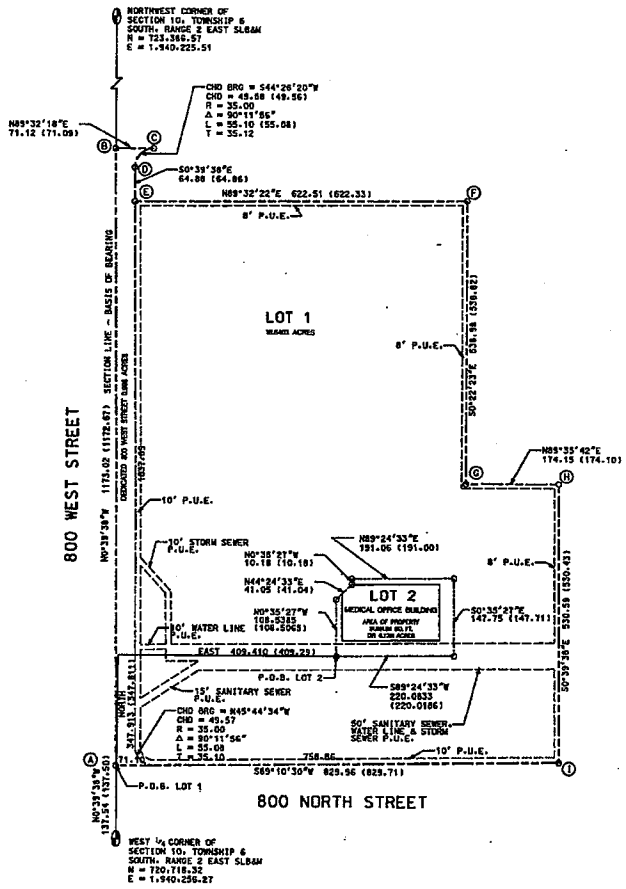
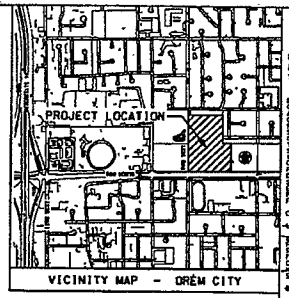


7604-89

N

SCALE: 1" = 100'

100' 0 100'



ACCORDING TO THAT CERTAIN DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS RECORDED DECEMBER 2, 1997 AS ENTRY NO. 95605 IN BOOK 4452 AT PAGES 898 OF THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER:

ACTICLE III
PARKING, ACCESS AND UTILITY EASEMENTS

SECTION 3.1
PARKING AND ACCESS EASEMENTS, PAGES 903-905

SECTION 3.2
ELECTRICAL UTILITY EASEMENT PARCEL, PAGES 905 - EXHIBIT C, PAGE 917

SECTION 3.3
GAS UTILITY EASEMENT PARCEL, PAGES 905-906 - EXHIBIT D, PAGE 918

SECTION 3.4
TELECOMMUNICATIONS UTILITY EASEMENT PARCEL, PAGE 906 - EXHIBIT F, PAGE 920

SECTION 3.5
SEWER UTILITY EASEMENT PARCEL (SANITARY & STORM), PAGES 906-907 - EXHIBIT E, PAGE 919

SECTION 3.6
WATER UTILITY EASEMENT PARCEL, PAGES 907-908 - EXHIBIT G, PAGE 921

STATE PLANE COORDINATES		
POINT	NORTHING	EASTING
A	720,855.81	1,940,254.69
B	722,028.40	1,940,241.17
C	722,028.97	1,940,312.26
D	721,993.59	1,940,277.56
E	721,928.73	1,940,278.31
F	721,933.73	1,940,900.62
G	721,396.92	1,940,904.11
H	721,398.15	1,941,078.21
I	720,867.76	1,941,084.33

