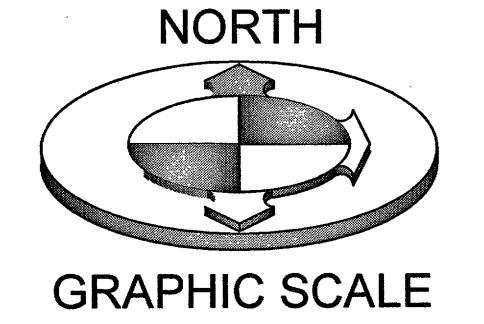


THE SUMMIT AT CANYON PARK CONDOMINIUMS

AMENDING LOT S, OF PHASE 1, TIMPANOOGAS RESEARCH TECHNOLOGY PARK

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2,

TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
OREM, UTAH COUNTY, UTAH



(IN FEET)
1 inch = 20ft.

SURVEYOR'S CERTIFICATE

I, BRIAN A. LINAM DO HEREBY CERTIFY THAT I AM A PROFESSIONAL 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 NUMBER 7240531. 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, UPON WHICH HAS BEEN CONSTRUCTED, HEREINAFTER KNOWN AS BUILDING THE SUMMIT AT CANYON PARK CONDOMINIUMS, A UTAH CONDOMINIUM PROJECT. IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT, I FURTHER CERTIFY THAT THE CONDOMINIUM PLAT FOR SAID PROJECT IS ACCURATE AND COMPLIES WITH THE PROVISION OF SECTION 57-13 (1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT.

BOUNDARY DESCRIPTION

LOT S, AS CONTAINED WITHIN PHASE 1, TIMPANOOGAS RESEARCH TECHNOLOGY PARK (A PLANNED UNIT DEVELOPMENT), OREM, UTAH, AS THE SAME IS IDENTIFIED IN THE PLAT MAP FOR PHASE 1, TIMPANOOGAS RESEARCH & TECHNOLOGY PARK (A PLANNED UNIT DEVELOPMENT), OREM, UTAH, RECORDED ON APRIL 13, 2000, IN THE UTAH COUNTY RECORDER'S OFFICE, STATE OF UTAH, AS ENTRY NO. 29305-2000, MAP NO. 8505-98, AND IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TIMPANOOGAS RESEARCH & TECHNOLOGY PARK (A PLANNED UNIT DEVELOPMENT), RECORDED ON APRIL 13, 2000 IN THE UTAH COUNTY RECORDER'S OFFICE, STATE OF UTAH, AS ENTRY NO. 29306-2000 (AS SAID DECLARATION MAY HAVE BEEN AMENDED OR SUPPLEMENTED). **MORE PARTICULARLY DESCRIBED AS:**

TOGETHER WITH THE UNDIVIDED OWNERSHIP INTEREST IN THE COMMON AREAS WHICH IS APPURTENANT TO SAID LOTS AS MORE PARTICULARLY DESCRIBED IN SAID DECLARATION AND SAID PLAT MAP (AS SAID DECLARATION AND PLAT MAP MAY HAVE BEEN AMENDED OR SUPPLEMENTED).

11,695

0.330

THE ABOVE DESCRIBED ENTIRE TRACT OF LAND CONTAINS 65,194 SQUARE FEET OR 0.330 ACRES, MORE OR LESS.

12 UNITS

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF SAID TRACT OF LAND DESCRIBED HEREON DO HEREBY CERTIFY THAT WE CONSENT TO THE RECORDATION OF THIS CONDOMINIUM PLAT IN ACCORDANCE WITH UTAH CODE ANNOTATED 57-13, SUBDIVIDING THE LAND INTO CONDOMINIUM OWNERSHIP, AND CREATING UNITS, COMMON AREAS, LIMITED COMMON AREAS AND EASEMENTS ALL AS SET FORTH HEREIN TO HEREAFTER BE KNOWN AS

