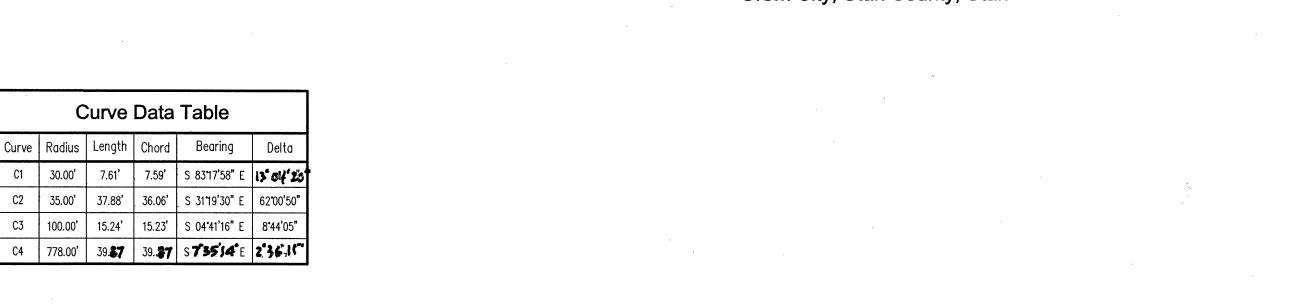
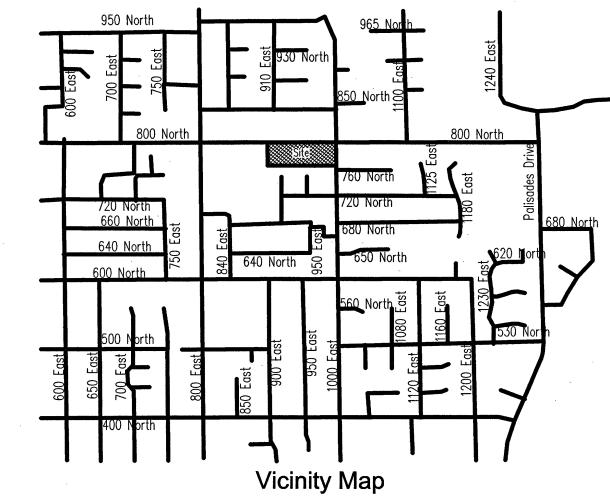


