

VICINITY MAP
NOT TO SCALE

MARCAT CONDOMINIUMS PHASE 2

LOCATED IN THE NORTHEAST
QUARTER OF SECTION 7,
TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
SALT LAKE CITY, SALT LAKE COUNTY, UTAH

NOTES:

1. COMMON AREA WILL SERVE AS EASEMENTS AND WILL BE USED FOR COMMON UTILITIES THAT SERVE MORE THAN ONE UNIT, INCLUDING WATER, SEWER AND STORM DRAIN. COMMON AREAS WILL ALSO BE SUBJECT TO SHARED DRAINAGE FROM INDIVIDUAL LOTS. EASEMENTS ARE EFFECTUATED BY THE RECORDING OF THIS PLAT.
2. CHOKE POINT ON FIRE ACCESS WILL REQUIRE SIGNAGE "NO FIRE APPARATUS BEYOND THIS POINT".
3. THE BOUNDARY CLOSES WITHIN THE MINIMUM LINEAR CLOSURE OF 1:15,000.
4. THE PROPERTY LINE BETWEEN PHASE 1 AND PHASE 2 WILL BE REMOVED AND THE PROPERTIES WILL BE CONSOLIDATED BY A SEPARATE INSTRUMENT AFTER THE RECORDATION OF THIS PLAT.
5. THIS PROPERTY IS BOUND BY THE TERMS PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED FOR IN THAT CERTAIN DECLARATION OF CONDOMINIUM FOR MARCAT CONDOMINIUMS RECORDED AS ENTRY NO. 13630611 AND AMENDED AS ENTRY NO. 13688583, SALT LAKE COUNTY RECORDER'S OFFICE.

LIEN HOLDER CONSENT TO RECORD

ON 11 DAY OF OCTOBER, 2022, MARC A. NORMAN AND CATHERINE L. RANEY, HUSBAND AND WIFE AS JOINT TENANTS, ENTERED INTO A CONSTRUCTION DEED OF TRUST WITH HOLLADAY BANK & TRUST, WHICH DEED OF TRUST IS SECURED BY THE PROPERTY MORE PARTICULARLY DESCRIBED IN THE ABOVE IDENTIFIED DEED OF TRUST. SAID DEED OF TRUST WAS RECORDED ON OCTOBER 12, 2022, ENTRY NO. 14028973 IN BOOK 11378 AT PAGE 9726, IN THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER'S OFFICE.

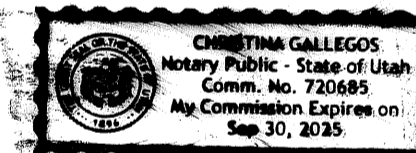
HOLLADAY BANK & TRUST IS FULLY AWARE THAT MARC A. NORMAN AND CATHERINE L. RANEY IS IN THE PROCESS OF RECORDING A PLAT CREATING A PROJECT KNOWN AS MARCAT CONDOMINIUMS PHASE 2, AND HOLLADAY BANK & TRUST HEREBY CONSENTS TO THE RECORDING OF THE PLAT FOR ALL PURPOSES SHOWN THEREON.

DATED THIS 16 DAY OF JULY, 2024.

HOLLADAY BANK & TRUST
BY: [Signature]
PRINT NAME: Traci Flynn
TITLE: Sr. Lending Officer, VP

ACKNOWLEDGMENT

STATE OF UTAH)
) SS
COUNTY OF SALT LAKE)



ON THIS 16th DAY OF July, IN THE YEAR 2024, BEFORE ME Christina Gallegos, A NOTARY PUBLIC, PERSONALLY APPEARED Traci Flynn THE SLO/VP OF HOLLADAY BANK & TRUST PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO IN THE FOREGOING LIEN HOLDER CONSENT TO RECORD REGARDING THE MARCAT CONDOMINIUMS PHASE 2, AND WAS SIGNED BY HIM/HER ON BEHALF OF SAID HOLLADAY BANK & TRUST AND ACKNOWLEDGED THAT HE/SHE/THEY EXECUTED THE SAME.

COMMISSION NUMBER 720685
MY COMMISSION EXPIRES 9/30/2025

PRINT NAME: Christina Gallegos
A NOTARY PUBLIC COMMISSIONED IN UTAH

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. [Redacted] ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND IS SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS PLAT DOES NOT EFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
A. A RECORDED EASEMENT OR RIGHT-OF-WAY
B. THE LAW APPLICABLE TO PERSPECTIVE RIGHTS
C. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
D. ANY OTHER PROVISION OF LAW
3. PURSUANT TO UTAH CODE SECTION 54-3-27(5), THE SUBDIVIDER HAS NOTIFIED ALL RELEVANT PUBLIC UTILITIES THAT ARE ANTICIPATED TO PROVIDE SERVICE TO THIS PROPERTY REGARDING THE FILING OF THIS PLAT.

