

NOTE:
ALL AREAS NOT COVERED BY BUILDINGS SHALL BE A PUBLIC UTILITY EASEMENT

TWENTY-FIVE PROPERTIES, LLC
#42:022:0002

CURVE TABLE				
#	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	91°04'05"	15.00	23.84	N44°50'26"E
C2	88°55'06"	25.00	38.80	S45°09'53"E

UTAH NATIONAL PARKS COUNCIL
#42:022:0003

UTAH NATIONAL PARKS COUNCIL
#42:022:0004

UTAH NATIONAL PARKS COUNCIL
#42:022:0005

UTAH NATIONAL PARKS COUNCIL
#42:022:0006

BOYDEAN FRAZIER
#42:022:0007

BOYDEAN FRAZIER
#35:170:0001

SURVEYOR'S CERTIFICATE
I, BARRY ANDREASON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166572 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY: THAT AT THE REQUEST OF THE OWNER OF BELOW DESCRIBED LAND; THAT THE BOUNDARY DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH WILL BE CONSTRUCTED EAGLE BUSINESS CENTER, A CONDOMINIUM PROJECT; THAT THE RECORD OF SURVEY MAP FOR SAID CONDOMINIUM PROJECT, (CONSISTING OF 2 SHEETS), IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13(1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT; AND THAT THE REFERENCE MARKERS SHOWN ON SAID MAP ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR REESTABLISH THIS SURVEY.

BOUNDARY DESCRIPTION
BEGINNING AT A POINT WHICH IS SOUTH 00°47'56" EAST ALONG THE SECTION LINE 612.36 FEET AND EAST 1340.58 FEET FROM THE WEST QUARTER CORNER OF SECTION 9, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°42'12" WEST 321.47 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 23.84 FEET THROUGH A CENTRAL ANGLE OF 91°04'05", THE CHORD OF WHICH BEARS NORTH 44°50'26" EAST 21.41 FEET; THENCE SOUTH 89°36'56" EAST 284.14 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT 38.80 FEET THROUGH A CENTRAL ANGLE OF 88°55'06", THE CHORD OF WHICH BEARS SOUTH 45°09'53" EAST 35.02 FEET; THENCE SOUTH 00°42'12" EAST 297.86 FEET; THENCE SOUTH 87°50'38" WEST 324.00 FEET TO THE POINT OF BEGINNING.

AREA = 2.447 ACRES (106,569.81 SQ. FT.)

DATE: Oct 8, 2008
SIGNATURE: Barry Andreason
BARRY ANDREASON
(SEE SEAL BELOW)

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DESCRIBED HEREON AS TPPE, L.C. COMMERCIAL, A CONDOMINIUM PROJECT LOCATED ON SAID TRACT OF LAND, HAVE CAUSED A SURVEY TO BE MADE AND THIS RECORD OF SURVEY MAP TO BE PREPARED, DO HEREBY GIVE OUR CONSENT TO THE RECORDATION OF THIS RECORD OF SURVEY MAP AND SUBMIT THIS PROPERTY TO THE UTAH CONDOMINIUM OWNERSHIP ACT.

UTILITY DEDICATION
TPPE, L.C., OWNERS OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE PLAT OF TPPE, L.C. COMMERCIAL, A UTAH EXPANDABLE CONDOMINIUM PROJECT, DOES CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT AND DOES HEREBY OFFER AND CONVEY TO ALL PUBLIC UTILITY AGENCIES AND THEIR SUCCESSORS AND ASSIGNS A PERMANENT EASEMENT AND RIGHT-OF-WAY AS SHOWN BY THE AREAS MARKED COMMON AREA (UTILITY EASEMENT) ON AND WITHIN THIS PLAT FOR CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER AND WATER LINES APPURTENANCES, TOGETHER WITH THE RIGHT-OF-WAY ACCESS THERETO.

RESERVATION OF COMMON AREA
TPPE, L.C., IN RECORDING THIS PLAT OF TPPE, L.C. COMMERCIAL, A UTAH EXPANDABLE CONDOMINIUM PROJECT, HAS DESIGNATED CERTAIN AREAS OF LAND AS COMMON AREAS, INTENDED FOR THE USE BY THE CONDOMINIUM OWNERS IN TPPE, L.C. COMMERCIAL CONDOMINIUMS, FOR INGRESS, EGRESS, RECREATION, AND OTHER RELATED ACTIVITIES. THE DESIGNATED AREAS ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC BUT ARE RESERVED FOR THE COMMON USE AND ENJOYMENT OF THE CONDOMINIUM OWNERS IN TPPE, L.C. COMMERCIAL CONDOMINIUMS, AS MORE FULLY PROVIDED IN THE DECLARATION OF CONDOMINIUM OF TPPE, L.C. COMMERCIAL CONDOMINIUMS WHICH SHALL BE RECORDED CONCURRENTLY WITH THIS RECORD OF SURVEY MAP AND WHICH SHALL BE EFFECTIVE UPON SUCH RECORDATION WITH THE UTAH COUNTY RECORDER.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 9th DAY OF October, A.D. 2008
SIGNATURES: Thomas Ryan Parmer, Mayor
Robert D. Evelyn, Member

