

SHEET 1 of 2

AMCAN CONDOMINIUMS PHASE 2

A Utah Condominium Project

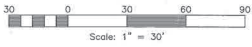
Narrative
THIS CONDOMINIUM PLAN WAS CREATED AT THE REQUEST OF AMCAN PROPERTIES, LLC, FOR THE PURPOSE OF DEFINING EACH CONDOMINIUM UNIT. ALL EXTERIOR BOUNDARY CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". NO MONUMENTS WERE FOUND FROM THE ORIGINAL CONDOMINIUM PLAN.

Basis of Bearings

THE BASIS OF BEARINGS FOR THIS PLAN IS THE CENTERLINE BETWEEN A FOUND OGDEN CITY CENTERLINE MONUMENT AT THE INTERSECTION OF LINCOLN AVENUE AND 21ST STREET AND A FOUND OGDEN CITY CENTERLINE MONUMENT AT THE INTERSECTION OF LINCOLN AVENUE AND 20TH STREET, SHOWN HEREON AS N01°18'26"E.

Boundary Description

ALL OF LOT 3, LESS AND EXCEPT UNITS 1 AND 2 OF AMCAN CONDOMINIUMS, A PART OF LOT 14, BLOCK 7, FIVE ACRE PLAT "A" AND A PART OF BLOCK 5, RIVERSIDE PARK ADDITION, OGDEN CITY, WEBER COUNTY, UTAH.

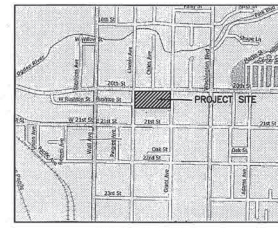


Notes

BENCHMARK IS THE OGDEN CITY MONUMENT AT THE INTERSECTION OF LINCOLN AVENUE AND 20TH STREET EQUALING ELEVATION 4289.81'.
UNITS 3, 4, 5, AND 7 ARE TO BE CONSIDERED CONVERTIBLE SPACE

Legend

- = 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES" TO BE SET AT EXTERIOR CORNERS
- = FOUND OGDEN CITY CENTERLINE MONUMENT
- = BOUNDARY LINE
- = LOT LINE
- x — = EXISTING FENCELINE
- — — = ROAD CENTERLINE
- [Hatched] = EXISTING BUILDING (PHASE 2 UNITS)
- [Dotted] = EXISTING BUILDING (NOT PART OF THIS PHASE)
- [Stippled] = LIMITED COMMON AREA
- [White] = COMMON AREA



Vicinity Map
NOT TO SCALE

Surveyor's Certificate

I, STEVEN QUILTER, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 52, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAN IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAN, AND THAT THIS PLAN OF AMCAN CONDOMINIUMS PHASE 2 IN OGDEN CITY, WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF OGDEN CITY, WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH AND CERTIFIES THAT THE CONDO ACT HAS BEEN COMPLIED WITH.

SIGNED THIS 14TH DAY OF MAY 2028.

175768
UTAH LICENSE NUMBER

STEVEN QUILTER

Owners Dedication And Consent to Record

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF THE TRACT OF LAND DESCRIBED HEREON AS AMCAN CONDOMINIUMS PHASE 2, A UTAH CONDOMINIUM PROJECT, LOCATED ON SAID TRACT OF LAND, HAS CAUSED A SURVEY TO BE MADE AND THE RECORD OF SURVEY PLAT TO BE PREPARED, AND DOES HEREBY GIVE MY CONSENT TO THE RECORDED INSTRUMENT FOR THE PURPOSE TO CONDOMINIUMIZE THE TRACT OF LAND DESCRIBED HEREON INTO UNITS IN ACCORDANCE WITH THIS PLAT.

SIGNED THIS 15TH DAY OF MAY 2028

AMCAN PROPERTIES, LLC, A UTAH LIMITED LIABILITY COMPANY
BY: *[Signature]* NAME: *[Name]* TITLE: *[Title]*

AMCAN PROPERTIES UNIT 1, LLC, A UTAH LIMITED LIABILITY COMPANY
BY: *[Signature]* NAME: *[Name]* TITLE: *[Title]*

Acknowledgment

STATE OF UTAH } ss.
COUNTY OF WEBER } ss.

ON THIS 15TH DAY OF MAY 2028, PERSONALLY *[Name]*, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE *[Name]* OF *[Company]* AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID ENTITY, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID ENTITY EXECUTED THE SAME.

