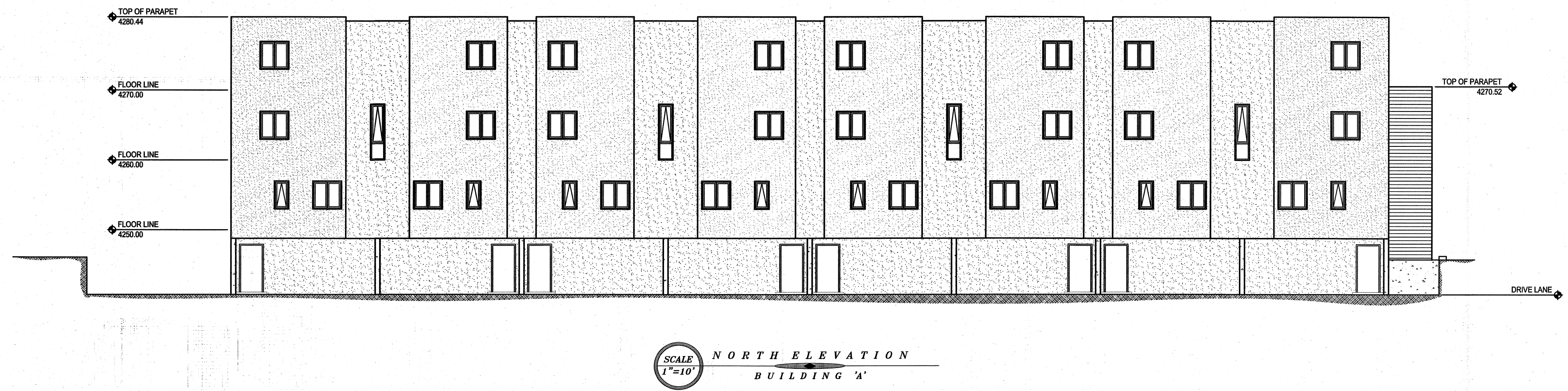
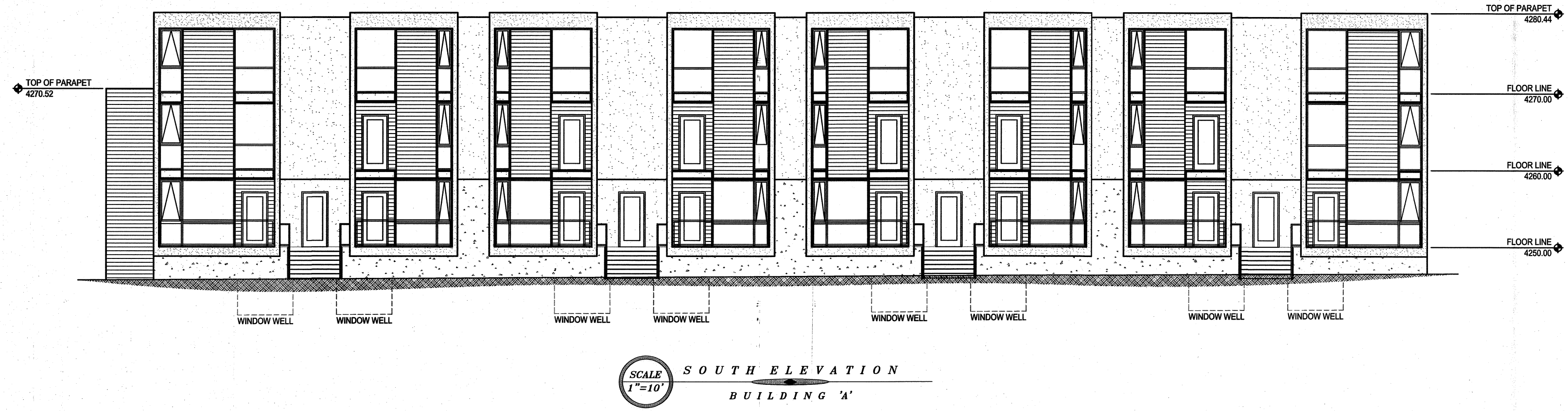
This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

C:\Urban_Altitude\1700 South Richards Street\Survey\ACAD\DWG\1700 ROW 17 AMENDED.DWG, May 07, 2021, 7:22pm

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.