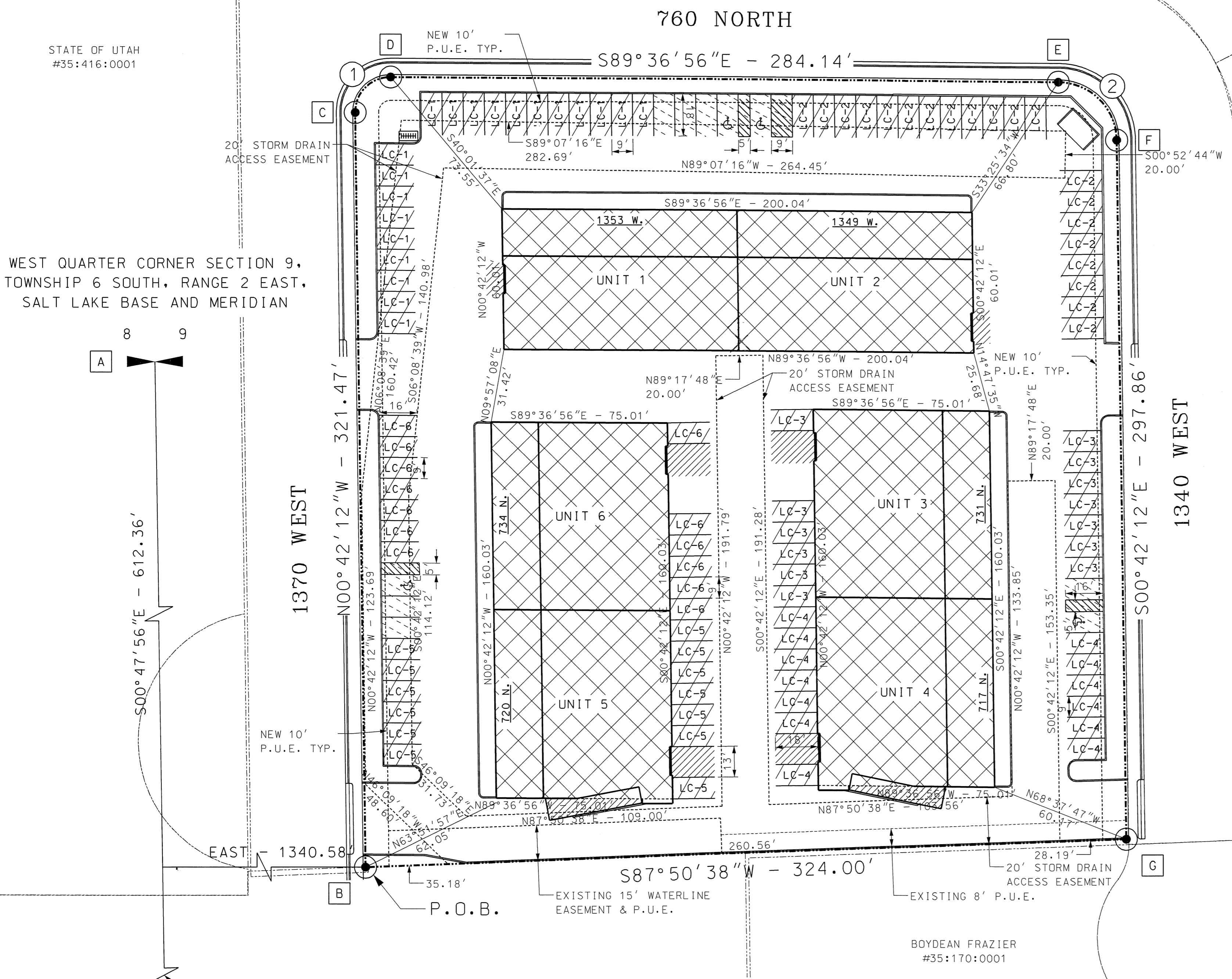
STATE OF UTAH } s.s.
COUNTY OF UTAH }
ON THE 9th DAY OF October, A.D. 2008
PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.
MY COMMISSION EXPIRES 10-27-09
SIGNATURE: Debra Buffo
NOTARY PUBLIC
(SEE SEAL BELOW)

UTAH COUNTY RECORDER
RECORDED FOR OREM CITY CORPORATION

SHEET 1 OF 4
TPPE, L.C. COMMERCIAL
A UTAH EXPANDABLE CONDOMINIUM PROJECT
INCLUDING A VACATION OF TPPE, L.C. COMMERCIAL PLAT "A" SUBDIVISION

