

3144-1

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NORTHWEST CORNER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY

FALCON PLAZA COMMERCIAL CONDOMINIUMS

A Part of the Southwest Quarter of Section 7, Township 4 North, Range 1 West, Salt Lake Base & Meridian, U.S. Survey; Clearfield City, Davis County, Utah

March 1999

SURVEYOR'S CERTIFICATE

I, Dick N. Mechem, do hereby certify that I am a licensed land surveyor of the State of Utah, and that this map consisting of 2 sheets is a true and complete representation of a survey made (under my supervision) in (February 1999) and that all monuments shown hereon are of the character and occupy the positions indicated, or will be set. And are sufficient to enable the survey to be retraced.

Signed this 25th day of March 1999.

Licensed Land Surveyor No. 155649

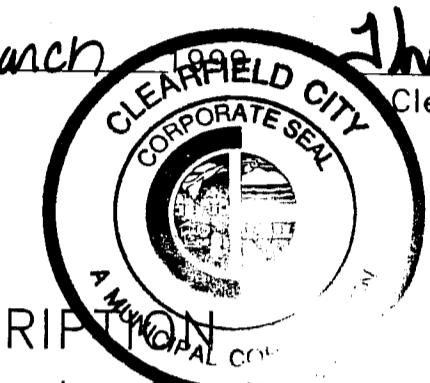


OWNERS CERTIFICATE & CONSENT TO RECORD

Known to all persons at these presents, Clearfield City, owners of the tract of land described hereon as "Falcon Plaza Commercial Condominiums" located on said tract of land, do hereby make this certificate that said owners have caused a survey to be made.

Signed this 25th day of March 1999.

Rayma Young
Attest City Recorder



Thomas C. Waggoner
Clearfield City Mayor

BOUNDARY DESCRIPTION

A part of the Southwest Quarter of Section 7, Township 4 North, Range 1 West, Salt Lake & Meridian, U.S. Survey:

Beginning at a point N89°43'40"E 417.97 Feet along the Quarter Section Line and S0°04'36"W (parallel to the East line of the Northwest Quarter of the Southwest Quarter) 442.15 feet from the Northwest Corner of the Southwest Quarter of said Section 7 and running Thence; S0°04'36"W 210.00 feet, thence S89°43'40"W 232.43 feet to the Easterly line of State Highway 91, thence N18°25'10"W 241.32 feet, thence N18°25'10"W 16.87 feet, thence N89°43'40"E 382.55 feet to the point of beginning.

Contains 1.50 acres

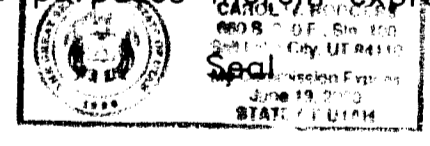
NARRATIVE

The purpose of this condominium plat is to create the "Falcon Plaza Commercial Condominiums", which consists of 4 separate units as shown.

ACKNOWLEDGMENT

State of Utah
County of Davis

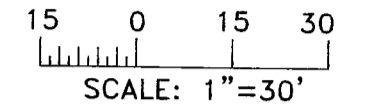
On this 25th day of March 1999, personally appeared before me, Mayor Waggoner, who duly sworn, did say he is the Mayor of Clearfield City, and that the foregoing "Owners Certificate and Consent to Record" was signed freely and voluntarily, and for the purposes therein expressed.



