

HARRISON PROFESSIONAL PLAZA CONDOMINIUM

A PART OF THE NORTHEAST QUARTER OF SECTION 4,
TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
OGDEN CITY, WEBER COUNTY, UTAH

SURVEYORS CERTIFICATE 003827

I, K. Greg Hansen, a registered land surveyor in the State of Utah, do hereby certify that this plat of HARRISON PROFESSIONAL PLAZA CONDOMINIUM in Weber County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Records Office, and of a survey made on the ground and that the lots hereon meet required zoning ordinances.

Signed this 15th day of December 2006

167819
License No.



BOUNDARY DESCRIPTIONS

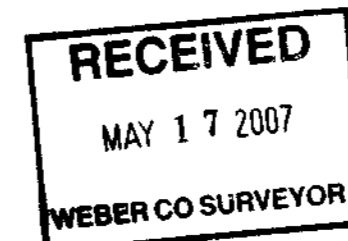
A PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF HARRISON BOULEVARD LOCATED SOUTH 01°03'30" WEST 1371.39 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER AND NORTH 88°31'43" WEST 28.01 FEET FROM THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; RUNNING THENCE NORTH 88°02'00" WEST 296.46 FEET TO THE EAST RIGHT-OF-WAY LINE OF BRINKER AVENUE; THENCE SOUTH 00°58'00" WEST 156.61 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE NORTH LINE OF BLOCK 13, HELSON PARK ADDITION, OGDEN CITY SURVEY; THENCE SOUTH 89°02'00" EAST 296.46 FEET ALONG SAID NORTH LINE TO SAID WEST RIGHT-OF-WAY LINE OF HARRISON BOULEVARD; THENCE NORTH 00°58'00" EAST 156.61 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 0.930 ACRES.

OWNER'S CERTIFICATE, CONSENT TO RECORD, CONVEYANCE OF UTILITY EASEMENTS AND DEDICATION

Know All Men by These Present that _____ does hereby:

1. Certify (a) that he is the sole owner of fee simple title to the land shown on this record of survey map; (b) that he has caused a survey of this land described hereon to be made and this record of survey map, consisting of Three (3) pages, to be prepared;
2. Consents to the recordation hereof with the intention that upon such recordation, and the concurrent recordation of that certain condominium declaration for HARRISON PROFESSIONAL PLAZA CONDOMINIUM, the provisions of the Utah Condominium Ownership Act shall apply to the property described hereon; and
3. Convey unto Ogden City and the respective private utility companies and public utility agencies providing the utility services in question, their successors and assigns, a perpetual non-exclusive easement in, through, along and under all common areas shown hereon which are not covered by buildings, for the construction and maintenance of subterranean electrical, telephone, natural gas, cable television, sewer, and water lines and appurtenances thereto serving the project, together with the right to access thereto.

DEDICATION THE _____ DAY OF _____, 2006



- NOTE:
1. DIMENSION LINES ARE AT RIGHT ANGLES TO BOUNDARY UNLESS NOTED OTHERWISE.
 2. PUBLIC UTILITIES EASEMENTS ARE GRANTED FOR ALL INSTALLED UTILITY LINES AND AS REASONABLY NECESSARY FOR FUTURE UTILITY LINES SUBJECT TO APPROVAL OF LOCATION BY THE ASSOCIATION WHICH APPROVAL CANNOT BE UNREASONABLY WITHHELD.
 3. ALL ADJOINING WALLS BETWEEN UNITS ARE COMMON WALLS.

LEGEND:

- PROPERTY LINE
- CENTERLINE
- FENCE LINE
- STREET MONUMENT



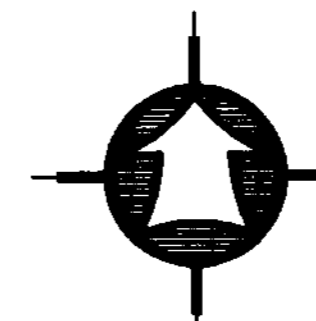
SET 5/8" REBAR W/ CAP ON ALL LOT CORNERS



