

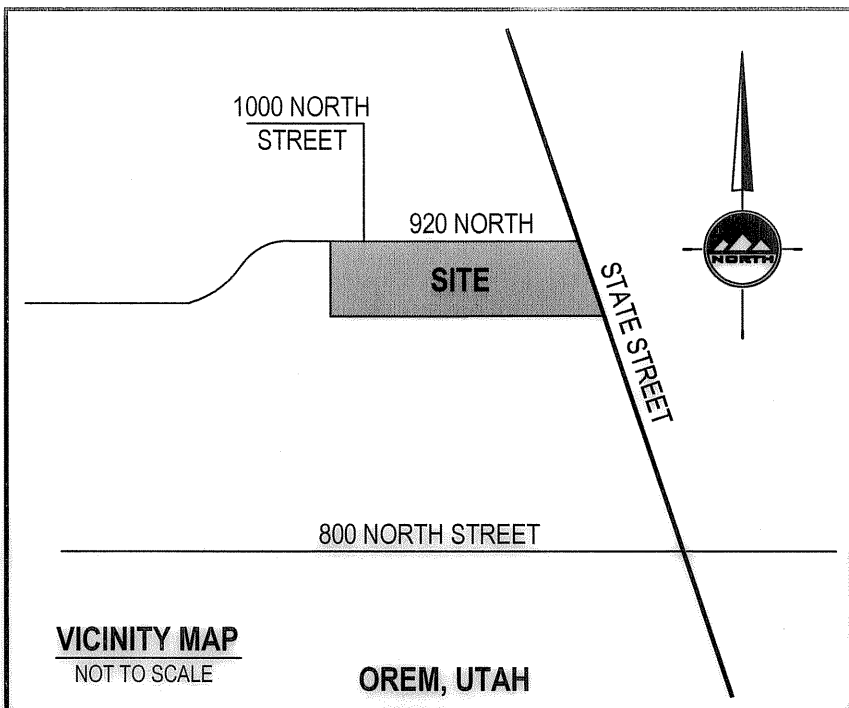
RESIDENCES AT MONTE VISTA

FINAL PLAT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 10,
TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN,
OREM CITY, UTAH COUNTY, UTAH

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.

NORTHWEST CORNER
SECTION 10,
T6S, R2E,
SL68M
(FOUND BRASS CAP)



SURVEYOR'S CERTIFICATE
I, PATRICK M. HARRIS DO HEREBY CERTIFY THAT I AM A REGISTERED 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 286882.
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, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1963 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.
I FURTHER CERTIFY THAT EVERY EXISTING RIGHT OF WAY EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1963 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND FOR THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

Beginning at the Northeast Corner of Pinehurst Plaza Plat "B", said point also being on the south line of Mollier Plat "A" Subdivision, both subdivisions recorded in the Utah County Recorder's Office, and being described as North 0°39'38" West 674.22 feet along the section line and North 89°35'44" East 2488.37 feet to, along, and beyond the north line of Pinehurst Plaza Plat "A" to and along north line of Pinehurst Plaza Plat "B" to the said Northeast Corner of Pinehurst Plaza Plat "B" from the West Quarter Corner of Section 10, Township 6 South, Range 2 East, Salt Lake Base and Meridian, and running:
Thence North 89°35'42" East 54.53 feet along the south line to an angle point in the south line of Mollier Plat "A" Subdivision;
Thence North 89°39'23" East 54.05 feet along the south line to the Southeast Corner of Mollier Plat "A" Subdivision;
Thence North 0°10'50" East 208.68 feet along the east line to the Northeast Corner of Mollier Plat "A" Subdivision, (being on the south line of 920 North Street);
Thence South 89°49'10" East 770.04 feet along the south line of 920 North Street;
Thence South 89°49'10" East 770.04 feet along the south line of 920 North Street;
Thence easterly 48.76 feet along the arc of a 150.00 foot radius curve to the left, (center bears North 0°10'50" East and long chord bears North 80°52'07" East 48.54 feet, with a central angle of 18°37'26") to the west line of State Street;
Thence South 18°26'36" East 236.06 feet along the west line of State Street to the Northeast Corner of AFFCU Orem Subdivision;
Thence North 89°21'36" West 847.69 feet along and beyond the north line of AFFCU Orem Subdivision;

