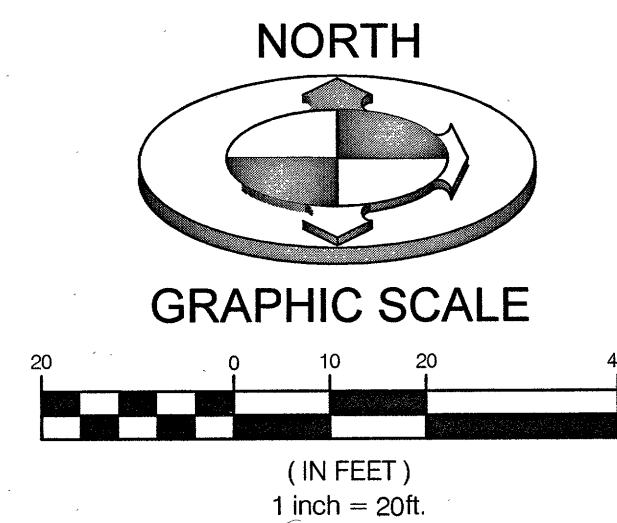
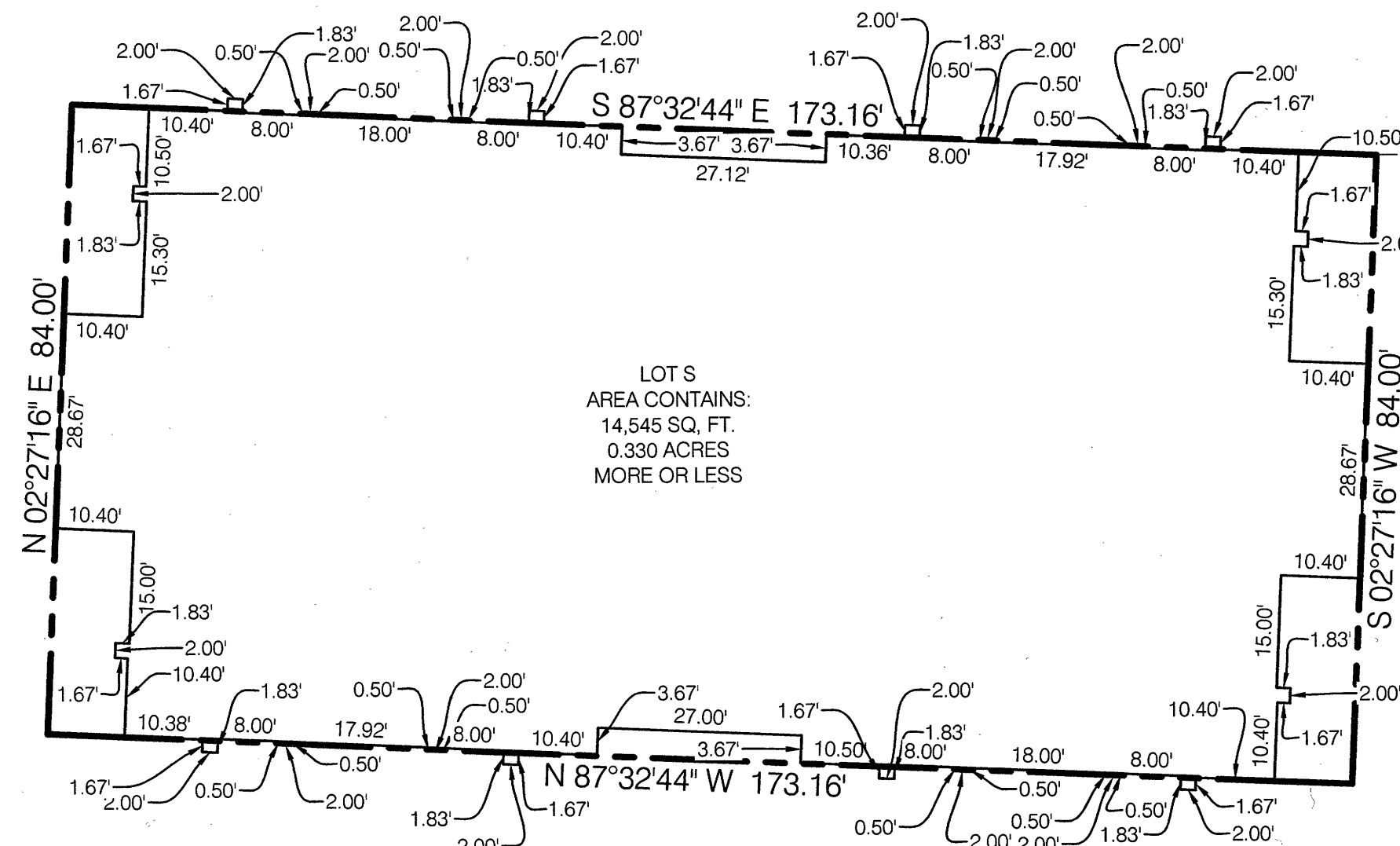


