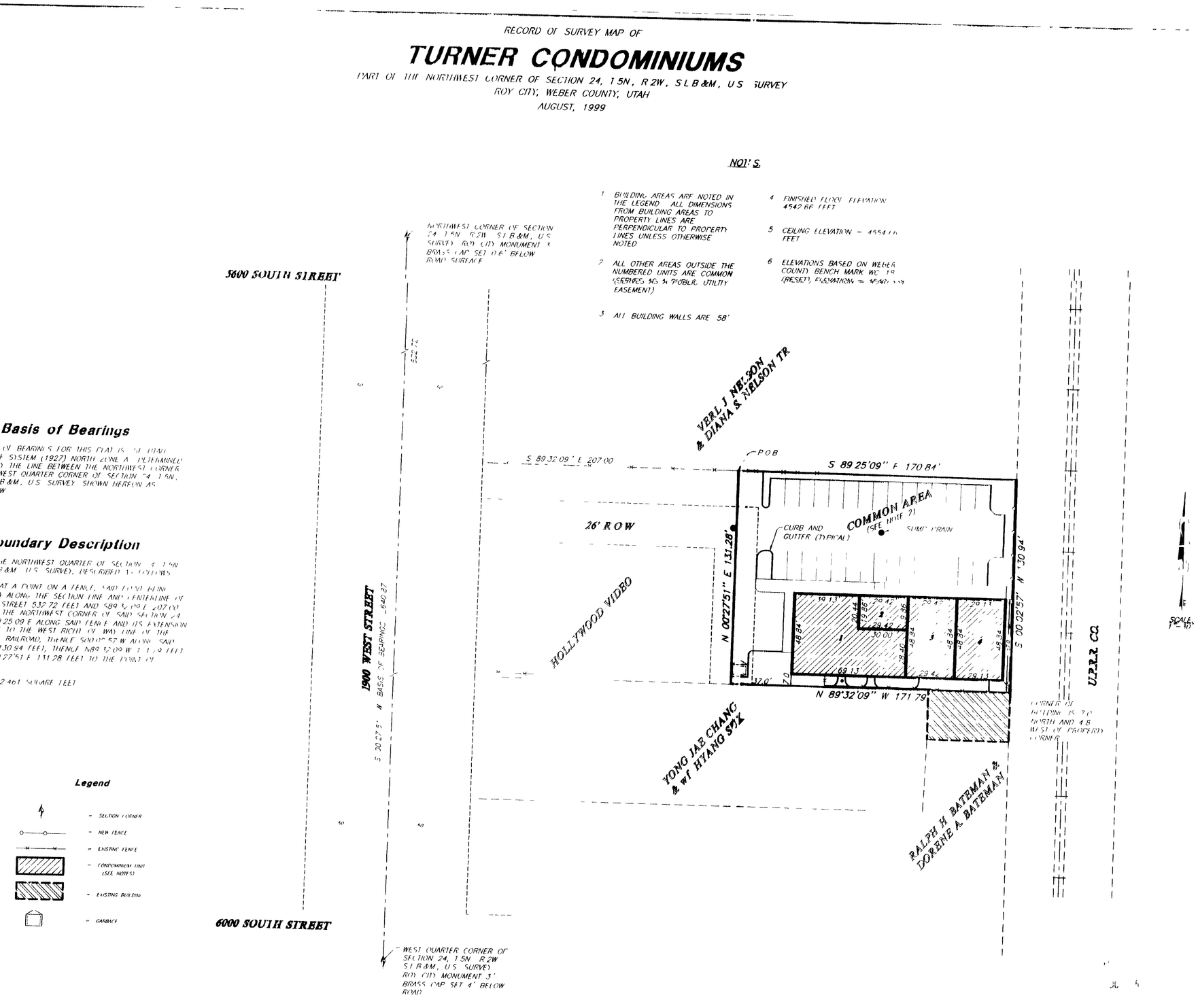
RECORD OF SURVEY MAP OF

TURNER CONDOMINIUMS

PART OF THE NORTHWEST CORNER OF SECTION 24, T5N, R2W, SLB&M, U.S. SURVEY
ROY CITY, WEBER COUNTY, UTAH
AUGUST, 1999

NOTES

1. BUILDING AREAS ARE NOTED IN THE LEGEND. ALL DIMENSIONS FROM BUILDING AREAS TO PROPERTY LINES ARE PERPENDICULAR TO PROPERTY LINES UNLESS OTHERWISE NOTED.
2. ALL OTHER AREAS OUTSIDE THE NUMBERED UNITS ARE COMMON (SERVES AS A PUBLIC UTILITY EASEMENT)
3. ALL BUILDING WALLS ARE 58'
4. FINISHED FLOOR ELEVATION 4542.66 FEET
5. CEILING ELEVATION = 4554.16 FEET
6. ELEVATIONS BASED ON WEBER COUNTY BENCH MARK WC 19 (RESET), ELEVATION = 4549.139



Basis of Bearings

THE BASIS OF BEARINGS FOR THIS PLAT IS UTAH COORDINATE SYSTEM (1927) NORTH ZONE A, DETERMINED LOCALLY BY THE LINE BETWEEN THE NORTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 24, T5N, R2W, SLB&M, U.S. SURVEY, SHOWN HEREON AS S00°27'51"W.

