

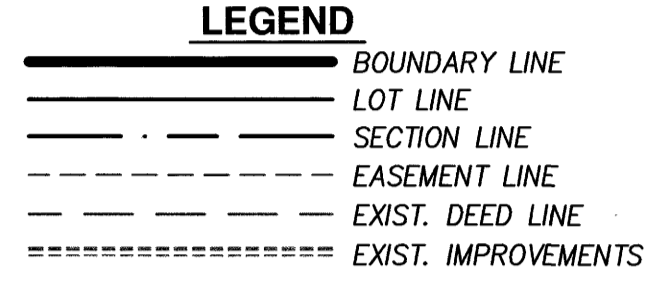
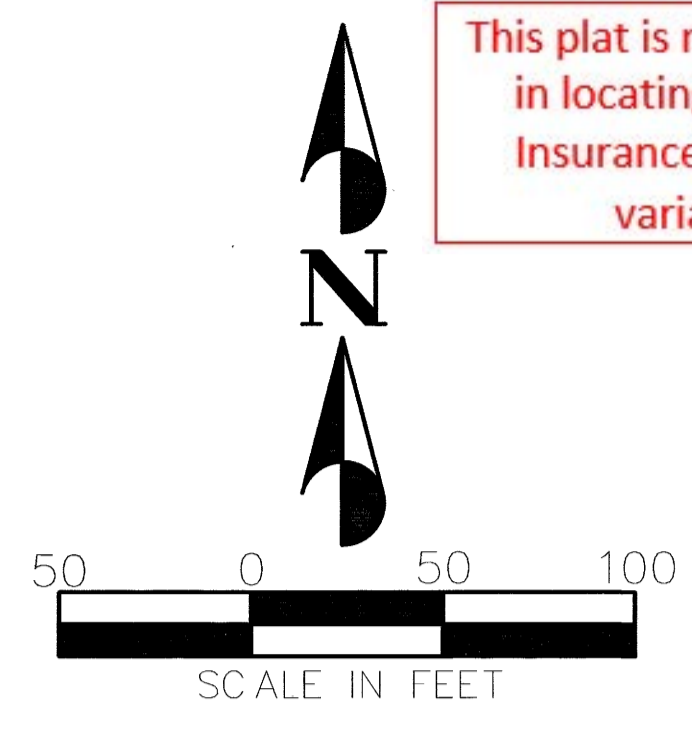
This plat is made solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with actual survey.

UNIVERSITY PLACE SUBDIVISION ASTON NORTH LOTS 17A AND 18A

AMENDING AND EXTENDING UNIVERSITY MALL UPLACE
ASTON COURT SUBDIVISION LOTS 16B & 18A

DEDICATION DESCRIPTION
Beginning at a point being South 00°12'36" East, along the section line, 31.10 feet and South 89°47'24" West, 355.63 feet from the East Quarter Corner of Section 23, Township 6 South, Range 2 East, Salt Lake Base & Meridian; and running thence North 89°10'43" West, 268.41 feet; thence North 45°42'09" East, 6.35 feet; thence South 89°10'43" East, 263.86 feet; thence South 4.50 feet to the point of beginning.

SURVEYOR'S CERTIFICATE
I, Robert Law, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 9679988, as prescribed under the laws of the State of Utah. 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, and have subdivided said tracts of land into lots and streets together with easements, hereafter to be known as UNIVERSITY PLACE SUBDIVISION-ASTON NORTH LOTS 17A AND 18A and that same has been correctly surveyed and monumented on the ground as shown on this plat.



- NOTES:**
- PORTIONS OF THIS SUBDIVISION ARE SUBJECT TO A DEVELOPMENT AGREEMENT WITH OREM CITY, DATED 9-17-99. OREM CITY RECORDS NO. A-99-0149.
 - THE CITY OF OREM IS SATISFIED THAT NEITHER THE PUBLIC NOR ANY PERSON WILL BE MATERIALLY INJURED BY THE AMENDING AND EXTENDING OF UNIVERSITY MALL UPLACE ASTON COURT SUBDIVISION, LOTS 16B AND 18A.
 - LOT 17A AND LOT 18A EACH HAVE A CROSS ACCESS EASEMENT ACROSS THE EXISTING ACCESSES LOCATED ON EACH OF THE OTHER LOTS IN THE SUBDIVISION, AND ACROSS ALL OTHER PARCELS WITHIN THE UNIVERSITY PLACE PROJECT.
 - PUBLIC ACCESS SHALL CONTINUE TO BE PROVIDED FROM THE 700 EAST ROAD TO THE PROPERTY LOCATED AT 835 S. 700 EAST.
 - PARKING EASEMENT AREA IS A PARKING AND CROSS ACCESS EASEMENT IN FAVOR OF LOT 18A.

