

AMCAN CONDOMINIUMS

A Utah Condominium Project

ALL OF LOT 3, AMERICAN CAN SUBDIVISION, OGDEN CITY, WEBER COUNTY, UTAH

SCALE: 1" = 40'

OGDEN CITY APPROVAL

THIS PLAT AND THE DEDICATIONS OFFERED HEREIN, ARE APPROVED AND ACCEPTED BY THE MAYOR OF OGDEN CITY THIS 23RD DAY OF MARCH 2007.

Matthew R. Howell
MAYOR

ATTEST: *Carol Howell*
CITY CLERK

OGDEN CITY ENGINEER

I HEREBY CERTIFY THAT I CAREFULLY INVESTIGATED THE LINES OF SURVEY OF THE FOREGOING PLAT AND LEGAL DESCRIPTION OF THE LANDS EMBRACED THEREIN, AND FIND THEM TO BE CORRECT AND TO AGREE WITH THE TIES AND MONUMENTS ON RECORD IN THIS OFFICE.

SIGNED THIS 23RD DAY OF MARCH 2007

Richard N. Williams
OGDEN CITY ENGINEER

OGDEN CITY COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

I HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE MINIMUM REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF OGDEN CITY, AND CONFORMS WITH THE APPROVED PRELIMINARY PLAT, AS REVIEWED AND APPROVED BY THE OGDEN CITY PLANNING COMMISSION AND THE MAYOR OF OGDEN CITY. PREREQUISITE TO FINAL PLAT APPROVAL BY THE MAYOR OF OGDEN CITY.

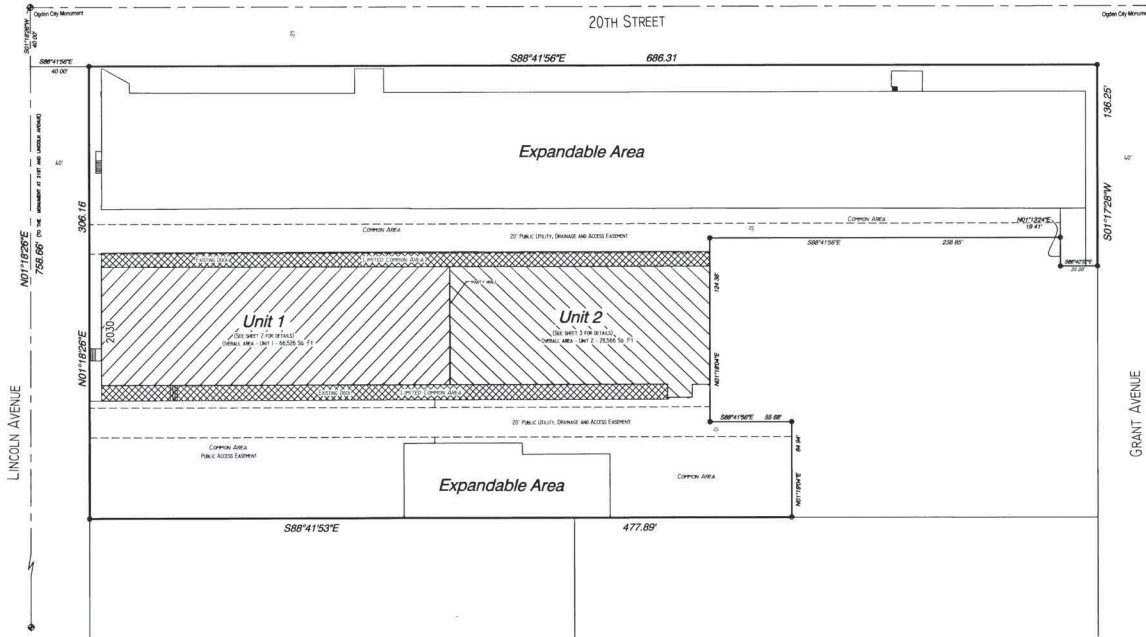
SIGNED THIS 23RD DAY OF MARCH 2007

Craig Williams
MANAGER, PLANNING DIVISION

OGDEN CITY ATTORNEY'S OFFICE

APPROVED BY THE CITY ATTORNEY'S OFFICE THIS 30TH DAY OF MARCH 2007.