BUILDING S OFFICE CONDOMINIUMS

AMENDING LOT S, OF PHASE 1, TIMPANOOGAS RESEARCH TECHNOLOGY PARK

UTILITY DEDICATION

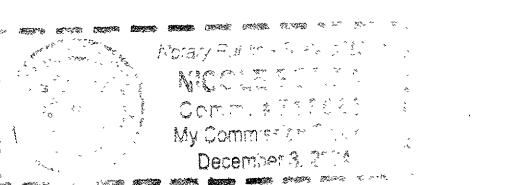
BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY GRANT AND CONVEY TO THE CITY AND OTHER PUBLIC UTILITY COMPANIES, A PERMANENT EASEMENT AND RIGHT OF WAY IN AND TO THOSE AREAS REFLECTED ON THE MAP AND DEFINED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THIS PROJECT AS "COMMON AREA" (INCLUDING PRIVATE STREETS AND PRIVATE DRIVEWAYS) FOR CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILITIES AND APPURTENANCES TOGETHER WITH RIGHT OF ACCESS THERETO.

RESERVATION OF COMMON AREAS

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY RESERVE ALL AREAS SHOWN ON THIS PLAT OR DESCRIBED IN THE DECLARATION OF CONDOMINIUM AS "COMMON AREA" FOR THE COMMON ENJOYMENT OF ALL OWNERS AND SUCH OWNERS' GUESTS AND INVITES AS SPECIFICALLY DESCRIBED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THE PROJECT. IN WITNESS WHEREOF, THE OWNER(S) HAVE HEREUNTO SET OUR HANDS THIS 17 DAY OF October, A.D. 2022.

Back Development LLC

BY: Rey Hinze
ITS: REY HINZE
Managing Member



ACKNOWLEDGMENT

STATE OF UTAH
County of Salt Lake S.S.
ON THIS 17 DAY OF October, IN THE YEAR 2022, BEFORE ME, Nick Borba, A NOTARY PUBLIC, PERSONALLY APPEARED Rey Hinze, THE MANAGING MEMBER OF Back Development LLC PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO IN THE FOREGOING OWNER'S DEDICATION AND CONSENT REGARDING BUILDING S OFFICE CONDOMINIUMS AND WAS SIGNED BY HIM/HER ON BEHALF OF SAID Back Development LLC AND ACKNOWLEDGED THAT HE/SHE/ THEY EXECUTED THE SAME.

MY COMMISSION EXPIRES: 12-3-24 (DATE)

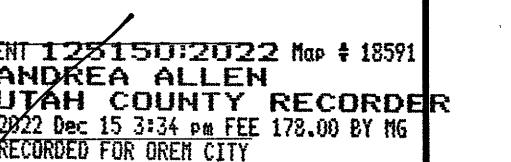
COMMISSION NUMBER: 715586

Nick Borba
PRINT NAME

Nick Borba
(SIGNED) A NOTARY PUBLIC
COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

