

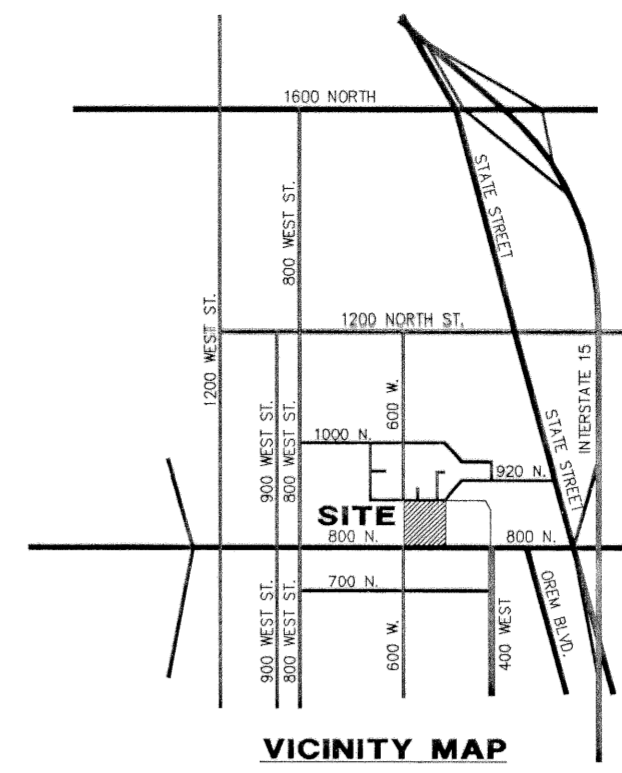
NORTH
1" = 50'

600 West St.

900 North Street

Sunridge Plat "D"

26 25 24 23 22 21 20 19 18



VICINITY MAP

SURVEYOR'S CERTIFICATE
I, ROGER D. DUDLEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 147089 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT AT THE REQUEST OF THE OWNER OF THE BELOW DESCRIBED LAND, I PERFORMED A SURVEY OF SAID LAND; THAT THE BOUNDARY DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH WILL BE CONSTRUCTED PINEHURST PLAZA OFFICE CONDOMINIUMS, PHASE 3, AN EXPANDABLE CONDOMINIUM PROJECT; THAT THE CONDOMINIUM PLAT FOR SAID CONDOMINIUM PROJECT, CONSISTING OF TWO(2) PAGE(S), IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13(2) OF THE UTAH CONDOMINIUM OWNERSHIP ACT; AND THAT THE REFERENCE MARKERS SHOWN ON SAID PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THIS SURVEY.

DATE: 2-22-06
(Registered Land Surveyor (see seal below))

BOUNDARY DESCRIPTION
Commencing at a point located North 00°39'38" West along the Section line 360.42 feet and East 1661.70 feet from the West Quarter Corner of Section 10, Township 6 South, Range 2 East, Salt Lake Base and Meridian, said point also being on the Easterly boundary line of Phase 2, Pinehurst Plaza Office Condominiums; thence along the Easterly boundary line of said Phase 2, Pinehurst Plaza Office Condominiums as follows: North 45°24'16" West 195.28 feet; thence North 00°40'37" West 51.69 feet; thence South 89°19'23" West 19.97 feet; thence North 00°40'37" West 65.17 feet; thence North 08°21'42" East 30.32 feet; thence North 00°24'16" West 40.71 feet to the South boundary line of Sunridge Subdivision Plat "D"; thence North 89°35'44" East, along the South boundary of said Sunridge Subdivision Plat "D" 296.99 feet to a point on the Westerly boundary line of Amended Phase 1, Pinehurst Plaza Office Condominiums; thence along the Westerly boundary line of Amended Phase 1, Pinehurst Plaza Office Condominiums as follows: South 00°24'16" East 40.71 feet; thence South 03°46'38" West 30.08 feet; thence South 00°24'16" East 20.00 feet; thence South 03°22'27" West 45.10 feet; thence South 00°07'55" East 52.22 feet; thence South 44°35'44" West 194.58 feet, to the point of beginning.