Michael A. ...
CITY ATTORNEY



DESCRIPTION	SQ. FOOTAGE	TOTAL BLDG. SQ. FOOTAGE	% OF TOTAL
Unit 1			
Basement	9,520 sq. ft.		
1st Floor	19,002 sq. ft.		
2nd Floor	19,002 sq. ft.		
3rd Floor	19,002 sq. ft.		
Total	66,526 sq. ft.	66,526 sq. ft.	69.96%
Unit 2			
Basement	14,283 sq. ft.		
1st Floor	14,283 sq. ft.		
Total	28,566 sq. ft.	28,566 sq. ft.	30.04%
Totals	95,092 sq. ft.	95,092 sq. ft.	100.00%

BOUNDARY DESCRIPTION

All of lot 3, American Can Subdivision, Ogden City, Weber County, Utah

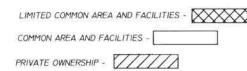
The bearings are NAD 83 Utah North State plane bearings.

NARRATIVE

This record of survey map was requested by Amcon Properties, LLC for the purpose of defining each condominium unit.

The basis of bearing for this survey is between the centerline monument at 21st Street and Lincoln Avenue and the centerline monument of 20th Street and Lincoln Avenue which is North 071°19'26" East 758.66 feet.

- = Existing Ogden City Monuments
- = 5/8" rebar with Ogden City Engineering caps



SURVEYOR'S CERTIFICATE

I, STEVE A. PORTER, A REGISTERED LAND SURVEYOR, AS REQUIRED BY THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE FOLLOWING DESCRIBED TRACT OF LAND AT THE REQUEST OF AMCON PROPERTIES, LLC AND BASED ON INFORMATION ON RECORD AT THE WEBER COUNTY RECORDER'S OFFICE AND THE OGDEN CITY ENGINEER'S OFFICE, THIS RECORD OF SURVEY MAP 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 27 DAY OF MARCH 2007
P.L.S. # 376071 *Steve Porter*



OWNER DEDICATION AND CONSENT TO RECORD

Know all men by these presents that the undersigned owner of the tract of land described herein as Amcon Condominiums, a Utah Condominium Project, located on said tract of land, has caused a survey to be made and this record of survey plat to be prepared and does hereby give my consent to the recordation of this plat for the purpose to dedicate the tract of land described herein into units in accordance with this plat.

Signed this 12TH day of March 2007.

Amcon Properties, LLC, a Utah limited liability company

By: *John ...* Title: *President*

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WEBER)
On this 27TH day of March 2007, personally appeared before me, *Craig Williams*, who being by me duly sworn did say that the foregoing instrument was signed in behalf of said limited liability company by authority of its Board of Directors, and he acknowledged to me that said limited liability company executed the same.



LENDER CONSENT

The undersigned beneficiary hereby consents to recording of this plat for the purpose of subjecting the herein described property to the Utah Condominium Ownership Act.

DATED this 27TH day of March 2007.

Ogden Community Foundation, a Utah nonprofit corporation

By: *David Williams*

Widman Corporation, a Utah corporation

By: *David Williams*

Name / Title: *President*

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WEBER)
On this 27TH day of March 2007, personally appeared before me, *David Williams*, who being by me duly sworn did say that he is the *President* of the Ogden Community Foundation, a Utah nonprofit corporation, and that said instrument was signed on behalf of said corporation.



ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WEBER)
On this 27TH day of March 2007, personally appeared before me, *David Williams*, who being by me duly sworn did say that he is the *President* of the Widman Corporation, a Utah Corporation, and that said instrument was signed on behalf of said corporation.



SHEET 1 OF 3

OGDEN CITY ENGINEERING
2549 WASHINGTON BLVD, SUITE 610
OGDEN, UT 84401

COUNTY RECORDER

ENTRY NO. 225260 FEE PAID
50.00 FILED FOR RECORD
AND RECORDED 30-MAR-07
AT 10:21 AM IN BOOK 145
OF OFFICIAL RECORDS, PAGES 88-89
FOR
AMCAN PROP. LLC