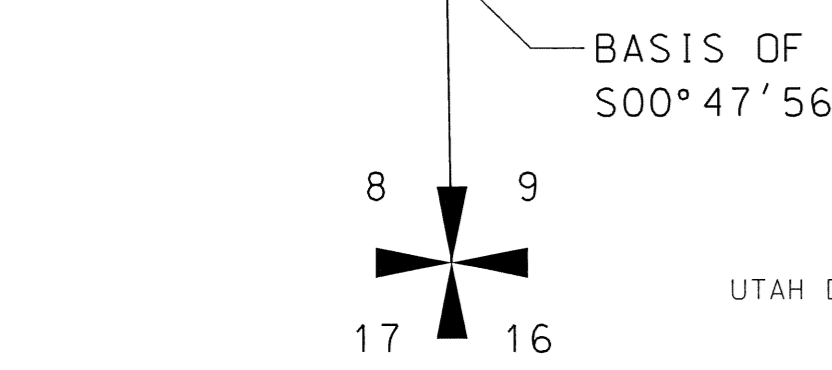
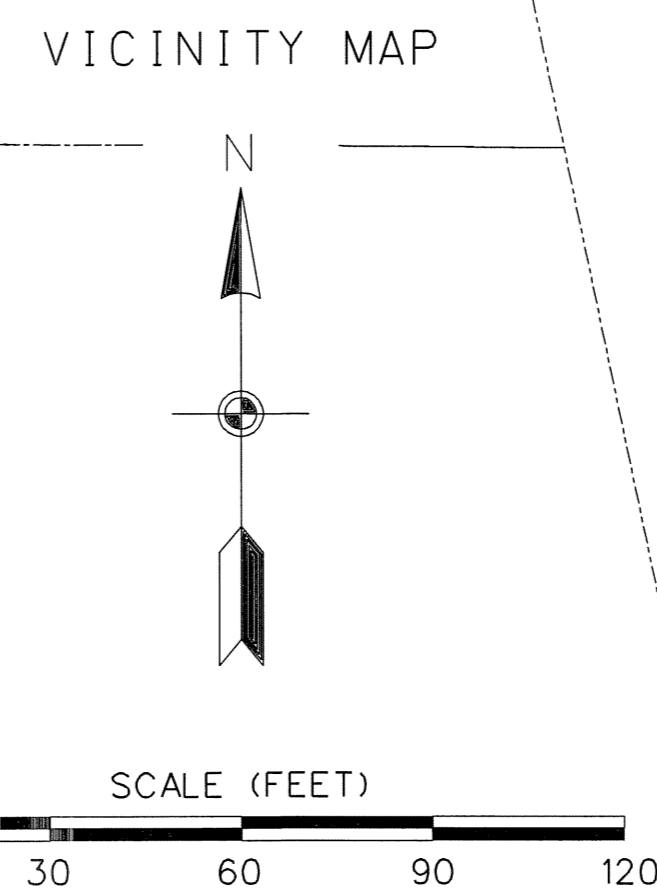
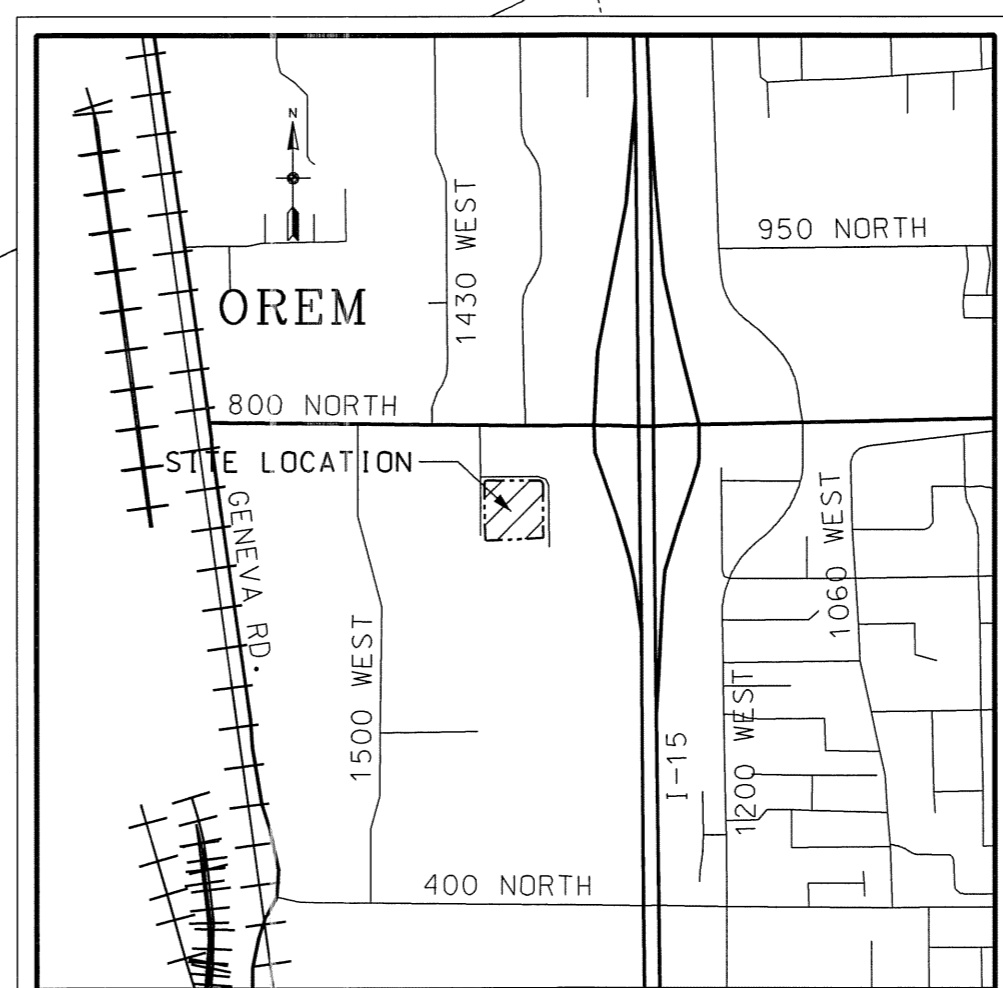
OREM CITY, UTAH COUNTY, UTAH
SCALE: 1" = 30 FEET

SURVEYOR'S SEAL: BARRY ANDREASON, NO. 166572, STATE OF UTAH
NOTARY PUBLIC SEAL: DEBRA BUFFO, EXPIRES 10-27-09
CITY-COUNTY ENGINEER SEAL: STEVEN C. EARL, CITY OF OREM
CLERK-RECORDER SEAL: RANDALL A. EDWARDS, UTAH COUNTY RECORDER



WEST QUARTER CORNER SECTION 9, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN

SOUTHWEST CORNER SECTION 9, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN



LEGEND

- FOUND BRASS CAP
- SET 5/8" REBAR AND CAP
- PROPERTY BOUNDARY
- SECTION LINE
- PRIVATE AREA
- COMMON AREA (UTILITY EASEMENT)
- LIMITED COMMON ACCESS WAY
- LIMITED COMMON PARKING SPACES
- COMMON PARKING SPACES
- 102 TOTAL PARKING STALLS

STATE PLANE COORDINATE TABLE			
LTR	NORTHING	EASTING	DESCRIPTION
A	720698.08	1934960.46	W/4 COR SEC 9, T6S, R2E
B	720085.95	1936309.18	BOUNDARY A.P.
C	720407.31	1936305.24	BOUNDARY A.P.
D	720422.49	1936320.33	BOUNDARY A.P.
E	720420.58	1937157.77	BOUNDARY A.P.
F	720395.90	1936629.21	BOUNDARY A.P.
G	720098.14	1936632.87	BOUNDARY A.P.

