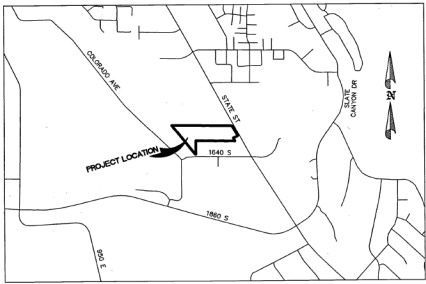


WILLOW CREEK TOWNHOMES SUBDIVISION

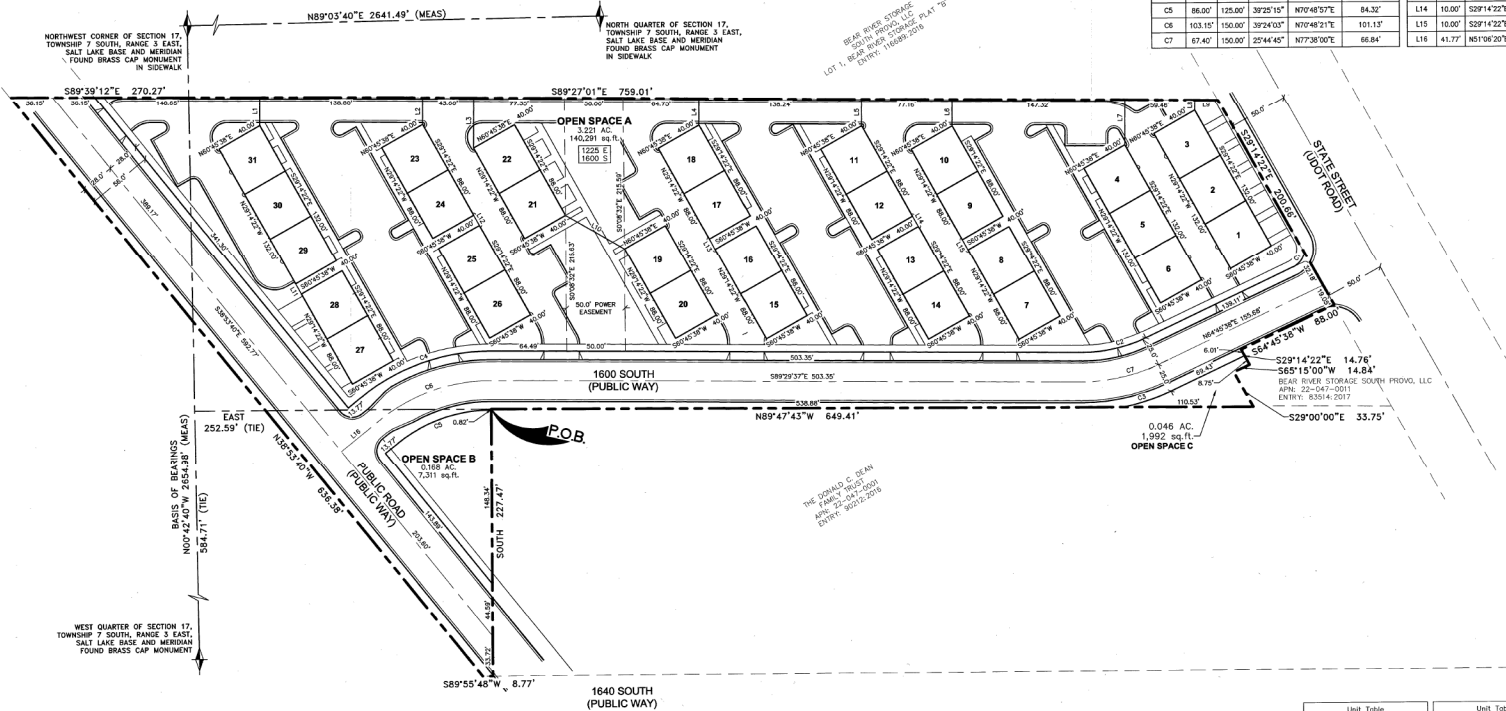
LOCATED IN THE NORTHWEST QUARTER OF SECTION 17,
TOWNSHIP 7 SOUTH, RANGE 3 EAST,
SALT LAKE BASE AND MERIDIAN