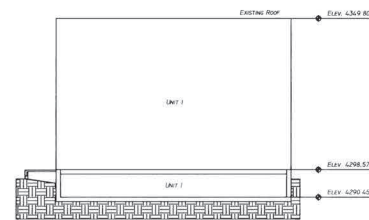
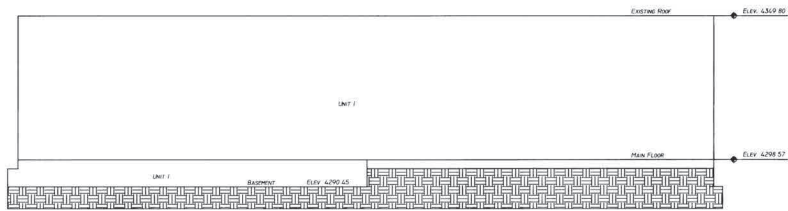
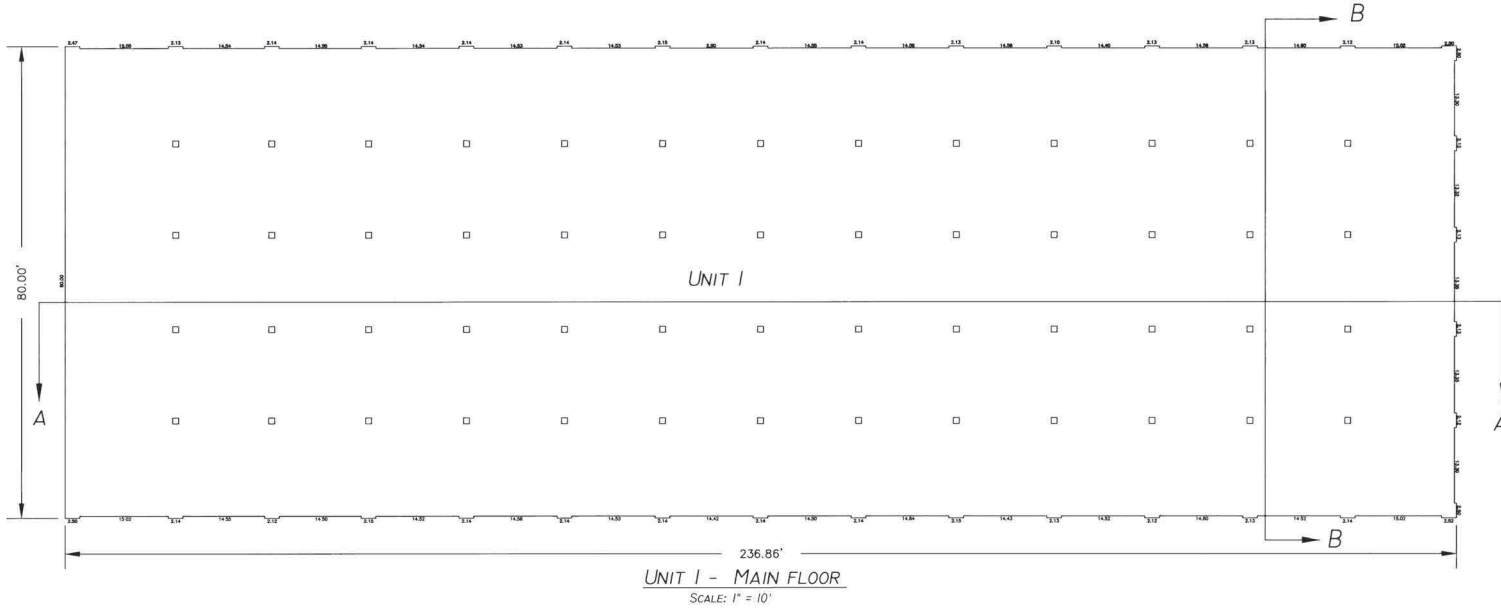
ERNEST D. ROWLEY
COUNTY RECORDER

By: *Karen ...*
DEPUTY

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- NOTES:**
1. ALL MEASUREMENTS ARE EXTERIOR DIMENSIONS.
 2. ALL OTHER AREA CONTAINED WITHIN THE PROJECT, BUT NOT SHOWN ON DIAGRAM, STRIPS OR CROSS HATCHED LINES ARE CONSIDERED COMMON AREA.
 3. THE EXTERIOR OF THE BUILDINGS ARE MADE OF BRICK & GLASS.

