

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.

SPRING CREEK VILLAGE SUBDIVISION

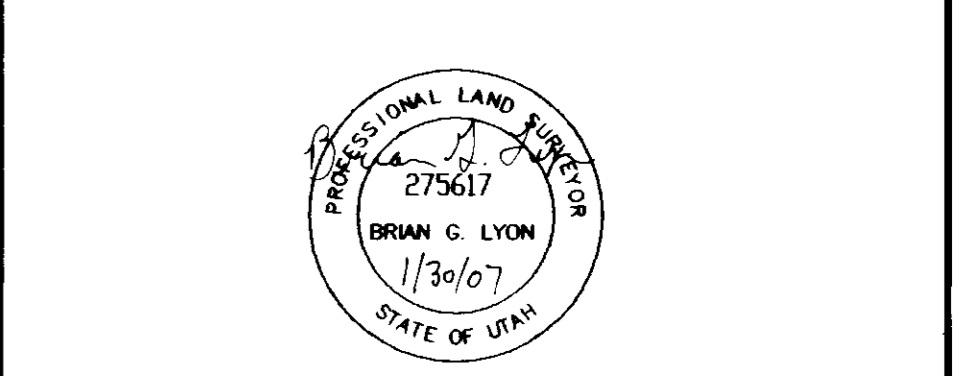
(A COMMERCIAL SUBDIVISION)
PROVIDENCE CITY, CACHE COUNTY, UTAH
PART OF BLOCK 34, PLAT "A" PROVIDENCE FARM SURVEY
LOCATED IN PART SECTION 10, TOWNSHIP 11 NORTH,
RANGE 1 EAST, SALT LAKE BASELINE AND MERIDIAN
FINAL PLAT

NOTES/NARRATIVE:
1. THIS SUBDIVISION IS SHOWN ON RECORD OF SURVEY 99-118.
2. THE BASIS OF BEARING IS N88°34'13"W BETWEEN A MONUMENT FOUND AT THE INTERSECTION OF 100 NORTH 200 WEST AND THE SW CORNER AMENDMENT NO. 3 TO SPRING CREEK CENTER SUBDIVISION, PHASE 1.
3. BEFORE BUILDING PERMITS WILL BE ISSUE FOR LOTS 4, 5 AND 6 THE DEVELOPER AND/OR OWNER(S) WILL NEED TO DELINEATE WETLANDS AND MEET PARKING REQUIREMENTS.
4. ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR A CULINARY WATER SYSTEM, SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, TELEPHONE SERVICE, CABLE TELEVISION SERVICE, GRADING AND LANDSCAPING, STORM DRAINAGE SYSTEMS, CURBS AND GUTTERS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS, SIGNAGE, STREET LIGHTING AND OTHER IMPROVEMENTS SHALL BE PAID FOR BY THE SUBDIVIDER.
5. SUBDIVISION SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS RECORDED IN BOOK 1146/PAGE 567 AND BOOK 1219/PAGE 104.
6. SIGN EASEMENT FOR PROVIDENCE THEATRES, LLC

LEGEND
--- BOUNDARY
--- EASEMENT
--- SETBACK
(198', B.R.) DEED RECORD DISTANCE
● FOUND REBAR AS NOTED
○ SET NAIL & WASHER LABELED LS275617 UNLESS NOTED OTHERWISE

NORTH
0 60
SCALE 1" = 60'-0"

SURVEYOR'S CERTIFICATE
I, Brian G. Lyon, a Registered Land Surveyor, hold Certificate No. 275617, as prescribed by the laws of the State of Utah, and do hereby certify that by authority of the owners, I have made a survey of the tract of land shown on this plat, which is accurately described therewith, and have subdivided said tract of land into lots and streets to be hereafter known as SPRING CREEK VILLAGE SUBDIVISION (A COMMERCIAL SUBDIVISION), and that the same has been surveyed and staked on the ground as shown on this plat.
Signed on this 30 day of Jan 2007.