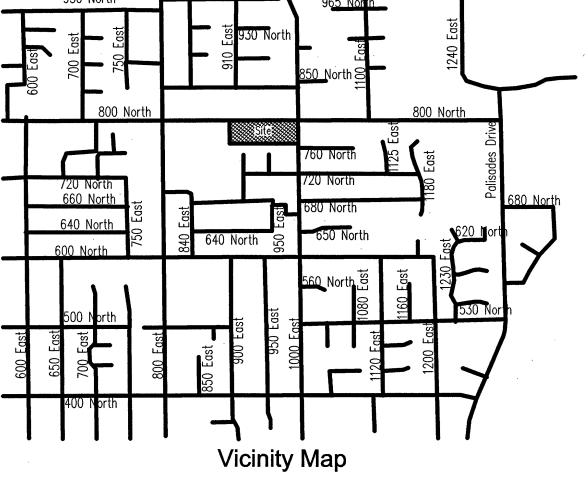
West quarter corner

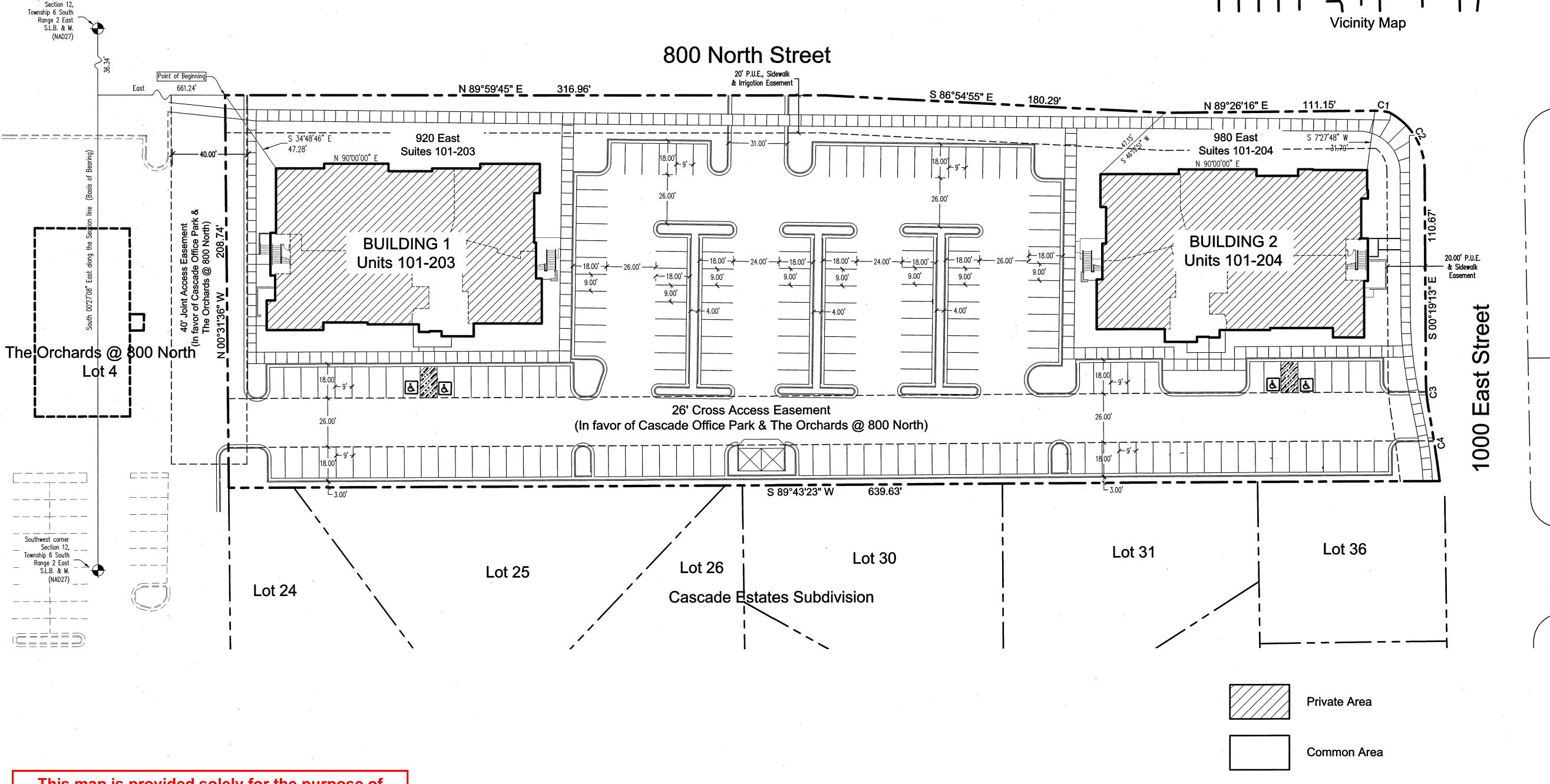
Cascade Office Park Condominiums Located in the Southwest quarter of Section 12, Township 6 South, Range 2 East, Salt Lake Base and Meridian

Orem City, Utah County, Utah









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

Questar Gas Company

Questar approves this plat solely for the purpose of confirming that the plat contains Public Utility Easements. Questar may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provide by law or equity. This approval does not constitute acceptance, approval, or acknowledgement of any terms contained in the plat. Includes those set forth in the owners dedication and the notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Questar's Right-of-Way departments at 800-366-6532.

1. Pursuant to Utah Code, Ann. 54—3—27 this Plat conveys to the owner(s) or operators of utility facilities a Public Utility Easement along with all the rights and duties described thereon. Pursuant to Utah Code Ann. 17-27A603(4)C(B) Rocky Mountain Power accepts delivery of the PUE as described in this plat solely for the purpose of confirming that the plat contains Public Utility Easements and approximates the location of the Public Utility Easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve the development. This approval does not affect any right that Rocky Mountain Power has under.

