



UNIVERSITY PARKWAY (BYU DIAGONAL)

200 WEST ST.

300 WEST ST.

N.E. CORNER, SECTION 36, T6S, R2E, S.L.B. & M.
SOUTH 344.02'
EAST 124.00'
POINT OF BEGINNING
N 1/4 CORNER, SECTION 36, T6S, R2E, S.L.B. & M.

3911-47

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.

T-TABLE

NO.	BEARING	LENGTH
T1	S56°34'W	20.00
T2	N33°26'W	5.00
T3	S56°34'W	15.00
T4	S33°26'E	5.00
T5	S56°34'W	29.00
T6	N52°55'E	6.00
T7	S52°55'W	6.00
T8	S 0°50' 18"W	16.00
T9	S35°41' 10"E	11.41

TABLE OF COORDINATES OF POINTS OF BEGINNING OF INDIVIDUAL LOTS *

LOT NO.	SOUTHING	EASTING
LOT 11A	S. 886.77	E. 802.54
LOT 11B	S. 853.61	E. 852.55
LOT 11E	S. 715.66	E. 775.22
LOT 12A	S. 987.18	E. 806.98
LOT 12B	S. 943.76	E. 872.74
LOT 12C	S. 932.74	E. 889.43
LOT 13	S. 1031.57	E. 823.85
LOT 14	S. 1209.14	E. 936.61

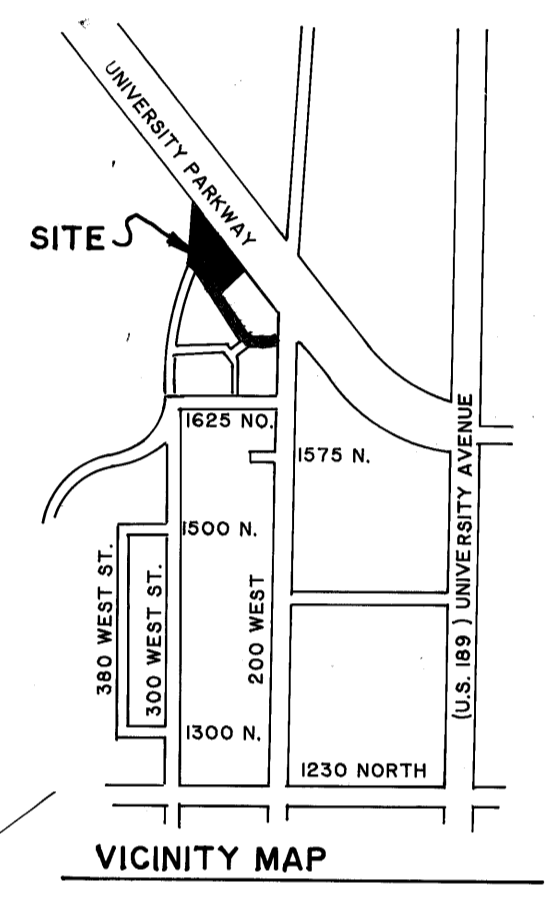
* BASIS OF BEARING IS EAST ALONG THE SECTION LINE AS IN BOUNDARY DESCRIPTION LISTED ABOVE.

LEGEND AND NOTES
ALL AREAS INCLUDED WITHIN THE BOUNDARIES OF THIS PLAT WHICH ARE NOT SPECIFICALLY DIMENSIONED AND IDENTIFIED AS "LOT" ARE COMMON AREAS.

NONE OF THE COMMON AREAS SHOWN ON THIS PLAT (THE WHOLE TRACT LESS THE LOTS) HAS BEEN OR IS BEING DEDICATED TO ANY GOVERNMENT AUTHORITY OR TO THE PUBLIC IN GENERAL.