BOUNDARY DESCRIPTION

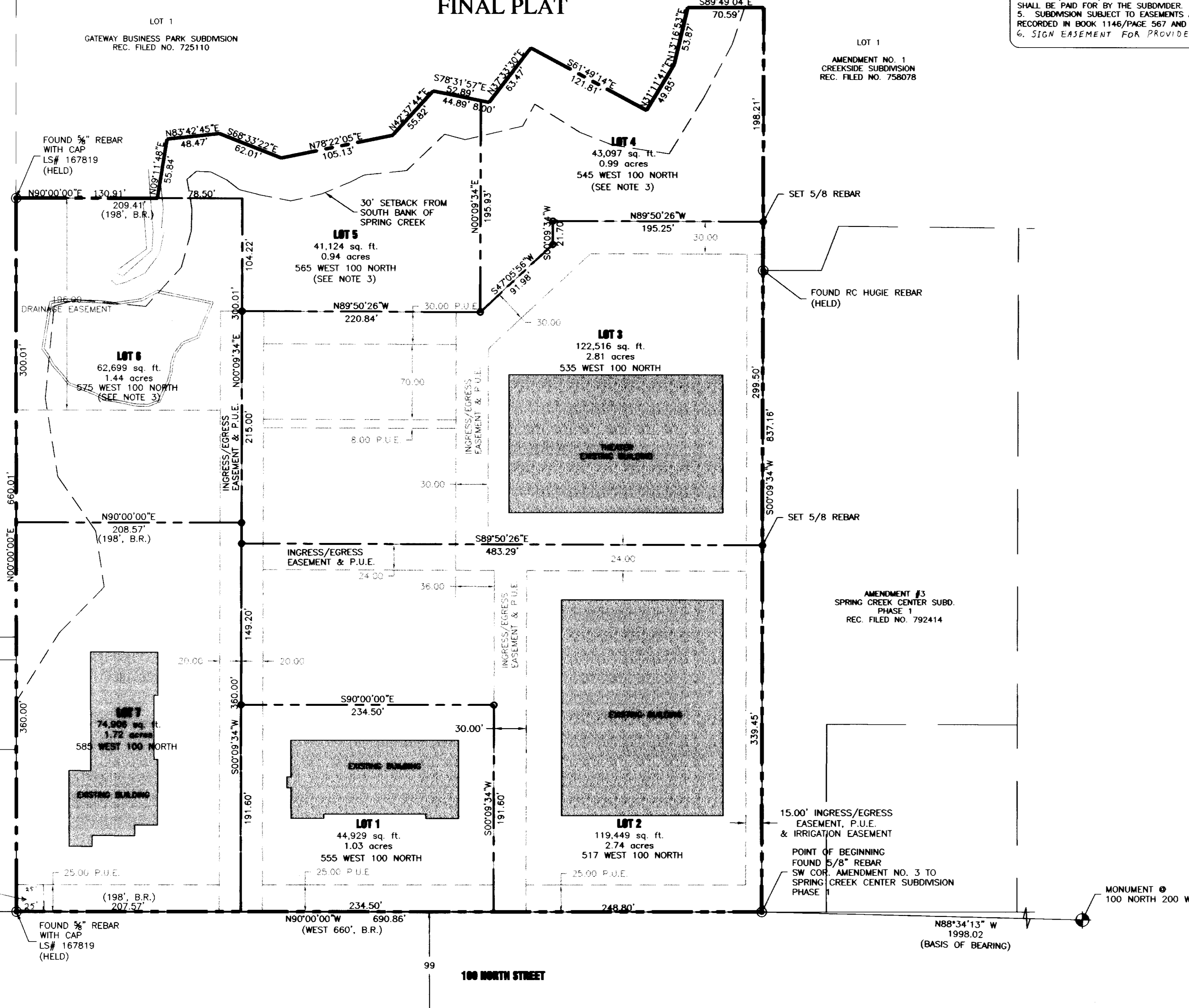
Part of Block 34, Plat "A", Providence Farm Survey located in Section 10, Township 11 North, Range 1 East, Salt Lake Baseline and Meridian described as follows:
Commencing at an existing monument at the intersection of 100 North and 200 West Street; thence N 88°34'13" W 1998.02 feet (Basis of Bearing) to the point of beginning at a found rebar at the Southwest Corner of Amendment No. 3 to Spring Creek Center Subdivision, Phase No. 1 recorded July 2, 2002 under instrument #792414 and running thence West 690.86 feet (West 660.00', By Record) along the north right-of-way line of 100 North Street to a found rebar in a north-south fence line; thence North 660.01 feet to a found Hansen rebar at the Southwest Corner Gateway Business Park Subdivision; thence East 130.91 feet along the south line of said Subdivision; thence N 09°11'48" E 55.84 feet; thence N 83°42'45" E 48.47 feet; thence S 68°33'22" E 62.01 feet; thence N 78°22'05" E 105.13 feet; thence N 42°37'44" E 55.82 feet; thence S 78°31'57" E 52.89 feet; thence N 37°33'30" E 63.47 feet; thence S 61°49'14" E 121.81 feet; thence N 31°11'41" E 49.85 feet; thence N 13°16'53" E 53.87 feet; thence S 89°49'04" E 70.59 feet to the west line of Creekside Subdivision; thence S 00°09'34" W 837.16 feet along the west line of Creekside Subdivision and Amendment No. 3 to Spring Creek Center Subdivision, Phase 1 to the point of beginning, containing 11.68 acres.