DOMINION ENERGY

1. DOMINION ENERGY CORPORATION ACKNOWLEDGES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY CORPORATION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS ACKNOWLEDGMENT DOES NOT CONSTITUTE ABOGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS ACKNOWLEDGMENT DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THAT PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY DOMINION ENERGY CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.
2. PURSUANT TO UTAH CODE SECTION 54-3-27(5), THE SUBDIVIDER HAS NOTIFIED ALL RELEVANT PUBLIC UTILITIES THAT ARE ANTICIPATED TO PROVIDE SERVICE TO THIS PROPERTY REGARDING THE FILING OF THIS PLAT.

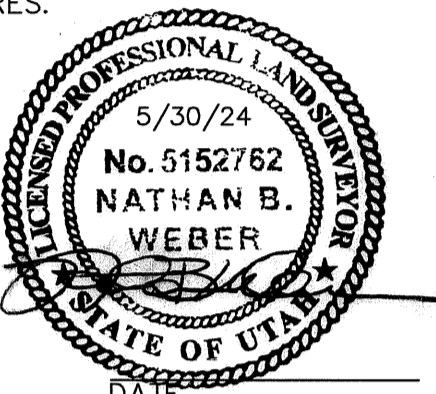
SURVEYOR CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9A-603 OF THE UTAH CODE, I, NATHAN B. WEBER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 5152762 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT.
I FURTHER CERTIFY THAT ON BEHALF OF DIAMOND LAND SURVEYING, LLC, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF UTAH CODE. I FURTHER CERTIFY THAT THIS CONDOMINIUM PLAT IS ACCURATE AND HAS BEEN PREPARED IN COMPLIANCE WITH THE PROVISIONS OF THE UTAH CONDOMINIUM OWNERSHIP ACT, AND THAT THE BUILDING DIMENSIONS ARE SHOWN ON THIS PLAT. ALL MEASUREMENTS HAVE BEEN VERIFIED AND MONUMENTS HAVE BEEN PLACED AS REPRESENTED ON THIS PLAT.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN LOTS 1 AND 8, BLOCK 18, PLAT "A", SALT LAKE CITY SURVEY LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 300 EAST STREET, SAID POINT BEING SOUTH 0°02'04"EAST 231.15 FEET ALONG THE WEST RIGHT-OF-WAY LINE FROM THE NORTHEAST CORNER OF SAID LOT 8 AND RUNNING;
THENCE SOUTH 0°02'04"EAST 52.08 FEET ALONG THE SAID WEST RIGHT-OF-WAY LINE;
THENCE SOUTH 89°57'20"WEST 165.00 FEET;
THENCE NORTH 0°02'04"WEST 52.08 FEET;
THENCE NORTH 89°57'20"EAST 165.00 FEET TO THE POINT OF BEGINNING.
PARCEL CONTAINS 8,592 SQ. FT. 0.197 ACRES.

PARCEL NO. 16-07-133-007



NATHAN B. WEBER
DATE

OWNER'S DEDICATION

MARC A. NORMAN AND CATHERINE L. RANEY, THE OWNER OF THE DESCRIBED TRACT OF LAND TO BE HEREAFTER KNOWN AS

MARCAT CONDOMINIUMS PHASE 2

DOES HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC, ALL STREETS AND OTHER PROPERTY AS REFLECTED AND SHOWN ON THIS PLAT TO BE DEDICATED FOR PUBLIC USE. MARC A. NORMAN AND CATHERINE L. RANEY HEREBY CONSENTS AND GIVES APPROVAL TO THE RECORDING OF THIS PLAT FOR ALL PURPOSES SHOWN HEREIN.

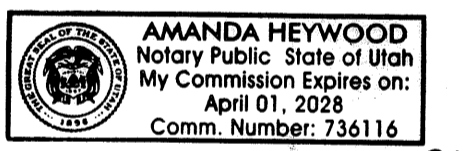
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 14 DAY OF JUNE, 2024.

Marc A. Norman 6.14.24
MARC A. NORMAN DATE

Catherine L. Raney 6.14.24
CATHERINE L. RANEY DATE

ACKNOWLEDGMENT

STATE OF UTAH)
) SS
COUNTY OF SALT LAKE)

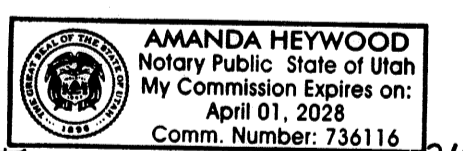


ON THIS 14 DAY OF June, IN THE YEAR 2024 BEFORE ME, Amanda Heywood, A NOTARY PUBLIC, PERSONALLY APPEARED MARC A. NORMAN, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO IN THE FOREGOING OWNER'S DEDICATION REGARDING THE MARCAT CONDOMINIUMS PHASE 2, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME.

