83-28
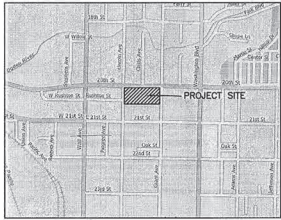
AMCAN CONDOMINIUMS PHASE 2 - 1st Amendment
A Utah Condominium Project
AMENDING UNIT 3 AND THE COMMON AREA
A PART OF AMCAN CONDOMINIUMS
OGDEN CITY, WEBER COUNTY, UTAH
SEPTEMBER, 2017

Vicinity Map
NOT TO SCALE
PROJECT SITE

FOUND OGDEN CITY CENTERLINE MONUMENT AT THE INTERSECTION OF LINCOLN AVENUE AND 20TH STREET GOOD CONDITION

Narrative
THE PURPOSE OF THIS PLAT IS TO CREATE AN AMENDED CONDOMINIUM PLAT AMENDING UNIT 3 AND THE COMMON AREA.
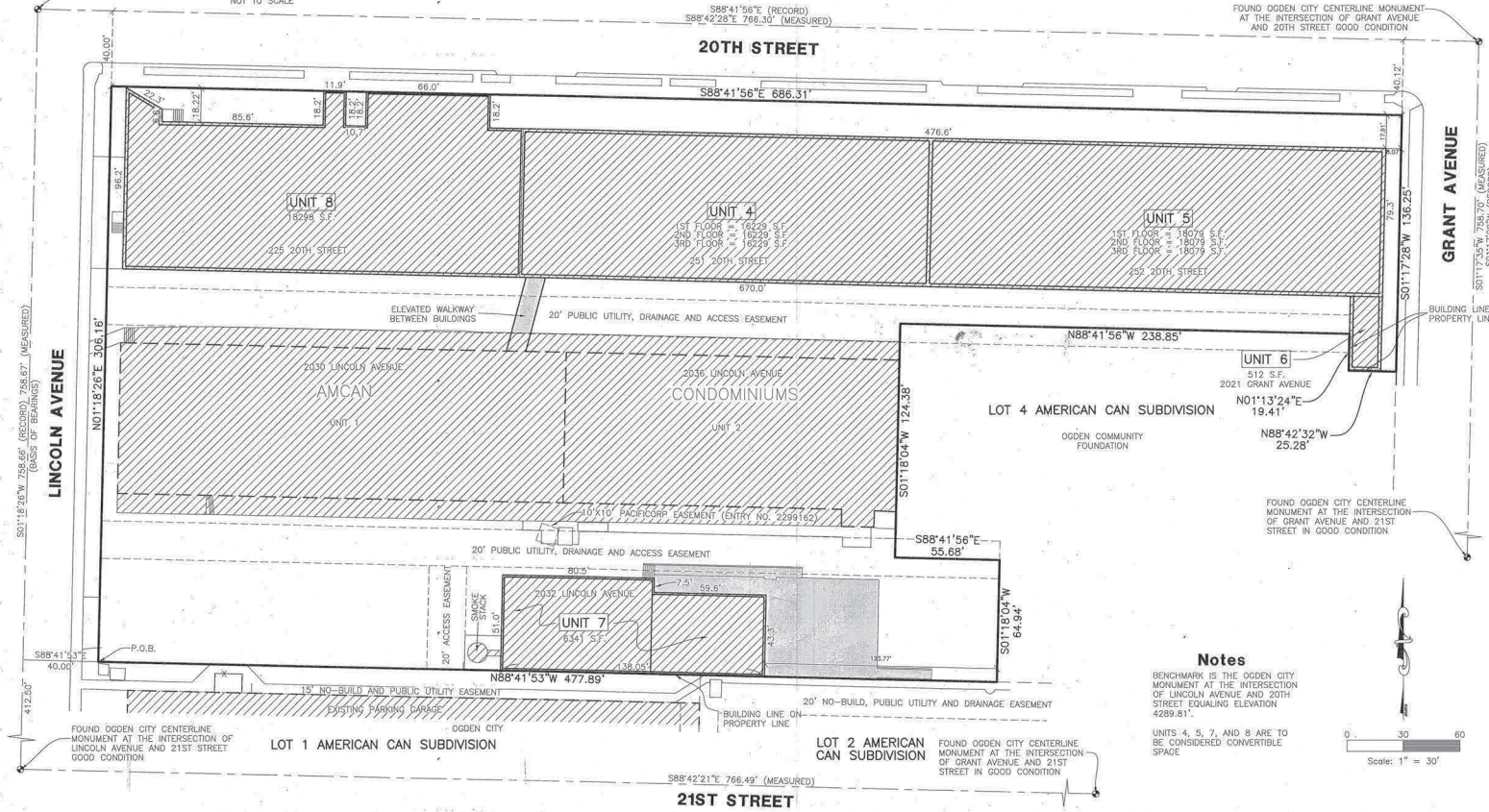
Basis of Bearings
THE BASIS OF BEARINGS FOR THIS PLAT IS THE CENTERLINE BETWEEN A FOUND OGDEN CITY CENTERLINE MONUMENT AT THE INTERSECTION OF LINCOLN AVENUE AND 21ST STREET AND A FOUND OGDEN CITY CENTERLINE MONUMENT AT THE INTERSECTION OF LINCOLN AVENUE AND 20TH STREET. SHOWN HEREON AS N01°18'26"E.

