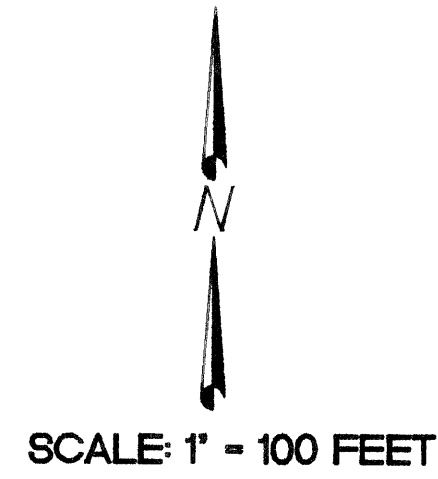


# AMENDMENT OF LOT 2 OF LAKE RIDGE DEVELOPMENT SUBDIVISION PLAT B



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.

PT.	NORTHING	EASTING
A	707,402.69	1,943,074.39
B	706,715.14	1,943,119.72

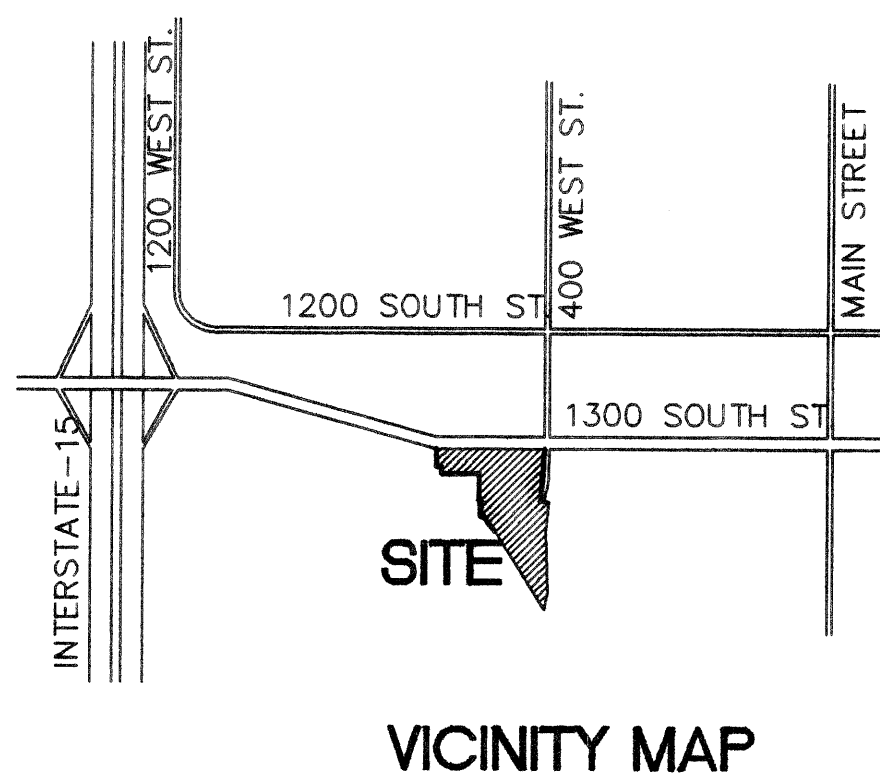
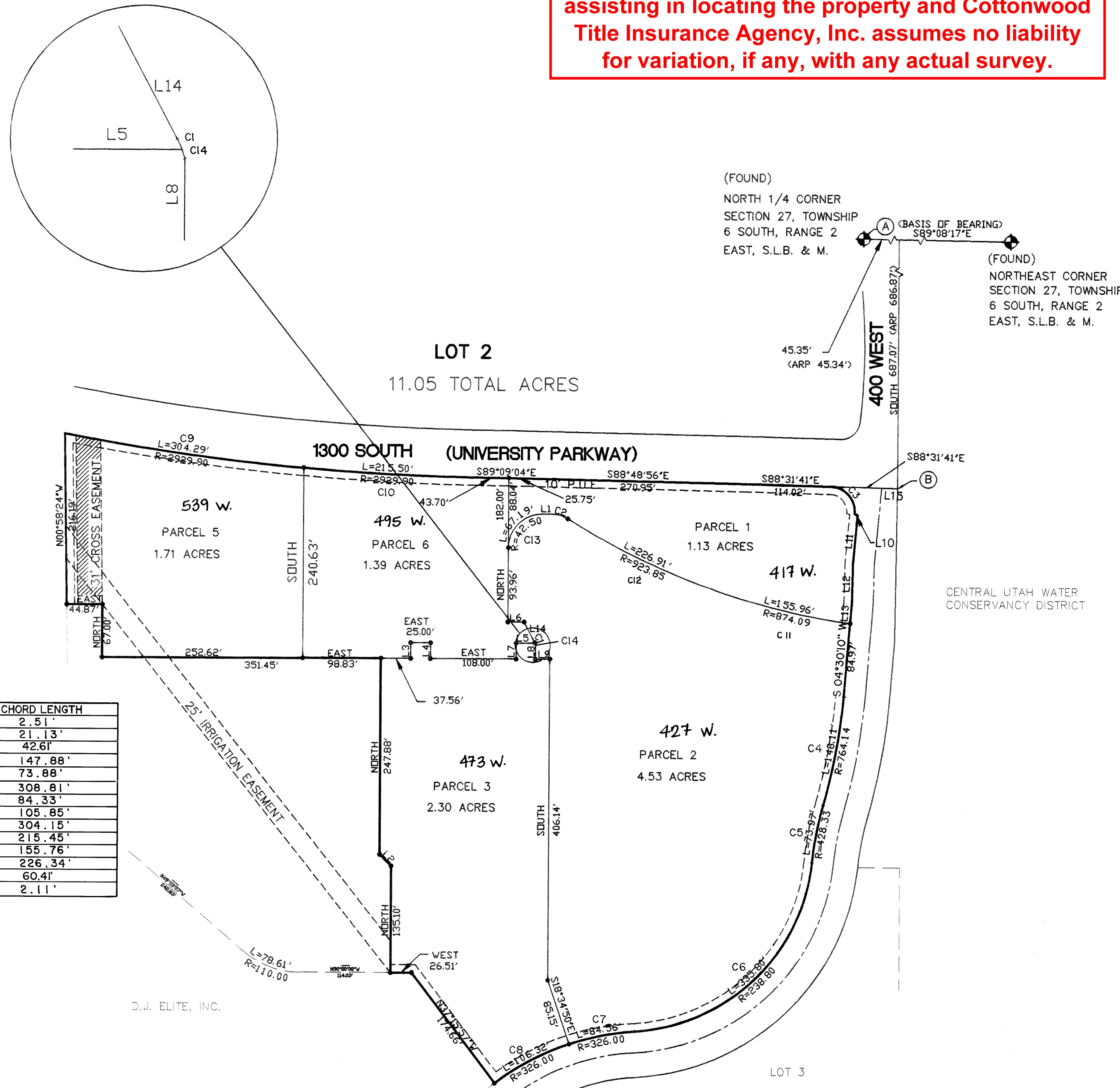
LINE	BEARING	DISTANCE
L1	EAST	11.48'
L2	N45°00'00"W	20.44'
L3	NORTH	19.88'
L4	SOUTH	19.88'
L5	EAST	23.72'
L6	EAST	20.22'
L7	NORTH	19.89'
L8	SOUTH	17.88'
L9	EAST	18.20'
L10	S65°36'00"E	4.25'
L11	S05°08'45"W	61.42'
L12	S01°09'51"W	48.01'
L13	S04°50'10"W	28.02'
L14	N27°46'13"W	27.93'
L15	S88°31'41"E	18.10'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	20.00'	2.51'	S 24°04'27" E	2.51'
C2	21.42'	21.42'	N 74°18'52" W	21.13'
C3	32.00'	46.68'	S 36°36'03" E	42.61'
C4	764.14'	148.11'	S 10°03'20" W	147.88'
C5	428.33'	73.97'	S 10°39'36" W	73.88'
C6	238.80'	335.80'	S 45°59'51" W	308.81'
C7	326.00'	84.56'	S 78°51'01" W	84.33'
C8	326.00'	106.32'	S 62°04'24" W	105.85'
C9	2929.90'	304.29'	S 81°57'45" W	304.15'
C10	2929.90'	215.50'	S 67°02'42" E	215.45'
C11	874.09'	155.96'	N 77°02'32" W	155.76'
C12	923.85'	226.91'	N 64°53'28" W	226.34'
C13	42.50'	67.19'	S 44°57'23" W	60.41'
C14	20.00'	2.11'	S 17°28'46" E	2.11'

- LEGEND**
- SET REBAR & CAP OR RIVETS IN CURB
  - ⊕ UTAH COUNTY MONUMENTS

NOTE:  
WILL SET RIVETS IN CURB FOR PROPERTY CORNERS THAT ARE ALONG THE ROAD.