Area = 1.69 Acres

OWNER'S CERTIFICATE AND DEDICATION
THE UNDERSIGNED OWNER ("OWNER", WITHOUT REGARD TO NUMBER OR GENDER) OF THE ABOVE-DESCRIBED LAND HEREBY CERTIFIES THAT: OWNER HAS CAUSED A SURVEY TO BE MADE OF SAID LAND AND THIS CONDOMINIUM PLAT ("PLAT") AND A SUPPLEMENTAL DECLARATION OF CONDOMINIUM ("DECLARATION") TO BE PREPARED FOR PINEHURST PLAZA OFFICE CONDOMINIUM PHASE 3, OF THE PROJECT; OWNER HEREBY CONSENTS TO THE CONCURRENT RECORDATION OF THE PLAT AND DECLARATION AND THEREBY SUBMITS THE DESCRIBED LAND TO THE PROVISIONS OF THE UTAH CONDOMINIUM OWNERSHIP ACT; OWNER HEREBY DEDICATES ANY PUBLIC STREETS REFLECTED ON THE PLAT FOR USE BY THE GENERAL PUBLIC AND DECLARES ALL OTHER DRIVEWAYS OR PRIVATE STREETS REFLECTED ON THE PLAT TO BE PRIVATE AND INTENDED FOR USE ONLY BY OWNERS OF CONDOMINIUM UNITS WITHIN THE PROJECT, THEIR GUESTS AND INVITEES, AS REFLECTED IN THE PROVISIONS OF THE DECLARATION.

UTILITY DEDICATION
THE UNDERSIGNED OWNER HEREBY OFFERS AND CONVEYS TO ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT AND RIGHT-OF-WAY IN AND TO THOSE AREAS REFLECTED ON THE PLAT AS "COMMON AREAS" (INCLUDING PRIVATE STREETS AND PRIVATE DRIVEWAYS) FOR THE CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILITIES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERETO.

RESERVATION OF COMMON AREAS
THE UNDERSIGNED OWNER, IN RECORDING THIS CONDOMINIUM PLAT, HAS DESIGNATED CERTAIN AREAS OF LAND AS PRIVATE DRIVEWAYS, STREETS OR OTHER COMMON AREAS INTENDED OF USE BY OWNERS OF THE CONDOMINIUM UNITS WITHIN THE PROJECT, THEIR GUESTS AND INVITEES, WHICH ARE HEREBY RESERVED FOR THEIR COMMON USE AND ENJOYMENT AS MORE FULLY SET FORTH AND PROVIDED IN THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM APPLICABLE TO THE PROJECT.

DATED: Feb 22, 2006
OWNER: PINEHURST AT 800 NORTH L.L.C. By: Bruce R. Dickerson
MANAGER - BRUCE R. DICKERSON

ACKNOWLEDGEMENT
STATE OF UTAH) S.S.
COUNTY OF UTAH)

THIS CONDOMINIUM PLAT WAS ACKNOWLEDGED BEFORE ME THIS 12 DAY OF Feb, 2006 BY BRUCE R. DICKERSON IN THE CAPACITY INDICATED.

MY COMMISSION EXPIRES: 3-1-06
NOTARY PUBLIC

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

Sheet 1 OF 2 Sheet(s)

PHASE 3

Pinehurst Plaza Office Condominiums

An Expandable Condominium
(Including a Vacation of a portion of Lot 1, Plat "A", Pinehurst Plaza Subdivision)

OREM CITY UTAH COUNTY, UTAH
SCALE: 1" = 50 FEET

REGISTRATION STAMPS: SURVEYOR'S SEAL (ROGER D. DUDLEY, No. 147089), NOTARY PUBLIC SEAL (BRUCE R. DICKERSON), CITY-COUNTY ENGINEER SEAL, CLERK-RECORDER SEAL (CITY OF OREM CORPORATE SEAL, STATE OF UTAH).

State Plane Coordinates

No.	Northing	Eastng
A	720, 718. 3200	1, 940, 256. 2700
B	721, 078. 6070	1, 941, 913. 3174
C	721, 215. 6836	1, 941, 774. 3318
D	721, 267. 3551	1, 941, 773. 7213
E	721, 267. 1192	1, 941, 753. 7607
F	721, 332. 2622	1, 941, 752. 9910
G	721, 362. 2521	1, 941, 757. 3990
H	721, 402. 9522	1, 941, 757. 1117
J	721, 405. 0480	1, 942, 054. 0092
K	721, 364. 3479	1, 942, 054. 2965
L	721, 334. 3394	1, 942, 052. 3153
M	721, 314. 3463	1, 942, 052. 4564
N	721, 269. 3376	1, 942, 049. 8028
D	721, 217. 1290	1, 942, 049. 9231
P	721, 254. 9800	1, 941, 780. 6857
Q	721, 177. 0737	1, 941, 859. 6998
R	721, 177. 8206	1, 941, 965. 5140
S	721, 256. 8347	1, 942, 043. 4204

PLAT VACATION NOTICE
The City of Orem is satisfied that neither the public nor any person will be materially injured by the vacation of a Portion of Lot 1, Plat "A", Pinehurst Plaza Subdivision and that there is good cause for the Vacation. A Portion of Lot 1, Plat "A", Pinehurst Plaza Subdivision is hereby vacated.