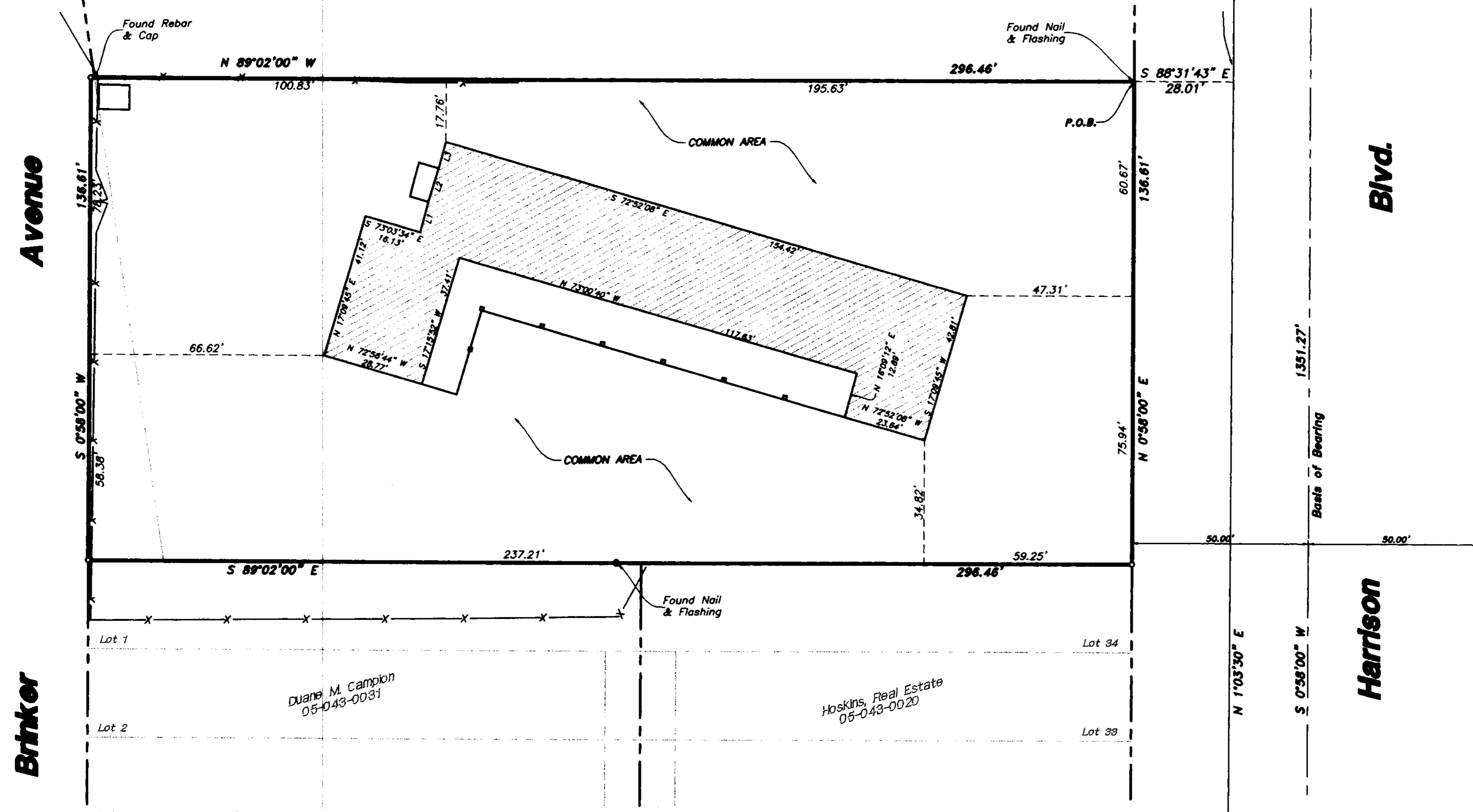
PRIVATE AREA



COMMON AREA



SCALE: 1" = 20'



LINE	BEARING	DISTANCE
L1	N 15°45'42" E	8.84'
L2	N 18°15'03" E	9.91'
L3	N 15°45'42" E	7.75'

Narrative

The purpose of this survey was to create a One lot subdivision as shown and described hereon. The survey was ordered by Joel Hansen. The control used to establish the property corners was the existing Weber County Survey Monumentation. The basis of bearing is the bearing to the Center line of Harrison Boulevard assumed to bear South 00°58'00" West.

East Quarter Corner of Sec. 4, Township 5 North, Range 1 West, SLB&M - Calculated Position from monument ties on Harrison Blvd.

OGDEN CITY APPROVAL AND ACCEPTANCE

This plat, and the dedications offered herein, are approved and accepted by the Mayor of Ogden City.

This _____ day of _____, 2006

Matthew R. Godfrey - Mayor

OGDEN CITY ENGINEER

I hereby certify that I 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 to agree with the ties and monuments on record in this office.

Signed this _____ day of _____, 2006

City Engineer

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, prerequisites to final plat approval by the Mayor of Ogden City.

Signed this _____ day of _____, 2006

Manager, Planning Division

OGDEN CITY ATTORNEY

Approved by the City Attorney's Office.

This _____ day of _____, 2006

City Attorney

HANSEN & ASSOCIATES, INC.

Consulting Engineers and Land Surveyors
838 North Main Brigham City, Utah 84302
Brigham City Ogden Logan
(435) 788-9991 (801) 388-6885 (435) 788-8872

003827

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS. PAGE _____

COUNTY RECORDER

BY _____ DEPUTY