

SITE TO MOUNT TIMPANOGOS  
MEASURED: N 06°03'09" E  
RECORD: N 06°03'03" E  
(PAGE 60-28, U.C.S. SECTION TIES)

BENCHMARK  
NORTHEAST CORNER OF SECTION 13,  
TOWNSHIP 6 SOUTH, RANGE 2 EAST,  
SALT LAKE BASE & MERIDIAN.  
(FOUND UTAH COUNTY MONUMENT)  
ELEVATION=4779.62

## RIVERWOODS RESEARCH AND BUSINESS PARK PHASE V P.U.D.

### LOT #1 DESCRIPTION (EXCLUDING EDGEWOOD DRIVE)

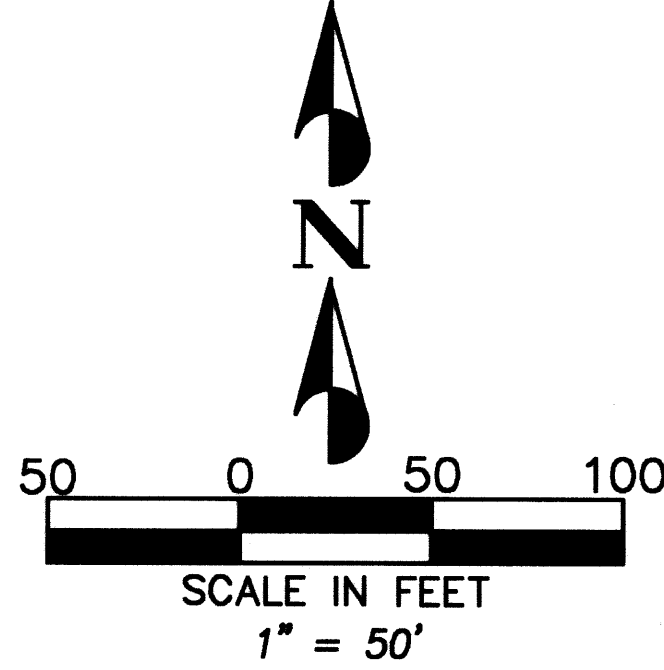
Beginning at a point which is South 00°45'09" East, along the section line 185.56 feet and North 89°14'51" East, 98.59 feet from the Northeast Corner of Section 13, Township 6 South, Range 2 East, Salt Lake Base & Meridian; and running thence South 89°50'30" East, 365.83 feet; thence South 09°37'51" West, 498.92 feet; thence North 89°50'30" West, 409.53 feet to a point on a 14.00 foot radius curve to the right; thence 25.06 feet along said curve through a central angle of 102°33'06" (chord bears North 38°33'57" West, 21.84 feet); thence North 12°42'36" East, 34.84 feet to a point on a 272.00 foot radius curve to the right; thence 117.67 feet along said curve through a central angle of 24°47'15" (chord bears North 25°06'14" East, 116.76 feet) to a point on a 328.00 foot radius curve to the left; thence 180.72 feet along said curve through a central angle of 31°34'04" (chord bears North 21°42'50" East, 178.44 feet); thence North 05°55'48" East, 170.11 feet to the point of beginning.