THE SUMMIT AT CANYON PARK CONDOMINIUMS
AMENDING LOT S, OF PHASE 1, TIMPANOGAS RESEARCH TECHNOLOGY PARK
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2,
TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
OREM, UTAH COUNTY, UTAH



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

BEGINNING AT A POINT BEING NORTH 01°00'22" WEST 1564.62 FEET ALONG
THE SECTION LINE AND NORTH 89°32'01" WEST 1476.72 FEET FROM THE
SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 02°27'16" WEST
84.00 FEET; THENCE NORTH 87°32'44" WEST 173.16 FEET; THENCE NORTH
02°27'16" EAST 84.00 FEET; THENCE SOUTH 87°32'44" EAST 173.16 FEET TO
THE POINT OF BEGINNING.



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, 1963 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, HEREFTER 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, TIMPANOGAS RESEARCH TECHNOLOGY PARK (A PLANNED
UNIT DEVELOPMENT), OREM, UTAH, AS THE SAME IS IDENTIFIED IN THE PLAT MAP FOR PHASE 1,
TIMPANOGAS RESEARCH & TECHNOLOGY PARK (A PLANNED UNIT DEVELOPMENT), OREM, UTAH,
RECORDED ON APRIL 13, 2000, IN THE UTAH COUNTY RECORDERS OFFICE, STATE OF UTAH, AS
ENTRY NO. 29305-2000, MAP NO. 8505-98, AND IN THE DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR TIMPANOGAS RESEARCH & TECHNOLOGY PARK (A PLANNED UNIT
DEVELOPMENT), RECORDED ON APRIL 13, 2000 IN THE UTAH COUNTY RECORDERS 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).

THE ABOVE DESCRIBED ENTIRE TRACT OF LAND CONTAINS **14,545** 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 HEREFTER BE KNOWN AS

**BUILDING S OFFICE CONDOMINIUMS
AMENDING LOT S, OF PHASE 1, TIMPANOGAS 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 INVITEES 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. 20**22**

BY: **Back Development LLC**
ITS: **Rey Hintze**
Managing member

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of Salt Lake }
ON THIS **17** DAY OF **October**, IN THE YEAR 20**22**, BEFORE ME **Nicole Bortea**, A
NOTARY PUBLIC, PERSONALLY APPEARED **Rey Hintze**, THE MANAGING MEMBER OF
Back Development LLC, LLC PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE
PERSON(S) WHOSE NAME(S) IS/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)

Nicole Bortea
PRINT NAME

COMMISSION NUMBER: **715586**
N. Bortea
(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 SAID PUBLIC.
THIS **3rd** DAY OF **November**, A.D. 20**22**

ANDREA ALLEN
UTAH COUNTY RECORDER
2022 Dec 15 3:34 pm FEE 178.00 BY NG
RECORDED FOR OREM CITY

ATTEST: **Rey Hintze**
CITY ENGINEER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS **5th** DAY OF **October**, A.D. 20**22**, BY THE OREM CITY PLANNING
COMMISSION.
Rey Hintze DIRECTOR/SECRETARY
Rey Hintze PLANNING COMMISSION CHAIR

**THE SUMMIT AT CANYON PARK CONDOMINIUMS
AMENDING LOT S, OF PHASE 1, TIMPANOGAS 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

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. 49049C0333F,
EFFECTIVE JUNE 19, 2020.