COMMISSION NUMBER 736116
MY COMMISSION EXPIRES 4-1-28
PRINT NAME: Amanda Heywood
A NOTARY PUBLIC COMMISSIONED IN UTAH

ACKNOWLEDGMENT

STATE OF UTAH)
) SS
COUNTY OF SALT LAKE)



ON THIS 14 DAY OF June, IN THE YEAR 2024 BEFORE ME, Amanda Heywood, A NOTARY PUBLIC, PERSONALLY APPEARED CATHERINE L. RANEY, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO IN THE FOREGOING OWNER'S DEDICATION REGARDING THE MARCAT CONDOMINIUMS PHASE 2, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME.

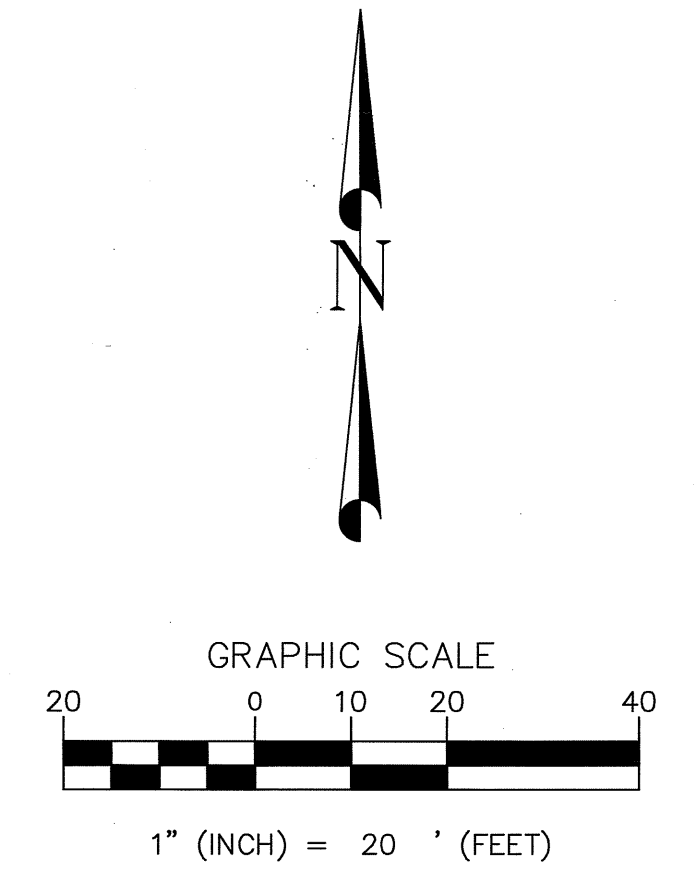
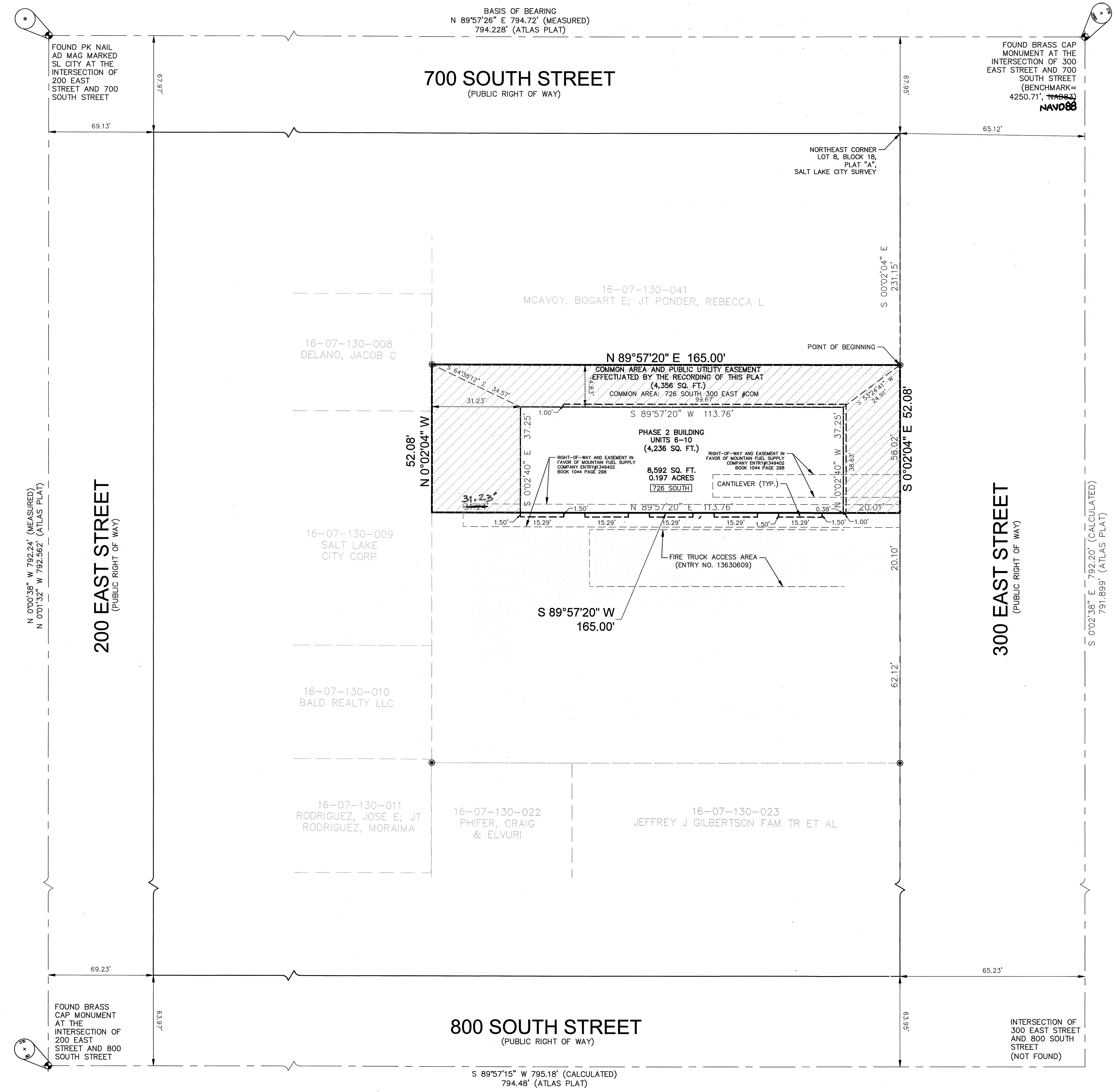
COMMISSION NUMBER 736116
MY COMMISSION EXPIRES 4-1-28
PRINT NAME: Amanda Heywood
A NOTARY PUBLIC COMMISSIONED IN UTAH

