

**SURVEYOR'S CERTIFICATE**

I, WARREN L. RUBY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 8806 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY THE 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, A BLOCK, STREETS AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

**BOUNDARY DESCRIPTION**

A PART OF THE SOUTHEAST ONE-QUARTER SECTION 15, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, CITY OF OREM, COUNTY OF UTAH, STATE OF UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN A QUIT CLAIM DEED RECORDED IN BOOK 1839 AT PAGE 602, SAID POINT LYING SOUTH 00 DEGREES 10 MINUTES 00 SECONDS EAST ALONG THE SECTION LINE 21.77 FEET AND WEST 1340.15 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 15; THENCE SOUTH 89 DEGREES 22 MINUTES 15 SECONDS EAST, ALONG THE SOUTH-LINE OF SAID TRACT, A DISTANCE OF 60.00 FEET TO THE INTERSECTION WITH THE EAST-LINE OF THAT TRACT OF LAND DESCRIBED IN BOOK 1612 AT PAGE 511, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 22 MINUTES 15 SECONDS EAST, ALONG SAID SOUTH-LINE, A DISTANCE OF 631.24 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 45 SECONDS WEST, A DISTANCE OF 0.37 FEET TO THE NORTHWEST CORNER OF ALBERTSONS CENTER SUBDIVISION; THENCE THENCE RUNNING ALONG THE WESTERLY BOUNDARY OF SAID SUBDIVISION THE NEXT FIVE (5) COURSES: 1) ALONG THE ARC OF A CURVE OF 56 DEGREES 18 MINUTES 56 SECONDS, AN ARC DISTANCE OF 452.13 FEET, A RADIUS OF 460.00 FEET AND A CHORD BEARING OF SOUTH 44 DEGREES 43 MINUTES 00 SECONDS EAST, WITH A DISTANCE OF 28.35 FEET; 2) SOUTH 00 DEGREES 25 MINUTES 00 SECONDS WEST, A DISTANCE OF 271.53 FEET; 3) ALONG THE ARC OF A CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 56 DEGREES 18 MINUTES 56 SECONDS, AN ARC DISTANCE OF 452.13 FEET, A RADIUS OF 460.00 FEET AND A CHORD BEARING OF SOUTH 27 DEGREES 44 MINUTES 29 SECONDS EAST, WITH A DISTANCE OF 434.15 FEET; 4) ALONG THE ARC OF A CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 37 DEGREES 47 MINUTES 58 SECONDS, AN ARC DISTANCE OF 263.89 FEET, A RADIUS OF 400.00 FEET AND A CHORD BEARING OF SOUTH 37 DEGREES 00 MINUTES 00 SECONDS EAST, WITH A DISTANCE OF 258.13 FEET; 5) SOUTH 18 DEGREES 06 MINUTES 00 SECONDS EAST, A DISTANCE OF 5.46 FEET TO THE NORTHEAST CORNER OF PARKPLACE AT OREM, PLAT B; THENCE NORTH 88 DEGREES 28 MINUTES 04 SECONDS WEST, ALONG THE NORTH-LINE OF SAID PLAT A A DISTANCE OF 388.42 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 00 DEGREES 38 MINUTES 48 SECONDS WEST, ALONG THE WEST-LINE OF SAID PLAT A, A DISTANCE OF 1.72 FEET TO THE NORTH-LINE OF COUNTRY SIDE COTTAGES, PLAT A; THENCE NORTH 88 DEGREES 28 MINUTES 05 SECONDS WEST, ALONG THE NORTH-LINE OF COUNTRY SIDE COTTAGES, PLATS A, G, AND F, A DISTANCE OF 640.76 FEET TO AN ANGLE POINT IN THE NORTH-LINE OF COUNTRY SIDE COTTAGES, PLAT F; THENCE NORTH 00 DEGREES 04 MINUTES 27 SECONDS EAST, ALONG THE BOUNDARY OF SAID PLAT F, A DISTANCE OF 107.45 FEET; THENCE CONTINUING ALONG SAID BOUNDARY, NORTH 89 DEGREES 00 MINUTES 26 SECONDS WEST, A DISTANCE OF 46.00 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 27 SECONDS EAST, A DISTANCE OF 76.71 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 48 DEGREES 55 MINUTES 37 SECONDS, AN ARC DISTANCE OF 12.81 FEET, A RADIUS OF 15.00 FEET AND A CHORD BEARING OF NORTH 24 DEGREES 23 MINUTES 21 SECONDS WEST WITH A DISTANCE OF 12.42 FEET TO THE WEST-LINE OF THAT BOUNDARY LINE AGREEMENT RECORDED IN BOOK 1375 AT PAGE 145; THENCE NORTH 00 DEGREES 55 MINUTES 15 SECONDS EAST, ALONG SAID WEST-LINE, A DISTANCE OF 480.04 FEET, TO THE SOUTHWEST CORNER OF SAID TRACT OF LAND DESCRIBED IN BOOK 1612 AT PAGE 511; THENCE RUNNING ALONG THE SOUTH AND EAST LINES OF SAID TRACT THE NEXT TWO (2) COURSES: 1) SOUTH 89 DEGREES 22 MINUTES 15 SECONDS EAST, A DISTANCE OF 194.00 FEET TO THE POINT OF BEGINNING, CONTAINING 693.443 SQUARE FEET OR 15.92 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE EAST-LINE OF THE SOUTHEAST QUARTER OF SECTION 15 ASSUMED TO BEAR S00°10'00"E BETWEEN UTAH COUNTY BRASS CAP MONUMENTS MARKING THE EAST QUARTER CORNER AND SOUTHEAST SECTION CORNER.

