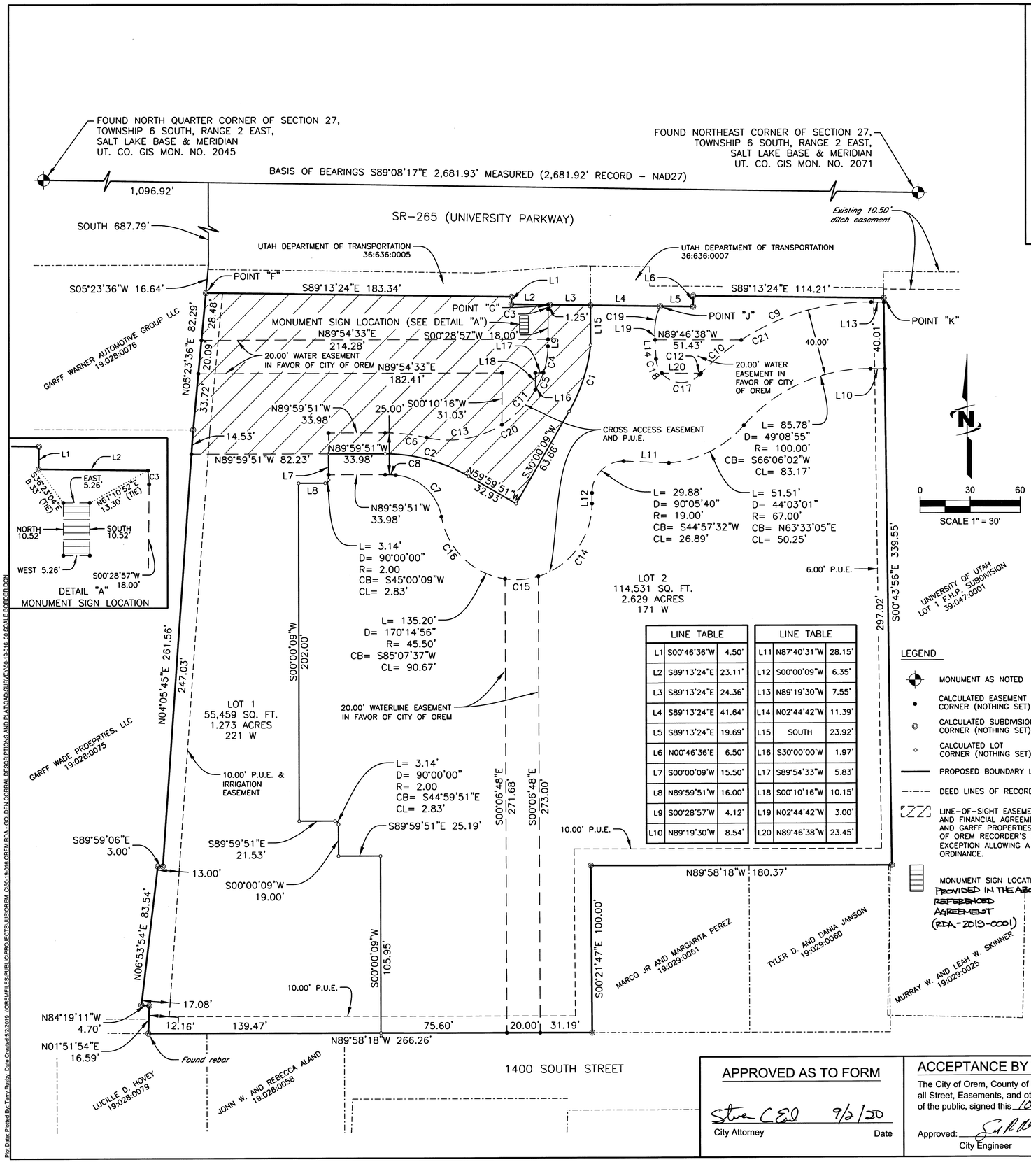

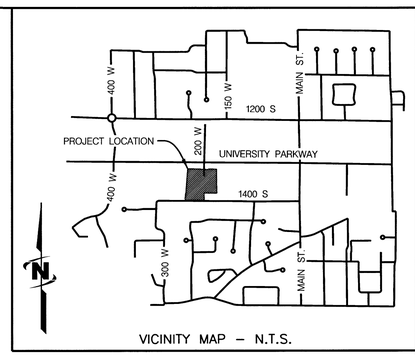

VICINITY MAP – N.T.S.