DIAMOND LAND SURVEYING
6891 South 700 West Ste. 150
Midvale, Utah 84047
Phone (801) 266-5099 Fax (801) 266-5032
office@diamondlandsurveying.com
www.diamondlandsurveying.com

MARCAT CONDOMINIUMS PHASE 2
LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN SALT LAKE CITY, SALT LAKE COUNTY, UTAH

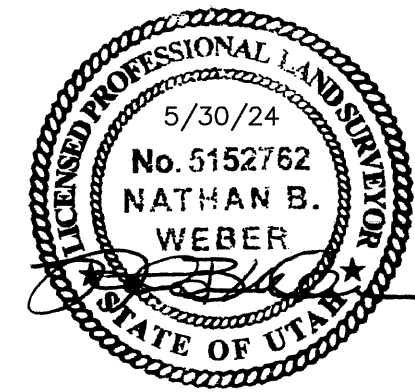
CITY PUBLIC UTILITIES DEPT. APPROVED AS TO SANITARY SEWER AND WATER DETAILS THIS <u>15th</u> DAY OF <u>June</u> , 20 <u>24</u> BY: <u>[Signature]</u> SALT LAKE CITY PUBLIC UTILITIES DIRECTOR	SALT LAKE COUNTY HEALTH DEPARTMENT APPROVED THIS <u>June</u> DAY OF <u>24th</u> BY: <u>Heather Y Pack</u> SALT LAKE COUNTY HEALTH DEPARTMENT	BUILDING OFFICIAL APPROVED THIS <u>8th</u> DAY OF <u>July</u> , 20 <u>24</u> BY THE SALT LAKE CITY BUILDING OFFICIAL BY: <u>[Signature]</u> BUILDING OFFICIAL DATE	CITY ENGINEER I HEREBY CERTIFY THAT I HAVE HAD THIS EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE. BY: <u>[Signature]</u> 6/25/24 CITY ENGINEER DATE BY: <u>[Signature]</u> 6/25/24 CITY SURVEYOR DATE	CITY PLANNING DIRECTOR APPROVED THIS <u>2nd</u> DAY OF <u>July</u> , 20 <u>24</u> BY THE SALT LAKE CITY PLANNING COMMISSION. BY: <u>[Signature]</u> PLANNING DIRECTOR DATE	CITY ATTORNEY APPROVED AS TO FORM THIS <u>17th</u> DAY OF <u>July</u> , 20 <u>24</u> BY: <u>[Signature]</u> SALT LAKE CITY ATTORNEY DATE	CITY APPROVAL PRESENTED TO SALT LAKE CITY THIS <u>18</u> DAY OF <u>July</u> , 20 <u>24</u> AND IT IS HEREBY APPROVED. BY: <u>[Signature]</u> SALT LAKE CITY MAYOR	SALT LAKE COUNTY RECORDER RECORDED # <u>14268862</u> STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: <u>Marc Norman</u> DATE: <u>07/25/2024</u> TIME: <u>1:46PM</u> BOOK: <u>284P</u> PAGE: <u>180</u> FEE \$ <u>\$162.00</u> BY: <u>[Signature]</u> DEPUTY, SALT LAKE COUNTY RECORDER	NUMBER _____ ACCOUNT _____ SHEET <u>1</u> OF <u>3</u> SHEETS
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MARCAT CONDOMINIUMS PHASE 2
 LOCATED IN THE NORTHEAST
 QUARTER OF SECTION 7,
 TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
 SALT LAKE CITY, SALT LAKE COUNTY, UTAH