**OWNER'S DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT WE, 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, BLOCK, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 14<sup>th</sup> DAY OF November 1995.

*Bruce T. Edrass, Earl Family Corporation*  
*Earl Family*  
 PRES., EARL FAMILY CORP.

**ACKNOWLEDGEMENT**

STATE OF Utah SS  
 COUNTY OF Utah

ON THIS 14<sup>th</sup> DAY OF November 1995, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE ABOVE DEDICATION WHO DID DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

10-9-99  
 MY COMMISSION EXPIRES \_\_\_\_\_

**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, UTAH COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 27 DAY OF June 1995.

R-95-0170  
 BY RESOLUTION NO. \_\_\_\_\_  
 APPROVED: *Stella Welch* MAYOR  
 ATTEST: *Melody Dunmyre* CLERK RECORDER  
 (SEE SEAL BELOW) (SEE SEAL BELOW)

**PLANNING COMMISSION APPROVAL**

APPROVED THIS 21<sup>st</sup> DAY OF June 1995 BY THE PLANNING COMMISSION:  
*John Deary acting chair*  
 DIRECTOR-SECRETARY CHAIRMAN, PLANNING COMMISSION

PLAT A  
**OREM RETAIL CENTER**  
 OREM CITY, SUBDIVISION UTAH COUNTY, UTAH  
 SCALE: 1"=60'  
*Stella*

CLC Associates, Inc. Planning/Engineering/Land Surveying Landscape Architecture/Architecture

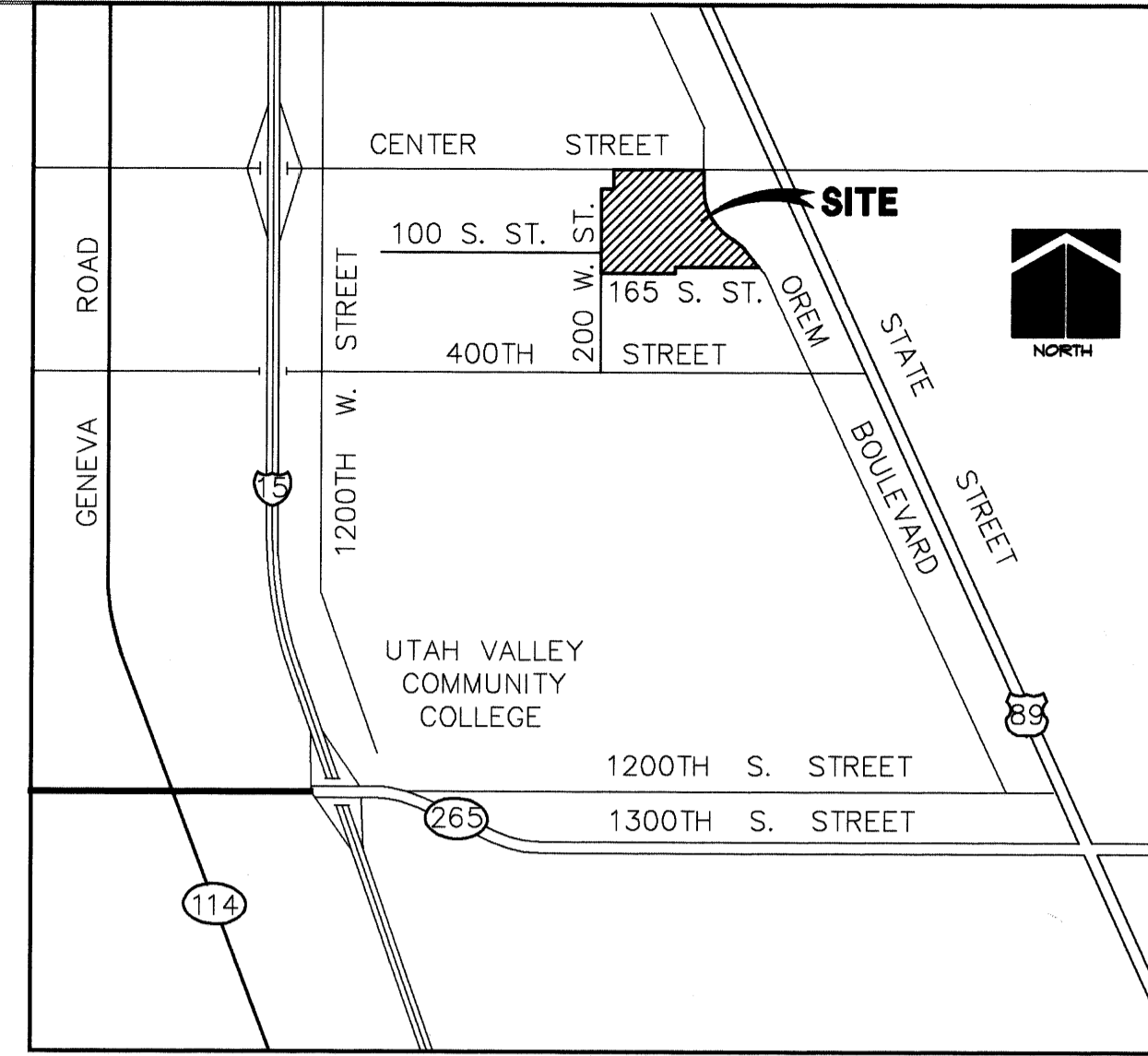
8480 E. Orchard Road Suite 2000 Englewood, Colorado 80111 (303) 770-5600 FAX (303) 770-2349

