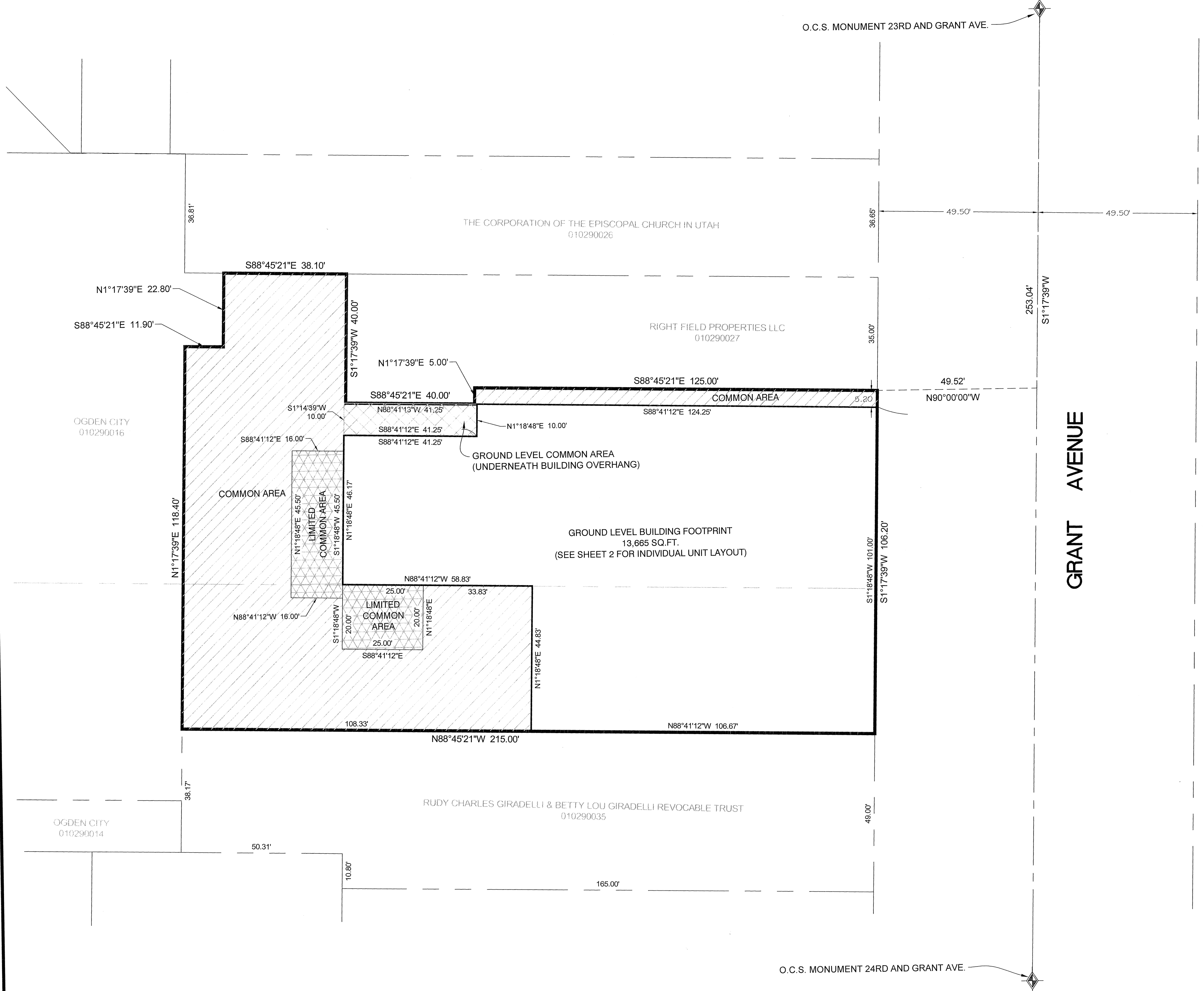


RECORD OF SURVEY FOR LOTUS THORSTENSEN BUILDING CONDOMINIUM

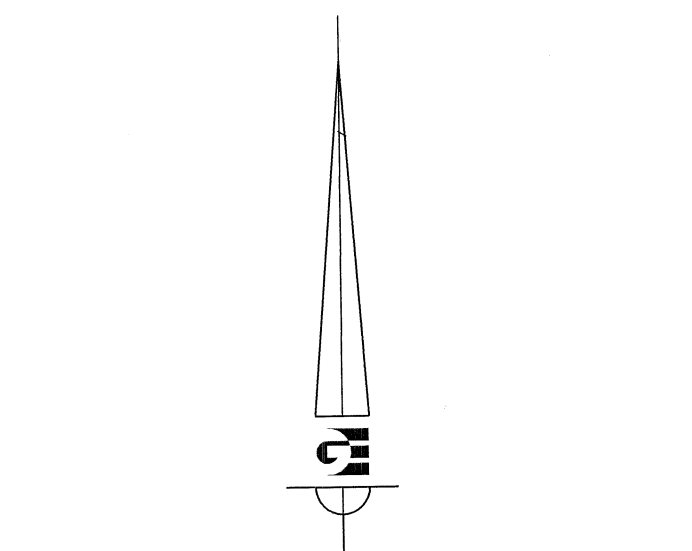
A UTAH CONDOMINIUM PROJECT

PART OF LOTS 8 AND 9, BLOCK 33, PLAT A OGDEN CITY SURVEY, WEBER COUNTY, UTAH

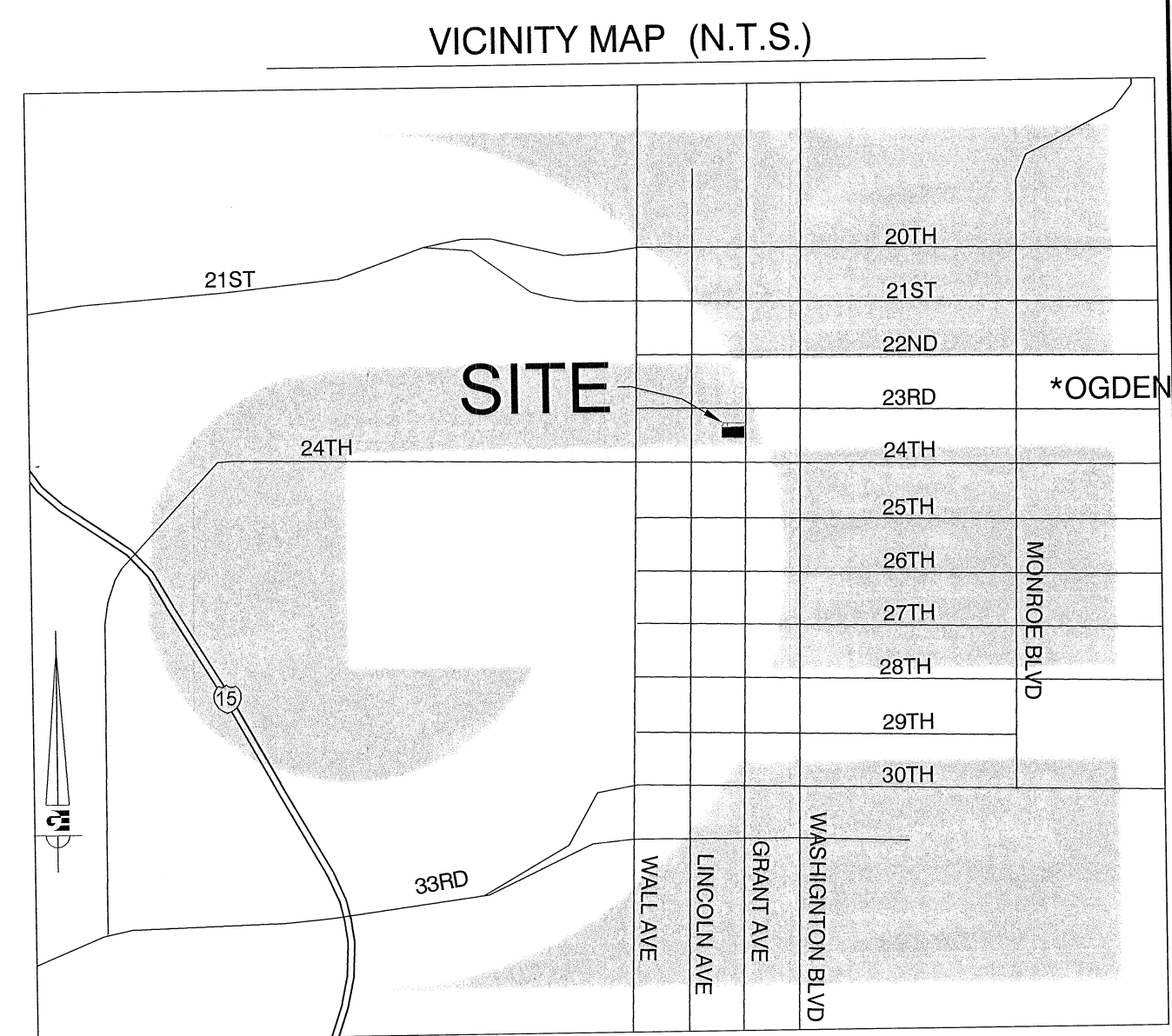
MARCH 2019



NOTE:
LIMITED COMMON AREA IS THAT CERTAIN SPACE WITHIN EACH INDIVIDUAL UNIT THAT IS NOT COMMON AREA.
ALL AREAS SHOWN ARE AT GROUND LEVEL



- LEGEND**
- OGDEN CITY MONUMENT AS NOTED
 - SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
 - PROPERTY LINE
 - ADJACENT PARCEL
 - CENTERLINE
 - EASEMENT
 - EXISTING FENCE



BOUNDARY DESCRIPTION
A PART OF LOTS 8 AND 9, BLOCK 33, PLAT A, OGDEN CITY SURVEY MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF GRANT AVENUE BEING LOCATED SOUTH 01°17'39" WEST 253.04 FEET ALONG THE CENTERLINE OF GRANT AVENUE AND NORTH 90°00'00" WEST 49.52 FEET FROM THE OGDEN CITY CENTERLINE MONUMENT LOCATED AT 23RD AND GRANT AVENUE, RUNNING THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 01°17'39" WEST 106.20 FEET; THENCE NORTH 88°45'21" WEST 215.00 FEET; THENCE NORTH 01°17'39" EAST 118.40 FEET; THENCE SOUTH 88°45'21" EAST 