

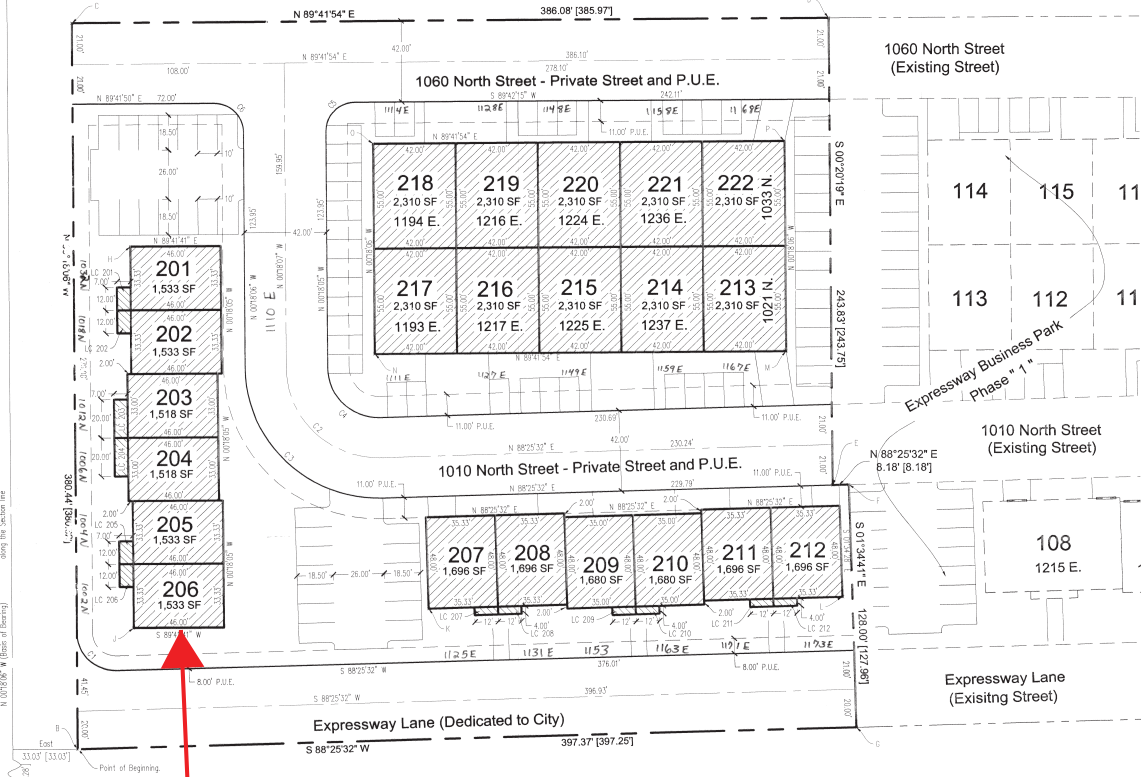


NORTH
1" = 30'

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.

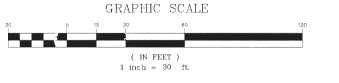
Northwest corner Section 17, Township 8 South Range 3 East S.L.B. & M.

Future Development



Vicinity Map

Note: All culinary water and pressurized irrigation lines up to and including the meter, all sanitary sewer mains, all electric meters, and electric and SFCA communication service lines up to the mast on overhead installations and to the top of the meter base for underground installations are dedicated to Spanish Fork City.



| Curve | Radius | Length | Tangent | Chord | Bearing | Delta |
|-------|--------|--------|---------|-------|---------------|-----------|
| E1 | 20.00 | 31.86 | 20.45 | 28.60 | S 45°56'17" E | 91°16'22" |
| E2 | 47.00 | 74.87 | 48.06 | 67.20 | S 45°56'17" E | 91°16'21" |
| E3 | 48.00 | 108.22 | 69.57 | 97.27 | S 45°56'17" E | 91°16'18" |
| E4 | 26.00 | 41.42 | 26.58 | 37.18 | N 45°56'17" E | 91°16'21" |
| E5 | 15.00 | 23.56 | 15.00 | 21.21 | S 44°41'51" W | 90°00'09" |
| E6 | 15.00 | 23.56 | 15.00 | 21.21 | S 49°17'30" W | 89°59'43" |

Note: All Water lines up to and including the meter, all Sewer mains, Pressurized Irrigation lines up to and including the stop and waste valve, all electric meters, and all electric service lines up to the mast on overhead installations and to the top of the meter base for underground installations, are to be dedicated to the City of Spanish Fork.