SURVEYOR'S SEAL: REGISTERED LAND SURVEYOR No. 8806 WARREN L. RUBY State of Utah

NOTARY PUBLIC SEAL: CITY OF OREM

CITY-COMMISSIONER SEAL: CITY OF OREM

CLERK-RECORDER SEAL: CLC ASSOCIATES, INC.



**VICINITY MAP**  
NOT TO SCALE

**LINE DIRECTION DISTANCE**

L1	N88°28'05"W	166.57'
L2	S00°55'15"E	29.96'
L3	N89°04'45"W	10.00'
L4	S00°55'15"W	30.07'
L5	S88°28'05"E	46.36'
L6	N88°28'04"W	267.88'
L7	N75°53'13"E	84.41'
L8	N89°04'45"W	10.00'
L9	N00°55'15"E	10.00'
L10	N89°04'45"W	10.00'
L11	N00°55'15"E	43.22'
L12	N16°16'20"W	54.22'
L13	N73°43'40"E	32.32'
L14	N73°43'40"E	53.56'
L15	N73°43'40"E	12.56'
L16	S16°16'20"E	52.71'
L17	S55°19'45"E	11.88'
L18	N34°40'15"E	10.63'
L19	N55°19'45"E	10.00'
L20	S34°40'15"W	9.62'
L21	N45°55'15"E	10.00'
L22	N00°55'15"E	17.00'
L23	N89°04'45"W	10.00'
L24	S00°55'15"E	17.00'
L25	N89°04'45"W	58.61'
L26	S45°25'15"W	18.28'
L27	N45°55'15"E	10.00'
L28	S28°00'46"W	30.22'
L29	S00°04'27"W	8.00'
L30	N88°53'24"W	10.71'
L31	N26°00'46"E	28.36'

**CURVE LENGTH DELTA RADIUS DIRECTION CHORD**

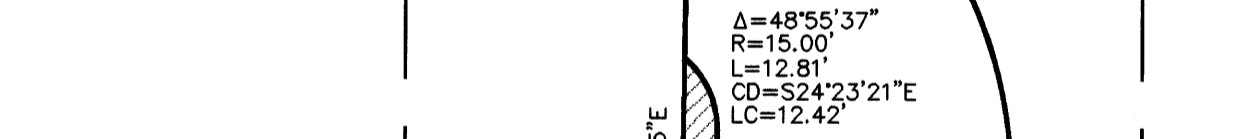
C1	123.33'	14°58'18"	472.00'	N07°04'09"W	122.98'
C2	126.25'	15°00'26"	482.00'	N07°05'15"W	125.89'
C3	31.56'	22°19'27"	81.00'	S56°30'51"E	31.36'



**DETAIL**

LANDS INDICATED ABOVE AS "NOT A PART OF THIS PLAT" SHALL BE DEEDED TO THE ADJACENT LAND OWNER IN CROSS POINT SUBDIVISION AND REPLATTED TO GIVE SAID OWNER A CORNER LOT

INDICATES SET #5 REBAR WITH YELLOW PLASTIC CAP MARKED "CLC INC LS 8806"



JOB NO. 986  
 6374-76