GRID FACTOR = 0.999714331

MW BROWN ENGINEERING, INC.
Office: (801) 377-1790 Fax: (801) 377-1789
31 South 400 West, Orem UT 84058

VACATION NOTICE
THE CITY OF OREM IS SATISFIED THAT NEITHER THE PUBLIC NOR ANY PERSON WILL BE MATERIALLY INJURED BY THE VACATING OF TPPE, L.C. COMMERCIAL PLAT "A" SUBDIVISION AND THERE IS GOOD CAUSE FOR THE VACATION. THEREFORE, TPPE, L.C. COMMERCIAL PLAT "A" SUBDIVISION IS HEREBY VACATED.

PLANNING COMMISSION APPROVAL
APPROVED THIS 15th DAY OF OCT, A.D. 2008, BY THE CITY OF OREM PLANNING COMMISSION
SIGNATURES: Director-Secretary, Chairman, Planning Commission

ACCEPTANCE BY THE CITY OF OREM
THE CITY OF OREM, COUNTY OF UTAH, APPROVES THIS PROJECT AND HEREBY ACCEPTS THE DECLARATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC. THIS DAY OF October, A.D. 2008
APPROVED: City Engineer, ATTEST: City Recorder

CONDITIONS OF APPROVAL

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

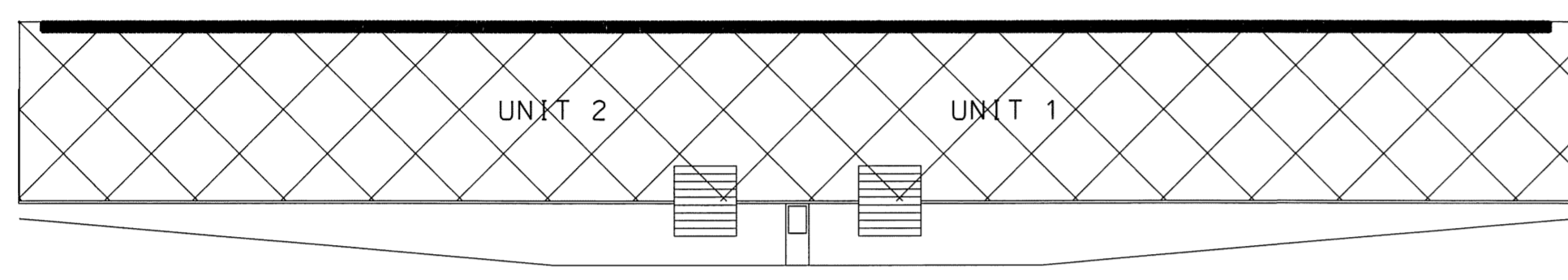
APPROVAL AS TO FORM
SIGNATURE: City Attorney, DATE: 10/16/08

12891 sheet 1 of 4

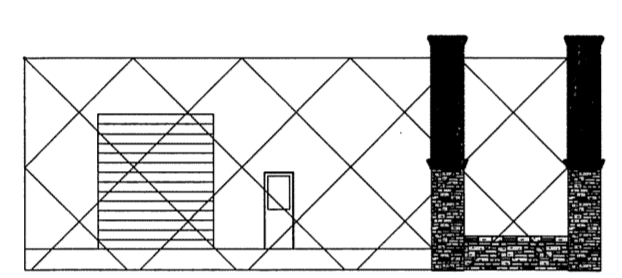
SEC 9-T6S-R2E-T1000 (BET)

SEC 9-TIS, R2E-TU 07D (BC)

