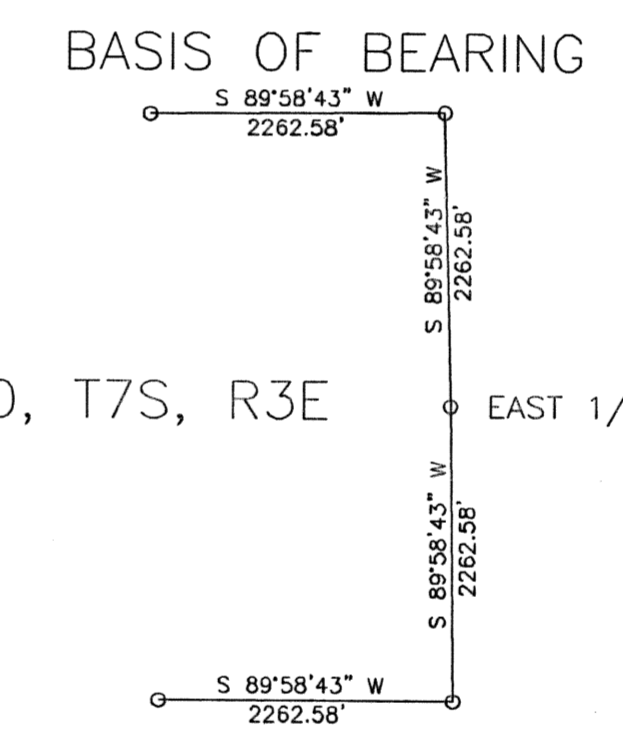
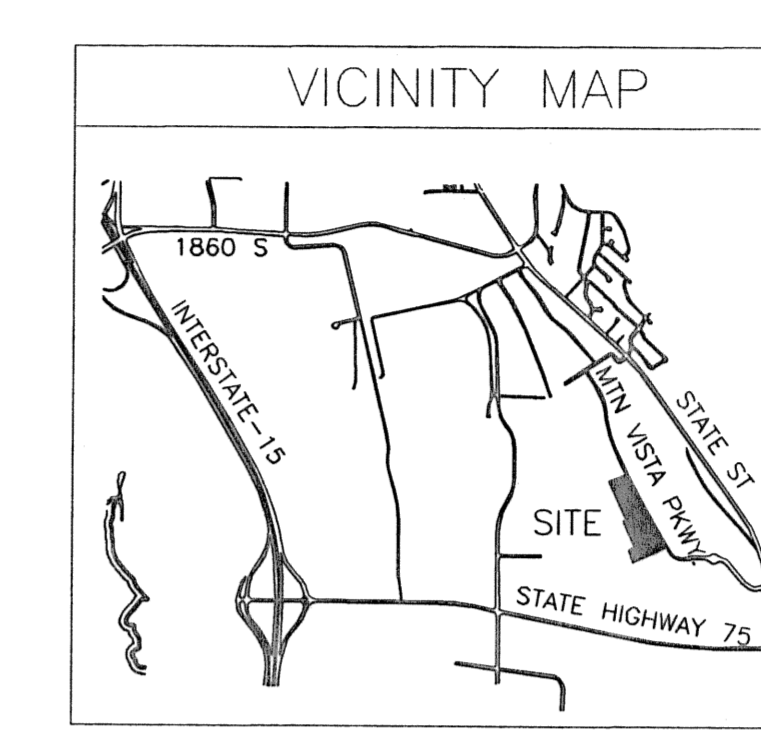