WELLS FARGO BANK
Wells Fargo Bank, a national banking association, the holder of a legal or an equitable interest in the property described herein, hereby consents to the recordation of this Subdivision Plat and hereby consents to the dedication of all easements and other properties so designated to be dedicated to the City of Orem.

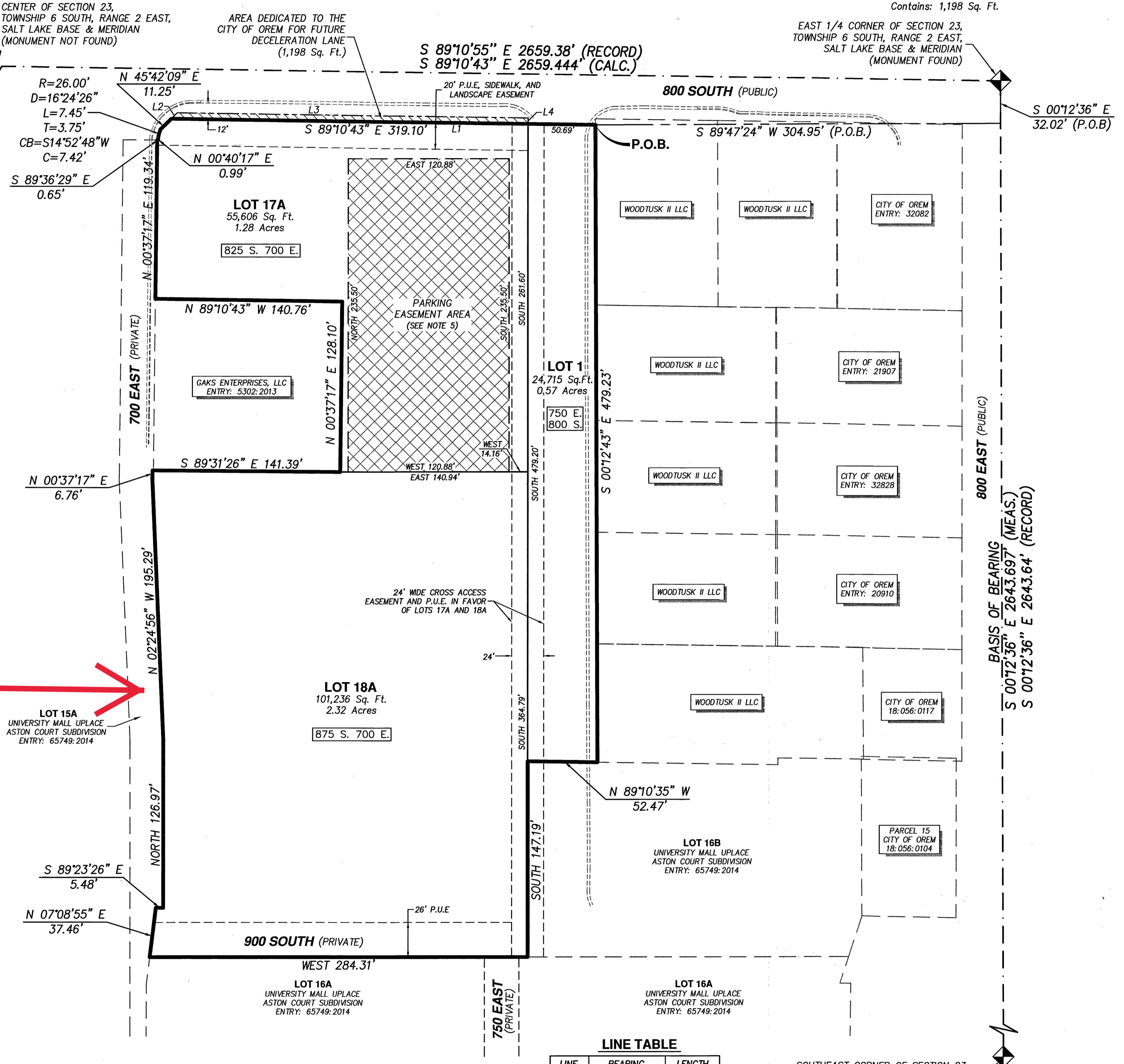
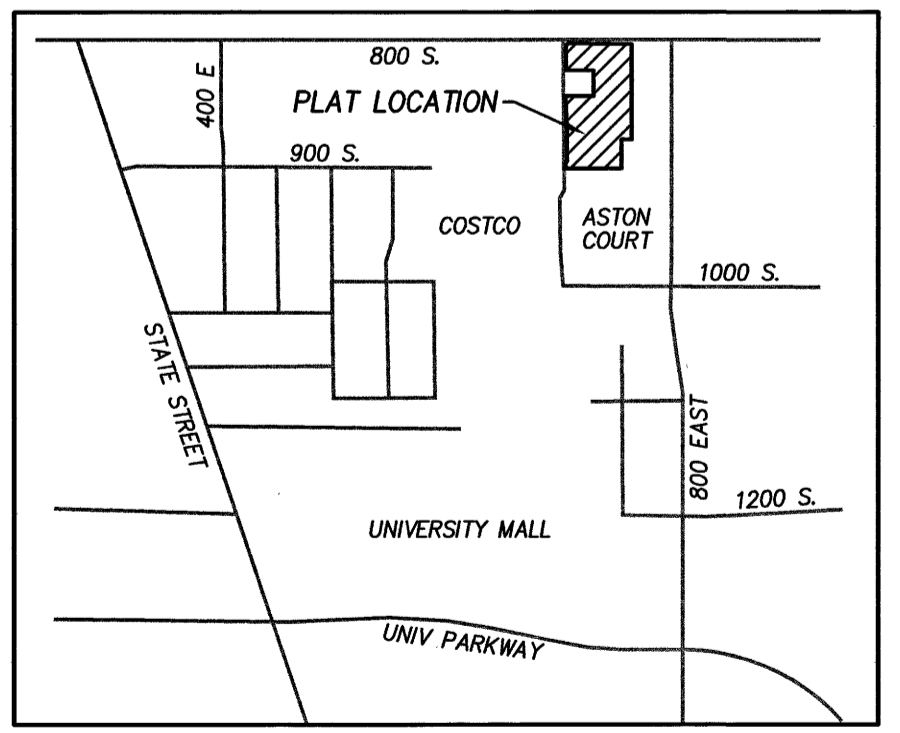
By: *Erik W. Bengtzen*
Erik W. Bengtzen
Vice President

ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF SALT LAKE }

The foregoing instrument was acknowledged before me this 3rd day of May, 2018, by Erik W. Bengtzen, Vice President of Wells Fargo Bank, a national banking association.

[Signature]
NOTARY PUBLIC



LINE TABLE

LINE	BEARING	LENGTH
L1	N 89°10'43" W	268.41'
L2	N 45°42'09" E	6.35'
L3	S 89°10'43" E	263.86'
L4	SOUTH	4.50'

BOUNDARY DESCRIPTION
Beginning at a point being South 00°12'36" East, along the section line, 32.02 feet and South 89°47'24" West, 304.95 feet from the East Quarter Corner of Section 23, Township 6 South, Range 2 East, Salt Lake Base & Meridian; and running thence South 00°12'43" East, 479.23 feet; thence North 89°10'35" West, 52.47 feet; thence South, 147.19 feet; thence West, 284.31 feet; thence North 07°08'55" East, 37.46 feet; thence South 89°23'26" East, 5.48 feet; thence North, 126.97 feet; thence North 02°24'56" West, 195.29 feet; thence North 00°37'17" East, 6.76 feet; thence South 89°31'26" East, 141.39 feet; thence North 00°37'17" East, 128.10 feet; thence North 89°10'43" West, 140.76 feet; thence North 00°37'17" East, 119.34 feet; thence South 89°36'29" East, 0.65 feet to a point on a certain Quit Claim Deed property conveyed to Orem City, recorded as Entry No. 3384:2002; thence along said Quit Claim Deed following the three (3) courses: thence North 00°40'17" East, 0.99 feet to a point on a 26.00 foot radius curve to the right; thence 7.45 feet along said curve through a central angle of 16°24'26" (chord bears North 14°52'48" East, 7.42 feet); thence North 45°42'09" East, 11.25 feet; thence South 89°10'43" East, 319.10 feet to the point of beginning.

