

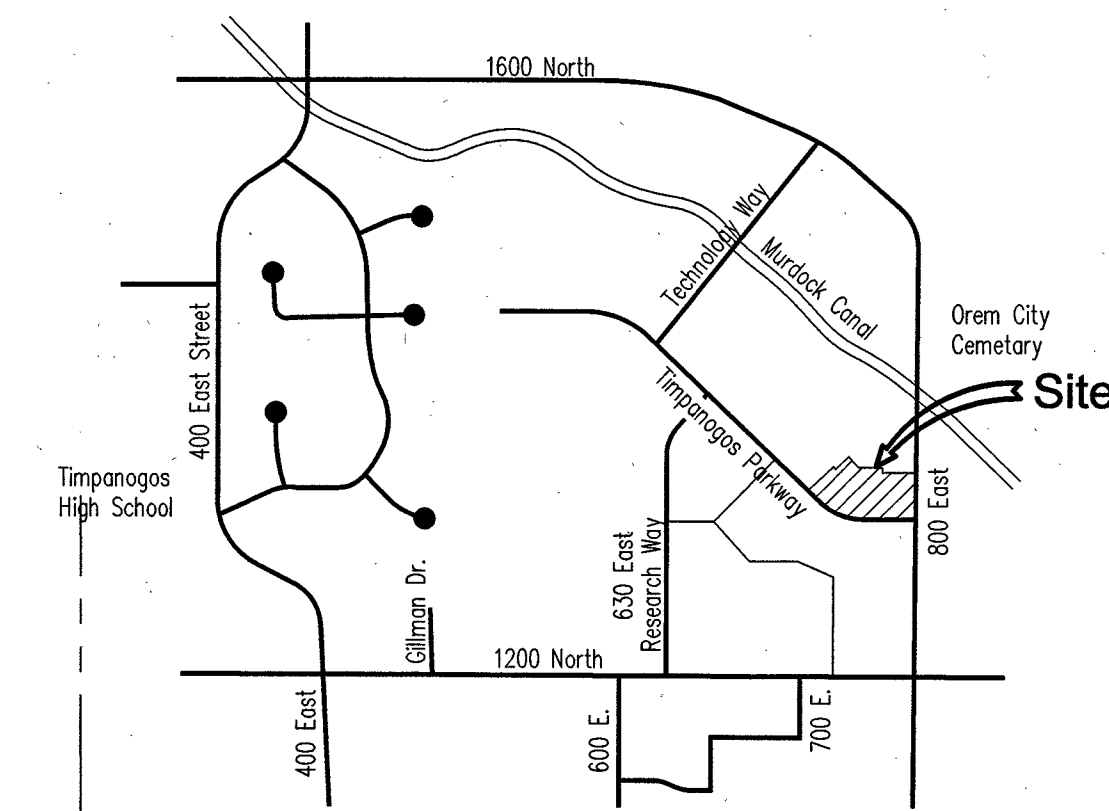
NORTH  
1" = 30'

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.

