

AMERICAN WAY WAREHOUSE CONDOMINIUMS PLAT "A"

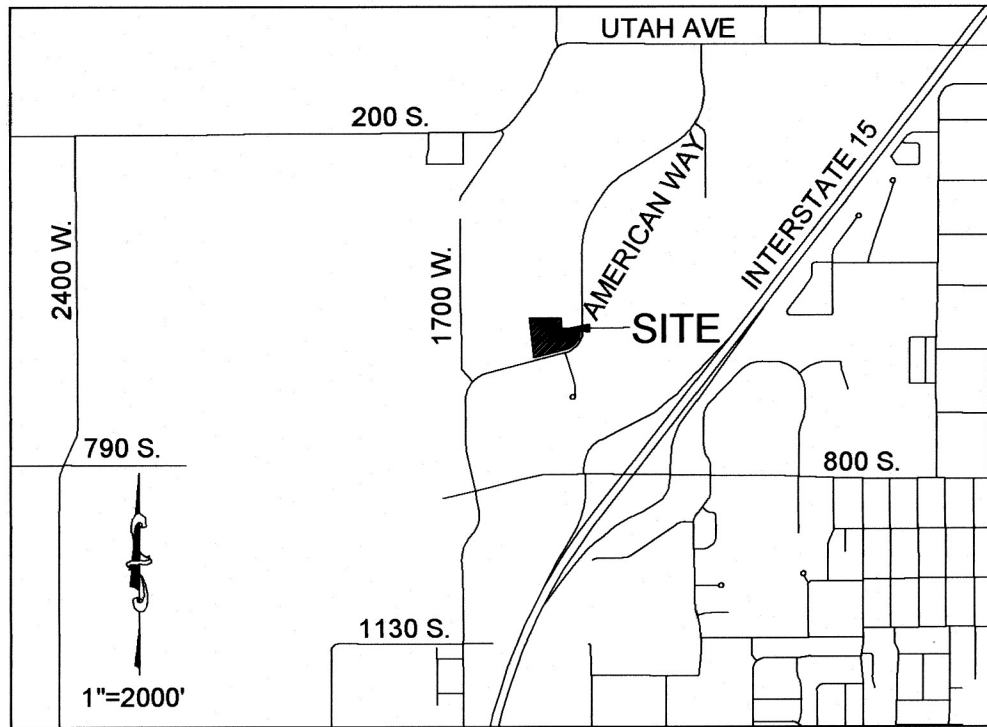
AMENDING LOT 2, PAYSON BUSINESS PARK PLAT "F"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 18
TOWNSHIP 9 SOUTH, RANGE 2 EAST, SLB&M
PAYSON, UTAH

BOX ELDER PROPERTIES LP
30-061-0001

VALARIES PROPERTIES LLC
49-687-0001

VICINITY MAP



SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6418780 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT AT THE REQUEST OF THE OWNERS OF THE BELOW DESCRIBED LAND, I PERFORMED A SURVEY OF SAID LAND, AND A CONDOMINIUM PLAT FOR AMERICAN WAY WAREHOUSE CONDOMINIUMS PLAT "A", THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH SAID CONDOMINIUM PROJECT HAS BEEN CONSTRUCTED, THAT SAID CONDOMINIUM PLAT COMPRISES TWO (2) PAGES, IS ACCURATE, AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-1(1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT, AND I HEREBY CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR REESTABLISH THIS SURVEY.

DATE: Aug. 14, 2024

(SEE SEAL BELOW)

BOUNDARY DESCRIPTION

Beginning at a point located North 345.66 feet and East 2087.02 feet from the West Quarter Corner of Section 18, Township 9 South, Range 2 East, Salt Lake Base and Meridian;

thence North 6°00'00" West 412.90 feet; thence North 89°53'52" East 331.27 feet; thence South 0°25'01" East 110.00 feet; thence North 89°53'52" East 195.00 feet; thence South 0°25'01" East 24.27 feet; thence along the arc of a 200.00 foot radius curve to the right 287.37 feet through a central angle of 76°35'46" (chord bears S 37°52'52" W 247.90 feet); thence South 76°10'45" West 341.77 feet to the point of beginning.

Containing 152,793 square feet or 3.51 acres, more or less.

