

**ACCEPTANCE BY MAYOR**

THE MAYOR OF THE CITY OF PROVO, COUNTY OF UTAH, ACCEPTS THIS RECORD OF SURVEY MAP OF EAST BAY "Y" P.U.D.

THIS 1 DAY OF Nov, A.D. 19 93

*Michael R. Hill*  
APPROVED BY MAYOR MICHAEL R. HILL

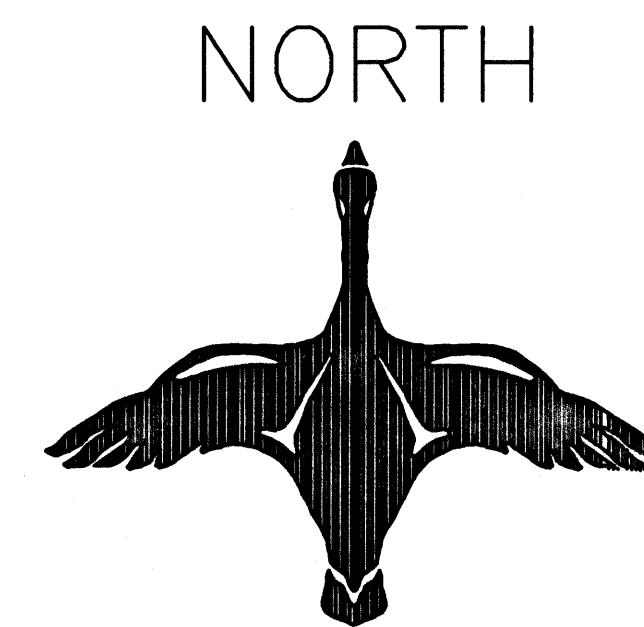
*Marilyn J. Perry* *Nicholas R. Jones*  
ATTEST CLERK RECORDER APPROVED ENGINEER

**COMMUNITY DEVELOPMENT DIRECTOR APPROVAL**

APPROVED THIS 3<sup>rd</sup> DAY OF November, A.D. 19 93, BY THE PROVO CITY COMMUNITY DEVELOPMENT DIRECTOR.

*Richard Smith*  
DIRECTOR

NOTE:  
INGREES/EGREES AND PARKING SHALL BE ESTABLISHED AS CROSS EASEMENTS.



STATE PLANE COORDINATE TABLE		CURVE DATA TABLE
PT NO.	Y(NORTHING)	
1	686,230.470	1,956,622.410
2	686,857.723	1,956,757.812
3	687,022.803	1,956,647.475
4	687,445.589	1,956,648.726
5	687,450.538	1,957,181.548
6	687,169.548	1,957,180.716
7	686,910.027	1,956,924.929
8	687,450.798	1,957,209.541
9	687,169.197	1,957,208.707
10	686,882.040	1,956,925.418
11	686,834.451	1,956,773.367

VICINITY MAP	

<p>CURVE A Δ = 88°49'49" R = 260.407' T = 255.144' L = 403.730' LC = 364.493' CHB = S 44°35'05" W</p> <p>CURVE B Δ = 32°45'30" R = 310.578' T = 91.286' L = 177.570' LC = 175.162' CHB = S 72°37'15" W</p> <p>CURVE C Δ = 88°49'49" R = 288.407' T = 282.578' L = 447.141' LC = 403.685' CHB = N 44°35'05" E</p> <p>CURVE D Δ = 32°45'30" R = 282.578' T = 83.056' L = 161.561' LC = 159.370' CHB = N 72°37'15" E</p>
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**SURVEYORS CERTIFICATE**

I, ALAN L. YORK, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 22-157438-2201 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH WILL BE CONSTRUCTED EAST BAY PLAT "Y" 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.

*Alan L. York*  
REGISTERED LAND SURVEYOR

**LEGAL DESCRIPTION**

BEGINNING AT A POINT ON THE NORTHWEST RIGHT OF WAY LINE OF 180/250 EAST STREET, PROVO, UTAH SAID POINT BEING NORTH 627.435 FEET AND EAST 135.442 FEET FROM THE SOUTHWEST CORNER OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE MERIDIAN.