ZONE

PC (PLANNED COMMUNITY)

PROJECT ADDRESS

510 E. TIMPANOGAS PKWY.
OREM, UT 84097

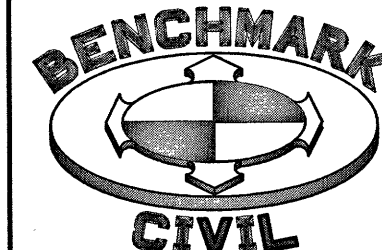
VICINITY MAP



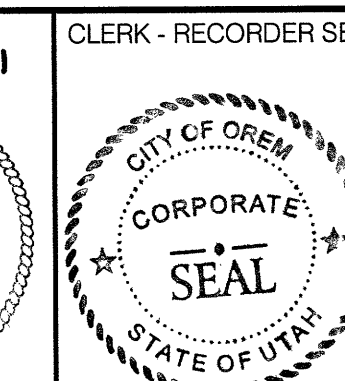
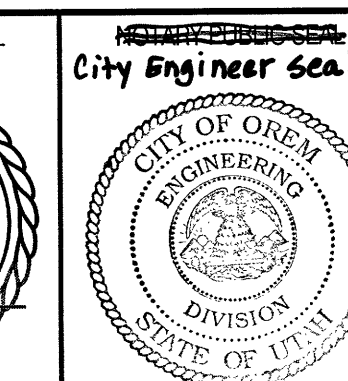
APPROVED AS TO FORM

APPROVED THE **25th** DAY OF **October**, A.D. 20**22**

Rey Hintze
CITY ATTORNEY



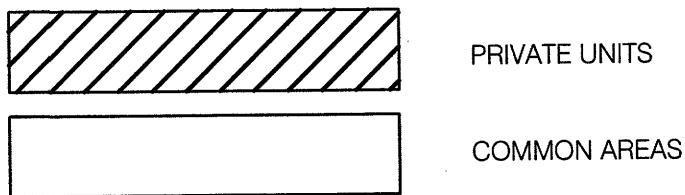
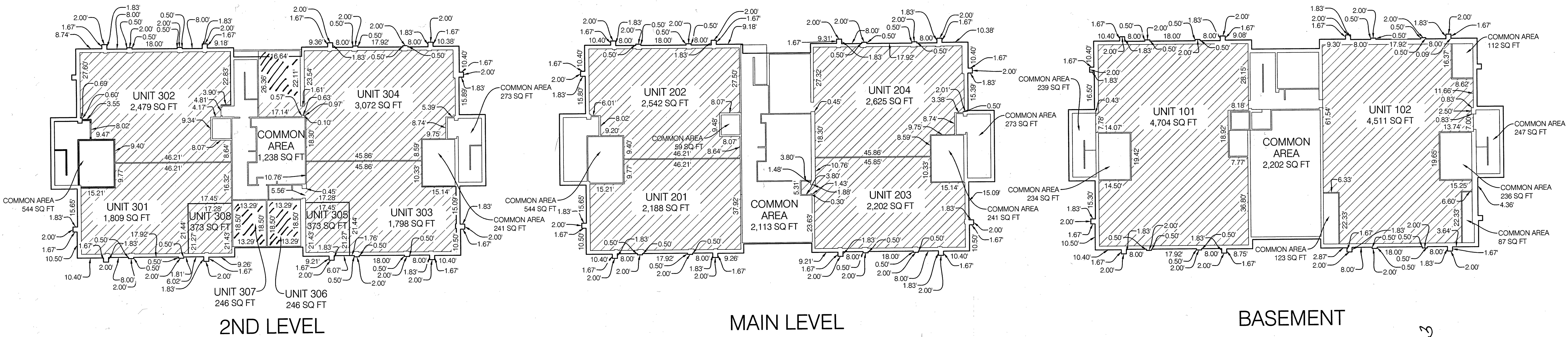
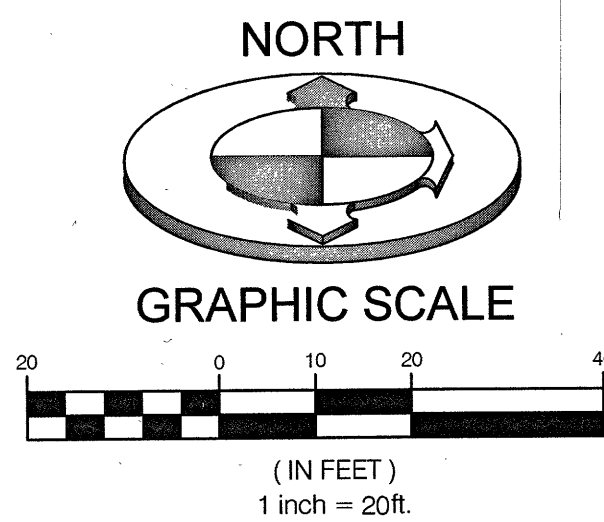
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LAND SURVEYING**
9138 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com



