

NORTH  
1" = 50'

Unit No.	Address
1	1693 West American Way
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	

West quarter corner  
Section 18,  
Township 9 South  
Range 2 East  
S.L.B. & M.

R = 250.00  
L = 334.22  
DELTA = 76°35'50"  
BEARING = S 37°52'52" W  
CHORD = 309.88

N 619425.61  
E 1926569.73

N 619366.57  
E 1926563.10

American Way

R = 271.50  
L = 63.75  
DELTA = 13°27'10"  
BEARING = S 07°08'35" E  
CHORD = 63.60

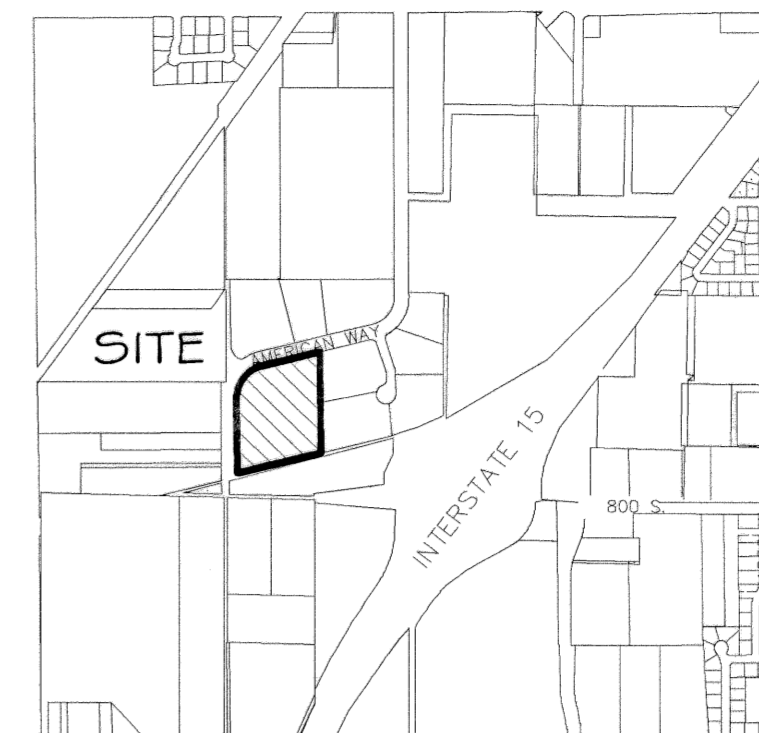
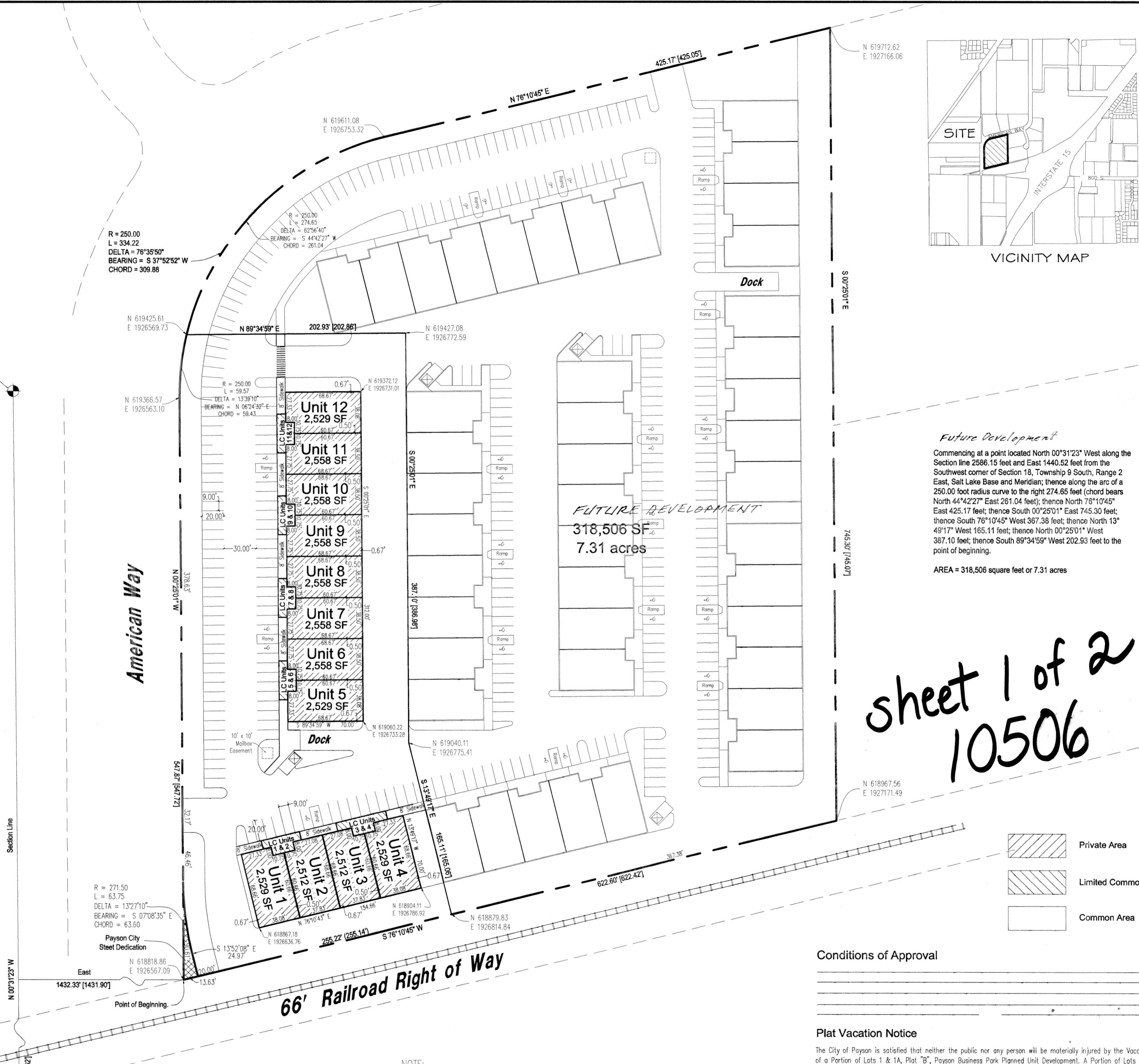
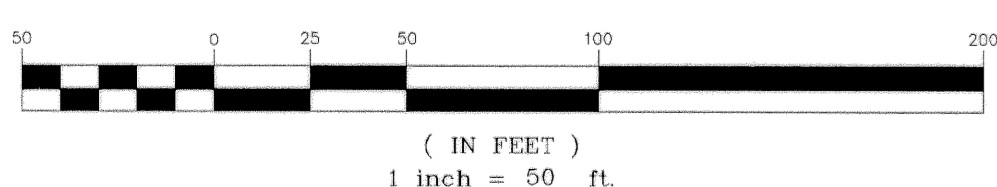
Payson City  
Street Dedication

