

# 200 CITYVIEW PLAT 'A'

LOCATED IN THE NORTHEAST QUARTER OF SECTION 12,  
TOWNSHIP 7 SOUTH, RANGE 2 EAST  
SALT LAKE BASE AND MERIDIAN  
PROVO, UTAH COUNTY, UTAH

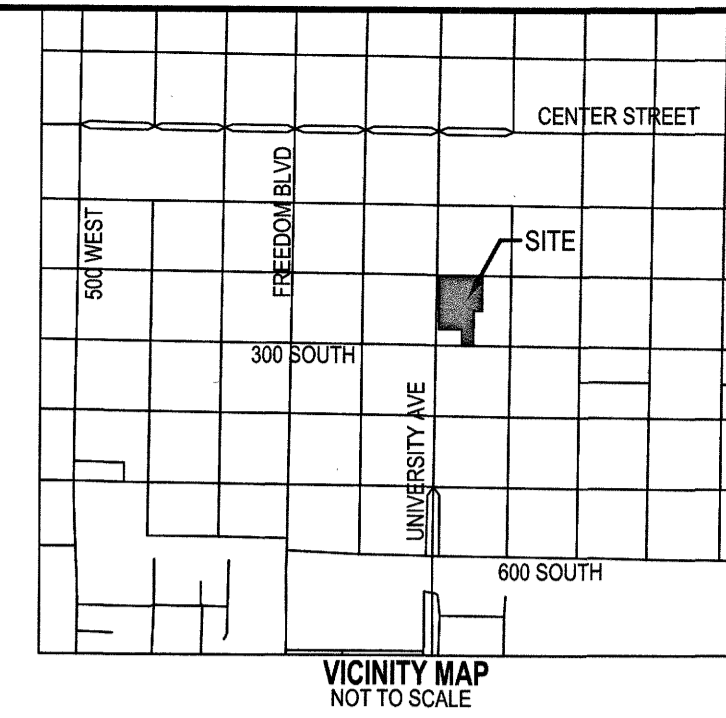
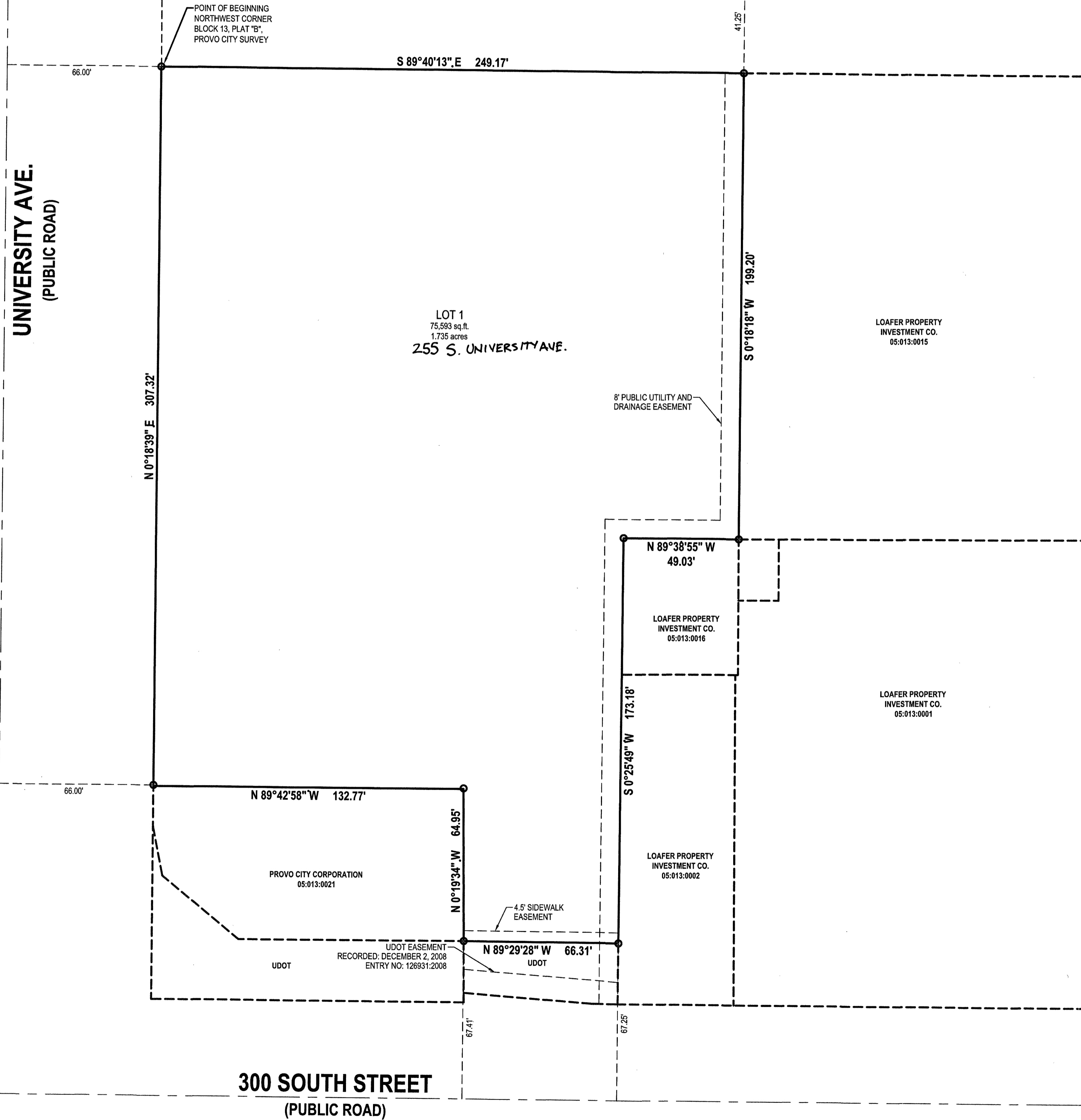
NORTH QUARTER CORNER  
SECTION 12, T7S, R2E, SLB&M  
(FOUND 3" U.C. BRASS CAP)