Sec 2, T6S, R2E TU090 PC
Lot S, Phase 1, Timpanogas Research Technology Park

1. ACCESS TO UNIT 305 IS PROVIDED THROUGH UNIT 301.
2. ACCESS TO UNIT 305 IS PROVIDED THROUGH UNIT 303.
Basement FFB = 4912.44
Main FFB = 4821.44
2nd Level FFB = 4830.44

THE SUMMIT AT CANYON PARK CONDOMINIUMS
AMENDING LOT S, OF PHASE 1, TIMPANOGAS RESEARCH TECHNOLOGY PARK
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SALT LAKE BASE AND MERIDIAN
OREM, UTAH COUNTY, UTAH



#18591
Sheet 2 of 3

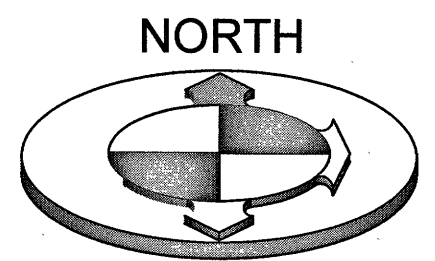
ENT 125150-2022 Map # 18591
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 Dec 15 3:34 PM FEE 178.00 BY NG
RECORDED FOR OREN CITY

SHEET 2 OF 3

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

THE SUMMIT AT CANYON PARK CONDOMINIUMS

AMENDING LOT S, OF PHASE 1, TIMPANOGAS RESEARCH TECHNOLOGY PARK
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GRAPHIC SCALE

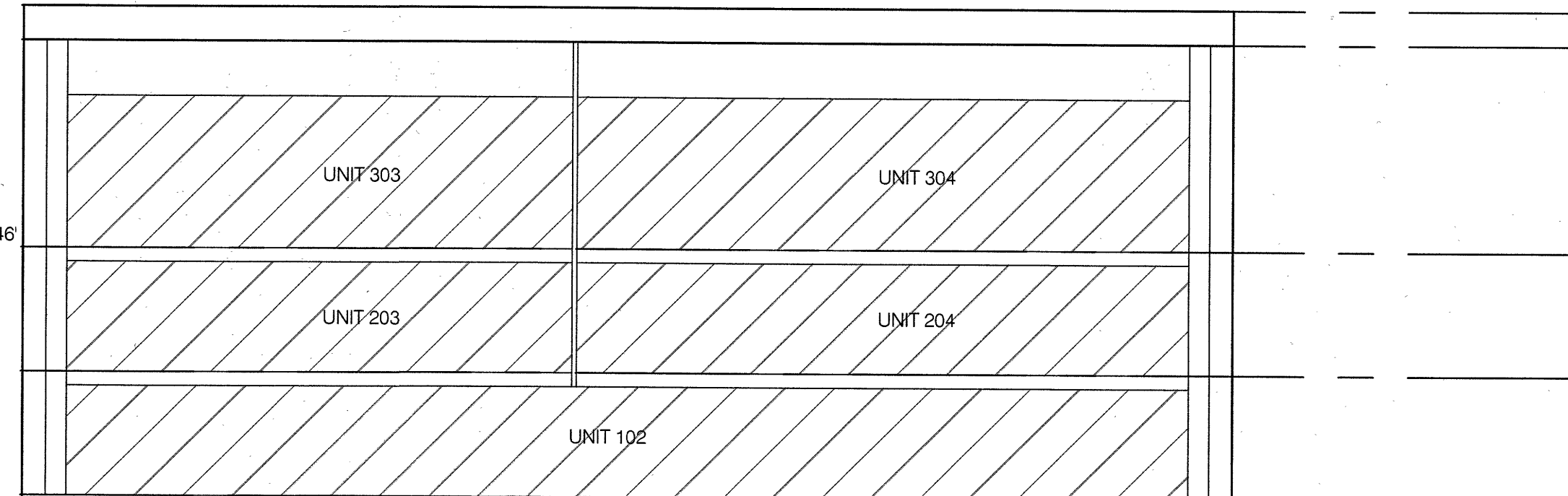
(IN FEET)
1 inch = 10ft.