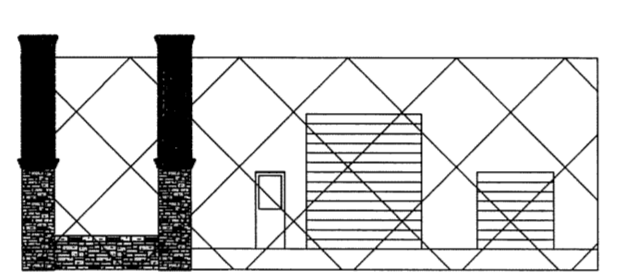
12891 sheet 2 of 4



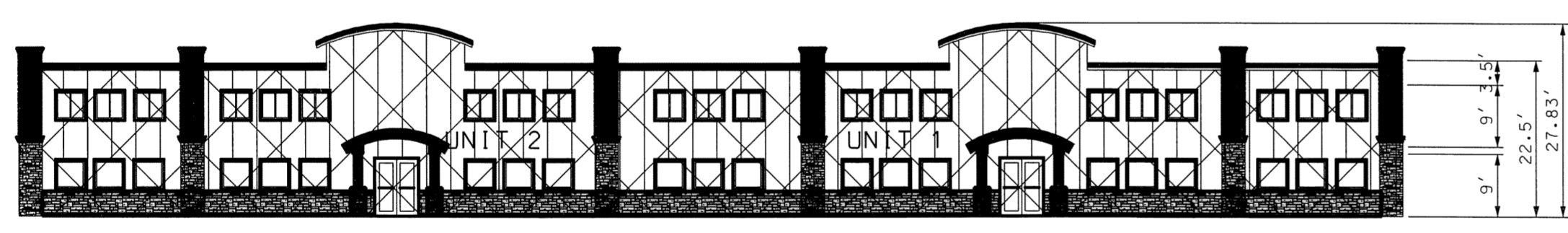
BACK ELEVATION



LEFT ELEVATION

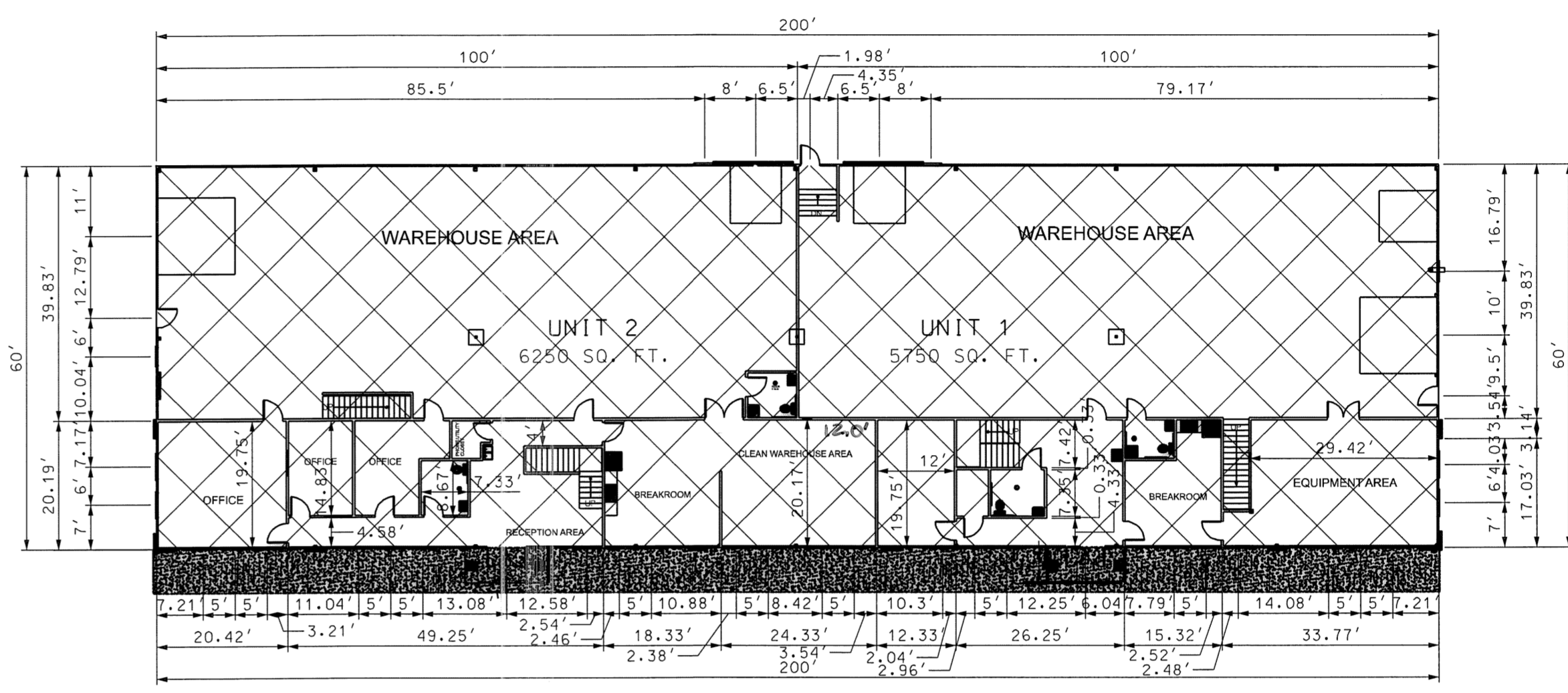


RIGHT ELEVATION

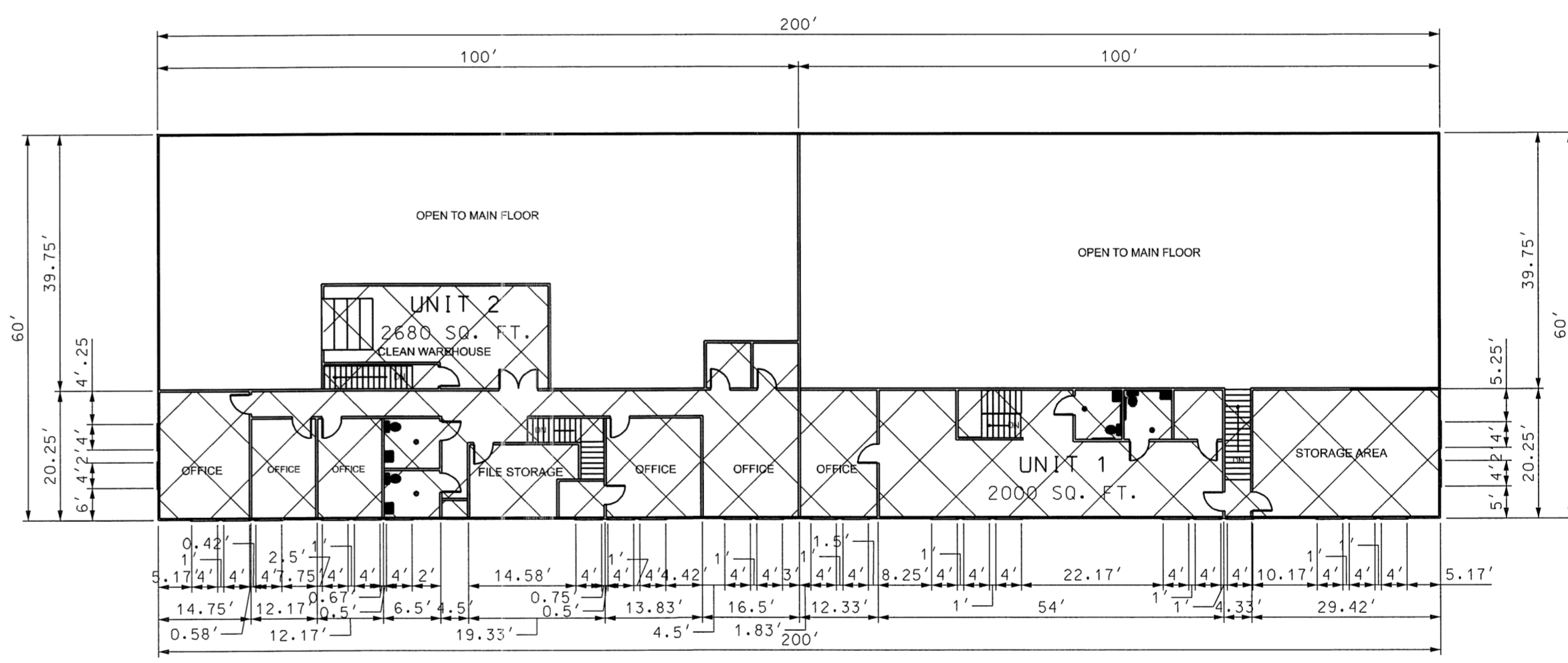


FRONT ELEVATION




NOTES:
1. MAIN SEPARATION WALL TO BE AFI PANEL WALL FLAME SPREAD (ASTM E-84) - 25, CLASS 1 RATING.
2. BUILDING WILL BE SPRINKLERED.