OWNER'S CERTIFICATE AND DEDICATION

THE UNDERSIGNED OWNER(S) OF THE TRACT OF LAND DESCRIBED HEREON AS AMERICAN WAY WAREHOUSE CONDOMINIUMS PLAT "A", A UTAH CONDOMINIUM PROJECT LOCATED ON SAID TRACT OF LAND, HAS CAUSED A SURVEY TO BE MADE AND THIS CONDOMINIUM PLAT CONSISTING OF TWO (2) SHEETS TO BE PREPARED, SAID OWNER(S) HEREBY CONSENTS TO THE RECORDATION OF THIS CONDOMINIUM PLAT AND SUBMITS THIS PROPERTY TO THE UTAH CONDOMINIUM OWNERSHIP ACT, AND DOES HEREBY DESIGNATE ALL COMMON AREA FOR THE USE OF THE CONDOMINIUM OWNERS OF ALL COMMON UNITS WITHIN THIS UTAH CONDOMINIUM PROJECT, FOR INGRESS AND EGRESS.

THE SAME TRACT OF LAND HAS BEEN SUBDIVIDED INTO CONDOMINIUM UNITS, COMMON AREA, AND EASEMENTS, AND THE OWNER(S) HEREBY DEDICATES THOSE AREAS LABELED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES.

PURSUANT TO UTAH CODE 10-9A-604(D), THE OWNER(S) HEREBY CONVEY THE COMMON AREA, AS INDICATED HEREON, TO THE AMERICAN WAY WAREHOUSE CONDOMINIUMS OWNERS ASSOCIATION, INC. WITH A REGISTERED ADDRESS OF 11611 E. 2450 S. 9657 ST. GEORGE, UT 84140

IN WITNESS WHEREOF, THE OWNER(S) HAVE SIGNED THIS 24 DAY OF August 20 24

AMERICAN WAY WAREHOUSE LLC - R. MIKE DEUEL - MANAGER
AMERICAN WAY WAREHOUSE LLC - JOEL LEROY - MANAGER

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH, S.S.
COUNTY OF UTAH

ON THE 24th DAY OF August, A.D. 2024, I, JOEL LEROY, MANAGER OF AMERICAN WAY WAREHOUSE LLC, THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT HE IS THE MANAGER OF AMERICAN WAY WAREHOUSE LLC, A LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF THAT IT IN SUCH CAPACITY.

MY COMMISSION EXPIRES 6-20-2028

MY COMMISSION NO. 1371047

NOTARY PUBLIC COMMISSIONED IN UTAH
Robyn Johnson
PRINTED NAME OF NOTARY

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH, S.S.
COUNTY OF UTAH

ON THE 24th DAY OF August, A.D. 2024, I, R. MIKE DEUEL, MANAGER OF AMERICAN WAY WAREHOUSE LLC, THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT HE IS THE MANAGER OF AMERICAN WAY WAREHOUSE LLC, A LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF THAT IT IN SUCH CAPACITY.

MY COMMISSION EXPIRES 6-20-2028

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Robyn Johnson
PRINTED NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF PAYSON CITY, COUNTY OF UTAH, STATE OF UTAH, APPROVES THIS SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS DEDICATION OF ALL STREETS AND EASEMENTS INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC. THEY ALSO HEREBY ACCEPT AMERICAN WAY WAREHOUSE CONDOMINIUMS PLAT "A", A UTAH CONDOMINIUM PROJECT, IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT, THIS 28th DAY OF August 20 24

WILLIAM R. WRIGHT, Mayor
JASON SAND, City Attorney
CITY ENGINEER
CITY RECORDER

PLANNING COMMISSION APPROVAL

APPROVED THIS 28th DAY OF August 2024 BY THE PAYSON CITY PLANNING COMMISSION
DEVELOPMENT SERVICES DIRECTOR
CHAIRPERSON, PLANNING COMMISSION

FIRE CHIEF APPROVAL

Approved this 29 day of August 2024
By: Scott J. Spurr, Title: Payson City Fire Chief