TOP PARAPET = 4850.90'
TOP ROOF = 4848.42'

SECOND LEVEL FFE = 4830.46'

MAIN LEVEL FFE = 4821.46'

BASEMENT = 4812.46'



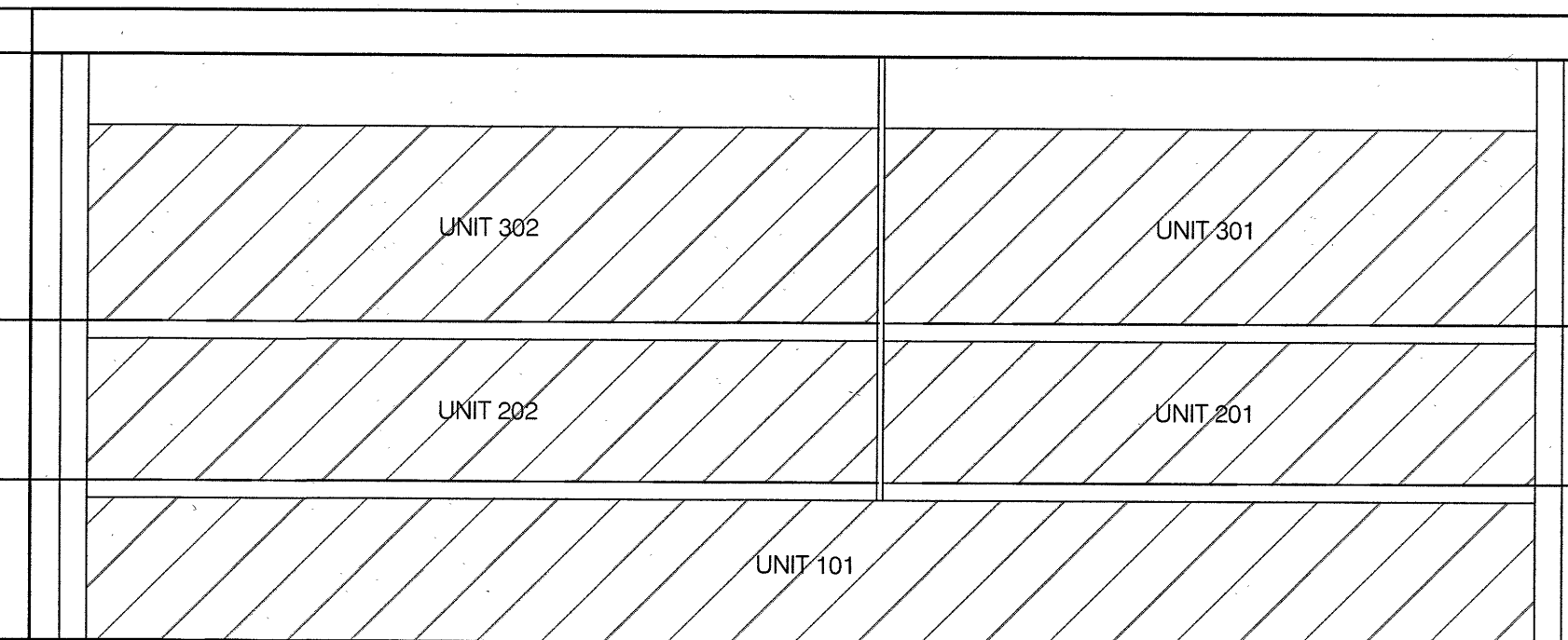
CROSS SECTION - EAST
SCALE 1" = 10'

TOP PARAPET = 4850.90'
TOP ROOF = 4848.42'

SECOND LEVEL FFE = 4830.46'

MAIN LEVEL FFE = 4821.46'

BASEMENT = 4812.46'



