

This plat is made solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with actual survey.

TWENTY-FIVE PROPERTIES LLC #421022-0002

UTAH NATIONAL PARKS COUNCIL #421022-0003

UTAH NATIONAL PARKS COUNCIL #421022-0004

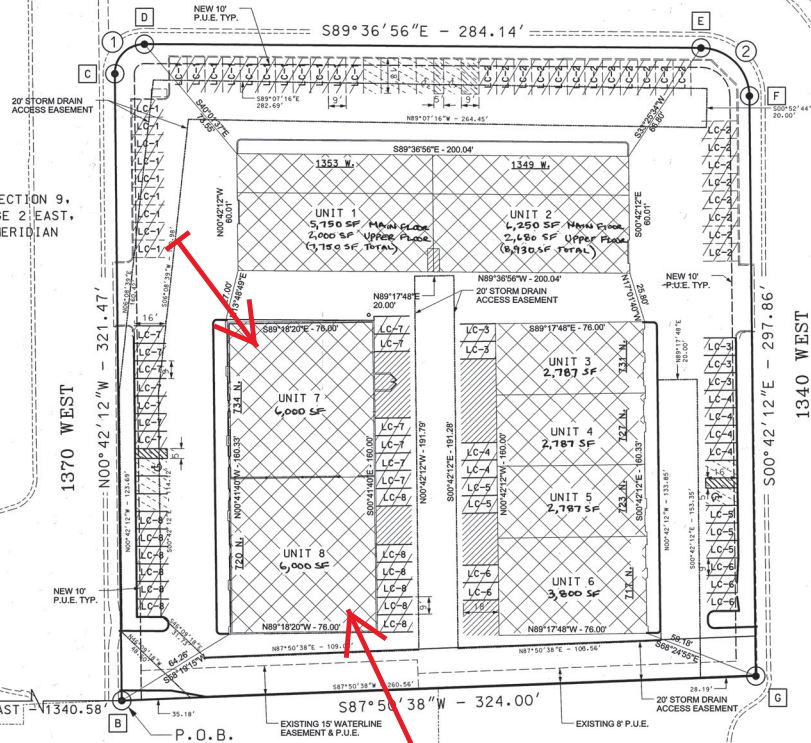
#	DELTA	RADIUS	LENGTH	CHORD	BEARING
C1	91°04'05"	15.00	23.84	21.41	N44°50'28"E
C2	88°55'06"	25.00	38.80	35.02	S45°09'53"E

STATE OF UTAH #351416-0001

760 NORTH

S89°36'56"E - 284.14'

WEST QUARTER CORNER SECTION 9, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN

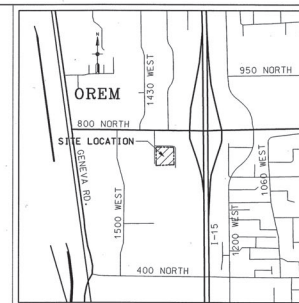


UTAH NATIONAL PARKS COUNCIL #421022-0005

UTAH NATIONAL PARKS COUNCIL #421022-0006

BOYDEAN FRAZIER #421022-0007

BOYDEAN FRAZIER #3511701-0001



VICINITY MAP

SURVEYOR'S CERTIFICATE
I, BARRY ANDREASON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 16625 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT AT THE REQUEST OF THE OWNER OF BELOW DESCRIBED LAND, THAT THE BOUNDARY DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH WILL BE CONSTRUCTED EVELYN OREM CREATIVE PARK, A UTAH CONDOMINIUM PROJECT; THAT THE PLAT FOR SAID CONDOMINIUM PROJECT, (CONSISTING OF 4 SHEETS), IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13(1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT; AND THAT THE REFERENCE MARKERS SHOWN ON SAID MAP ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR REESTABLISH THIS SURVEY.

OCT 24 2019 DATE
Barry Anderson (SEE SEAL BELOW)
BARRY ANDREASON (SEE SEAL BELOW)

BOUNDARY DESCRIPTION
BEGINNING AT A POINT WHICH IS SOUTH 00°47'56" EAST ALONG THE SECTION LINE 612.36 FEET AND EAST 1340.58 FEET FROM THE WEST QUARTER CORNER OF SECTION 9, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIANS; THENCE NORTH 00°45'12" WEST 321.47 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 23.84 FEET THROUGH A CENTRAL ANGLE OF 91°04'05", THE CHORD OF WHICH BEARS NORTH 44°50'28" EAST 21.41 FEET; THENCE SOUTH 88°55'06" EAST 284.14 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT 38.80 FEET THROUGH A CENTRAL ANGLE OF 88°55'06", THE CHORD OF WHICH BEARS SOUTH 45°09'53" EAST 35.02 FEET; THENCE SOUTH 00°42'12" EAST 297.86 FEET; THENCE SOUTH 87°50'38" WEST 324.00 FEET TO THE POINT OF BEGINNING.

