

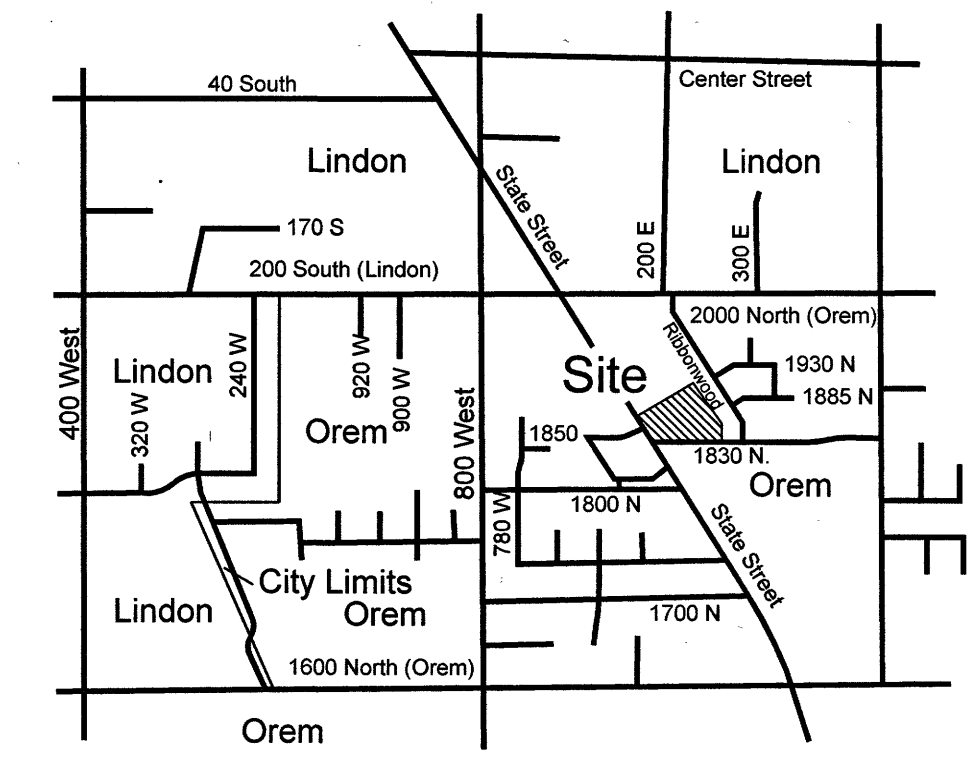
NORTH  
1" = 40'