VICINITY MAP
SCALE 1" = 100'
PROVO, UTAH

NORTHWEST CORNER OF SECTION 17,
TOWNSHIP 7 SOUTH, RANGE 3 EAST,
SALT LAKE BASE AND MERIDIAN
FOUND BRASS CAP MONUMENT
IN SIDEWALK

NORTH QUARTER OF SECTION 17,
TOWNSHIP 7 SOUTH, RANGE 3 EAST,
SALT LAKE BASE AND MERIDIAN
FOUND BRASS CAP MONUMENT
IN SIDEWALK

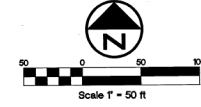


- PLAT NOTES:
1. ALL OPEN SPACE PARCELS ARE FOR USE AS PUBLIC UTILITY, DRAINAGE, AND INGRESS/EGRESS EASEMENTS.
 2. ALL OPEN SPACE PARCELS ARE TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
 3. ALL UNITS SHOWN HEREON ARE 44'x40' AND CONTAIN 2 HOMES.
 4. OPEN SPACES AS SHOWN ON THIS PLAT INCLUDE ALL AREAS OUTSIDE OF UNITS AND DEDICATED RIGHT-OF-WAY.



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.

16754



Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	16.56'	18.00'	52°43'36"	N38°23'50"E	15.99'
C2	56.17'	125.00'	25°44'40"	N77°38'00"E	55.70'
C3	42.82'	175.00'	14°01'15"	N91°46'15"E	42.72'
C4	120.54'	175.00'	39°24'03"	N70°49'57"E	117.99'
C5	88.90'	125.00'	39°25'12"	N70°49'57"E	84.30'
C6	103.13'	150.00'	39°24'03"	N70°49'57"E	101.13'
C7	87.40'	150.00'	25°44'40"	N77°38'00"E	66.84'
C8	11.16'	100.00'	52°43'36"	N38°23'50"E	10.99'
C9	19.68'	100.00'	58°27'01"E	N38°23'50"E	19.68'
C10	57.82'	100.00'	58°27'01"E	N38°23'50"E	57.82'
C11	10.00'	500.00'	52°14'32"E	N59°14'32"E	10.00'
C12	10.00'	500.00'	52°14'32"E	N59°14'32"E	10.00'
C13	10.00'	500.00'	52°14'32"E	N59°14'32"E	10.00'
C14	10.00'	500.00'	52°14'32"E	N59°14'32"E	10.00'
C15	10.00'	500.00'	52°14'32"E	N59°14'32"E	10.00'
C16	41.77'	400.00'	48°19'30"E	N48°19'30"E	41.77'

Unit	Area (sqft)	Area (acres)
1	1760	0.040
2	1760	0.040
3	1760	0.040
4	1760	0.040
5	1760	0.040
6	1760	0.040
7	1760	0.040
8	1760	0.040
9	1760	0.040
10	1760	0.040
11	1760	0.040
12	1760	0.040
13	1760	0.040
14	1760	0.040
15	1760	0.040
16	1760	0.040
17	1760	0.040
18	1760	0.040
19	1760	0.040
20	1760	0.040
21	1760	0.040
22	1760	0.040
23	1760	0.040
24	1760	0.040
25	1760	0.040

SURVEYOR'S CERTIFICATE:
I, KAGAN M. DIXON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 107019, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SURVEYED SAID TRACT OF LAND INTO UNITS, STREETS, AND OPEN SPACES, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED AS SHOWN ON THIS PLAT.

