

UTAH VALLEY SELF STORAGE SUBDIVISION

LOCATED IN THE
SOUTHWEST QUARTER OF SECTION 16, 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.

SEC 16-T6S-R2E-T4R01



Address Table	
Lot #	Address
1	243 GENEVA ROAD

RECORD LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, CITY OF OREM, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 16, THENCE SOUTH 1112.52 FEET, THENCE EAST 37.17 FEET TO A POINT ON THE EAST LINE OF GENEVA ROAD (U-114, 1600 WEST) AND THE POINT OF BEGINNING; THENCE SOUTH 89°59'41" EAST 530.03 FEET; THENCE SOUTH 07°15'00" EAST 202.52 FEET; THENCE SOUTH 83°29' FEET; THENCE SOUTH 07°15'00" EAST 138.14 FEET; THENCE SOUTH 89°15'00" WEST 488.67 FEET TO A POINT ON THE EAST LINE OF GENEVA ROAD (U-114, 1600 WEST); THENCE NORTH 00°20'57" WEST 343.85 FEET ALONG SAID EAST LINE OF GENEVA ROAD (U-114, 1600 WEST) TO THE POINT OF BEGINNING.

LESS AND EXCEPTING ANY AND ALL PORTIONS LYING WITHIN THE LEGAL BOUNDS OF THE UNION PACIFIC RAILROAD.

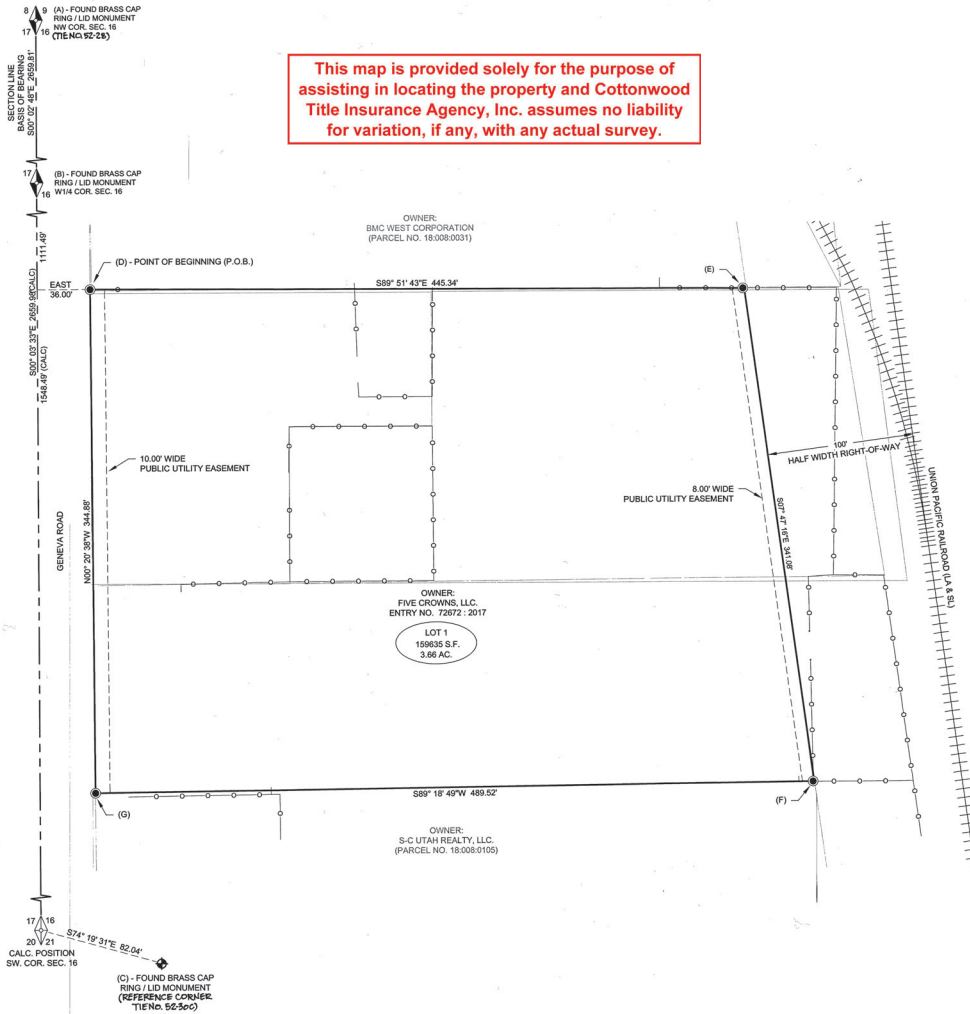
BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, OREM CITY, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 16, THENCE SOUTH 00°03'33" EAST 1114.49 FEET, THENCE EAST 36.00 FEET TO THE BEGINNING OF A FENCE ON THE EAST LINE OF GENEVA ROAD (U-114, 1600 WEST), AND THE POINT OF BEGINNING; THENCE SOUTH 89°51'43" EAST 33.97 FEET ALONG SAID FENCE; THENCE SOUTH 89°51'43" EAST 353.81 FEET TO A FENCE CORNER; THENCE SOUTH 89°14'00" EAST 57.26 FEET ALONG SAID FENCE TO A POINT ON THE WEST RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD (LOS ANGELES AND SALT LAKE RAILROAD); THENCE SOUTH 07°47'16" EAST 341.06 FEET ALONG SAID RIGHT OF WAY; THENCE SOUTH 89°18'49" WEST 489.52 FEET TO A POINT ON THE EAST LINE OF GENEVA ROAD (U-114, 1600 WEST); THENCE NORTH 00°20'38" WEST 344.88 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

CONTAINS: 159,635 S.F. / 3.66 AC +/-

THE BASIS OF BEARING IS SOUTH 00°03'33" EAST 1114.49 FEET BETWEEN THE NORTHWEST CORNER AND WEST QUARTER CORNER OF SAID SECTION 16, BOTH BEINGS FOUND 5" UTAH COUNTY BRASS CAP MONUMENTS.



OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS UTAH VALLEY SELF STORAGE SUBDIVISION, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

AS WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS 22 DAY OF SEPTEMBER, 2017 A.D.

BY: [Signature] DATE 9/22/17

GREGORY M. ELSON FIVE CROWNS, LLC.

ACKNOWLEDGMENT

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22ND DAY OF SEPTEMBER, 2017, BY GREGORY M. ELSON AND [Signature] WHO REPRESENTED THAT THEY ARE THE OWNER OF THE ABOVE DESCRIBED PROPERTY AND HAVE THE AUTHORITY TO EXECUTE THIS INSTRUMENT.

SIGNATURE OF NOTARY PUBLIC
[Signature]
PRINTED NAME OF NOTARY PUBLIC
Jane Annan Kanne

RESIDING IN Orem, UTAH
STATE OF UTAH
COUNTY OF Wasatch

MY COMMISSION EXPIRES: 11/07/2020
MY COMMISSION NUMBER: 1627259

- NOTES**
- NO DRIVEWAY OR DRIVEWAY ACCESS MAY BE LOCATED WITHIN TWENTY-FIVE FEET (25') OF AN EXISTING FENCE WHICH IS GREATER THAN THREE FEET (3') IN HEIGHT.
 - THE PURPOSE FOR THIS SUBDIVISION PLAT IS TO COMBINE UTAH COUNTY ASSESSOR'S PARCEL NUMBERS 18.008.0015, 18.008.0093, 18.008.0094 AND 18.008.0097.
 - THE SUBDIVISION BOUNDARY WAS ESTABLISHED FROM AN ALTA / NSPS SURVEY THAT WAS COMPLETED ON AUGUST 11, 2017, FILE NUMBER 17-167.

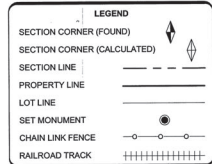
SURVEYOR'S CERTIFICATE

I, PHILLIP R. CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 319686, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS THE UTAH VALLEY SELF STORAGE SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

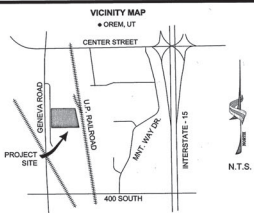
ENT 117025/2017 No 4 15787
JEFFERY SMITH
UTAH COUNTY RECORDER
2017 Fee: \$25.00 or Fee: \$1.00 per sq. ft. for RECORDS FOR OREM CITY CORPORATION

[Signature]
PHILLIP R. CHRISTENSEN
P.L.S. 319686

SEPTEMBER 21, 2017
DATE



15787



PROPERTY OWNER INFORMATION		STATE PLANE COORDINATES	
FIVE CROWNS, LLC.		LETTER / ITEM	NORTHING EASTING
DEVELOPER INFORMATION		(A) NW COR SEC 16	7279564.209 1575164.462
GIUS SCHULTZ ALPHA CONSTRUCTION, INC. LRS CONTRACTING, LLC 2478 S. GILBERT ROAD, SUITE 106 PHS 615 GILBERT, AZ 85296 480-358-6600 (PHONE)		(B) W/4 COR SEC 16	7276904.443 1575166.744
		(C) STRET MONUMENT	7274222.344 1575248.599
		(D) BOUNDARY CORNER (P.O.B.)	7275792.949 1575203.941
		(E) BOUNDARY CORNER	7275791.900 1575649.279
		(F) BOUNDARY CORNER	7275453.960 1575695.515
		(G) BOUNDARY CORNER	7277448.074 1575206.030

GROUND SCALE FACTOR: 1.002893187

ACCEPTANCE BY THE CITY OF OREM

THE CITY OF OREM APPROVES THIS PLAT HEREON, APPROVED THIS _____ DAY OF _____, 2017

DEVELOPMENT SERVICES DIRECTOR
[Signature]
OREM CITY ENGINEER
[Signature]
ATTEST: OREM CITY RECORDER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 3RD DAY OF SEPTEMBER, 2017, A.D.

[Signature]
OREM CITY ATTORNEY

CONDITIONS OF APPROVAL

CITY ENGINEER SEAL

CLERK - RECORDER SEAL

UTAH VALLEY SELF STORAGE SUBDIVISION

SW1/4 SEC. 16, T.6S., R.2E., S1/4M., OREM CITY, UTAH COUNTY, UTAH

epic

DATE: 09/21/2017
SHEET NO: 1 OF 1

UNRECORDED BY PRODUCTION/UTAH VALLEY SELF STORAGE INTERMEDIATE/UTAH VALLEY SELF STORAGE SUBDIVISION