- The law applicable to the prescriptive rights.
- Title 54, Chapter 8A, Damage to underground facilities or

d. Any other provision of law.

Surveyor's Certificate

I, Roger D. Dudley, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 147089 as prescribed under the laws of the State of Utah. I further certify: that at the request of the owner of the below—described land, I performed a Survey of said land: that the boundary description below correctly describes the land surface upon which will be constructed CASCADE OFFICE PARK CONDOMINIUMS PLAT "A" AMENDED, A Utah Condominium Project, that the record of survey map for said Condominium Project, consisting of three(3) page(s), 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. Date 6-5-2020

Boundary Description

Commencing at a point located South 00°27'08" East along the Section line 36.34 feet and East 661.24 feet from the West quarter corner of Section 12, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence along 800 North Street the following 3 courses: North 89'59'45" East 316.96 feet, South 86'54'55" East 180.29 feet, North 89'20'16" East 111.45 feet; thence along the arc of a 30.00 foot radius curve to the right 7.61 feet (chord bears South 8317'58" East 7.59 feet); thence along the arc of a 35.00 foot radius curve to the right 37.88 feet (chord bears South 3119'30" East 36.06 feet); thence South 0019'13" East along 1000 East Street 110.67 feet; thence along the arc of a 100.00 foot radius curve to the left 15.25 feet (chord bears South 04'41'16" East 15.23 feet); thence along the arc of a 778.00 foot radius curve to the right 39.87 feet (chord bears South 7 35 14 East 39.87 feet); thence South 89 43 23" West along Cascade Estates Subdivision 639.63 feet; thence North 00 31 36" 1425 along The Orchards at 800 North Subdivision 208.74 to the point of

AREA=129,198 sq. ft. or 2.97 acres

Owner's Certificate and Dedication

The Undersigned owner ("owner", without regard to number of gender) 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" and Declaration of Condominium ("Declaration") to be prepared for CASCADE OFFICE PARK CONDOMINIUMS PLAT "A" AMENDED , A Utah Condominium Project (the "Project"); owner hereby consents to the concurrent recordation of the Map and Declaration and hereby submits the described land to the provisions of the Utah Condominium Ownership Act: owner hereby dedicates any public streets reflected on the map for the use by the General Public and Declares all other driveways or private streets reflected on the Map to be private and 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 reflected on the map as "Common Areas" (including private streets and private driveways) 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 are hereby reserved for their common use and enjoyment as more fully set forth and provided in the provisions of the Declaration of Condominium

Dated: 6-10- 2020 Kenneth B. Harris (Building 1-Unit 203) Rose Properties Orem LLC (Building 1-Units/61/167)
(Manager) Kama & Rose Mcclaren Development LLC (Building 1-Unit 104)
(Manager) Dustin
Mac 3: 11 i vray Provo Canyon Holdings LLC (Building 1-Units 202)
(Manager)

Acknowledgment

STATE OF UTAH) COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 16 day of June have the authority to execute this instrument.

My Commission Expires 3-1-24

Notary Public

Planning Commission Approval

Acceptance by the City of Orem

Approved this <u>25</u>th day of <u>June</u>, 20<u>20</u>, by Orem City, 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.



SURVEYOR'S SEAL

Approved as to Form

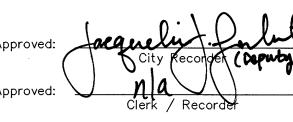
City Attorney

Plat Vacation Notice

Plat "A", Cascade Office Park Condominiums. Plat "A", Cascade Office Park Condominiums is hereby Vacated.

The City of Orem is satisfied that neither the public nor any person will be materially injured by the Vacation of

17192 1.53



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 occupancy issued by the City.

