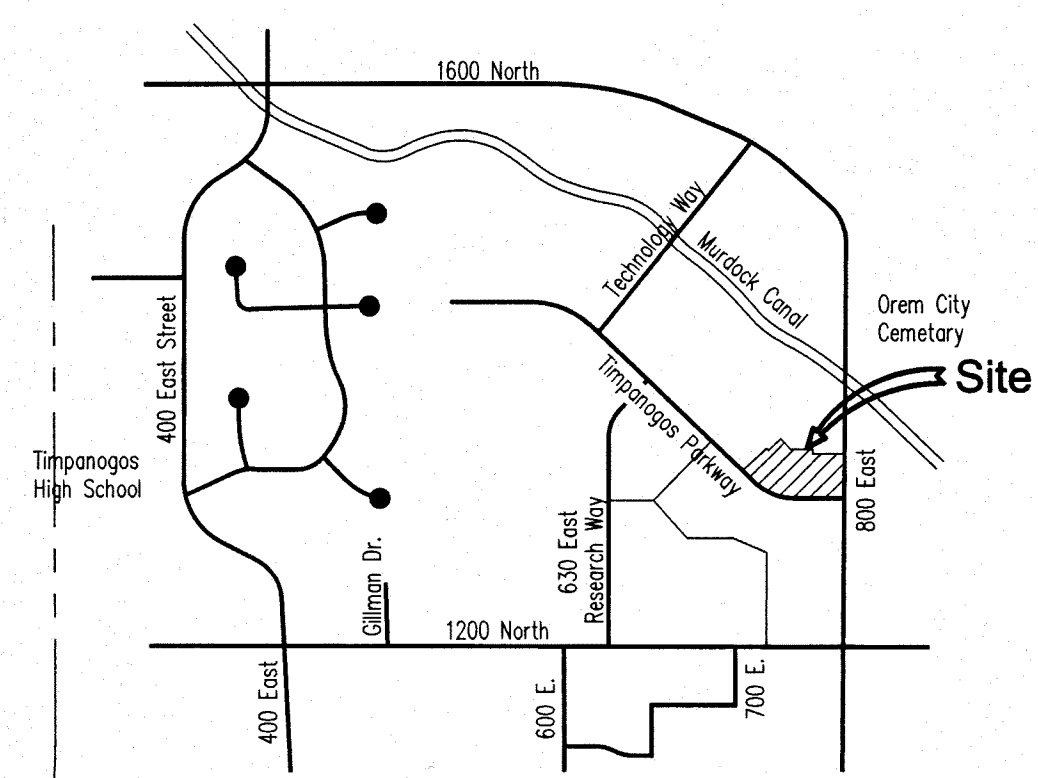


NORTH
1" = 30'