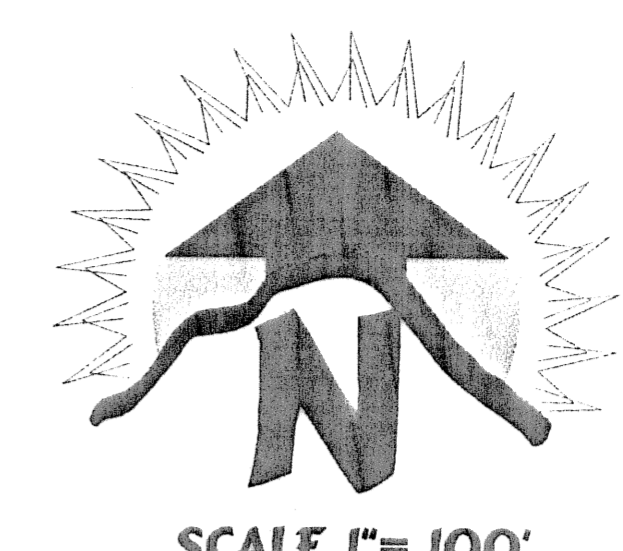
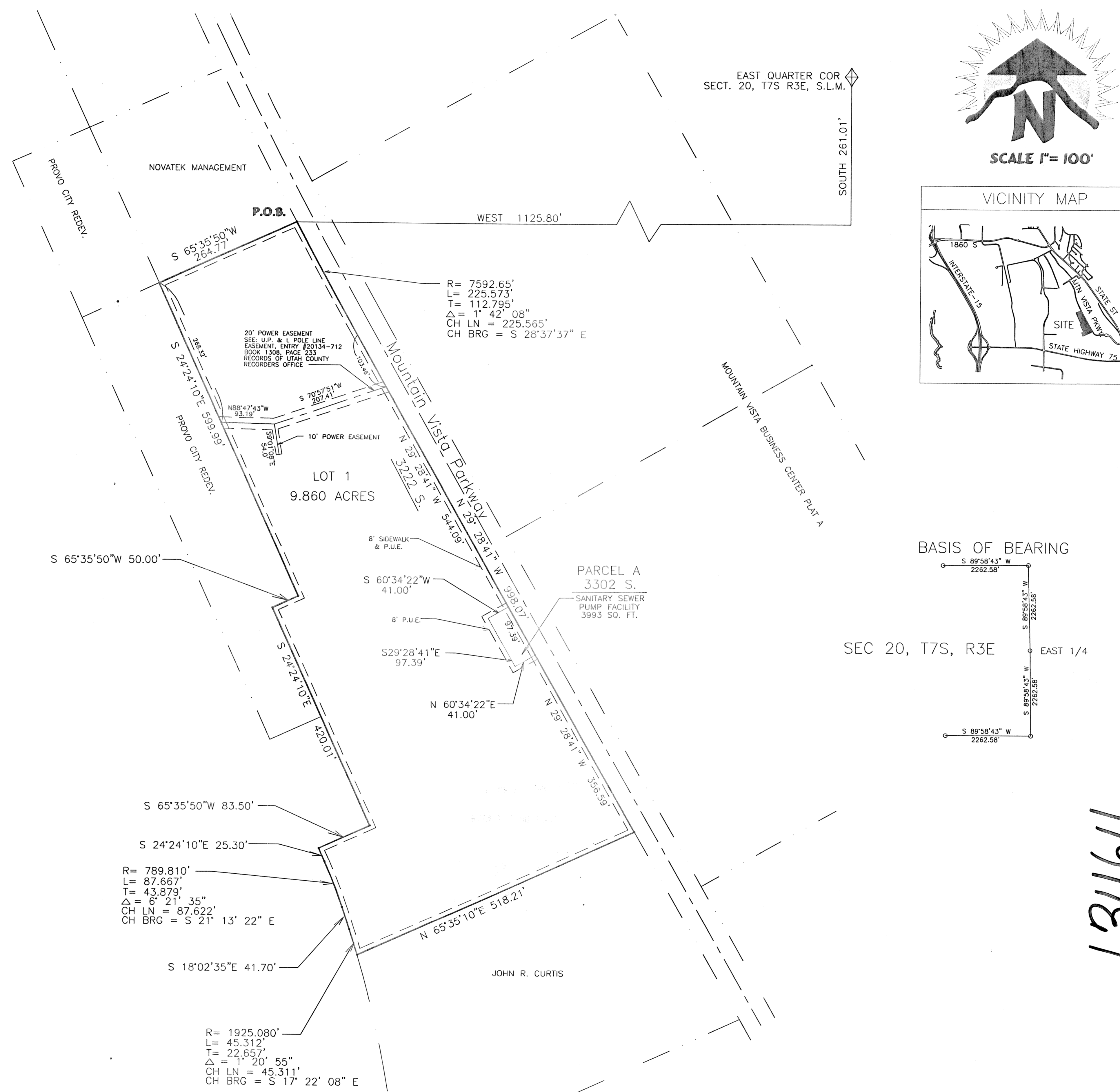


