

# Record of Survey for Altice Corner Condominiums

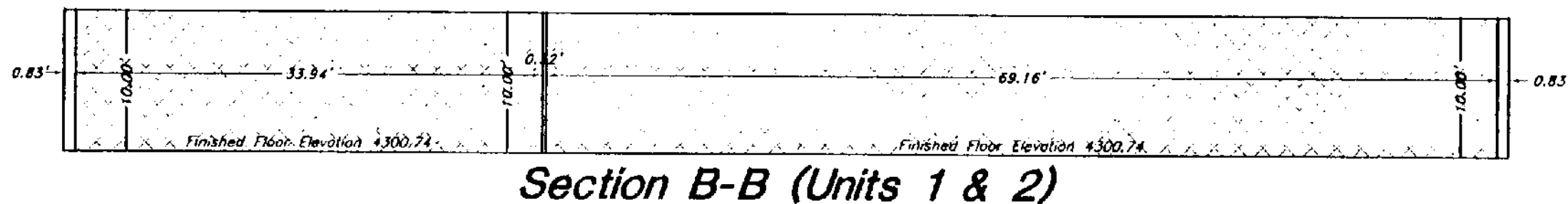
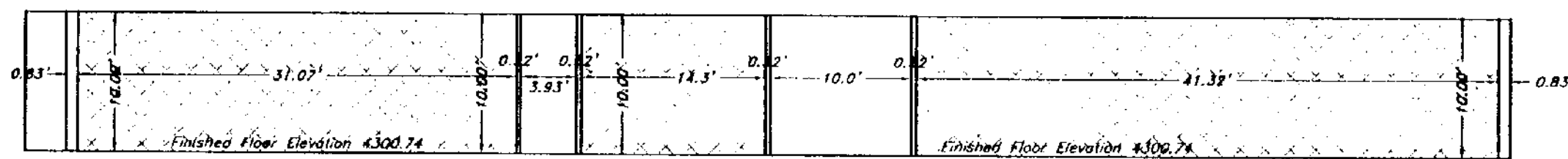
A part of Lot 2, Block 23, of Plat "A" Ogden Survey  
also in the Southeast 1/4 of Section 29,  
T6N, R1W, SLB&M, U.S. Survey

- NOTE:
- Construction of this Project was not complete at the time this condominium plat was prepared. Upon completion of construction, this plat may require amendment in the event of any material change in the final location of improvements.
  - Each Condominium unit contained within the project is as shown and is designated by a number.

- Common areas and Facilities -
- Private ownership -
- Limited common area & facilities -

Benchmark:  
Ogden City Monument at the Intersection  
of Wall Avenue and 25th Street  
Elevation 4300.30

ADDRESSES:  
Unit 1 106 25th Street  
Unit 2 108 25th Street  
Unit 3 2492 Wall Avenue  
Unit 4 2490 Wall Avenue



OGDEN CITY ATTORNEY  
Approved by the Ogden City Attorney's Office  
this 27th day of August, 2002.

*[Signature]*  
City Attorney

OGDEN CITY APPROVALS  
This plat, and dedications offered herein, are  
approved and accepted by the Mayor of Ogden  
City this day of August, 2002.

*[Signature]* Mayor  
Attest: *[Signature]* City Recorder



OGDEN CITY ENGINEERS  
I hereby certify that I have carefully investigated  
the lines of survey of the foregoing plat and  
legal description of the lands embraced therein, and  
find them to be correct and agree with the ties and  
monuments on record in this office.

Signed this 31st day of August, 2002.

*[Signature]*  
Ogden City Engineer L.P.G.

### 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 the Ogden City Planning Commission and the  
Mayor of Ogden City, pre-requisite to final approval by the Mayor of Ogden City.

Signed this 21st day of August, 2002.