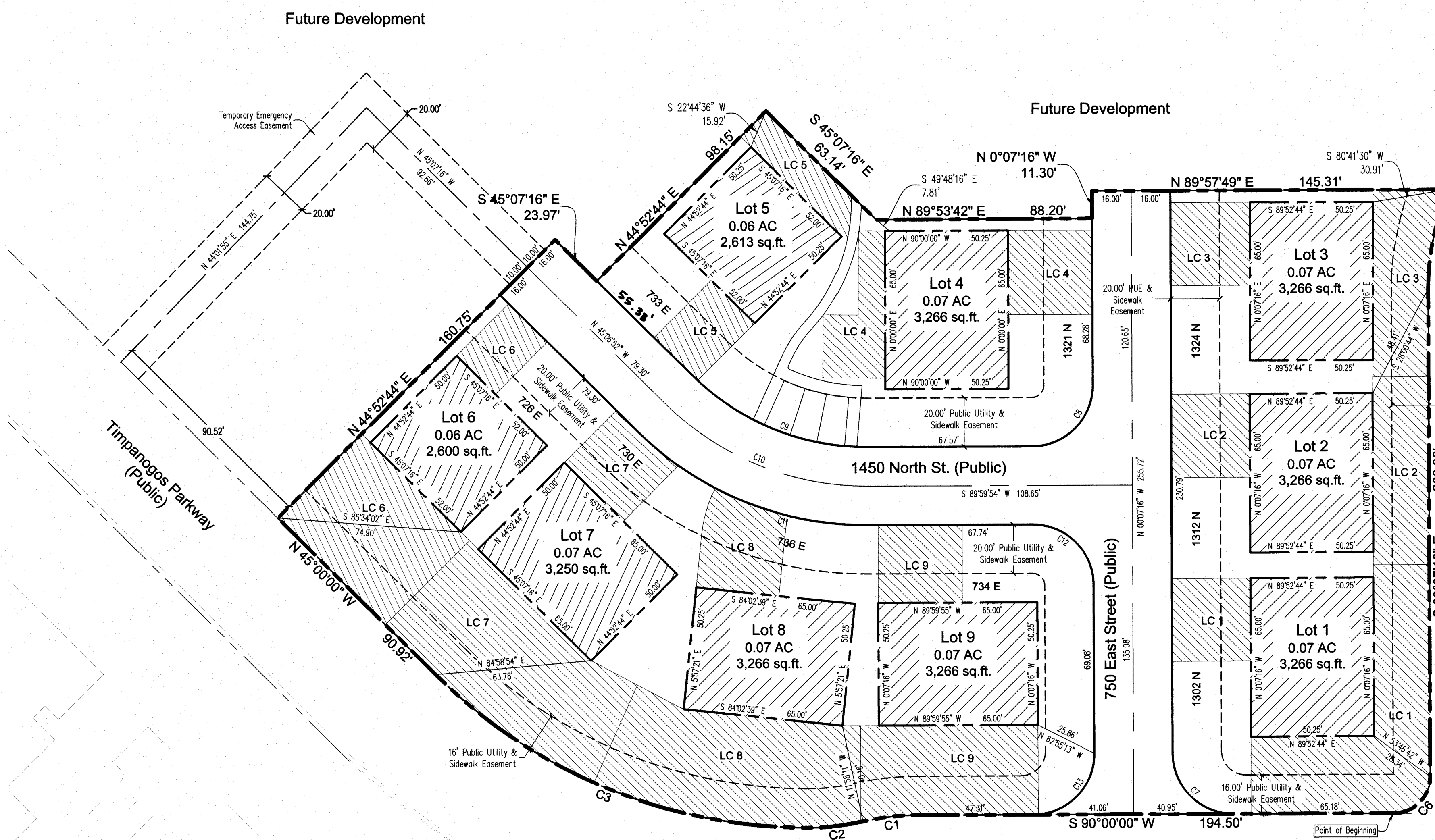
Abbey Road Phase 1, Amended

Planned Residential Development

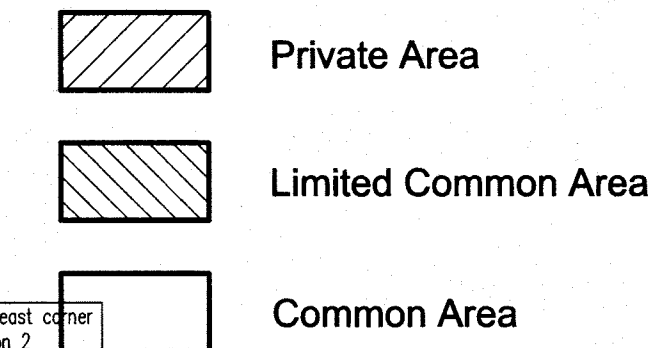
Located in a portion of the Southeast quarter of
Section 2, Township 6 South, Range 2 East,
Salt Lake Base and Meridian (NAD 27)
Orem City, Utah County Utah



Vicinity Map



Curve	Radius	Length	Chord	Bearing	Delta
C1	100.00'	22.40'	22.36'	N 83°34'54" E	125°01'0"
C2	100.00'	22.40'	22.35'	N 83°34'49" E	125°01'0"
C3	215.00'	168.87'	164.56'	S 67°30'06" E	45°00'08"
C4	100.00'	6.97'	6.97'	N 17°49'44" E	359°45'
C5	100.00'	34.82'	34.64'	N 09°51'11" E	195°52'
C6	15.00'	23.99'	21.24'	N 44°55'42" E	90°05'55"
C7	25.00'	39.22'	35.32'	S 45°03'48" E	89°53'05"
C8	25.00'	39.32'	35.39'	N 44°56'19" E	90°07'10"
C9	100.00'	78.33'	76.34'	S 67°33'41" E	44°52'50"
C10	116.00'	90.86'	88.56'	S 67°33'41" E	44°52'50"
C11	132.00'	103.40'	100.77'	S 67°33'41" E	44°52'50"
C12	25.00'	39.22'	35.32'	N 45°03'41" E	89°52'50"
C13	25.00'	39.33'	35.40'	N 44°56'50" E	90°08'12"



Surveyor's Certificate
I, Roger D. Dudley, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 147089 as prescribed under the laws of the State of Utah. I further certify that all of the below-described land, I performed a Survey of said land, that the boundary description below correctly describes the land surface upon which will be constructed Phase 1, Abbey Road, Amended, A Planned Residential Development Project. I further certify that the reference markers shown on said map are located as shown and are sufficient to readily retrace or re-establish this survey.

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 22.40 feet (chord bears South 83°34'54" West 22.36 feet), along the arc of a 100.00 foot radius curve to the right 22.40 feet (chord bears South 83°34'49" West 22.35 feet), along the arc of a 215.00 foot radius curve to the right 168.87 feet (chord bears North 67°30'06" West 164.56 feet), North 45°00'00" West 90.92 feet; thence North 44°52'44" East 160.75 feet; thence South 45°07'16" East 23.97 feet; thence North 44°52'44" East 88.15 feet; thence South 45°07'16" East 63.14 feet; thence North 89°53'42" East 88.20 feet; thence North 00°07'16" West 11.30 feet; thence North 89°57'49" East 145.31 feet more 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 right 6.97 feet (chord bears South 17°49'44" West 6.97 feet); along the arc of a 100.00 foot radius curve to the left 34.82 feet (chord bears South 09°51'11" West 34.64 feet); thence South 00°07'16" East 200.00 feet, along the arc of a 15.00 foot radius curve to the right 23.99 feet (chord bears South 44°55'42" West 21.24 feet) to the point of beginning.

