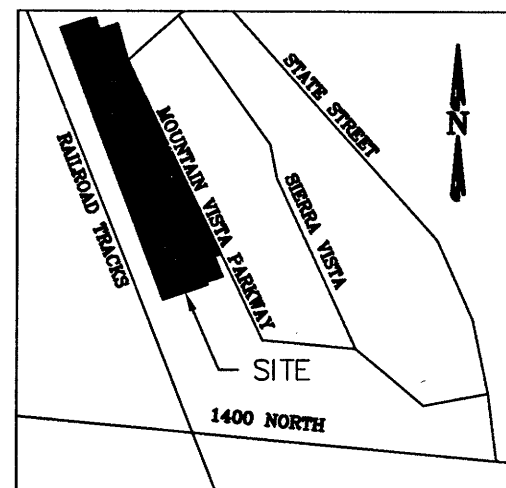


# NEW VISTA SUBDIVISION PLAT "B"

(VACATING A PORTION OF PARCEL 1 NEW VISTA SUBDIVISION PLAT "A")  
 A COMMERCIAL SUBDIVISION  
 LOCATED IN THE EAST HALF OF SECTION 20  
 TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN,  
 PROVO CITY, UTAH COUNTY, UTAH



VICINITY MAP  
(N.T.S.)



### LEGEND

- ⊙ SET REBAR AND CAP MARKED "CIR ENGINEERING PLS 5183760"
- ⊙ FOUND PROPERTY CORNER (AS NOTED)
- ⊙ FOUND CENTERLINE MONUMENT (NAIL/WASHER)