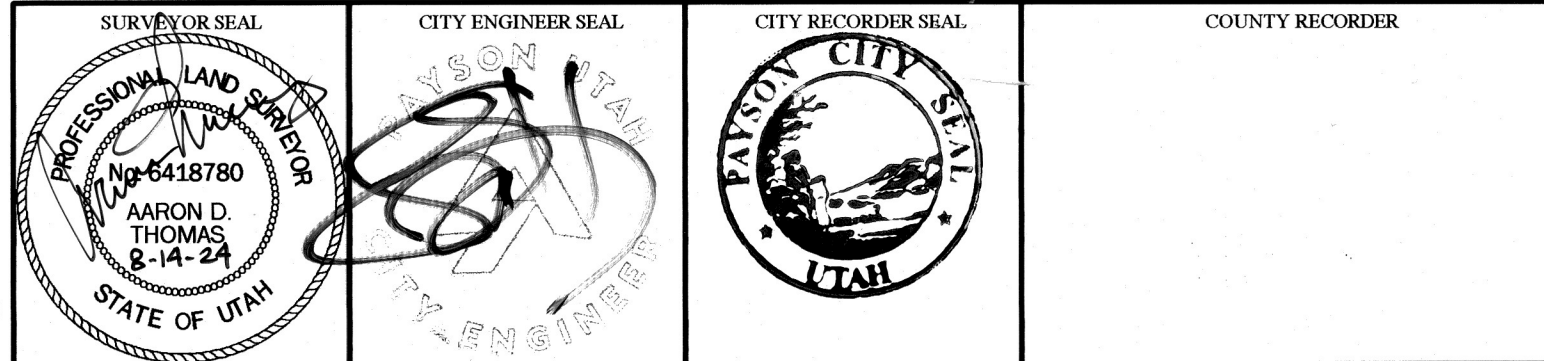
PLAT "A"
AMERICAN WAY WAREHOUSE
CONDOMINIUMS

AMENDING LOT 2, PAYSON BUSINESS PARK PLAT "F"

PAYSON CITY, UTAH COUNTY, UTAH

SCALE: 1" = 30' FEET

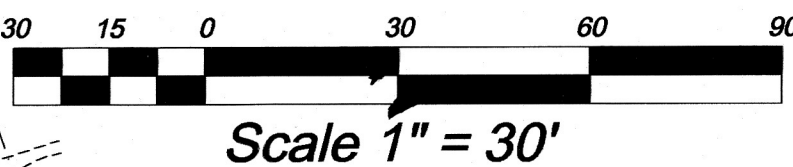
SHEET 1 OF 2



LAND SURVEYOR:

AZTEC ENGINEERING

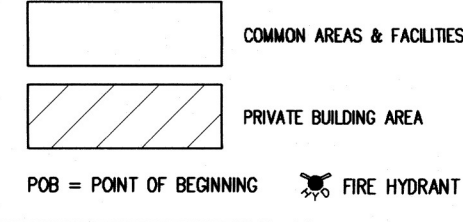
732 N. 780 W. AMERICAN FORK, UT. 84003
aztecengineering@gmail.com



GENERAL NOTES

- 1 - ALL ANNOTATED BUILDING WALLS ARE PARALLEL WITH OR PERPENDICULAR TO EACH OTHER.
- 2 - ALL BUILDING DIMENSIONS ARE TYPICAL.
- 3 - ALL CONDOMINIUM UNITS SHARE A COMMON WATER METER, SEE ARTICLE 5.1.1.0 OF THE CONDOMINIUM DECLARATION.
- 4 - NO CONDOMINIUM UNITS HAVE ACCESS TO A SECONDARY WASTE SYSTEM, SEE ARTICLE 5.1.1.0 OF THE CONDOMINIUM DECLARATION.