N 618818.86  
E 1926567.09

Southwest corner  
Section 18,  
Township 9 South  
Range 2 East  
S.L.B. & M.  
N = 616,840.34  
E = 1,925,153.25

NOTE:  
All Areas not Covered by  
Building to be a Continuous  
Reciprocal Access, Parking,  
Drainage, and Public Utility Easement  
for Common use of Redbridge  
Business Center & All Public Utility Agencies

GRAPHIC SCALE



VICINITY MAP

Future Development

Commencing at a point located North 00°31'23" West along the Section line 2586.15 feet and East 1440.52 feet from the Southwest corner of Section 18, Township 9 South, Range 2 East, Salt Lake Base and Meridian; thence along the arc of a 250.00 foot radius curve to the right 274.65 feet (chord bears North 44°42'27" East 261.04 feet); thence North 76°10'45" East 425.17 feet; thence South 00°25'01" East 745.30 feet; thence South 76°10'45" West 367.38 feet; thence North 13°49'17" West 165.11 feet; thence North 00°25'01" West 387.10 feet; thence South 89°34'59" West 202.93 feet to the point of beginning.

AREA = 318,506 square feet or 7.31 acres

sheet 1 of 2  
10506

- Private Area
- Limited Common Area
- Common Area

Conditions of Approval

Plat Vacation Notice

The City of Payson is satisfied that neither the public nor any person will be materially injured by the Vacation of a Portion of Lots 1 & 1A, Plat "B", Payson Business Park Planned Unit Development. A Portion of Lots 1 & 1A, Plat "B", Payson Business Park Planned Unit Development are hereby vacated.