# REYNOLDS TRUCK CENTER

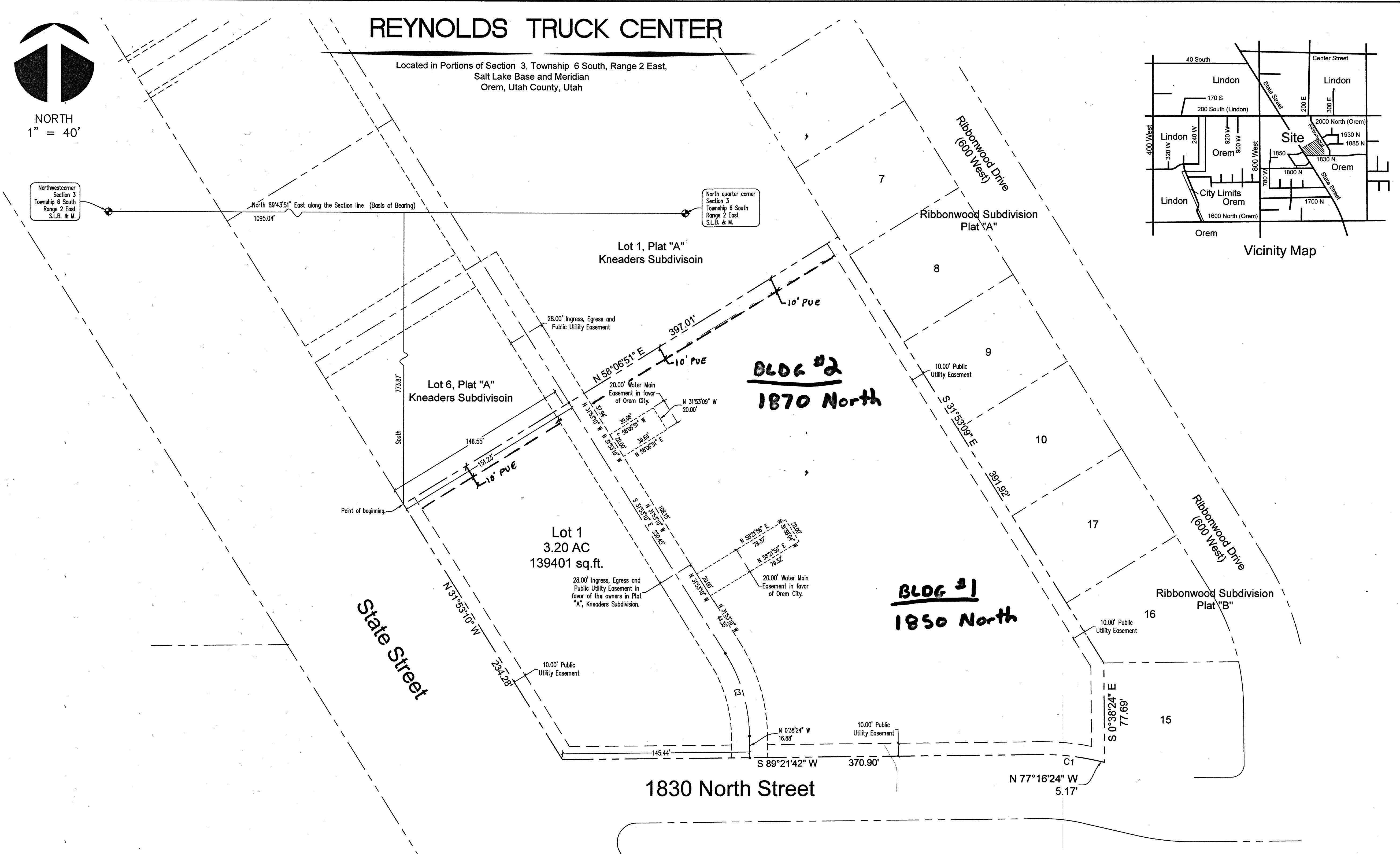
Located in Portions of Section 3, Township 6 South, Range 2 East,  
Salt Lake Base and Meridian  
Orem, Utah County, Utah

Northwest corner  
Section 3  
Township 6 South  
Range 2 East  
S.L.B. & M.

North quarter corner  
Section 3  
Township 6 South  
Range 2 East  
S.L.B. & M.



Vicinity Map



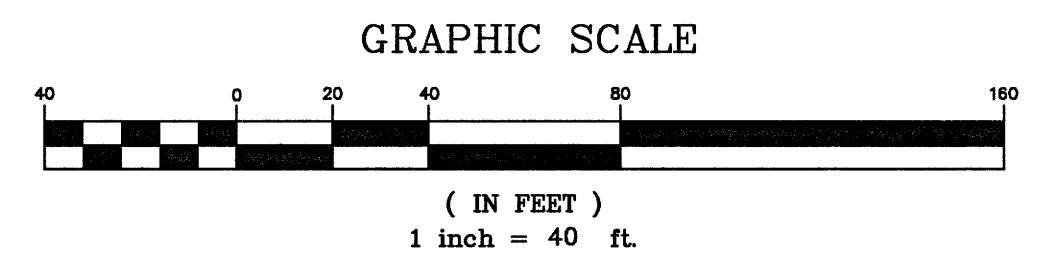
Lot 1  
3.20 AC  
139401 sq. ft.

