

Map Filing # 3216

27759

RECORDED AT THE REQUEST OF
Hewlett Title

1985 SEP 25 PM 1:30

NINA B. REID
UTAH COUNTY RECORDER
PROVO, UTAH

NORTH 1/4 CORNER OF SECTION 36,
T. 6 S., R. 2 E., S1/8 B M

SURVEYOR'S CERTIFICATE

I, ARTHUR F. JUESCHKE, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 3373 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN HEREON AND DESCRIBED BELOW AND HAVE DIVIDED SAID TRACT OF LAND INTO LOTS AND COMMON AREAS, AND THAT THE SAME HAVE BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN HEREON, AND THAT THIS PLAT IS TRUE AND CORRECT, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LEGAL DESCRIPTION OF TRACT OF LAND* BEGINNING AT A POINT AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF 200 WEST STREET, PROVO, UTAH, (AS CONSTRUCTED), AND THE SOUTH RIGHT-OF-WAY LINE OF A 34.0 FT. WIDE PRIVATE ROADWAY, (AS CONSTRUCTED), WHICH BEGINNING POINT IS EAST ALONG THE SECTION LINE 1169.52 FT. AND SOUTH 1572.92 FT. FROM THE NORTH 1/4 CORNER OF SECTION 36, T. 6 S., R. 2 E., S1/8 B M; THENCE S. 5°32' W. ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SAID 200 WEST STREET, 169.61 FT.; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE S. 1°46' W. 81.91 FT.; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF 1625 NORTH STREET, PROVO, (AS CONSTRUCTED), BY THE FOLLOWING COURSES AND DISTANCES: N. 89°14' W. 97.42 FT.; THENCE N. 64°14' W. 9.46 FT.; THENCE N. 89°14' W. 143.00 FT.; THENCE S. 0°36'30" W. 4.00 FT.; THENCE N. 89°14' W. 70.00 FT.; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE OF SAID 1625 NORTH STREET AND GOING N. 0°36'30" E. 122.00 FT.; THENCE N. 89°23'30" W. 6.00 FT.; THENCE N. 0°36'30" E. 132.00 FT.; THENCE N. 89°09'42" W. 207.83 FT. TO THE EASTERLY RIGHT-OF-WAY LINE OF 300 WEST STREET, PROVO, UTAH; THENCE N. 167°36'30" E. ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SAID 300 WEST STREET 75.27 FT.; THENCE S. 87°36'30" W. 90.69 FT.; THENCE N. 25°06'30" E. 200.00 FT.; THENCE N. 20°56'30" E. 193.52 FT.; THENCE S. 35°41'10" E. 239.76 FT.; THENCE S. 29°41'10" E. 114.80 FT. TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO A NONEXCLUSIVE AND PERPETUAL RIGHT-OF-WAY FOR ACCESS BY VEHICULAR AND PEDESTRIAN TRAFFIC OVER AND ACROSS THE ENTIRETY OF THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 200 WEST STREET, PROVO, UTAH, WHICH BEGINNING POINT IS EAST ALONG THE SECTION LINE 1169.52 FT. AND SOUTH 1372.92 FT. FROM THE NORTH 1/4 CORNER OF SECTION 36, T. 6 S., R. 2 E., S1/8 B M; THENCE WEST 121.41 FT.; THENCE S. 66°02'12" W. 125.58 FT.; THENCE S. 10°28'48" E. 92.15 FT. TO THE NORTH RIGHT-OF-WAY LINE OF 1625 NORTH STREET; THENCE N. 89°14' W. ALONG SAID NORTH RIGHT-OF-WAY LINE OF 1625 NORTH STREET 30.00 FT.; THENCE N. 1°44'48" E. 109.51 FT.; THENCE N. 10°28'48" W. 110.60 FT.; THENCE N. 89°09'42" W. 267.86 FT. TO THE EASTERLY RIGHT-OF-WAY LINE OF 300 WEST STREET; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF 300 WEST STREET, N. 0°36'30" E. 32.00 FT.; THENCE S. 89°09'42" E. 285.00 FT.; THENCE S. 0°50'18" W. 16.00 FT.; THENCE S. 35°41'10" E. 114.80 FT.; THENCE N. 66°02'12" E. 90.29 FT.; THENCE N. 35°41'10" W. 158.15 FT.; THENCE N. 29°41'10" W. 114.80 FT.; THENCE N. 35°41'10" W. 185.62 FT.; THENCE S. 21°45' W. 339.54 FT.; THENCE S. 87°36'30" W. 26.30 FT.; THENCE N. 21°45' E. 401.22 FT.; THENCE S. 35°41'10" E. 233.25 FT.; THENCE N. 29°41'10" E. 114.80 FT.; THENCE S. 35°41'10" E. 159.78 FT.; THENCE EAST 143.00 FT. TO THE WESTERLY RIGHT-OF-WAY LINE OF 200 WEST STREET, THENCE S. 5°32' W. ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF 200 WEST STREET, 34.16 FT. TO THE POINT OF BEGINNING.