Carol W. Rodgers
Notary Public

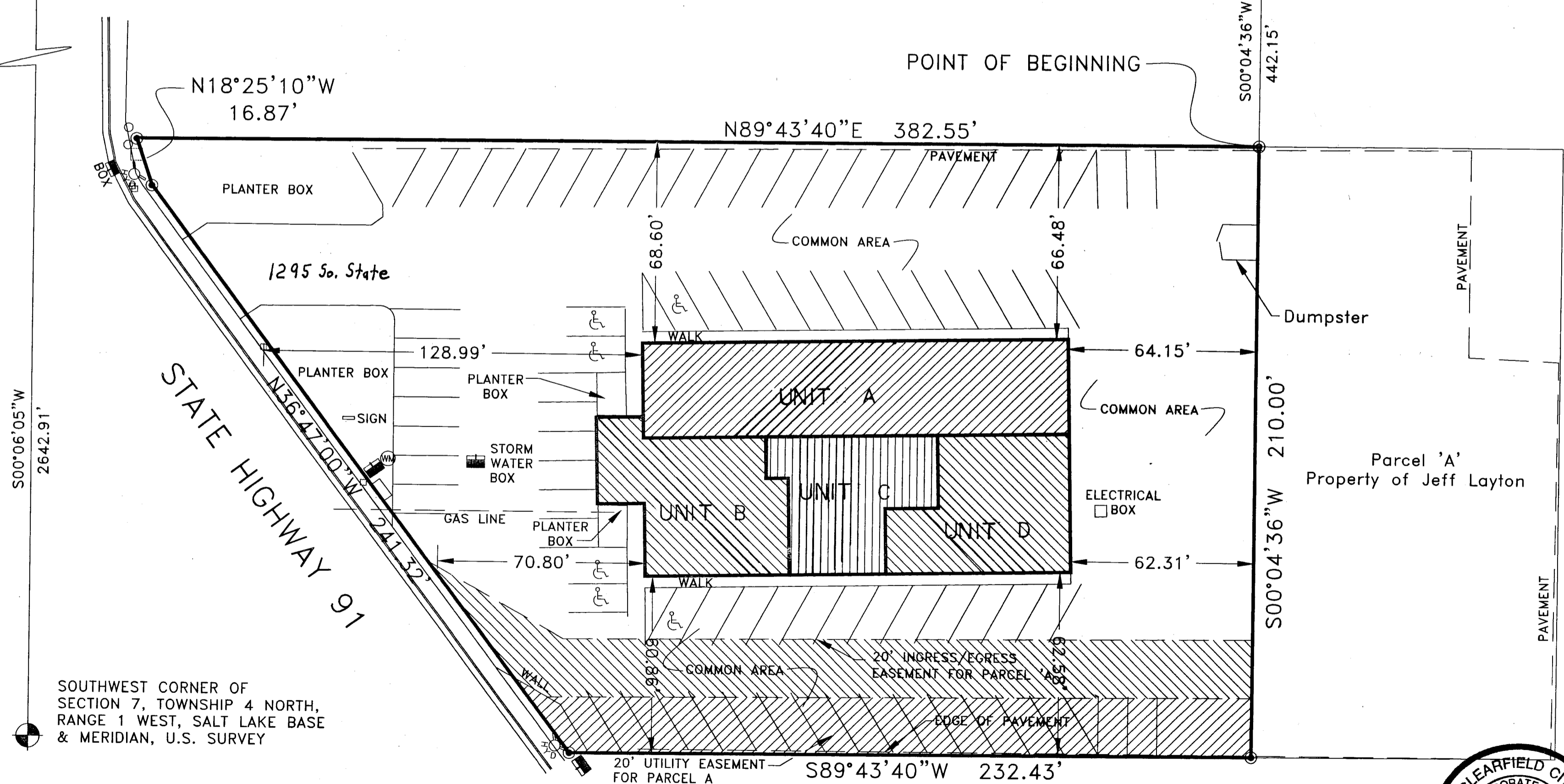
Record of survey map of Falcon Plaza Commercial Condominiums project is being recorded concurrently with an instrument called the "Declaration of Condominium of the Falcon Plaza Commercial Condominiums Project", (hereinafter referred to as the "Declaration"). Terms used on this record of survey map of Falcon Plaza Commercial Condominiums project that are defined in the Declaration shall, to the extent permitted by their context, have the meanings ascribed to them in the Declaration. The rights and obligations of all persons having or acquiring any interest in the development shown hereon are governed by the Declaration and such persons are referred to the Declaration for a description thereof. Specifically, the Declaration describe the status of title and certain reservations and right in favor of declarants (the owners shown on this record of survey map) and this record of survey map of Falcon Plaza Commercial Condominiums project is made subject to such status, such as reservations and rights, and all other terms and provisions of the Declaration. As more fully described in the Declaration, the common areas are to be maintained by the association of suite owners.