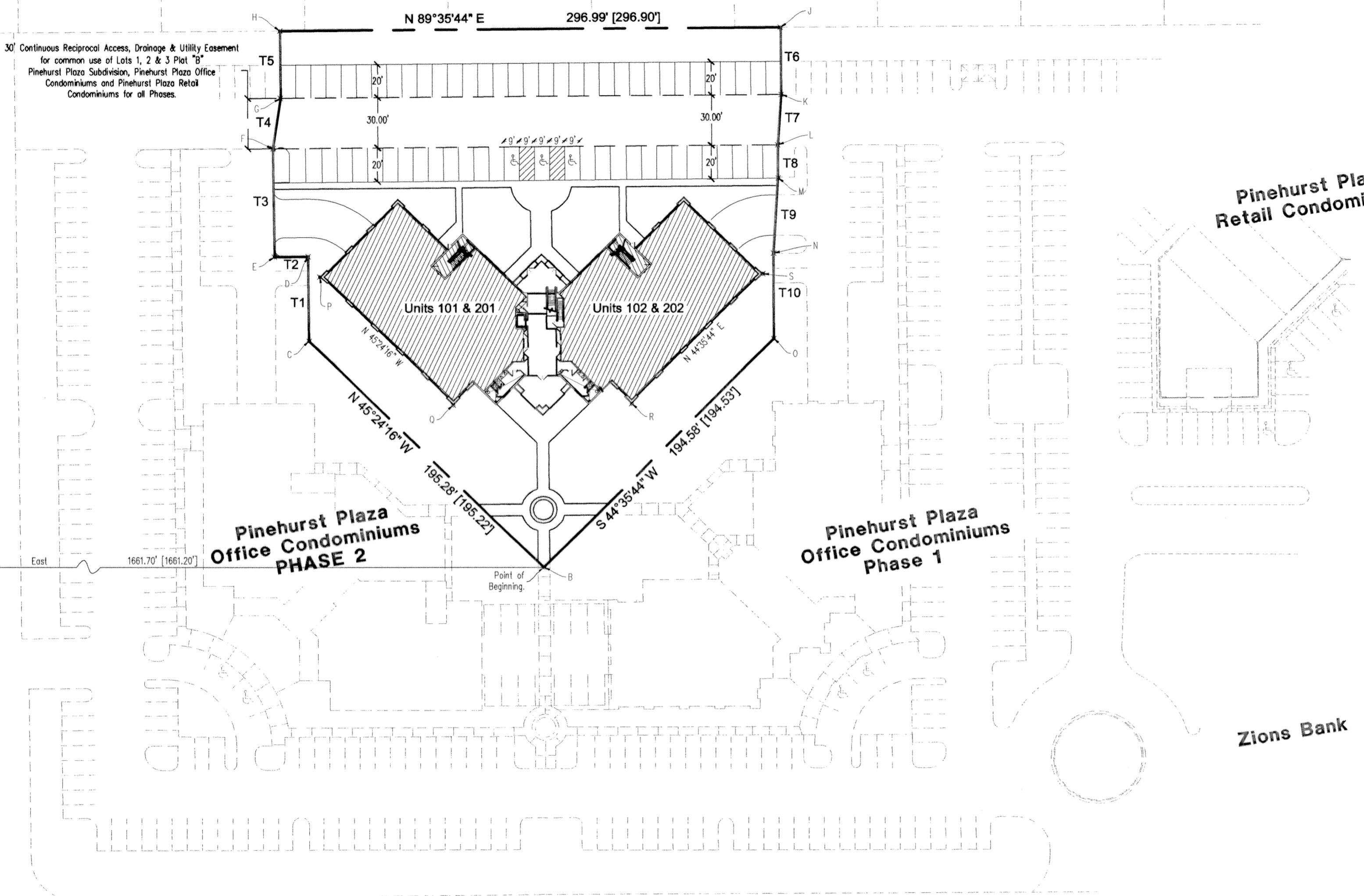
CONDITIONS OF APPROVAL

PLANNING COMMISSION APPROVAL
APPROVED THIS 6 DAY OF July, A. D. 2005 BY THE OREM CITY PLANNING COMMISSION.
Steve Dudley PLANNING DIRECTOR Barry 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 6 DAY OF July, A. D. 2005.