11.90 FEET; THENCE NORTH 01°17'39" EAST 22.80 FEET; THENCE SOUTH 88°45'21" EAST 38.10 FEET; THENCE SOUTH 01°17'39" WEST 40.00 FEET; THENCE SOUTH 88°45'21" EAST 40.00 FEET; THENCE NORTH 01°17'39" EAST 5.00 FEET; THENCE SOUTH 88°45'21" EAST 125.00 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE
I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 56, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS CONDOMINIUM PLAT IN ACCORDANCE WITH SECTION 57-8-13(1) OF THE UTAH CONDOMINIUM ACT AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THE SURFACE OF THE LAND ON WHICH HAS BEEN OR WILL BE CONSTRUCTED 'AMENDMENT TO UNIT 2 AMCAN CONDOMINIUMS' THAT THE PROPERTY CORNERS HAVE BEEN ACCURATELY IDENTIFIED ON THE GROUND AND ARE SUFFICIENT TO READILY RETRACE OR REESTABLISH THIS SURVEY, AND THAT ALL CURRENT UNIT WIDTHS AND AREAS MEET THE REQUIREMENTS OF THE OGDEN CITY ZONING ORDINANCE; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT AND REPRESENTS A TRUE AND ACCURATE MAP OF THE LAND AND BUILDING THEREON TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SIGNED THIS 26TH DAY OF MARCH, 2019.

KLINT H. WHITNEY, PLS NO. 8227228

OWNER'S CERTIFICATE OF CONSENT TO RECORD