S00°06'23"W 2634.69' (MEASURED)
S00°06'05"W 2633.90' (RECORDED)
BASIS OF BEARINGS



NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY

N89°43'40"E
417.97'



SOUTHWEST CORNER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY

Clearfield City Planning Commission
Approved by the Clearfield Planning Commission on this 17th day of Feb. 1999.
Signed this 25th day of March 1999.
Chairman

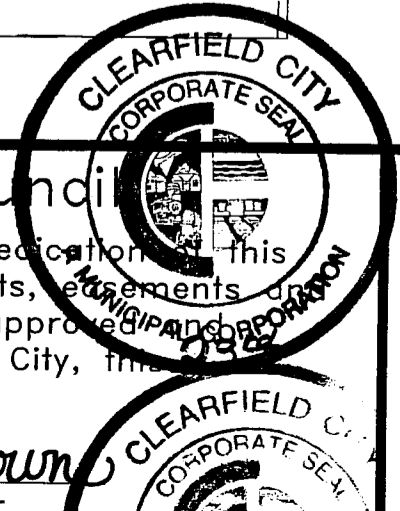
Clearfield City Engineer
This is to certify that the requirements of all applicable statutes and ordinances prerequisite to City Engineer approval of the foregoing plat and dedications have been complied with.
Signed this 25th day of March 1999.
Engineer

Clearfield City Council
This is to certify that this plat and the declaration of condominium along with the dedication of all streets, easements and public improvement guarantee were duly approved and accepted by the City Council of Clearfield City, Utah on this day of Feb. 1999.
Signed this 25th day of March 1999.
Mayor

Clearfield City Attorney
I hereby certify that I have examined the foregoing plat and description and in my opinion it conforms with the City ordinances thereto and now in force and effect.
Signed this 25th day of March 1999.
Attorney

Gilson Engineering
Riverdale, Utah (801)773-1191

Davis County Recorder
Entry No. 150125 Fee Paid \$65.00
Filed For Record & Recorded APRIL 1, 1999 at 11:15 A.M. in book 2476 of official records, page 175.
Recorded for CLEARFIELD CITY
County Recorder
By: 1-441E



