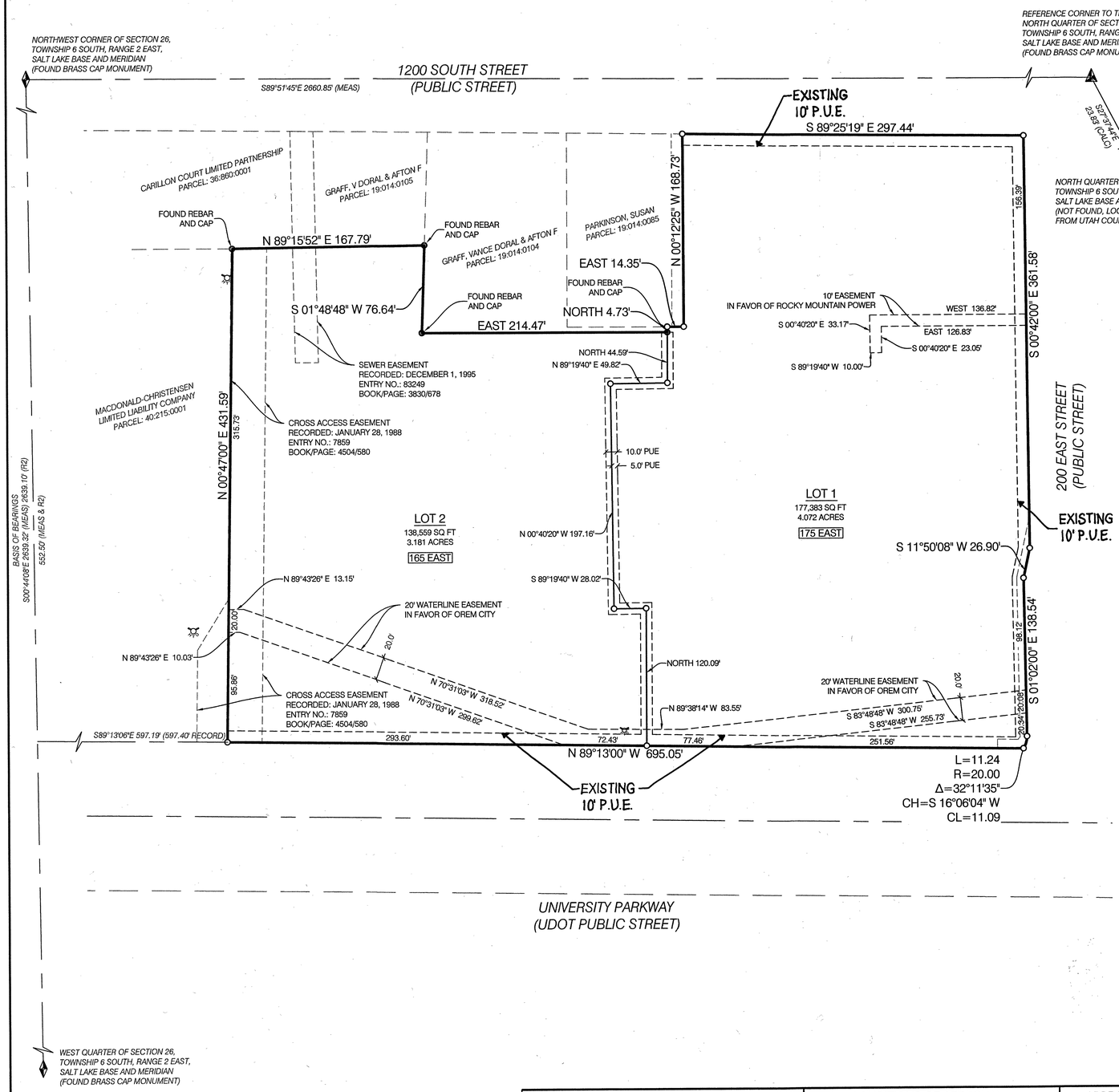
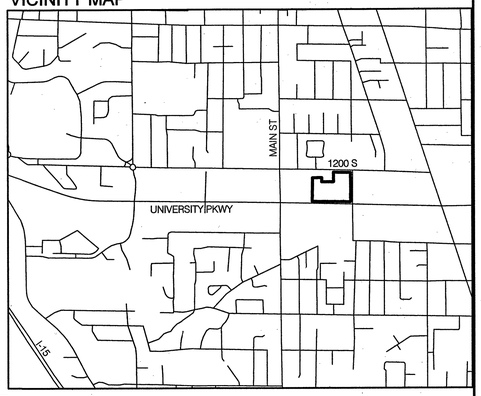
GARFF OREM VW/HONDA SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 26,
TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
OREM CITY, UTAH COUNTY, UTAH



VICINITY MAP



NOTE:
NO DRIVEWAYS OR DRIVE ACCESS MAY BE LOCATED WITHIN 25 FEET OF AN EXISTING FENCE GREATER THAN 3 FEET IN HEIGHT PER OREM CITY CODE 22-14-19.

LEGEND

- UTAH COUNTY SECTION CORNER
- BOUNDARY CORNER (SET ⅝ REBAR AND CAP OR NAIL AND WASHER STAMPED "BENCHMARK ENG.") (UNLESS NOTED OTHERWISE)
- WITNESS/REFERENCE CORNER
- SECTION LINE
- BOUNDARY LINE
- ADJACENT PROPERTY
- STREET CENTERLINE EXISTING
- EXISTING EASEMENT LINE
- NEW EASEMENT LINE
- FIRE HYDRANT

15807

NORTH

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50ft.