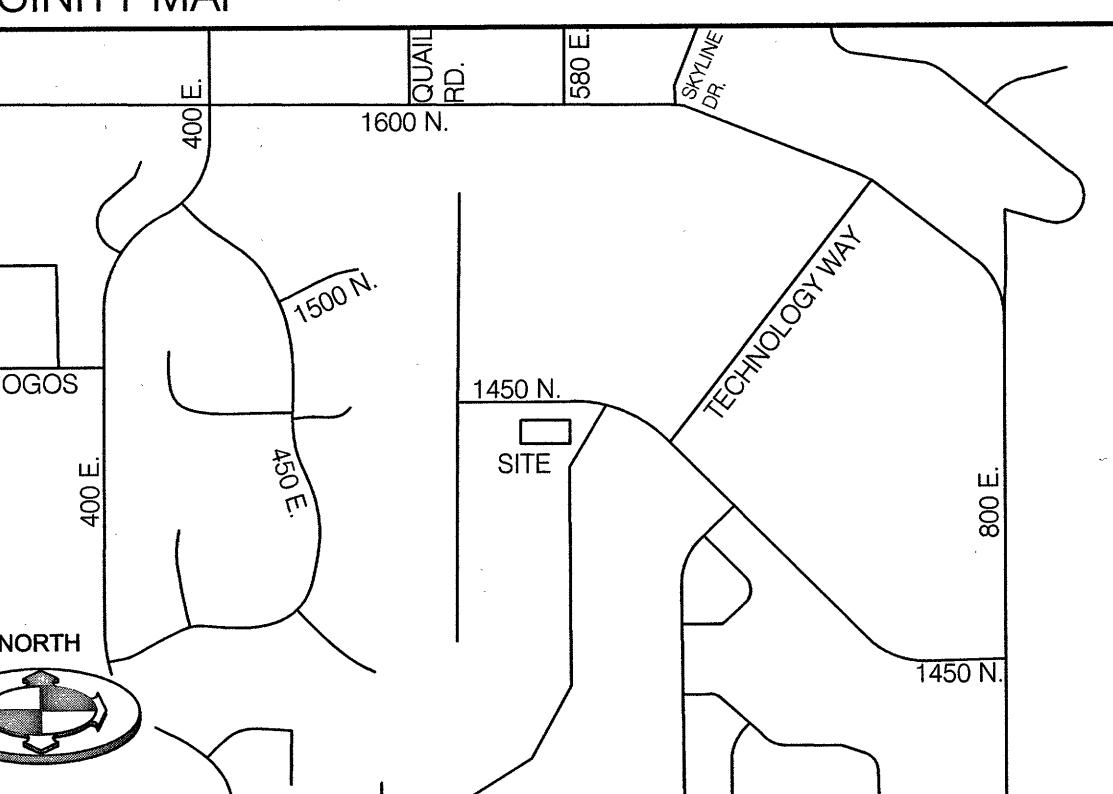
THE CITY COUNCIL OF THE CITY OF OREM, COUNTY OF UTAH, APPROVES THIS DEDICATION PLAT, AND HEREBY ACCEPTS THE DEDICATION OF ALL EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF PUBLIC LAND.
THIS 3rd DAY OF November, A.D. 2022



ENT 123150 2022 Map # 18591
ANDREA ALLEN
UTAH COUNTY RECORDER
202-22-15 3:54 pm FEE 178.00 BY RG
RECORDED FOR GREY CITY

SOUTHEAST CORNER OF SECTION 2,
TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP)

VICINITY MAP



LEGEND & ABBREVIATIONS

- ◆ SECTION CORNER OR QUARTER CORNER (FOUND)
- BOUNDARY CORNER (SET 5/8" x 24" REBAR AND CAPS OR PLAT NOTED)
- SECTION LINE
- BOUNDARY LINE
- ADJACENT PROPERTY
- STREET CENTERLINE
- P.U.E. - PUBLIC UTILITY EASEMENT
- RIGHT OF WAY
- FIRE HYDRANT

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS BETWEEN THE SOUTHEAST CORNER AND THE EAST QUARTER CORNER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN WITH A BEARING OF NORTH 01°00'22" WEST

FLOOD ZONE DESIGNATION

SUBJECT PROPERTY DELINEATED AS ZONE "X" BY F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL MAP NO. 49049C033F, EFFECTIVE JUNE 19, 2020.

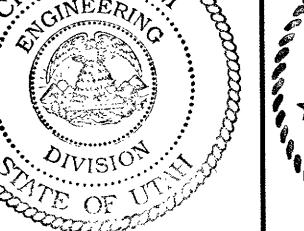
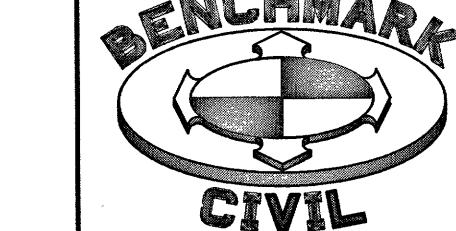
ZONE PC (PLANNED COMMUNITY)