3174-5

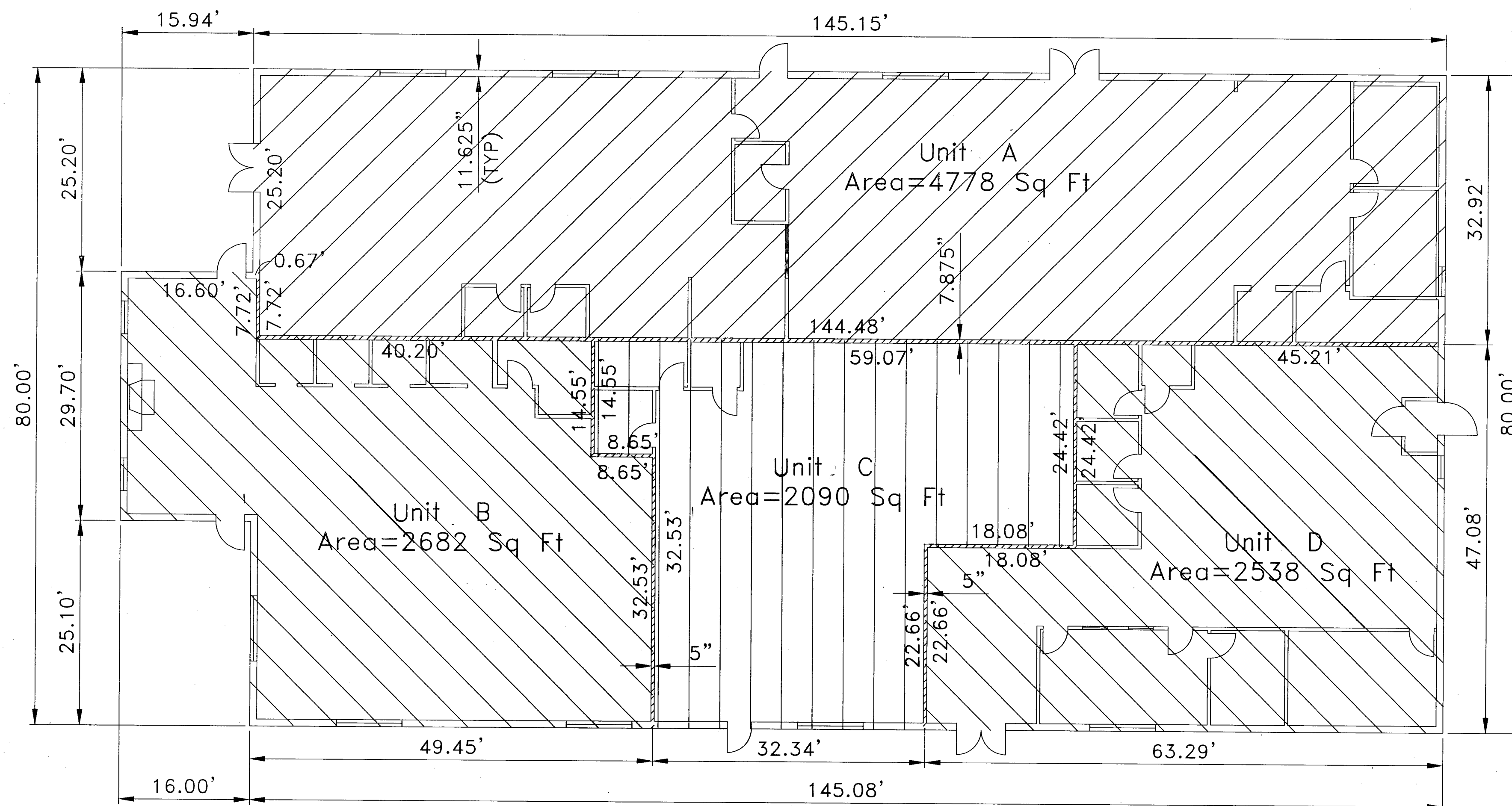
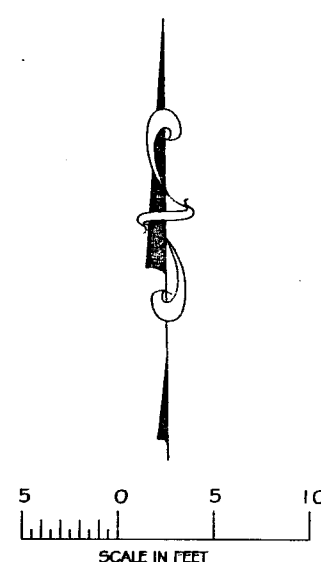
3174-5

FALCON PLAZA COMMERCIAL CONDOMINIUMS

A Part of the Southwest Quarter of Section 7,
Township 4 North, Range 1 West,
Salt Lake Base & Meridian, U.S. Survey;
Clearfield City, Davis County, Utah

March 1999

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Notes:

1. Property line measurements are down the center of the hatched interior walls. All other property lines are on the outside wall line of the structure as shown.
2. Finish floor elevation is 4478.6
3. Interior ceiling elevation is 4488.6
4. Hatching of units as shown is private ownership.
5. All area above the ceiling elevation line is common area for utilities and other needs as contained in the "Declarations".
6. Any & all utility lines existing at present in ceilings & walls shall be considered private and shall be given "Easement Rights" as required. Utilities may be maintained by the appropriate owner with restoration of damage required.
7. Property lines are the center of hatched walls & the outside of exterior walls.

Davis County
Recorder

Entry No. 1501225 Fee Paid \$65
Filed For Record & Recorded
APRIL 1, 1999 at 11:58 AM in book 2476
of official records, page 175.
Recorded for CLEARFIELD CITY
Sheryl S. White
County Recorder

Sheet 2 of 2

Gilson Engineering

Riverdale, Utah (801)773-1191

By:

5-1118