Acceptance by the City of Payson

The City of Payson, County of Utah, approves this project and hereby accepts the Declaration of all streets, easements, and other Parcels of land intended for public purposes for the Perpetual use of the public this 20th day of AUGUST, A.D. 2003.

Approved Bernell G. Evans Mayor  
Approved Shade J. Robbins City Engineer (See Seal)  
By Resolution No. \_\_\_\_\_  
Janet A. Knott Deputy City Recorder (See Seal)

Surveyor's Certificate

I, Roger D. Dudley, do hereby certify that I am a Registered Land Surveyor, and that I hold certificate No. 147089 as prescribed under the laws of the State of Utah. I further certify that at the request of the owner of the below described land, I performed a survey of said land, that the boundary description below correctly describes the land surface upon which will be constructed Redbridge Business Center Condominiums, Phase I. A Utah Condominium Project, that the Record of Survey map for said Condominium Project, consisting of 6 sheet(s), is accurate and complies with the provisions of Section 57-8-13(1) of the Utah Condominium Ownership Act, and that the reference markers shown on said map are located as shown and are sufficient to readily retrace or reestablish this survey.

Boundary Description

Commencing at a point located North 00°31'23" West along the Section line 1979.21 feet and East 1432.33 feet from the Southwest corner of Section 18, Township 9 South, Range 2 East Salt Lake Base & Meridian; Thence North 00°25'01" West 547.87 feet; thence along the arc of a 250.00 foot radius curve to the right 59.57 feet (chord bears North 06°24'32" East 59.43 feet); thence North 89°34'59" East 202.93 feet; thence South 00°25'01" East 387.10 feet; South 13°49'17" East 165.11 feet; thence South 76°10'45" West 255.22 feet to the point of beginning.

Area: 125,295 SF 2.88 acres

Basis of Bearing = North 00°31'23" West along the Section line

5-13-03  
Date

Roger D. Dudley  
Surveyor  
(See Seal Below)

Owner's Certificate and Dedication

The undersigned owner(s) ("owner", without regard to number or gender) of the above described land hereby certifies that: owner has caused a survey to be made of said land and this Record of Survey map ("map") and a Declaration of Condominium ("Declaration") to be prepared for Redbridge Business Center Condominiums, Phase I. A Utah Condominium Project (the "Project"); owner hereby consents to the concurrent recordation of the map and declaration and thereby submits the described land to the provisions of the Utah Condominium Ownership Act; owner hereby dedicates any public streets reflected on the map for use by the general public and declares all other driveways or private streets reflected on the map to be private and intended for use only by owners of Condominium Units within the project, their guests and invitees, as reflected in the provisions of the declaration.

Utility Dedication

The undersigned owner hereby offers and conveys to all public utility agencies, their successors and assigns, permanent easement and right-of-way in and to those areas reflected on the map as "Common Areas" (including Private Streets and Private Driveway(s)) for the construction and maintenance of approved Public Utilities and appurtenances, together with the right of access thereto.

Reservation of Common Areas

The undersigned owner, in recording this Record of Survey Map, has designated certain areas of land as Private Driveways, Streets or other common areas intended of use by owners of the Condominium Units within the project, their guests and invitees, and are hereby reserved for their common use and enjoyment as more fully set forth and provided in the provisions of declaration of condominium applicable to the project.

dated: MAY 13, 2004  
OWNER: Redbridge Properties LC, By Carl B. Baldwin  
Lakeview Properties LC, By Carl B. Baldwin  
General Partner (if partnership)  
Manager (if limited liability company)  
65 N. 100 E.  
Pleasant Grove, Utah  
84062

Acknowledgment

State of Utah )  
County of Utah ) S.S.

On the 13th day of MAY, A.D. 2004, personally appeared before me the signers of the foregoing dedication who duly acknowledged to me that they did execute the same in the capacity indicated.

My Commission Expires: 3-1-08  
Roger D. Dudley  
Notary Public

Occupancy Restriction Notice

The City of Payson has an ordinance which restricts the occupancy of buildings within this Utah Condominium Project, accordingly, it is unlawful to occupy any building located within this Utah Condominium Project without first having obtained a certificate of occupancy issued by the City.

Planning Commission Approval

Approved this 18th day of AUGUST, A.D. 2003 by the City of Payson Planning Commission.

