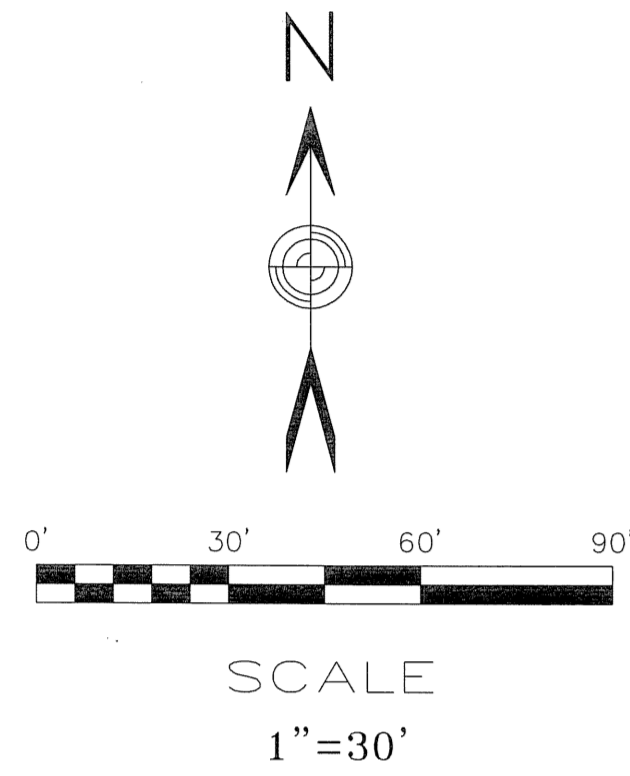


# AMENDED BIRKA POINTE PLAT "A" SECTION 20, T7S, R3E, SLB&M.

NORTHEAST CORNER SEC. 20, T7S, R3E, SLB&M. N 89°37'14" E 2657.82'  
NORTH 1/4 CORNER SEC. 20, T7S, R3E, SLB&M. N 89°35'43" E 258.54'  
NORTHEAST CORNER SEC. 20, T7S, R3E, SLB&M. N 89°35'43" E 2634.54'



Intelliserv

Novatek

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P.O.B. AMENDED BIRKA POINTE PLAT "A", SUBDIVISION

LOT 2  
1.48 ACRES  
1922 EAST IRONTON BLVD

LOT 1  
0.95 ACRES  
1954 EAST IRONTON BLVD

VACATED AREA  
0.07 ACRES.

32' BUILDING SETBACK (15' OFF INSIDE 24" DRAINAGE PIPE)