PROJECT ADDRESS
510 E. TIMPANOOGAS PKWY.
OREM, UT 84097

APPROVED AS TO FORM

APPROVED THE 25th DAY OF October, A.D. 2022

Claron L. Hinze
CITY ATTORNEY



THE SUMMIT AT CANYON PARK CONDOMINIUMS
AMENDING LOT S, OF PHASE 1, TIMPANOOGAS RESEARCH TECHNOLOGY PARK

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

SHEET 1 OF 3

1. ACCESS TO UNIT 308 IS PROVIDED THROUGH UNIT 301.
2. ACCESS TO UNIT 205 IS PROVIDED ALONG UNIT 303.

BASMENT FFE = 4812.43
MAIN FFE = 4821.43
2nd Level FFE = 4830.43

THE SUMMIT AT CANYON PARK CONDOMINIUMS

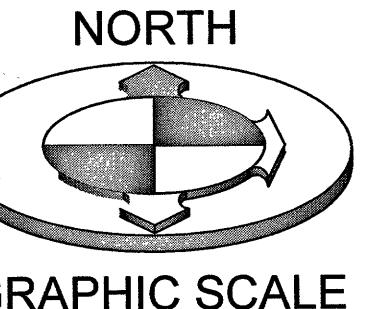
AMENDING LOT S, OF PHASE 1, TIMPANO GAS RESEARCH TECHNOLOGY PARK

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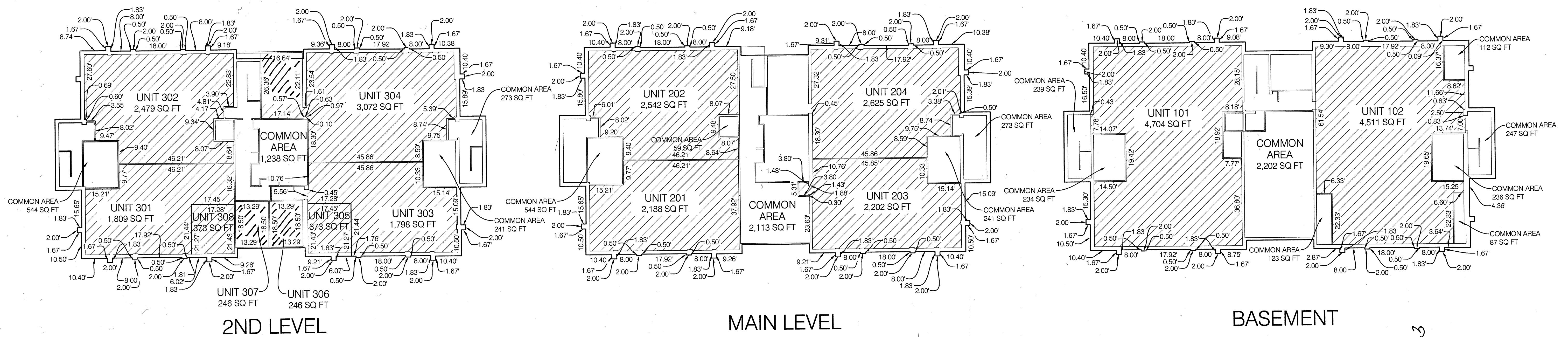
TOWNSHIP 6 SOUTH, RANGE 2 EAST,

SALT LAKE BASE AND MERIDIAN

OREM, UTAH COUNTY, UTAH



(IN FEET)
1 inch = 20 ft.

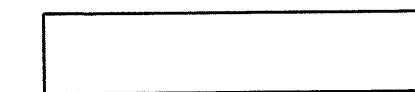


ENT 125150:2022 Mar 4 1859
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 M 04 15 315 REC FEE 170.00 BY RG
RECORDED FOR OREM CITY

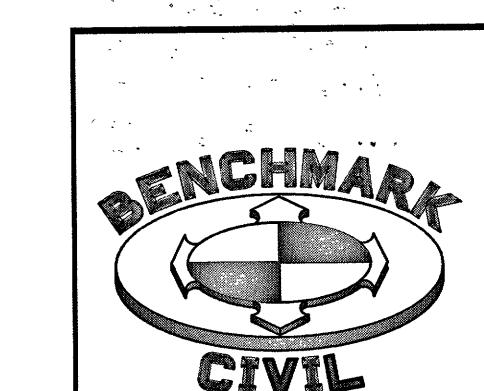
SHEET 2 OF 3



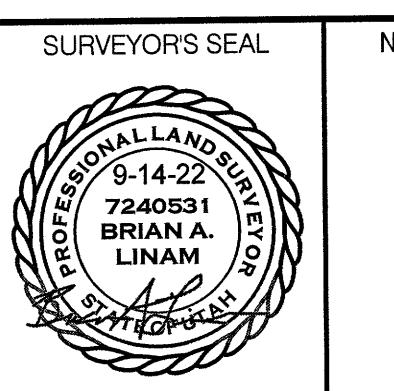
PRIVATE UNITS



COMMON AREAS



BENCHMARK
ENGINEERING &
LAND SURVEYING
9138 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com



