

NORTH OGDEN BUSINESS CENTER - PHASE 1 FIRST AMENDMENT

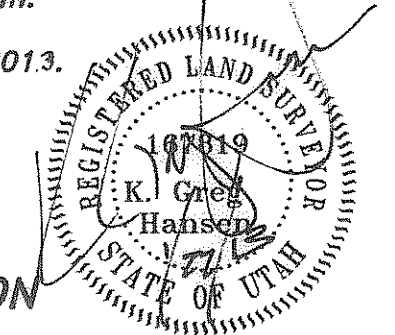
AN EXPANDABLE CONDOMINIUM PROJECT
AMENDING UNITS 202 AND 203

North Ogden, Weber County, Utah
A Part of the Northeast Quarter of Section 32,
Township 7 North, Range 1 West, Salt Lake Base & Meridian

SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Act; and I have completed a Survey of the Property Described on this Plat in accordance with Section 17-25-17 and have verified all measurements, and have hereby amended said Units 202 and 203. I know hereafter as North Ogden Business Center - Phase 1 First Amendment, An Expandable Condominium Project in North Ogden, Weber County, Utah, and has been correctly drawn to the designated scale and is true and correct representation of the herein described lands included in said Condominium Plat, based upon data compiled from records in the Weber County Recorder's Office and from said survey made by me on the ground. I further hereby certify that the requirements of all applicable statutes and ordinances of Weber County concerning zoning requirements regarding lot measurements have been complied with.

Signed this 11th day of JANUARY, 2013.



K. Greg Hansen P.L.S.
Utah Land Surveyor License No. 167819

BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT LOCATED 200.00 FEET SOUTH 00°15'00" WEST FROM THE NORTHWEST CORNER OF LOT 7, PLAT "B" OF THE NORTH OGDEN, WEBER COUNTY, UTAH SURVEY, SAID NORTHWEST CORNER OF SAID LOT 7 BEING LOCATED 4092.71 FEET NORTH 00°15'00" EAST AND 66.00 FEET SOUTH 89°45'00" EAST FROM THE OGDEN CITY SURVEY MONUMENT AT THE INTERSECTION OF WASHINGTON BOULEVARD AND 1700 NORTH STREET; RUNNING THENCE SOUTH 00°15'00" WEST 225.00 FEET; THENCE SOUTH 89°45'00" EAST 200.00 FEET; THENCE NORTH 00°15'00" EAST 30.00 FEET; THENCE SOUTH 89°45'00" EAST 270.58 FEET; THENCE NORTH 00°15'00" EAST 57.80 FEET; THENCE EAST 7.92 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7; THENCE CONTINUING EAST 10.62 FEET TO THE WEST LINE OF SCOTTSDALE ESTATES PLANNED RESIDENTIAL UNIT DEVELOPMENT; THENCE NORTH 00°53'59" EAST 337.14 FEET ALONG SAID WEST LINE TO THE SOUTH RIGHT-OF-WAY LINE OF 2300 NORTH STREET; THENCE NORTH 89°45'00" WEST 275.14 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE AND THE NORTH LINE OF SAID LOT 7; THENCE SOUTH 00°15'00" WEST 200.00 FEET; THENCE NORTH 89°45'00" WEST 217.80 FEET TO THE POINT OF BEGINNING. CONTAINING 3.56 ACRES. EXCEPTING THEREFROM ALL COMMON AREAS AND UNITS 201 AND 204.

OWNER'S RIGHT TO RECORD

THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED LAND HEREBY CERTIFIES THAT THE OWNERS HAVE CAUSED A SURVEY TO BE MADE OF SAID LAND AND THIS CONDOMINIUM PLAN (MAP) AND A DECLARATION OF CONDOMINIUM ("DECLARATION") TO BE PREPARED FOR NORTH OGDEN BUSINESS CENTER - PHASE 1 FIRST AMENDMENT, AN EXPANDABLE CONDOMINIUM PROJECT ("THE PROJECT"); OWNERS CONSENT TO THE CONCURRENT RECORDATION OF THE MAP AND A FIRST SUPPLEMENTAL DECLARATION AND THEREBY SUBMITS THE DESCRIBED LAND TO THE PROVISIONS OF THE UTAH CONDOMINIUM OWNERSHIP ACT.

DATED THIS _____ DAY OF _____, 2012.

UNIT 202 NORTH OGDEN BUSINESS CENTER LLC AUTHORIZED SIGNATURE

DATED THIS _____ DAY OF _____, 2012.

