

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.

University Square Plat E

**Amending Lot 1 of Plat C, Lots 4 and 5 of Plat A, and Lots 1, 2 and 3 of Plat D, University Square Subdivision
A Part of the Northwest Quarter of Section 26, T6S, R2E, SLB&M, U.S. Survey
Orem City, Utah County, Utah
2020**



Vicinity Map
Not to Scale

Narrative

This Subdivision was requested by Acquisition Company, LLC to create 12 lots.
This Subdivision retraces and honors the underlying University Square Plats A, B, C and D as rotated onto the 1983 State Plane Utah Central Zone datum.
A line between monuments found for the Northwest Corner and the West Quarter of Section 26 was assigned the UCS bearing of South 0°44'18" East as the Basis of Bearings.
Property corners will be set or honored as shown hereon.

Owner's Dedication

Know all men by these presents that we, all of the undersigned owners of all of the property described in the Surveyors Certificate hereon and shown on this Map, and subject to any conditions and restrictions stated hereon, have caused the same to be subdivided into lots.

In witness hereof we have hereunto set our hands this _____ day of _____, A.D. 20_____.

Family Center Orem Shopping Center, LLC, a Delaware Limited Liability Company

By: _____
Its: _____

Acknowledgment

State of _____ }
County of _____ } ss
On the _____ day of _____, 20____, personally appeared before me, the undersigned Notary Public, Steven Usdan, who being by me duly sworn did say that he is the Managing member of Family Center Orem Shopping Center, LLC a Delaware Limited Liability Company and that the foregoing instrument was signed in behalf of said corporation by authority of its Board of Directors, and they acknowledged to me that said corporation executed the same.

Notary Public Full Name: _____
Commission Number: _____
My Commission Expires: _____

A Notary Public Commissioned in _____
(If above information is provided, no stamp required per Utah Code, Title 46, Chapter 1, Section 16)

_____ A Notary Public

Approved as to Form

City Attorney

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 this _____ day of _____, 20____, By Resolution No. _____

Approved by City Engineer _____
Attest by City Recorder _____

Planning Commission Approval

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 _____ day of _____, 20____, By Resolution No. _____

Director-Secretary

Chairman, Planning Commission

Surveyor's Certificate

I, Bruce D. Pimper, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 362256 as prescribed under 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 below, and have subdivided said tract of land into lots and streets, hereafter to be known as

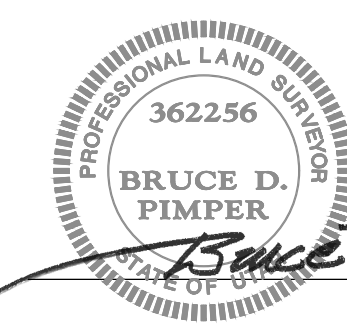
University Square Plat E

Boundary Description

A part of the Northwest Quarter of Section 26, Township 6 South, Range 2 East, Salt Lake Base and Meridian, U.S. Survey, Orem City, Utah County, Utah, being more particularly described as follows:

Beginning at the most Southwesterly Corner of Lot 3, University Square Plat D located 1132.08 feet North 0°44'18" West along the Section Line and 399.63 feet North 89°15'42" East from a Brass Cap Monument found marking the West Quarter Corner of said Section 26; and running thence North 0°14'04" West 190.54 feet along the Westerly Line of said Lot 3 to a point on the Southerly Line of Lot 1, University Square Plat A; thence along the Southerly and Easterly lines of said Lot 1 the following six courses: South 89°15'53" East 46.22 feet; North 0°44'07" East 135.01 feet; North 89°15'53" West 60.00 feet; North 0°44'07" East 140.00 feet; South 89°15'53" East 19.00 feet; and North 0°44'07" East 320.50 feet to a point on the Southerly Line of University Parkway as dedicated; thence along said Southerly Line the following seven courses: South 86°10'31" East 55.66 feet; South 89°13'33" East 150.14 feet; South 0°46'27" West 3.98 feet; South 89°13'33" East 90.04 feet; North 53°54'53" East 14.15 feet; South 89°13'33" East 182.17 feet; and South 88°21'27" East 66.01 feet to a point on the Westerly Line of Lot 7, University Square Plat A; thence South 0°43'38" West 233.91 feet along said Westerly line to the Southwest Corner thereof; thence South 89°16'22" East 330.25 feet along the Southerly Line of said Lot 7 to the Southeastery Corner thereof and a point on the Westerly Line of 200 East Street; thence along the Westerly and Southerly lines of 200 East street the following three courses: South 0°47'50" East 362.38 feet; South 89°20'29" East 47.48 feet; and South 0°39'31" West 165.00 feet to the Northeast Corner of Lot 9, Key Ridge Heights, Plat B; thence North 89°20'29" West 305.50 feet along the Northerly line of Lots 6, 7 and 9 of said Key Ridge Heights, Plat B to the Northwestery Corner of said Lot 6; thence South 0°39'31" West 10.00 feet along the Westerly Line of said Lot 6; thence North 89°20'29" West 344.12 feet; thence North 0°32'43" West 106.17 feet; thence South 89°59'50" West 53.18 feet; thence South 64°11'48" West 268.00 feet to the point of beginning.