SHEET 1 OF 3 SHEET(S)

Plat "A Amended"

INTERPOLATION

Plat "A Amended"

JEFFERY SMITH

UTAH COUNTY RECORDER

2020 Aug 04 4:26 pm FEE 178.00 BY MA

RECORDED FOR OREM CITY CORPORATION

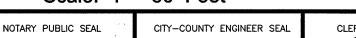
Cascade Office Park

Including a Vacation of , Plat A, Cascade Office Park Condominiums

Condominiums

Orem City, Utah County, Utah

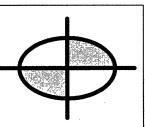
Scale: 1" = 30 Feet







DUDLEY AND ASSOCIATES ENGINEERS PLANNERS SURVEYORS 353 EAST 1200 SOUTH, OREM, UTAH 801-224-1252



Rocky Mountain Power

- a. A Recorded Easement or Right-of-Way.

AMPHIN YOR A STATE AMPHI	LEVEL 2 FLOOR ELEVATION 112'-10" LEVEL 2 FLOOR ELEVATION 110"-0" LEVEL 1 CELING ELEVATION 110"-0"
	LENEL 1 ROOR BLEVATION 1007-0" \$ LENEL 1 ROOR BLEVATION 1007-0"
WEST ELEVATION	EAST ELEVATION 1/8"=1'-0"
UNIT 202 UNIT 203	ATION 112'-10' \$\text{L 2 FLOOR BLEVATION 112'-10'} \text{UNIT 203}
UNIT 101 UNIT 104	UNIT 103 UNIT 102 DENEL 1 ROOR ELEMATION 1007-07
SOUTH ELEVATION	NORTH ELEVATION
1/8"=1'-0"	1/8"=1'-0"
N 90°00'00" E N 90°00'00" E 1.50' 34.00' / 8 1.50' 0.50' 31.50' / 0.50'	2.50' (34,00') (4.17' 1.50') (2.67' 31.50')
25.50°	
\$\frac{1}{2}\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	202 N 75'00'00" W 9,74' Private Area

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

BUILDING 1

Main Floor

171922083

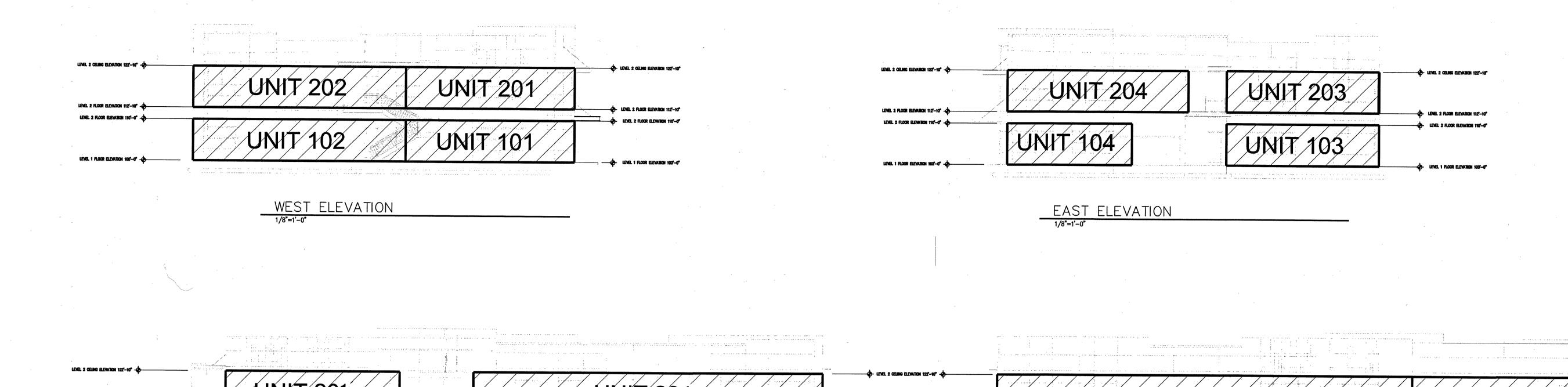
DUDLEY AND ASSOCIATES ENGINEERS PLANNERS SURVEYORS 353 EAST 1200 SOUTH, OREM, UTAH 801-224-1252

