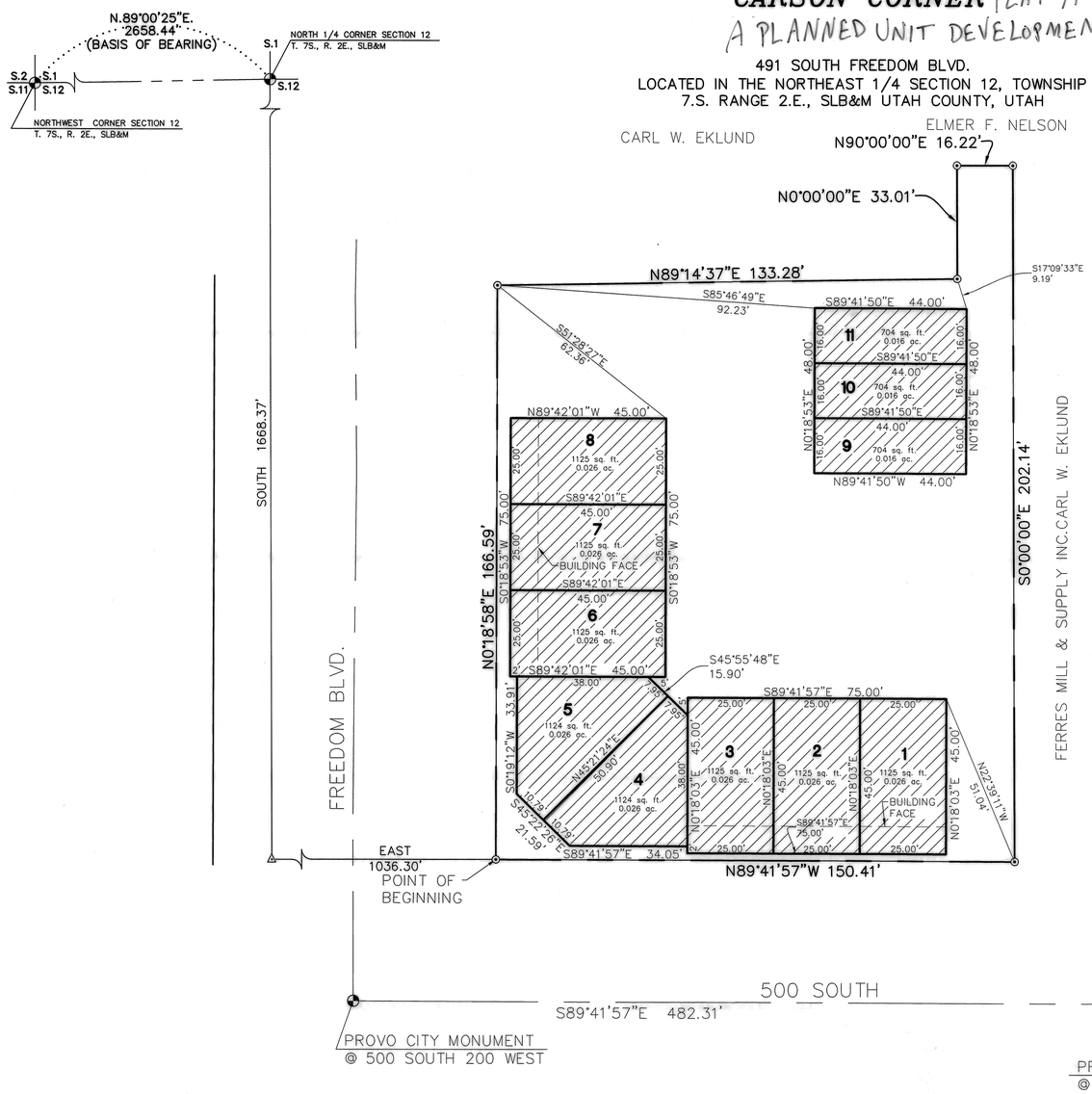
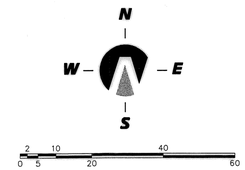
CARSON CORNER PLAT "A"

A PLANNED UNIT DEVELOPMENT

491 SOUTH FREEDOM BLVD.
LOCATED IN THE NORTHEAST 1/4 SECTION 12, TOWNSHIP 7.S. RANGE 2.E., SLB&M UTAH COUNTY, UTAH

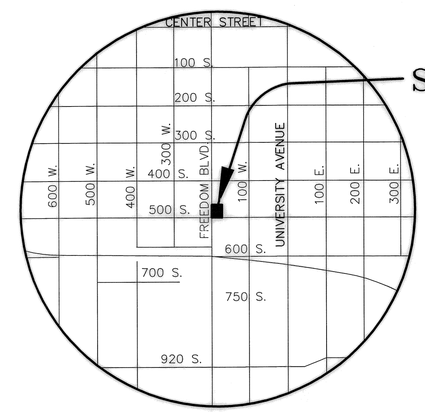




(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- COMMON AREA
- PRIVATE AREA



VICINITY MAP

NOTE: COMMON AREA SUBJECT TO PUBLIC UTILITY & DRAINAGE EASEMENT THROUGHOUT AND A SIDEWALK EASEMENT ALONG ALL PUBLIC ROADWAYS.