MAIN FLOOR PLAN



UPPER FLOOR PLAN

- LEGEND**
-  PRIVATE AREA UNIT 1 (7750 SQ. FT.)
 -  PRIVATE AREA UNIT 2 (8930 SQ. FT.)
 -  COMMON AREA (WALLS)

SHEET 2 OF 4

TPRE, L.C. COMMERCIAL

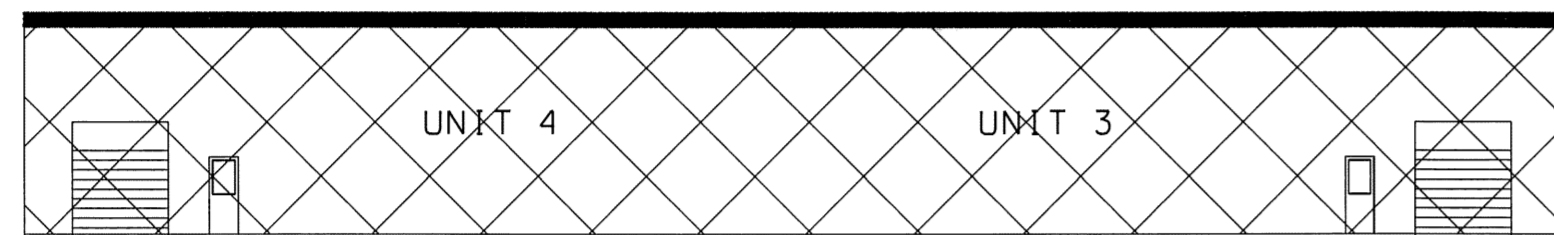
A UTAH EXPANDABLE CONDOMINIUM PROJECT

OREM CITY, UTAH COUNTY, UTAH

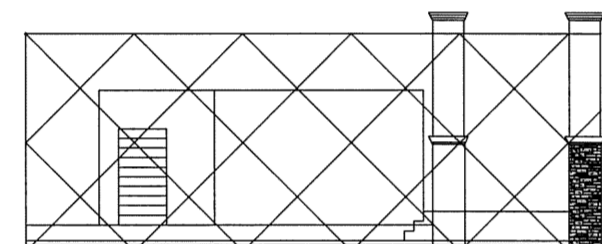
SCALE: 1" = 20 FEET

RECORDED FOR UTAH COUNTY RECORDS
BOOK 116419:2008 PAGE 10
RECORDED FOR UTAH COUNTY RECORDS

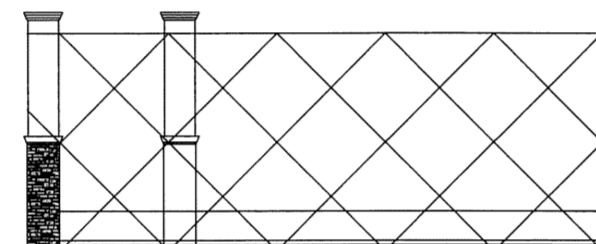
SEC. 9-TIS-R2E-H110P (BLT)



