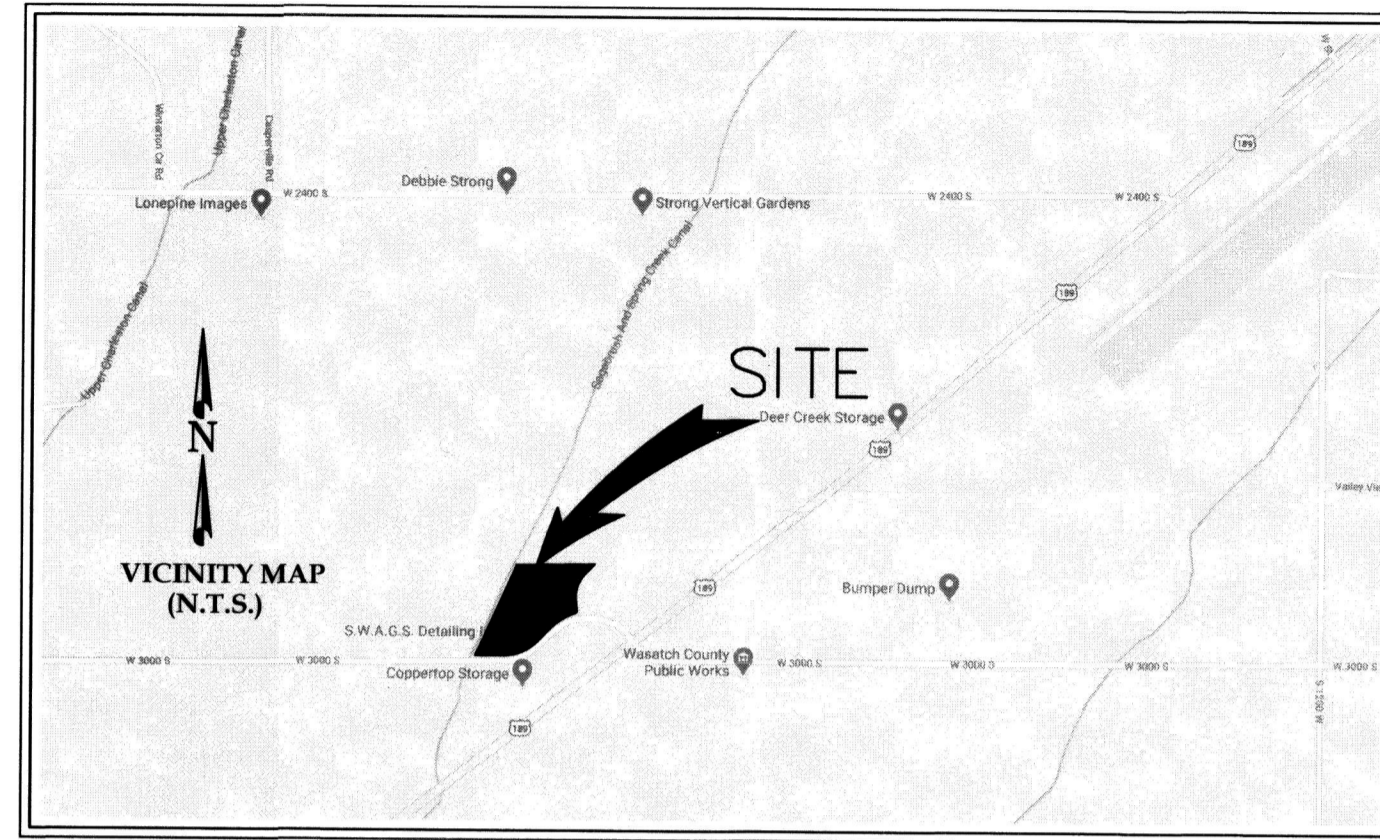


# WEATHERVANE STATION SUBDIVISION AMENDED, LOT 2, 2ND AMENDED

-A UTAH CONDOMINIUM PROJECT-  
 LOCATED IN THE NORTH WEST QUARTER OF SECTION 13  
 TOWNSHIP 4 SOUTH, RANGE 4 EAST SALT LAKE BASE & MERIDIAN  
 TOWN OF CHARLESTON, WASATCH COUNTY, UTAH