COMMISSION EXPIRES *[Date]* NOTARY PUBLIC *[Signature]*

Acknowledgment

STATE OF UTAH } ss.
COUNTY OF WEBER } ss.

ON THIS 15TH DAY OF MAY 2028, PERSONALLY *[Name]*, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE *[Name]* OF *[Company]* AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID ENTITY, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID ENTITY EXECUTED THE SAME.

COMMISSION EXPIRES *[Date]* NOTARY PUBLIC *[Signature]*

Lender's Consent

THE UNDERSIGNED BENEFICIARY HEREBY CONSENTS TO THE RECORDING OF THIS PLAT FOR THE PURPOSE OF SUBJECTING THE HEREIN DESCRIBED PROPERTY TO THE UTAH CONDOMINIUM OWNERSHIP ACT, SIGNED THIS 15TH DAY OF MAY 2028.

BY: *[Signature]* NAME/TITLE: *[Title]*

STATE OF UTAH } ss.
COUNTY OF WEBER } ss.

ON THE 15TH DAY OF MAY 2028, PERSONALLY *[Name]*, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE *[Name]* OF *[Company]* AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

COMMISSION EXPIRES *[Date]* NOTARY PUBLIC *[Signature]*

Lender's Consent

THE UNDERSIGNED BENEFICIARY HEREBY CONSENTS TO THE RECORDING OF THIS PLAT FOR THE PURPOSE OF SUBJECTING THE HEREIN DESCRIBED PROPERTY TO THE UTAH CONDOMINIUM OWNERSHIP ACT, SIGNED THIS 15TH DAY OF MAY 2028.

BY: *[Signature]* NAME/TITLE: *[Title]*

STATE OF UTAH } ss.
COUNTY OF WEBER } ss.

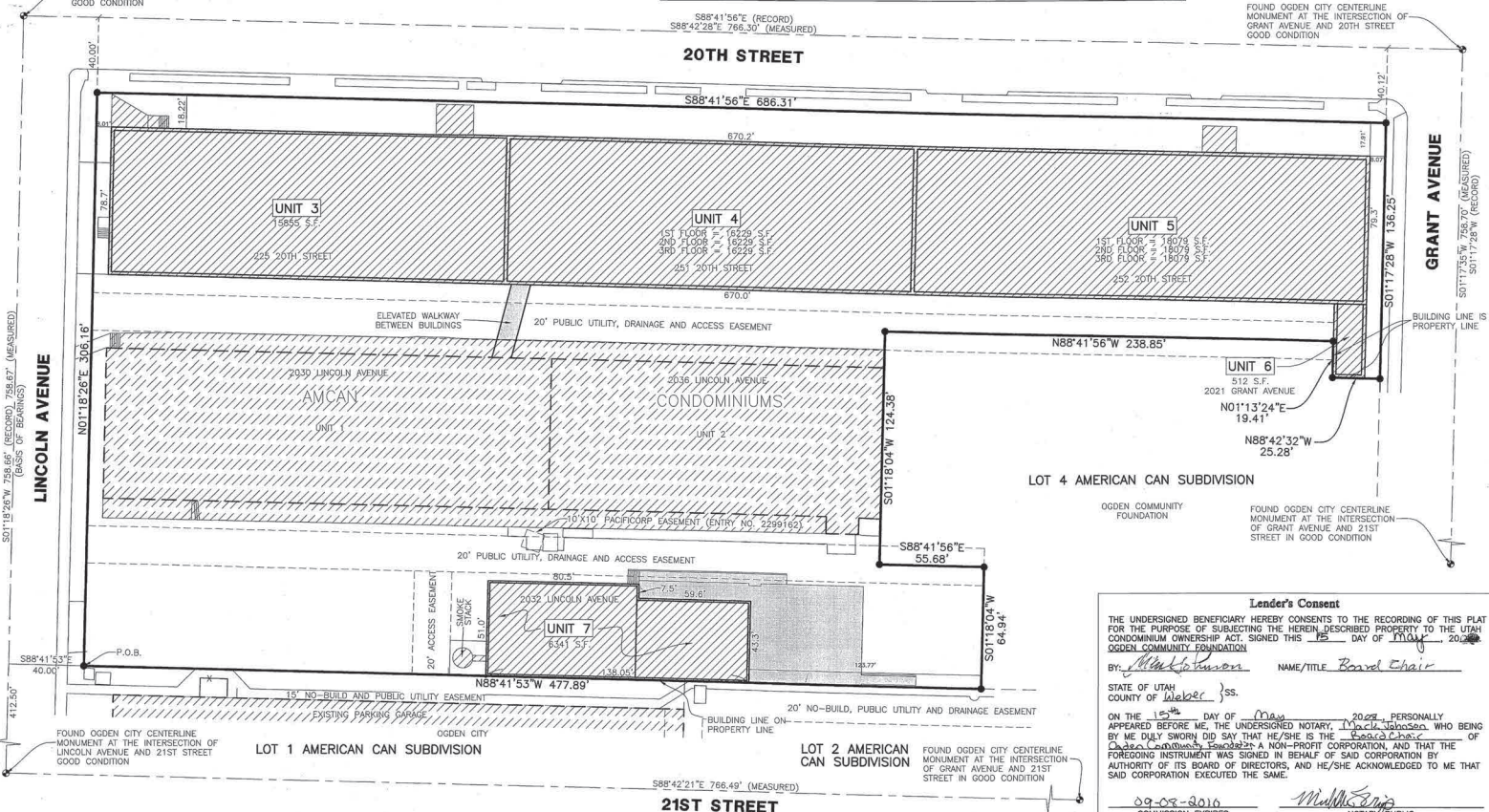
ON THE 15TH DAY OF MAY 2028, PERSONALLY *[Name]*, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE *[Name]* OF *[Company]* AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