ACCEPTANCE BY MAYOR
THE MAYOR OF THE CITY OF PROVO, COUNTY OF UTAH, ACCEPTS THIS RECORD OF SURVEY MAP OF PLAT "B" VILLAGE GREEN COMMERCIAL CENTER
THIS 9 DAY OF JUNE, A.D. 1989.
Joseph A. Jenkins
APPROVED BY MAYOR - JOSEPH A. JENKINS
Nicholas R. Jones
ATTEST CLERK/RECORDER
Nicholas R. Jones
APPROVED ENGINEER

RIGHT-OF-WAY DESCRIPTION
TOGETHER WITH AND SUBJECT TO A NON EXCLUSIVE AND PERPETUAL RIGHT-OF-WAY FOR ACCESS BY VEHICULAR AND PEDESTRIAN TRAFFIC OVER AND ACROSS THE ENTIRETY OF THE FOLLOWING DESCRIBED PROPERTY, BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 200 WEST STREET, PROVO, UTAH, WHICH BEGINNING POINT IS EAST ALONG THE SECTION LINE 169.52 FEET AND SOUTH 1372.92 FEET FROM THE NORTH 1/4 CORNER OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE WEST 121.41 FEET; THENCE S66°02'12"W 125.58 FEET; THENCE S10°28'48"E 82.15 FEET; THENCE S1°44'48"W 112.21 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 1625 NORTH STREET; THENCE N89°14'W ALONG SAID NORTH RIGHT-OF-WAY OF 1625 NORTH STREET 30.00 FEET; THENCE N89°09'42"W 267.86 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF 300 WEST STREET; THENCE N0°36'30"E 32.00 FEET; THENCE S89°09'42"E 285.00 FEET; THENCE S0°50'18"W 16.00 FEET; THENCE S35°41'10"E 114.80 FEET; THENCE N66°02'12"E 90.29 FEET; THENCE N35°41'10"W 158.15 FEET; THENCE N29°41'10"W 114.80 FEET; THENCE N35°41'10"W 185.62 FEET; THENCE S21°45'W 339.54 FEET; THENCE S87°36'30"W 26.30 FEET; THENCE N21°45'E 401.22 FEET; THENCE S35°41'10"E 233.25 FEET; THENCE S29°41'10"E 114.80 FEET; THENCE S35°41'10"E 159.78 FEET; THENCE EAST 143.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF 200 WEST STREET; THENCE S5°32'W ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF 200 WEST STREET, 34.16 FEET TO THE POINT OF BEGINNING.



SURVEYOR'S CERTIFICATE
I, ROGER D. DUDLEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 3553 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH HAS BEEN CONSTRUCTED PLAT "B" VILLAGE GREEN COMMERCIAL CENTER, A PLANNED UNIT DEVELOPMENT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THIS SURVEY.

BOUNDARY DESCRIPTION
BEGINNING AT A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF UNIVERSITY PARKWAY (BYU DIAGONAL), PROVO, UTAH, WHICH BEGINNING POINT IS EAST ALONG THE SECTION LINE 720.51 FEET AND SOUTH 544.02 FEET FROM THE NORTH 1/4 CORNER OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE S37°09'E ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID UNIVERSITY PARKWAY, 456.44 FEET; THENCE S54°18'50"W 212.14 FEET; THENCE S35°41'10"E 95.83 FEET; THENCE S29°41'10"E 114.80 FEET; S35°41'10"E 159.78 FEET; THENCE EAST 143.00 FEET; THENCE S5°32'W ALONG THE WESTERLY RIGHT-OF-WAY OF 200 WEST STREET 34.16 FEET; WEST 152.25 FEET; THENCE N35°41'10"W 180.05 FEET; THENCE N29°41'10"W 114.80 FEET; THENCE N35°41'10"W 239.76 FEET; N20°56'30"E 12.08 FEET; THENCE N3°36'30"E 184.00 FEET; THENCE N6°52'W 129.39 FEET; THENCE N4°02'E 64.97 FEET TO THE POINT OF BEGINNING.
AREA = 1.977 ACRES