LEGEND

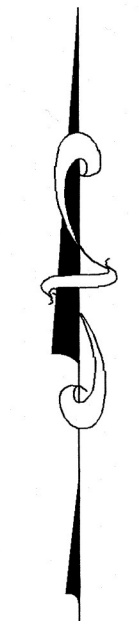


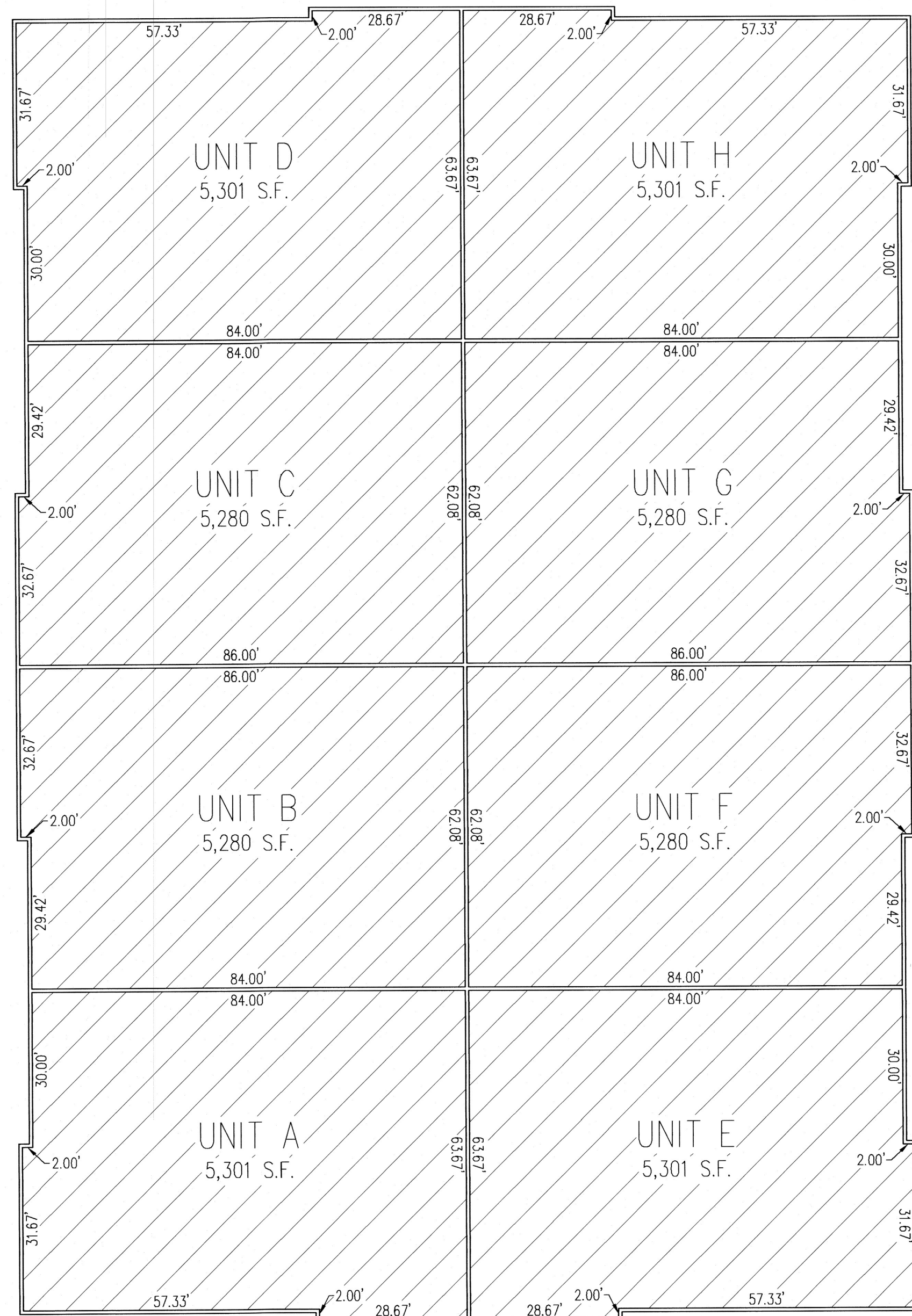
S 1/4 SEC 18
T9S, R2E, SLB&M
CALCULATED

N 89°42'17" E
(PLATTED BEARING)