Contains: 4.17 Acres
Date: 4/27/2018
Robert Law (See Seal Below)

OWNERS DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE HERON AND SHOWN ON THIS MAP, HAVE CAUSED THIS SAME TO BE DIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HERON FOR PERPETUAL USE OF THE PUBLIC.

OWNER HEREBY DEDICATES AN EASEMENT IN FAVOR OF CITY OF OREM AND UTILITIES FRANCHISED BY OR AUTHORIZED BY THE CITY OF OREM WITHIN 10 FEET ON EITHER SIDE OF CULINARY WATER UTILITIES AND 5 FEET EITHER SIDE OF ANY OTHER PUBLIC UTILITY WHICH IS LOCATED WITHIN THE SUBJECT SUBDIVISION, FOR THE LIMITED PURPOSES OF REASONABLY UPGRADING, CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, INSPECTING, AND PROTECTING THE PUBLIC UTILITIES LOCATED WITHIN THE BOUNDS OF THIS SUBDIVISION, TO HAVE AND TO HOLD SO LONG AS SAID PUBLIC UTILITIES SHALL BE LOCATED WITHIN THE SUBDIVISION.

OWNER ALSO DEDICATES A 20' WIDE P.U.E. SIDEWALK AND LANDSCAPE EASEMENT ALONG 800 SOUTH, LOT 1 AND THE 24' WIDE P.U.E. CENTERED ON THE NEW 750 EAST ROAD, SHALL PROVIDE A CROSS ACCESS EASEMENT TO LOTS 17A, 18A, AND ALL ADJACENT WOODTUSK AND UNIVERSITY MALL SHOPPING CENTER LC OWNED PARCELS ADJACENT TO LOT 1.

IN THE WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 1ST DAY OF MAY A.D. 2018.

Woodtusk II, a Utah limited liability company
By: *[Signature]*
Name: O. Randall Woodbury
Title: Manager

City of Orem Management Company, L.C., a Utah limited liability company,
Its Manager
By: *[Signature]*
Name: W. Richards Woodbury
Title: Manager

ACKNOWLEDGEMENT

State of Utah } S.S.
County of Salt Lake }

On this 3rd day of May, 2018, I, the undersigned Notary Public, in and for said County of Salt Lake, in said State of Utah, the signers of the above Owner's Dedication, who duly acknowledged to me that O. Randall Woodbury and W. Richards Woodbury signed it freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION NUMBER 698943
MY COMMISSION EXPIRES 3/7/22

[Signature]
TIFFANY M. STEELE
NOTARY PUBLIC

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 7th DAY OF June, A.D. 2018.

APPROVED: *[Signature]* CITY ENGINEER (SEE SEAL BELOW)
ATTEST: *[Signature]* CITY RECORDER (SEE SEAL BELOW)

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.

**UNIVERSITY PLACE SUBDIVISION
ASTON NORTH LOTS 17A AND 18A**
AMENDING AND EXTENDING UNIVERSITY MALL UPLACE
ASTON COURT SUBDIVISION LOTS 16B & 18A

OREM CITY 1" = 50' FEET UTAH COUNTY, UTAH

Professional Land Surveyor Seal for Robert Law, No. 9679988, State of Utah, expires 4/27/18.

Notary Public Seal for Tiffany M. Steele, No. 698943, State of Utah, expires 3/7/22.

City-County Engineer Seal for Robert Law, No. 127118, State of Utah, expires 4/27/18.

Clerk-Recorder Seal for the City of Orem, Utah.

APPROVAL AS TO FORM
APPROVED THIS 14th DAY OF May, 2018, BY OREM CITY PLANNING COMMISSION.
[Signature]
OREM CITY ATTORNEY

OREM CITY PLANNING COMMISSION APPROVAL
APPROVED THIS 16th DAY OF May, 2018, BY OREM CITY PLANNING COMMISSION.
[Signature]
CHAIRMAN
[Signature]
DIRECTOR/SECRETARY

PEPG CONSULTING LLC
9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551

SEC 25-T6S-R2E T4N-R9D
LOTS 16B & 18A UNIVERSITY MALL UPLACE
ASHBY COURT

67046:2018
June 19, 2018
JEFFERY SMITH
UTAH COUNTY RECORDER
RECORDED FOR OREM CITY CORPORATION