Boundary Description

PART OF THE NORTHWEST QUARTER OF SECTION 24, T5N, R2W, SLB&M, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON A FENCE, SAID POINT BEING S00°27'51"W ALONG THE SECTION LINE AND CENTERLINE OF 1900 WEST STREET 532.72 FEET AND S89°32'09"E 207.00 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 24; THENCE S89°25'09"E ALONG SAID FENCE AND ITS EXTENSION 170.84 FEET TO THE WEST RIGHT OF WAY LINE OF THE U.P.R.R. CO. RAILROAD; THENCE S00°25'57"W ALONG SAID WEST LINE 130.94 FEET; THENCE N89°32'09"W 171.79 FEET; THENCE N00°27'51"E 131.28 FEET TO THE POINT OF BEGINNING.

CONTAINS 22461 SQUARE FEET

Legend

- SECTION CORNER
- NEW FENCE
- EXISTING FENCE
- CONDOMINIUM UNIT (SEE NOTES)
- EXISTING BUILDING
- GARBAGE

SURVEYOR'S CERTIFICATION

00294 /

I, RANDALL J. WILLIFORD, A DULY REGISTERED LAND SURVEYOR, AS REQUIRED BY THE LAWS OF THE STATE OF UTAH DO HEREBY CERTIFY THAT I HAVE SURVEYED THE TRACT OF LAND DESCRIBED BELOW AT THE REQUEST OF THE BELOW NAMED OWNERS. BASED ON INFORMATION OF RECORD I DO HEREBY CERTIFY THAT THE FOLLOWING DESCRIPTION CORRECTLY DESCRIBES THE LOCATION AND DIMENSIONS OF THE SURVEY OF LAND ON WHICH IS LOCATED THE

TURNER CONDOMINIUMS

THAT THE PROPERTY CORNERS FOUND WERE USED TO ORIENT THE GROUND IN ACCORDANCE WITH ALL APPLICABLE LEGAL REQUIREMENTS. AREAS TO BE REMAIN ESTABLISHED THIS DATE THAT IS RECORDED AS SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE UTAH CONDOMINIUM ACT AND REPRESENTS A TRUE AND ACCURATE MAP OF THE LAND AND ALLOWABLE BUILDING AREAS THEREON TO THE BEST OF MY KNOWLEDGE AND BELIEF

SIGNED THIS 20TH DAY OF AUG ST, 19 99

15943-
UTAH LICENSE NUMBER

SIGNATURE

OWNERS DEDICATION AND CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS

BEING THE OWNERS OF THE TRACT OF LAND DESCRIBED HEREIN AND THE TURNER CONDOMINIUMS, A CONDOMINIUM PROJECT LOCATED ON SAID TRACT OF LAND, DO HEREBY MAKE THIS CERTIFICATE THAT SAID OWNERS HAVE CAUSED A SURVEY TO BE MADE, AND THIS RECORD OF SURVEY MAP TO BE PREPARED, THAT SAID OWNERS HAVE CONSENTED TO AND DO HEREBY CONSENT TO THE RECORDATION OF THIS RECORD OF SURVEY MAP IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT

FURTHERMORE, WE THE UNDERSIGNED OWNERS OF SAID TRACT OF LAND DO HEREBY SET APART, GRANT AND CONVEY TO TURNER PRICE ENTERPRISES L.C. THOSE CERTAIN STRIPS DESIGNED AS COMMON AREA FOR PURPOSES INDICATED HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF SAID UTILITY LINES AND IRRIGATION SYSTEM AS MAY BE AUTHORIZED BY TURNER PRICE ENTERPRISES L.C., THE SAME TO BE DEDICATED TO ROY CITY, AS AN ACCESS EASEMENT FOR POLICE AND FIRE DEPARTMENTS, AND THE SAME TO BE DEDICATED AS A PUBLIC UTILITY AND DRAINAGE EASEMENT

SIGNED THIS 20TH DAY OF AUGUST, 1999

GENERAL MANAGER TURNER PRICE ENT LC

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF Weber } ss

ON THE 20th DAY OF August, 1999, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC General Partner (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO, BEING BY ME DULY SWORN DID ACKNOWLEDGE TO ME he SIGNED IT FREELY, VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED

COMMISSION EXPIRES

NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF _____ } ss

ON THE _____ DAY OF _____, 19__, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ AND _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED

COMMISSION EXPIRES

NOTARY PUBLIC

REEVE & ASSOCIATES, INC.
Civil Engineering • Structural Engineering
Surveying • Land Planning
3670 QUINCY AVE. SUITE #1 OGDEN, UTAH 84403
(801) 621-3100 FAX (801) 621-2666
95 WEST 100 SOUTH LOGAN, UTAH 84321
(435) 752-3303 FAX (435) 752-2266

JOB #	3396-02	SURVEYOR	R. WILLIFORD
DATE	JULY 15, 1999	DRAFTED	H. GUNN
SCALE	1=30	CHECKED	
REVISION			

002947

ROY CITY PLANNING COMMISSION

APPROVED BY THE ROY CITY PLANNING COMMISSION ON THE 10TH DAY OF August 1999

CHAIRMAN

ROY CITY ENGINEER

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE ENGINEER OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH DATED THIS 21 DAY OF August, 1999

ROY CITY ACCEPTANCE

THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATION OF THIS PLAT WERE DULY APPROVED AND ACCEPTED BY THE CITY COUNCIL OF ROY CITY, UTAH, THIS 17TH DAY OF August 1999

ATTEST
TITLE City Recorder

Mayor

ROY CITY ATTORNEY

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE ATTORNEY OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH DATED THIS 21 DAY OF August 1999

002947

WEBER COUNTY RECORDER

ENTRY NO. 1460390 FEE PAID $33.00
FILED FOR RECORD AND RECORDED, 05 SEP 99 AT 2:55 PM
IN BOOK 60 OF THE OFFICIAL RECORDS, PAGE 43
RECORDED FOR ROY CITY

RANDY CROFTS
WEBER COUNTY RECORDER
BY DEPUTY

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