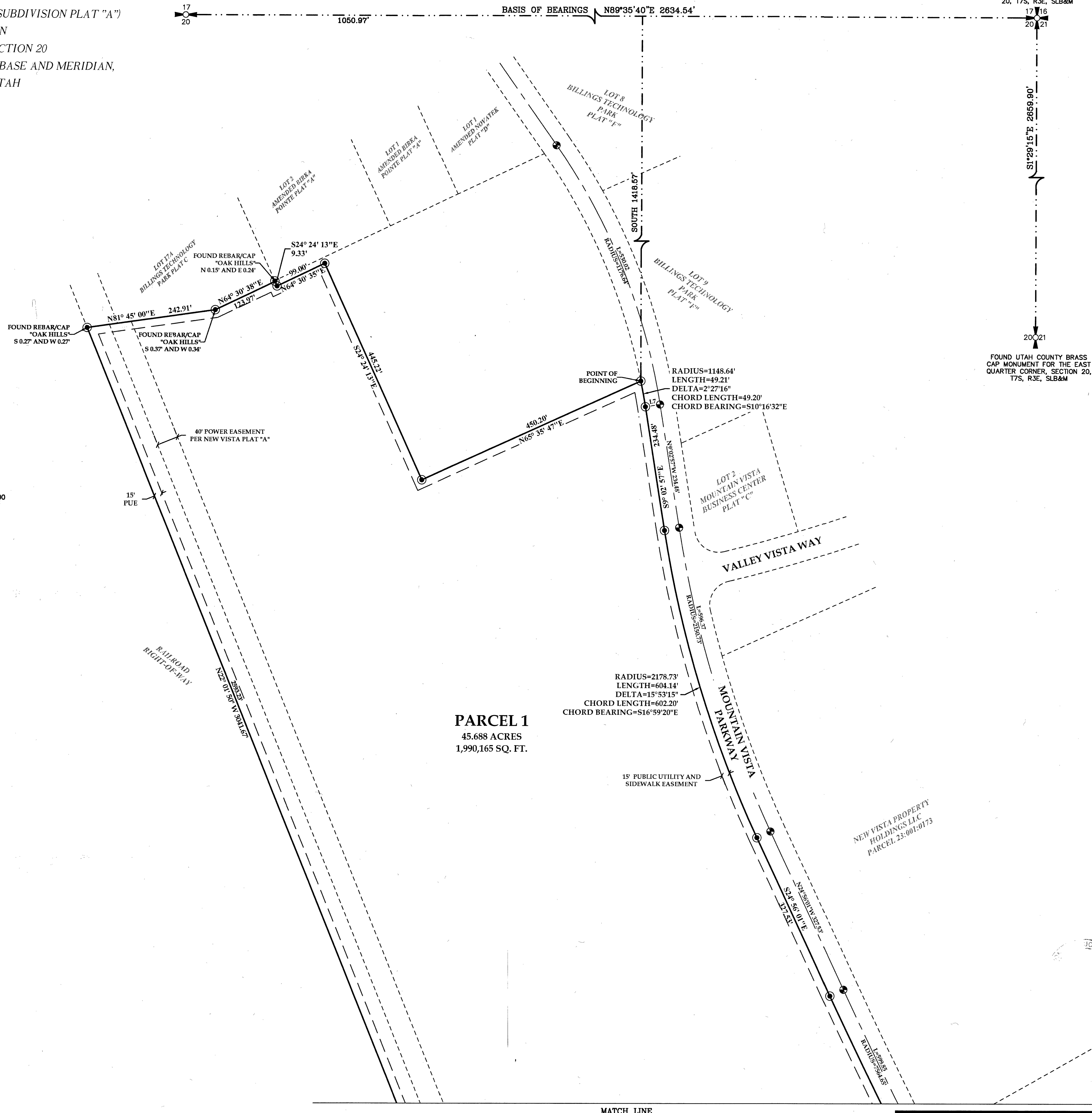
BOUNDARY LINE

TITLE LINES

Line #	Length	Direction
L1	40.33'	S29° 28' 41"E
L2	93.32'	S67° 52' 37"W
L3	40.00'	N22° 07' 23"W
L4	88.16'	N67° 52' 37"E
L5	14.00'	N22° 07' 23"W
L6	14.12'	S29° 28' 41"E
L7	28.00'	N80° 57' 03"E

FOUND UTAH COUNTY BRASS  
 CAP MONUMENT FOR THE NORTH  
 QUARTER CORNER, SECTION 20,  
 T7S, R3E, SLB&M

FOUND UTAH COUNTY BRASS  
 CAP MONUMENT FOR THE  
 NORTHEAST CORNER, SECTION  
 20, T7S, R3E, SLB&M



**SURVEYOR'S CERTIFICATE**  
 I, CORY B. NEERINGS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 5183760 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE 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, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

**BOUNDARY DESCRIPTION**  
 BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF MOUNTAIN VISTA PARKWAY, SAID POINT BEING NORTH 89°35'40" EAST 1050.97 FEET ALONG THE SECTION LINE AND SOUTH 1418.57 FEET FROM THE NORTH QUARTER CORNER OF SECTION 20, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN;  
 THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF MOUNTAIN VISTA PARKWAY THE FOLLOWING SIX (6) COURSES: (1) THENCE 49.21 FEET ALONG THE ARC OF A 1148.64 FOOT RADIUS CURVE TO THE RIGHT THRU A CENTRAL ANGLE OF 2°27'16" (CHORD BEARS SOUTH 10°16'32" EAST 49.20 FEET); (2) THENCE SOUTH 9°02'57" EAST 234.48 FEET; (3) THENCE 604.14 FEET ALONG THE ARC OF A 2178.73 FOOT RADIUS CURVE TO THE LEFT THRU A CENTRAL ANGLE OF 15°53'15" (CHORD BEARS SOUTH 16°59'20" EAST 602.20 FEET); (4) THENCE SOUTH 24°56'01" EAST 327.53 FEET; (5) THENCE 602.07 FEET ALONG THE ARC OF A 7592.65 FOOT RADIUS CURVE TO THE LEFT THRU A CENTRAL ANGLE OF 4°32'36" (CHORD BEARS SOUTH 27°12'19" EAST 601.91 FEET); (6) THENCE SOUTH 29°28'41" EAST 277.50 FEET; THENCE SOUTH 67°52'37" WEST 226.50 FEET; THENCE SOUTH 22°07'23" EAST 457 FEET; THENCE SOUTH 67°52'37" WEST 226.50 FEET; THENCE SOUTH 22°07'23" EAST 457 FEET; THENCE SOUTH 67°52'37" WEST 226.50 FEET; THENCE SOUTH 22°07'23" EAST 457 FEET; THENCE SOUTH 67°52'37" WEST 226.50 FEET TO THE EASTERLY RAILROAD RIGHT-OF-WAY LINE; THENCE NORTH 22°01'51" WEST 3041.67 FEET ALONG THE EASTERLY LINE OF THE RAILROAD RIGHT-OF-WAY TO THE SOUTHWEST CORNER OF THE BILLINGS TECHNOLOGY PARK PLAT "C"; THENCE NORTH 81°45'00" EAST 242.91 FEET ALONG THE SOUTH LINE OF THE BILLINGS TECHNOLOGY PARK PLAT "C"; THENCE NORTH 64°30'38" EAST 123.97 FEET TO THE SOUTH EAST CORNER OF THE BILLINGS TECHNOLOGY PARK PLAT "C" SUBDIVISION; THENCE SOUTH 24°24'13" EAST 9.33 FEET; THENCE NORTH 64°30'35" EAST 99 FEET; THENCE SOUTH 24°24'13" EAST 445.22 FEET; THENCE NORTH 65°35'47" EAST 450.20 FEET TO THE POINT OF BEGINNING.