COMMISSION EXPIRES *[Date]* NOTARY PUBLIC *[Signature]*

Project Info.

Surveyor: STEVEN QUILTER
Designer: N. ANDERSON
Date: 11-06-07
Name: AMCAN CONDO PHASE 2
Number: 55585-01
Revision: _____
Scale: 1"=30'
Checked: _____

1155 S. HARRISON BLDG., SUITE 310, OGDEN, UTAH 84403
TEL (801) 671-3100 FAX (801) 671-2844
WWW.REEVE-ASSOCIATES.COM



Rocky Mountain Power

APPROVED BY ROCKY MOUNTAIN POWER THIS 16TH DAY OF MAY 2028.

[Signature]
ROCKY MOUNTAIN POWER

Ogden City Attorney's Office

APPROVED BY THE CITY ATTORNEY'S OFFICE THIS 15TH DAY OF MAY 2028.

[Signature]
CITY ATTORNEY

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 OGDEN CITY PLANNING COMMISSION AND THE MAYOR OF OGDEN CITY, PREREQUISITE TO FINAL PLAT APPROVAL BY THE MAYOR OF OGDEN CITY.

SIGNED THIS 15TH DAY OF MAY 2028

[Signature]
MANAGER, PLANNING DIVISION

Ogden City Engineer

I HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE MINIMUM CONDITIONS OF THE OGDEN CITY ORDINANCES THAT THIS OFFICE IS REQUIRED TO REVIEW AND APPROVE.

SIGNED THIS 15TH DAY OF MAY 2028.

[Signature]
OGDEN CITY ENGINEER

Ogden City Approval

THIS PLAT AND THE DEDICATIONS OFFERED HEREIN, ARE APPROVED AND ACCEPTED BY THE MAYOR OF OGDEN CITY THIS 16TH DAY OF MAY 2028.

[Signature]
MAYOR

[Signature]
CITY RECORDER

Weber County Recorder

Entry No. 2342024. Fee Paid \$47.00
Filed For Record And Recorded, MAY 16, 2028
At 11:35AM in Book 168
Of The Official Records, Pages 29 & 30
Recorded For JIM FIEDDIE
BERNARD D. BOWLEY
Weber County Recorder
Yvonne Kiets, Deputy