- LEGEND**
- Subdivision Boundary
 - Monument Line
 - Adjoiner Line
 - Tie Line
 - Right-of-Way Line
 - Fire Access Line
 - Cantilever
 - Private Right-of-Way
 - Common Area
 - Property Corner No. 5 rebar and cap Stamped DLS
 - Street Monument
 - Calculated Location of Monument

- NOTES:**
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 - CHOKE POINT ON FIRE ACCESS WILL REQUIRE SIGNAGE "NO FIRE APPARATUS BEYOND THIS POINT".
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BENCHMARK:
 FOUND BRASS CAP MONUMENT
 AT THE INTERSECTION OF 300
 EAST STREET AND 700 SOUTH
 STREET
 ELEV. = 4250.71'

NUMBER _____
 ACCOUNT _____
 SHEET 2
 OF 3 SHEETS

MARCAT CONDOMINIUMS PHASE 2
 LOCATED IN THE NORTHEAST QUARTER OF
 SECTION 7, TOWNSHIP 1 SOUTH, RANGE 1 EAST,
 SALT LAKE BASE AND MERIDIAN
 SALT LAKE CITY, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER

RECORDED # **14248962**
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
 REQUEST OF: **Mark Norman**
 DATE: **7/16/2024** TIME: **11:46 AM** BOOK: **2024** PAGE: **180**