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

Legend
- ⊕ = FOUND OGDEN CITY CENTERLINE MONUMENT
- —— = BOUNDARY LINE
- — = LOT LINE
- x—x—x = EXISTING FENCELINE
- ——— = ROAD CENTERLINE
- ▨ = EXISTING BUILDING (PHASE 2 UNITS)
- ▨ = EXISTING BUILDING (NOT PART OF THIS PHASE)
- ▨ = LIMITED COMMON AREA
- ☐ = COMMON AREA

Surveyor's Certificate
I, TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF AMCAN CONDOMINIUMS PHASE 2 1ST AMENDMENT 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 11th DAY OF April, 2018.

9031945
UTAH LICENSE NUMBER
TREVOR J. HATCH

Owners Dedication And Consent to Record
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED MANAGEMENT COMMITTEE OF AMCAN CONDOMINIUMS PROJECT, A UTAH CONDOMINIUM PROJECT LOCATED ON SAID TRACT OF LAND, DO HEREBY MAKE THIS CERTIFICATE THAT SAID MANAGEMENT COMMITTEE HAS CAUSED A SURVEY TO BE MADE, AND THIS AMENDED CONDOMINIUM PLAT, OR RECORD OF SURVEY MAP TO BE PREPARED, THAT SAID MANAGEMENT COMMITTEE DOES HEREBY CONSENT TO THE RECORDATION OF THIS RECORD OF SURVEY MAP AS AUTHORIZED BY THE CONDOMINIUM DECLARATION, AS THE SAME MAY HAVE BEEN AMENDED FROM TIME TO TIME, SUBJECT TO THE TERMS OF THE "UTAH CONDOMINIUM OWNERSHIP ACT." THE OWNERS OF THE HEREON-DESCRIBED TRACT OF LAND, REPRESENTED BY THE MANAGEMENT COMMITTEE FOR THE ASSOCIATION OF CONDOMINIUM OWNERS FOR AMCAN CONDOMINIUMS AND PURSUANT TO A PROPER VOTE OF THE UNIT OWNERS AS AUTHORIZED BY THE ORIGINAL CONDOMINIUM DECLARATION FOR THE AMCAN CONDOMINIUMS, AS THE SAME MAY HAVE BEEN AMENDED FROM TIME TO TIME, HEREBY AMEND THE RECORD OF SURVEY FOR AMCAN CONDOMINIUMS PHASE 2 AS SHOWN ON THIS PLAT, AND NAME SAID TRACT AMCAN CONDOMINIUMS PHASE 2— 1 ST AMENDMENT, AND DO HEREBY DEDICATE, GRANT AND CONVEY AN EASEMENT OVER THE COMMON AREAS TO OGDEN CITY GUARANTEEING THAT THE COMMON AREAS REMAIN FOREVER OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES AND ALSO DO HEREBY DEDICATE, GRANT AND CONVEY TO OGDEN CITY AND ANY OTHER GOVERNMENTAL OR QUASI GOVERNMENTAL BODY HAVING JURISDICTION OVER SUCH LAND, A PERPETUAL EASEMENT OVER AND ACROSS THE COMMON AREAS FOR THE PURPOSE OF PROVIDING POLICE AND FIRE PROTECTION, PROVIDING EMERGENCY MEDICAL SERVICES, AND PROVIDING ANY OTHER GOVERNMENTAL OR MUNICIPAL SERVICE AND ALSO DO HEREBY CERTIFY THAT THE MORTGAGE HOLDERS/LENDERS POSSESSING A SECURED INTEREST IN A UNIT WITHIN AMCAN CONDOMINIUMS HAVE EITHER BEEN PROPERLY NOTIFIED REGARDING THIS AMENDMENT AND HAVE NOT OBJECTED OR HAVE CONSENTED TO THE AMENDMENT.