S 89°01'24" W BASIS OF BEARING  
2658.52' (RECORD & MEASURED)  
607.77

NORTHEAST CORNER  
SECTION 12, T7S, R2E, SLB&M  
(FOUND 3" U.C. BRASS CAP)

200 SOUTH STREET  
(PUBLIC ROAD)

UNIVERSITY AVE.  
(PUBLIC ROAD)



### LEGEND

- SECTION CORNER
- EXISTING MONUMENT
- PROPOSED STREET MONUMENT
- SET ENSIGN REBAR AND CAP
- SECTION LINE
- CENTERLINE
- PROPERTY LINE
- EASEMENT LINE

BUILDING ADDRESSES:  
BLDG A: 38 EAST 200 SOUTH  
BLDG B: 269 SOUTH UNIVERSITY AVENUE  
BLDG C: 48 EAST 200 SOUTH

**SURVEYOR'S CERTIFICATE**  
I, PATRICK M. HARRIS, do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 286882 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as 200 CITYVIEW PLAT 'A', and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

**BOUNDARY DESCRIPTION**  
Beginning at the Northwest Corner of Block 13, Plat 'B', Provo City Survey of Building Lots, said point being South 89°01'24" West 607.77 feet along the section line and South 00°58'36" East 347.40 feet from the Northeast Corner of Section 12, Township 7 South, Range 2 East, Salt Lake Base and Meridian; and running  
thence South 89°40'13" East 249.17 feet along the North Line of said Block 13;  
thence South 0°18'18" West 199.20 feet to a point on the South Line of Lot 7 of said Block 13;  
thence North 89°38'55" West 49.03 feet along the South Line of Lot 7 to the Northeast Corner Lot 3 of said Block 13;  
thence South 00°23'49" West 173.18 feet along the East Line of Lots 3 and 2 to a point on the North Line of 300 South Street;  
thence North 89°29'28" West 66.31 feet along said North Line of 300 South Street;  
thence North 00°19'34" West 64.95 feet to a point on the South Line of Lot 3 of said Block 13;  
thence North 89°42'58" West 132.77 feet along said South Line of Lot 3 to the East Line of University Avenue and the West Line of said Block 13;  
thence North 00°18'39" East 307.32 feet along said East Line of University Avenue and the West Line of said Block 13 to the point of beginning.  
Contains 75,593 Square Feet or 1.735 Acres and 1 Lot

DATE: Feb. 27, 2020  
SIGNATURE: [Signature]  
PATRICK M. HARRIS  
LICENSE NO. 286882

ENG 80409:2020 Map # 17107  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2020 Jun 11 12:11 PM FEE \$2.00 BY LT  
RECORDED FOR PROVO CITY CORPORATION