NUMBER _____
 ACCOUNT _____
 SHEET 2
 OF 3 SHEETS

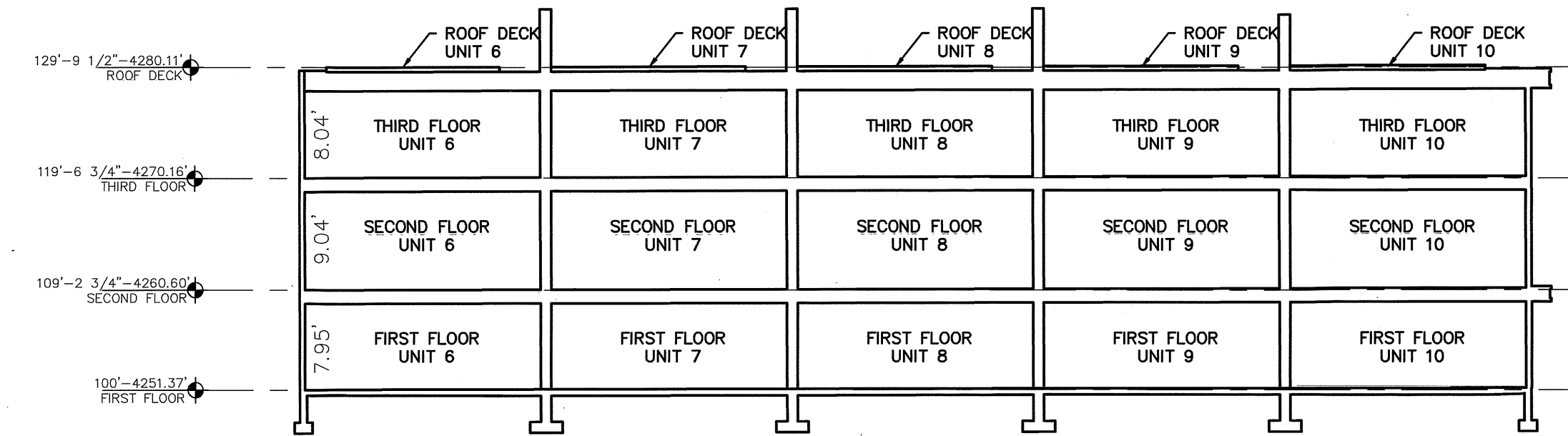
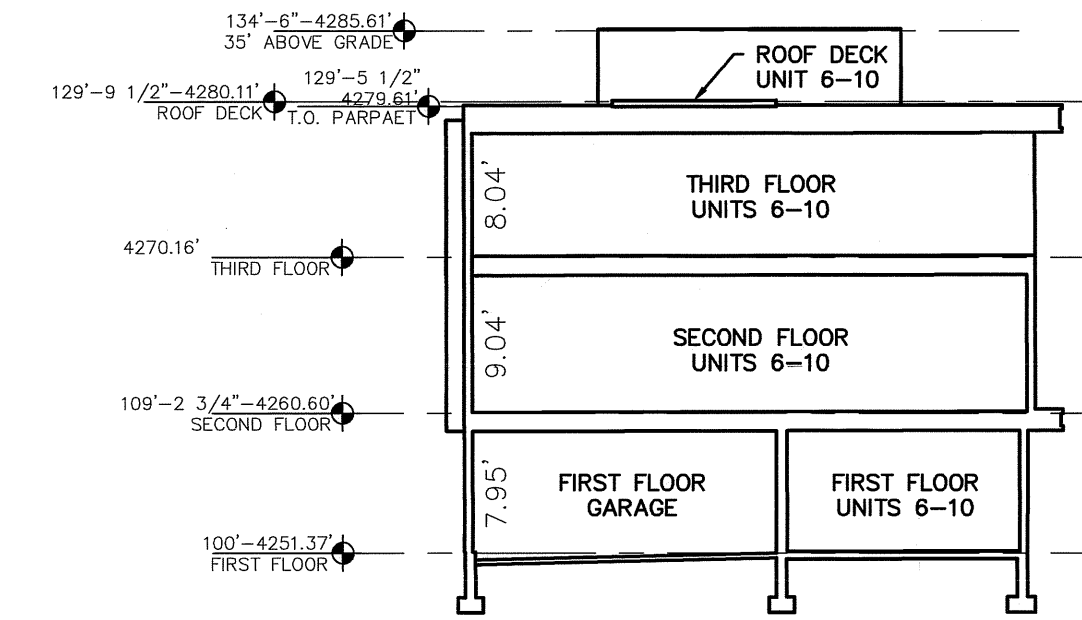
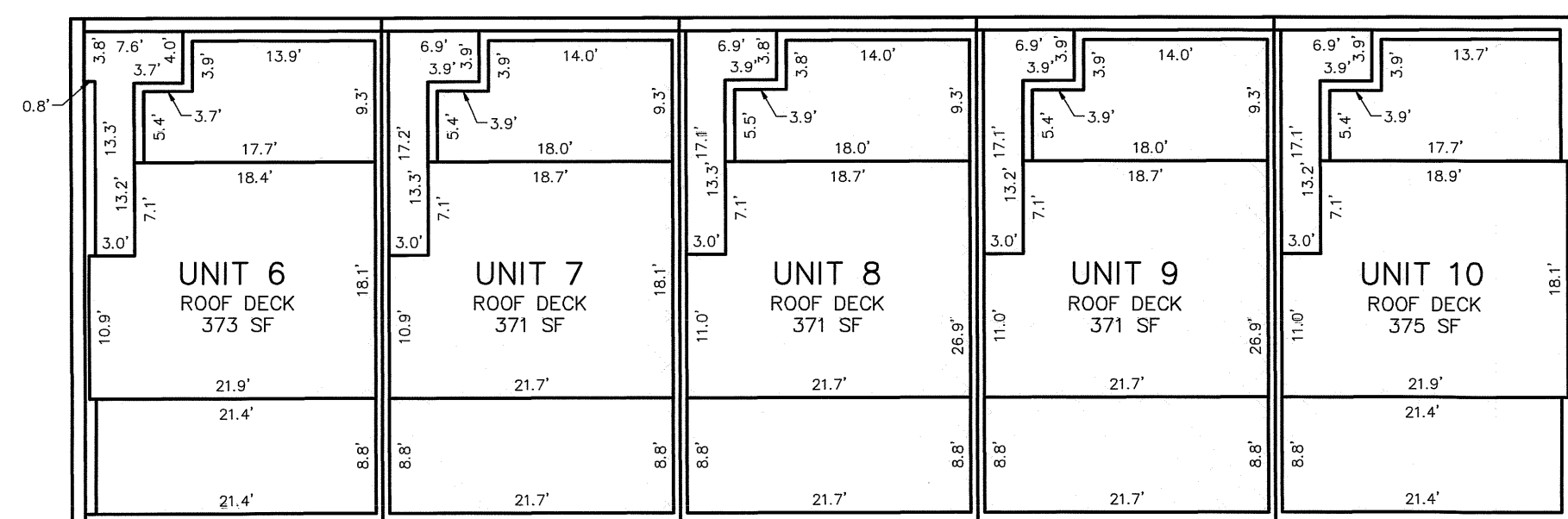
