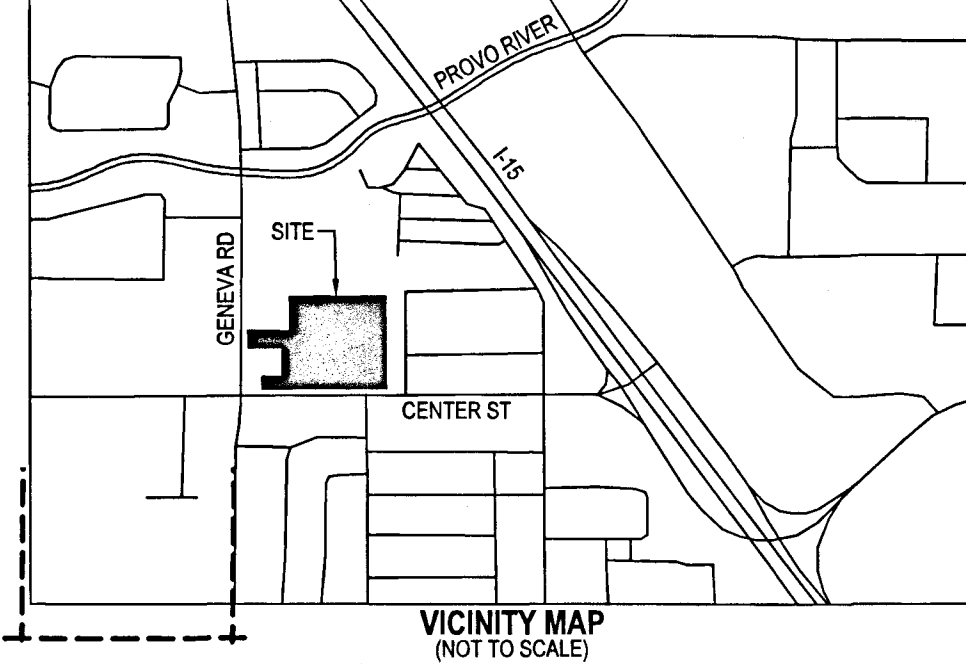
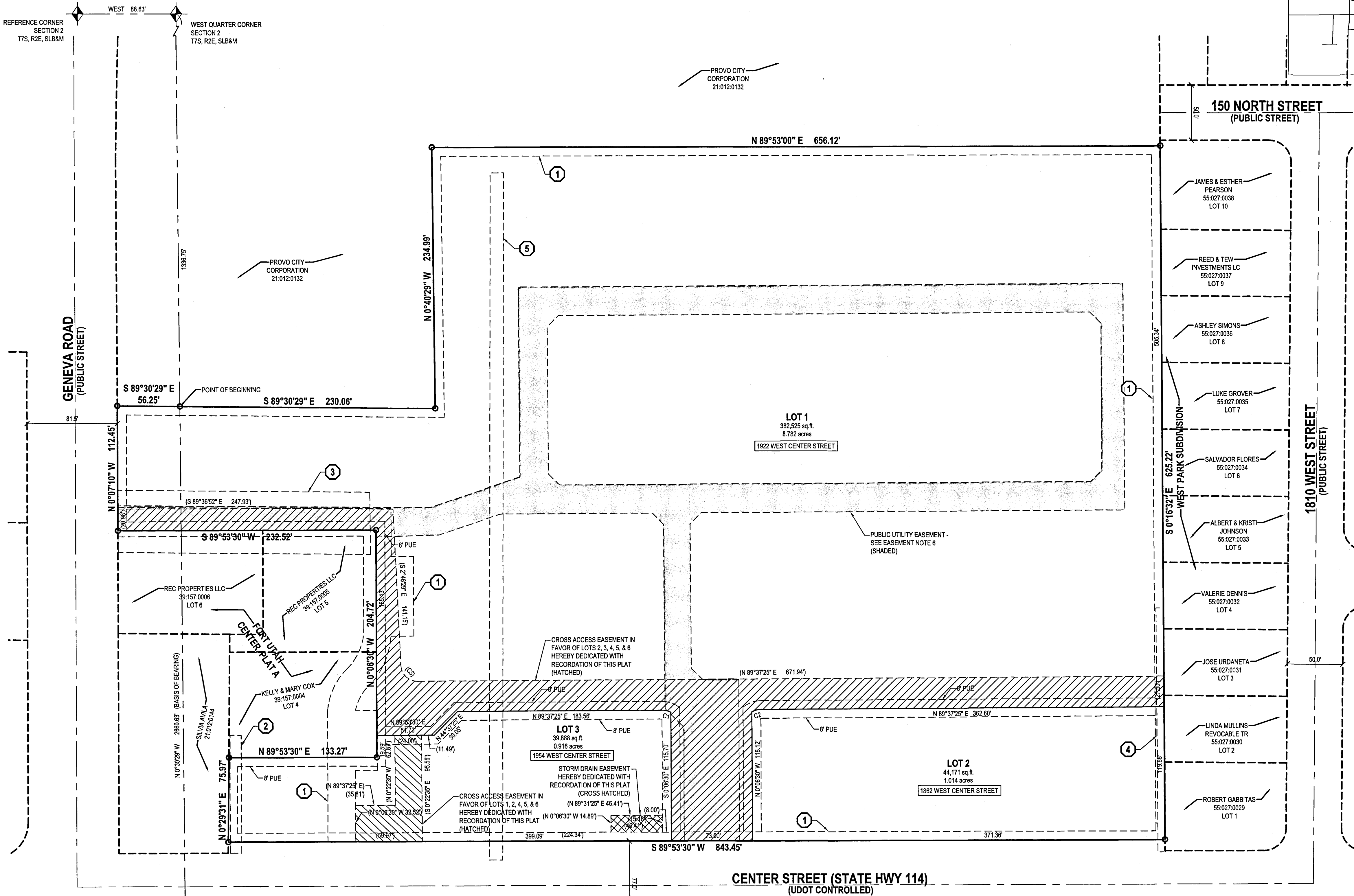