# Abbey Road Phase 1

Planned Residential Development

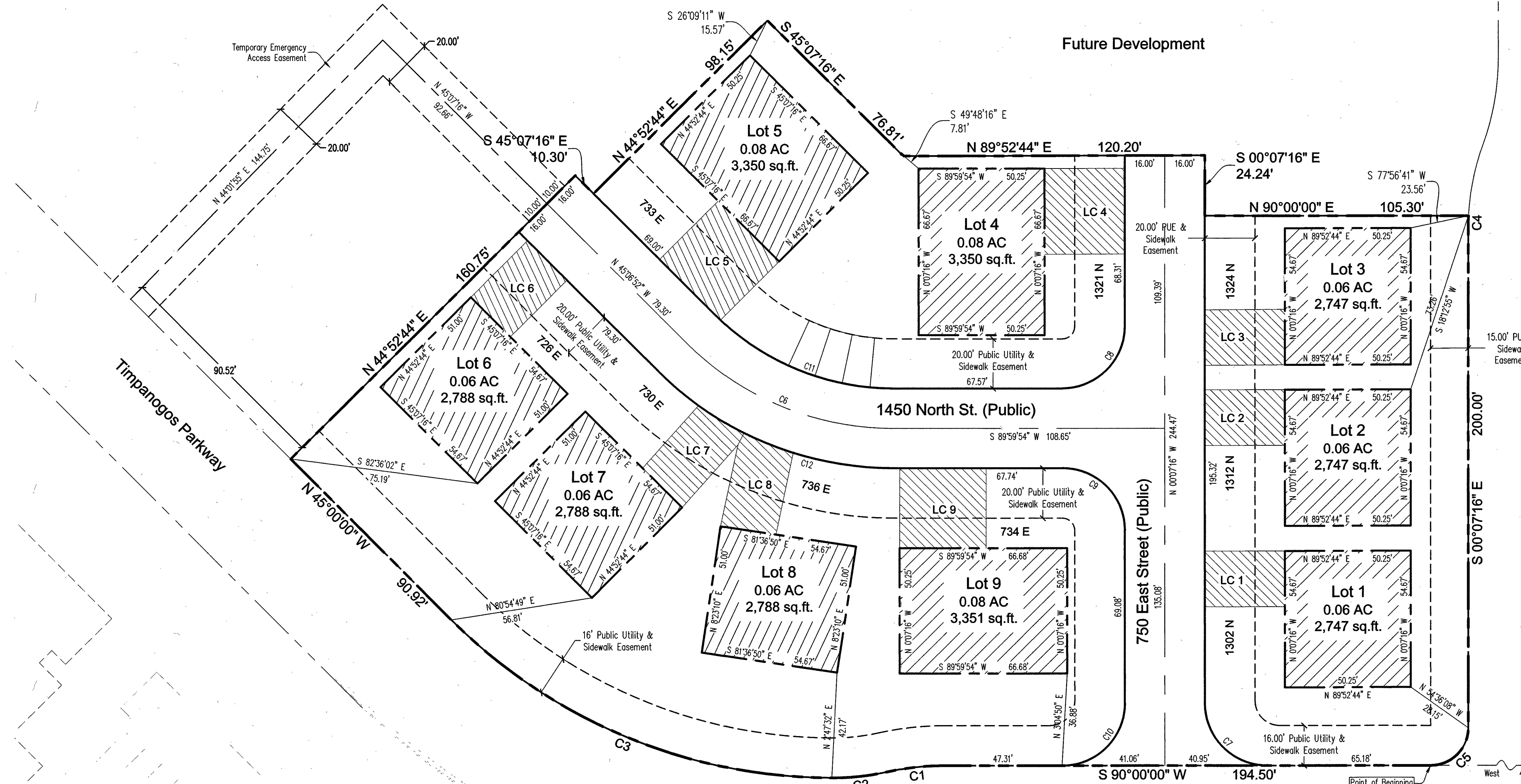
Located in a portion of the Southeast quarter of Section 2, Township 6 South, Range 2 East, Salt Lake Base and Meridian (NAD 27) Orem City, Utah County Utah



Vicinity Map

Future Development

Future Development



Curve Data Table

Curve	Radius	Length	Chord	Bearing	Delta
C1	100.00'	22.41'	22.36'	S 83°34'51" W	12°50'11"
C2	100.00'	22.41'	22.36'	S 83°35'01" W	12°50'09"
C3	215.00'	168.86'	164.55'	N 67°30'01" W	44°59'38"
C4	100.00'	5.23'	5.23'	S 01°22'36" E	2°59'42"
C5	15.00'	23.59'	21.24'	S 44°55'42" W	90°05'55"
C6	116.00'	90.86'	88.56'	S 67°33'41" E	44°52'50"
C7	25.00'	39.22'	35.32'	S 45°03'49" E	89°53'05"
C8	25.00'	39.32'	35.39'	N 44°56'19" E	90°07'10"
C9	25.00'	39.22'	35.32'	N 45°03'41" W	89°52'50"
C10	25.00'	39.33'	35.40'	N 44°56'50" E	90°08'12"
C11	100.00'	78.33'	76.34'	S 67°33'41" E	44°52'50"
C12	132.00'	103.40'	100.77'	S 67°33'41" E	44°52'50"