Thence southerly 65.19 feet along the arc of a 137.00 foot radius curve to the left, (center bears South 89°49'10" East and long chord bears South 13°27'47" East 64.57 feet, with a central angle of 27°05'39");
Thence southerly 78.25 feet along the arc of a 165.19 foot radius curve to the right, (center bears South 89°49'10" West and long chord bears South 13°27'47" East 64.57 feet, with a central angle of 27°05'39");
Thence South 57.72 feet to a point on the northeasterly line of Pinehurst Plaza Plat "A" at a point being N 43°45'59" W 2.02 feet along the northeasterly line from the Northwest Corner of Pinehurst Plaza Plat "A" Subdivision;
Thence North 43°45'59" West 2.02 feet along the east line of Pinehurst Plaza Plat "A" Subdivision to the point of beginning.

Contains 19,087 square feet, 0.437 acres, 1 Lot and 1 Parcel.

March 5, 2014

Date

Patrick M. Harris

License no. 286882

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREIN AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 6TH DAY OF March A.D. 2014

AMERICA FIRST FEDERAL CREDIT UNION

BY:

ITS VICE PRESIDENT

SWORN

Patrick M. Harris
ROCKING M PROPERTIES, LLC
BY: [Signature]
ITS MANAGING MEMBER

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH

COUNTY OF UTAH

ON THE 6TH DAY OF March A.D. 2014, PERSONALLY APPEARED BEFORE ME, J. M. [Signature], THE SIGNER OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME BY AUTHORITY FOR AMERICA FIRST FEDERAL CREDIT UNION.

MY COMMISSION EXPIRES April 15, 2016

NOTARY PUBLIC
(SEE SEAL BELOW)
LLC ACKNOWLEDGMENT
JENNIFER SMITH
UTAH COUNTY RECORDER
City Commission Expires April 15, 2016

STATE OF UTAH

COUNTY OF UTAH

ON THE 6TH DAY OF March A.D. 2014, PERSONALLY APPEARED BEFORE ME, J. M. [Signature], THE SIGNER OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME BY AUTHORITY AS MANAGING MEMBER OF ROCKING M PROPERTIES, LLC.

MY COMMISSION EXPIRES April 15, 2016

NOTARY PUBLIC
(SEE SEAL BELOW)
JENNIFER SMITH
UTAH COUNTY RECORDER
City Commission Expires April 15, 2016

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY OF OREM, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL THE STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 12th DAY OF March, A.D. 2014.

APPROVED: [Signature]

OREM CITY ENGINEER
(SEE SEAL BELOW)

ATTEST: [Signature]

CLERK - RECORDER
(SEE SEAL BELOW)

RESIDENCES AT MONTE VISTA

LOCATED IN THE NORTHWEST QUARTER OF SECTION 10,
TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN,
OREM CITY, UTAH COUNTY, UTAH

SHEET 1 of 1



SALT LAKE CITY
45 W. 1000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0629
Fax: 801.255.4449

LAYTON
Phone: 801.547.1100
TOOELE
Phone: 435.843.3699
CEGAR CITY
Phone: 435.866.1453
RICHFIELD
Phone: 435.560.0187

WWW.ENSIGNENG.COM

BASIS OF BEARING

THE BASIS OF BEARING IS BETWEEN THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, WITH A BEARING OF NORTH 0°39'38" WEST.

APPROVED AS TO FORM

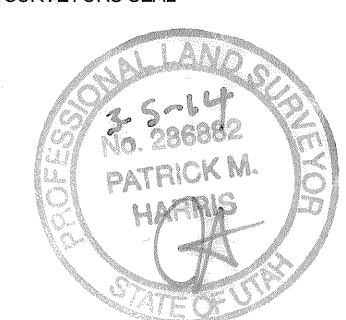
APPROVED THIS 7th DAY OF March, 2014

BY THE CITY ATTORNEY

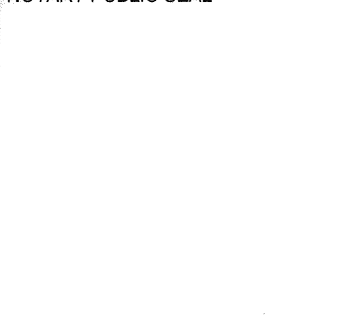
[Signature]