BY RESOLUTION APPROVED Steve C. Seal ATTEST Donna R. Weaver
CITY ENGINEER (Seal) CITY RECORDER (SEE SEAL)

Approved as to Form
Steve C Seal 2/27/06
City Attorney Date



T - Table

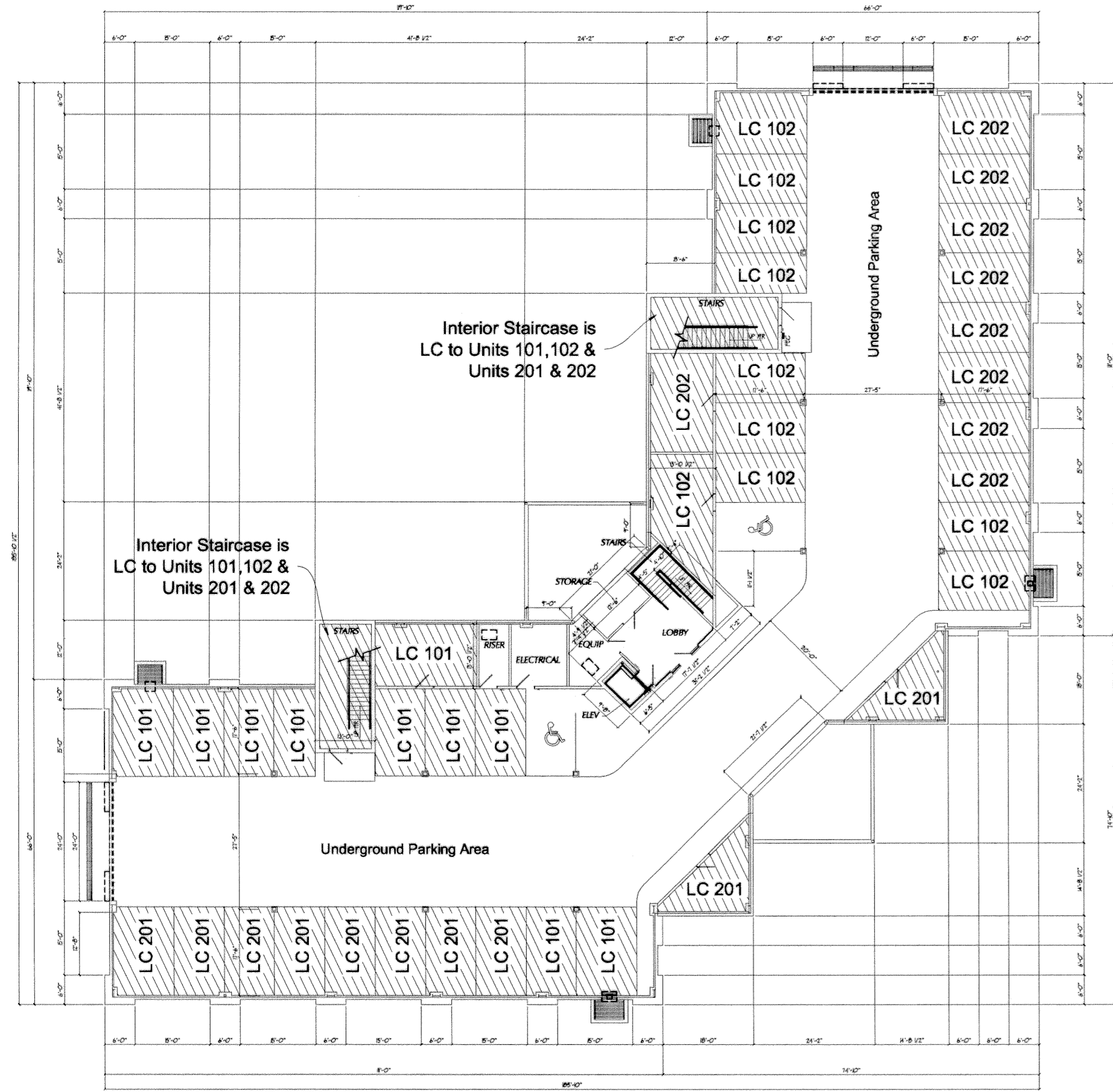
LINE	LENGTH	BEARING
11	51.69'	N 00° 40' 37" W
12	19.97'	S 89° 19' 23" W
13	65.17'	N 00° 40' 37" W
14	30.32'	N 00° 21' 42" E
15	40.71'	N 00° 24' 16" E
16	40.71'	S 00° 24' 16" E
17	30.08'	S 03° 46' 38" W
18	20.00'	S 00° 24' 16" E
19	45.10'	S 03° 22' 27" W
110	32.22'	S 00° 07' 55" E

This plat is made solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with actual survey.