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DESCRIBED HEREIN AS LOTUS THORSTENSEN BUILDING CONDOMINIUM, A UTAH 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 CONDOMINIUM PLAT, OR RECORD OF SURVEY MAP TO BE PREPARED, THAT SAID OWNERS DO HEREBY CONSENT TO THE RECORDATION OF THIS RECORD OF SURVEY MAP AND SUBMITS THE DESCRIBED PROPERTY TO THE TERMS OF THE UTAH CONDOMINIUM OWNERSHIP ACT.

OWNER'S DEDICATION
THE UNDERSIGNED OWNER OF THE HEREON-DESCRIBED TRACT OF LAND HEREBY SETS APART AND SUBDIVIDES THE SAME INTO CONDOMINIUM UNITS AND COMMON AREAS AS SHOWN ON THIS PLAT, AND NAMES SAID TRACT LOTUS THORSTENSEN BUILDING CONDOMINIUM, AND DOES HEREBY:

A) DEDICATE, GRANT, AND CONVEY TO OGDEN CITY AN EASEMENT OVER THOSE CERTAIN STRIPS DESIGNATED HEREON AS EXTERIOR COMMON AREAS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE, AS MAY BE AUTHORIZED BY OGDEN CITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

B) DEDICATE, GRANTS AND CONVEY AN EASEMENT OVER THE EXTERIOR COMMON AREAS TO OGDEN CITY GUARANTEEING THAT THE COMMON AREAS REMAIN FOREVER OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL PARKING AND OPEN SPACE PURPOSES.