**Surveyor's Certificate**  
I, Roger D. Dudley, do hereby certify that I am a registered Land Surveyor and that I hold a license, Certificate No. 147009, in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 58, Chapter 22 of the Utah Code. I further certify that by 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, streets, and easements, have completed a survey of the property described on this plat in accordance with Utah Code Section 17-23-17, have verified all measurements, and have placed monuments as represented on the plat. I further certify that every existing right-of-way and easement grant of record for underground facilities, as defined in Utah Code Section 54-89-2, and for other utility facilities, is accurately described on this plat, and that this plat is true and correct to the best of my knowledge.

**Boundary Description**  
Commencing at a point located North 01°00'22" West along the Section line 763.11 feet and West 48.24 feet from the Southeast corner of Section 2, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence along Technology Way as follows: South 90°00'00" West 194.50 feet, along the arc of a 100.00 foot radius curve to the left 22.41 feet (chord bears South 83°34'51" West 22.36 feet), along the arc of a 100.00 foot radius curve to the right 22.41 feet (chord bears South 83°35'01" West 22.36 feet), along the arc of a 215.00 foot radius curve to the right 168.86 feet (chord bears North 67°30'01" West 164.55 feet), North 45°00'00" West 90.92 feet; thence North 44°52'44" East 160.75 feet; thence South 43°07'16" East 10.30 feet; thence North 44°52'44" East 98.15 feet; thence South 43°07'16" East 78.81 feet; thence North 89°52'44" East 120.20 feet; thence South 00°07'16" East 24.24 feet; thence North 90°00'00" East 105.30 feet or less to 800 East Street; thence along 800 East Street as follows: along the arc of a 100.00 foot radius curve to the left 5.23 feet (chord bears South 01°22'36" West 5.23 feet); thence South 00°07'16" East 200.00 feet, along the arc of a 15.00 foot radius curve to the right 23.59 feet (chord bears South 44°55'42" West 21.24 feet) to the point of beginning.

Area = 99,705 sq.ft. or 2.29 Acres  
Basis of bearing is North 01°00'22" West along the Section line from the Southeast corner to the East quarter corner of Section 2.

April 9, 2020  
Date  
Professional Land Surveyor  
(see seal below)

**Owner's Certificate and Consent to Record**  
The undersigned Owners of the tract of land described herein as Phase 1, Abbey Road, Planned Residential Development located on said tract of land have caused a survey to be made and this Plat consisting of 1 sheet(s) to be prepared, does hereby dedicate the streets and other public areas as indicated hereon for the perpetual use of the public. Pursuant to Utah Code 10-9-60(1), the owner hereby conveys the Common Area, as indicated hereon, to the Abbey Road Home Owners Association and does hereby consent to the recordation of this Plat this 9th day of April, A.D. 2020. HOA address is 3355 N. University Ave., Suite 200, Provo, Utah, 84604.  
Abbey Road Development LLC  
by: R. Scott McQuinn - Manager

**Acknowledgement**  
STATE OF UTAH } S.S.  
COUNTY OF UTAH }  
On the 9th day of April, A.D. 2020, personally appeared before me the signers of the foregoing dedication who duly acknowledged to me that they did execute the same.