SURVEYOR'S SEAL
NOTARY PUBLIC SEAL
CLERK - RECORDER SEAL

2201013CP.dwg

THE SUMMIT AT CANYON PARK CONDOMINIUMS

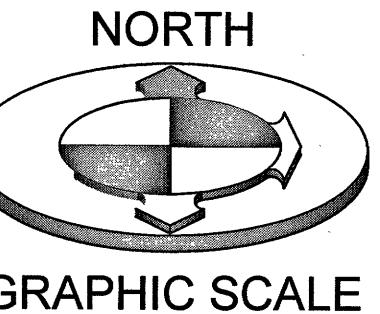
AMENDING LOT S, OF PHASE 1, TIMPANO GAS RESEARCH TECHNOLOGY PARK

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2,

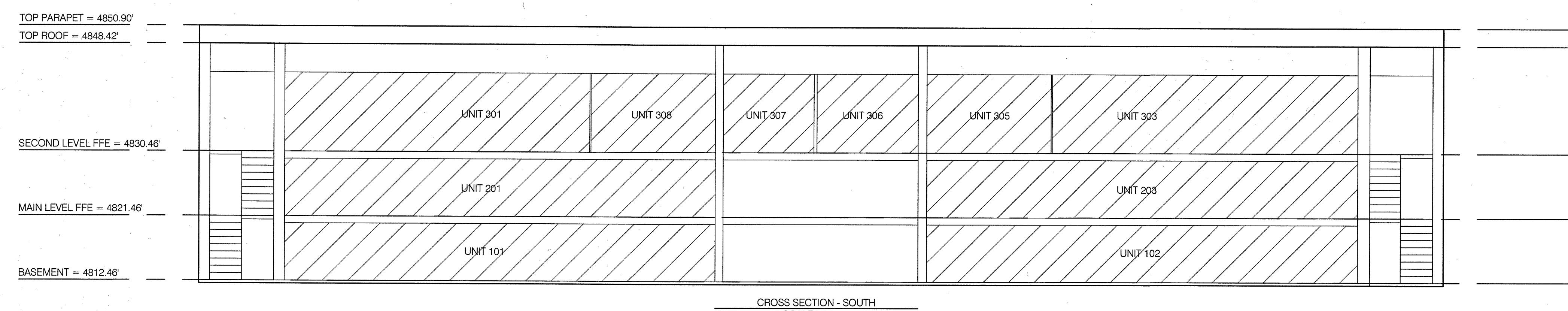
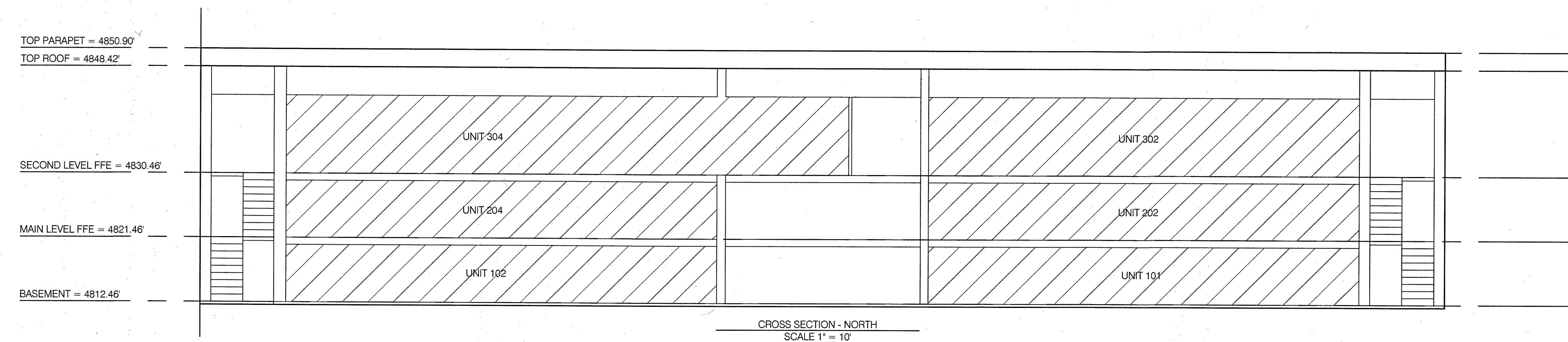
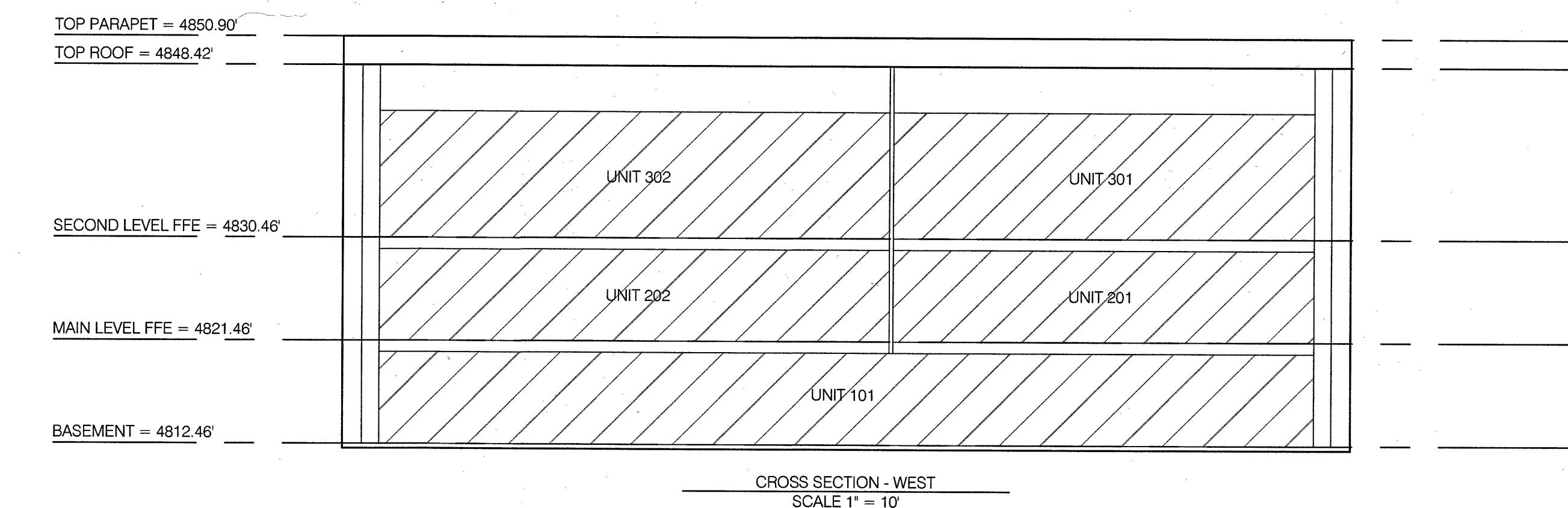
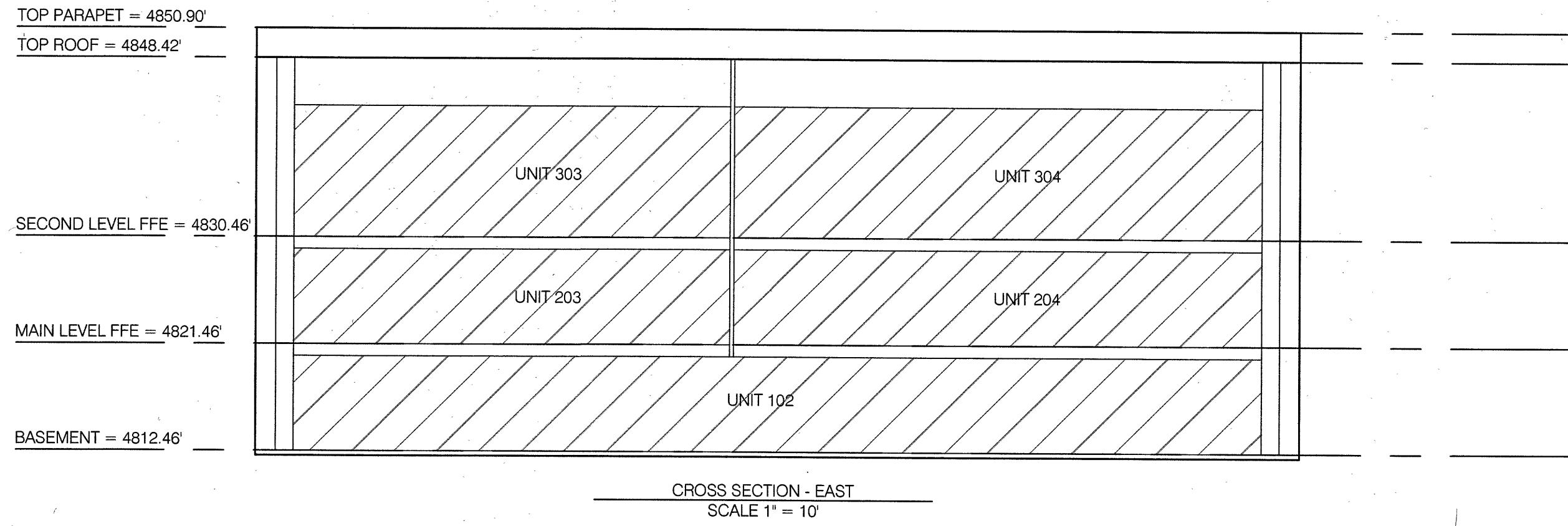
TOWNSHIP 6 SOUTH, RANGE 2 EAST,