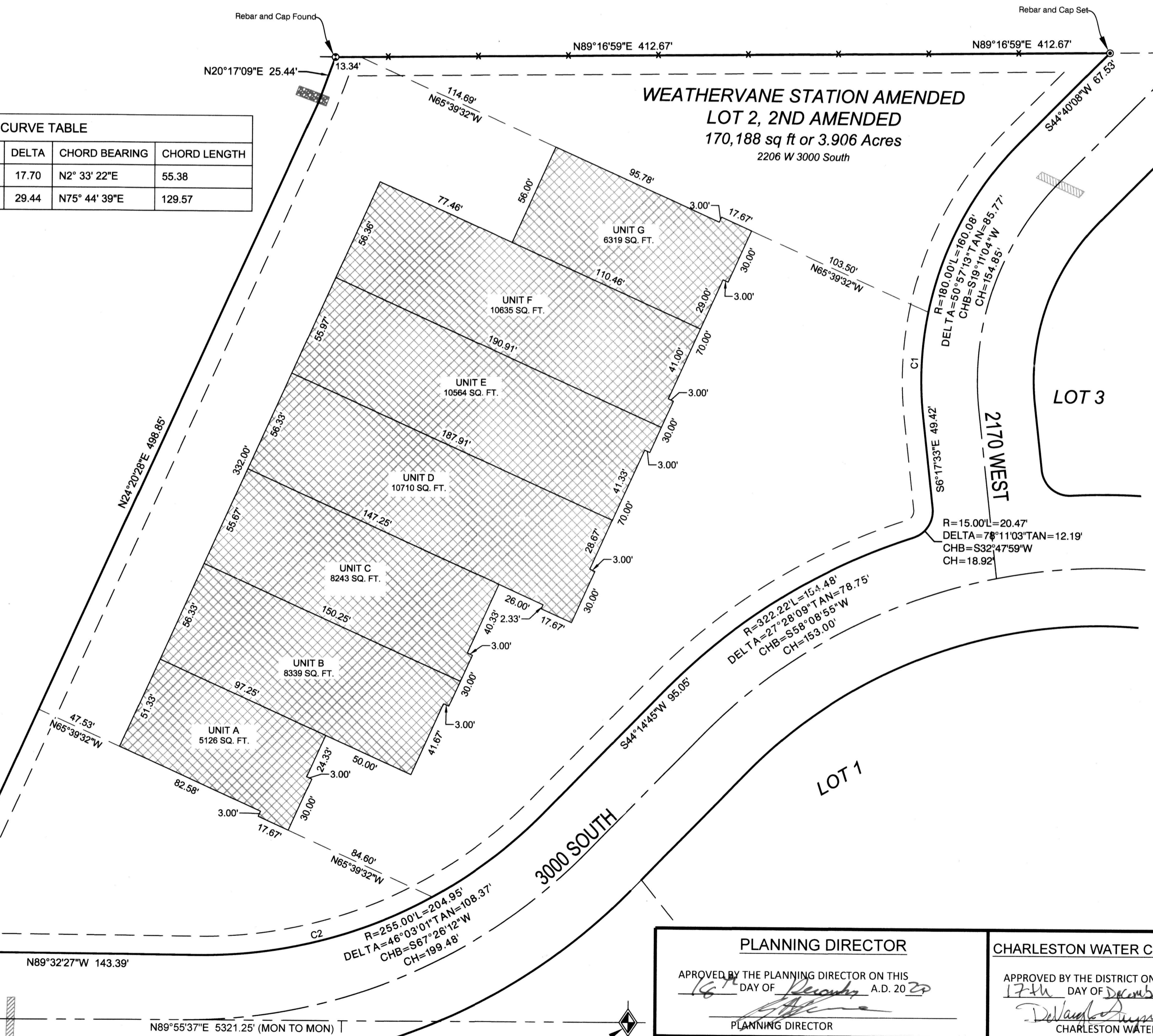


### LEGEND

- Boundary Line
- Adjacent Parcel Line
- Road Right-of-Way
- Road Centerline
- Lot Line
- Section Line
- Easement Line
- Set Rebar and Cap stamped CIR PLS 5152617
- Private Area (59,936 sq ft or 1.376 acres)
- Common Area (110,252 sq ft or 2.531 acres)

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	55.60	180.00	17.70	N2° 33' 22"E	55.38
C2	131.00	255.00	29.44	N75° 44' 39"E	129.57