Melissa Berg  
(Notary's full name)  
05-25-2022  
My Commission Expires  
A notary public commissioned in Utah 700573  
(Commission number)  
Melissa Berg  
(signature)

**Utility Dedication**  
Abbey Road Dev, LLC, Owner(s) of the Parcel of land which is shown upon the Plat of Phase 1, Abbey Road, Planned Residential Development, consent to the preparation and recordation of this Plat and does hereby offer and convey to all Public Utility Agency's and their successors and assigns a permanent easement and right of way as shown by the areas marked "Utility Easement", and "Private Streets", and "Common Area" on the within Plat for the construction and maintenance of public utilities and appurtenances, together with the right of access thereto. It is also hereby understood that all Units have a cross easement through each other for the placement of necessary utilities to serve adjacent units.

**Reservation of Common Areas**  
Abbey Road Dev, LLC, in recording this Plat of Phase 1, Abbey Road, Planned Residential Development, has designated certain areas of land as "Private Streets", and "Common Areas", intended for the use by the owners in Phase 1, Abbey Road, Planned Residential Development, for ingress, egress, recreation, and other related activities. The designated areas are not dedicated hereby for the use by the general public but are reserved for the common use and enjoyment of the owners in Phase 1, Abbey Road, Planned Residential Development, as more fully provided in the Declaration of Protective Easements, Covenants, Conditions and Restriction, applicable to Phase 1, Abbey Road, Planned Residential Development. Said Declaration is hereby incorporated and made part of this official plat and becomes effective upon the date that this Plat is recorded in the official records of Utah County, Utah, of this official plat and becomes effective upon the date that this plat is recorded in the official records of Utah County, Utah.

EN 5017912020 Map # 17034  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2020 Apr 17 10:32 am FEE 68.00 BY MA  
RECORDED FOR OREM CITY CORPORATION

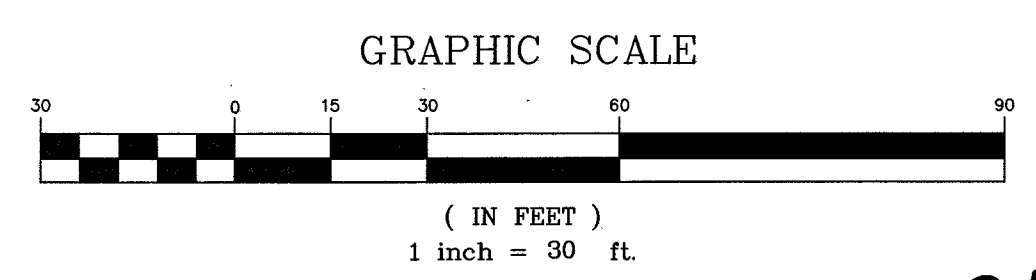
**Planning Commission Approval**  
Approved this 21st day of August, 2019, by the Orem City Planning Commission.  
Michelle Cochran  
Director-Secretary Chairman Planning Commission Resolution No. 2019-0063

Approved as to Form  
Steven C. Earl  
City Attorney  
4/9/20  
Date

**Occupancy Restriction Notice**  
The City of Orem has an Ordinance which restricts the occupancy of buildings within this subdivision. Accordingly, it is unlawful to occupy any building located within this subdivision without first having obtained a Certificate of Occupancy issued by the City.

**Acceptance 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. Signed this 13th day of April, A.D. 2020.  
Approved: [Signature] City Engineer  
Approved: [Signature] City Recorder

- Private Area
- Limited Common Area
- Common Area



Prepared by:  
Dudley and Associates, Inc.  
353 East 1200 South  
Orem, Utah 84058  
P (801) 224-1252

17034

Scale: 1" = 30 Feet

Orem City, Utah County, Utah

SURVEYOR'S SEAL: Roger D. Dudley, No. 147009

NOTARY PUBLIC SEAL: Melissa Berg, No. 700573

CITY-ENGINEER SEAL: Steven C. Earl

CLERK-RECORDER SEAL: Jeffery Smith

CITY OF OREM ENGINEERING DIVISION

CORPORATE SEAL: STATE OF UTAH

Sec 2, T6S, R2E, S16E4M T4-090 W4W