Contains 594,873 sq. ft.
Or 13.656 acres
12 Lots



Nov 10, 2020
Date

Bruce D. Pimper
Bruce D. Pimper
Utah PLS No. 362256

Owner's Dedication

Know all men by these presents that we, all of the undersigned owners of all of the property described in the Surveyors Certificate hereon and shown on this Map, and subject to any conditions and restrictions stated hereon, have caused the same to be subdivided into lots.

In witness hereof we have hereunto set our hands this _____ day of _____, A.D. 20_____.

Family Center Orem II, LLC, a Delaware limited liability company

By: _____
Its: _____

Acknowledgment

State of _____ }
County of _____ } ss
On the _____ day of _____, 20____, personally appeared before me, the undersigned Notary Public, Steven Usdan, who being by me duly sworn did say that he is the Managing member of Family Center Orem II, LLC, a Delaware Limited Liability company and that the foregoing instrument was signed in behalf of said corporation by authority of its Board of Directors, and they acknowledged to me that said corporation executed the same.

Notary Public Full Name: _____
Commission Number: _____
My Commission Expires: _____

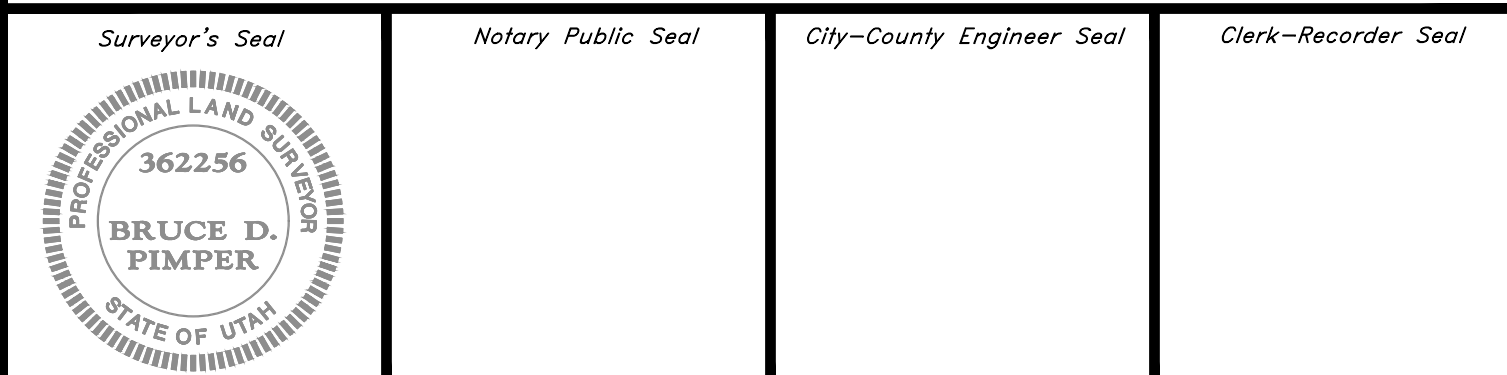
A Notary Public Commissioned in _____
(If above information is provided, no stamp required per Utah Code, Title 46, Chapter 1, Section 16)

_____ A Notary Public

University Square Plat E

Amending Lot 1 of Plat C, Lots 4 & 5 of Plat A, and Lots 1, 2, & 3 of Plat D

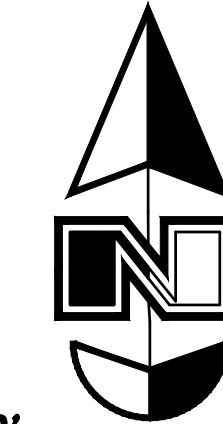
A part of the Northwest Quarter of Section 26, Township 6 South, Range 2 East, Salt Lake Base & Meridian U.S. Survey, Orem City, Salt Lake County, Utah.



20-0155UB

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Orem City, Utah County, Utah
2020



Scale: 1" = 50'



Legend

- Property Line
- Easement Line
- Adjoiner Line
- Section Corner
- Centerline Monument
- Found Rebar & Cap
- Found Nail & Washer
- PUE

Existing Agreements

This Subdivision is located in an existing property development subject to existing Cross-Access, Maintenance, underground utilities and other relevant agreements contained in the following Documents, records of Utah County, Utah:

Reciprocal Easement Agreement recorded April 30, 1991 as Entry No. 15743 in Book 2785 at Page 702 of Official Records.