LIMITED COMMON AREA AND FACILITIES - [Cross-hatched pattern]
 COMMON AREA AND FACILITIES - [Horizontal line pattern]
 PRIVATE OWNERSHIP - [Diagonal line pattern]



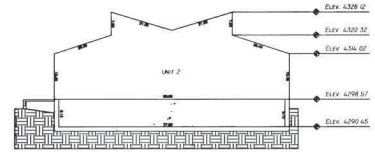
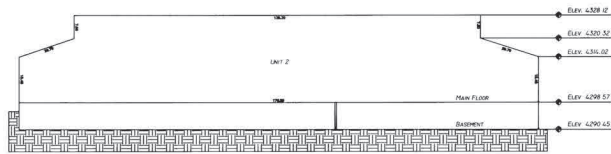
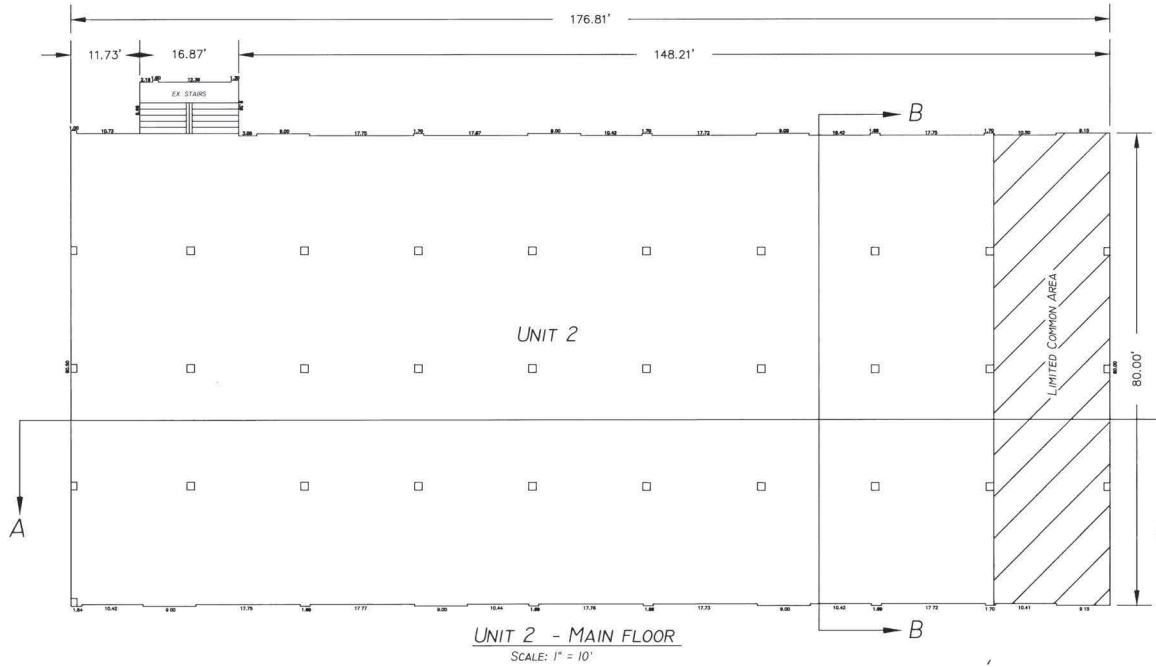
OGDEN CITY ENGINEERING
2549 WASHINGTON BLVD, SUITE 610
OGDEN, UT 84401

COUNTY RECORDER
 ENTRY NO. **225240** FEE PAID
 AND RECORDED IN BOOK
 OF OFFICIAL RECORDS, PAGE
 FOR _____
 COUNTY RECORDER
 BY _____ DEPUTY

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ALL OF LOT 3, AMERICAN CAN SUBDIVISION, OGDEN CITY, WEBER COUNTY, UTAH



NOTES:

1. ALL MEASUREMENTS ARE EXTERIOR DIMENSIONS.
2. ALL OTHER AREA CONTAINED WITHIN THE PROJECT, BUT NOT SHOWN ON DIAGONAL STROKE OR CROSS-HATCHED LINES ARE CONSIDERED COMMON AREA.
3. THE EXTERIOR OF THE BUILDINGS ARE MADE OF OF BRICK & GLASS.

LIMITED COMMON AREA AND FACILITIES -

COMMON AREA AND FACILITIES -

PRIVATE OWNERSHIP -



SHEET 3 OF 3

OGDEN CITY ENGINEERING
2549 WASHINGTON BLVD, SUITE 610
OGDEN, UT 84401

COUNTY RECORDER
 ENTRY NO. 21520 FEE PAID
 AND RECORDED FILED FOR RECORD
 AT _____ IN BOOK
 OF OFFICIAL RECORDS, PAGE
 FOR _____
 COUNTY RECORDER
 BY: _____ DEPUTY