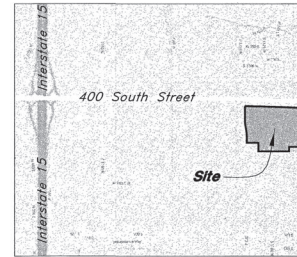


Springville Marketplace

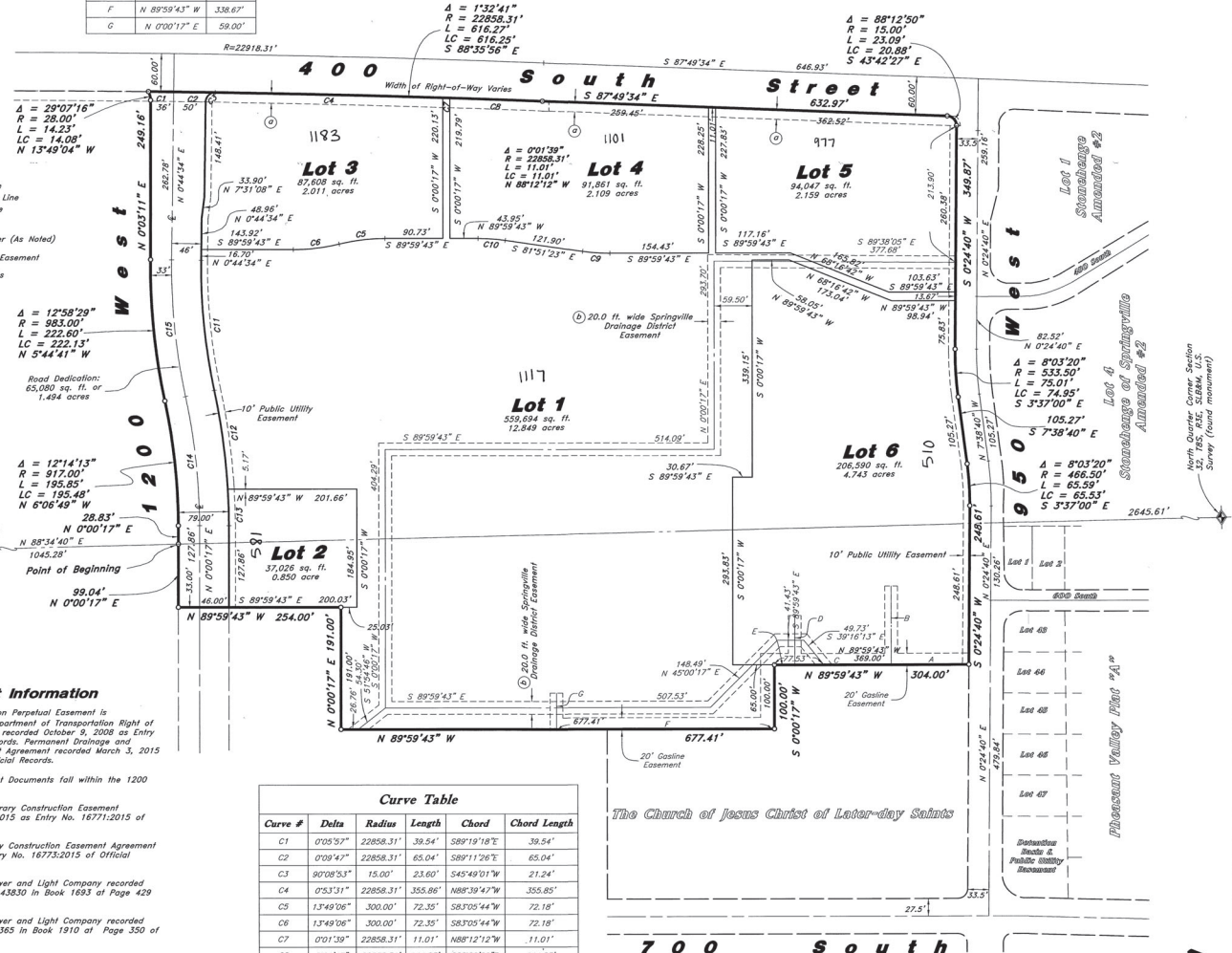
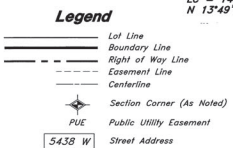
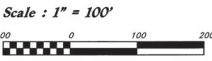
A Commercial Subdivision

A Part of the Southwest Quarter of Section 32, Township 7 South and A Part of the Northwest Quarter of Section 5, Township 8 South, Range 3 East, SLB&M, U.S. Survey
Springville City, Utah County, Utah

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.