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OREM, UTAH COUNTY, UTAH



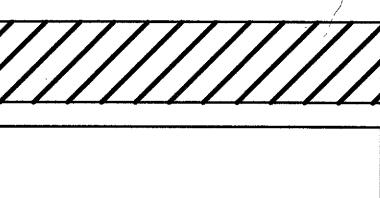
10 0 5 10 20
(IN FEET)
1 inch = 10ft.



#10891
Sheet 3 of 3

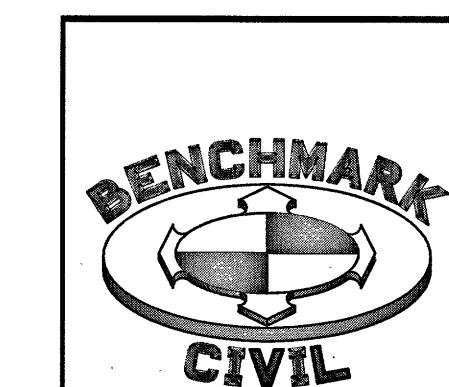
ENT 125150-2022 Rev # 18591
AMENDED ALLEN
UTAH COUNTY RECORDER
2022 Dec 15 3:34 PM FEE 17.00 BY RG
RECORDED FOR GREN CITY

SHEET 3 OF 3

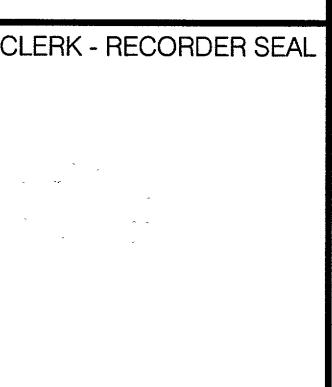
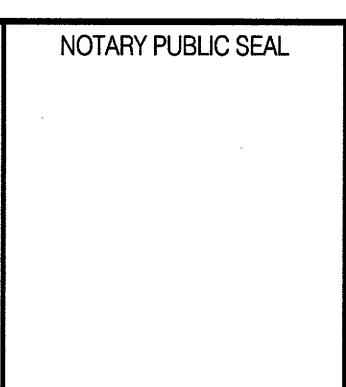


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