DEVELOPER
COMPANY: KEN GARFF AUTOMOTIVE GROUP
CONTACT: MATT GARFF
ADDRESS: 405 SOUTH MAIN STREET, SUITE 1200
SALT LAKE CITY, UT 84111
PHONE: 801-257-3450

BENCHMARK CIVIL
BENCHMARK ENGINEERING & LAND SURVEYING
9130 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

CONDITIONS OF APPROVAL

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 30th DAY OF October, A.D., 20 17.

Steven C. Earl
OREM CITY ATTORNEY

ACCEPTANCE BY THE CITY OF OREM

DATE: 11/2/2017
DEVELOPMENT SERVICES DIRECTOR: N/A
CITY ENGINEER: Jon R. Nelson
ATTEST: CITY RECORDER: Donna R. Weaver

SURVEYOR'S CERTIFICATE

I, BRIAN A. LINAM, SALT LAKE CITY, UTAH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 7240531 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND THAT THIS PLAT CORRECTLY SHOWS THE TRUE DIMENSIONS OF THE BOUNDARIES SURVEYED AND OF THE VISIBLE IMPROVEMENTS AFFECTING THE BOUNDARIES AND THEIR POSITION IN RELATIONSHIP TO SAID BOUNDARIES.

GARFF OREM VW/HONDA SUBDIVISION

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS SOUTH 00°44'08" EAST ALONG THE SECTION LINE A DISTANCE OF 552.50 FEET AND SOUTH 89°13'06" EAST 597.19 FEET FROM THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 00°47'00" EAST 431.59 FEET; THENCE NORTH 89°15'52" EAST 167.79 FEET; THENCE SOUTH 01°48'48" WEST 76.64 FEET; THENCE EAST 214.47 FEET; THENCE NORTH 4.73 FEET; THENCE EAST 14.35 FEET TO A POINT ON AN EXISTING FENCE LINE; THENCE NORTH 00°12'25" WEST 168.73 FEET ALONG SAID FENCE LINE TO A POINT ON THE SOUTHERLY LINE OF 1200 SOUTH STREET; THENCE SOUTH 89°25'19" EAST 297.44 FEET ALONG SAID SOUTHERLY LINE TO A POINT ON THE WESTERLY LINE OF 200 EAST STREET; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING FOUR (4) COURSES: 1) SOUTH 00°42'00" EAST 361.58 FEET; 2) SOUTH 11°50'08" WEST 26.90 FEET; 3) SOUTH 01°02'00" EAST 138.54 FEET TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT; 4) THENCE ALONG SAID CURVE A DISTANCE OF 11.24 FEET THROUGH A CENTRAL ANGLE OF 32°11'35" (CHORD BEARS SOUTH 16°06'04" WEST 11.09 FEET); THENCE NORTH 89°13'06 WEST 695.28 FEET TO THE POINT OF BEGINNING.

CONTAINS 7.253 ACRES, MORE OR LESS
2 LOTS

PROFESSIONAL LAND SURVEYOR 9-25-17 7240531 BRIAN A. LINAM STATE OF UTAH

ENT 122661:2017 Map 15807
JEFFERY SMITH
UTAH COUNTY RECORDER
2017 Dec 11 2:36 pm FEE 32.00 BY DM
RECORDED FOR OREM CITY CORPORATION

SEC 26-T6S-R2E TW 090

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AS SHOWN ON THIS PLAT AND NAME SAID PLAT

GARFF OREM VW/HONDA SUBDIVISION

AND DO HEREBY DEDICATE, GRANT AND CONVEY TO TO OREM CITY, UTAH: (1) THOSE CERTAIN PUBLIC UTILITY EASEMENTS AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE. IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS
THIS 4 DAY OF October, 20 17.

GARFF PROPERTIES-OREM, LLC
BY: MATT GARFF
ITS: PRESIDENT

G-W AUTOMOTIVE, LLC
BY: JOHN GARFF
ITS: PRESIDENT

LCC ACKNOWLEDGMENT

STATE OF UTAH
County of Salt Lake } S.S.

ON THE 4 DAY OF October A.D., 20 17, PERSONALLY APPEARED BEFORE ME MATT GARFF, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO, BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE IS A MANAGING MEMBER OF GARFF PROPERTIES-OREM, LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT THE OWNER'S DEDICATION WAS SIGNED BY HIM ON BEHALF OF SAID LLC, AND SAID MATT GARFF ACKNOWLEDGED TO ME THAT SAID LLC EXECUTED THE SAME.

MY COMMISSION EXPIRES: 01-13-2020 (DATE)
COMMISSION NUMBER: 686615

LYNETTE D. FOLEY
PRINT NAME

NOTARY PUBLIC RESIDING IN SALT LAKE COUNTY

LCC ACKNOWLEDGMENT

STATE OF UTAH
County of Salt Lake } S.S.

ON THE 4 DAY OF October A.D., 20 17, PERSONALLY APPEARED BEFORE ME JOHN GARFF, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO, BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE IS A MANAGING MEMBER OF G-W AUTOMOTIVE, LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT THE OWNER'S DEDICATION WAS SIGNED BY HIM ON BEHALF OF SAID LLC, AND SAID JOHN GARFF ACKNOWLEDGED TO ME THAT SAID LLC EXECUTED THE SAME.

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GARFF OREM VW/HONDA SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 26 ,
TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN

SHEET 1 OF 1

RECORDED # _____

STATE OF UTAH, COUNTY OF UTAH, RECORDED AND FILED AT THE REQUEST OF _____
DATE _____ TIME _____ BOOK _____ PAGE _____

FEE $ _____

UTAH COUNTY RECORDER

1512203SP.dwg