Line	Bearing	Distance
A	N 89°59'43" W	719.50'
B	N 0°00'17" E	125.33'
C	N 89°59'43" W	150.95'
D	N 0°00'17" E	79.33'
E	N 89°59'43" W	33.55'
F	N 89°59'43" W	338.67'
G	N 0°00'17" E	59.00'



Curve #	Delta	Radius	Length	Chord	Chord Length
C1	0°05'57"	22858.31'	39.54'	S89°19'18" E	39.54'
C2	0°09'47"	22858.31'	65.04'	S89°11'26" E	65.04'
C3	8°08'53"	15.00'	23.60'	S45°49'01" W	21.24'
C4	0°53'31"	22858.31'	355.88'	N88°39'47" W	355.88'
C5	1°34'06"	300.00'	72.35'	S83°09'44" W	72.18'
C6	1°34'06"	300.00'	72.35'	S83°09'44" W	72.18'
C7	0°01'59"	22858.31'	11.01'	N88°12'12" W	11.01'
C8	0°21'17"	22858.31'	144.83'	S88°00'29" E	144.83'
C9	8°08'20"	300.00'	42.61'	N85°55'33" W	42.58'
C10	8°08'19"	300.00'	42.61'	N85°55'33" W	42.58'
C11	1°58'29"	904.71'	55°44'11" E	204.28'	
C12	8°57'04"	996.00'	155.60'	N74°52'33" W	155.44'
C13	3°17'09"	996.00'	57.12'	N1°38'17" W	57.11'
C14	12°14'13"	950.00'	202.90'	N6°06'49" W	202.51'
C15	12°58'29"	950.00'	215.13'	N5°44'41" W	214.67'

Narrative
This Survey and Subdivision was requested by Smith's Food and Drug Centers to create 6 Lots.
This Survey retraces and honors a previous 2015 Survey by AWA.
A line between monuments found for the North Quarter Corner and the Northeast Corner of Section 6 was assigned the Utah County bearing of North 89°11'49" East as the Basis of Bearings to retrace and honor the previous Survey.

Surveyor's Certificate

I, Bruce D. Pimper do hereby certify that I am a Professional Land Surveyor, and that I hold certificate No. 362256 as prescribed under 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 tract of land into Lots, and Streets and that the same is shown on this plat.

Boundary Description

A part of the Southwest Quarter of Section 32, Township 7 South, Range 3 East and the Northwest Quarter of Section 5, Township 8 South, Range 3 East, Salt Lake Base and Meridian, U.S. Survey in Utah County, Utah:

Beginning at a point 1045.28 feet North 88°34'40" East along the Section Line from the Southwest Corner of said Section 32, and running thence along the Westerly Line of future 1200 West Street line following five courses: North 0°00'17" East 28.83 feet to a point of curvature; Northwesterly along the arc of a 917.00 foot radius curve to the left a distance of 195.85 feet (Central Angle equals 12°14'13" and Long Chord bears North 8°06'49" West 195.48 feet) to a point of reverse curvature; Northwesterly along the arc of a 983.00 foot radius curve to the right a distance of 222.60 feet (Central Angle equals 12°58'29" and Long Chord bears North 5°44'41" West 222.13 feet); North 0°05'11" East 249.16 feet; and Northwesterly along the arc of a 28.00 foot radius curve to the left a distance of 14.23 feet (Center bears North 89°15'26" West, Central Angle equals 29°07'16" and Long Chord bears North 13°49'04" West 14.08 feet) to a point on the Southerly Line of 400 South Street as it exists at 60.0 foot half-width; thence along said Southerly Line the following two courses: Easterly along the arc of a 22,858.31 foot radius curve to the right a distance of 616.27 feet (Center bears South 0°37'44" West, Central Angle equals 1°32'41" and Long Chord bears South 88°35'56" East 616.25 feet) and South 87°49'34" East 632.97 feet; thence Southeasterly along the arc of a 15.00 foot radius curve to the right a distance of 23.09 feet (Center bears South 2°11'08" West, Central Angle equals 88°12'50" and Long Chord bears South 43°42'27" East 23.88 feet); thence along the Westerly Line of 350 West Street as it exists at 33.50 foot half-width the following five courses: South 0°24'40" West 349.87 feet to a point of curvature; Southeasterly along the arc of a 533.50 foot radius curve to the left a distance of 75.01 feet (Central Angle equals 8°03'20" and Long Chord bears South 3°37'00" East 65.53 feet) to a point of tangency; South 7°38'40" East 105.27 feet to a point of curvature; Southeasterly along the arc of a 466.50 foot radius curve to the right a distance of 65.59 feet (Central Angle equals 8°03'20" and Long Chord bears South 3°37'00" East 65.53 feet) to a point of tangency; and South 0°24'40" West 248.61 feet; thence North 89°59'43" West 304.00 feet; thence South 0°00'17" West 100.00 feet; thence North 89°59'43" West 677.41 feet; thence North 0°00'17" East 191.00 feet; thence North 82°59'43" West 254.00 feet to the Westerly Line of future 1200 West Street as it is to exist at 33.50 foot half-width; thence North 0°00'17" East 99.04 feet along said Westerly Line to the point of beginning.