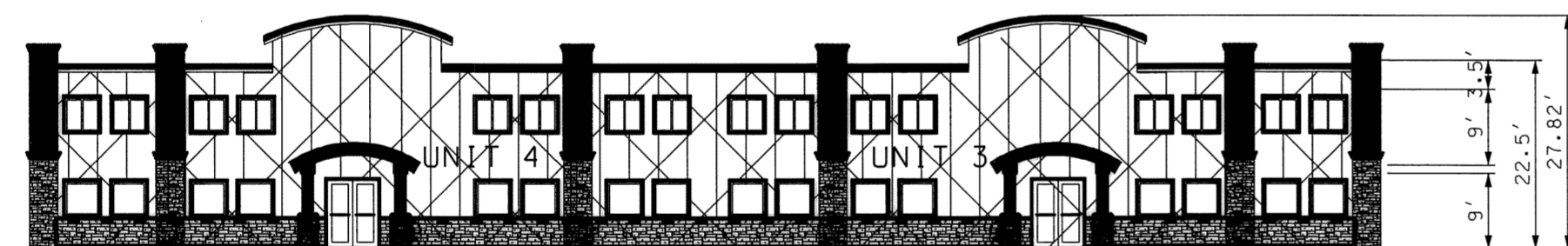
BACK ELEVATION



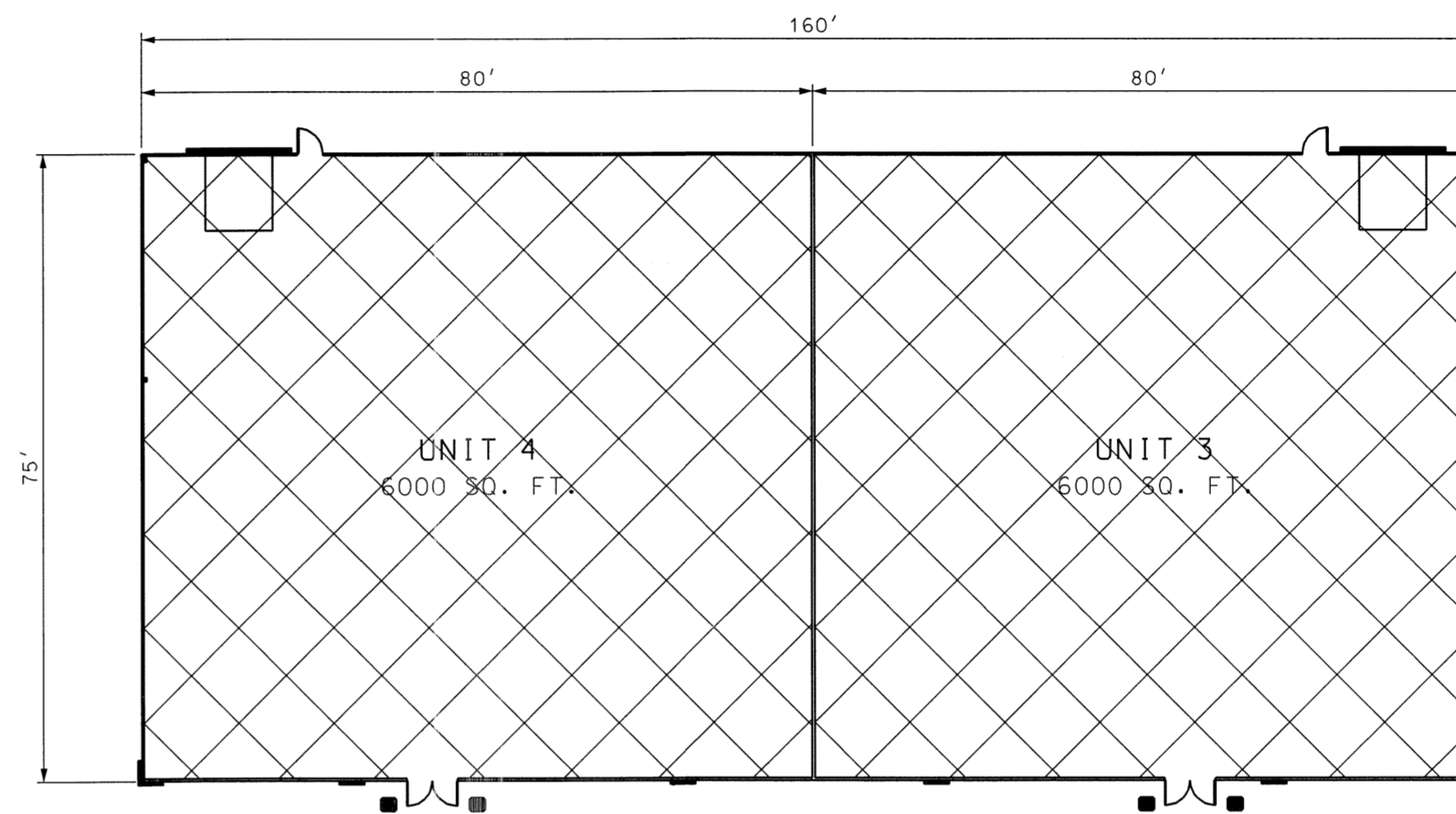
LEFT ELEVATION



RIGHT ELEVATION






FRONT ELEVATION



MAIN FLOOR PLAN

12891 sheet 3 of 4

- LEGEND**
-  PRIVATE AREA UNIT 3 (6000 SQ. FT.)
 -  PRIVATE AREA UNIT 4 (6000 SQ. FT.)
 -  COMMON AREA (WALLS)

SHEET 3 OF 4

TPRE, L.C. COMMERCIAL
A UTAH EXPANDABLE CONDOMINIUM PROJECT

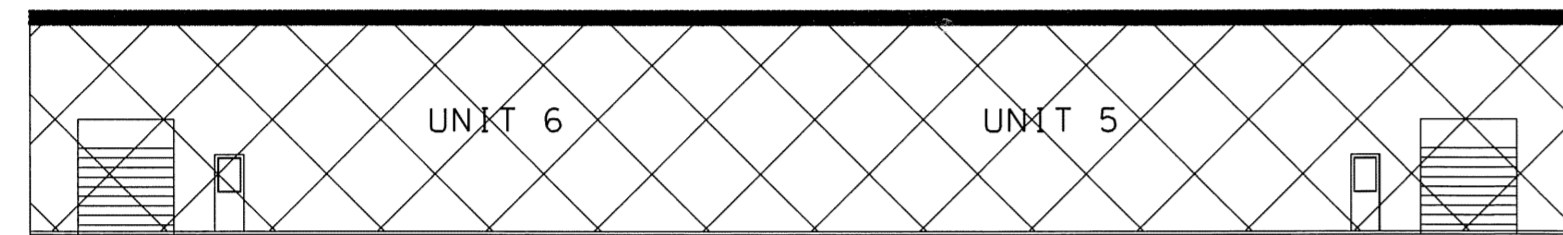
OREM CITY, UTAH COUNTY, UTAH

SCALE: 1" = 20 FEET

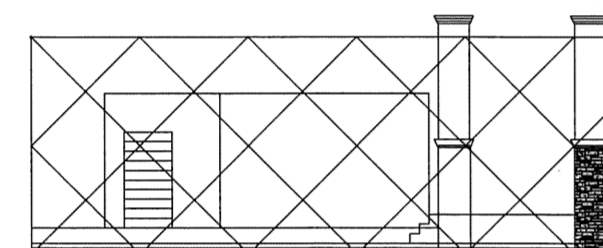
ENT 114419;2008 Reg 12891
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2008 Oct 21 1:43 pm FEE 128.00 BY EO
RECORDED FOR OREN CITY CORPORATION

SEC. 9-TLS-RZE-PLA 070 (REV)