ROW 17 CONDOMINIUMS, AMENDED

LOCATED WITHIN LOTS 37-40 AND A PORTION OF LOTS 1-4, DUNFORD SUBDIVISION OF LOT NO. 2, BLOCK NO. 11, 5-ACRE PLAT 'A' BIG FIELD SURVEY. LOCATED IN THE EAST HALF OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.



NOTE: HATCH PATTERNS AS SHOWN ON THE ELEVATIONS OF THE BUILDINGS ON SHEETS 7 AND 8 ARE FOR REFERENCE ONLY AND DO NOT DEAL WITH OWNERSHIP.

Ward Engineering Group
 Planning • Engineering • Surveying
 231 West 800 South,
 Salt Lake City, Utah 84101
 Phone: (801)487-8040 Fax: (801)487-8668

SALT LAKE COUNTY RECORDER
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____
 DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
 FEE _____ SALT LAKE COUNTY RECORDER

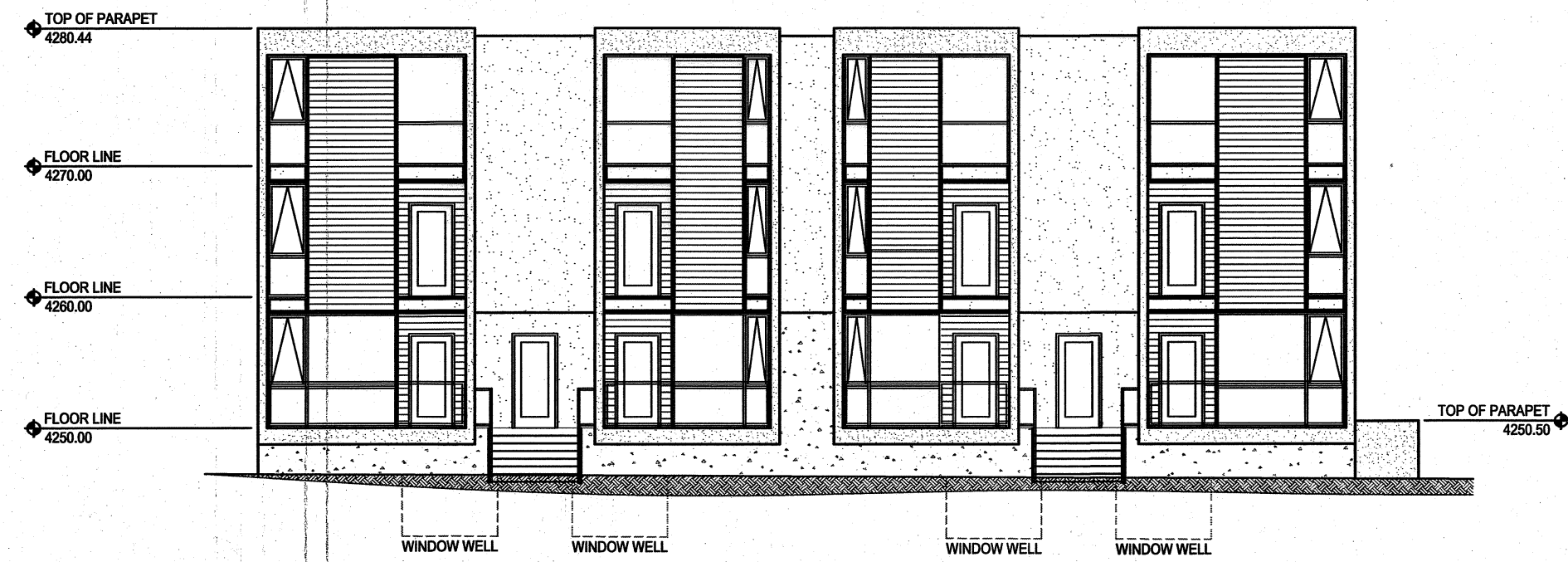
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 SHEET _____
 OF _____ SHEETS