Arthur F. Jueschke
ARTHUR F. JUESCHKE, UTAH RLS NO. 3373
Aug 29, 1985
DATE OF CERTIFICATE

OWNERS' CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE SHOWN HEREON, AND SHOWN ON THIS PLAT, HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS AND COMMON AREAS, ALL OF WHICH IS TO BE HEREAFTER KNOWN AS PLAT "A", VILLAGE GREEN COMMERCIAL CENTER, A PLANNED DEVELOPMENT, AND WE DO HEREBY DEDICATE THE COMMON AREAS TO AND FOR THE USE AND ENJOYMENT OF THE OWNERS OF THE LOTS WITHIN THE VILLAGE GREEN COMMERCIAL CENTER, SUBJECT TO RIGHTS-OF-WAY OF RECORD AND TO EASEMENTS OF RECORD TO PRIVATE OR PUBLIC UTILITIES, SUCH AS TELEPHONE, ELECTRIC POWER TRANSMISSION LINES, NATURAL GAS TRANSMISSION LINES, CULINARY WATER AND SANITARY SEWER LINES, AS MAY OR MAY NOT BE INDICATED HEREON.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS THIS 29th DAY OF August, A.D. 1985.

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF UTAH } ss.

OWNER'S SIGNATURES
Calvin C. Magleby by *Calvin C. Magleby*
James E. Ferguson by *James E. Ferguson*

ON THIS 29th DAY OF August, A.D. 1985, PERSONALLY APPEARED BEFORE ME H. MARK MAGLEBY AND CALVIN C. MAGLEBY, KNOWN TO ME TO BE THE PARTNERS OF C & M MAGLEBY PROPERTIES, THE GENERAL PARTNERSHIP THAT EXECUTED THE FOREGOING OWNER'S CERTIFICATE AND DEDICATION, AND ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP EXECUTED THE SAME.

James E. Ferguson
MY COMMISSION EXPIRES

James E. Ferguson
NOTARY PUBLIC
(See Seal Below)

ACCEPTANCE BY PROVO CITY

THE MAYOR OF PROVO CITY, UTAH, HEREWIT ACCEPTS THIS PLAT OF PLAT "A" VILLAGE GREEN COMMERCIAL CENTER, A PLANNED DEVELOPMENT, ON THIS 23 DAY OF September, A.D. 1985.

James E. Ferguson
JAMES E. FERGUSON

ATTEST: *Jean Eklund*
JEAN EKLUND, CITY RECORDER
(See Seal Below)