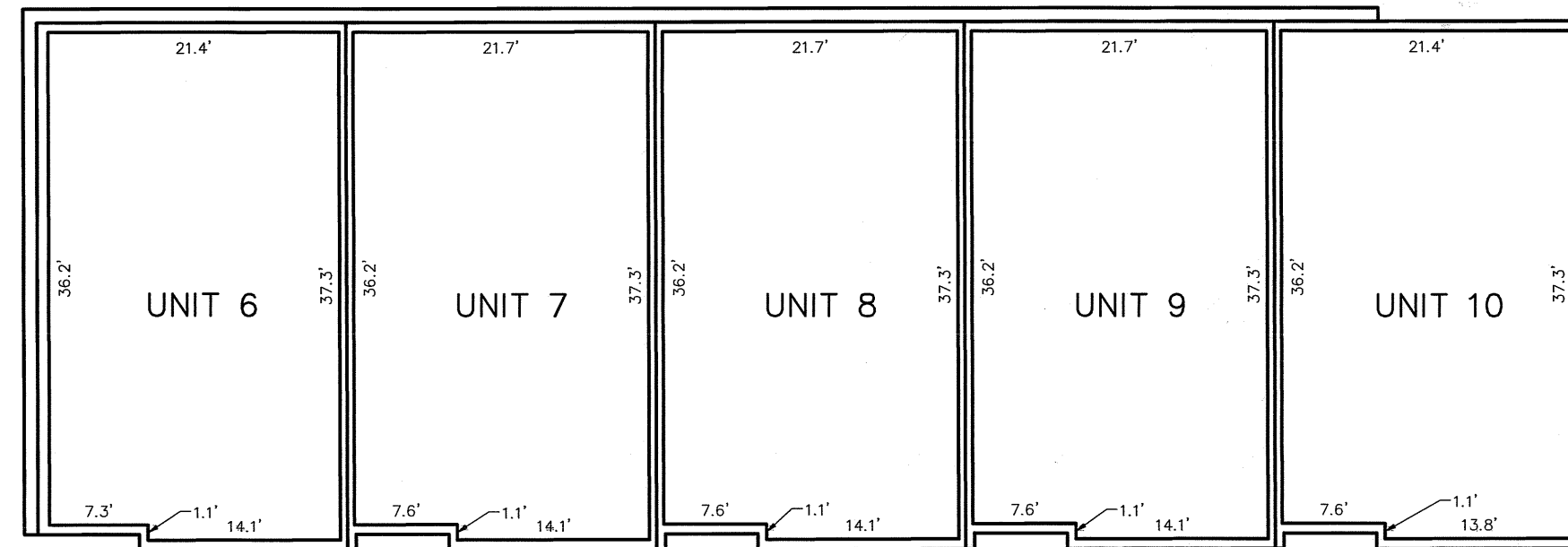
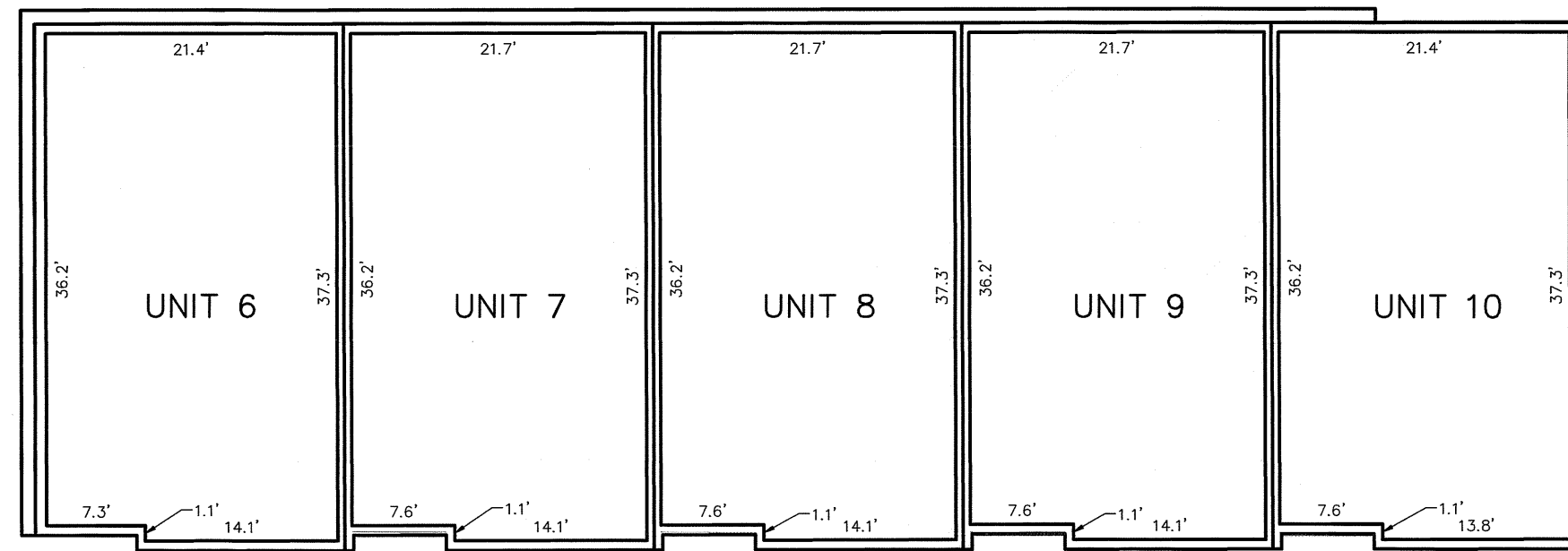
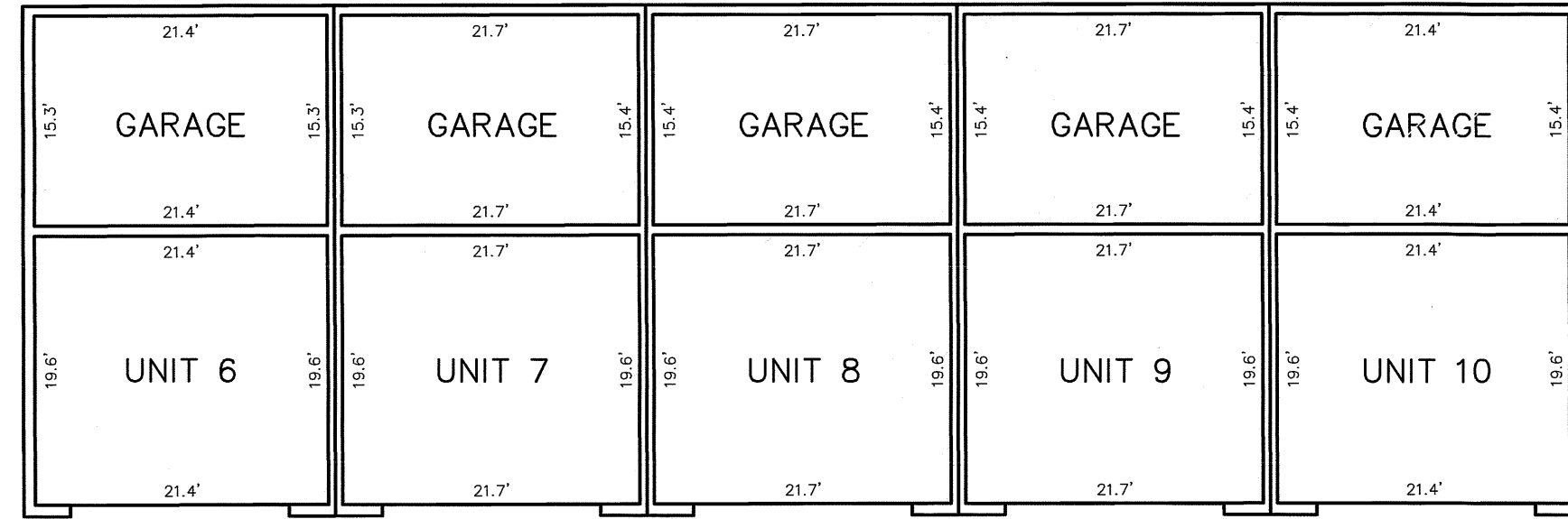
\$162.00
 FEE \$ DEPUTY, SALT LAKE COUNTY RECORDER