CURVE TABLE					
NO.	LENGTH	DELTA	RADIUS	CHORD BEARING	CHORD
C1	41.98'	23°48'45"	101.00'	S18°05'46"W	41.67'
C2	52.36'	30°00'00"	100.00'	N74°59'51"W	51.76'
C3	2.76'	10°53'18"	14.50'	S04°57'42"E	2.75'
C4	16.19'	18°44'36"	49.50'	S09°51'16"W	16.12'
C5	9.31'	10°46'26"	49.50'	S24°36'47"W	9.29'
C6	25.09'	12°46'45"	112.50'	N83°36'29"W	25.04'
C7	39.87'	76°09'12"	30.00'	N47°49'32"W	37.00'
C8	6.26'	04°05'52"	87.50'	N87°55'15"W	6.26'
C9	82.39'	33°43'00"	140.00'	S73°49'03"W	81.20'
C10	31.39'	12°50'40"	140.00'	S50°32'13"W	31.32'
C11	29.21'	27°53'27"	60.00'	S43°55'32"W	28.92'
C12	1.25'	00°30'37"	140.00'	S43°51'34"W	1.25'
C13	47.03'	44°54'38"	60.00'	S80°19'35"W	45.84'
C14	57.99'	73°01'40"	45.50'	S36°30'59"W	54.15'
C15	20.22'	25°27'34"	45.50'	S85°45'36"W	20.05'
C16	56.99'	71°45'41"	45.50'	N42°37'46"W	53.34'
C17	25.61'	97°49'04"	15.00'	N87°29'24"W	22.61'
C18	9.38'	35°50'24"	15.00'	N20°39'40"W	9.23'
C19	17.59'	25°31'00"	48.00'	S10°00'48"W	17.45'
C20	76.24'	72°48'06"	60.00'	S66°22'51"W	71.21'
C21	115.03'	47°04'18"	140.00'	S67°08'24"W	111.81'

LINE TABLE		
L1	S00°46'36"W	4.50'
L2	S89°13'24"E	23.11'
L3	S89°13'24"E	24.36'
L4	S89°13'24"E	41.64'
L5	S89°13'24"E	19.69'
L6	N00°46'36'E	6.50'
L7	S00°00'09'W	15.50'
L8	N89°59'51'W	16.00'
L9	S00°28'57'W	4.12'
L10	N89°19'30'W	8.54'

LINE TABLE		
L11	N87°40'31"W	28.15'
L12	S00°00'09"W	6.35'
L13	N89°19'30"W	7.55'
L14	N02°44'42"W	11.39'
L15	SOUTH	23.92'
L16	S30°00'00'W	1.97'
L17	S89°54'33"W	5.83'
L18	S00°10'16"W	10.15'
L19	N02°44'42"W	3.00'
L20	N89°46'38"W	23.45'

LEGEND

- MONUMENT AS NOTED
- CALCULATED EASEMENT CORNER (NOTHING SET)
- CALCULATED SUBDIVISION BOUNDARY CORNER (NOTHING SET)
- CALCULATED LOT CORNER (NOTHING SET)
- PROPOSED BOUNDARY LINE
- DEED LINES OF RECORD
- LINE-OF-SIGHT EASEMENT IN FAVOR OF LOT 2 AS DESCRIBED IN THE REAL PROPERTY SALE AND FINANCIAL AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY FOR THE CITY OF OREM AND GARFF PROPERTIES-OREM LLC DATED JUNE 11, 2019 AND ON RECORD WITH THE CITY OF OREM RECORDER'S OFFICE AS DOCUMENT RDA-2019-0001 AND SUBJECT TO AN EXCEPTION ALLOWING A MONUMENT SIGN THAT COMPLIES WITH THE CITY OF OREM SIGN ORDINANCE.
- MONUMENT SIGN LOCATION AS PROVIDED IN THE ABOVE REFERENCED AGREEMENT (RDA-2019-0001)

17268

NOTE: ALL PUBLIC UTILITY, IRRIGATION, CROSS ACCESS OR ANY OTHER EASEMENTS DEPICTED ON CORRAL WEST AMENDED PLAT "A" SHALL BE ABANDONED UPON THE RECORDING OF THIS PLAT (2ND AMENDED PLAT "A") AND REPLACED WITH THE EASEMENTS AS SHOWN HEREON.

PREPARED BY

J-U-B ENGINEERS, INC.
240 WEST CENTER ST. SUITE #200
OREM, UT (801) 226-0393

PROJECT #50-19-016 (009)
AUGUST 2020

SURVEYOR'S CERTIFICATE

I, Terry Rusby, do hereby certify that I am a Professional Land Surveyor and that I hold License No.9258143 in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Licensing Act, Utah Code Annotated, 1953 as amended, I further certify that by authority of the owners, a survey was made under my direction of the tracts of land shown hereon and described below, I certify that said survey was completed in accordance with section 17-23-17, Utah Code Annotated, 1953 as amended, I hereby state that this is true and correct to the best of my knowledge, information, belief and in my professional opinion.