SIGNED THIS 20 DAY OF APRIL, 2018.

AMCAN CONDOMINIUM OWNERS ASSOCIATION, INC., BY ITS MANAGEMENT COMMITTEE

JON PEDDIE, MANAGER

Acknowledgment
STATE OF UTAH
COUNTY OF WEBER } SS.

ON THIS 20th DAY OF April PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY, Jon Peddie WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE Manager OF Amcan Condominiums A UTAH CORP, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID ENTITY, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID ENTITY EXECUTED THE SAME.

11-05-2021
COMMISSION EXPIRES
NOTARY PUBLIC

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 25 DAY OF April, 2018.
FIRST UTAH BANK

BY: NAME/TITLE Loren Evans / Branch Manager

STATE OF UTAH
COUNTY OF Salt Lake } SS.

ON THE 25th DAY OF April, 2018, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY, Loren Evans WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE Branch Manager OF First Utah Bank A UTAH CORPORATION, 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.

06/23/2018
COMMISSION EXPIRES
NOTARY PUBLIC

Plat Map

20TH STREET

S88°41'56" (RECORD)
S88°42'28"E 766.30' (MEASURED)
FOUND OGDEN CITY CENTERLINE MONUMENT AT THE INTERSECTION OF GRANT AVENUE AND 20TH STREET GOOD CONDITION

S88°41'56"E 686.31'
476.6'
66.0'
85.6'
11.9'
18.22'
18.2'

UNIT 8
18298 S.F.
225 20TH STREET

UNIT 4
1ST FLOOR = 16229 S.F.
2ND FLOOR = 16229 S.F.
3RD FLOOR = 16229 S.F.
251 20TH STREET

UNIT 5
1ST FLOOR = 18079 S.F.
2ND FLOOR = 18079 S.F.
3RD FLOOR = 18079 S.F.
252 20TH STREET

GRANT AVENUE
S01°17'28"W 758.70' (MEASURED)
S01°17'28"W 136.25' (RECORD)

BUILDING LINE IS PROPERTY LINE

670.0'
ELEVATED WALKWAY BETWEEN BUILDINGS
20' PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENT

N88°41'56"W 238.85'
N88°41'56"W 124.38

UNIT 6
512 S.F.
2021 GRANT AVENUE

LINCOLN AVENUE
N01°18'26"E 306.16'
S01°18'26"W 758.68' (RECORD)
758.67' (MEASURED)
(BASIS OF BEARINGS)