See Pg 1

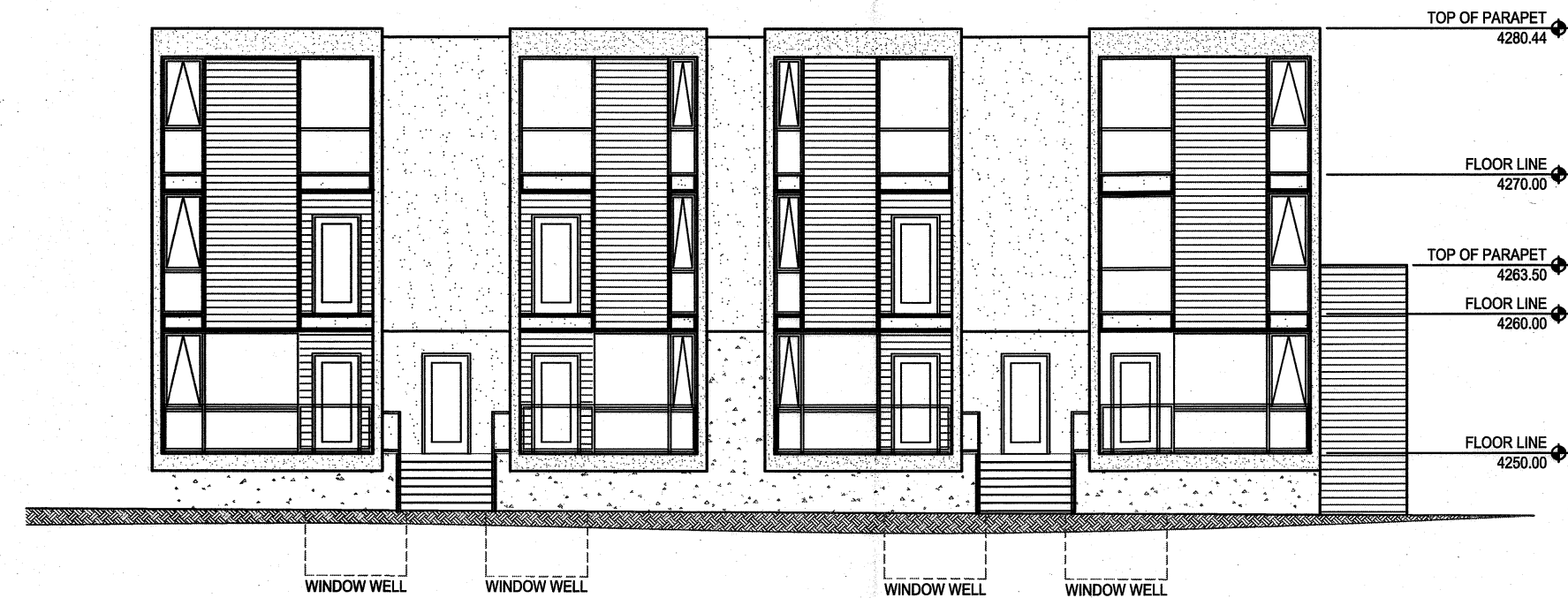
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ROW 17 CONDOMINIUMS, AMENDED