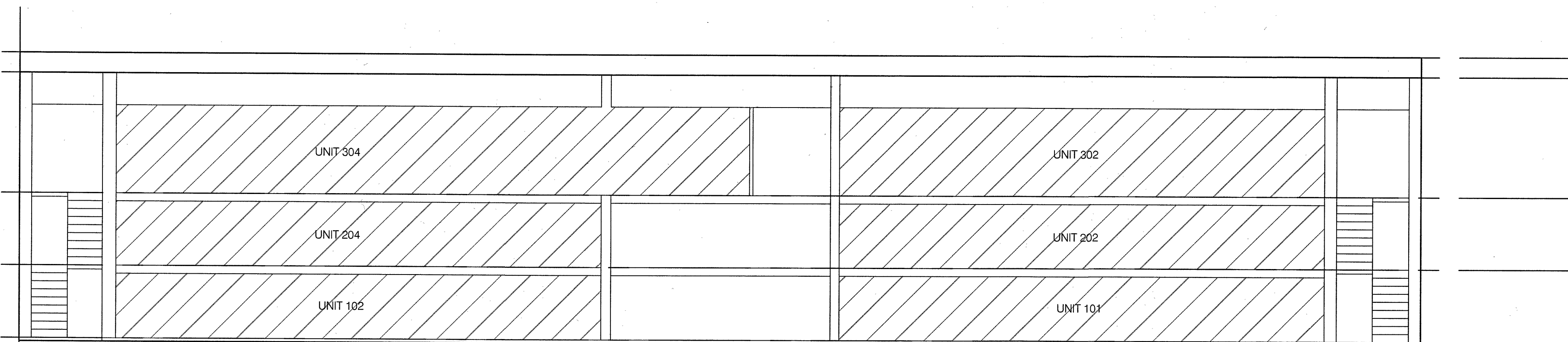
CROSS SECTION - WEST
SCALE 1" = 10'

TOP PARAPET = 4850.90'
TOP ROOF = 4848.42'

SECOND LEVEL FFE = 4830.46'

MAIN LEVEL FFE = 4821.46'

BASEMENT = 4812.46'



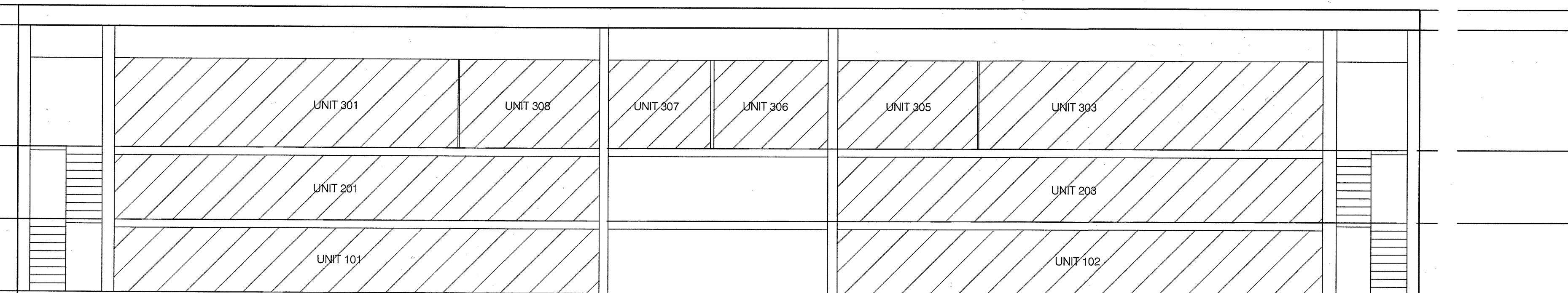
CROSS SECTION - NORTH
SCALE 1" = 10'

TOP PARAPET = 4850.90'
TOP ROOF = 4848.42'

SECOND LEVEL FFE = 4830.46'

MAIN LEVEL FFE = 4821.46'

BASEMENT = 4812.46'

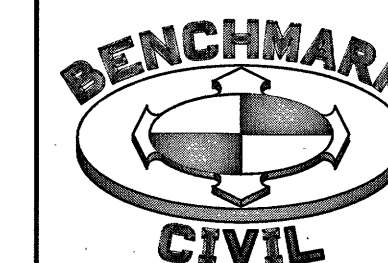


CROSS SECTION - SOUTH
SCALE 1" = 10'

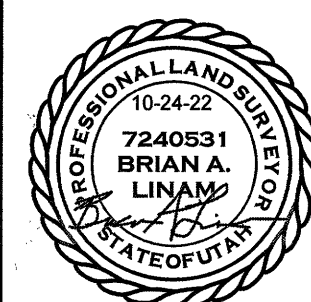
18891
Sheet 3 of 3

ENT 125150-2022
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 Dec 15 3:34 pm FEE 178.00 BY HG
RECORDED FOR ORIN CITY

SHEET 3 OF 3



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