2030 LINCOLN AVENUE
AMCAN
UNIT 1

2036 LINCOLN AVENUE
CONDOMINIUMS
UNIT 2

LOT 4 AMERICAN CAN SUBDIVISION
OGDEN COMMUNITY FOUNDATION

N01°13'24"E 19.41'
N88°42'32"W 25.28'

FOUND OGDEN CITY CENTERLINE MONUMENT AT THE INTERSECTION OF GRANT AVENUE AND 21ST STREET IN GOOD CONDITION

10'X10' PACIFICORP EASEMENT (ENTRY NO. 2299162)

20' PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENT

S88°41'56"E 55.68'

20' ACCESS EASEMENT
SMOKE STACK
51.0'
80.5'
7.5'
59.6'

2032 LINCOLN AVENUE
UNIT 7
6341 S.F.

S88°41'53"
40.00'
P.O.B.

N88°41'53"W 477.89'
138.09'
123.77'
S01°18'04"W 64.94'

15' NO-BUILD AND PUBLIC UTILITY EASEMENT
EXISTING PARKING GARAGE
BUILDING LINE ON PROPERTY LINE
20' NO-BUILD, PUBLIC UTILITY AND DRAINAGE EASEMENT

FOUND OGDEN CITY CENTERLINE MONUMENT AT THE INTERSECTION OF LINCOLN AVENUE AND 21ST STREET GOOD CONDITION

412.50'

LOT 1 AMERICAN CAN SUBDIVISION

LOT 2 AMERICAN CAN SUBDIVISION

FOUND OGDEN CITY CENTERLINE MONUMENT AT THE INTERSECTION OF GRANT AVENUE AND 21ST STREET IN GOOD CONDITION

S88°42'21"E 766.49' (MEASURED)
21ST STREET

Notes
BENCHMARK IS THE OGDEN CITY MONUMENT AT THE INTERSECTION OF LINCOLN AVENUE AND 20TH STREET EQUALING ELEVATION 4289.81'.

UNITS 4, 5, 7, AND 8 ARE TO BE CONSIDERED CONVERTIBLE SPACE

0   30   60
Scale: 1" = 30'

Project Info
Surveyor: T. HATCH
Designer: N. ANDERSON
Date: 09-06-17
Number: 8927-01
Scale: 1"=30'

R A Reeve & Associates, Inc.
5160 S 1500 W, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666
www.reeve-assoc.com

Rocky Mountain Power
APPROVED BY ROCKY MOUNTAIN POWER THIS 25th DAY OF APRIL, 2018.
ROCKY MOUNTAIN POWER

Ogden City Attorney's Office
APPROVED BY THE CITY ATTORNEY'S OFFICE THIS 1st DAY OF MAY, 2018.
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 1st DAY OF May, 2018.
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 1st DAY OF May, 2018.
OGDEN CITY ENGINEER

Ogden City Approval
THIS PLAT AND THE DEDICATIONS OFFERED HEREIN, ARE APPROVED AND ACCEPTED BY THE MAYOR OF OGDEN CITY THIS 1st DAY OF MAY, 2018.
MIKE CALDWELL, MAYOR
ATTEST: CITY RECORDER

Weber County Recorder
Entry No. 2919620 Fee Paid $163.80 Filed For Record And Recorded 10-Nov-18 At 1:55 PM In Book 83 Of The Official Records, Page 28
Recorded For: DUSTIN BUCKWAL
LEANN H KILTS
Weber County Recorder
Deputy