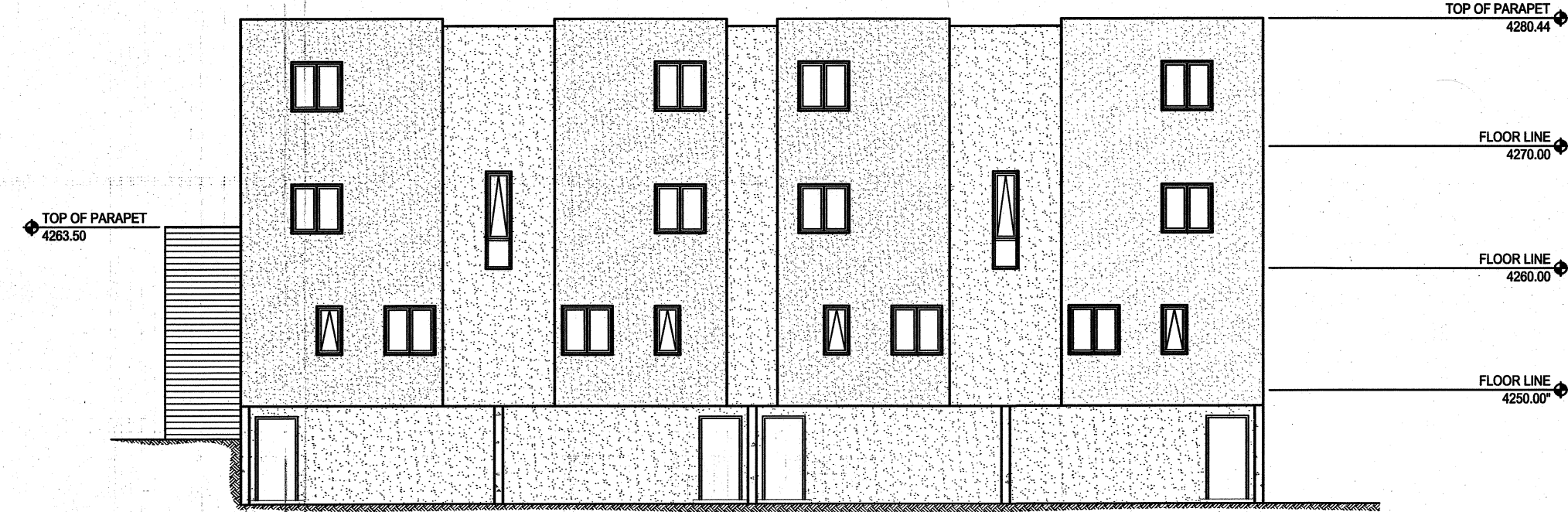
LOCATED WITHIN LOTS 37-40 AND A PORTION OF LOTS 1-4, DUNFORD SUBDIVISION
 OF LOT NO. 2, BLOCK NO. 11, 5-ACRE PLAT 'A' BIG FIELD SURVEY.
 LOCATED IN THE EAST HALF OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 1 WEST,
 SALT LAKE BASE AND MERIDIAN.



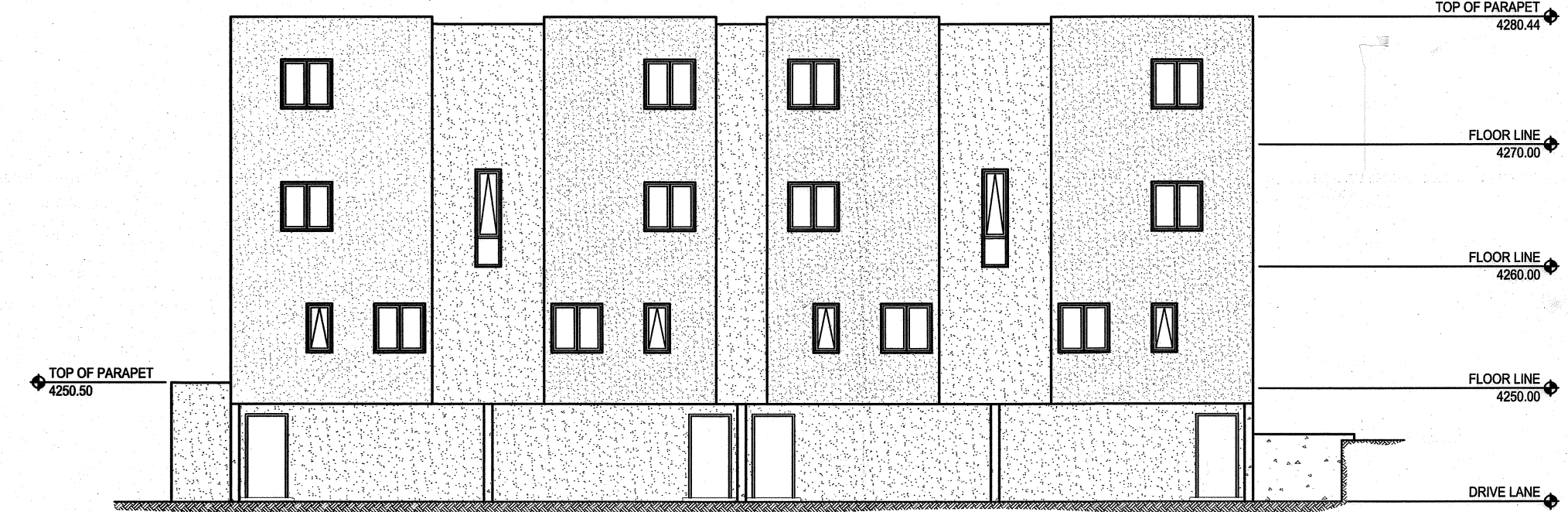
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 NORTH ELEVATION
 BUILDING 'B'