This plat is made solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with actual survey.



SEC 20, T7S, R3E EAST 1/4

SURVEYOR'S CERTIFICATE

I, Alan L. York, do hereby certify that I am a Licensed Professional Land Surveyor, and that I hold Certificate No. 5040 as prescribed under the laws of the State of Utah. 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, streets and easements.

ALAN L. YORK
PROFESSIONAL LAND SURVEYOR
DATE: 13 JAN. 2011

BOUNDARY DESCRIPTION

The outside boundary of Plat B, Mountain Vista Business Center, located in Provo, Utah County, Utah, Plat B contains two lots, a larger lot 1, containing 9.86 acres and a smaller lot, containing 3,993 square feet. This smaller lot is the site of an existing Sanitary Sewer Pump Station. The east boundary of Plat B is coincident with the west boundary of Plot A and is the west Right of Way line of Mountain Vista Parkway. Said Parkway is described in a Roadway Dedication Plat known as "Mountain Vista Parkway Roadway Dedication" recorded with the Utah County Records Office as Entry Number 63343-2006, Map Number 11665. It is also filed with the Utah County Surveyors Office as a Record of Survey, Number 06-299.

Beginning at a point on the west line of said Mountain Vista Parkway which point is the southeast corner of a parcel of land held by Novatek and described in Warranty Deed # 144856-2005. Said Point of Beginning is South 261.01 feet and West 1125.80 feet from a monument marking the location of the East Quarter Corner of Section 20, Township 7 South, Range 3 East, Salt Lake Meridian.

THENCE South 65 degrees 35 minutes 50 seconds West for a distance of 264.77 feet along the south boundary of said Novatek parcel;

THENCE South 24 degrees 24 minutes 10 seconds East for a distance of 599.99 feet along the east boundary of a parcel held by the Provo City Redevelopment Agency and described in Warranty Deed # 110907-1998 for this course and the next three courses;

THENCE South 65 degrees 35 minutes 50 seconds West for a distance of 50.00 feet;

THENCE South 24 degrees 24 minutes 10 seconds East for a distance of 420.01 feet;

THENCE South 65 degrees 35 minutes 50 seconds West for a distance of 83.50 feet;

THENCE South 24 degrees 24 minutes 10 seconds East for a distance of 25.30 feet along the east boundary of a 15 foot wide parcel of land held by LKB properties for this course and the next three courses;

THENCE along a curve to the right having a radius of 789.81 feet and an arc length of 87.67 feet, being subtended by a chord of South 21 degrees 13 minutes 22 seconds East for a distance of 87.62 feet

THENCE South 18 degrees 02 minutes 35 seconds East for a distance of 41.70 feet;

THENCE along a curve to the right having a radius of 1925.08 feet and an arc length of 45.31 feet, being subtended by a chord of South 17 degrees 22 minutes 08 seconds East for a distance of 45.31 feet to the north boundary of a parcel of land held by John R. Curtis and described in Warranty Deed # 113762-2002;

THENCE North 65 degrees 35 minutes 10 seconds East for a distance of 518.21 feet along said north boundary of the Curtis parcel to a point on the west boundary of said Plat A. This point also being on the west right of way line of Mountain Vista Parkway;

THENCE North 29 degrees 28 minutes 41 seconds West for a distance of 998.07 feet along the west boundary of said Plat A, which is also the west boundary of said Parkway;

THENCE along a curve to the right having a radius of 7592.65 feet and an arc length of 225.56 feet, being subtended by a chord of North 28 degrees 37 minutes 38 seconds West for a distance of 225.56 feet to the point of beginning.

Together with and subject to covenants, easements, and restrictions of record. Said property contains 9.952 acres more or less.

COMMUNITY DEVELOPMENT DIRECTOR APPROVAL

APPROVED THIS 13 DAY OF APRIL, A.D. 2011 BY THE PROVO CITY COMMUNITY DEVELOPMENT DIRECTOR.
JEFFERY SMITH
UTAH COUNTY RECORDER
2011 Jun 09 10:23 AM FEE 0.00 BY ED
RECORDED FOR PROVO CITY CORPORATION

DIRECTOR: GARY MCGINN
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC (SEE SEAL TO LEFT)

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, STREETS AND EASEMENTS, AND WE DO HEREBY DEDICATE THESE AND ALL OTHER PUBLIC UTILITY EASEMENTS AND ALL PUBLIC ROADS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 13 DAY OF April, A.D. 2011

Wayne Parker

ACKNOWLEDGMENT

STATE OF UTAH S.S.
COUNTY OF UTAH
ON THIS 22 DAY OF Feb. A.D. 2011 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC (SEE SEAL BELOW)

ACCEPTANCE BY MAYOR

THE MAYOR OF THE CITY OF PROVO, COUNTY OF UTAH, ACCEPTS THIS PLAT MAP OF MOUNTAIN VISTA PLAT B SUBDIVISION THIS 22 DAY OF Feb. A.D. 2011.

MAYOR--JOHN R CURTIS

APPROVED: David Graves 22 Feb. 2011
ENGINEER (SEE SEAL BELOW)

ATTEST: Jennifer Weiss
CLERK-RECORDER (SEE SEAL BELOW)

13464

PLAT "B"
MOUNTAIN VISTA BUSINESS CENTER
PROVO, UTAH COUNTY, UTAH
SCALE 1" = 100 FEET

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