Terry Rusby — TERRY RUSBY, PLS

09/02/2020 — DATE

BOUNDARY DESCRIPTION

An entire tract of land, being all of Lot 1 and all of Lot 2, Corral West Amended Plat "A", along with all of that certain parcel of land which is described in Warranty Deed Entry No. 112075:2016 as recorded at the office of the Utah County Recorder, less that portion conveyed to the Utah Department of Transportation as described in Warranty Deed Entry No. 13001:2017 and Warranty Deed Entry No. 20931:2017 as recorded at the office of the Utah County Recorder, which entire tract is situate in the North Half of the Northeast Quarter of Section 27, Township 6 South, Range 2 East, Salt Lake Base and Meridian, in Utah County, State of Utah, which entire tract is described more particularly as follows:

Beginning at a point, designated as Point "F", on the southerly right of way and limited access line of SR-265 (University Parkway) as described in Warranty Deed Entry No.13001:2017, which point is S89°08'17"E 1,096.92 feet along the section line and SOUTH 687.79 feet and S05°23'36"W 16.64 feet from the North Quarter Corner of said section 27; thence the following three (3) courses which are along said right of way and limited access line: (1) S89°13'24"E 183.34 feet; (2) S00°46'36"W 4.50 feet; (3) S89°13'24"E 23.11 feet to a point, designated as Point "G", on the southerly right of way line of SR-265 (University Parkway) as described in said Warranty Deed Entry No. 13001:2017; thence S89°13'24"E 24.36 feet, more or less, along said right of way to a point on said southerly right of way line of SR-265 (University Parkway) as described in Warranty Deed Entry No. 20931:2017; thence S89°13'24"E 41.64 feet along said right of way to a point, designated as Point "J", on said southerly right of way and limited access line of SR-265 (University Parkway) as described in said Warranty Deed Entry No. 20931:2017; thence the following three (3) courses which are along said right of way and limited access line: (1) S89°13'24"E 19.69 feet; (2) N00°46'36"E 6.50 feet; (3) S89°13'24"E 114.21 feet, more or less, to a point, designated as Point "K", on the easterly boundary of Corral West Amended Plat "A" Subdivision Entry No. 20192:1996, Map No. 6495-77 as recorded at the office of the Utah County Recorder; thence the following three (3) courses which are along said subdivision: (1) S00°43'56"E 339.55 feet; (2) N89°58'18"W 180.37 feet; (3) S00°21'47"E 100.00 feet; thence N89°58'18"W 266.26 feet, more or less, along the southerly boundary line of said Corral West Amended Plat "A" Subdivision and the westerly projection thereof to a point on that certain Boundary Line Agreement described in Entry No. 132721:2003; thence the following four (4) courses which are along said Boundary Line Agreement: (1) N01°51'54"E 16.59 feet; (2) N84°19'11"W 4.70 feet; (3) N06°53'54"E 83.54 feet; (4) S89°59'06"E 3.00 feet, more or less, to a point on a westerly boundary line of said Corral West Amended Plat "A"; thence the following two (2) courses which are along said subdivision: (1) N04°05'45"E 261.56 feet; (2) N05°23'36"E 82.29 feet, more or less, to the point of beginning.

The above described entire tract of land contains 169,989 square feet or 3.902 acres in area, more or less.

OWNER'S CERTIFICATE

Know all men by these present that we, all of the undersigned owners of all of the property described above and shown on this plat, have caused the lot line adjustment as shown hereon and do herby dedicate the streets and other public areas as indicated hereon for the perpetual use of the public.

In witness hereif we have hereunto set our hands this 9th day of September 2020

Bruce K. Tinger
Manager, Corral West Prop.
Bruce K. Tinger, Corral West Properties, LC

James P. Davidson
Chief Executive Officer, RDA
Redevelopment Agency of the City of Orem
James P. Davidson

James P. Davidson
City Manager, City of Orem
James P. Davidson

ACKNOWLEDGEMENT

State of Utah } S.S.
County of Utah }

On this the 9th day of September, 2020, personally appeared before me, who being duly sworn or affirmed, did say that he/she/they signed the owner's dedication freely and voluntarily and for the purposes therein mentioned.

JoDAnn Bates
Notary Public
March 19, 2024
My Commission Expires:

JoDAnn Bates
Notary Public, State of Utah
Commission #711159
My Commission Expires
March 19, 2024

#17268
ENT 140764:2020 Bk 1726
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Sep 16 10:41 am FEE 54.00 BY CS
RECORDED FOR OREM CITY CORPORATION

2nd Amended Plat "A"
CORRAL WEST

A Vaction of Corral West Amended Plat "A"
Situate in the North Half of the Northeast Quarter of Section 27, Township 6 South, Rnge 2 East, Salt Lake Base and Meridian

Orem City, Utah County, Utah — Scale 1" = 30' — Sheet 1 of 1

APPROVED AS TO FORM

Steve C Ed 9/2/20
City Attorney — Date

ACCEPTANCE BY THE CITY OF OREM

The City of Orem, County of Utah, approves this subdivision and hereby accepts the dedication of all Street, Easements, and other parcels of land intended for public purposes for the perpetual use of the public, signed this 10th day of September, 2020

Approved: City Engineer — Approved: City Recorder

SURVEYOR'S SEAL — NOTARY PUBLIC SEAL — CITY ENGINEER SEAL — CLERK-RECORDER SEAL

Plot Date: Printed By: Terry Rusby Date Created:5/2/2019 \\OREMFILES\PUBLIC\PROJECTS\JUB\OREM CISD-19-016 OREM RDA - GOLDEN CORRAL DESCRIPTIONS AND PLATS\CAD\SURVEY\50-19-016 39 SCALE BORDER.DGN

Sec 27, T6S, R2E, TW 090
W/ (Lots 1, 2 Corral West Amended Plat "A")