FORT UTAH CENTER PLAT A AMENDMENT

AMENDING ALL OF LOTS 1, 2, 3, AND 7 OF FORT UTAH CENTER PLAT A
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2,
TOWNSHIP 7 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
PROVO, UTAH COUNTY, UTAH



LEGEND

- SECTION CORNER
- SET ENSIGN REBAR AND CAP
- SECTION LINE
- CENTERLINE
- PROPERTY LINE
- EASEMENT LINE
- PROVO CITY ZONE LINE

SURVEYOR'S CERTIFICATE

I, **PATRICK M. HARRIS**, do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. **286882**, as prescribed under 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 **FORT UTAH CENTER PLAT A AMENDMENT**, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

Amending all of Lots 1, 2, 3, and 7 of Fort Utah Center Plat A, recorded on April 16, 2002 as Entry No. 42477-2002 and Map Filing No. 9494 in the Office of the Utah County Recorder, said parcel of land sitsuate in the Southwest Quarter of Section 2, Township 7 South, Range 2 East, Salt Lake Base and Meridian, being more particularly described as follows:
Beginning at a point on the section line, said point being South 0°30'29" East 1336.75 feet along the section line from the West Quarter Corner of Section 2, Township 7 South, Range 2 East, Salt Lake Base and Meridian; and running
thence South 89°30'29" East 230.06 feet;
thence North 0°40'29" West 234.99 feet;
thence North 89°53'00" East 656.12 feet to the Westerly boundary line of West Park Subdivision recorded on November 7, 1942 as Entry No. 9059;
thence South 0°16'32" East 625.22 feet along said Westerly boundary line to the Northerly Right-of-Way line of Center Street;
thence South 89°53'30" West 843.45 feet along said Northerly Right-of-Way line;
thence North 0°29'31" East 75.97 feet;
thence North 89°53'30" East 133.27 feet;
thence North 0°06'30" West 204.72 feet;
thence South 89°53'30" West 232.52 feet to the Easterly Right-of-Way line of Geneva Road;
thence North 0°07'10" West 112.45 feet along said Easterly Right-of-Way line;
thence South 89°30'29" East 56.25 feet to the point of beginning.