UNIT 203 NORTH OGDEN BUSINESS CENTER LLC AUTHORIZED SIGNATURE

CORPORATE ACKNOWLEDGMENT

State of Utah
County of _____
On the _____ day of _____, 2012, personally appeared before me, the undersigned notary public in and for said state and county _____, being duly sworn, acknowledged to me that he/she/they is/are the majority owner(s) of NORTH OGDEN BUSINESS CENTER LLC and that they signed the above owner's dedication, who duly acknowledged to me that he/she/they signed it freely and voluntarily and for the uses and purposes therein mentioned.

Notary public

CORPORATE ACKNOWLEDGMENT

State of Utah
County of _____
On the _____ day of _____, 2012, personally appeared before me, the undersigned notary public in and for said state and county _____, being duly sworn, acknowledged to me that he/she/they is/are the majority owner(s) of _____ and that they signed the above owner's dedication, who duly acknowledged to me that he/she/they signed it freely and voluntarily and for the uses and purposes therein mentioned.

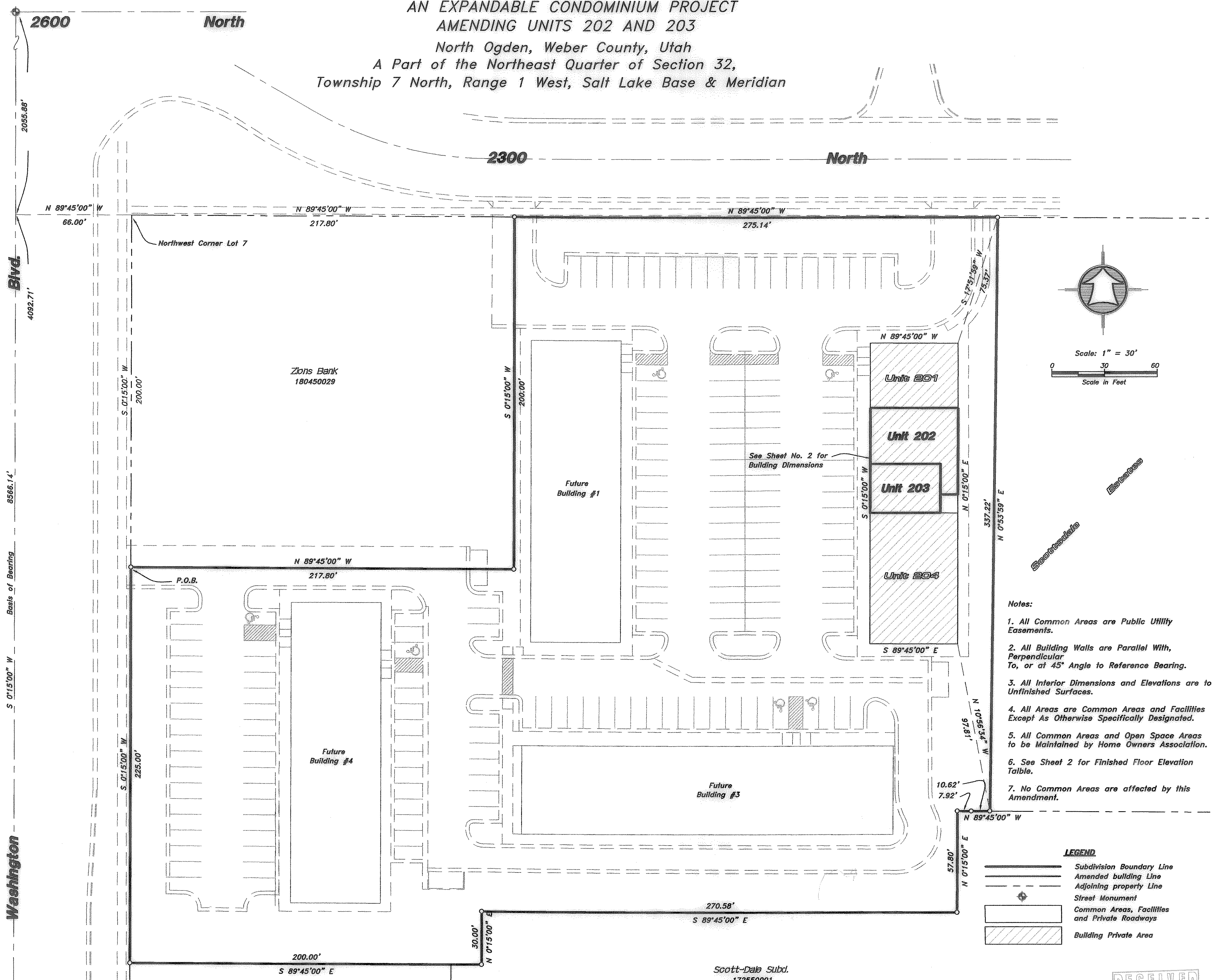
Notary public

COUNTY RECORDER

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

COUNTY RECORDER

By _____ DEPUTY

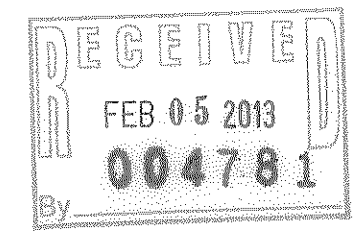


Notes:

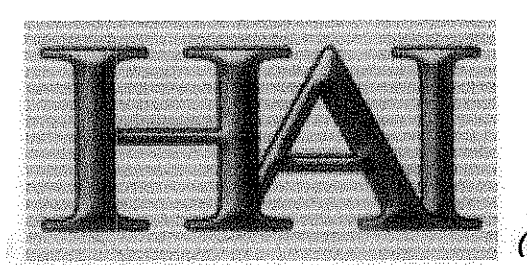
- All Common Areas are Public Utility Easements.
- All Building Walls are Parallel With, Perpendicular To, or at 45° Angle to Reference Bearing.
- All Interior Dimensions and Elevations are to Unfinished Surfaces.
- All Areas are Common Areas and Facilities Except As Otherwise Specifically Designated.
- All Common Areas and Open Space Areas to be Maintained by Home Owners Association.
- See Sheet 2 for Finished Floor Elevation Table.
- No Common Areas are affected by this Amendment.

LEGEND

- Subdivision Boundary Line
- Amended building Line
- Adjoining property Line
- Street Monument
- Common Areas, Facilities and Private Roadways
- Building Private Area



Developer:
Gage Froerer
2641 Washington Blvd. Suite 101
Ogden, Utah 84401
(801) 621-0521



HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.haies.net
Brigham City Ogden Logan
(435) 723-3491 (801) 399-4905 (435) 752-8272

LAND USE AUTHORITY

Approved by the Land Use Authority of North Ogden City, Utah, this _____ day of _____, 2012.

By: _____
Chairman
Attest: _____
Secretary

NORTH OGDEN CITY ENGINEER

This plat was approved by the North Ogden City Engineer and the Community Development Director for North Ogden City this _____ day of _____, 2012.

City Engineer
Community Development Director

NORTH OGDEN ATTORNEY

I certify that the requirements of all applicable statutes and ordinances prerequisite by the state of Utah and the ordinances of North Ogden City of the foregoing plat and dedications have been complied with. Dated this _____ day of _____, 2012.

Signature

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO AMEND THE INSIDE CONFIGURATION OF UNITS 202 AND 203, NORTH OGDEN BUSINESS CENTER PHASE 1, AN EXPANDABLE CONDOMINIUM PROJECT AS SHOWN AND DESCRIBED HEREON. THIS SURVEY WAS ORDERED BY GAGE FROERER. THE BASIS OF BEARING IS THE CENTERLINE OF WASHINGTON BLVD. WHICH BEARS S 00°15'00" W PER THE NORTH OGDEN BUSINESS CENTER PLAT.

