



400 North Office Condos Plat A



VICINITY MAP
-NTS-

LEGEND

- FOUND BRASS CAP
- 1/4" IRON NAIL MARKED 1/2" 166-06
- CALCULATED POINT NOT SET
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- SEASMENT
- PRIVATE OWNERSHIP
- LIMITED COMMON AREA
- COMMON AREAS AND FACILITIES (EXCEPT PUBLIC ROADS AS SHOWN)
- REFERENCE BEARING

RESERVATION OF COMMON AREA

THE OWNERS IN RECORDING THIS PLAT OF 400 NORTH OFFICE CONDOS, AN EXPANDABLE CONDOMINIUM PROJECT, HAS DESIGNATED CERTAIN AREAS OF LAND AS COMMON AREAS, INTENDED FOR THE USE BY THE COMMERCIAL OWNERS IN 400 NORTH OFFICE CONDOS FOR WORKS, EGRESS, RECREATION, AND OTHER RELATED ACTIVITIES. THE DESIGNATED AREAS ARE NOT DEDICATED HEREBY FOR THE USE OF THE GENERAL PUBLIC BUT ARE RESERVED FOR THE COMMON USE AND ENJOYMENT OF THE COMMERCIAL OWNERS IN 400 NORTH OFFICE CONDOS, AS MORE FULLY PROVIDED IN THE DECLARATION OF THE COMMERCIAL DEVELOPMENT OF 400 NORTH OFFICE CONDOS, A COMMERCIAL DEVELOPMENT PROJECT WHICH SHALL BE RECORDED CONCURRENTLY WITH THIS RECORD OF SURVEY MAP AND WHICH SHALL BE EFFECTIVE UPON SUCH RECORDECTION WITH THE UTAH COUNTY RECORDER.

UTILITY DEDICATION

THE OWNERS OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE PLAT OF 400 NORTH OFFICE CONDOS, AN EXPANDABLE CONDOMINIUM PROJECT, DOES HEREBY OFFER AND CONVEY TO ALL PUBLIC UTILITY AGENCIES - THE U.S. POSTAL SERVICE AND THEIR SUCCESSORS AND ASSIGNS A PERMANENT EASEMENT AND RIGHT OF WAY AS SHOWN BY THE AREAS MARKED "COMMON AREAS" ON AND WITHIN THE PLAT, AS WELL AS PRIVATE STREETS FOR CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER, STORM DRAINAGE, AND WATER LINE APPURTENANCES, TOGETHER WITH THE RIGHT OF WAY ACCESS THERETO.

400 NORTH

DATA TABLE

TOTAL AREA: 1.15 ACRES
 NUMBER OF UNITS: 3
 COMMON AREA: 0.29 ACRES

GENERAL NOTES:
 1. COMMON AREAS TO BE MAINTAINED BY OWNERS ASSOCIATION.

SURVEYOR'S CERTIFICATE

I, BARRY L. PLETTFMAN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 18848 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE GENERAL PUBLIC THAT I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND SUBSCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

SURVEYOR: _____ DATE: _____

BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF BLOCK 74, PLAT A, SPANISH FORK CITY SURVEY, WHICH POINT LIES NB9°31'28"W 96.89 FEET ALONG THE SECTION LINE AND NORTH 18.32 FEET FROM THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE S00°11'19"W 103.06 FEET, THENCE NB9°07'51"W 98.50 FEET, THENCE N00°04'17"E 103.06 FEET TO THE NORTH LINE OF SAID BLOCK 74; THENCE SB9°26'58"E 181.50 FEET ALONG THE BLOCK LINE TO THE POINT OF BEGINNING.

OWNER'S DEDICATION

(I) WE, THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SURVAYED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 2017.

MEMBER: _____
 MEMBER: _____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH—S.S.
 COUNTY OF UTAH—S.S.

ON THE _____ DAY OF _____, A.D. 2017, PERSONALLY APPEARED BEFORE ME, _____, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SHOWN/AFFIRMED, DO SAY THAT HE/SHE IS THE _____ OF _____, AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID ACKNOWLEDGMENT TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS: _____ PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 2017.

APPROVED: _____ APPROVED: _____
 CITY MANAGER CITY ATTORNEY
 APPROVED: _____ ATTEST: _____
 ENGINEER (SEE SEAL) CLERK-RECORDER

APPROVED: _____
 COMMUNITY DEVELOPMENT DIRECTOR

**400 NORTH OFFICE CONDOS
 PLAT "A"**

SPANISH FORK CITY, UTAH COUNTY, UTAH
 CONTAINING 0.43 ACRES

LOCATED IN THE NORTHEAST 1/4 CORNER OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

SHEET 1 OF 2

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
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File Name: 400 North Office Condos Plat A

Minor Subdivision

Applicant: Atlas Engineering

1.15 Acres

Number of Lots: 3

File Number: 17-001321

Address: 389 North Main Street

Permit Number: MS17-000007

Application Date: 11/13/2017

Application Approved: 12/20/2017