Contains: 4.290 Acres

### EDGEWOOD DRIVE DESCRIPTION (TO BE DEDICATED TO PROVO CITY)

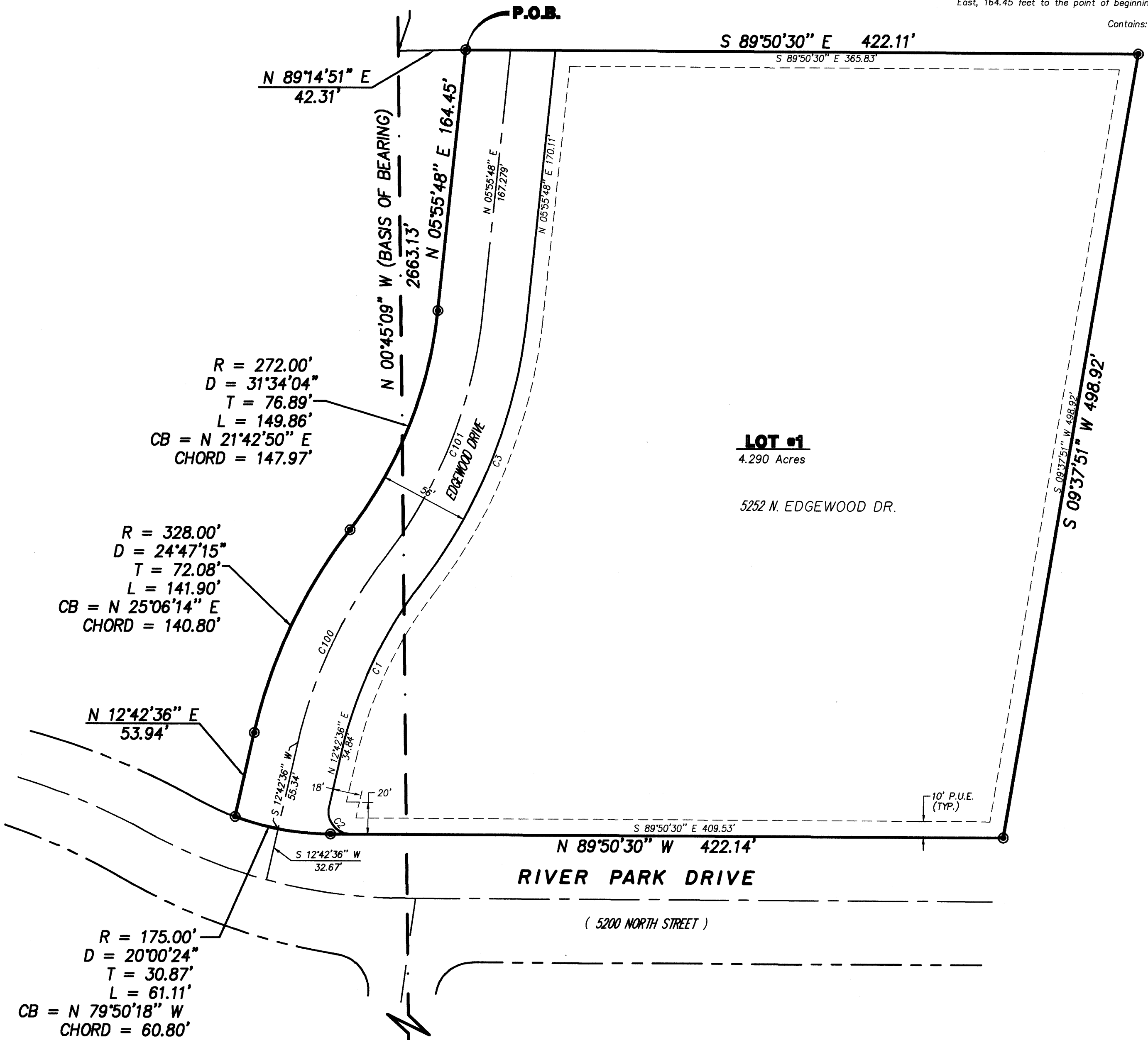
Beginning at a point which is South 00°45'09" East, along the section line 184.67 feet and North 89°14'51" East, 42.31 feet from the Northeast corner of Section 13, Township 6 South, Range 2 East, Salt Lake Base & Meridian; and running thence South 89°50'30" East, 56.29 feet; thence South 05°55'48" West, 170.11 feet to a point on a 328.00 foot radius curve to the right; thence 180.72 feet along said curve through a central angle of 31°34'04" (chord bears South 21°42'50" West, 178.44 feet); to a point on a 272.00 foot radius curve to the left; thence 117.67 feet along said curve through a central angle of 24°47'15" (chord bears South 25°06'14" West, 116.76 feet); thence South 12°42'36" West, 34.84 feet to a point on a 14.00 foot radius curve to the left; thence 25.06 feet along said curve through a central angle of 102°33'06" (chord bears South 38°33'57" East, 21.84 feet); thence North 89°50'30" West, 12.61 feet to a point on a 175.00 foot radius curve to the right; thence 61.11 feet along said curve through a central angle of 20°00'24" (chord bears North 79°50'18" West, 60.80 feet); thence North 12°42'36" East, 53.94 feet to a point on a 328.00 foot radius curve to the right; thence 141.90 feet along said curve through a central angle of 24°47'15" (chord bears North 25°06'14" East, 140.80 feet) to a point on a 272.00 foot radius curve to the left; thence 149.86 feet along said curve through a central angle of 31°34'04" (chord bears North 21°42'50" East, 147.97 feet); thence North 05°55'48" East, 164.45 feet to the point of beginning.

Contains: 29,018 Sq. Ft.



### LEGEND

- PUBLIC UTILITY EASEMENT (P.U.E.)
- REBAR & CAP TO BE SET ALL PROPERTY CORNERS L.S. #259961



### CURVE TABLE (LOT)

NUMBER	RADIUS	DELTA	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	272.00	24°47'15"	117.67	59.77	116.76	S 25°06'14" W
C2	14.00	102°33'06"	25.06	17.46	21.84	N 38°33'57" W
C3	328.00	31°34'04"	180.72	92.71	178.44	N 21°42'50" E

### CURVE TABLE (CENTER LINE)

NUMBER	RADIUS	DELTA	LENGTH	TANGENT	CHORD	CHORD BEARING
C100	300.000	24°47'15"	129.788	65.925	128.778	N 25°06'14" E
C101	300.000	31°34'04"	165.288	84.800	163.205	N 21°42'50" E