AREA = 2.447 ACRES (106,569.81 SQ. FT.)
OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DESCRIBED HEREON AS Bridge Over Creekline Park, A UTAH CONDOMINIUM PROJECT LOCATED ON SAID TRACT OF LAND, HAVE CAUSED A SURVEY TO BE MADE AND A PLAT MAP TO BE PREPARED, DO HEREBY GIVE OUR CONSENT TO THE RECORDATION OF THIS PLAT AND SUBMIT THIS PROPERTY TO THE UTAH CONDOMINIUM OWNERSHIP ACT.

UTILITY DEDICATION
THE UNDERSIGNED OWNERS OF THE PARCEL OF LAND WHICH IS SHOWN UPON THIS PLAT DO HEREBY OFFER AND CONVEY TO ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT AND RIGHT-OF-WAY AS SHOWN BY THE AREAS MARKED "COMMON AREA" (INCLUDING UTILITY EASEMENTS) ON AND WITHIN THIS PLAT FOR CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER AND WATER LINES, APPURTENANCES, TOGETHER WITH THE RIGHT-OF-WAY ACCESS THERETO.

RESERVATION OF COMMON AREA
THE UNDERSIGNED OWNERS, IN RECORDING THIS PLAT MAP, HAS DESIGNATED CERTAIN AREAS OF LAND AS COMMON AREAS, INTENDED FOR USE BY OWNERS OF THE CONDOMINIUM UNITS WITHIN THE PROJECT, THEIR GUESTS AND INVITEES, AND ARE HEREBY RESERVED FOR THEIR COMMON USE AND ENJOYMENT AS MORE FULLY SET FORTH AND PROVIDED IN THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM APPLICABLE TO THE PROJECT.

DATED: November 4, 2019
OWNER: TWENTY-FIVE PROPERTIES LLC
BY: ERIC S. BUDGE, Managing Member
BY: THOMAS R. PAINTER, Manager
BY: DAN MECHAM, Member
BY: ROBERT S. EVELYN, Member
BY: DUBRA PUFFO, Notary Public

ACKNOWLEDGEMENT
STATE OF UTAH } S.S.
COUNTY OF UTAH }
ON THE 4th DAY OF November, 2019, A.D. Eric S Budge PERSONALLY APPEARED BEFORE ME THE SIGNER OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES 11-18-2021 Dubra Puffo NOTARY PUBLIC COMMISSION # 678071 (SEE SEAL BELOW)

ACKNOWLEDGEMENT
STATE OF UTAH } S.S.
COUNTY OF UTAH }
ON THE 5th DAY OF November, 2019, A.D. Thomas R Painter PERSONALLY APPEARED BEFORE ME THE SIGNER OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES 11-18-2021 Dubra Puffo NOTARY PUBLIC COMMISSION # 678071 (SEE SEAL BELOW)

ACKNOWLEDGEMENT
STATE OF UTAH } S.S.
COUNTY OF UTAH }
ON THE 5th DAY OF November, 2019, A.D. Robert S Evelyn PERSONALLY APPEARED BEFORE ME THE SIGNER OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES 11-18-2021 Dubra Puffo NOTARY PUBLIC COMMISSION # 678071 (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL
APPROVED THIS 11th DAY OF November, A.D. 2019, BY THE PLANNING COMMISSION
Robert S Evelyn CHAIRMAN, PLANNING COMMISSION
Dubra Puffo DIRECTOR-SECRETARY

ACCEPTANCE BY THE CITY OF OREM
THE CITY OF OREM, COUNTY OF UTAH, APPROVES THIS PROJECT AND HEREBY ACCEPTS THE DECLARATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 12th DAY OF November, A.D., 2019
APPROVED Steve C Bell ATTEST Janet
CITY ENGINEER (SEE SEAL) CITY RECORDER (SEE SEAL)

CONDITIONS OF APPROVAL

OCCUPANCY RESTRICTION NOTICE
THE CITY OF OREM HAS AN ORDINANCE WHICH RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN THIS SUBDIVISION, ACCORDING, IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCE ISSUED BY THE CITY.