Address: 2206 W 3000 S  
 Hebercity, UT 84032  
 Unit: 1-7



### PLAT NOTES

- This Condominium Plat Amends the Weatherwane Station Subdivision Amended Lot 2.
- The buildings hereon are platted as Commercial Condominium Buildings. The parking area and landscaping will be held in common and maintained by a Condo Owners Association.
- Charleston Town and Wasatch County Health Department water waste restrictions. All condominium units (individually "Unit" and collectively "Units") on this plat are subject to a combined limit of 727 gallons per day flow with no more than 25 mg/L Total Nitrogen. Unit 1 and Unit 2 each have a limit of 103.8 gallons per day, while Unit 3 has a limit of 519.4 gallons per day. All Units are required to share the onsite wastewater treatment system, the Orenco Advantex Packed Bed Media System ("System"), as reviewed and on file with the Wasatch County Health Department. As identified in Wasatch County Health Rule 05-01, the System shall be sampled, maintained, and operated according to state and local rules, and the permit. The ability to operate and maintain the System in accordance with manufacturer's recommendations, permit limits, and in accordance with state and local rules requires compliance of all owners with requirements, and it is probable that situations may arise where the System is not functioning as required, and it is not possible to determine what defect(s), act(s), or omission(s) caused the non-compliance. Therefore, the Condo Owners Association, and each owner and/or occupant of each Unit on this plat are jointly and severally responsible to install, maintain, operate, sample, and remove the System. They are all responsible to track, at least daily, the wastewater discharge of each Unit into the System, and to provide those to the Wasatch County Health Department upon request. If the operating permit for the System is terminated or lapses for failing to sample, maintain, or operate the System in accordance with the permit and according to state and local rules, the Units and any structures thereon must not be occupied until such time as an operating permit is issued. All the owners and business will be damaged as a result of shutdown, and each and every owner hereby releases Wasatch County and the Wasatch County Health Department from all damages that result from terminating or allowing an operating permit to lapse for non-compliance, regardless of cause, unless the result of fraud or willful misconduct by Wasatch County Health Department. Each day of continued occupancy of the Unit without an operating permit is a Class B Misdemeanor. The Unit(s) may not be occupied again until a new operating permit is issued. A new operating permit will not be issued until a reasonable plan to bring the System into compliance is presented by the Unit owners or Condo Owners Association and is approved by the Wasatch County Health Department. This may include, but is not limited to, installing a new System. In the Wasatch County Health Department's sole discretion, in the event that the violation appears to be solely due to one or more Units exceeding the gallon per day limit, the Wasatch County Health Department may order the Unit(s) which exceeded the limit to close immediately, and to not be occupied again until such time as the Unit(s) receive permission from the Wasatch County Health Department by providing a plan to ensure the daily flow limit is not exceeded, which is agreed to by the Wasatch County Health Department. The rights and obligations of this note run with the land. If sewer becomes available, each Unit shall immediately attach, and these System requirements thereby become moot.
- The number of separate condominium units are currently limited to three (3), but can be adjusted when centralized sewer becomes available through the appropriate approvals of each jurisdiction.
- Owners of Unit 1, Unit 2, and Unit 3 must designate an owner representative that will be the sole contact on behalf of the Associate.

ENTRY # 492514 BOOK 1334 PAGE 954-955  
 DATE 01-20-2021 TIME 1:50 PM FEE \$114.00  
 FOR ARGENTO BUSINESS LLC  
 BY T.C. WASATCH COUNTY RECORDER MARCY M MURRAY

SHEET 1/2  
 PREPARED BY:  
**CIR CIVIL ENGINEERING & SURVEYING**  
 3032 SOUTH 1030 WEST, SUITE 202 S.L.C.  
 UTAH 84119 - 801-949-6296