Contains 466,584 Square Feet or 10.711 Acres, and 3 Lots.

DATE Aug 11, 2025
PATRICK M. HARRIS
LICENSE NO. 286882

ENT 700673-2025 MAP 18890
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Sep 12 12:25 PM FEE \$2,000 BY AG
RECORDED FOR PROVO CITY

OWNER'S DEDICATION

Know all men by these presents that I/we, the undersigned owner(s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

FORT UTAH CENTER PLAT A AMENDMENT

do hereby dedicate the streets, easements and other public areas as indicated hereon for the perpetual use of the public.

In witness whereof I/we have hereunto set our hand (s) this 14th day of August A.D. 2025.

BY JEFFREY NIELSON, MANAGER
PROVO CENTER HOLDINGS, LLC
BY:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of SALT LAKE, JS.S.
On the 14th day of August, A.D. 2025, personally appeared before me Jeffrey Nielson, the signer of the foregoing instrument, who duly acknowledged to me that he/she is a Manager of Provo Center Holdings, a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

NOTARY PUBLIC FULL NAME: Lauren Ashley
COMMISSION NUMBER: 722794
MY COMMISSION EXPIRES: February 01, 2026

Lauren Ashley
NOTARY PUBLIC (SIGNATURE)
A NOTARY PUBLIC COMMISSIONED IN UTAH
Notary Public, State of Utah
My Commission Expires on:
February 01, 2026
Comm. Number: 722794

DEVELOPMENT SERVICES APPROVAL

APPROVED THIS 4th DAY OF September, A.D. 2025, BY THE DEVELOPMENT SERVICES DIRECTOR

Bill Peperone
BILL PEPERONE - DIRECTOR

ACCEPTANCE BY MAYOR

THE MAYOR OF THE CITY OF PROVO, COUNTY OF UTAH, APPROVES THE FORT UTAH CENTER PLAT A AMENDMENT 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 9th DAY OF September, A.D. 2025.

Michelle Kaufusi
MICHELLE KAUFUSI, MAYOR
CITY ENGINEER: CLC
ATTEST: CITY RECORDER

FORT UTAH CENTER PLAT A AMENDMENT

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LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2,
TOWNSHIP 7 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
PROVO, UTAH COUNTY, UTAH

EASEMENT NOTES:

- EASEMENTS SHOWN ON THE RECORDED PLAT FOR COX'S CORNER, RECORDED SEPTEMBER 10, 1997 AS ENTRY NO. 70425 AND EASEMENT SHOWN ON THE RECORDED PLAT FOR FORT UTAH CENTER PLAT A, RECORDED APRIL 16, 2002 AS ENTRY NO. 42477-2002.
- EASEMENT IN FAVOR OF DELL COX FAMILY PARTNERSHIP, DATED APRIL 17, 1996 AND RECORDED JUNE 5, 2001 AS ENTRY NO. 54630-2001.
- EASEMENT IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY RECORDED OCTOBER 11, 1957 AS ENTRY NO. 14862.
- EASEMENT IN FAVOR OF MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY RECORDED MAY 18, 1971 AS ENTRY NO. 6216.
- EASEMENT IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY RECORDED ON AUGUST 12, 1977 AS ENTRY NO. 25737.
- PUBLIC UTILITY EASEMENT HEREBY DEDICATED WITH RECORDED OF THIS PLAT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SECTION LINE, SAID POINT BEING SOUTH 0°30'29" EAST 1,426.82 FEET ALONG THE SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 89°36'52" EAST 224.37 FEET; THENCE NORTH 71°08'29" EAST 85.42 FEET; THENCE NORTH 0°22'35" WEST 170.82 FEET; THENCE NORTH 89°37'29" EAST 54.87 FEET; THENCE SOUTH 0°22'17" EAST 284.37 FEET; THENCE SOUTH 89°57'29" WEST 361.67 FEET; THENCE SOUTH 44°37'29" WEST 14.14 FEET; THENCE SOUTH 0°22'35" EAST 125.98 FEET; THENCE SOUTH 45°22'35" EAST 14.14 FEET; THENCE NORTH 89°37'29" EAST 32.88 FEET; THENCE SOUTH 0°11'34" EAST 145.56 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF CENTER STREET; THENCE SOUTH 89°53'30" WEST 50.00 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE NORTH 0°09'30" WEST 102.48 FEET; THENCE NORTH 45°09'30" WEST 23.74 FEET; THENCE NORTH 0°22'35" WEST 165.99 FEET; THENCE NORTH 45°22'35" WEST 14.14 FEET; THENCE SOUTH 89°37'29" WEST 137.56 FEET; THENCE SOUTH 71°08'29" WEST 58.12 FEET; THENCE SOUTH 89°34'10" WEST 56.34 FEET; THENCE NORTH 0°06'30" WEST 6.11 FEET; THENCE SOUTH 89°53'30" WEST 232.52 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF GENEVA ROAD; THENCE NORTH 0°07'10" WEST 22.48 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE; THENCE SOUTH 89°36'52" EAST 56.86 FEET TO THE POINT OF BEGINNING, LESS & EXCEPTING BEGINNING AT A POINT ON THE SECTION LINE, SAID POINT BEING SOUTH 0°30'29" EAST 1,397.99 FEET ALONG THE SECTION LINE AND EAST 331.43 FEET FROM THE WEST QUARTER CORNER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 0°22'35" WEST 132.37 FEET; THENCE NORTH 44°37'29" EAST 14.14 FEET; THENCE NORTH 89°37'29" EAST 478.61 FEET; THENCE SOUTH 45°19'33" EAST 14.13 FEET; THENCE SOUTH 0°16'32" EAST 132.37 FEET; THENCE SOUTH 44°40'27" WEST 14.15 FEET; THENCE SOUTH 89°37'29" WEST 478.34 FEET; THENCE NORTH 45°22'35" WEST 14.14 FEET TO THE POINT OF BEGINNING. NET AREA CONTAINS 55,711 SQUARE FEET OR 1.279 ACRES

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD
C1	18.50'	8.92'	27°37'12"	N76°33'58"W 8.83'
C2	18.50'	8.76'	27°05'04"	S76°04'54"W 8.66'
C3	15.00'	22.93'	67°36'05"	S46°34'32"E 20.78'

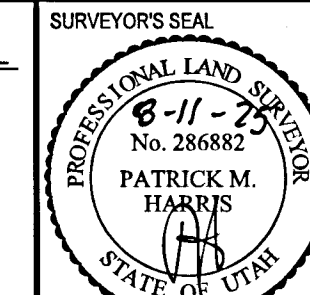
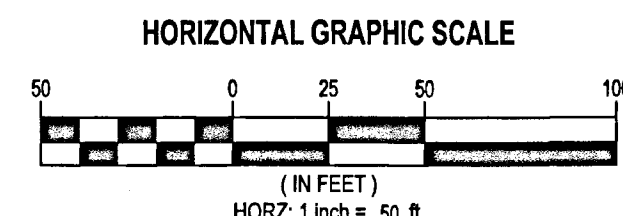


SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529
WWW.ENSIGNENG.COM

LAYTON
Phone: 801.547.1100
TOOELE
Phone: 435.463.3600
CEDAR CITY
Phone: 435.365.1463
RICHTOFEL
Phone: 435.396.2803

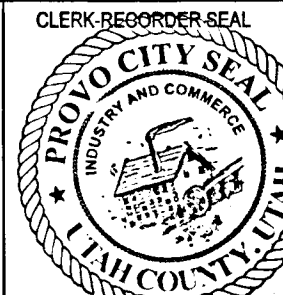
SHEET 1 OF 1

PROJECT NUMBER: 19848A
MANAGER: PMH
DRAWN BY: S.J.L.
CHECKED BY: PMH
DATE: 8/8/25



NOTARY PUBLIC SEAL

CITY ENGINEER'S SEAL



Sec 2, T7S, R2E, SLB&M, T4 110
(Lots 1, 2, 3 & 7, Plat A, Fort Utah Center) - DT.

19890

CHL 8/26/2025