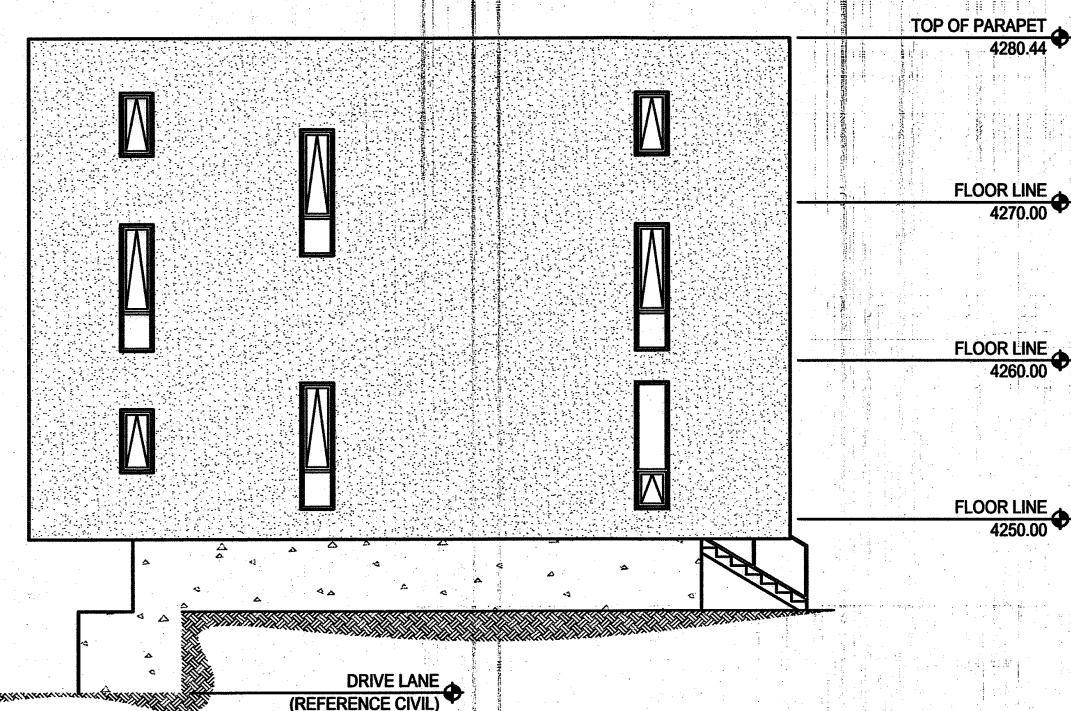
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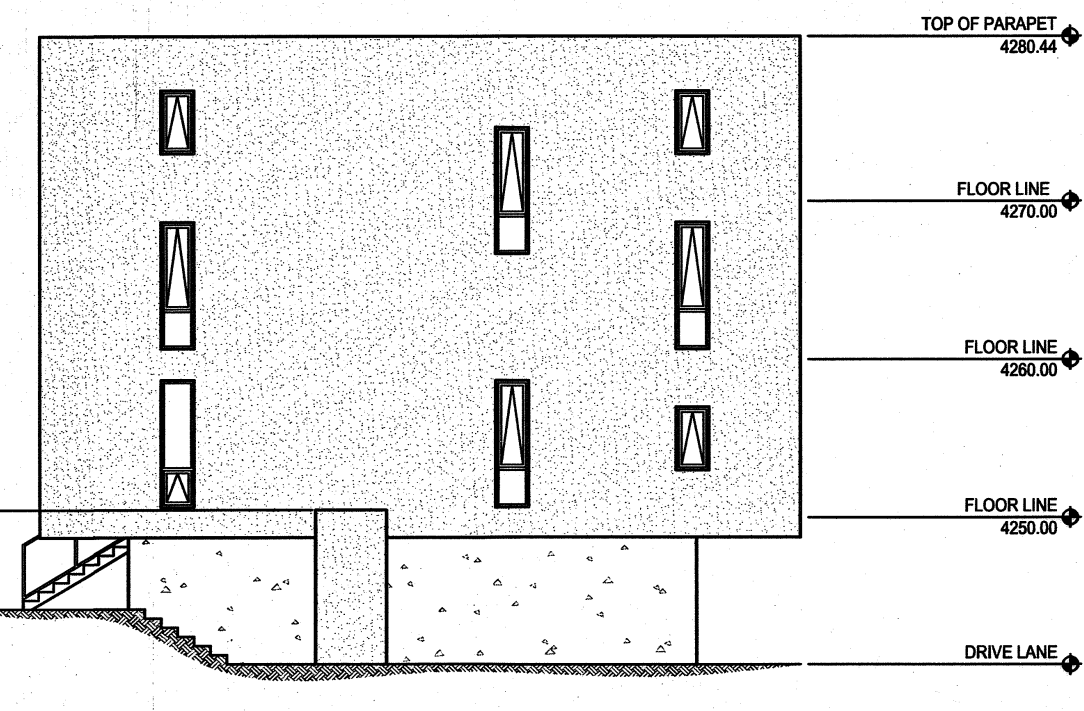