GRID FACTOR = 0.999705925
(71.12) = GRID DISTANCE

SURVEYOR'S CERTIFICATE

I, ROBERT D. GUNNELL, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO.142870 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY 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, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE NORTH LINE OF 800 NORTH STREET, OREM, UTAH, AT THE CENTERLINE INTERSECTION OF 800 WEST STREET, WHICH POINT IS NORTH 0°39'38" WEST ALONG THE SECTION LINE 137.54 FEET (SAID POINT IS NORTH 0°39'38" WEST 1173.02 FEET FROM THE WEST QUARTER CORNER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE UTAH STATE COORDINATE SYSTEM, CENTRAL ZONE, AND BEING PUBLISHED BY THE UTAH COUNTY SURVEYOR AS OF JANUARY, 1988) FROM THE WEST QUARTER CORNER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°32'18" EAST ALONG SAID 800 WEST STREET CENTERLINE AND MONUMENT LINE 71.12 FEET TO THE SOUTH LINE OF 1000 NORTH STREET AND A POINT ON A 35.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT 55.10 FEET (CHORD BEARS SOUTH 44°26'20" EAST 49.56 FEET) TO A POINT ON THE EAST LINE OF SAID 800 WEST STREET; THENCE SOUTH 0°39'38" EAST ALONG SAID STREET LINE 64.88 FEET; THENCE NORTH 89°32'22" EAST 622.51 FEET TO THE WEST LINE OF THE SUNRIDGE SUBDIVISION; THENCE SOUTH 0°39'38" EAST 1335.58 FEET ALONG SAID SUBDIVISION LINE TO THE SOUTHWEST CORNER OF LOT 16, CAL' SUNRIDGE SUBDIVISION; THENCE NORTH 89°35'49" EAST 174.15 FEET ALONG SAID SUBDIVISION LINE TO THE SOUTHEAST CORNER OF LOT 16, CAL' SUNRIDGE SUBDIVISION; THENCE SOUTH 0°35'27" EAST 147.75 FEET; THENCE SOUTH 89°24'33" WEST 220.0833 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.3544 ACRES.

~~LESS AND EXCEPT THE FOLLOWING~~

BEGINNING AT THE SOUTHWEST CORNER OF THE BUILDING SITE, WHICH POINT IS NORTH 89°32'22" EAST 622.51 FEET ALONG THE NORTH LINE OF 800 NORTH STREET AND SOUTH 0°39'38" EAST 64.88 FEET FROM THE WEST QUARTER CORNER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 0°39'38" WEST 1335.58 FEET; THENCE NORTH 89°35'49" EAST 174.15 FEET; THENCE SOUTH 0°35'27" EAST 147.75 FEET; THENCE SOUTH 89°24'33" WEST 191.06 FEET; THENCE SOUTH 0°35'27" EAST 108.5285 FEET; THENCE SOUTH 89°24'33" WEST 220.0833 FEET TO THE POINT OF BEGINNING.

~~CONTAINING 0.7191 ACRES OR 31,324.36 SQUARE FEET.~~

ALSO LESS AND EXCEPT THE PORTION LYING WITHIN THE BOUNDS OF 800 WEST STREET AS DEDICATED ON THE RECORDED PLAT OF PLAT "A" OREM HEALTH CARE CENTER SUBDIVISION, RECORDED NOVEMBER 7, 1995, AS ENTRY NO. 78597, MAP NO. 8350 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER.

CONTAINING 0.338 ACRES

April 20 1998
DATE

Robert D Gunnell
SURVEYOR
(SEE SEAL BELOW)

OWNERS' DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON 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 HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 20th DAY OF April, A.D. 1998

BOYER KIMEDA L.C.
BY THE BOYER COMPANY L.C.
BY H. ROGER BOYER

Kenneth Hal Armstrong, CEO
KENNETH HAL ARMSTRONG
CEO, MOUNTAIN VIEW HOSPITAL INC.

ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }

ON THE 22 DAY OF April, A.D. 1998 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES 4-22-01

NOTARY PUBLIC
(SEE SEAL BELOW)

ACCEPTANCE BY CITY OF OREM

THE MAYOR OF THE CITY OF OREM, 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 22nd DAY OF April, A.D. 1998

APPROVED BY CITY ENGINEER, P.W. DIRECTOR, RESOLUTION NO:

APPROVED, ENGINEER (SEE SEAL BELOW)

ATTEST: Melody Downey
CLERK-RECORDER
(SEE SEAL BELOW)

BOARD OF HEALTH

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

CITY-COUNTY HEALTH DEPARTMENT

PLANNING COMMISSION APPROVAL

THE CITY OF OREM IS SATISFIED THAT NEITHER THE PUBLIC NOR ANY PERSON WILL BE MATERIALLY INJURED BY THE VACATION OF LOT 1, PLAT "A" OREM HEALTH CARE CENTER SUBDIVISION AND THE PLAT OF OREM HEALTH CARE CENTER SUBDIVISION IS HEREBY VACATED.