83-28

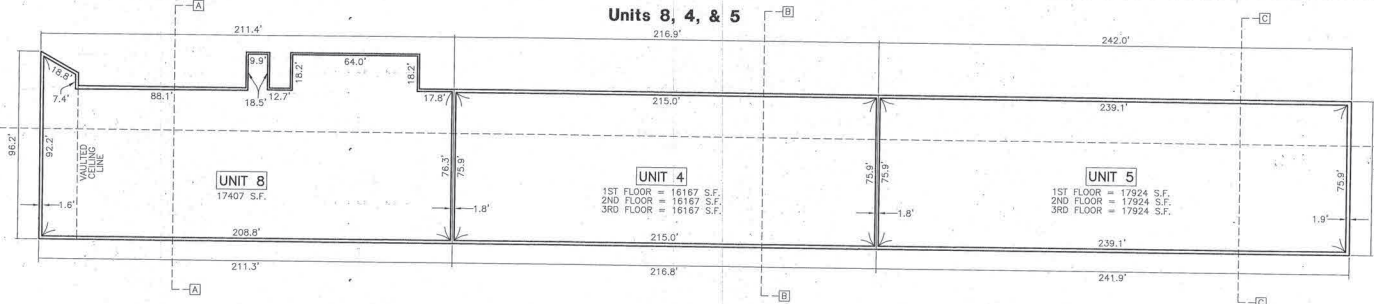# AMCAN CONDOMINIUMS PHASE 2 - 1st Amendment
A Utah Condominium Project

AMENDING UNIT 3 AND THE COMMON AREA
A PART OF AMCAN CONDOMINIUMS
OGDEN CITY, WEBER COUNTY, UTAH
SEPTEMBER, 2017

= LIMITED COMMON AREA

= COMMON AREA

Note
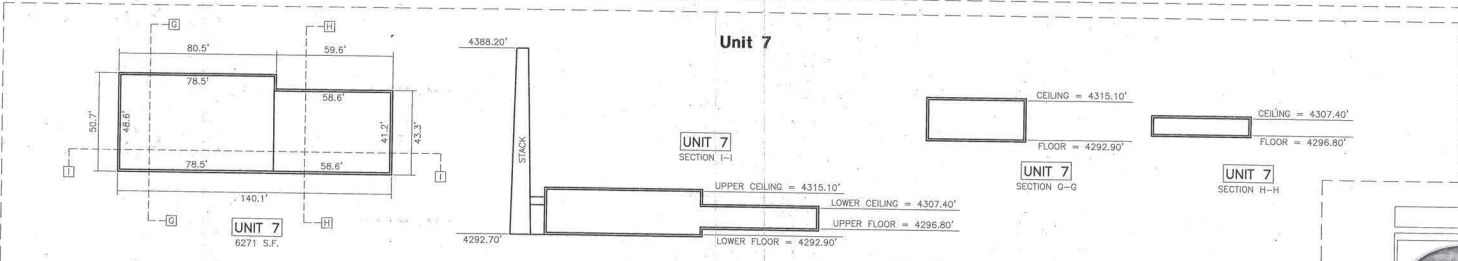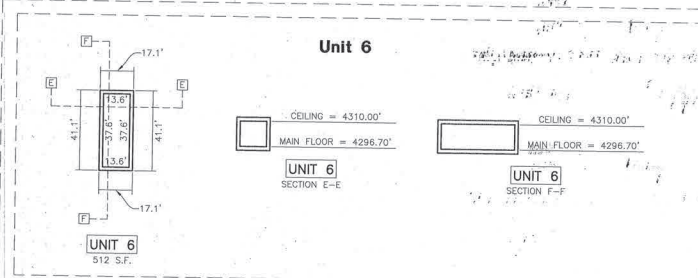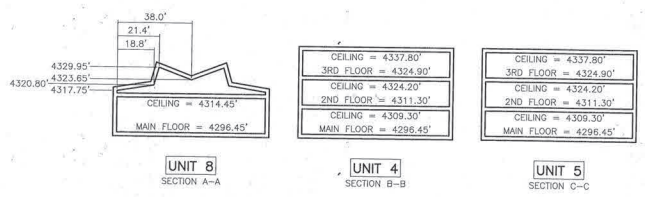ALL WALLS ARE BRICK FACED

Elevation Details

Units 8, 4, & 5

UNIT 8
17407 S.F.