Shade J. Robbins Planning Director  
H. Kim Hammond Vice Chairman of Planning Commission

Fire Chief

Approved Subject to the Following Conditions:  
Fire Chief Scott J. Spencer

ENT 62853:2004 FILE 10506  
RANDALL B. COBLETON  
UTAH COUNTY RECORDER  
2004 Jun 02 11:06 am FEE 72.00 BY SB  
RECORDED FOR PAYSON CITY CORPORATION

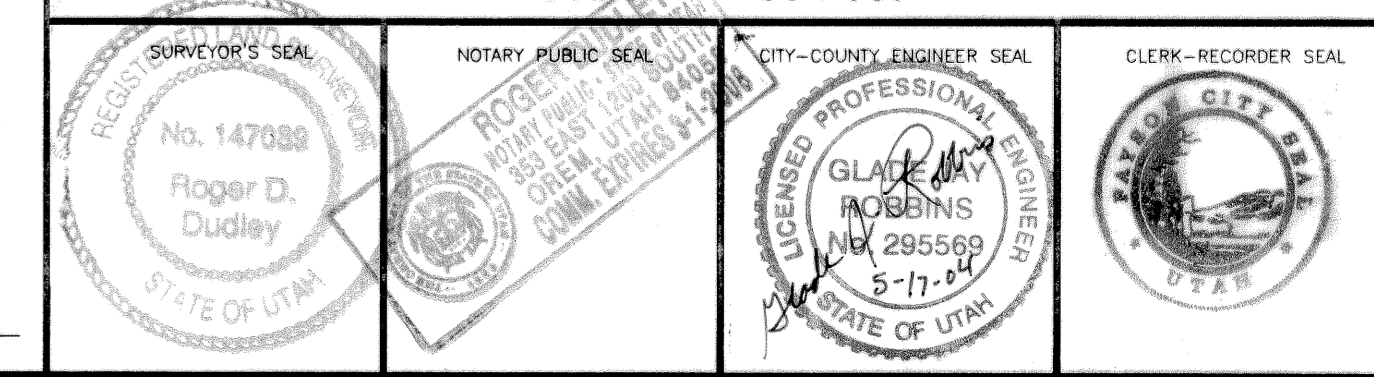
Sheet 1 of 2 Sheet(s)