SW COR SEC 18
T9S, R2E, SLB&M
ELEV = 4630.77

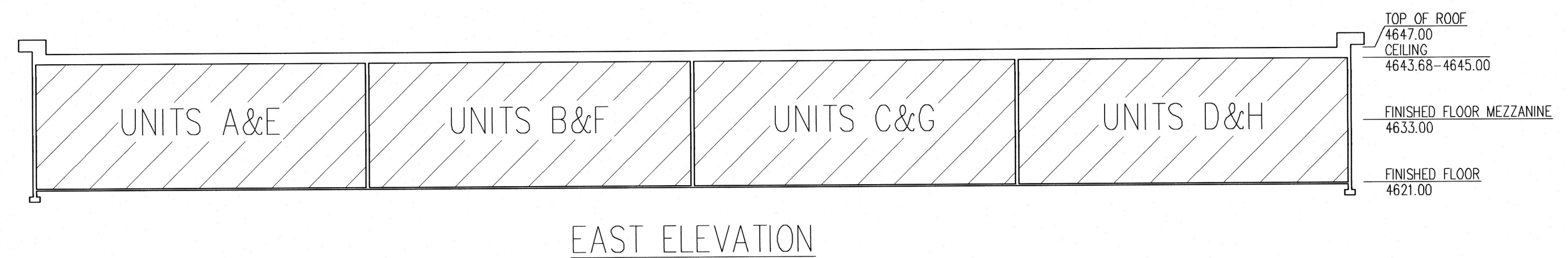
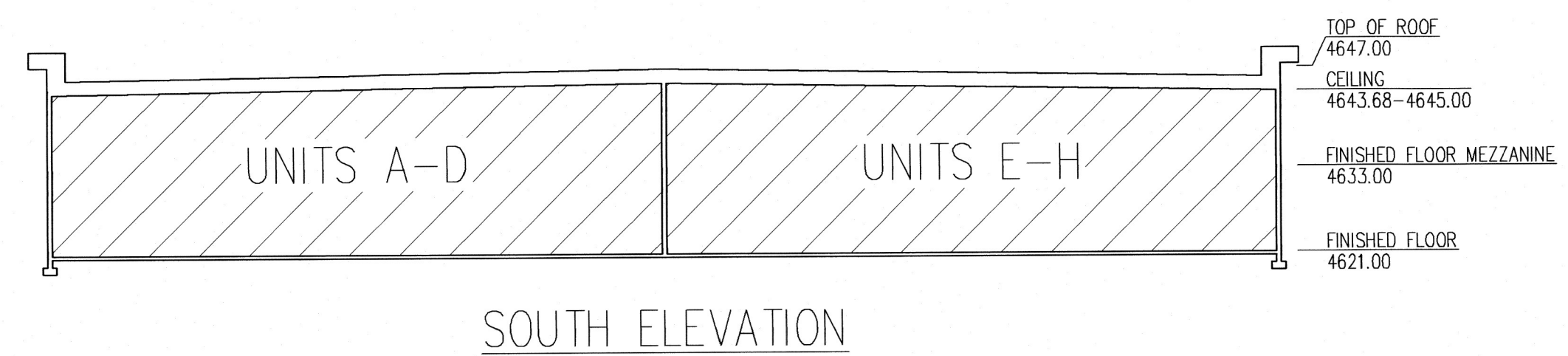
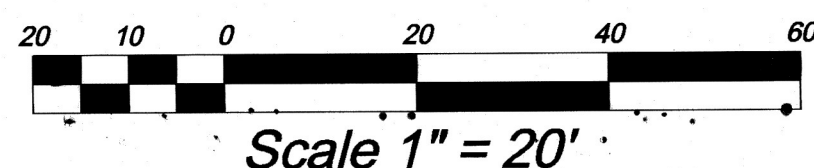
STRANDBERRY HIGH LINE CANAL COMPANY
49-261-0003





GENERAL NOTES

- 1 - ALL ANNOTATED BUILDING WALLS ARE PARALLEL WITH OR PERPENDICULAR TO EACH OTHER.
- 2 - ALL BUILDING DIMENSIONS ARE TYPICAL.
- 3 - UNIT DIMENSIONS SHOWN ARE FROM INTERIOR WALL LOCATIONS.
- 4 - ALL WALLS ARE DEFINED AS 8 INCHES WIDE.
- 5 - WHILE ALL INTERIOR DIVISION WALLS ARE DEFINED AS COMMON AREA, IF ADJACENT UNITS ARE OWNED BY THE SAME ENTITY/INDIVIDUAL, THE INTERIOR DIVISION WALLS BETWEEN THE ADJACENT UNITS MAY BE CONSIDERED AS LIMITED COMMON AREA AND BE ADJUSTED OR REMOVED AS NEEDED. STRUCTURAL SUPPORT POSTS ARE NOT TO BE ADJUSTED.



LEGEND

- COMMON AREAS & FACILITIES
- PRIVATE BUILDING AREA

LAND SURVEYOR:

AZTEC
ENGINEERING
732 N. 780 W. AMERICAN FORK, UT. 84003
aztecengineering@gmail.com

PLAT "A"
AMERICAN WAY WAREHOUSE
CONDOMINIUMS

AMENDING LOT 2, PAYSON BUSINESS PARK PLAT "E"

PAYSON CITY, UTAH COUNTY, UTAH
SCALE: 1" = 20' FEET

COUNTY RECORDER

SHEET 2 OF 2