UNIT 4
1ST FLOOR = 16167 S.F.
2ND FLOOR = 16167 S.F.
3RD FLOOR = 16167 S.F.

UNIT 5
1ST FLOOR = 17924 S.F.
2ND FLOOR = 17924 S.F.
3RD FLOOR = 17924 S.F.

UNIT 8 — SECTION D-D
VAULTED CEILING = 4329.95' (PART OF UNIT 3)
CEILING = 4314.45'
MAIN FLOOR = 4296.45'

UNIT 4 — SECTION D-D
CEILING = 4337.80'
3RD FLOOR = 4324.90'
CEILING = 4324.20'
2ND FLOOR = 4311.30'
CEILING = 4309.30'
MAIN FLOOR = 4296.45'

UNIT 5 — SECTION D-D
CEILING = 4337.80'
3RD FLOOR = 4324.90'
CEILING = 4324.20'
2ND FLOOR = 4311.30'
CEILING = 4309.30'
MAIN FLOOR = 4296.45'

UNIT 8 — SECTION A-A
CEILING = 4314.45'
MAIN FLOOR = 4296.45'

UNIT 4 — SECTION B-B
CEILING = 4337.80'
3RD FLOOR = 4324.90'
CEILING = 4324.20'
2ND FLOOR = 4311.30'
CEILING = 4309.30'
MAIN FLOOR = 4296.45'

UNIT 5 — SECTION C-C
CEILING = 4337.80'
3RD FLOOR = 4324.90'
CEILING = 4324.20'
2ND FLOOR = 4311.30'
CEILING = 4309.30'
MAIN FLOOR = 4296.45'

Unit 6

UNIT 6 — SECTION E-E
CEILING = 4310.00'
MAIN FLOOR = 4296.70'

UNIT 6 — SECTION F-F
CEILING = 4310.00'
MAIN FLOOR = 4296.70'

UNIT 6
512 S.F.

Unit 7

UNIT 7 — SECTION I-I

UNIT 7 — SECTION G-G
CEILING = 4315.10'
FLOOR = 4292.90'

UNIT 7 — SECTION H-H
CEILING = 4307.40'
FLOOR = 4296.80'

UNIT 7
6271 S.F.

UPPER CEILING = 4315.10'
LOWER CEILING = 4307.40'
UPPER FLOOR = 4296.80'
LOWER FLOOR = 4292.90'

STACK

Owners Dedication And Consent to Record

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED MANAGEMENT COMMITTEE OF AMCAN CONDOMINIUMS PROJECT, A UTAH CONDOMINIUM PROJECT LOCATED ON SAID TRACT OF LAND, DO HEREBY MAKE THIS CERTIFICATE THAT SAID MANAGEMENT COMMITTEE HAS CAUSED A SURVEY TO BE MADE, AND THIS AMENDED CONDOMINIUM PLAT, OR RECORD OF SURVEY MAP TO BE PREPARED, THAT SAID MANAGEMENT COMMITTEE DOES HEREBY CONSENT TO THE RECORDATION OF THIS RECORD OF SURVEY MAP AS AUTHORIZED BY THE CONDOMINIUM DECLARATION, AS THE SAME MAY HAVE BEEN AMENDED FROM TIME TO TIME, SUBJECT TO THE TERMS OF THE "UTAH CONDOMINIUM OWNERSHIP ACT." THE OWNERS OF THE HEREON—DESCRIBED TRACT OF LAND, REPRESENTED BY THE MANAGEMENT COMMITTEE FOR THE ASSOCIATION OF CONDOMINIUM OWNERS FOR AMCAN CONDOMINIUMS AND PURSUANT TO A PROPER VOTE OF THE UNIT OWNERS AS AUTHORIZED BY THE ORIGINAL CONDOMINIUM DECLARATION FOR THE AMCAN CONDOMINIUMS, AS THE SAME MAY HAVE BEEN AMENDED FROM TIME TO TIME, HEREBY AMEND THE RECORD OF SURVEY FOR AMCAN CONDOMINIUMS PHASE 2 AS SHOWN ON THIS PLAT, AND NAME SAID TRACT AMCAN CONDOMINIUMS PHASE 2— 1ST AMENDMENT, AND DO HEREBY DEDICATE, GRANT AND CONVEY AN EASEMENT OVER THE COMMON AREAS TO OGDEN CITY GUARANTEEING THAT THE COMMON AREAS REMAIN FOREVER OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES AND ALSO DO HEREBY DEDICATE, GRANT AND CONVEY TO OGDEN CITY AND ANY OTHER GOVERNMENTAL OR QUASI GOVERNMENTAL BODY HAVING JURISDICTION OVER SUCH LAND, A PERPETUAL EASEMENT OVER AND ACROSS THE COMMON AREAS FOR THE PURPOSE OF PROVIDING POLICE AND FIRE PROTECTION, PROVIDING EMERGENCY MEDICAL SERVICES, AND PROVIDING ANY OTHER GOVERNMENTAL OR MUNICIPAL SERVICE AND ALSO DO HEREBY CERTIFY THAT THE MORTGAGE HOLDERS/LENDERS POSSESSING A SECURED INTEREST IN A UNIT WITHIN AMCAN CONDOMINIUMS HAVE EITHER BEEN PROPERLY NOTIFIED REGARDING THIS AMENDMENT AND HAVE NOT OBJECTED OR HAVE CONSENTED TO THE AMENDMENT.