CITY ATTORNEY

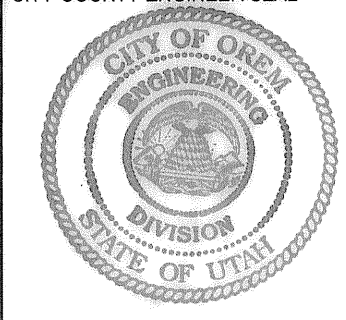
SURVEYORS SEAL



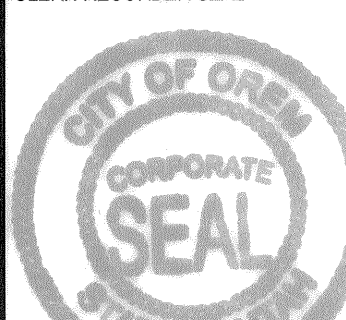
NOTARY PUBLIC SEAL



CITY-COUNTY ENGINEER SEAL

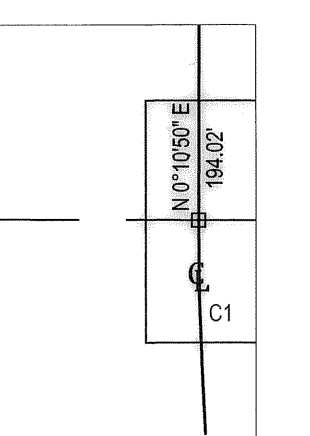


CLERK-RECORDER SEAL

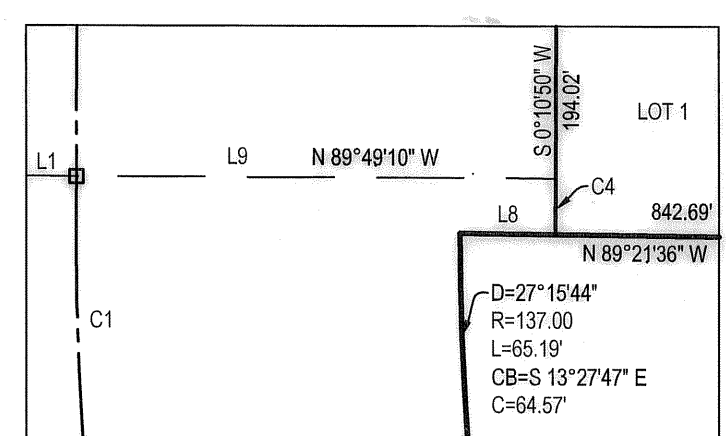


LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°49'10"E	25.00'
L2	S89°21'36"E	0.67'
L3	S0°10'50"W	0.33'
L4	N62°54'21"E	25.00'
L5	EAST	21.88'
L6	EAST	20.00'
L7	N62°54'21"E	20.00'
L8	S89°21'36"E	5.00'
L9	S89°49'10"E	25.00'
L10	S89°49'10"E	25.00'

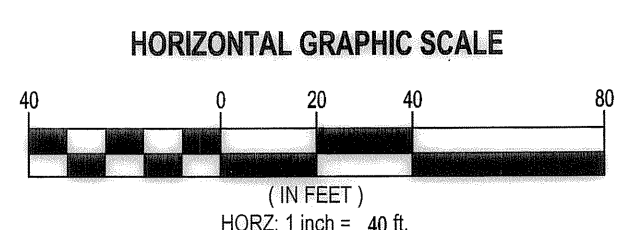
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	157.00'	74.74'	27°16'29"	N13°27'25"W	74.03'
C2	145.48'	68.79'	27°05'39"	N13°32'50"W	68.15'
C3	75.98'	20.28'	15°17'30"	S7°38'45"W	20.22'
C4	132.60'	0.07'	0°01'50"	S0°09'55"W	0.07'



DETAIL
SCALE: 1"=10'



DETAIL
SCALE: NONE



- LEGEND**
- SECTION CORNER
 - EXISTING STREET MONUMENT
 - PROPOSED STREET MONUMENT
 - SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV."
 - PUBLIC UTILITY & DRAINAGE EASEMENT
 - EASEMENTS

GENERAL NOTES:

- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) ARE 10' FRONT, UNLESS OTHERWISE NOTED HEREON.
- THE OWNER OF LOT 1 WILL BE RESPONSIBLE TO MAINTAIN LANDSCAPING ALONG 400 WEST STREET FROM 920 NORTH STREET TO THE NORTH LINE OF LOT 2 AND ALL OF LOT 2.

NOTE: UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.