14062

ADDRESS TABLE

LOT #	ADDRESS	APPT. #
1	491 SOUTH FREEDOM BLVD.	101, 201
2	491 SOUTH FREEDOM BLVD.	102, 202
3	491 SOUTH FREEDOM BLVD.	103, 203
4	491 SOUTH FREEDOM BLVD.	104, 204
5	491 SOUTH FREEDOM BLVD.	105, 205
6	491 SOUTH FREEDOM BLVD.	106, 206
7	491 SOUTH FREEDOM BLVD.	107, 207
8	491 SOUTH FREEDOM BLVD.	108, 208
9	491 SOUTH FREEDOM BLVD.	109, 209
10	491 SOUTH FREEDOM BLVD.	110, 210
11	491 SOUTH FREEDOM BLVD.	111, 211

Northern ENGINEERING INC
ENGINEERING–LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

SURVEYOR'S CERTIFICATE

I, KIM WAYNE LUNDEBERG, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 354377. 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, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED,1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

10-17-13
DATE

KIM WAYNE LUNDEBERG, P.L.S.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 12, TOWNSHIP 7 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH MORE PARTICULARLY DESCRIBED AS.

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 12, THENCE SOUTH A DISTANCE OF 1668.37 FEET AND EAST A DISTANCE OF 1036.30 FEET TO THE POINT OF BEGINNING:

THENCE N.00°18'58"E. A DISTANCE OF 166.59 FEET; THENCE N.89°14'37"E. ALONG AN EXISTING FENCE LINE AND AN EXTENSION THEREOF A DISTANCE OF 133.28 FEET: THENCE N.00°00'00"E. A DISTANCE OF 33.01 FEET; THENCE N.90°00'00"E. A DISTANCE OF 16.22 FEET; THENCE S.00°00'00"E. A DISTANCE OF 202.14 FEET; THENCE N,89°41'57"W. A DISTANCE OF 150.41 FEET TO THE POINT OF BEGINNING.
AREA = 0.59 ACRES

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS, ALL COMMON AREA SHOWN HEREON WILL BE A PUBLIC UTILITY EASEMENT, AND DOES HEREBY OFFER AND CONVEY TO ALL PUBLIC UTILITY AGENCIES AND THERE SUCCESSORS AND ASSIGNS A PERMANENT EASEMENT AS SHOWN BY THE AREAS MARKED AS COMMON ARES (UTILITY EASEMENT) ON AND WITHIN THIS PLAT FOR CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER, STORM DRAINAGE, LAND DRAINS, AND WATER LINES APPURTENANCES TOGETHER WITH THE RIGHT-OF-WAY ACCESS THERE TO

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS DAY OF 17th of October, A.D. 2013.

RNFH L.C.

BY: Greg Bird, member

BY:

BY:

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH } S.S.

ON THE 17th DAY OF October, A.D. 2013 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES 10/17/13

NOTARY PUBLIC (SEE SEAL)

JONI M. TRUMBATHA
Notary Public
State of Utah
Comm. No. 656093
My Comm. Expires Oct 16, 2016

ACCEPTANCE BY MAYOR

THE MAYOR OF THE CITY OF PROVO COUNTY OF UTAH ACCEPTS THIS PLAT OF THE CARSON CORNER THIS 21 DAY OF Oct A.D. 2013.

MAYOR - JOHN R. CURTIS

APPROVED AS TO FORM DAVID J. GRAVES CITY ENGINEER (SEE SEAL BELOW)

ATTEST CLERK-RECORDER (SEE SEAL BELOW)

COMMUNITY DEVELOPMENT DIRECTOR APPROVAL

APPROVED THIS 23 DAY OF October A.D. 2013, BY THE PROVO CITY COMMUNITY DEVELOPMENT DIRECTOR.

DERECTOR - GARY McGINN

ENT 102820:2013 Rec # 14062
JEFFERY SMITH
UTAH COUNTY RECORDER
2013 Nov 05 10:15 am FEE 1.00 BY ED
RECORDED FOR PROVO CITY CORPORATION

CARSON CORNER PLAT "A"

A PLANNED UNIT DEVELOPMENT

LOCATED IN THE NORTHEAST 1/4 SECTION 12, TOWNSHIP 7.S. RANGE 2.E., SLB&M UTAH COUNTY, UTAH

PROVO UTAH COUNTY, UTAH
SCALE: 1" = 20 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR KIM WAYNE LUNDEBERG 10-17-13 STATE OF UTAH		PROFESSIONAL ENGINEER DAVID J. GRAVES No. STATE OF UTAH	PROVO CITY CORPORATION RECORDER AND COMMISSIONER UTAH COUNTY, UTAH

CARSON CORNER

Rec'd, Part A, Provo City Survey, Tuno (Sec. 12, T7S, R2E, SLB&M)

BLJ 10-22-2013

K:\3-13-022-00 MILLER PROVO\CAD\Final\FINAL PLAT-1.dwg 10/17/2013 4:12 PM