BASIS OF BEARING - EAST ALONG THE SECTION LINE
4-26-89
DATE
SURVEYOR

OWNER'S CERTIFICATE OF CONSENT TO RECORD
KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DESCRIBED HEREON AS PLAT "B" VILLAGE GREEN COMMERCIAL CENTER, A PLANNED UNIT DEVELOPMENT LOCATED ON SAID TRACT OF LAND HAVE CAUSED A SURVEY TO BE MADE AND THIS RECORD OF SURVEY MAP CONSISTING OF SHEET(S) TO BE PREPARED, DO HEREBY GIVE OUR CONSENT TO THE RECORDATION OF THIS RECORD OF SURVEY MAP. IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 27 DAY OF April, A.D. 1989.
DENNIS W. REMINGTON

ACKNOWLEDGEMENT
STATE OF UTAH : S.S.
COUNTY OF UTAH
ON THE 25th DAY OF April, A.D. 1989, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.
MY COMMISSION EXPIRES: 12-31-89
NOTARY PUBLIC

UTILITY DEDICATION
OWNER(S) OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE PLAT OF PLAT "B" VILLAGE GREEN COMMERCIAL CENTER, A PLANNED UNIT DEVELOPMENT, DOES CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT AND DOES HEREBY OFFER AND CONVEY TO ALL PUBLIC UTILITY AGENCIES AND THEIR SUCCESSORS AND ASSIGNS A PERMANENT EASEMENT AND RIGHT-OF-WAY AS SHOWN BY THE AREAS MARKED "UTILITY EASEMENT" ON THE WITHIN PLAT FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN, ELECTRICAL, CABLE TELEVISION, TELEPHONE, NATURAL GAS, SEWER AND WATER LINES APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERE TO.

RESERVATION OF COMMON AREA
IN RECORDING THIS PLAT OF PLAT "B" VILLAGE GREEN COMMERCIAL CENTER, A PLANNED UNIT DEVELOPMENT, HAS DESIGNATED CERTAIN AREAS OF LAND AS COMMON AREAS, INTENDED FOR THE USE BY THE OWNERS IN PLAT "B" VILLAGE GREEN COMMERCIAL CENTER, FOR INGRESS, EGRESS, RECREATION, AND OTHER RELATED ACTIVITIES. THE DESIGNATED AREAS ARE NOT DEDICATED HEREBY FOR THE USE BY THE GENERAL PUBLIC BUT ARE RESERVED FOR THE COMMON USE AND ENJOYMENT OF THE OWNERS IN PLAT "B" VILLAGE GREEN COMMERCIAL CENTER AS MORE FULLY PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, APPLICABLE TO PLAT "B" VILLAGE GREEN COMMERCIAL CENTER SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS OFFICIAL PLAT AND BECOMES EFFECTIVE UPON THE DATE THAT THIS PLAT IS RECORDED IN THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH.

COMMUNITY DEVELOPMENT DIRECTOR APPROVAL
APPROVED THIS 14th DAY OF June, A.D. 1989, BY THE PROVO CITY COMMUNITY DEVELOPMENT DIRECTOR.
Sandra A. Gamble
DIRECTOR

SHEET 1 OF 1 SHEET(S)

PLAT "B" ENT. 7782 MAP # 3911
NINA B REID UTAH CO RECORDER BY BT
1990 MAR 14 2:18 PM FEE 23.00
RECORDED FOR H H MAGLEBY

VILLAGE GREEN COMMERCIAL CENTER

PLANNED UNIT DEVELOPMENT

PROVO CITY, UTAH COUNTY, UTAH

SCALE: 1" = 40 FEET

SURVEYOR'S SEAL, NOTARY PUBLIC SEAL, CITY-COUNTY ENGINEER SEAL, CLERK-RECORDER SEAL

PREPARED BY DUDLEY & ASSOCIATES, INC.