Area = 102,571 sq.ft. or 2.35 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.
Date: 7/2/2021
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, Amended, 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 herein for the perpetual use of the public. Pursuant to Utah Code 10-9a-604(D), the owner hereby conveys the Common Area, as indicated herein, to the Abbey Road Home Owners Association and does hereby consent to the recordation of this Plat this 10 day of July, A.D. 2021. Abbey Road Home Owners Association address is 3355 North University Ave, Suite 200, Provo, Utah, 84604.

Abbey Road Development, LLC
by: R. Scott McQuarrie - Manager
by: Mark Home - Manager
by: Connie S. Ricks - Manager
Abbey Road Home Owners Association
by: SCELISSA, LLC
by: R. Scott McQuarrie - Manager

Acknowledgement
STATE OF UTAH } S.S.
COUNTY OF UTAH }

On this 10 day of July, in the year 2021, before me, Melissa Berg, a Notary Public, personally appeared the above owners, proved on the basis of satisfactory evidence to be the person(s), whose name(s) is/are subscribed to this instrument, and acknowledged that he/s/they executed the same.
My Commission Number 100573
My Commission Expires 5-25-2022
Melissa Berg
Signed (a Notary Public Commissioned in Utah)
Print name of Notary

Utility Dedication
The above signed owner(s) of the Parcel of land which is shown upon the Plat of Phase 1, Abbey Road, Amended, 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" in 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
The above signed owner(s) in recording this Plat of Phase 1, Abbey Road, Amended, 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, Amended, 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, Amended, Planned Residential Development, as more fully provided in the Declaration of Protective Easements, Covenants, Conditions and Restriction, applicable to Phase 1, Abbey Road, Amended, 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. This official plat and becomes effective upon the date that this plat is recorded in the official records of Utah County, Utah.

Planning Commission Approval
Approved this 17 day of March, 2021, by the Orem City Planning Commission.
Roger D. Dudley Director-Secretary
Melissa Berg Chairwoman
Michelle Cochran Resolution No. 2021-0016

Plat Vacation Notice
The City of Orem is satisfied that neither the public nor any person will be materially injured by the Vacation of Phase 1, Abbey Road Planned Residential Development. Phase 1, Abbey Road Planned Residential Development is hereby Vacated.

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 12 day of July, A.D. 2021
Approved: [Signature] City Engineer
Approved: [Signature] City Recorder

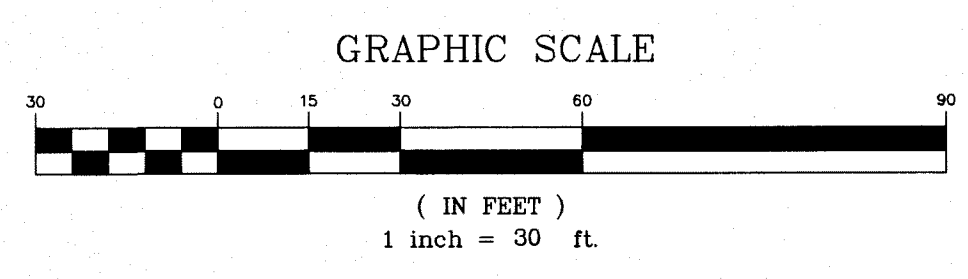
Abbey Road Phase 1, Amended
Including a Vacation of Phase 1, Abbey Road PRD
Located in a portion of the Southeast quarter of
Section 2, Township 6 South, Range 2 East,
Salt Lake Base and Meridian (NAD 27)
Orem City, Utah County Utah
Planned Residential Development
Orem City, Utah County, Utah
Scale: 1" = 30 Feet

Professional seals for Surveyor, Notary Public, City-County Engineer, and Clerk-Recorder.

Approved as to Form
[Signature] 7/6/21
City Attorney Date

- Notes
- All common and Limited Common areas shown on this plat are subject to a Public Utilities, Drainage, and irrigation agreement for installation and maintenance of improvements and such association to access the members to repair landscaping, etc. The Home Owners Association shall be responsible for repairing, restoring or replacing landscaping, or other private improvements contained within this plat.
 - In recording this plat, easements are hereby granted within all common and Limited Common areas within the plat and up to the building of all units for installation, access, maintenance, and repair of all utilities including natural gas, cable TV, telephone, water, power, and for sewer and drainage improvements.

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



Sec. 2-765-AZE T4.090 PC
Abbey Road, Phase 1