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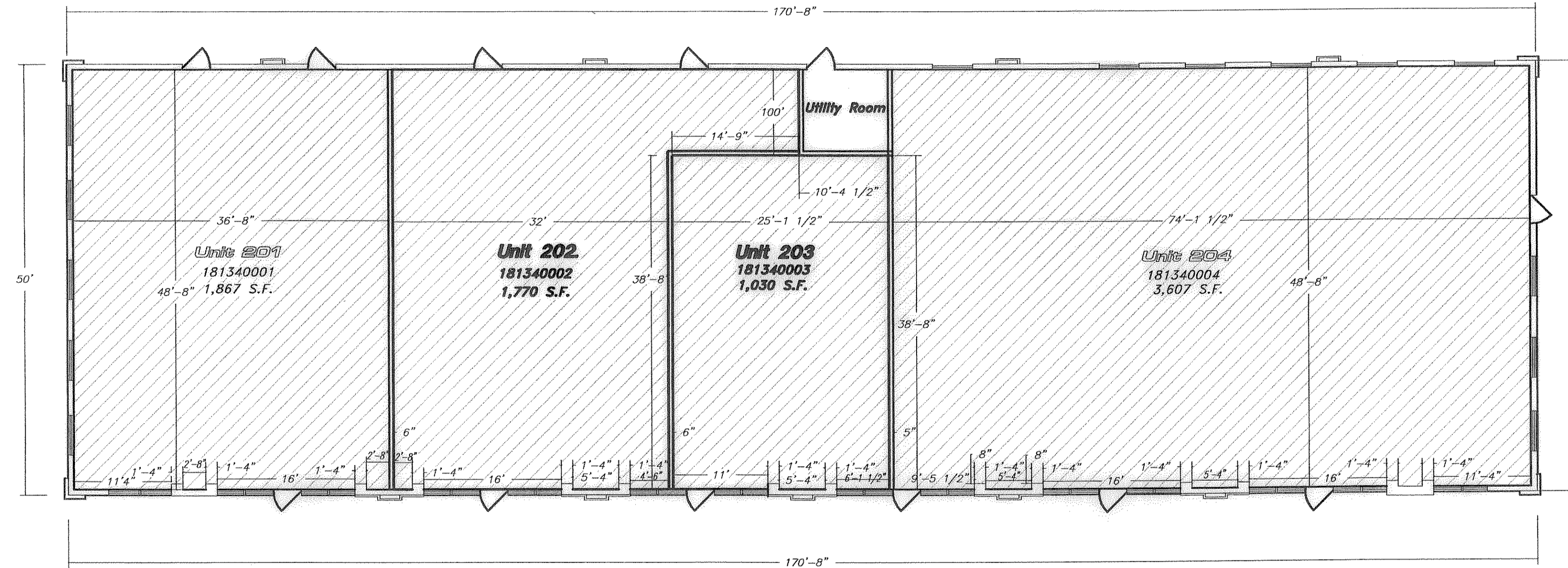
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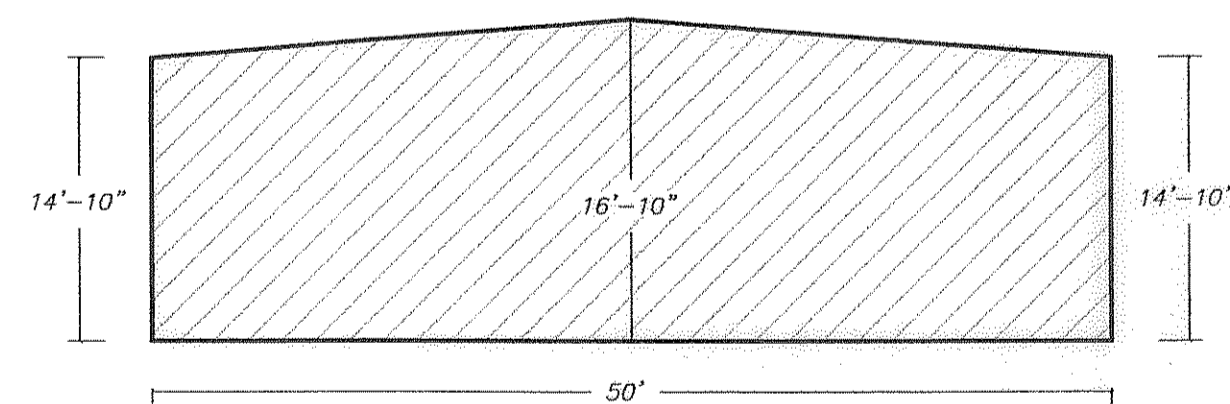
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Township 7 North, Range 1 West, Salt Lake Base and Meridian



Se
Bl

Building #2 Floor Plan



Building #2 Section

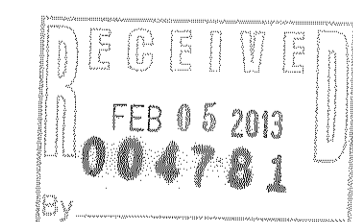
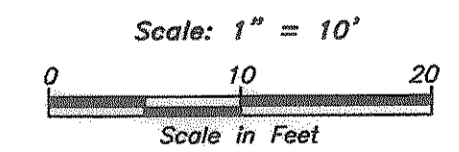
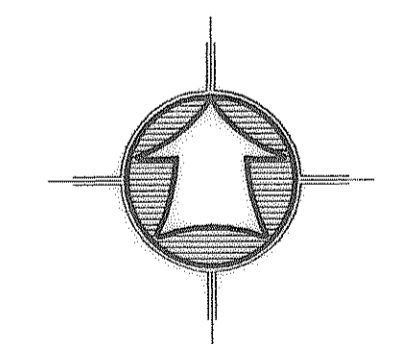
LEGEND

- Common Areas, Facilities and Private Roadways
- Building Private Area

Finished Floor Elevations
Building #2 Elev. 4366.50

Notes:

1. All Common Areas are Public Utility Easements.
2. All Building Walls are Parallel With, Perpendicular To, or at 45° Angle to Reference Bearing.
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4. All Areas are Common Areas and Facilities Except As Otherwise Specifically Designated.
5. All Common Areas and Open Space Areas to be Maintained by Home Owners Association.



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