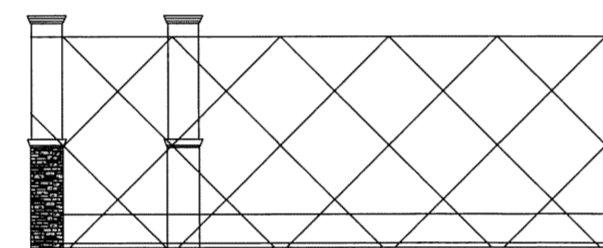
12891 sheet 4 of 4



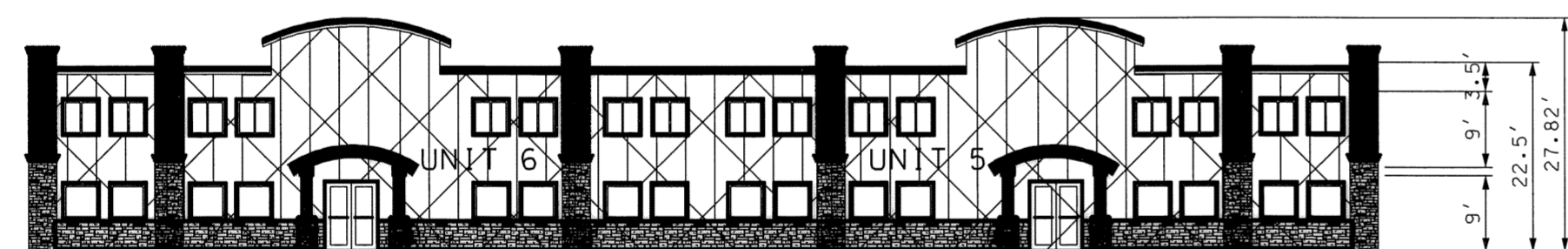
BACK ELEVATION



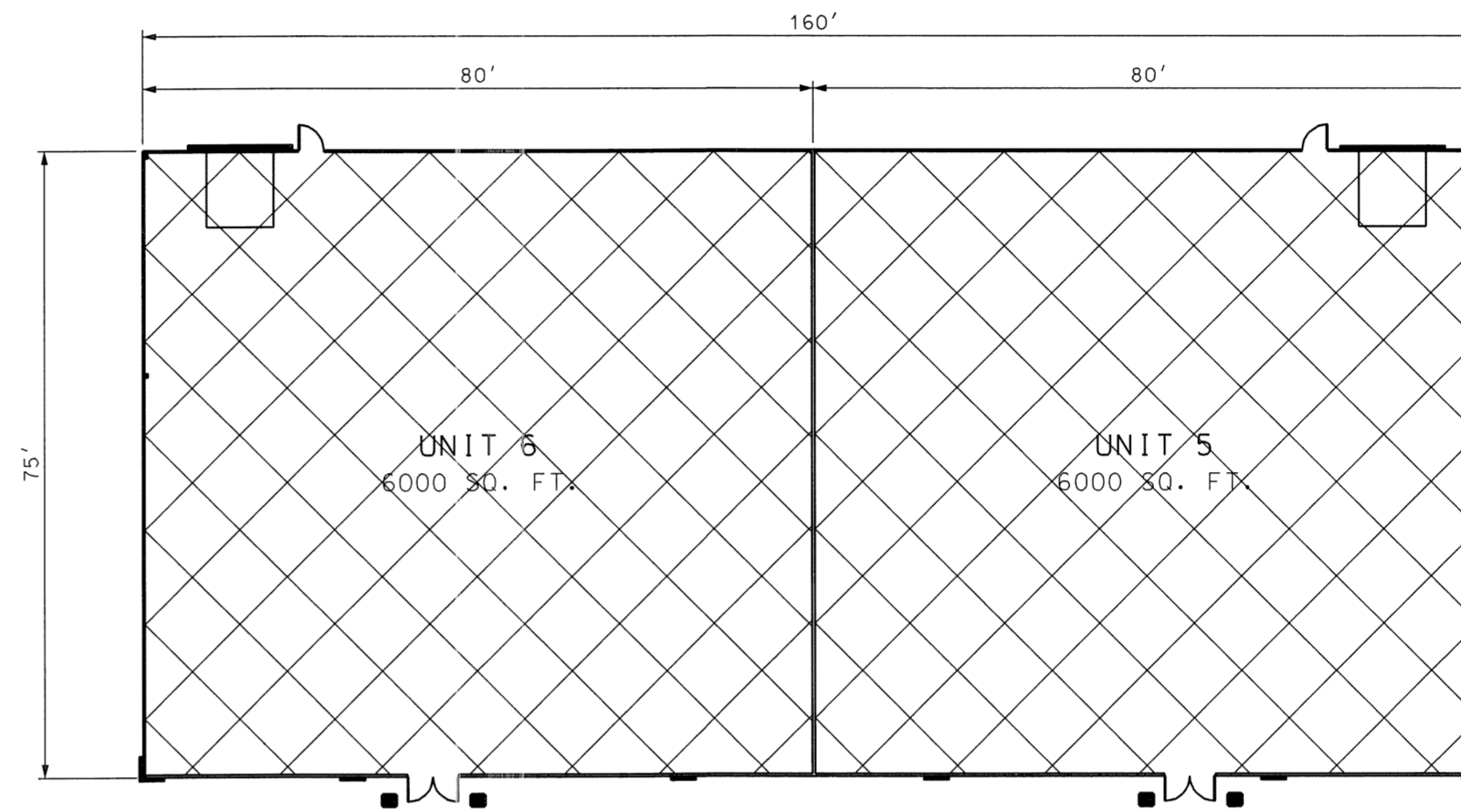
LEFT ELEVATION






RIGHT ELEVATION



FRONT ELEVATION



MAIN FLOOR PLAN

- LEGEND**
-  PRIVATE AREA UNIT 5 (6000 SQ. FT.)
 -  PRIVATE AREA UNIT 6 (6000 SQ. FT.)
 -  COMMON AREA (WALLS)

SHEET 4 OF 4

TPRE, L.C. COMMERCIAL

A UTAH EXPANDABLE CONDOMINIUM PROJECT

OREM CITY, UTAH COUNTY, UTAH

SCALE: 1" = 20 FEET

PLAT 114419:2008 08 18 12891
 RANDALL H. COVINGTON
 UTAH COUNTY RECORDER
 2008 OCT 21 1:43 PM FEE 126.40 BY CD
 RECORDED FOR OREM CITY CORPORATION