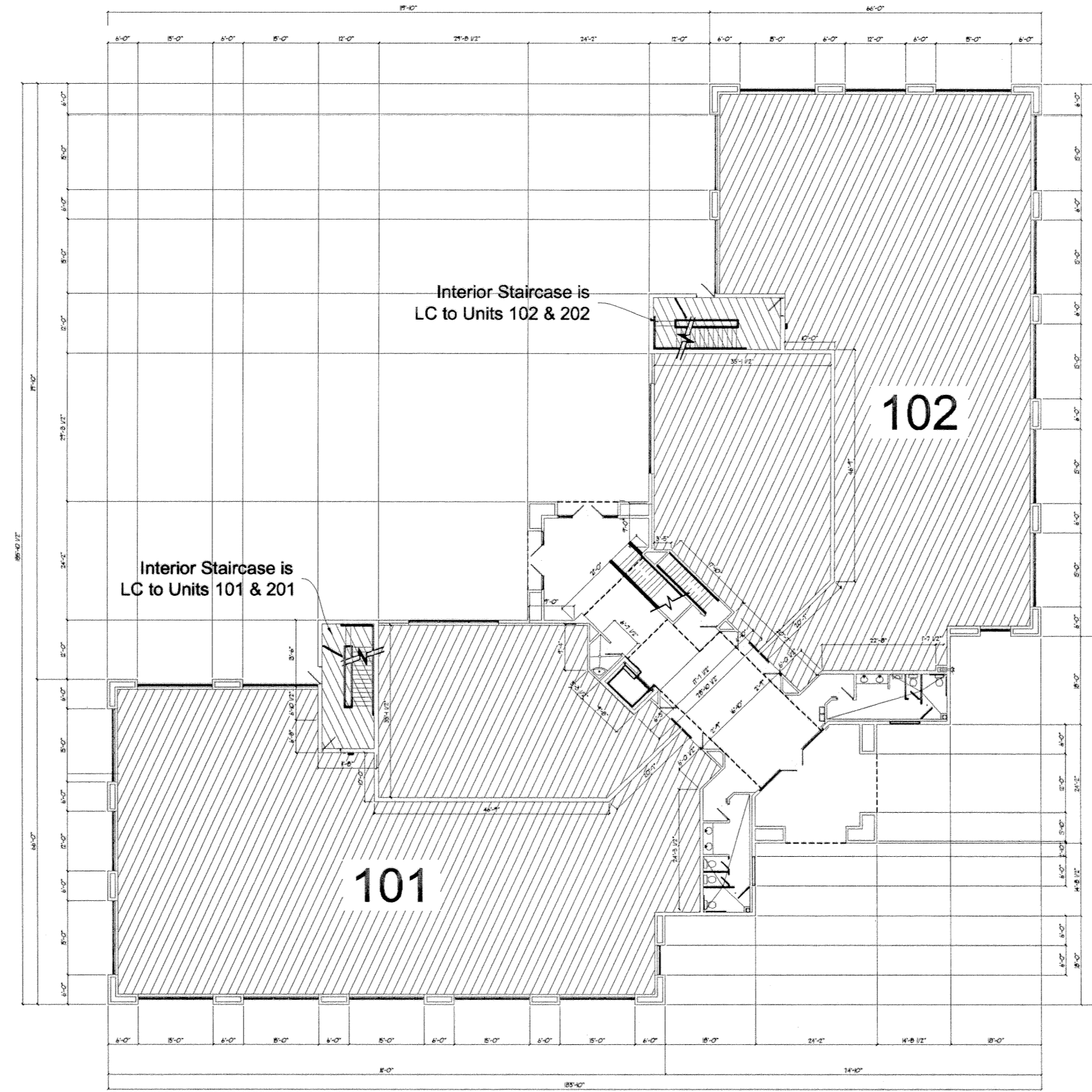
- COMBINED AREA
- PRIVATE AREA
- LIMITED COMMON AREA
- COMMON AREA

SEC 10-05 RZE TU 000 (PCT)