APPROVED THIS 16th DAY OF April, A.D. 1998 BY THE PLANNING COMMISSION

DIRECTOR - SECRETARY

VICE CHAIRMAN, PLANNING COMMISSION

RESOLUTION NO.

OCCUPANCY RESTRICTION NOTICE

THE CITY OF OREM HAS 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.

CONDITIONS OF APPROVAL

ON 4-22-98 by 1 7604
ROBERT D. GUNNELL
142870
STATE OF UTAH
My Com Ex 01-01 P in 700 W 35 N
RETURN TO OREM CITY

RB&G ENGINEERING INC.
1435 WEST 820 NORTH
PROVO, UTAH 84601-1343
801 374-9771
801 521-9771

ACKNOWLEDGEMENT (CORPORATE)

STATE OF UTAH } S.S.
COUNTY OF UTAH }

ON THE ____ DAY OF ____, 19__, PERSONALLY APPEARED BEFORE ME, ____ AND ____, WHO BEING BY ME DULY SWORN DID SAY, FOR HIMSELF, THAT HE, THE SAID ____ IS THE PRESIDENT AND HE THE SAID ____ IS THE SECRETARY OF ____ CORPORATION, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND SAID ____ AND ____ EACH DULY ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME AND THAT THE SEAL AFFIXED IS THE SEAL OF SAID CORPORATION.

MY COMMISSION EXPIRES: ____

NOTARY PUBLIC
RESIDING AT: ____

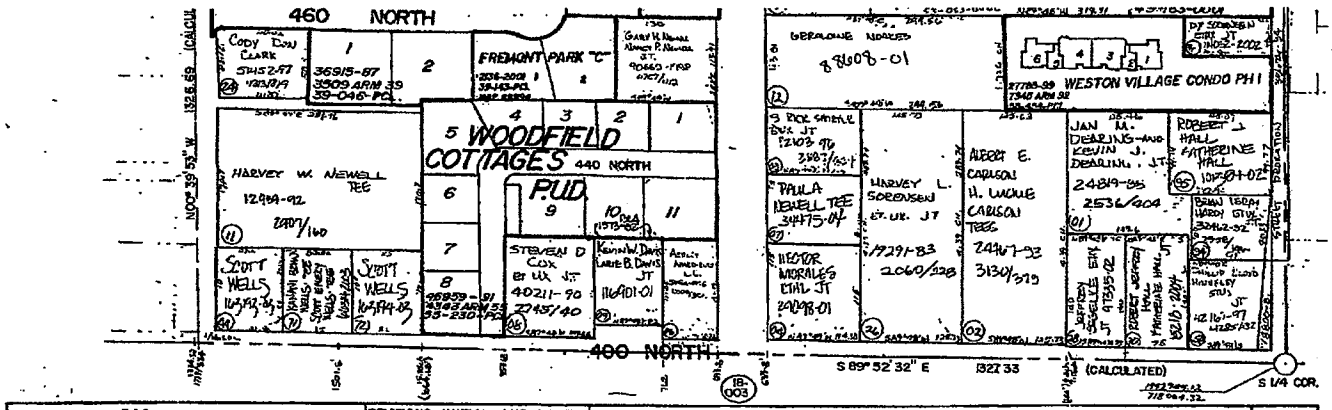
CORPORATION SEAL

AMENDED PLAT "A"
OREM HEALTH CARE CENTER SUBDIVISION

REVISION OF LOT 1 CREATING LOT 2, INCLUDING A VACATION OF LOT 1, PLAT "A" OREM HEALTH CARE CENTER SUBDIVISION

OREM CITY, UTAH COUNTY, UTAH
SCALE: 1" = 100' FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL		CLERK-RECORDER SEAL
REGISTERED LAND SURVEYOR NO. 142870 ROBERT D. GUNNELL STATE OF UTAH	NOTARY PUBLIC STATE OF UTAH	STATE OF UTAH	CITY OF OREM CORPORATE SEAL STATE OF UTAH



REDRAWN BY RAC TO MEET THE JULY 1, 1978 STANDARDS OF SECTION 59-5-(112, 113, 114, 115) OF THE UTAH STATE CODE AS INTERPRETED BY THE STATE PLAT STANDARDS COMMITTEE (SPSC)	REVISIONS: INITIAL AND DATE	NOTES:	U.S.T.C. APPROVAL DATE:

UTAH COUNTY PLAT

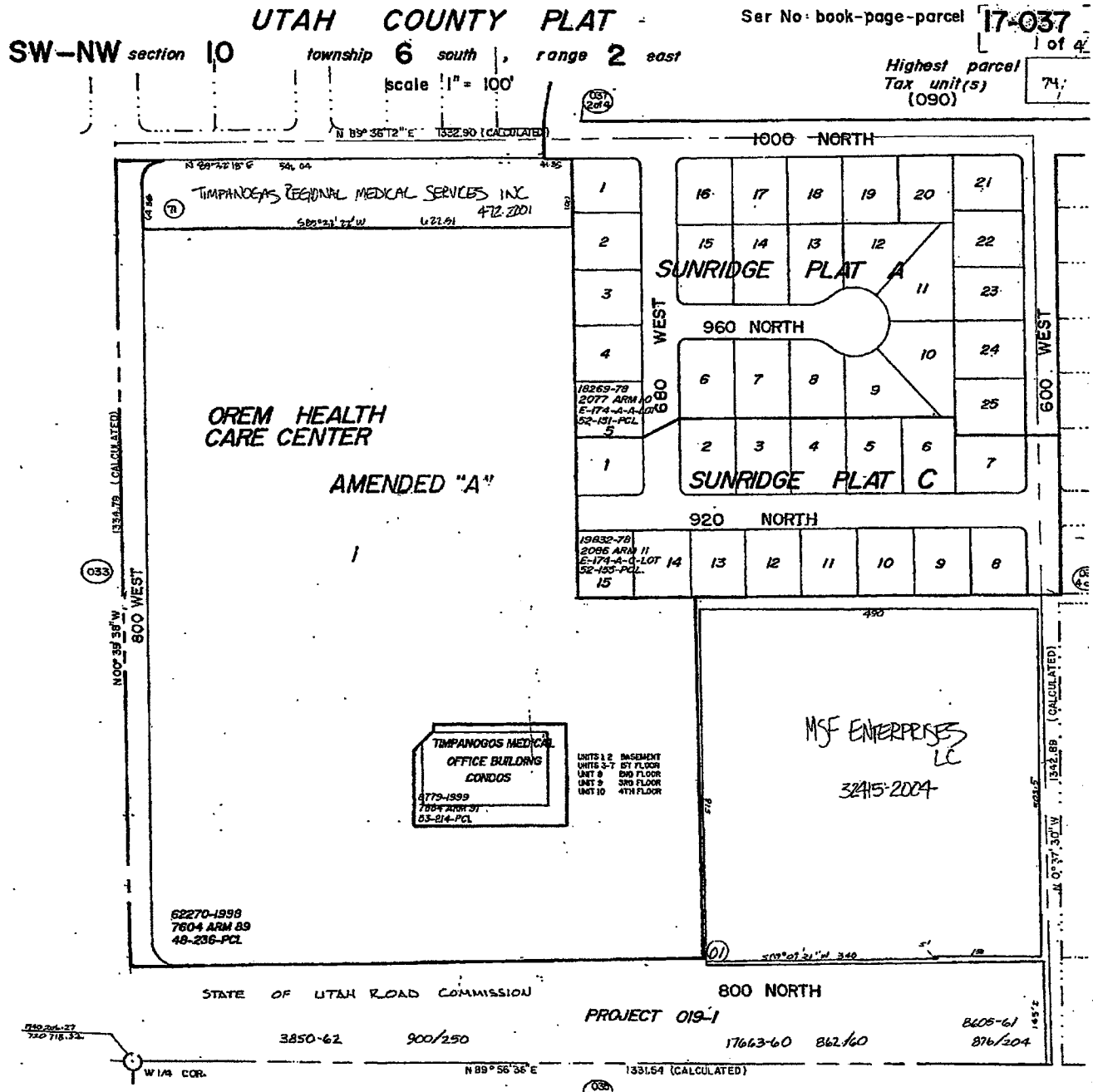
Ser No: book-page-parcel 17-037

1 of 4

SW-NW section 10 township 6 south, range 2 east

scale 1" = 100'

Highest parcel Tax unit(s) (090) 74



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