15' DRAINAGE EASEMENT

8' PUE

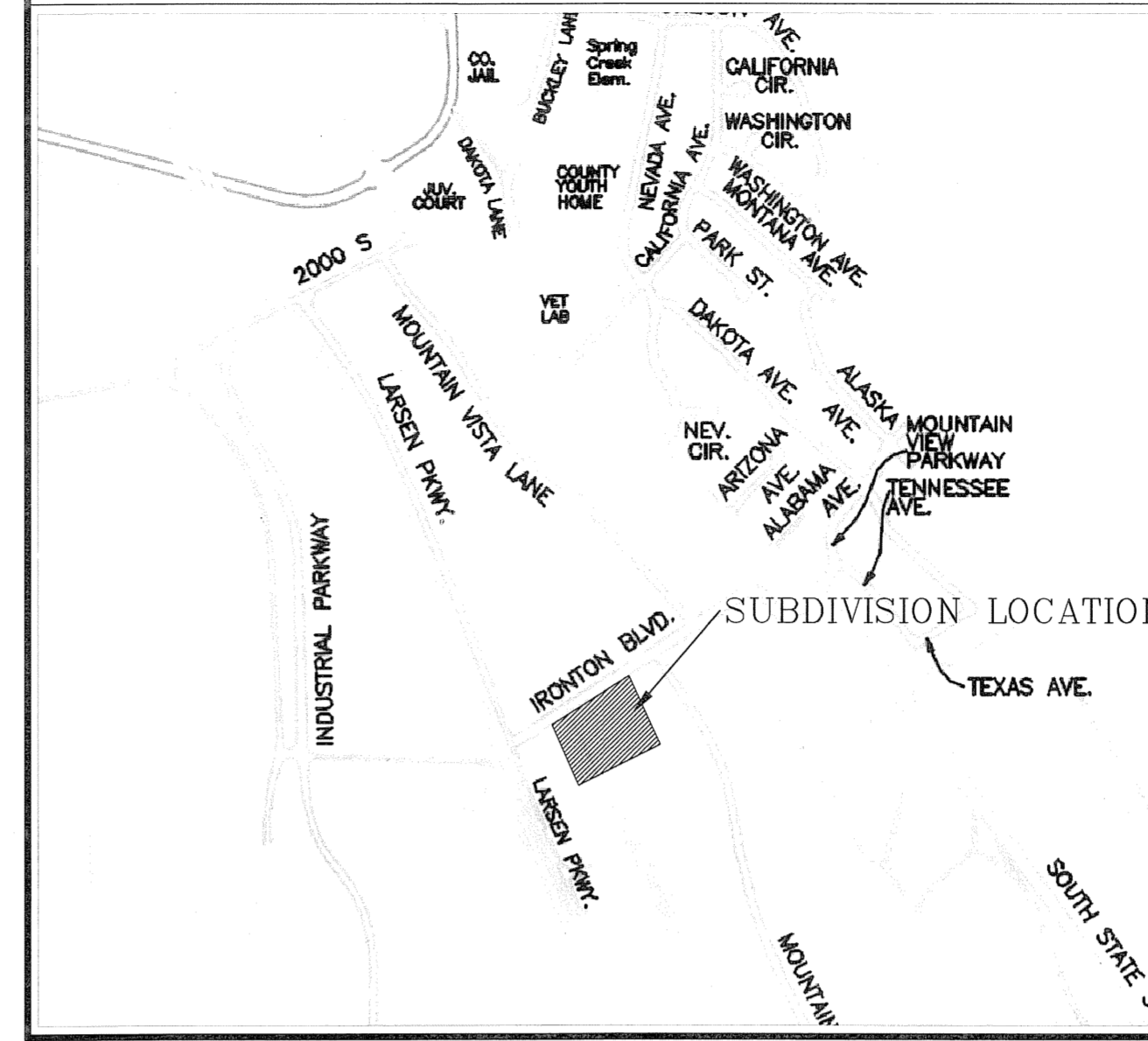
8' PUE

8' PUE

- LEGEND
- = PROPERTY CORNER
  - = SECTION CORNER
  - = ADJACENT BOUNDARY LINES
  - = SECTION LINE
  - = DESCRIBED BOUNDARY

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.

## VICINITY MAP



## SURVEYOR'S CERTIFICATE

I Daryl N. Penrod, do hereby certify that I am a registered land surveyor, and that I hold a license in accordance with Title 58, chapter 22, professional Engineers and Land Surveyors Licensing Act, Utah Code Annotated, 1953 as amended, certificate no. 5331527. 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, have subdivided said tract of land into lots, and easements, have completed a survey of the property described on this plat in accordance with Section 17-23-17, Utah code Annotated, 1953 as amended, have verified all measurements, and have placed monuments as represented on the plat. I further certify that this plat is true and correct.

## BOUNDARY DESCRIPTION

Beginning at a point which is N 89°35'43" E, 258.54 feet along the North section line and South 995.57 feet from the North 1/4 corner of Section 20, Township 7 South, Range 3 East, Salt Lake Base and Meridian to the South right-of-way line of Ironton Blvd.; thence N 57°00'23" E, 383.73 feet along said South right-of-way line; thence S 24°32'15" E, 303.36 feet; thence S 64°30'23" W, 380.19 feet; thence N 24°24'25" W, 253.28 feet to the point of beginning, having an area of 2.43 acres

Basis of bearing is N 89°35'43" E, between the North 1/4 corner and Northeast corner of Section 20, Township 7 South, Range 3 East, Salt Lake Base and Meridian. Bearings are based on the Utah State Plane Coordinate System NAD 83, Utah Central zone as depicted on the Utah County Resurvey Plat on record at the Utah County Surveyors office.

May 17, 2011  
DATE

*Daryl N. Penrod*  
SURVEYOR  
(SEE SEAL BELOW)

## OWNERS' DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS, HEREBY AMEND BIRKA POINTE PLAT "A" AND CAUSE TO VACATE 0.07 ACRES OF THE EASTERN PORTION OF LOT 1 OF SAID SUBDIVISION AS INDICATED HEREON, AND AS THE 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 WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 19<sup>TH</sup> DAY OF May A.D. 2011.  
Novatek Inc. / M-L-O Hill V.P.  
Mark O. Hill V.P.

## ACKNOWLEDGMENT

STATE OF UTAH } s.s.  
COUNTY OF Utah }

ON THE 19 DAY OF May, 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 Feb 9, 2013  
Alice V. Strong  
NOTARY PUBLIC  
(SEE SEAL BELOW)

## ACCEPTANCE BY MAYOR

THE MAYOR OF PROVO CITY, APPROVES THIS SUBDIVISION AND HERBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 7 DAY OF June, A.D. 2011

Mayor John C. Smith

APPROVED *David J. Graves* June 2011 ATTEST *Janeva Weiss*  
Engineer / Recorder (SEE SEAL BELOW) Clerk / Recorder (SEE SEAL BELOW)

## COMMUNITY DEVELOPMENT DIRECTOR APPROVAL

APPROVED THIS 8 DAY OF June, A.D. 2011, BY THE PROVO CITY COMMUNITY DEVELOPMENT DIRECTOR

Director Gary McGinn

DIR. 43657-2011 Rev 1 1341  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2011 JUL 15 10:58 AM FEE \$2.00 BY 55  
RECORDED FOR PROVO CITY CORPORATION

# AMENDED BIRKA POINTE PLAT "A"

## SUBDIVISION

THIS IS AN AMENDMENT OF LOT'S 1 & 2 BIRKA POINT PLAT "A"  
SECTION 20, TOWNSHIP 7 SOUTH, RANGE 3 EAST, S.L.B. & M.  
UTAH COUNTY, STATE OF UTAH  
SCALE 1" = 30 FEET

SURVEYORS SEAL <i>Daryl N. Penrod</i> 5-17-2011	NOTARY PUBLIC SEAL ALICE V. STRONG Notary Public State of Utah No. 169401	CITY-COUNTY ENGINEER SEAL DAVID J. GRAVES No. 169401 STATE OF UTAH	CLERK-RECORDER SEAL JEFFERY SMITH UTAH COUNTY RECORDER
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SEC. 20, T7S, R3E, SLB&M - T7-110  
Lot 1, 2, BIRKA POINTE PLAT "A"