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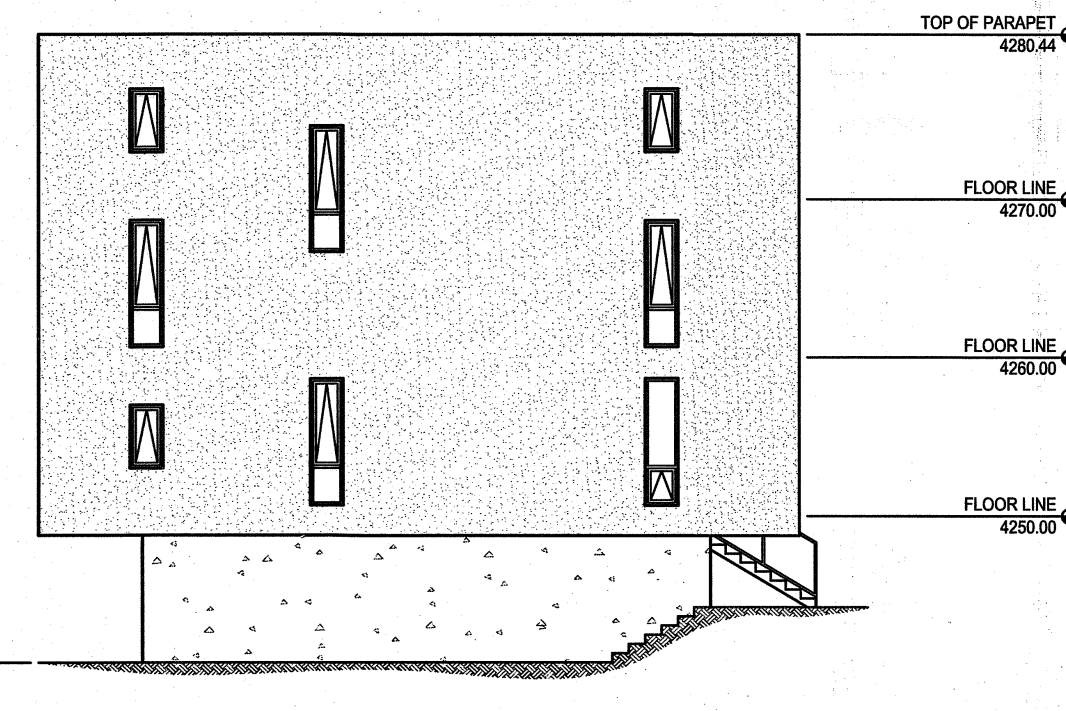
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 BUILDING 'C'