EAST QUARTER CORNER OF  
SECTION 13, TOWNSHIP 6 SOUTH,  
RANGE 2 EAST, SALT LAKE BASE &  
MERIDIAN (FOUND UTAH COUNTY MON)

7522-88



ENGINEERING PLANNING GROUP, INC.  
949 East 12400 South • Draper, UT 84020 • (801)-572-2200

### CONSENT OF MORTGAGEE TO RECORD

CONSENT IS HEREBY GIVEN TO THE RECORDING OF THE "RIVERWOODS RESEARCH AND BUSINESS PARK PHASE V SUBDIVISION" PLAT BANK ONE, ARIZONA, N.A. IN THE DEDICATION OF STREETS AND EASEMENTS AS SHOWN.

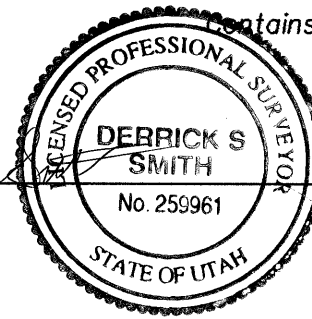
### SURVEYOR'S CERTIFICATE

I, DERRICK S. SMITH, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 259961, as prescribed under the laws of the State of Utah. 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, and have subdivided said tract of land into lots and streets, hereafter to be known as RIVERWOODS RESEARCH & BUSINESS PARK PHASE V and that same has been correctly surveyed and staked on the ground as shown on this plat.

### BOUNDARY DESCRIPTION

Beginning at a point which is South 00°45'09" East, along the section line 184.67 feet and North 89°14'51" East, 42.31 feet from the Northeast Corner of Section 13, Township 6 South, Range 2 East, Salt Lake Base & Meridian; which point is on the west right-of-way line of the new Edgewood Drive and the north property line of Esnet Properties, L.C.; and running thence South 89°50'30" East, 422.11 feet to a point on the west right-of-way line of University Avenue; thence South 09°37'51" West, along said west right-of-way line, 498.92 feet to point on the north right-of-way line of River Park Drive; thence along said north right-of-way line the following two(2) calls: North 89°50'30" West, 422.14 feet to a point on a 175.00 foot radius curve to the right; thence 61.11 feet along said curve through a central angle of 20°00'24" (chord bears North 79°50'18" West, 60.80 feet) to a point on the west right-of-way line of the new Edgewood Drive; thence along said west right-of-way line the following four(4) calls: North 12°42'36" East, 53.94 feet to a point on a 328.00 foot radius curve to the right; thence 141.90 feet along said curve through a central angle of 24°47'15" (chord bears North 25°06'14" East, 140.80 feet) to a point on a 272.00 foot radius curve to the left; thence 149.86 feet along said curve through a central angle of 31°34'04" (chord bears North 21°42'50" East, 147.97 feet); thence North 05°55'48" East, 164.45 feet to the point of beginning.

Contains: 4.956 Acres



Derrick S. Smith  
(See Seal Below)

Date: 3-4-98

### OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE DIVIDED 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 THE WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 5th DAY OF March, A.D. 1998

R. DUFF THOMPSON  
FOR ESNET PROPERTIES L.C., FKA ABP INVEST, FKA BAT INVEST.

### ACCEPTANCE BY THE CITY OF PROVO

THE CITY OF PROVO, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 24th DAY OF MARCH, A.D. 1998.

APPROVED BY MAYOR LEWIS K. BILLINGS

APPROVED Richard Secrist 23 Mar 98  
CITY ENGINEER (SEE SEAL BELOW)

ATTEST Maureen J. Duff  
CITY RECORDER (SEE SEAL BELOW)

### OCCUPANCY RESTRICTION NOTICE

THE CITY OF PROVO HAS AN ORDINANCE WHICH RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN THIS SUBDIVISION. ACCORDINGLY, IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY THE CITY.

### COMMUNITY DEVELOPMENT DIRECTOR APPROVAL

APPROVED THIS 24th DAY OF March, A.D. 1998 BY THE PROVO

CITY COMMUNITY DEVELOPMENT DIRECTOR

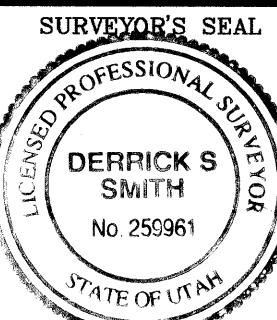
Richard Secrist  
DIRECTOR - RICHARD SECRIST

### PHASE V

RIVERWOODS RESEARCH AND BUSINESS PARK

PLANNED UNIT DEVELOPMENT

PROVO CITY, UTAH COUNTY, UTAH



NOTARY PUBLIC SEAL

CITY ENGINEER SEAL

CLERK OF CITY SEAL



DATE: MARCH 4, 1998  
FILE: N:\96073\FPLAT-02