OWNER / DEVELOPER:
P&D DEVELOPMENT
517 W. 100 N.
PROVIDENCE, UT.

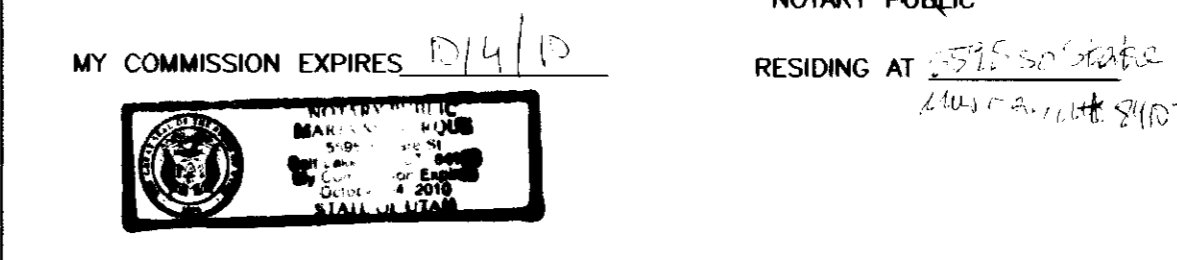
SPRING CREEK VILLAGE SUBDIVISION

(A COMMERCIAL SUBDIVISION)
PART OF BLOCK 34, PLAT "A",
PROVIDENCE FARM SURVEY
LOCATED IN PART SECTION 10,
TOWNSHIP 11 NORTH, RANGE 1 EAST,
SALT LAKE BASELINE AND MERIDIAN
FINAL PLAT

ALLIANCE CONSULTING ENGINEERS
760 WEST 200 NORTH SUITE B
LOGAN, UTAH 84321
(435) 755-5121



ACKNOWLEDGEMENT
STATE OF UTAH }
COUNTY OF Salt Lake }
ON THE 14 DAY OF Feb 2007, PERSONALLY APPEARED BEFORE ME Nathan L. Dantton WHO DULY ACKNOWLEDGED TO ME THAT THEY (HE/SHE) EXECUTED THE SAME.
NOTARY PUBLIC
MY COMMISSION EXPIRES 01/10/10
RESIDING AT 2515 So. State
2515 So. State
Salt Lake, UT 84119



ACKNOWLEDGEMENT
STATE OF UTAH }
COUNTY OF CACHE }
On this 15 day of February A.D. 2007, personally appeared before me, Richard A. Russell, personally appeared before me, the signer(s) of the above Owner's Dedication, who duly acknowledged to me that they signed it freely and voluntarily and for the purposes and intentions mentioned.
Notary Public

LIMITED LIABILITY ACKNOWLEDGEMENT
STATE OF UTAH }
COUNTY OF CACHE }
On this 15 day of February A.D. 2007, personally appeared before me, Richard A. Russell, who being by me duly sworn did say, for herself, that he is the Manager of Russell Properties Utah, LLC, a Oregon Limited Liability Company and that the within and foregoing instrument was signed on behalf of said Corporation by authority of its Articles of Organization and each duly acknowledged to me that said Limited Liability Company executed the same.
Notary Public