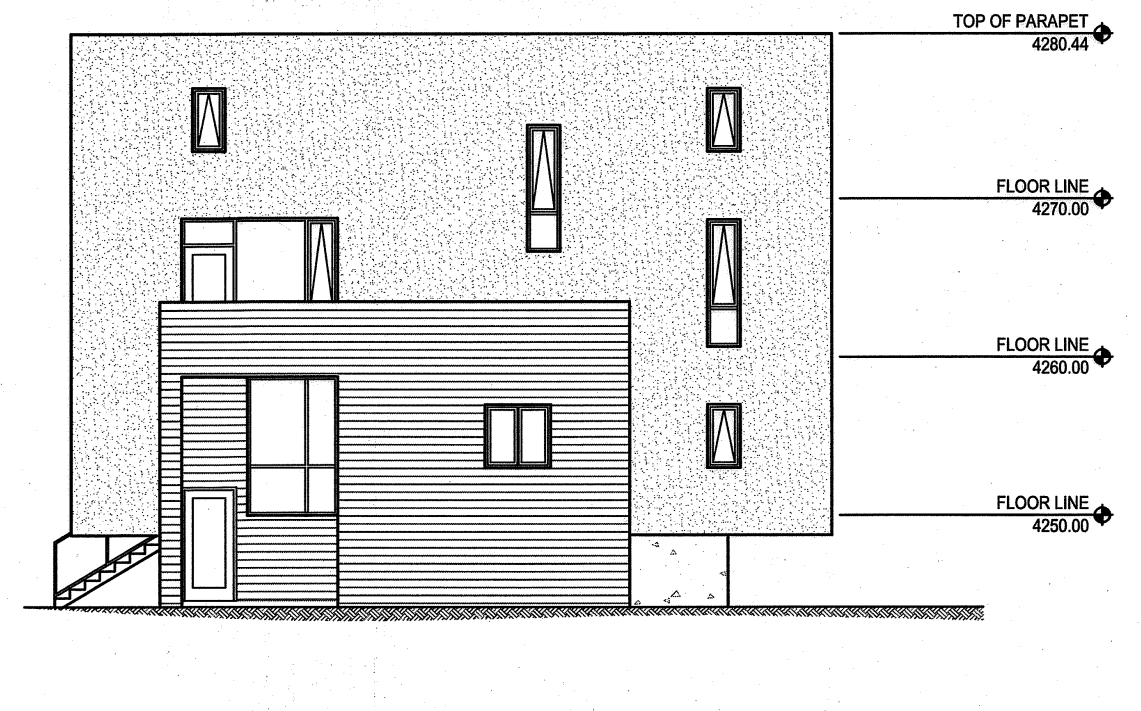
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 BUILDING 'B'



SCALE 1"=10'
 WEST ELEVATION
 BUILDING 'B'



SCALE 1"=10'
 EAST ELEVATION
 BUILDING 'C'



SCALE 1"=10'
 WEST ELEVATION
 BUILDING 'C'

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STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____		ACCOUNT _____
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FEE _____		SALT LAKE COUNTY RECORDER
		SHEET _____
		OF _____ SHEETS

O:\Urban Affairs\7100 South Richards Street\Survey\CAD\Plan\UAF-001-16 Condo Plat Elevs AMENDED.dwg, May 07, 2011 - 7:25pm