Kagan M. Dixon
KAGAN M. DIXON, PLS
DATE: **AUGUST 21, 2019**

PROPERTY DESCRIPTION
BEGINNING AT A POINT WHICH IS NORTH 00°42'40" WEST ALONG THE SECTION LINE A DISTANCE OF 584.71 FEET AND EAST 202.59 FEET FROM THE WEST QUARTER OF SECTION 17, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, AND THENCE SOUTH ALONG SAID BOUNDARY LINE AGREEMENT A DISTANCE OF 227.47 FEET TO THE NORTH LINE OF 1640 SOUTH STREET; THENCE SOUTH 89°20'48" WEST ALONG SAID NORTH LINE A DISTANCE OF 8.77 FEET TO THE EAST LINE OF THE RAILROAD RIGHT-OF-WAY; THENCE NORTH 38°54'07" WEST ALONG SAID EAST LINE A DISTANCE OF 436.38 FEET TO THE SOUTHWEST CORNER OF BEAR RIVER STORAGE PLAT "B" SUBDIVISION, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG THE SOUTH LINE OF SAID SUBDIVISION THE FOLLOWING TWO (2) COURSES, 1) SOUTH 89°59'10" EAST 270.07 FEET; 2) SOUTH 89°27"01" EAST 728.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE STREET; THENCE SOUTH 29°14'22" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 200.56 FEET; THENCE SOUTH 64°40'50" WEST 88.00 FEET; THENCE SOUTH 29°14'22" EAST 14.76 FEET; THENCE SOUTH 65°15'00" WEST 14.84 FEET; THENCE SOUTH 29°14'22" EAST 33.75 FEET; THENCE NORTH 64°43'58" WEST ALONG SAID BOUNDARY LINE A DISTANCE OF 649.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 277,813 SQUARE FEET OR 6.378 ACRES, MORE OR LESS.

OWNERS DEDICATION AND CONSENT TO RECORD
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 CAUDED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS, AND OPEN SPACES, AND WE HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS 24 DAY OF Sept, 2019.

Heath J. Johnston
Heath J. Johnston, Manager

ACCEPTANCE BY MAYOR
THE MAYOR OF THE CITY OF PROVO, COUNTY OF UTAH, APPROVES THIS 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 09th DAY OF Sept, 2019.

APPROVED: *Michelle Kalfus*
MICHELLE KALFUS
MAYOR

ATTEST: *Amanda Umbricht*
AMANDA UMBRICHT
CLERK-RECORDER (SEE SEAL BELOW)

APPROVED: *David J. Gray*
DAVID J. GRAY
CITY ENGINEER (SEE SEAL BELOW)

APPROVED: *Jeffery J. Peperone*
JEFFERY J. PEPERONE
COMMUNITY DEVELOPMENT SERVICES DIRECTOR APPROVAL

APPROVED THIS 8th DAY OF October, 2019, BY THE PROVO CITY COUNCIL:

David J. Gray
DAVID J. GRAY
CITY ENGINEER

Jeffery J. Peperone
JEFFERY J. PEPERONE
COMMUNITY DEVELOPMENT SERVICES DIRECTOR

UTAH COUNTY RECORDER: *Michelle Kalfus*
RECORDED FOR PHOTO CITY CORPORATION

LLC ACKNOWLEDGEMENT
STATE OF UTAH
COUNTY OF Utah

ON THIS 24 DAY OF September, A.D. 2019, PERSONALLY APPEARED BEFORE ME Heath J. Johnston, WHO BEING DULY SWORN OF AFFIRMED, DID SAY THAT (S)HE IS THE Manager of Tioga Real Estate Group LLC AND THAT THE WITHIN OWNER'S DEDICATION WAS SIGNED BY HIM/HER ON BEHALF OF SAID LLC BY AUTHORITY OF ITS BYLAWS, OR BOARD OF DIRECTORS, AND THAT SAID CORPORATION EXECUTED THE SAME.

Susan G. Palmer
SUSAN G. PALMER
SIGNATURE

Susan G. Palmer
SUSAN G. PALMER
PRINTED NAME, A NOTARY PUBLIC COMMISSIONED IN UTAH

707924
COMMISSION NUMBER

9/17/23
EXPIRATION DATE

WILLOW CREEK TOWNHOMES SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER OF SECTION 17,
TOWNSHIP 7 SOUTH, RANGE 3 EAST,
SALT LAKE BASE AND MERIDIAN

G:\DATA\17094 Willow Creek Townhomes.dwg\17094 Plat.dwg
PLOT DATE: Aug 21, 2019

SHEET 1 OF 1

SURVEYOR'S SEAL: *Kagan M. Dixon*
NOTARY PUBLIC SEAL: *David J. Gray*
CITY ENGINEER'S SEAL: *Jeffery J. Peperone*
CLERK-RECORDER SEAL: *Michelle Kalfus*