C) DEDICATE, GRANT, AND CONVEY TO OGDEN CITY AND ANY OTHER GOVERNMENTAL OR QUASI GOVERNMENTAL BODY HAVING JURISDICTION OVER SUCH LAND, A PERPETUAL EASEMENT OVER AND ACROSS THE COMMON AREAS FOR THE PURPOSE OF PROVIDING POLICE AND FIRE PROTECTION, PROVIDING EMERGENCY MEDICAL SERVICES, AND PROVIDING ANY OTHER GOVERNMENTAL OR MUNICIPAL SERVICE.

D) THE OWNER HAS DESIGNATED CERTAIN AREAS OF LAND AS COMMON AREAS, INTENDED FOR THE COMMON USE OF THE UNIT OWNERS AS MORE FULLY PROVIDED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO SUCH CONDOMINIUM PROJECT, AND NOT FOR THE USE BY THE GENERAL PUBLIC.

SIGNED THIS THE _____ DAY OF _____, 2019
 LOTUS THORSTENSEN, LLC, a Utah Limited Liability Company

BY: _____
 PRINTED NAME/TITLE: _____

ACKNOWLEDGEMENT
STATE OF UTAH)
 COUNTY OF WEBER)

ON THE _____ DAY OF _____, 2019, PERSONALLY APPEARED BEFORE ME (NAME), WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE (TITLE) OF LOTUS THORSTENSEN, LLC, AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER ON BEHALF OF SAID *CORPORATION BY AUTHORITY OF ITS BYLAWS, OR (RESOLUTION OF ITS BOARD OF DIRECTORS), AND SAID (NAME) ACKNOWLEDGED TO ME THAT SAID *CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC

NARRATIVE
THE PURPOSE OF THE SURVEY WAS TO DIVIDE THE THORSTENSEN BUILDING INTO INDIVIDUAL UNITS AS SHOWN AND NOTED HEREON. THE SURVEY WAS ORDERED BY BRANDON COOPER ON BEHALF OF OGDEN CITY. THE BASIS OF BEARING IS THE CENTERLINE OF GRANT AVENUE BETWEEN 23RD STREET AND 24TH STREET WHICH BY RECORD BEARS SOUTH 1°17'39" WEST.

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 THE FINAL PLAT APPROVAL BY THE MAYOR OF OGDEN CITY.

SIGNED THIS _____ DAY OF _____, 2019. _____
 MANAGER, PLANNING DIVISION

OGDEN CITY ATTORNEY'S OFFICE

APPROVED BY THE OGDEN CITY ATTORNEY'S OFFICE

SIGNED THIS _____ DAY OF _____, 2019. _____
 OGDEN CITY ATTORNEY

OGDEN CITY ENGINEER

I HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE MINIMUM CONDITIONS OF THE OGDEN CITY ORDINANCES THIS OFFICE IS REQUIRED TO REVIEW AND APPROVE.

SIGNED THIS _____ DAY OF _____, 2019. _____
 OGDEN CITY ENGINEER

OGDEN CITY APPROVAL

THIS PLAT AND ANY DEDICATIONS OFFERED HEREIN ARE APPROVED AND ACCEPTED BY THE MAYOR OF OGDEN CITY THIS _____ DAY OF _____, 2019.

 MICHAEL P. CALDWELL, MAYOR

ATTEST: _____
 CITY RECORDER

SHEET 1 OF 4

GARDNER ENGINEERING
 CIVIL - LAND PLANNING
 MUNICIPAL - LAND SURVEYING

5150 SOUTH 375 EAST OGDEN, UT
 OFFICE: 801.476.0202 FAX: 801.476.0066

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
 FILED FOR RECORD AND RECORDED _____ AT _____ IN _____ BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____ COUNTY RECORDER _____ BY: _____ DEPUTY

RA 1502 - OGDEN CITY 1503 - GRANT AVE ALTA SURVEYING CONDO PLAT VLS-DWG