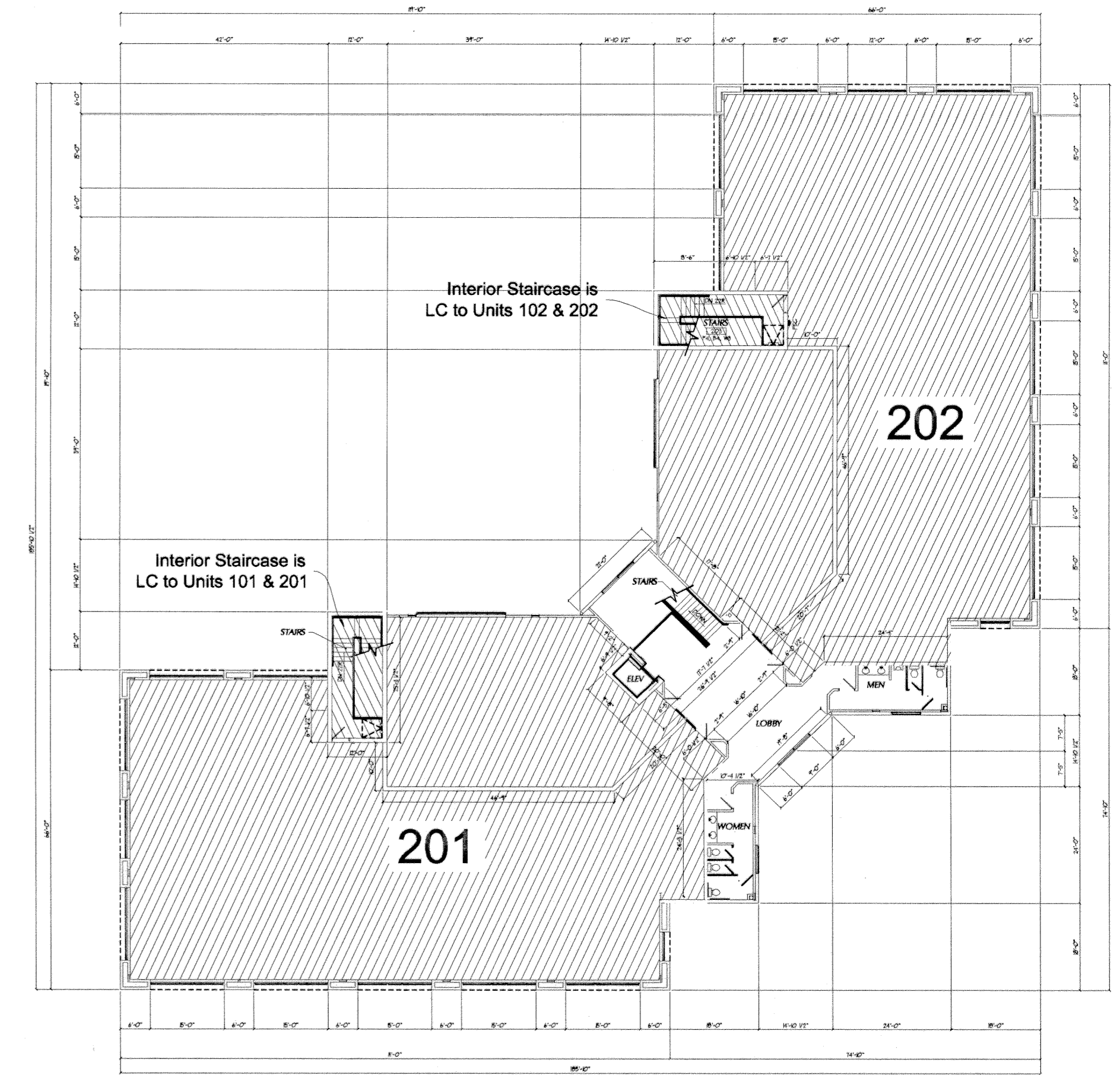
11546 sheet 1 of 2



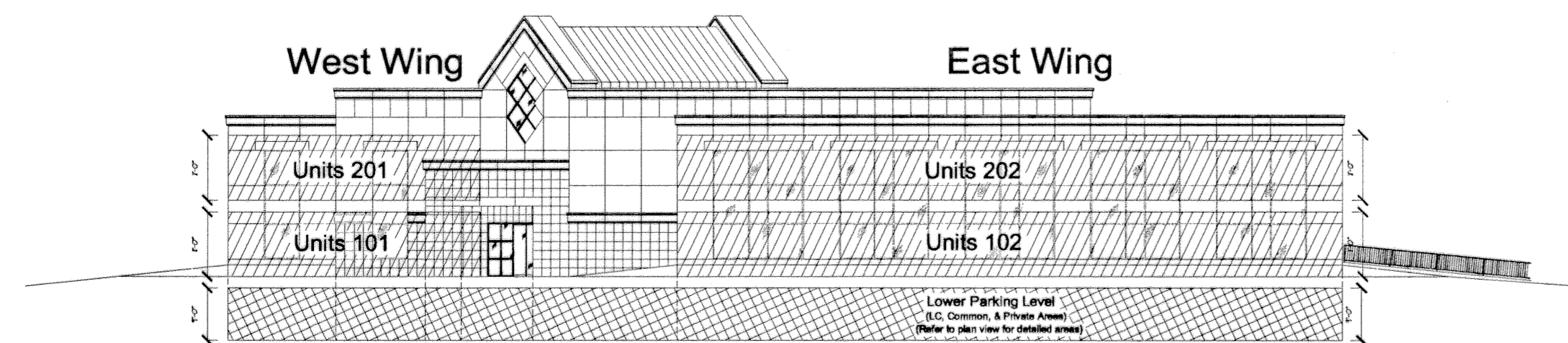
Basement Floor Plan



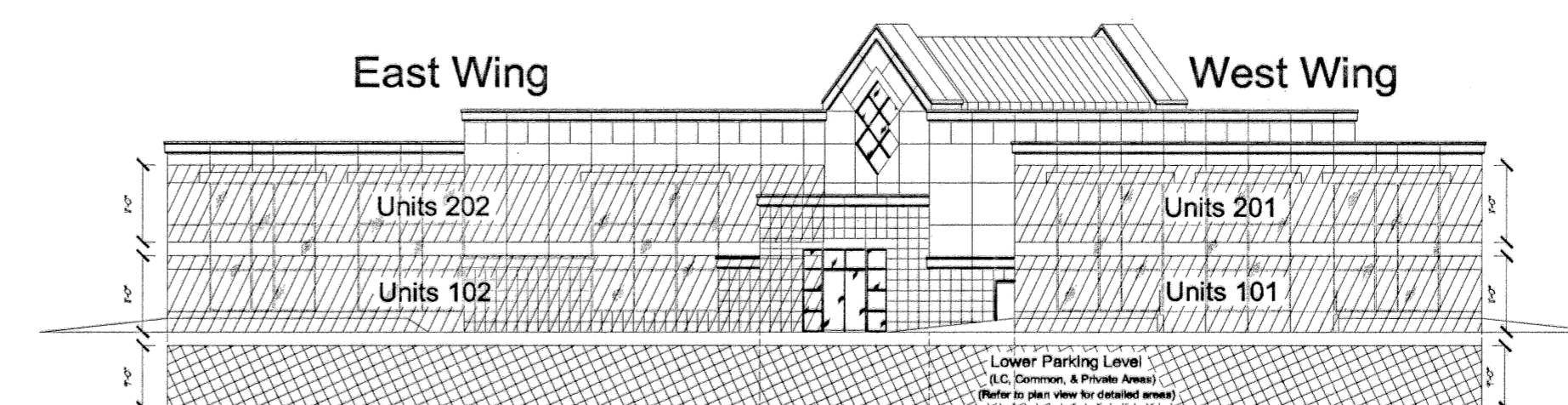
Main Floor Plan



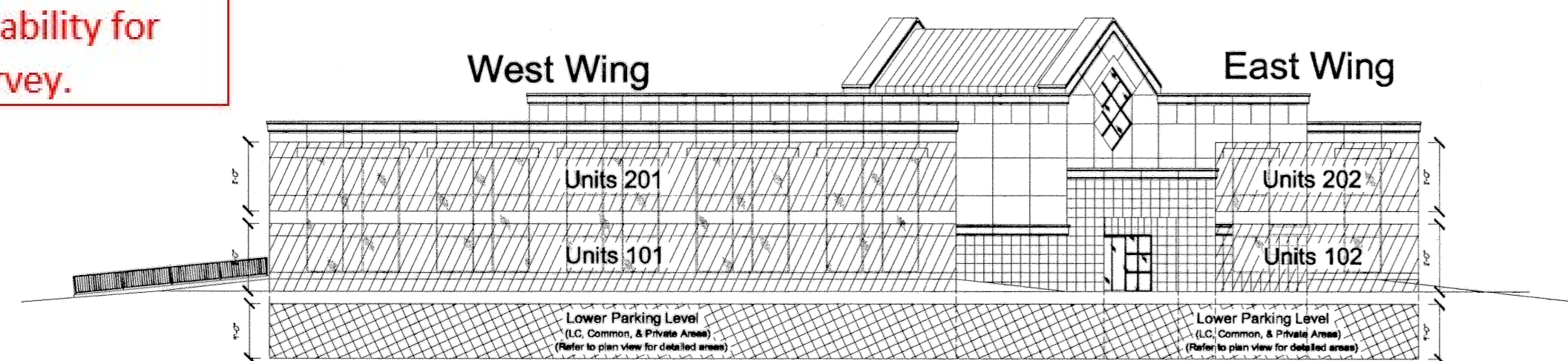
Upper Floor Plan



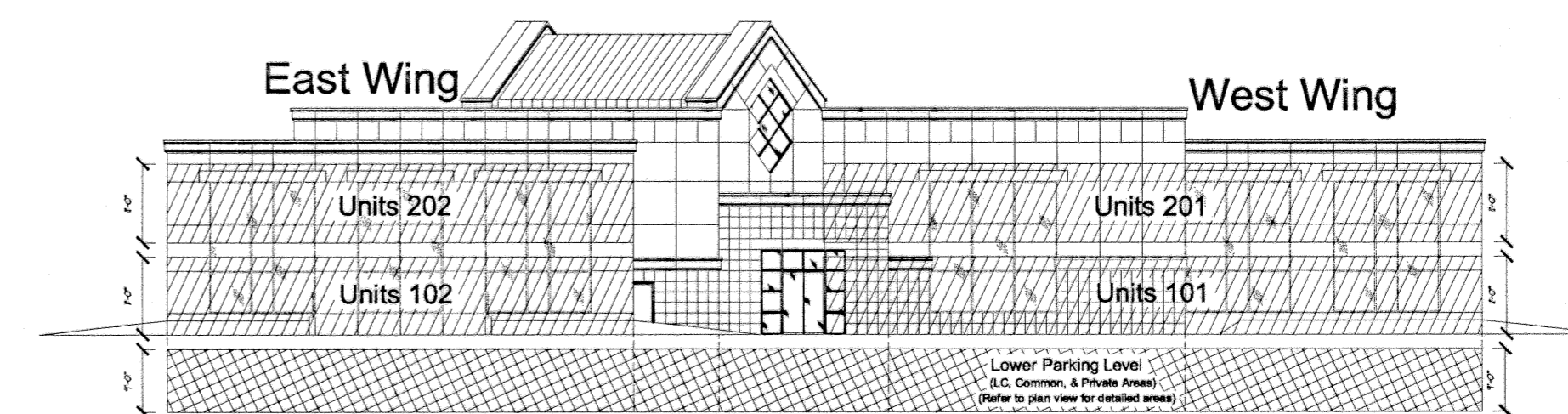
Front Elevation # 1



Rear Elevation # 1



Front Elevation # 2



Rear Elevation # 2

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- COMBINED AREA
