

Total Area
136322 SF
3.13 AC

Curve Data Table					
Curve	Radius	Length	Chord	Bearing	Delta
C1	15.00'	23.77'	21.36'	S 44°1'00" E	90°48'00"
C2	3021.22'	252.29'	252.22'	S 1°40'32" E	4°47'04"

PROPERTY DESCRIPTION

Lot 1, Siena Villas Plat "A", including a vacation of Lot 6, Orlean Terrace Subdivision and a portion of Terrace Drive, according to the official plat thereof on file and of record in the office of the Utah County Recorder

CERTIFICATION

To Siena Villas, LLC, ING Life Insurance and Annuity Company, Title West Title Company, and First American Title Insurance Company.

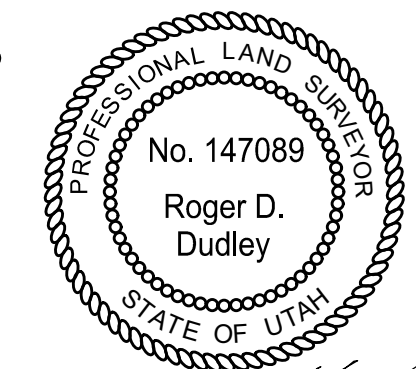
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 8, 9, 11(a), and 13 of Table A thereof. The field work was completed on August 24, 2012.

Date of Plat or Map: August 28, 2012

Roger D. Dudley
Roger D. Dudley, PLS #147089

SURVEYOR'S NOTES

- The property addresses for existing buildings are 1851 South, 1859 South, and 1865 South Columbia Lane, Orem, Utah.
- The flood zone classification is Zone C, based on current Flood Insurance Rate Map.
- The gross land area is 3.13 acres.
- The current zoning classification is PD29 and all height and floor space area restrictions are met for said zoning.
- The measured height of all buildings above grade is 43 feet.
- The project is new construction. No current earth moving or additions are present.
- Adjoining streets have been recently widened to their permanent right-of-way width.
- There are no evidences of site use as a solid waste dump, sump or sanitary land fill.
- There are no wetland areas on subject site.
- Dudley & Associates does not carry Professional Liability Insurance at the date of the survey.



SURVEYOR:
DUDLEY AND ASSOCIATES, INC.
353 EAST 1200 SOUTH
OREM, UTAH
801-224-1252

CLIENT:
SIENA VILLAS, LLC

LOCATION OF SURVEY:
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN.

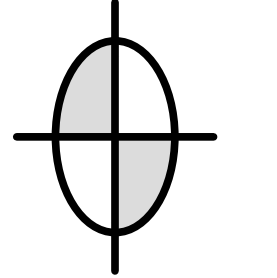
PURPOSE OF SURVEY:
TO IDENTIFY PHYSICAL BOUNDARIES AND DEED LINES WITH RELATIONSHIP TO ADJACENT PROPERTIES AND TO IDENTIFY IMPROVEMENTS LOCATED ON PROPERTY.

BASIS OF BEARING:
NORTH 88°53'35" WEST, ALONG THE QUARTER SECTION LINE.

CONTROL MONUMENTS:
2.5" BRASS CAP FOUND AT THE SOUTHEAST CORNER OF SECTION 26 AND THE EAST QUARTER CORNER OF SECTION 26.

NOTES:
PROPERTY CORNERS ARE SET WITH .5" REBAR WITH PLASTIC CAP STAMPED RLS 147089 UNLESS OTHERWISE NOTED ON PLAT. DEED LINES SHOWN, IF GIVEN THE BASIS OF BEARING, HAVE BEEN ROTATED TO BASIS OF BEARING AS STATED HEREON. IF NO BASIS OF BEARING WAS GIVEN, NONE WAS ASSUMED.

DATE FILED WITH COUNTY: _____



Dudley and Associates, Inc.
Engineers Planners Land Surveyors
353 East 1200 South
Orem, Utah 84058
801-224-1252

ALTA/ACSM Survey

Siena Villas, LLC

Utah

Orem City

REVISIONS

DATE
8-28-2012
SCALE
1"=30'
BY
BHT
TRACING NO.
L-13278

SHEET No.
C - 3