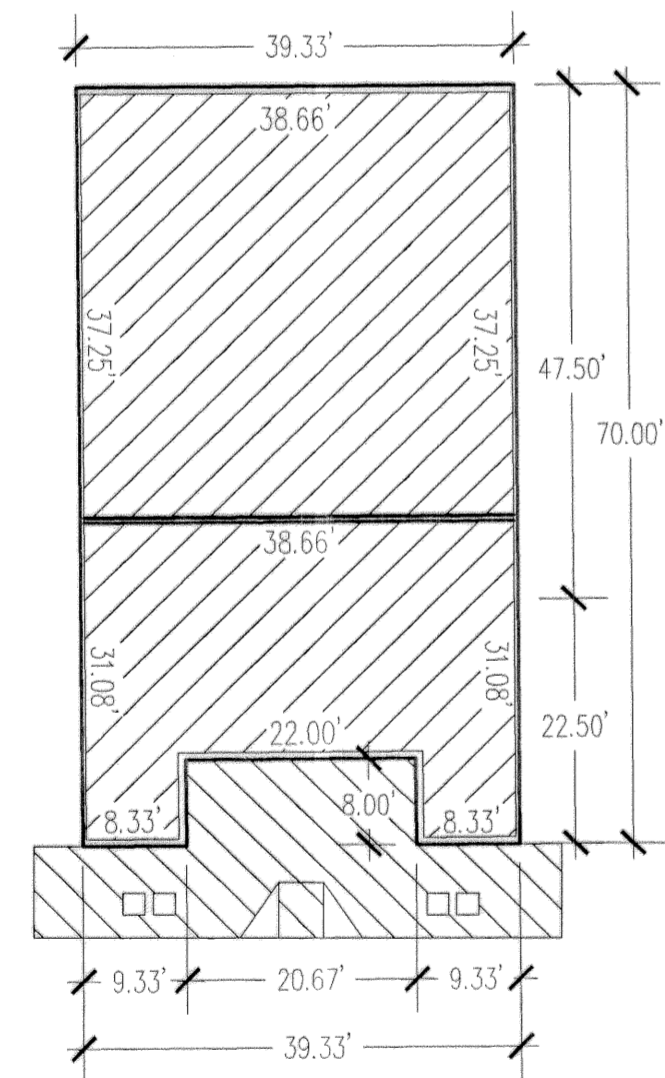
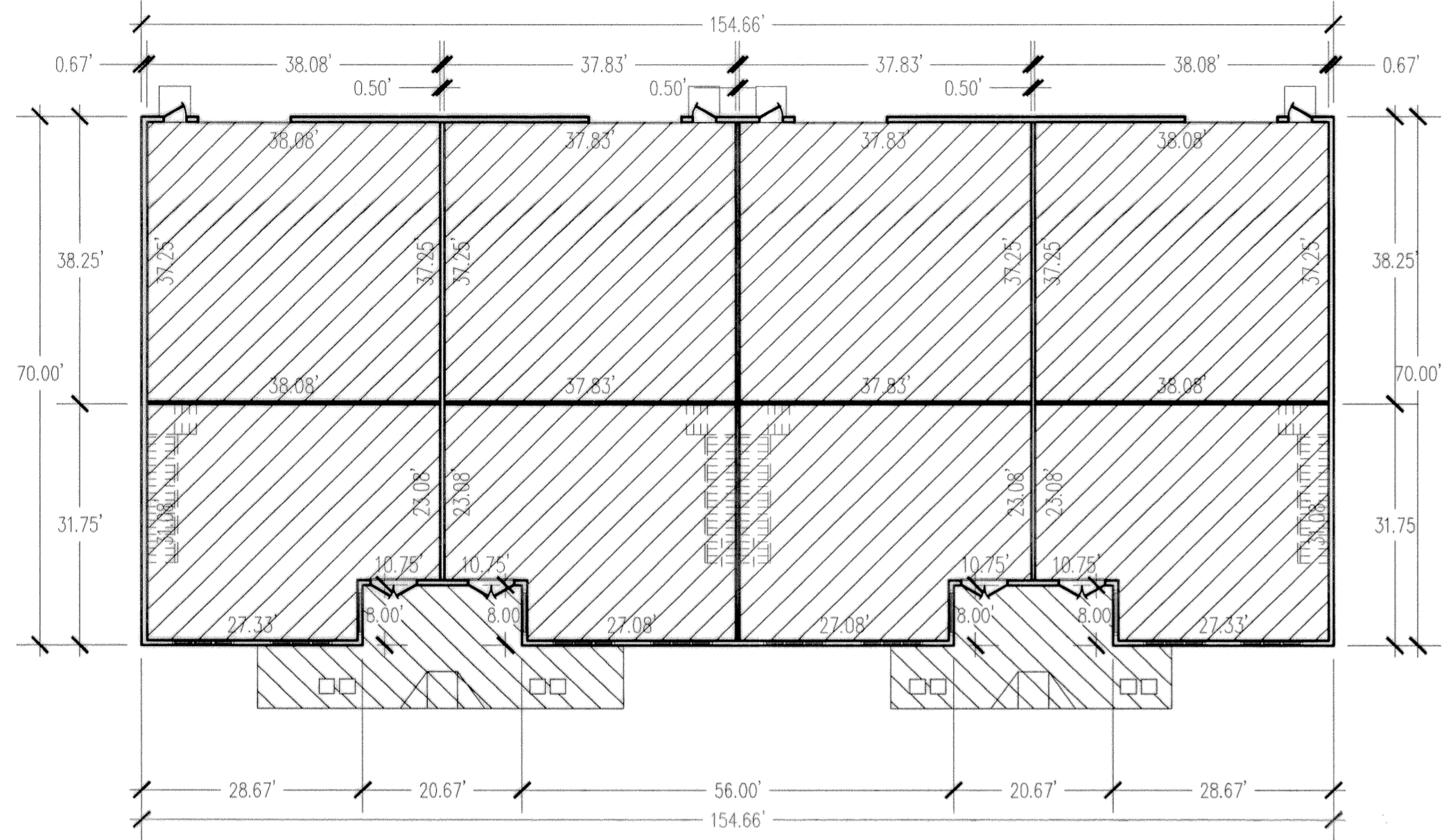
Phase " 1 "

Redbridge Business Center  
Condominiums

Including a Vacation of a Portion of Lots 1 & 1A, Plat "B"  
Payson Business Park Planned Unit Development