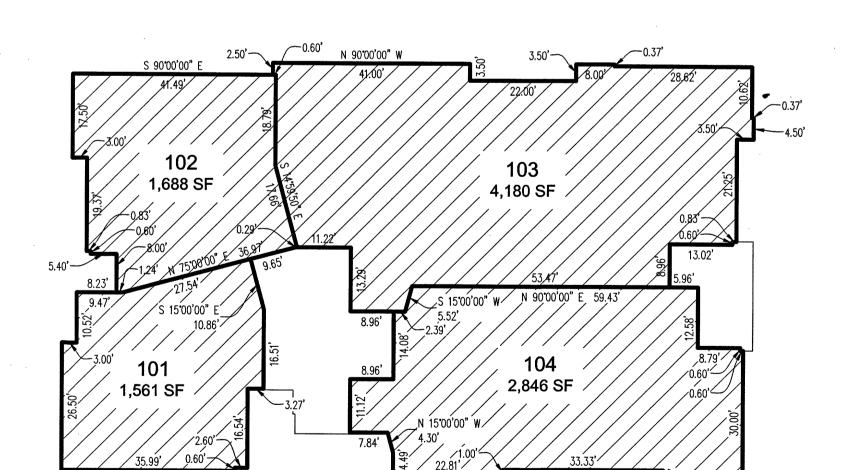
BUILDING 1 Second Floor

	SHEET	2	OF	3	SHE	ET	(5

Cascade Office Park Condominiums - Building 1

	1 -51, 11 17	11(1)
	ENTRY No.	
	STATE OF UTAH	COUNTY OF
	RECORDED AND F	ILED AT THE REQUEST OF
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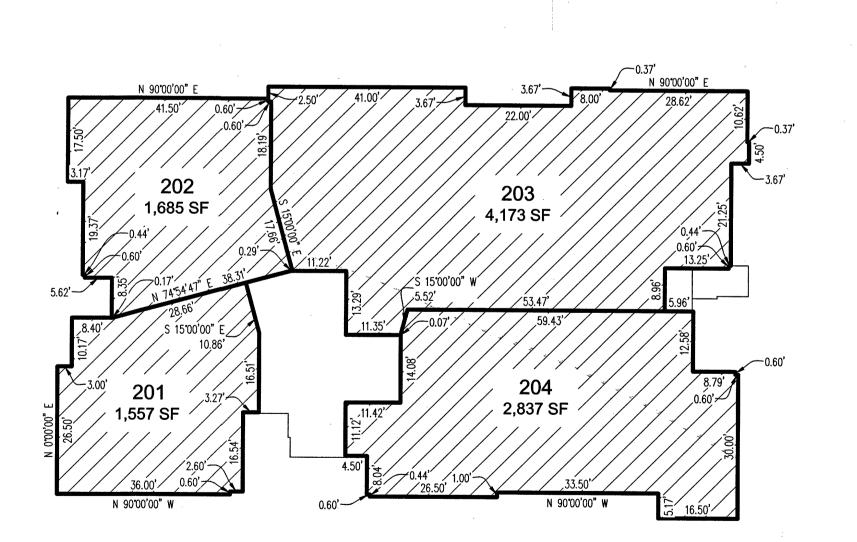




SOUTH ELEVATION

BUILDING 2 Main Floor

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NORTH ELEVATION

1/8"=1'-0"

Private Area

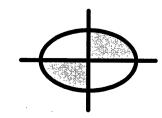
Common Area

ENT 113821:2020 Map # 17192
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Aug 04 4:26 pm FEE 178.00 BY MA
RECORDED FOR OREM CITY CORPORATION

BUILDING 2 Second Floor

171923053

DUDLEY AND ASSOCIATES ENGINEERS PLANNERS SURVEYORS 353 EAST 1200 SOUTH, OREM, UTAH 801-224-1252



SHEET 3 OF 3 SHEET(S)

Cascade Office Park Condominiums - Building 2

1 P/3 13 Printered					
·	ENTRY No.				
	STATE OF UTAH	COUNTY OF			
	RECORDED AND	FILED AT THE REQUEST OF			
DATE	TIME	MAP			
-	Fee	COUNTY RECORDER			