APPROVAL AS TO FORM
Steve C Bell 11/18/19
CITY ATTORNEY DATE

ACKNOWLEDGEMENT
STATE OF UTAH } S.S.
COUNTY OF UTAH }
ON THE 4th DAY OF November, 2019, A.D. Dan mecham, PERSONALLY APPEARED BEFORE ME THE SIGNER OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.
MY COMMISSION EXPIRES 11-18-2021 Dubra Puffo NOTARY PUBLIC COMMISSION # 678071 (SEE SEAL BELOW)

SHEET 1 OF 4
EVELYN OREM CREATIVE PARK
A UTAH CONDOMINIUM PROJECT
OREM CITY UTAH COUNTY, UTAH
SCALE: 1" = 30 FEET
SUPERVISOR'S SEAL: 10/21/19 BARRY ANDREASON
NOTARY PUBLIC SEAL: Dubra Puffo
CITY-COUNTY ENGINEER SEAL: 11/18/19
CITY OF OREM SEAL: 11/18/19
CORPORATE SEAL: 11/18/19
STATE OF UTAH SEAL

LEGEND

- FOUND BRASS CAP
 - SET 5/8" REBAR AND CAP
 - PROPERTY BOUNDARY
 - SECTION LINE
 - PRIVATE AREA
 - COMMON AREA (UTILITY EASEMENT)
 - LIMITED COMMON ACCESS WAY
 - LIMITED COMMON PARKING SPACES
 - COMMON PARKING SPACES
 - 102 TOTAL PARKING STALLS
- NOTES:
ALL AREAS NOT COVERED BY BUILDINGS SHALL BE A PUBLIC UTILITY EASEMENT

STATE PLANE COORDINATE TABLE

LTR	NORTHING	EASTING	DESCRIPTION
A	720698.08	1934960.46	W.P. COR. SEC. 9, T6S., R2E.
B	720085.95	1936309.18	BOUNDARY A.P.
C	720407.31	1936305.24	BOUNDARY A.P.
D	720422.49	1936320.33	BOUNDARY A.P.
E	720420.58	1931157.77	BOUNDARY A.P.
F	720395.90	1936629.21	BOUNDARY A.P.
G	720098.14	1936632.87	BOUNDARY A.P.

GRID FACTOR = 0.999714331

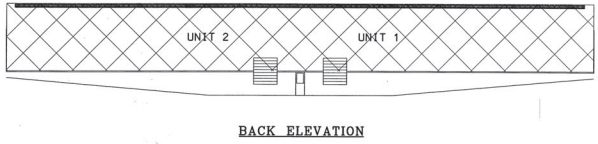
MW-BROWN ENGINEERING, INC.
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 170 North, Orem UT 84057

SHEET 1 OF 4
16833

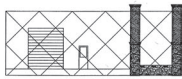
Sec. 9-6-2E TA 070 20K (TP&E, L.C. Commercial Code)

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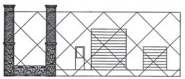
NOTE:
 1. MAIN SEPARATION WALL TO BE API PANEL WALL FLAME SPREAD (ASTM E-84) - 25, CLASS 1 RATING.
 2. BUILDING WILL BE SPRINKLERED.



BACK ELEVATION



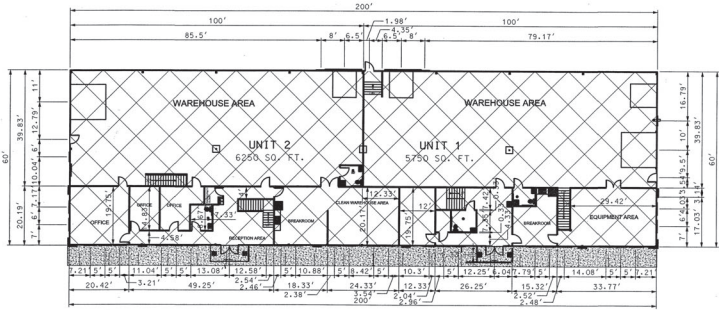
LEFT ELEVATION



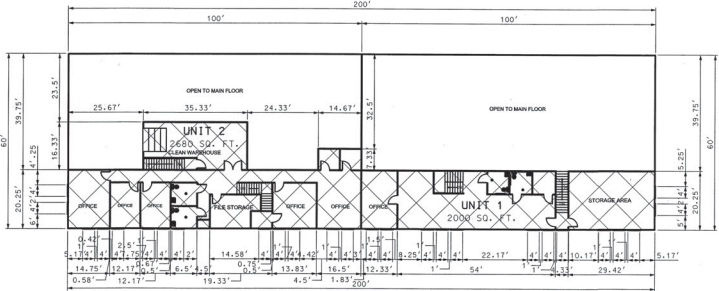
RIGHT ELEVATION



FRONT ELEVATION



MAIN FLOOR PLAN



UPPER FLOOR PLAN

DLT 119902/000107 11/16/03
 JEFFERY SMITH
 UTAH COUNTY REGISTERED
 2017 Nov 15 10:05 AM FEE 7.00 (0.00) AS
 RECORDED FOR DEED CITY 1000000000

- LEGEND**
- PRIVATE AREA UNIT 1 (7750 SQ. FT.)
 - PRIVATE AREA UNIT 2 (8930 SQ. FT.)
 - COMMON AREA (WALLS)