29 Jan, 2016
Date

Owner's Dedication
Bruce D. Pimper
Utah PLS No. 362256

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 and streets 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 29 day of Jan, A.D. 2016.

Smith's Food and Drug Centers, Inc.
By: Steven M. Sorenson
Its: Vice President Corporate Development

Acknowledgment

State of Utah } ss
County of Salt Lake }
On the 29 day of January, 2016, personally appeared before me, the undersigned Notary Public, Steven M. Sorenson, who being by me duly sworn did say that he is the Vice President Corporate Development of Smith's Food and Drug Centers, Inc. and that said instrument was signed in behalf of said institution by a resolution of its Members and he acknowledged to me that said institution executed the same.
Notary Public Full Name: Carol Meeno
Commission Number: 678847
My Commission Expires: August 10, 2018
A Utah Public Commissioned in Utah
(If above information is provided, no stamp required per Utah Code, Title 46, Chapter 1, Section 16)

Acceptance by the City of Springville

The City of Springville, County of Utah, accepts this Subdivision of Springville Marketplace A Commercial Subdivision
This 31 Day of September A.D. 2015.
Approved: [Signature] City Attorney
Approved: [Signature] Planning Commission Chair
Approved: [Signature] City Engineer (See Seal Below)
Attest: [Signature] CITY RECORDER (See Seal Below)

Springville Marketplace

A Commercial Subdivision

A Part of the Southwest Quarter of Section 32, Township 7 South, Range 3 East, and the Northwest Quarter of Section 5 Township 8 South, Range 3 East, SLB&M, U.S. Survey, Springville City, Utah County, Utah

Surveyors Seal: BRUCE D. PIMPER, STATE OF UTAH, PROFESSIONAL LAND SURVEYOR, 362256
Notary Public Seal: BRUCE D. PIMPER, STATE OF UTAH, NOTARY PUBLIC, 362256
City Engineer Seal: BRUCE D. PIMPER, CITY ENGINEER, ENGINEERING DEPT., SPRINGVILLE, UTAH
Clerk-Recorder Seal: SPRINGVILLE, UTAH

North Quarter Corner Section 6, T8S, R3E, SLB&M, U.S. Survey (Iron monument)
Northeast Corner Section 6, T8S, R3E, SLB&M, U.S. Survey (Iron monument)
North Quarter Corner Section 5, T8S, R3E, SLB&M, U.S. Survey (Iron monument)

Easement Information
Utah Department of Transportation Perpetual Easement is approximately 15' wide. Utah Department of Transportation Right of Entry and Occupancy Agreement recorded October 9, 2008 as Entry No. 110923-2008 of Official Records. Permanent Drainage and Temporary Construction Easement Agreement recorded March 3, 2015 as Entry No. 16771-2015 of Official Records.
The following Recorded Easement Documents fall within the 1200 Right-of-Way:
Permanent Drainage and Temporary Construction Easement Agreement recorded March 3, 2015 as Entry No. 16771-2015 of Official Records.
Permanent Sewer and Temporary Construction Easement Agreement recorded March 3, 2015 as Entry No. 16725-2015 of Official Records.
Easements in favor of Utah Power and Light Company recorded October 31, 1978 as Entry No. 43630 as Page 1693 at Page 429 of Official Records.
Easements in favor of Utah Power and Light Company recorded April 30, 1981 as Entry No. 12365 in Book 1910 at Page 350 of Official Records.

ANNA ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801.521-8029 - annawhahlen.net

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