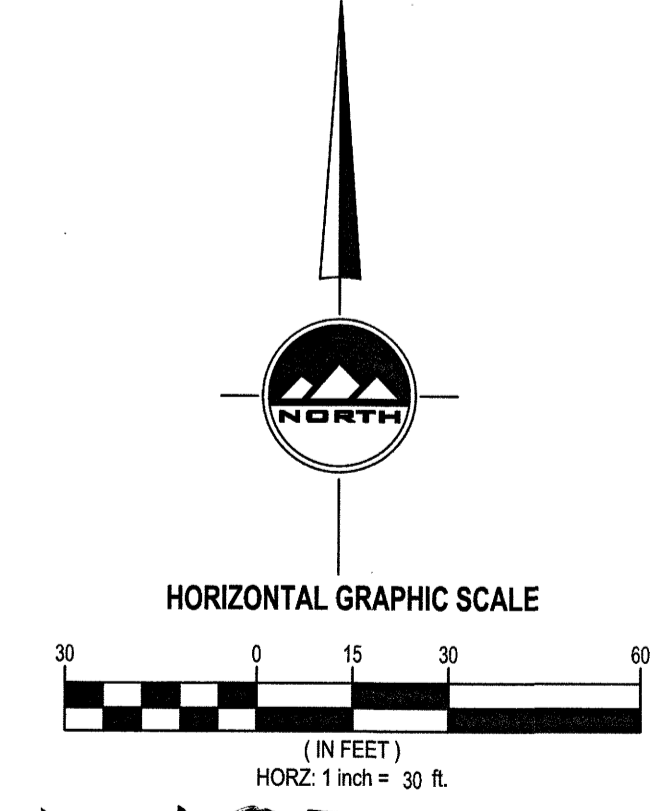
**OWNER'S DEDICATION**  
Know all men by these presents that I/we, the undersigned owner(s) of the above described tract of land, having caused same to be subdivided, hereafter known as the  
**200 CITYVIEW PLAT 'A'**  
do hereby dedicate the streets, easements and other public areas as indicated hereon for the perpetual use of the public.  
In witness whereof I/we have hereunto set our hand (s) this 9th day of March, A.D., 20 20.  
BY: CAMERON GUNTER, MANAGER  
TEMPLEVIEW PARTNERS, LLC

**LIMITED LIABILITY ACKNOWLEDGMENT**  
STATE OF UTAH, J.S.S.  
County of Utah  
On the 9th day of March, A.D., 20 20, Cameron Gunter, personally appeared before me, the undersigned Notary Public, a notary public commissioned in Utah, in and for said County of Utah, in the State of Utah, who after being duly sworn, acknowledged to me that he/she is the Manager of 200 Cityview, a Limited Liability Company, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.  
MY COMMISSION NO. 693275 SIGNED (A NOTARY COMMISSIONED IN UTAH) [Signature]  
MY COMMISSION EXPIRES: Jan 23, 2021 PRINT NAME OF NOTARY Stacy Emerine

**DEVELOPMENT SERVICES APPROVAL**  
APPROVED THIS 25th DAY OF March, A.D. 2020 BY THE DEVELOPMENT SERVICES DIRECTOR  
[Signature]  
BILL PEPPERONE, DIRECTOR

**ACCEPTANCE BY MAYOR**  
THE MAYOR OF THE CITY OF PROVO, COUNTY OF UTAH, APPROVES THE 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 THIS 25th DAY OF March, 2020.  
[Signature] MICHELLE KAUFUS, MAYOR  
[Signature] ATTEST: CITY RECORDER  
DAVID R. DAY, CITY ENGINEER

**200 CITYVIEW PLAT 'A'**  
LOCATED IN THE NORTHEAST QUARTER OF SECTION 12,  
TOWNSHIP 7 SOUTH, RANGE 2 EAST  
SALT LAKE BASE AND MERIDIAN  
PROVO, UTAH COUNTY, UTAH



17107

**ENSIGN** SALT LAKE CITY  
45 W. 10000 S., Suite 500  
Sandy, UT, 84070  
Phone: 801.255.0529  
Fax: 801.255.4449  
WWW.ENSIGNENG.COM

LAYTON  
Phone: 801.547.1100  
TOOLE  
Phone: 435.443.3500  
CEDAR CITY  
Phone: 435.361.1653  
RICHFIELD  
Phone: 435.396.2983

SHEET 1 OF 1  
PROJECT NUMBER: 6117  
MANAGER: LCM  
DRAWN BY: KFW  
CHECKED BY: PMH  
DATE: 1/14/20

SURVEYOR'S SEAL: PATRICK M. HARRIS, No. 286882, State of Utah  
NOTARY PUBLIC SEAL: STACY EMERINE, No. 27531, State of Utah  
CITY ENGINEER SEAL: DAVID R. DAY, No. 27531, State of Utah  
CLERK-RECORDER SEAL: MICHELLE KAUFUS, State of Utah

CH 3/17/2020

Block 13, Provo City Plat B