**CONTAINS**  
 54.299 ACRES  
 2,365,252 SQUARE FEET, MORE OR LESS

**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 THE SAME TO BE SUBDIVIDED, HEREAFTER TO BE KNOWN AS THE **NEW VISTA SUBDIVISION PLAT "B"**, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. IN WITNESS WHEREOF I / WE HAVE HEREUNTO SET MY / OUR HAND(S) THIS 26 DAY OF June 2018.

*Wendy Coplen* Wendy Coplen, President  
 NEW VISTA PROPERTY HOLDINGS

**ACKNOWLEDGEMENT**  
 ON THE 26 DAY OF June, A.D. 2018 PERSONALLY APPEARED BEFORE ME, THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID FREELY AND VOLUNTARILY EXECUTE THE SAME FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES Oct 10 2021

NOTARY PUBLIC *David J. Graves*, RESIDING IN Utah COUNTY.  
 (SEE SEAL BELOW)

**ACCEPTANCE BY MAYOR**  
 ON THE 16 DAY OF June, A.D. 2018, THE MAYOR OF PROVO CITY, COUNTY OF UTAH, APPEARS BEFORE ME 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.

*Michelle Kaufusi* MICHELLE KAUFUSI  
 PROVO CITY MAYOR

*David J. Graves* 9 July 2018  
 APPROVED: DAVID J. GRAVES  
 CITY ENGINEER  
 (SEE SEAL BELOW)

*Manda L. Campbell*  
 ENR 47827-2018 Map 4 16155  
 JEFFERY SMITH  
 UTAH COUNTY RECORDER  
 2018 JUL 10 10:52 AM BY SA  
 RECORDED FOR PROVO CITY CORPORATION  
 ATTEST:  
 CLERK - RECORDER  
 (SEE SEAL BELOW)

**NEW VISTA SUBDIVISION PLAT "B"**  
 (VACATING A PORTION OF PARCEL 1 NEW VISTA SUBDIVISION PLAT "A")  
 A COMMERCIAL SUBDIVISION  
 LOCATED IN THE EAST HALF OF SECTION 20  
 TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN,  
 PROVO CITY, UTAH COUNTY, UTAH

PREPARED BY: **CIR ENGINEERING, L.L.C.**  
 3032 SOUTH 1030 WEST, SUITE 202  
 SLC, Utah 84119 - 801-948-6296

DEVELOPER: **NEW VISTA PROPERTY HOLDINGS, LLC**  
 3000 SIERRA VISTA WAY, SUITE 4  
 PROVO, UT. 84606

SURVEYOR SEAL: *Cory B. Neerings*  
 NOTARY PUBLIC SEAL: *David J. Graves*  
 CITY ENGINEER SEAL: *David J. Graves*  
 CLERK/RECORDER SEAL: *Jeffery Smith*

Recorder

REVISION: NONE

DATE: 6/25/18

SCALE: 1"=100'

PAGE: 1 OF 2

PROJECT: S18-031

COMMUNITY DEVELOPMENT DIRECTOR APPROVAL

APPROVED THIS 16 DAY OF July, 2018.