- Private Area
- Limited Common Area
- Common Area

Developer
Expressway Business Park, LLC
1207 Expressway Lane
Spanish Fork, UT
84660

Prepared by

Dudley & Associates, Inc.
Orem, Utah
353 East 1200 South
801-224-1252

Board of Health
Approved subject to the following described conditions: _____
City - County Health Department

Fire Marshal
Approved subject to the following described conditions: _____
Fire Marshal

Planning Commission Approval
Approved this 5th day of November, A.D. 2023, by the Spanish Fork City Planning Commission.
Director: *Emmett P. ...* Chairman, Planning Commission Resolution No. _____
City Planner

Conditions of Approval

Surveyor's Certificate
I, Roger S. Dudley, do hereby certify that I am a Registered Land Surveyor, and that I have certified No. 113266 as prepared under the laws of the State of Utah. I further certify that at the request of the owner of the above-described land, I performed a Survey of said land that the boundary description shown correctly describes the land and area which was intended to be conveyed. I have also prepared a plat of said land, which is a true and correct copy of the original survey map for said Condominium Project, consisting of 10 lots, 5, recorded and complies with the provisions of Section 31-3-1(1) of the Utah Condominium Ownership Act, and that the reference markers shown on said map are located as shown and are sufficient to retrace precise boundaries of the survey.

Date: *May 14, 2023*
Registered Land Surveyor (see seal below)

Boundary Description
Commencing at a point located North 07°50'00" West along the Section line 34.28 feet and East 33.03 feet from the West quarter corner of Section 17, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence North 07°50'00" West 386.44 feet; thence North 89°41'54" East 386.38 feet; thence South 07°20'19" East 242.83 feet; North 89°25'33" East 8.18 feet; thence South 07°54'41" East 128.08 feet; thence South 89°25'33" West 297.37 feet to the point of beginning.

Area: 146,494 sq. ft. or 3.36 Acres
Books of Bearing = North 07°50'00" West along the Section line

Owner's Certificate and Dedication
The undersigned owner (owner), without regard to number of grantees of the above-described land hereby certifies that owner has caused a survey to be made of said land and this record of Survey Map ("Map") and Declaration of Condominium ("Declaration") to be prepared for a Utah Condominium Project (the "Project"), and hereby certifies to the correct preparation of the Map and Declaration and hereby submits the described land to the provisions of the Utah Condominium Ownership Act, owner hereby dedicates and grants to the public, as defined in the Map and Declaration, all other streets or areas shown on the Map to be private use intended for use only by owners of Condominium Units within the project, their guests and invitees, as reflected in the provisions of the Declaration.

Utility Dedication
The undersigned owner hereby offers and conveys to all Public Utility Agencies, their successors and assigns, a permanent easement and right of way in and to those areas indicated on the map as "Common Areas" (including private streets and private driveway) for the construction and maintenance of approved public utilities and appurtenances, together with the right of access thereto.

Reservation of Common Areas
The undersigned owner, in recording this record of Survey Map, has designated certain areas of land as Private Driveways, Streets and other common areas intended for use by owners of the Condominium Units within the project, their guests and invitees, and hereby reserves for their common use and enjoyment to more fully set forth and provided in the provisions of the Declaration of Condominium applicable to the project.

Approved: *Emmett P. ...*
President
General Partner (if partnership)
Manager (if limited liability company)
REED H. LARSEN, V.P.
HOEMEHRD FUNDING CORP., MANAGER

Acknowledgment
STATE OF UTAH } S.S.
COUNTY OF UTAH }
On the 14th day of October, A.D. 2023, personally appeared before me the signers of the foregoing declaration who, after acknowledging to me that they did execute the same.

My Commission Expires *09-14-05*
Johann M. Cleveland
Notary Public (See Seal Below)

Acceptance by the City of Spanish Fork
Approved this 20th day of April, 2023, by Spanish Fork City, approved this subdivision and hereby accepts the dedication of all Streets, Easements, and other Public Land intended by public provision for the public use of the public. The City recognizes that this plat creates ownership of property with the dedication shown herein this day of 4/20/23.

Emmett P. ... Approved: *Jessica ...*
City Manager City Recorder
Paul P. Clark
City Recorder

Occupancy Restriction Notice
The City of Spanish Fork 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 occupancy issued by the City.

Phase * 2 *

Expressway Business Park

Condominiums
Spanish Fork _____ Scale: 1" = 30 Feet Utah County, Utah

Prepared by Dudley and Associates, Inc. Orem, Utah

SLF17-23-126-113266