*[Signature]*  
Manager, Cuffert Planning Division

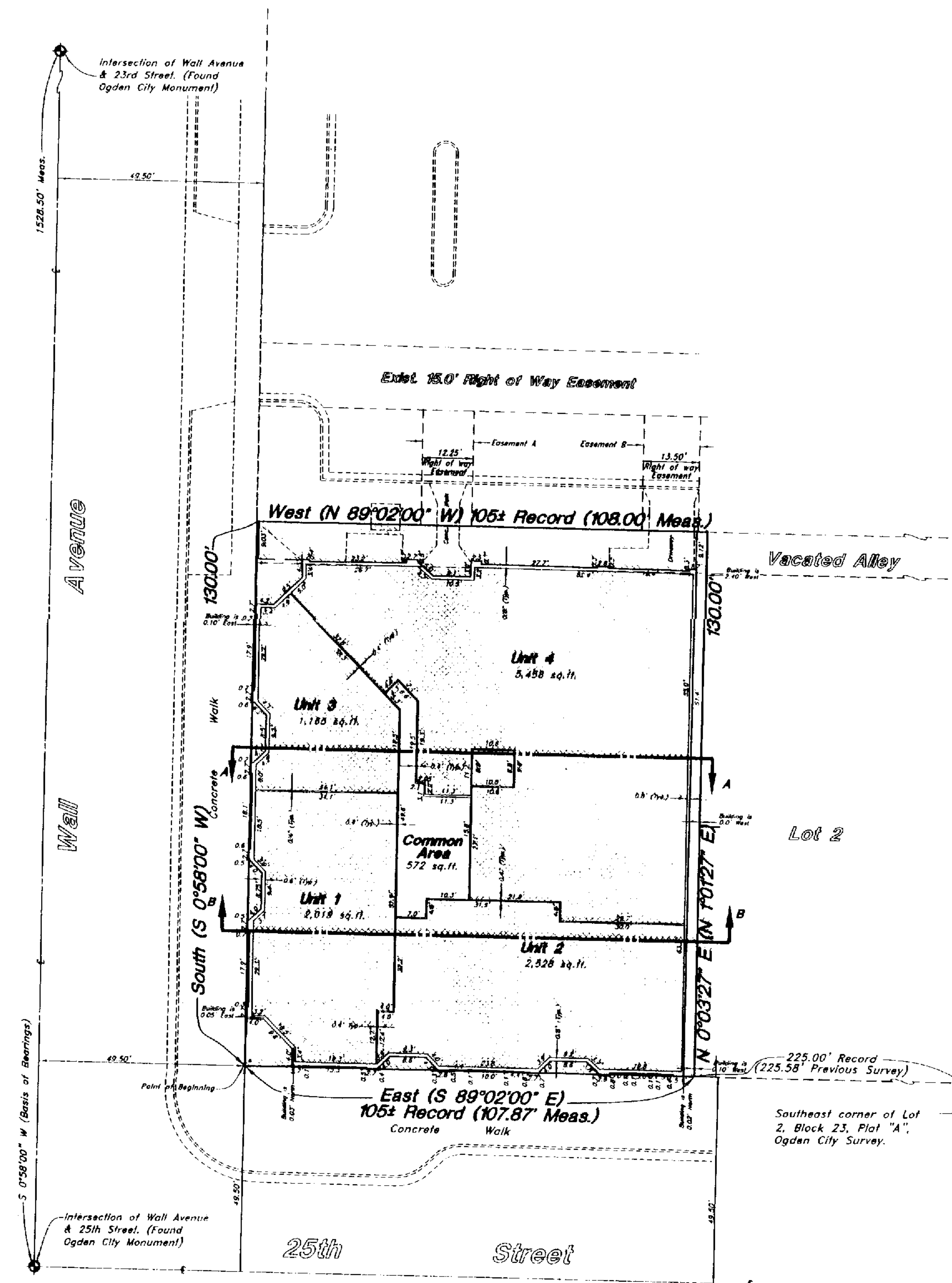
### GREAT BASIN ENGINEERING NORTH

4774 South 1300 West - Suite 102  
Riverton, Utah 84403  
P.O. Box 9307, Ogden, Utah 84409



Scale: 1" = 20'

- Legend
- Set Nail in Curb
  - ⊙ Set Rebar & Cap w/ Fencopost
  - ⊙ Set Hub & Tack
  - ⊙ Found Monument
  - (Rad.) Radial Line
  - (N/R) Non-Radial Line
  - Existing Building



SURVEYOR'S CERTIFICATE 003289

I, Gary L. Newman, a Registered Professional Land Surveyor in the State of Utah, do hereby certify that this plat of the Record of Survey for Altice Corner Condominiums, in Ogden City, Weber County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following described lands included in said condominium plat based on data compiled from records in the Weber County Recorder's Office and of a survey made on the ground.

Signed this 16th day of August, 2002.

4778 License No. *[Signature]*  
Gary L. Newman

OWNERS CONSENT TO RECORD

Known All Men By These Presents:  
Prescom Electronics Inc., Being the owners of this tract of land described herein and the Record of Survey for Altice Corner 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 the common ownership those certain strips designed as easements for purposes indicated herein, the same to be used for the installation, maintenance, and operation of said utility lines and irrigation system as may be authorized by the common ownership and hereby dedicate, grant, and convey to Ogden City, Utah all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever.

Signed this 20th day of August, 2002.