<b>PLANNING DIRECTOR</b> APPROVED BY THE PLANNING DIRECTOR ON THIS DAY OF <u>December</u> A.D. 20 <u>20</u>  PLANNING DIRECTOR	<b>CHARLESTON WATER CONSERVANCY DISTRICT</b> APPROVED BY THE DISTRICT ON THIS DAY OF <u>December</u> A.D. 20 <u>20</u>  CHARLESTON WATER CONSERVANCY DISTRICT	<b>ATTORNEY</b> APPROVAL BY CHARLESTON ATTORNEY ON THIS DAY OF <u>December</u> A.D. 20 <u>20</u>  CHARLESTON ATTORNEY
<b>HEALTH DEPARTMENT</b> APPROVED THIS DAY OF <u>Dec</u> A.D. 20 <u>20</u>  HEALTH DEPARTMENT	<b>COUNTY SURVEYOR</b> APPROVED THIS DAY OF <u>DECEMBER</u> A.D. 20 <u>20</u>  COUNTY SURVEYOR ROS NO.	<b>TOWN ENGINEER</b> APPROVAL BY THE TOWN ENGINEER ON THIS DAY OF <u>Dec</u> A.D. 20 <u>20</u>  TOWN ENGINEER

### SURVEYOR CERTIFICATE

I, GARY CHRISTENSEN, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5152617 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act. I further certify that by authority of the owners I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots together with easements, hereafter to be known as ARGENTO BUSINESS PARK OFFICE CONDOMINIUMS and that the same has been correctly surveyed and monumented on the ground as shown on this plat.  
 Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 (See Seal Below)

### BOUNDARY DESCRIPTION

Lot 2, Weatherwane Station Subdivision Amended as Recorded in the Office of the Wasatch County Recorder Entry #460294 Book 1243 Page 1153 being further described as follows:  
 A Parcel of land located in the North West Quarter of Section 13, Township 4 South, Range 4 East, Salt Lake Base and Meridian in Wasatch County,  
 Beginning at a point N89°55'37"E 525.72 Feet and N24°20'28"E 39.32 Feet from the West Quarter Corner Section 13, Township 4 South, Range 4 East, Salt Lake Base & Meridian, said point being the POINT OF BEGINNING; thence North 20°17'09" East 25.44 feet; thence North 89°16'59" East 412.67 feet; thence South 44°40'08" West 67.53 feet; thence southerly 160.08 feet along the arc of a 180.00 feet non-tangent radius curve to the left, having a central angle of 50°57'13"; thence South 19°11'04" West 154.85 feet; thence South 06°17'33" East 49.42 feet to a point of curvature to the right, thence southerly 20.47 feet along the arc of a 15.00 feet radius curve, having a central angle of 78°11'03" (chord bears South 32°47'59" West 18.52 feet); thence southerly 154.48 feet along the arc of a 322.22 feet non-tangent radius curve to the left, having a central angle of 27°28'09" (chord bears South 58°09'55" West 153.00 feet); thence South 44°14'45" West 95.05 feet; thence southerly 204.95 feet along the arc of a 255.00 feet non-tangent radius curve to the right, having a central angle of 46°03'01" (chord bears South 67°26'12" West 199.48 feet); thence North 89°32'27" West 143.39 feet; thence North 24°20'28" East 498.85 feet to the POINT OF BEGINNING.  
 Containing 170,188 square feet or 3.906 acres, more or less.

### OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED, HEREAFTER TO BE KNOWN AS THE  
**WEATHERVANE STATION SUBDIVISION AMENDED, LOT 2, 2ND AMENDED**

IN WITNESS WHEREOF I HAVE SET FORTH MY HAND THIS 7th DAY OF Dec, A.D. 2020  
  
 ARGENTO BUSINESS PARK, LLC  
 - BRADY JONES  
 SIGNATURE  
 BRADY JONES - Manager  
 PRINT NAME & TITLE

### OWNER'S ACKNOWLEDGMENT

STATE OF UTAH }  
 COUNTY OF UTAH } S.S.  
 ON THIS 7th DAY OF Dec, A.D. 2020, PERSONALLY APPEARED BEFORE ME Wendy McKeown WHO BEING BY ME DULY SWORN, DID PROVE TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTIRETY UPON BEHALF OF WHICH THEIR PERSON(S) ACTED, EXECUTED THIS PLAT WITH FULL AUTHORITY OF THE OWNER(S).  
 I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF UTAH THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.  
 WITNESS MY HAND AND OFFICIAL SEAL.  
 NOTARY PUBLIC FULL NAME: Wendy McKeown  
 COMMISSION NUMBER: 702332  
 MY COMMISSION EXPIRES: 09-10-2022  
 A NOTARY PUBLIC COMMISSIONED IN UTAH