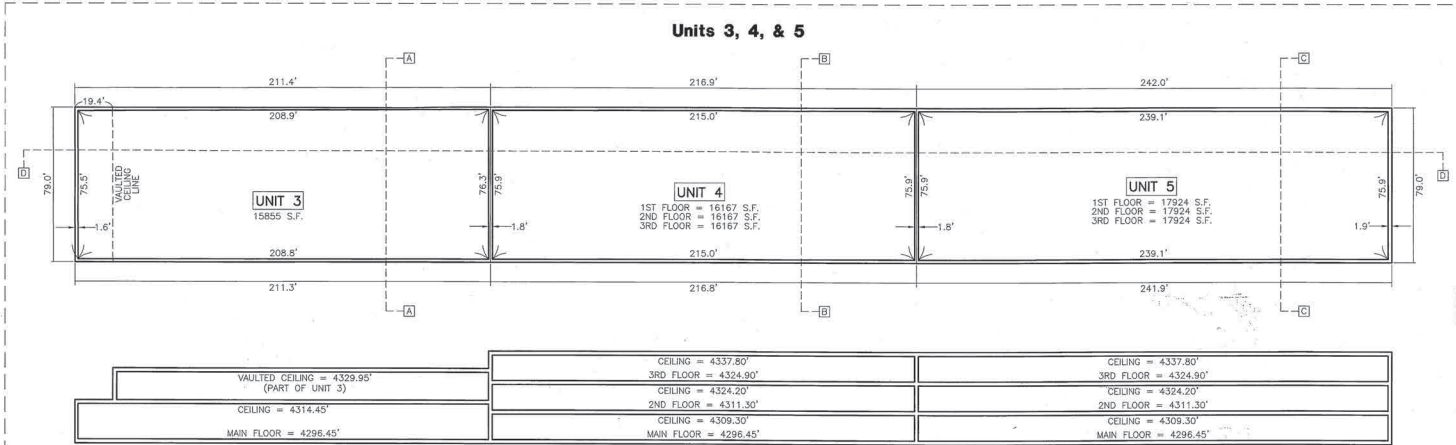
AMCAN CONDOMINIUMS PHASE 2

A Utah Condominium Project

A PART OF AMCAN CONDOMINIUMS
OGDEN CITY, WEBER COUNTY, UTAH
MAY, 2008

Elevation Details

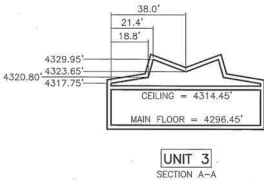
Units 3, 4, & 5



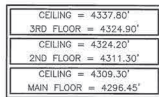
UNIT 3
SECTION D-D

UNIT 4
SECTION D-D

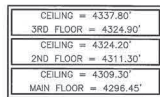
UNIT 5
SECTION D-D



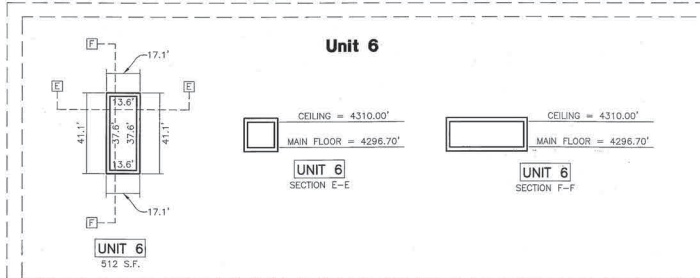
UNIT 3
SECTION A-A



UNIT 4
SECTION B-B



UNIT 5
SECTION C-C



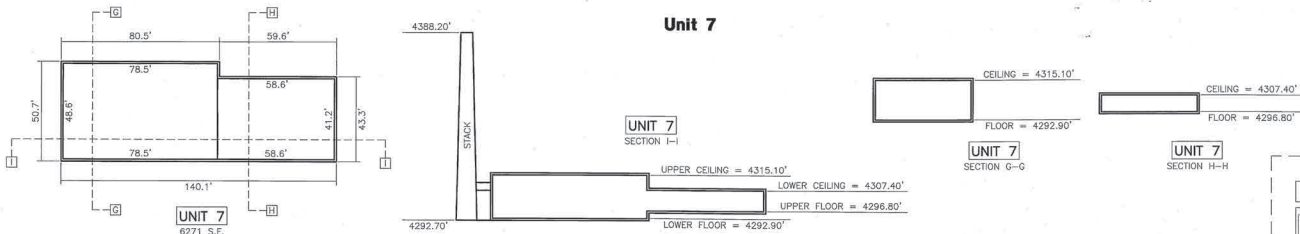
UNIT 6
SECTION E-E

UNIT 6
SECTION F-F

Note

ALL WALLS ARE BRICK FACED

Unit 7



UNIT 7
SECTION I-I

UNIT 7
SECTION G-G

UNIT 7
SECTION H-H



Reeve & Associates, Inc.
415 S. HARBOUR BLVD., SUITE 310, OGDEN, UTAH 84403
TEL: (801) 621-3100 FAX: (801) 621-2666
WWW.REEVE-ASSOCIATES.COM

Project Info.	Weber County Recorder
Surveyor: S. QUILTER	Entry No. 242204, Fee Paid
Designer: N. ANDERSON	Filed For Record
Date: 11-06-07	And Recorded, In Book 68
Name: AMCAN CONDO PHASE 2	Of The Official Records, Pages 29 & 30
Number: 5585-01	Recorded For:
Revision:	Weber County Recorder
Scale: 1"=30'	Deputy:
Checked:	