THENCE NORTH 33 DEGREES 45 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 198.62 FEET ALONG A COMMON LINE BETWEEN PARCELS 16 AND 21 OF PLAT V (REVISED), FOR THIS COURSE AND THE NEXT COURSE;

THENCE NORTH 00 DEGREES 10 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 422.91 FEET TO THE SOUTH LINE OF THE U.S.P.S. PROPERTY;

THENCE NORTH 89 DEGREES 28 MINUTES 04 SECONDS EAST FOR A DISTANCE OF 533.00 FEET ALONG THE ABOVE DESCRIBED PROPERTY LINE TO THE WEST RIGHT OF WAY OF 250 EAST;

THENCE SOUTH 00 DEGREES 10 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 281.07 FEET ALONG THE RIGHT OF WAY LINE FOR THIS COURSE AND THE NEXT TWO COURSES;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 260.41 FEET AN ARC LENGTH OF 403.73 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 44 DEGREES 35 MINUTES 05 SECONDS WEST FOR A DISTANCE OF 364.49 FEET;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 310.58 FEET AND AN ARC LENGTH OF 177.57 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 72 DEGREES 37 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 175.16 FEET TO THE POINT OF BEGINNING.

SAID PROPERTY CONTAINS 6.24 ACRES MORE OR LESS.

THE BASIS OF BEARING IS SOUTH 37 DEGREES 15 MINUTES 07 SECONDS EAST FROM THE SOUTHWEST CORNER OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE MERIDIAN TO THE SPANISH FORK TRIANGULATION STATION.

ALL SUBJECT TO RESTRICTIONS, EASEMENTS, RIGHTS-OF-WAY, TITLE INSURANCE EXCEPTION REASONS.

**RESERVATION OF COMMON AREA**

PROVO CITY CORPORATION, IN RECORDING THIS PLAT OF EAST BAY PLAT "Y" A PLANNED UNIT DEVELOPMENT HAS DESIGNATED CERTAIN AREAS OF LAND AS COMMON AREAS INTENDED FOR THE USE BY THE OWNERS IN EAST BAY BUSINESS CENTER P.U.D. FOR BUSINESS, 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 EAST BAY BUSINESS CENTER P.U.D. AS MORE FULLY PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS APPLICABLE TO EAST BAY BUSINESS CENTER P.U.D. 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.

**OWNER'S DEDICATION**

PROVO CITY CORPORATION AND EAST BAY DEVELOPMENT COMPANY, INC. OWNERS OF THE PARCELS OF LAND WHICH IS SHOWN UPON THE PLAT OF EAST BAY PLANNED UNIT DEVELOPMENT, DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC AND DO HEREBY OFFER AND CONVEY TO ALL PUBLIC UTILITY AGENCIES THEIR SUBSIDORS AND ASSIGNS A PERMANENT EASEMENT AND RIGHT-OF-WAY AS SHOWN BY THE AREAS MARKED "UTILITY EASEMENT OR COMMON AREA" ON THE WITHIN PLAT FOR THE CONSTRUCTION AND MAINTENANCE OF SUBSTRANAN ELECTRICAL TELEPHONE CABLES, TELEVISION, NATURAL GAS, SEWER AND WATER APPURTENANCES TOGETHER WITH THE RIGHT OF ACCESS THERETO.

*Michael R. Hill*  
MAYOR - MICHAEL R. HILL

**ACKNOWLEDGEMENT**

STATE OF UTAH } S.S.  
COUNTY OF UTAH }  
ON THE 1 DAY OF Nov, A.D. 19 93 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES 1994 *Jacobson* NOTARY PUBLIC



ENT 37379 MAP # 5496  
NINA B REID UTAH CO RECORDER BY MB  
1994 MAY 4 3:12 PM FEE .00  
RECORDED FOR PROVO CITY

PLAT "Y"  
**EAST BAY**  
A REVISION OF A PARCEL 21, OF PLAT "V" REVISED  
PLANNED UNIT DEVELOPMENT  
PROVO CITY, UTAH COUNTY, UTAH  
SCALE 1" = 50 FEET

REGISTERED LAND SURVEYOR  
NO. 22-157438-2201  
\*ALAN L. YORK\*

NOTARY PUBLIC SEAL  
JACOBSON

REGISTERED PROFESSIONAL ENGINEER  
NICHOLAS R. JONES  
NO. 22-158577-2202  
UTAH

CLERK RECORDER SEAL  
UTAH COUNTY