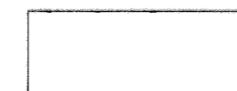
Payson City Utah County, Utah  
Scale: 1" = 50 Feet

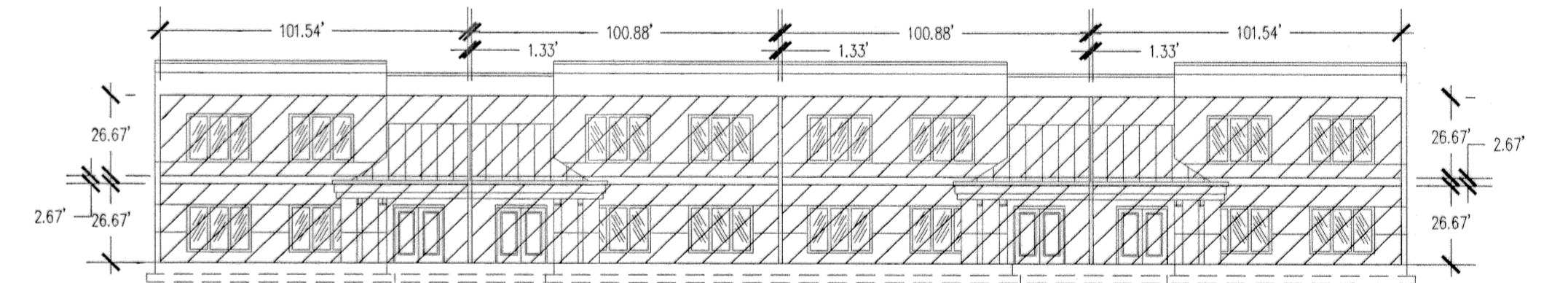
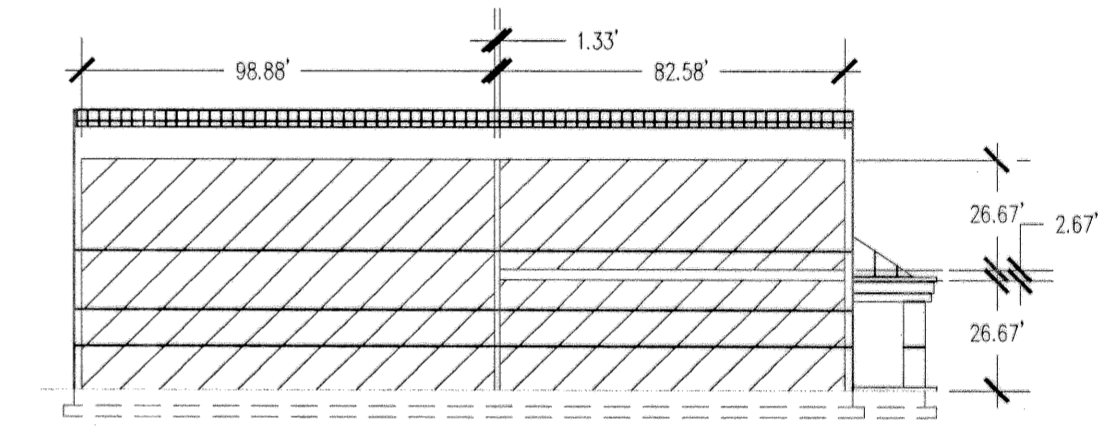




Note:

All interior walls are to be calculated as being 0.50' thick, and exterior walls are to be calculated as 0.67' thick.

-  Private Area
-  Limited Common Area
-  Common Area

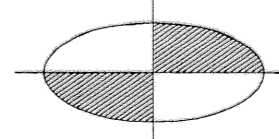


ENT. 62853-2004 No. 10506  
RANDALL A. COULINBTON  
UTAH COUNTY RECORDER  
2004 Jun 02 11:06 AM FEE: 72.00 BY SB  
RECORDED FOR PRYSON CITY CORPORATION

10506 sheet 2 of 2

Redbridge Business Center - Phase 1

Sheet 2 of 2 Sheet(s)

Prepared by  Dudley and Associates, Inc.	ENTRY No. _____ STATE OF UTAH COUNTY OF _____ RECORDED AND FILED AT THE REQUEST OF _____
	DATE _____ TIME _____ MAP _____ Fee _____ COUNTY RECORDER _____