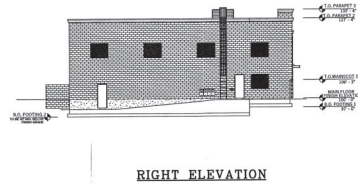
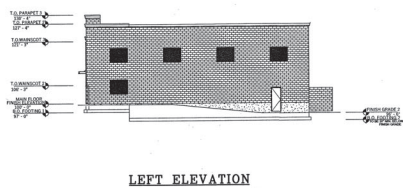
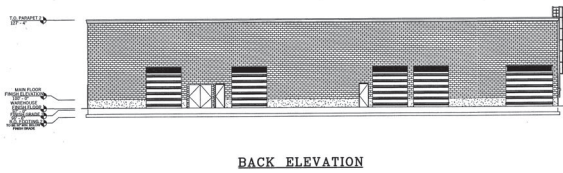
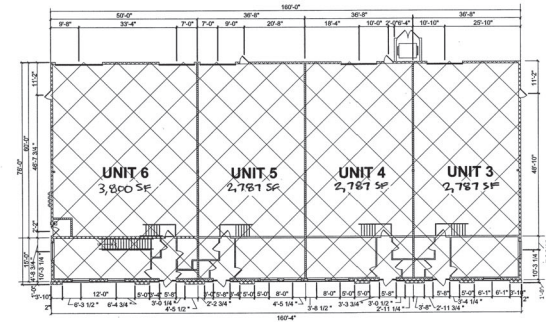
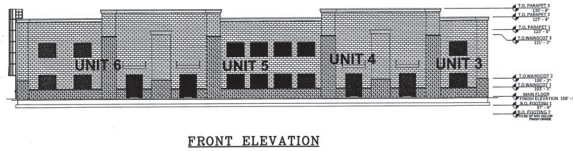


16833 SHEET 2 OF 4

**EVELYN OREM
 CREATIVE PARK**
 A UTAH CONDOMINIUM PROJECT

OREM CITY UTAH COUNTY, UTAH
 SCALE: 1" = 20 FEET

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LEGEND
 [Hatched Box] PRIVATE AREA
 [White Box] COMMON AREA (WALLS)

16833 SHEET 3 OF 4
 SHEET 3 OF 4
EVELYN OREM
CREATIVE PARK
 A UTAH CONDOMINIUM PROJECT
 OREM CITY UTAH COUNTY, UTAH
 SCALE: 1" = 20 FEET

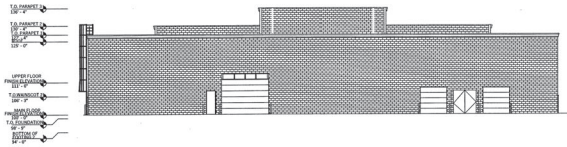


ENT 11998212019 Pg. 4 16833
 JEFFERY SMITH
 UTAH COUNTY RECORDER
 2019 Nov 25 10:10 AM REC. 211 BY RM
 RECORDED FOR GREY CITY CONDO ITEM

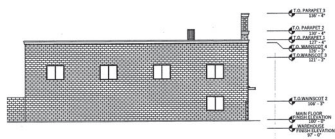
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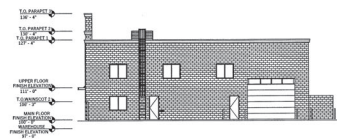
FRONT ELEVATION



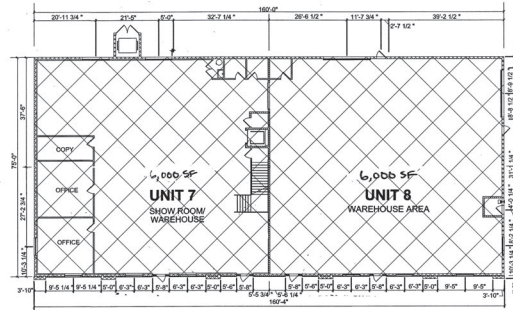
BACK ELEVATION



LEFT ELEVATION





RIGHT ELEVATION



MAIN FLOOR PLAN

LEGEND

-  PRIVATE AREA
-  COMMON AREA (WALLS)

16833 SHEET 4 of 4
SHEET 4 OF 4



**EVELYN OREM
CREATIVE PARK**
A UTAH CONDOMINIUM PROJECT

OREM CITY, UTAH COUNTY, UTAH
SCALE: 1" = 20 FEET

DT 11928012019 No. 16833
JEFFERY SHIVA
UTAH COUNTY RECORDER
307 West 1000th Ave. Ste. 2110 Salt Lake City, UT 84119
REG. FOR SHER CITY CORP. 11/13/19