SIGNED THIS 10th DAY OF May, 2018.

ROCKY HOLDINGS LLC — DUSTIN BUCKTHAL, MANAGER

DAVINCI ACADEMY OF SCIENCE AND ARTS — TIMOTHY HERZOG, PRESIDENT

2032 LINCOLN LLC — DAN J. VANZEBEN, MANAGER

Acknowledgment

STATE OF UTAH
COUNTY OF WEBER) SS.

ON THIS 10th DAY OF May, 2018, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY, Dustin Buckthal WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE Manager OF Rocky Holdings, LLC, A Utah Limited Liability Co. AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID ENTITY, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID ENTITY EXECUTED THE SAME.

11-5-2021
COMMISSION EXPIRES
NOTARY PUBLIC

Acknowledgment

STATE OF UTAH
COUNTY OF WEBER) SS.

ON THIS 10th DAY OF May, 2018, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY, Timothy Herzog WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE President OF DaVinci Academy of Science AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID ENTITY, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID ENTITY EXECUTED THE SAME.

11-5-2021
COMMISSION EXPIRES
NOTARY PUBLIC

Acknowledgment

STATE OF UTAH
COUNTY OF WEBER) SS.

ON THIS 10th DAY OF May, 2018, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY, Dan J. VanZeben WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE Managers OF 2032 Lincoln LLC, A Utah Limited Liability AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID ENTITY, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID ENTITY EXECUTED THE SAME.

11-5-2021
COMMISSION EXPIRES
NOTARY PUBLIC

BLAIN H. JOHNSON
NOTARY PUBLIC • STATE of UTAH
COMMISSION NO. 697512
COMM. EXP. 11-05-2021

RA Reeve & Associates, Inc.
5160 S 1500 W, Riverdale, Utah 84405
TEL: (801) 621-3100 FAX: (801) 621-2666
www.reeve-assoc.com

Project Info.
Surveyor: T. HATCH
Designer: N. ANDERSON
Date: 09-06-17
Name: AMCAN CONDO PHASE 2 AMENDED
Number: 5565-01
Revision:
Scale: 1"=30'
Checked:

Weber County Recorder
Entry No. 2919820 Fee Paid
Filed For Record
And Recorded 10-MAY-18
At 1:08 PM in Book 83
Of the Official Records, Page 29
Recorded For: DUSTIN BUCKTHAL

Weber County Recorder

83-29