Altice Prescom Electronics Inc. Altice Investments Inc.  
a Utah Corporation a Utah Corporation  
*[Signature]* Mark Altice - President *[Signature]* Mark Altice - President

Dawn E. Altice Trust  
Established January 6, 1997  
*[Signature]* Dawn E. Altice - Trustee

ACKNOWLEDGMENT

State of Utah } ss  
County of Weber }

On the 27th day of August, 2002, personally appeared before me Mark Altice, who being by me duly sworn did say that he is President of Altice Prescom Electronics Inc. a Utah Corporation, and that said instrument was signed in behalf of said corporation by a resolution of its board of directors and Mark Altice acknowledged to me that said corporation executed the same.

Residing at: Ogden, Utah A Notary Public commissioned in Utah

Commission Expires: 12/31/2005

State of Utah } ss  
County of Weber }

On the 27th day of August, 2002, personally appeared before me Royce J. Richards, a Utah Corporation, and that said instrument was signed in behalf of said corporation by a resolution of its board of directors and Mark Altice acknowledged to me that said corporation executed the same.

Residing at: Ogden, Utah A Notary Public commissioned in Utah

Commission Expires: 09/30/2005

State of Utah } ss  
County of Weber }

On the 27th day of August, 2002, personally appeared before me Royce J. Richards, Dawn E. Altice Trust, and that said instrument was signed in behalf of said trust by a resolution of its trustees and Dawn E. Altice acknowledged to me that said trust executed the same.

Residing at: Ogden, Utah A Notary Public commissioned in Utah

Commission Expires: 09/30/2005

BOUNDARY DESCRIPTION

A part of Lot 2, Block 23, Plat "A", Ogden City Survey, Weber County, Utah:

Beginning at the Southwest corner of said Lot 2, and running thence East 105 feet more or less, to a point 225 feet west from the Southeast corner of said Lot 2; thence North 120 feet; thence West 105 feet more or less to the West line of said Lot 2; thence South 120 feet to the beginning.

Together with the South 10 feet of the vacated right of way known as Depot Alley adjoining said property to the North.

More particularly described as:

Beginning at the Southwest corner of said Lot 2, and running thence South 89°02'00" East 107.87 feet to the edge of an existing building being 225.58 feet North 89°02'00" West from the Southeast corner of said Lot 2; thence North 1°01'27" East 130.00 feet along said building wall and wall extended to the center of a vacated right of way known as Depot Alley; thence North 89°02'00" West 108.00 feet along the centerline of said right of way to the West line of said Lot 2; thence South 0°58'00" West 130.00 feet along said West line to the point of beginning.

Together with the following Easements

Contains 14,032 square feet

EASEMENT A  
A part of Block 23, Plat A, Ogden City Survey, Weber County, Utah:  
Beginning at a point 130.00 feet North 0°58'00" East and 39.25 feet South 89°02'00" East from the Southwest corner of Lot 2 in said Block 23; running thence North 0°58'00" East 27.75 feet to the South line of an existing 15.0 foot right-of-way; thence South 89°02'00" East 12.25 feet along said line; thence South 0°58'00" West 27.75 feet; thence North 89°02'00" West 12.25 feet to the point of beginning.

EASEMENT B  
A part of Block 23, Plat A, Ogden City Survey, Weber County, Utah:  
Beginning at a point 130.00 feet North 0°58'00" East and 92.25 feet South 89°02'00" East from the Southwest corner of Lot 2 in said Block 23; running thence North 0°58'00" East 27.75 feet to the South line of a 15.0 foot right-of-way; thence South 89°02'00" East 13.50 feet along said line; thence South 0°58'00" West 27.75 feet; thence North 89°02'00" West 13.50 feet to the point of beginning.

NARRATIVE:  
The boundary for this record of survey was established using a survey done by the Ogden City Engineering Department and filed at the Weber County Surveyor's Office (File #001879). Monuments were found at the Intersections of 23rd & 25th Streets and Wall Avenue A line bearing N 0°58'00" E between these two monuments was used as the basis of bearings. No property corners were set. Bearings in parenthesis ( ) are Ogden City basis of bearings. (Bearings were rotated 0°58'00" in a clockwise direction to fit Ogden City bearings)

WEBER COUNTY RECORDER

ENTRY NO. 1910688 FEE PAID 434.00 FILED FOR RECORD AND RECORDED 27 AUG 2002 AT 3:21 PM BOOK 56 OF OFFICIAL RECORDS, PAGE 37 RECORDED FOR MARK ALTICE

Dawn E. Altice Trust  
WEBER COUNTY RECORDER  
BY: JEANNE SMITH DEPUTY