ALL LOTS SHALL HAVE ACCESS FOR INGRESS AND EGRESS TO THE ACCESSES LOCATED AT UNIVERSITY PARKWAY, 400 WEST, AND 1420 SOUTH AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS TO BE RECORDED PRIOR TO THE RECORDING OF THIS SUBDIVISION PLAT. ALL LOTS SHALL ALSO HAVE ACCESS TO SANITARY SEWER, WATER, STORM DRAINAGE, AND OTHER PUBLIC UTILITIES AND THESE UTILITIES SHALL BE PROVIDED WITH THE NECESSARY EASEMENTS FOR REPAIR AND MAINTENANCE, AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS.



**SURVEYOR'S CERTIFICATE**  
I, TERRY FLINT, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5495 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND DESIGNATED AS LOT 2 "LAKE RIDGE DEVELOPMENT PLAT B", AND HAVE SUBDIVIDE SAID TRACT OF LAND INTO PARCELS, AND THE SAME HAS BEEN CORRECTLY SURVEYED, AND STAKED ON THE GROUND, AND THE SUBDIVISION OF LOT 2 IS TRUE & CORRECT.

**BOUNDARY DESCRIPTION**  
ALL OF LOT 2 OF THE LAKE RIDGE DEVELOPMENT SUBDIVISION PLAT B  
BASIS OF BEARING = SOUTH 89°08'17" EAST ALONG THE SECTION LINE.

November 13, 1997  
DATE  
*Terry Flint*  
SURVEYOR  
(SEE SEAL BELOW)

**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 19 DAY OF November A.D. 19 97  
*H. Roger Boyer*  
H. ROGER BOYER FOR  
LAKE RIDGE ASSOCIATES LC

**ACKNOWLEDGMENT**  
STATE OF UTAH }  
COUNTY OF UTAH } S.S.  
ON THE 19 DAY OF November, A.D. 1997, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME. MY COMMISSION EXPIRES 4-28-01  
*Devin S. Bassi*  
NOTARY PUBLIC  
(SEE SEAL BELOW)

**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 THIS 10 DAY OF DECEMBER A.D. 19 97, BY THE CITY OF OREM PUBLIC WORKS DIRECTOR.

APPROVED *Kelly Hill* CITY ENGINEER (SEE SEAL BELOW) APPROVED *Robert B. Harris* PUBLIC WORKS DIRECTOR  
*Melody Downey*

**BOARD OF HEALTH**  
APPROVED SUBJECT TO THE FOLLOWING CONDITIONS \_\_\_\_\_  
CITY HEALTH DEPARTMENT

**PLANNING COMMISSION APPROVAL**  
THE CITY OF OREM IS SATISFIED THAT NEITHER THE PUBLIC NOR ANY PERSON WILL BE MATERIALLY INJURED BY THE VACATION OF LOTS 2 PLAT "B", LAKE RIDGE DEVELOPMENT SUBDIVISION AND THAT THERE IS GOOD CAUSE FOR THE VACATION. LOTS 2 PLAT "B" LAKE RIDGE DEVELOPMENT SUBDIVISION IS HEREBY VACATED.  
APPROVED THIS 9 DAY OF November, A.C. 1997, BY THE OREM CITY PLANNING COMMISSION  
*Frank J. Sandberg* DIRECTOR  
*Eric Seaman* CHAIRMAN, PLANNING COMMISSION  
RESOLUTION NO. 97-0152

**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.

**CONDITIONS OF APPROVAL**

AMENDED  
LAKE RIDGE DEVELOPMENT PLAT B  
INCLUDE A VACATION OF LOT 2 OF PLAT "B",  
LAKE RIDGE DEVELOPMENT SUBDIVISION

OREM CITY, \_\_\_\_\_ UTAH COUNTY, UTAH

SURVEYOR'S SEAL <i>Terry Flint</i>	NOTARY PUBLIC SEAL <i>Devin S. Bassi</i>	CITY/COUNTY ENGINEER SEAL	CLERK/RECORDER SEAL
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**FLINT LAND SURVEYING & CONSULTING LLC**  
P.O. BOX 29, SOUTH JORDAN, UT 84095-0029  
PHONE: 446-1820 FAX: 446-1820

7368-86

Lot 2 Lake Ridge Development Plat B  
OK OFF

EN 100291 Map # 7368  
RANDALL A. COVINGTON  
UTAH COUNTY RECORDER  
1997 Dec 17 1:37 PM FEE \$5.00 BY JM  
RECORDED FOR FIRST MENTION TITLE CD