MARCAT CONDOMINIUMS PHASE 2

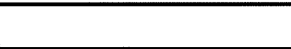

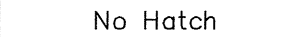
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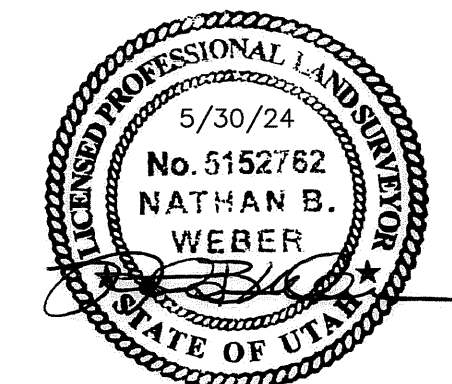
AREA SCHEDULE (INTERIOR UNITS)	
FIRST FLOOR	333 SF
SECOND FLOOR	802 SF
THIRD FLOOR	802 SF
GARAGE	426 SF
TOTAL	2363 SF

AREA SCHEDULE (END UNITS)	
FIRST FLOOR	328 SF
SECOND FLOOR	790 SF
THIRD FLOOR	790 SF
GARAGE	420 SF
TOTAL	2328 SF



LEGEND

-  Private Ownership
-  Limited Common Area
-  Common Area



BENCHMARK:
 FOUND BRASS CAP MONUMENT
 AT THE INTERSECTION OF 300
 EAST STREET AND 700 SOUTH
 STREET
 ELEV. = 4250.71'

DIAMOND
 LAND SURVEYING
 6891 South 700 West Ste. 150
 Midvale, Utah 84047
 Phone (801) 266-5099 Fax (801) 266-5032
 office@diamondlandsurveying.com
 www.diamondlandsurveying.com

MARCAT CONDOMINIUMS PHASE 2
 LOCATED IN THE NORTHEAST QUARTER OF
 SECTION 7, TOWNSHIP 1 SOUTH, RANGE 1 EAST,
 SALT LAKE BASE AND MERIDIAN
 SALT LAKE CITY, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER
 RECORDED # **19268826**
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
 REQUEST OF: **Marc Norman**
 DATE: **7/24/2024** TIME: **11:46 AM** BOOK: **1017** PAGE: **100**
\$162.00 FEE \$
Paul Dence
 DEPUTY, SALT LAKE COUNTY RECORDER