LIMITED LIABILITY ACKNOWLEDGEMENT
STATE OF UTAH }
COUNTY OF CACHE }
On this 15 day of February A.D. 2007, personally appeared before me, Richard A. Russell, who being by me duly sworn did say, for herself, that he is the Manager of Providence Theatres, LLC, a Utah Limited Liability Company and that the within and foregoing instrument was signed on behalf of said Corporation by authority of its Articles of Organization and each duly acknowledged to me that said Limited Liability Company executed the same.
Notary Public

LIMITED LIABILITY ACKNOWLEDGEMENT
STATE OF UTAH }
COUNTY OF CACHE }
On this 15 day of February A.D. 2007, personally appeared before me, Richard A. Russell, who being by me duly sworn did say, for herself, that he is the Manager of P&D Development, LLC, a Utah Limited Liability Company and that the within and foregoing instrument was signed on behalf of said Corporation by authority of its Articles of Organization and each duly acknowledged to me that said Limited Liability Company executed the same.
Notary Public

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENT THAT WE THE UNDERSIGNED, WHO ARE THE OWNERS OF THE TRACT OF LAND DESCRIBED HEREON, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, THE WHOLE TO BE HERINAFTER KNOWN AS SPRING CREEK VILLAGE SUBDIVISION, (A COMMERCIAL SUBDIVISION), DO HEREBY DEDICATE AND SET APART THE SAME AS A SUBDIVISION AND GRANT AND DEDICATE TO THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND DESCRIBED AS EASEMENTS ON SAID PLAT.
RUSSELL PROPERTIES UTAH, LLC
SAGERS FAMILY LIMITED PARTNERSHIP, A UTAH PARTNERSHIP
PROVIDENCE THEATRES LLC
JEFFREY W. BALLARD
P&D DEVELOPMENT LLC

COUNTY SURVEYOR APPROVAL
APPROVED THIS 22 DAY OF FEB 2007 BY THE CACHE COUNTY SURVEYOR.
CACHE COUNTY SURVEYOR

MAYOR APPROVAL
APPROVED THIS 24 DAY OF January 2007 BY THE PROVIDENCE CITY
PROVIDENCE CITY MAYOR

CITY ENGINEER APPROVAL
APPROVED THIS 14th DAY OF February 2007 BY THE PROVIDENCE CITY ENGINEER
PROVIDENCE CITY ENGINEER

UTILITIES APPROVAL
THE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE APPROVED.
QUESTAR REPRESENTATIVE
COMCAST CABLE REPRESENTATIVE
ROCKY MOUNTAIN POWER REPRESENTATIVE
QWEST COMMUNICATIONS REPRESENTATIVE

COUNTY RECORDER
STATE OF UTAH
COUNTY OF CACHE
THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORDING IN THE CACHE COUNTY RECORDERS OFFICE ON THE 22 DAY OF FEB 2007 AT 4:25 O'CLOCK AND IS DULY RECORDED
FILING NO. 937522
2007-2158
MICHAEL L. GLEED
COUNTY RECORDER

PLANNING COMMISSION APPROVAL
APPROVED BY THE CITY OF PROVIDENCE PLANNING COMMISSION COMMISSION THIS 24 DAY OF January 2007, A.D.
PROVIDENCE CITY ATTORNEY

CITY ATTORNEY APPROVAL
APPROVED THIS 16th DAY OF February 2007 BY THE PROVIDENCE CITY ATTORNEY
PROVIDENCE CITY ATTORNEY

ACKNOWLEDGEMENT
STATE OF UTAH }
COUNTY OF }
ON THE 16 DAY OF February 2007, PERSONALLY APPEARED BEFORE ME Richard A. Russell WHO DULY ACKNOWLEDGED TO ME THAT THEY (HE/SHE) EXECUTED THE SAME.
NOTARY PUBLIC
MY COMMISSION EXPIRES
RESIDING AT

DATE: JAN-2007
DRAWN BY:
REVIEW BY: BGL
JOB NO.
SHEET 1 OF 1 SHEETS