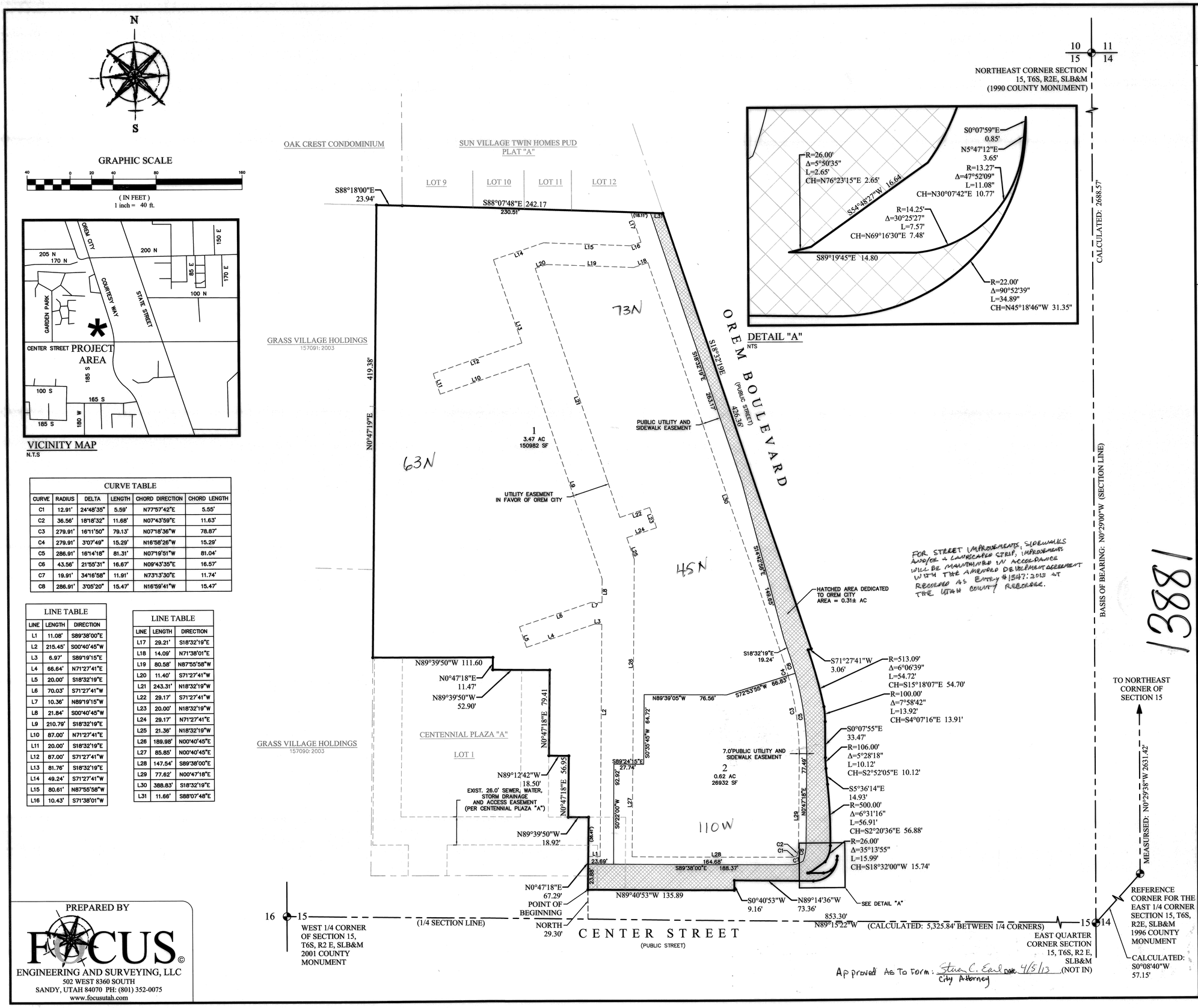

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	12.91'	24°48'35"	5.59'	N77°57'42"E	5.55'
C2	36.56'	18°18'32"	11.68'	N07°43'59"E	11.63'
C3	279.91'	16°11'50"	79.13'	N07°18'36"W	78.87'
C4	279.91'	3°07'49"	15.29'	N16°58'26"W	15.29'
C5	286.91'	16°14'18"	81.31'	N07°19'51"W	81.04'
C6	43.56'	21°55'31"	16.67'	N09°43'35"E	16.57'
C7	19.91'	34°16'58"	11.91'	N73°13'30"E	11.74'
C8	286.91'	3°05'20"	15.47'	N16°59'41"W	15.47'