First Amendment to Reciprocal Easement and Operation Agreement recorded August 7, 1992 as Entry No. 39973 in Book 2978 at Page 920 of Official Records.

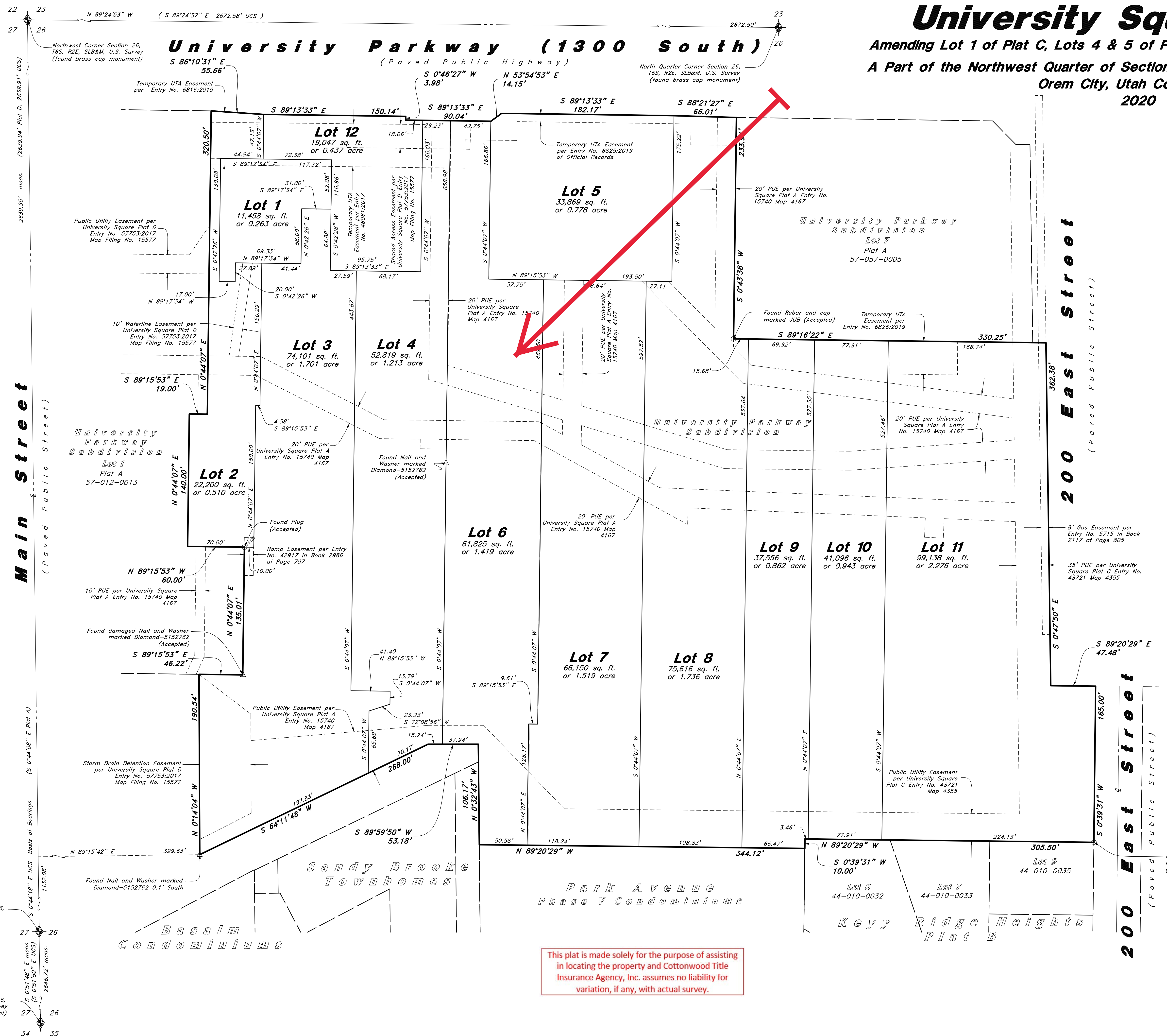
First Amendment to Reciprocal Easement and Operation Agreement recorded August 21, 1992 as Entry No. 42918 in Book 2986 at Page 801 of Official Records.

Second Amendment to Reciprocal Easement and Operation Agreement recorded June 15, 2017 as Entry No. 57752:2017 of Official Records.

Third Amendment to Reciprocal Easement and Operation Agreement recorded December 19, 2019 as Entry No. 134870:2019 of Official Records.

Easement Note

A Cross Drainage Easement covering all common areas in favor of all lots is hereby granted with this plat.



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PROFESSIONAL LAND SURVEYOR
36225
D. PIMPER
STATE OF UTAH
Nov 10, 2020