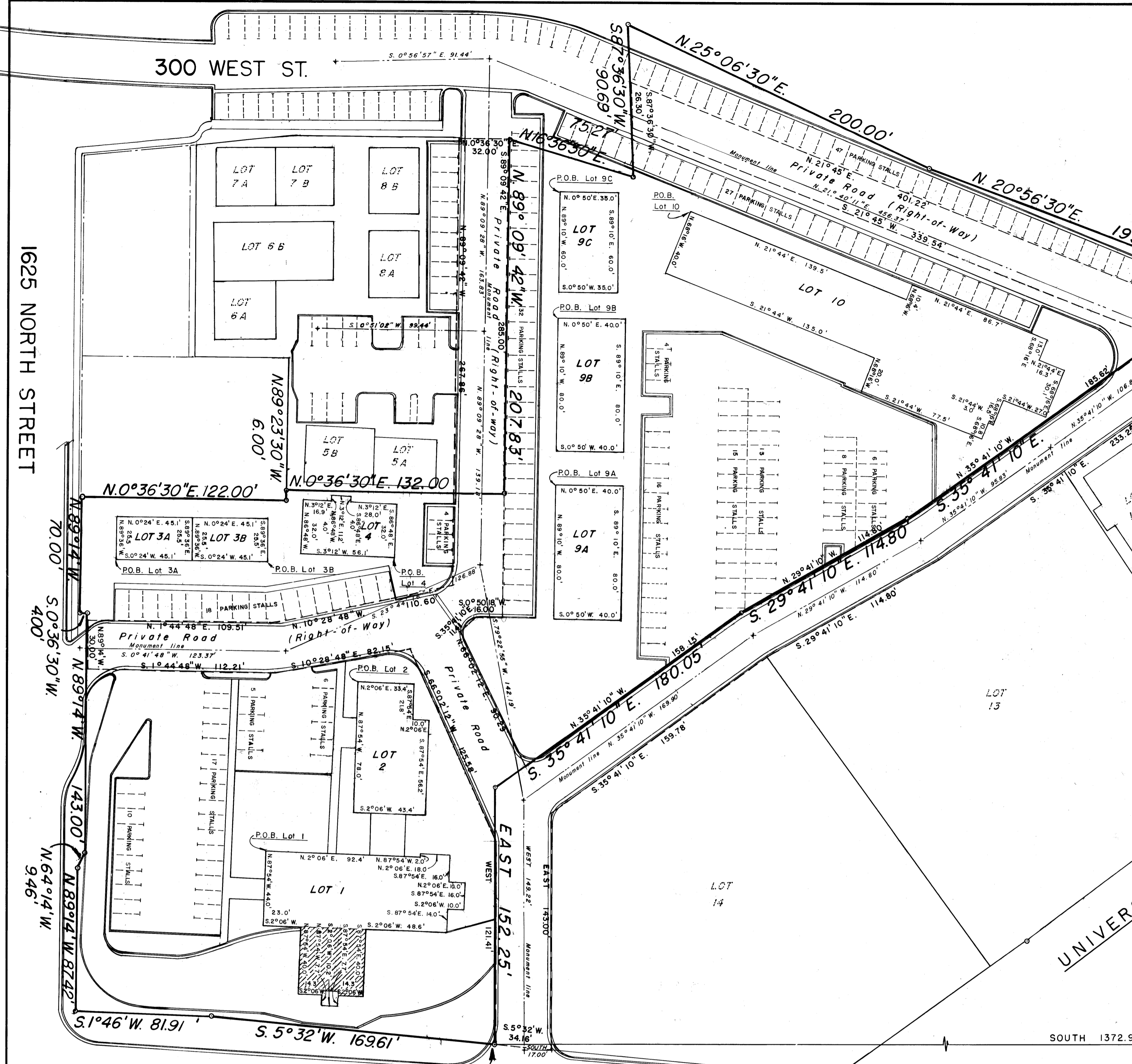
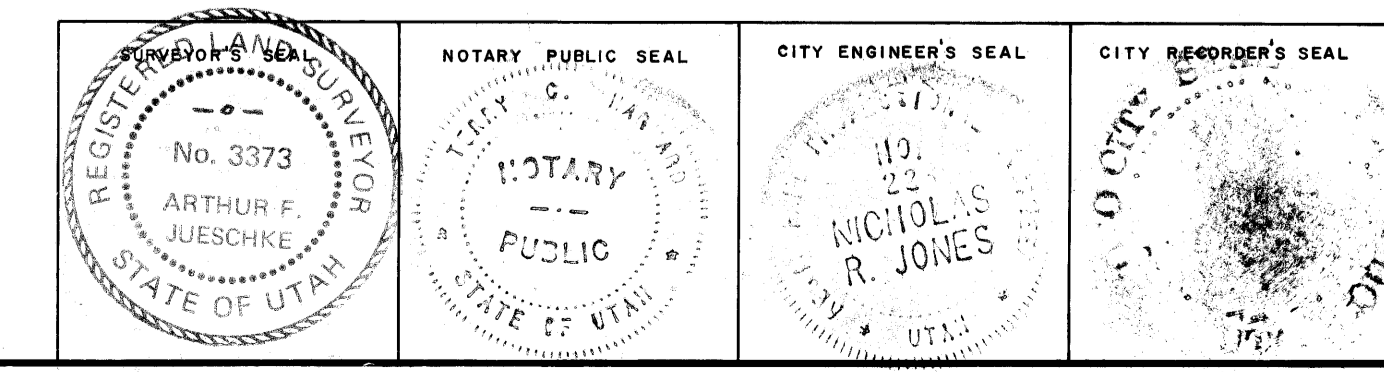
PLANNING APPROVAL

Jeffrey Howell 9-20-85
JEFFREY HOWELL, DIRECTOR,
COMMUNITY DEVELOPMENT DEPARTMENT

ENGINEERING APPROVAL

Nicholas R. Jones
NICHOLAS R. JONES, CITY ENGINEER
(See Seal Below)

PLAT "A"
VILLAGE GREEN COMMERCIAL CENTER
A PLANNED DEVELOPMENT
IN PROVO, UTAH



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.

LEGEND AND NOTES

ALL AREAS INCLUDED WITHIN THE BOUNDARIES OF THIS PLAT WHICH ARE NOT SPECIFICALLY DIMENSIONED AND IDENTIFIED AS "LOTS" ARE COMMON AREAS.

NONE OF THE COMMON AREAS SHOWN ON THIS PLAT (THE WHOLE TRACT LESS THE LOTS) HAS BEEN OR IS BEING DEDICATED TO ANY GOVERNMENT AUTHORITY OR TO THE PUBLIC IN GENERAL.

THE CROSS-HATCHED AREA OR PORTION OF LOT 1 IS A COVERED OR CANOPIED DRIVE-THRU BANKING AREA WHICH WILL NOT BE ENCLOSED.

PREPARED BY:
GOTTFREDSON & JUESCHKE, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
PROVO, UTAH 84601
(801) 374-2939

TABLE OF COORDINATES OF POINTS OF BEGINNING OF INDIVIDUAL LOTS*

LOT NO.	SOUTHING	EASTING
LOT 1	S. 1510.16'	E. 1054.88'
LOT 2	S. 1454.61'	E. 954.04'
LOT 3A	S. 1599.52'	E. 879.48'
LOT 3B	S. 1509.32'	E. 880.11'
LOT 4	S. 1433.15'	E. 880.07'
LOT 9A	S. 1336.74'	E. 834.41'
LOT 9B	S. 1335.29'	E. 734.42'
LOT 9C	S. 1334.20'	E. 659.43'
LOT 10	S. 1256.07'	E. 672.47'

*Basis of bearing is East along Section line as in boundary description listed above.

3216-33