- PRIVATE AREA
- LIMITED COMMON AREA
- COMMON AREA

Main Floor Addressing

House Panel	500 West 800 North
Unit 101	502 West 800 North
Unit 101	504 West 800 North
Unit 102	506 West 800 North
Unit 102	508 West 800 North
Unit 103	510 West 800 North

Upper Floor Addressing

House Panel	500 West 800 North
Unit 201	512 West 800 North
Unit 201	514 West 800 North
Unit 202	516 West 800 North
Unit 202	518 West 800 North
Unit 203	520 West 800 North

Phase ' 3 '

Pinehurst Plaza Office Condominiums

Sheet 2 of 2

PREPARED BY

 DUDLEY AND ASSOCIATES INC.

ENTRY No. _____ COUNTY OF _____
 STATE OF UTAH
 RECORDED AND FILED AT THE REQUEST OF _____
 DATE _____ TIME _____ MAP _____
 Fee _____ COUNTY RECORDER _____

ENT 25243;2006, Map # 11546
 RANDALL A. COVINGTON
 UTAH COUNTY RECORDER
 2006 Mar 03 11:23 am FEE \$4.00 BY SS
 RECORDED FOR OREH CITY CORPORATION

11546 sheet 2 of 2
 SEC 10-TWS-RJE TU 040 (BCT)