*ATF*  
 GARY MCGINN  
 COMMUNITY DEVELOPMENT DIRECTOR

16155 SHEET 1 OF 2

CH 7/9/18

Sec 20, T7S, R3E, SLB&M-T-J-110  
 47-540-3 / 47-540-5  
 PART Parcel 1 / New Vista "A"

**NEW VISTA SUBDIVISION PLAT "B"**

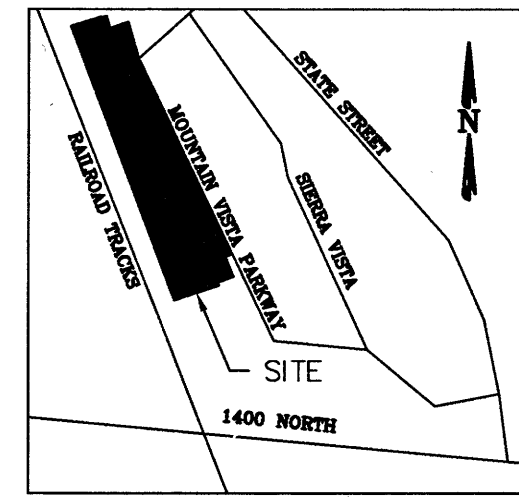
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A COMMERCIAL SUBDIVISION

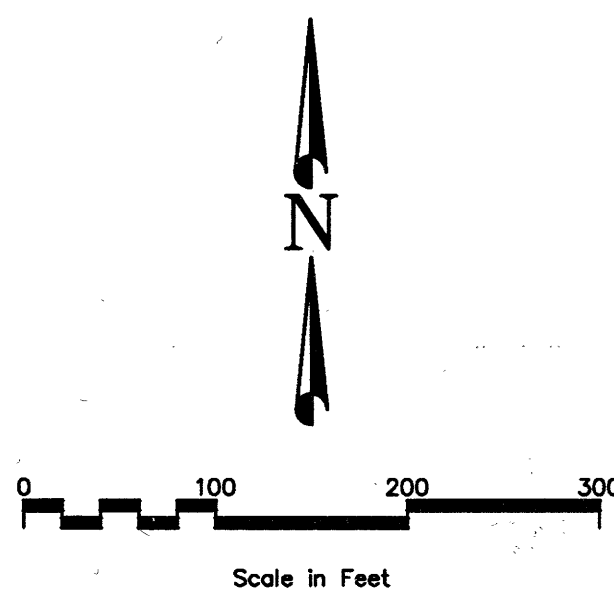
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VICINITY MAP  
(N.T.S.)