### APPROVAL BY LEGISLATIVE BODY

THE TOWN COUNCIL OF THE TOWN OF CHARLESTON, WASATCH COUNTY, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC.  
 THIS 28 DAY OF Dec, A.D. 2020  
  
 TOWN RECORDER (SEE SEAL BELOW)

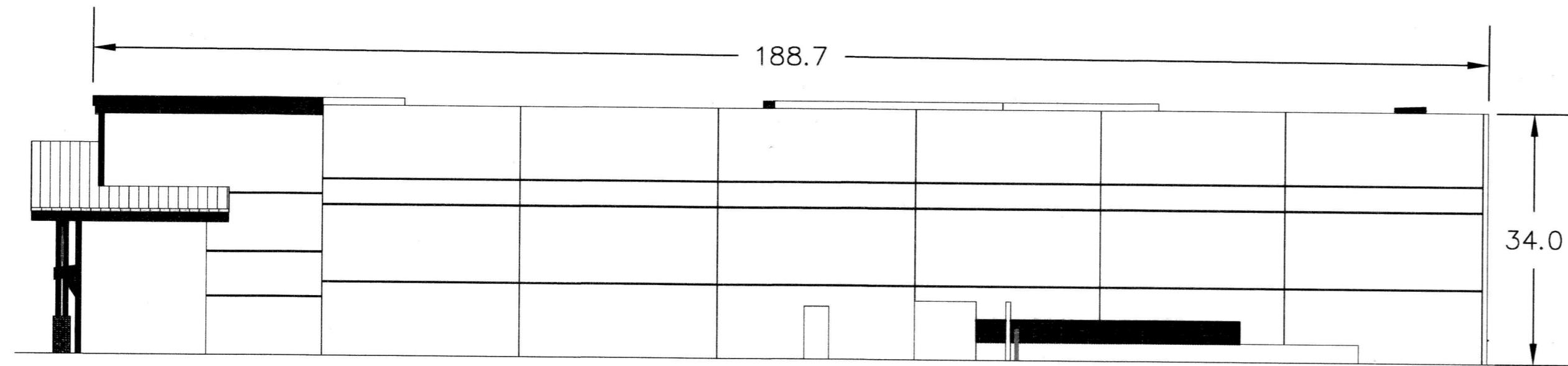
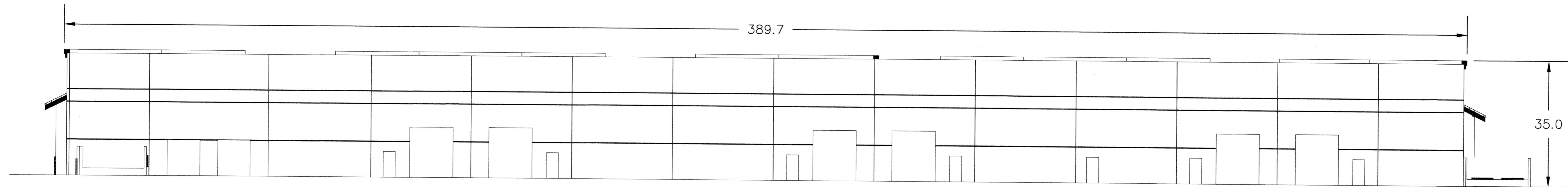
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SURVEYOR'S SEAL 	TOWN ENGINEER SEAL 	CLERK-RECORDER SEAL 
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TOWN OF CHARLESTON, WASATCH COUNTY, UTAH



ENTRY # 492514 BOOK 1334 PAGE 955  
DATE \_\_\_\_\_ TIME \_\_\_\_\_ FEE \_\_\_\_\_  
FOR \_\_\_\_\_  
BY \_\_\_\_\_ WASATCH COUNTY RECORDER MARCY M MURRAY

SHEET <b>2</b> 2	PREPARED BY: <b>CIR</b> CIVIL ENGINEERING + SURVEYING <small>3032 SOUTH 1030 WEST, SUITE 202 SLC, UTAH 84119 - 801-949-0295</small>	WEATHERVANE STATION SUBDIVISION AMENDED, LOT 2, 2ND AMENDED -A UTAH CONDOMINIUM PROJECT- LOCATED IN THE NORTH WEST QUARTER OF SECTION 13 TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN TOWN OF CHARLESTON, WASATCH COUNTY, UTAH
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