**Bldg #2**  
**1870 North**

**Bldg #1**  
**1850 North**

Curve	Radius	Length	Chord	Bearing	Delta
C1	194.87'	45.68'	45.58'	N 83°55'31" W	132°55'3"
C2	125.00'	68.17'	67.33'	N 161°5'47" W	311°4'46"
C3	194.87'	25.26'	25.24'	N 80°55'23" W	72°5'36"

Note:  
All on-site sewer is private and  
will be maintained by the owner.



PROJECT DEVELOPER  
Rob Reynolds  
rob@rcsut.com

PROJECT ENGINEER  
& SURVEYOR  
REGION ENGINEERING & SURVEYING  
1776 NORTH STATE STREET #110  
OREM, UTAH 84057  
PH - 801.376.2245

Plat Vacation Notice  
The City of Orem is satisfied that neither the public nor any person will be materially injured by the Vacation of Lot 14, Plat "B", Ribbonwood Subdivision, Lot 14, Plat "B", Ribbonwood Subdivision is hereby vacated.

Approved as to Form  
City Attorney  
Date

Notary Public Seal, City-County Engineer Seal, City of Orem Engineering Division Seal, City of Orem Corporate Seal, State of Utah Seal.

**Surveyor's Certificate**  
I, Robbin J. Mullen, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 368356 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**  
Commencing at the Southwest corner of Lot 6, Plat "A", Kneaders Subdivision as shown on file in the office of the Utah County Recorder, Utah County, Utah, said point also being located North 89°43'51" East along the Section line 1095.04 feet and South 773.87 feet from the Northwest corner of Section 3, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 58°06'51" East along said Kneaders Plat "A" 397.01 feet more or less to Plat "A", Ribbonwood Subdivision; thence South 31°53'09" East along Plat "A" Ribbonwood Subdivision 391.92 feet more or less to the Northwest corner of Lot 15, Plat "A"; thence South 00°38'24" East along said Lot 15, 77.69 feet more or less to 1830 North Street; thence North 77°16'24" West along 1830 North Street 5.17 feet; thence along the arc of a 194.87 foot radius curve to the left 45.68 feet (chord bears North 83°55'31" West 45.58 feet); thence South 89°21'42" West along 1830 North Street 370.90 feet more or less to State Street; thence North 31°53'10" West along State Street 234.28 feet more or less to the point of beginning.

Area - 3.20 Acres  
Basis of Bearing is North 89°43'51" East along the Section line from the Northwest corner of Section 3, to the North quarter corner of Section 3.

Date: Oct 3, 2017  
Professional Land Surveyor (See Seal below)

**Owner's 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 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 18 day of October, A.D. 2017

ACKNOWLEDGEMENT  
STATE OF UTAH }  
COUNTY OF UTAH } S.S.  
On the 18 day of October, A.D. 2017, personally appeared before me the signers of the foregoing dedication who duly acknowledge to me that they did execute the same.

Lindon W. Bonds A notary public commissioned in Utah 691030 (Notary's full name) (Commission number)  
My Commission Expires 10-12-20 (signature)

Accepted by the City of Orem  
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. Signed this 24th day of October, A.D. 2017.

Approved: [Signature] City Engineer  
Approved: [Signature] City Recorder

Occupancy Restriction Notice  
The City of Orem 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.

Planning Commission Approval  
Approved this 24th day of October, 2017 by the Orem City Planning Commission.  
Director-Secretary, Chairman, Planning Commission, Resolution No.

Plat "A"  
**REYNOLDS TRUCK CENTER**  
Including a Vacation of Lot 14, Plat "B",  
Ribbonwood Subdivision  
Subdivision  
Orem City, Utah County, Utah  
Scale: 1" = 40 Feet

15753

SEC 3-T16-R2-E T1090