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	11.08'	S89°38'00"E
L2	215.45'	S00°40'45"W
L3	6.97'	S89°19'15"E
L4	66.64'	N71°27'41"E
L5	20.00'	S18°32'19"E
L6	70.03'	S71°27'41"W
L7	10.36'	N89°19'15"W
L8	21.84'	S00°40'45"W
L9	210.79'	S18°32'19"E
L10	87.00'	N71°27'41"E
L11	20.00'	S18°32'19"E
L12	87.00'	S71°27'41"W
L13	81.76'	S18°32'19"E
L14	49.24'	S71°27'41"W
L15	80.61'	N87°55'58"W
L16	10.43'	S71°38'01"W

LINE TABLE		
LINE	LENGTH	DIRECTION
L17	29.21'	S18°32'19"E
L18	14.09'	N71°38'01"E
L19	80.58'	N87°55'58"W
L20	11.40'	S71°27'41"W
L21	243.31'	N18°32'19"W
L22	29.17'	S71°27'41"W
L23	20.00'	N18°32'19"W
L24	29.17'	N71°27'41"E
L25	21.36'	N18°32'19"W
L26	189.98'	N00°40'45"E
L27	85.85'	N00°40'45"E
L28	147.54'	S89°38'00"E
L29	77.62'	N00°47'18"E
L30	388.83'	S18°32'19"E
L31	11.66'	S88°07'48"E

FOR STREET IMPROVEMENTS, SIDEWALKS AND/OR & LANDSCAPED STRIP, IMPROVEMENTS WILL BE MAINTAINED IN ACCORDANCE WITH THE AMENDED DEVELOPMENT AGREEMENT RECORDED AS ENTRY #13547:2013 AT THE UTAH COUNTY RECORDER.

Approved As To Form: Steven C. Earl Date 4/5/13
City Attorney

SURVEYOR'S CERTIFICATE

I, DENNIS P. CARLISLE, A PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172675 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND THE MONUMENTED ON THE GROUND AS SHOWN ON THEIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A portion of the NE1/4 of Section 15, Township 6 South, Range 2 East, Salt Lake Base & Meridian, located in Orem, Utah, more particularly described as follows:

Beginning at the Southeast Corner of CENTENNIAL PLAZA Subdivision, Plat "A", according to the Official Plat thereof on file in the Office of the Utah County Recorder, said point being located N89°15'22"W along the ¼ Section line 853.30 feet and North 29.30 feet from the East ¼ Corner of Section 15, T6S, R2E, S.L.B.& M. (Basis of Bearing: N0°29'00"W along the Section line from said East ¼ Corner to the Northeast Corner of Section 15); thence along said Plat the following 8 (eight) courses: thence N0°47'18"E 67.29 feet; thence N89°39'50"W 18.92 feet; thence N0°47'18"E 56.95 feet; thence N89°12'42"W 18.50 feet; thence N0°47'18"E 79.41 feet; thence N89°39'50"W 52.90 feet; thence N0°47' 18"E 11.47 feet; thence N89°39'50"W 111.60 feet; thence N0°47'19"E 419.38 feet; thence S88°18'00"E 23.94 feet to the Southwest Corner of SUN VALLEY TWIN HOMES Subdivision, Plat "A", according to the Official Plat thereof on file in the Office of the Utah County Recorder thence S88°07'48"E along said Plat, and extension thereof 242.17 feet to Orem Boulevard; thence S18°32'19"E 426.36 feet; thence S71°27'41"W 3.06 feet; thence Southeasterly along the arc of a 513.09 foot radius non-tangent curve (radius bears: S71°38'33"W) 54.72 feet through a central angle of 6°06'39" (chord: S15°18'07"E 54.70 feet); thence Southeasterly along the arc of a 100.00 foot radius non-tangent curve (radius bears: S81°53'23"W) 13.92 feet through a central angle of 7°58'42" (chord: S4°07'16"E 13.91 feet; thence S0°07'55"E 33.47 feet; thence along the arc of a 106.00 foot radius curve to the left 10.12 feet through a central angle of 5°28'18" (chord: S2°52'05"E 10.12 feet); thence S5° 36'14"E 14.93 feet; thence along the arc of a 500.00 foot radius curve to the right 56.91 feet through a central angle of 6°31'16" (chord: S2°20'36"E 56.88 feet); thence Southwesterly along the arc of a 26.00 foot radius non-tangent curve (radius bears: N89°04'58"W) 15.99 feet through a central angle of 35°13'55" (chord: S18°32'00"W 15.74 feet); thence S54°48'27"W 16.64 feet; thence Southwesterly along the arc of a 26.00 foot radius non-tangent curve (radius bears: N16°32'03"W) 2.65 feet through a central angle of 5°50'35" (chord: S76°23'15"W 2.65 feet); thence S89°19'45"E 14.80 feet; thence Northeasterly along the arc of a 14.25 foot radius non-tangent curve (radius bears: N5°30'47"W) 7.57 feet through a central angle of 30°25'27" (chord: N69°16'30"E 7.48 feet); thence Northeasterly along the arc of a 13.27 foot radius non-tangent curve (radius bears: N35°56'13"W) 11.08 feet through a central angle of 47°52'09" (chord: N30°07'42"E 10.77 feet); thence N5°47'12"E 3.65 feet; thence S0°07'59"E 0.85 feet; thence Southwesterly along the arc of a 22.00 foot radius non-tangent curve (radius bears: S89°52'27"W) 34.89 feet through a central angle of 90°52'39" (chord: S45°18'46"W 31.35 feet; thence N89°14'36"W 73.36 feet; thence S0°40'53"W 9.16 feet; thence N89°40'53"W 135.89 feet to the point of beginning.

Contains: 4.40+/- acres

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF 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 25th DAY OF March A.D. 2013.

ADAM PAUL, MANAGER, STATEGIC MULTIFAMILY, CO-MANAGER OF BAC OREM, LLC

SPENCER H. WRIGHT, GENERAL MANAGER, GMW DEVELOPMENT INC., CO-MANAGER OF BAC OREM, LLC

CORPORATE ACKNOWLEDGEMENT

ENT 41391:2013 Map # 13881
JEFFERY SMITH
UTAH COUNTY RECORDER
2013 Apr 30 11:15 am FEE 22.00 BY EO
RECORDED FOR OREM CITY CORPORATION

STATE OF UTAH } S.S.
COUNTY OF UTAH

ON THE 25th DAY OF March A.D. 20 13 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AN FOR THE COUNTY OF UTAH, IN SAID STATE OF UTAH, Adam Paul WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE co-manager OF BAC Orem A UTAH L.L.C. AND THAT Adam Paul SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC

Notary Public
Megan N'Gale Stavenha
Comm # 608 983
exp. April 19, 2015

CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
COUNTY OF ~~UTAH~~ DAVIS

ON THE 21 DAY OF March A.D. 20 13 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AN FOR THE COUNTY OF UTAH, IN SAID STATE OF UTAH, Spencer Wright WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE co-manager OF BAC Orem A UTAH L.L.C. AND THAT Spencer Wright SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC

KRISTIE GUTIERREZ
Notary Public State of Utah
Commission # 607197
Exp 3/03/2015

ACCEPTANCE BY LEGISLATIVE BODY

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 15 DAY OF April A.D. 20 13

N/A
APPROVED BY MAYOR

APPROVED BY ENGINEER
(SEE SEAL BELOW)

ATTEST Donna R. Weaver
CLERK-RECORDER
(SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE OREM CITY PLANNING COMMISSION.

N/A
DIRECTOR - SECRETARY

N/A
CHAIRMAN, PLANNING COMMISSION

PLAT "A"

CENTER STREET MARKETPLACE

OREM, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CITY-COUNTY RECORDER SEAL
3-20-13			

PREPARED BY
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