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BOUNDARY LINE

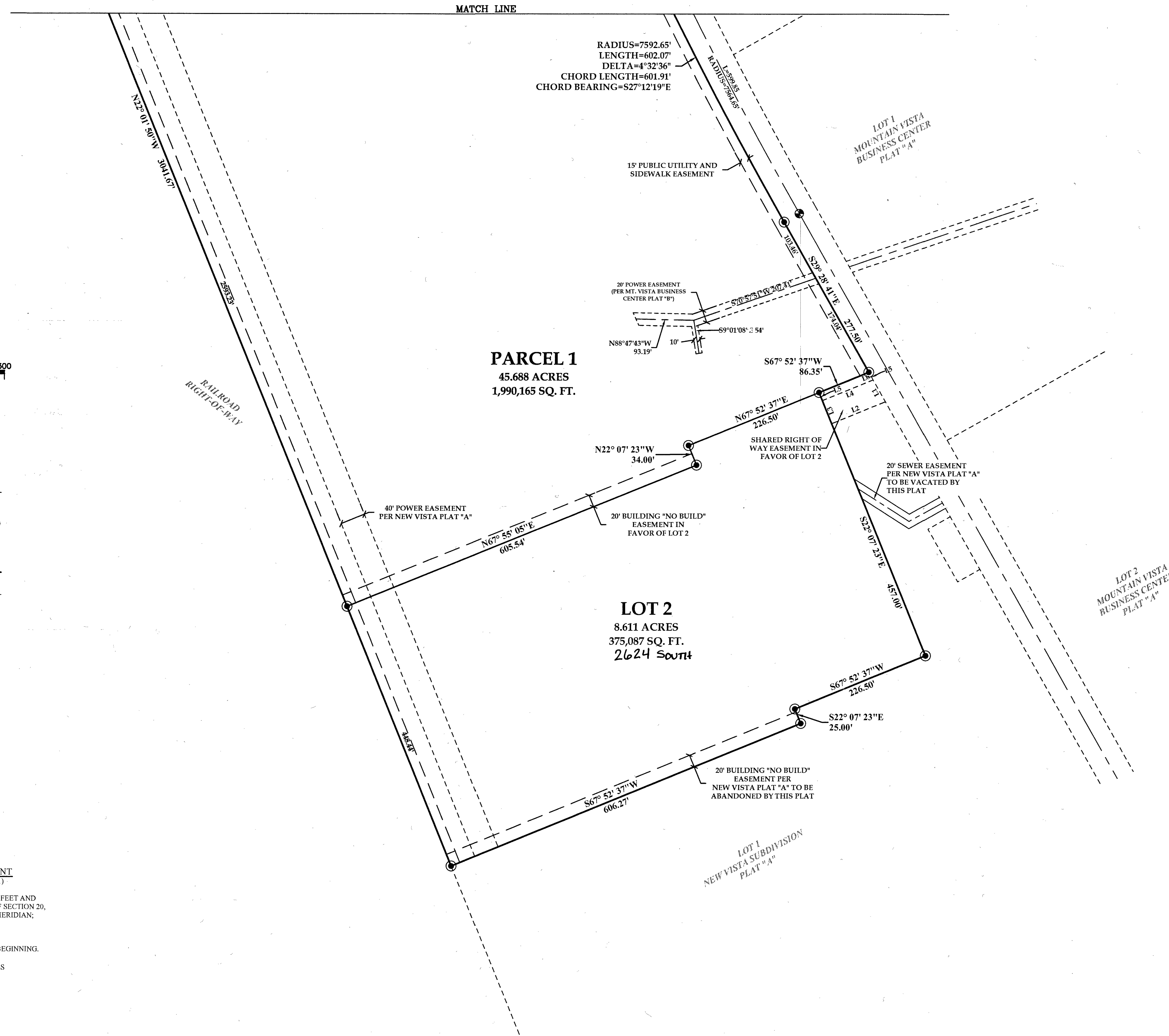
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L7	28.00'	N80° 57' 03" E

**SHARED RIGHT-OF-WAY EASEMENT**  
(IN FAVOR OF NEW VISTA PLAT "B" LOT 1)

BEGINNING AT A POINT BEING NORTH 89°35'40" EAST 1829.36 FEET AND SOUTH 3366.17 FEET FROM THE NORTH QUARTER CORNER OF SECTION 20, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 29°28'41" EAST 40.33 FEET; THENCE SOUTH 67°52'37" WEST 93.32 FEET; THENCE NORTH 22°07'23" WEST 40 FEET; THENCE NORTH 67°52'37" EAST 88.16 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.083 ACRES OR 3,630 SQUARE FEET, MORE OR LESS



ENT 67827:2018 Mod # 16155  
JEFFERY SHITH  
UTAH COUNTY RECORDER  
2018 JUL 19 11:41 AM FEE 63.00 BY BA  
RECORDED FOR PROVO CITY CORPORATION

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PREPARED BY: <b>CIR ENGINEERING, L.L.C.</b> 3032 SOUTH 1030 WEST, SUITE 202 S.C. Utah 84119 - 801-949-6296	DEVELOPER: NEW VISTA PROPERTY HOLDINGS, LLC 3000 SIERRA VISTA WAY, SUITE 4 PROVO, UT. 84606
SURVEYOR SEAL 	NOTARY PUBLIC SEAL 
CITY ENGINEER SEAL 	CLERK/RECORDER SEAL 

Recorder	REVISION: NONE
	DATE: 6/25/18
	SCALE: 1"=100'
	PAGE: 2 OF 2
	PROJECT: S18-031

16155 SHEET 2 OF 2

CH 7/9/18