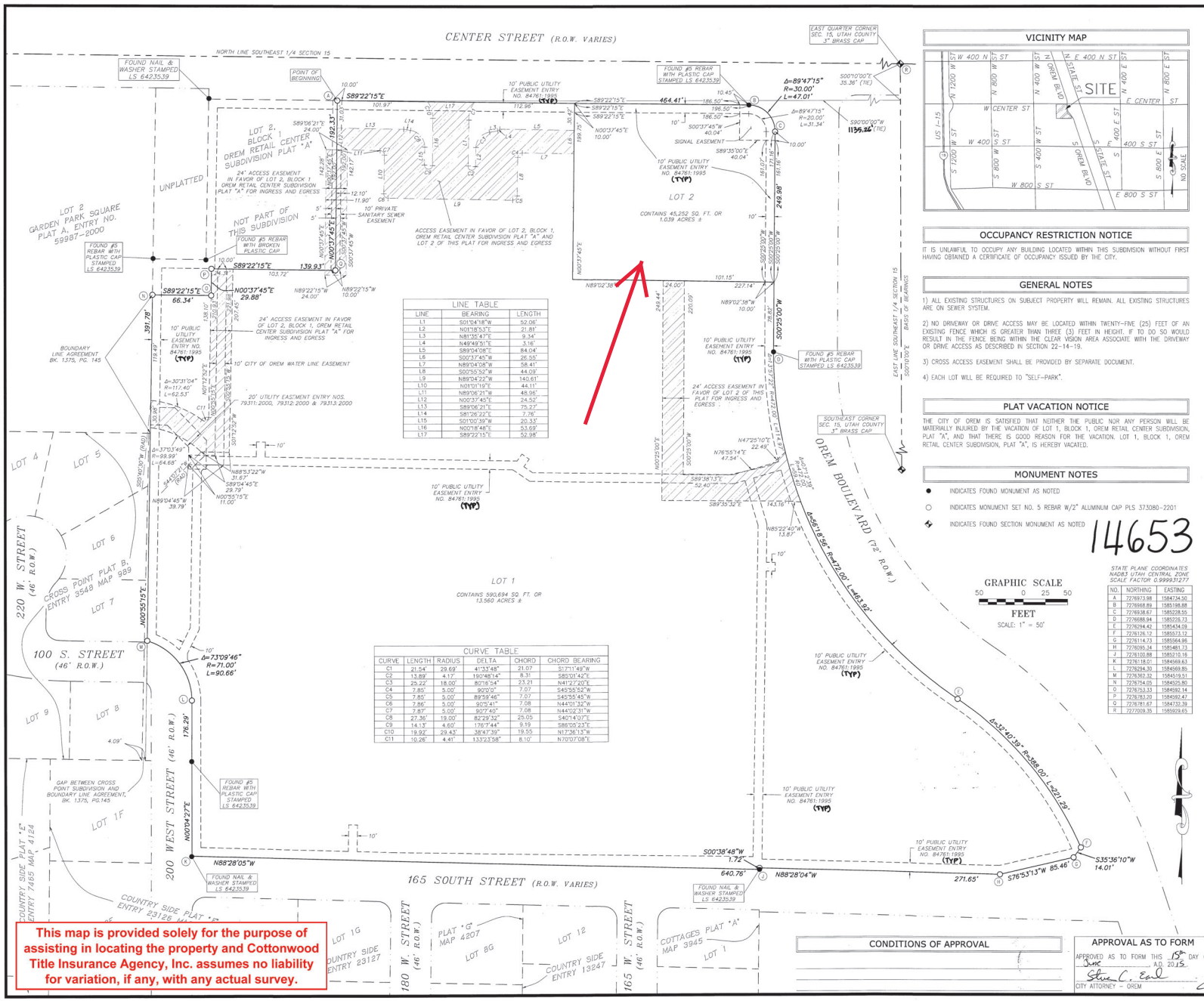

VICINITY MAP

OCCUPANCY RESTRICTION NOTICE

IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY THE CITY.

GENERAL NOTES

1) ALL EXISTING STRUCTURES ON SUBJECT PROPERTY WILL REMAIN. ALL EXISTING STRUCTURES ARE ON SEWER SYSTEM.

2) NO DRIVEWAY OR DRIVE ACCESS MAY BE LOCATED WITHIN TWENTY-FIVE (25) FEET OF AN EXISTING FENCE WHICH IS GREATER THAN THREE (3) FEET IN HEIGHT. IF TO DO SO WOULD RESULT IN THE FENCE BEING WITHIN THE CLEAR VISION AREA ASSOCIATE WITH THE DRIVEWAY OR DRIVE ACCESS AS DESCRIBED IN SECTION 22-14-19.

3) CROSS ACCESS EASEMENT SHALL BE PROVIDED BY SEPARATE DOCUMENT.

4) EACH LOT WILL BE REQUIRED TO "SELF-PARK".

PLAT VACATION NOTICE

THE CITY OF OREM IS SATISFIED THAT NEITHER THE PUBLIC NOR ANY PERSON WILL BE MATERIALLY INJURED BY THE VACATION OF LOT 1, BLOCK 1, OREM RETAIL CENTER SUBDIVISION, PLAT "A", AND THAT THERE IS GOOD REASON FOR THE VACATION. LOT 1, BLOCK 1, OREM RETAIL CENTER SUBDIVISION, PLAT "A", IS HEREBY VACATED.

MONUMENT NOTES

- ● INDICATES FOUND MONUMENT AS NOTED
- ○ INDICATES MONUMENT SET NO. 5 REBAR W/2" ALUMINUM CAP PLS 373080-2201
- INDICATES FOUND SECTION MONUMENT AS NOTED

14653

CONDITIONS OF APPROVAL

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 15th DAY OF June A.D. 2015

Steven C. Earl
CITY ATTORNEY – OREM

SURVEYOR'S CERTIFICATE

I, EDWARD SCHENET, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 373080-2201 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY 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, BLOCKS, 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 OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN, CITY OF OREM, COUNTY OF UTAH, STATE OF UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 2, BLOCK 1, PLAT "A" OREM RETAIL CENTER SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED DECEMBER 7, 1995 AS ENTRY NO. 84761, MAP NO. 6374 IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT LYING SOUTH 00°10'00" EAST, 35.36 FEET ALONG THE SECTION LINE AND WEST 1135.26 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 15; THENCE SOUTH 89°22'15" EAST, 464.41 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 89°47'15", AN ARC LENGTH OF 47.01 FEET; THENCE SOUTH 00°25'00" WEST, 249.98 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 472.00 FEET; THENCE SOUTHEASTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 56°18'56", AN ARC LENGTH OF 463.82 FEET TO THE BEGINNING OF A REVERSE CURVE, HAVING A RADIUS OF 388.00 FEET; THENCE ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 32°40'39", AN ARC LENGTH OF 221.29 FEET; THENCE SOUTH 35°36'10" WEST, 14.01 FEET; THENCE SOUTH 76°53'13" WEST, 85.46 FEET TO THE NORTHERLY RIGHT-OF-WAY OF 165 SOUTH STREET; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING THREE COURSES: 1) NORTH 88°28'04" WEST, 271.65 FEET; 2) SOUTH 00°38'48" WEST, 1.72 FEET; 3) NORTH 88°28'05" WEST, 640.76 FEET TO THE EASTERLY RIGHT-OF-WAY OF 200 WEST STREET; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING TWO COURSES: 1) NORTH 00°04'27" EAST, 176.29 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 71.00 FEET; 2) NORTHWESTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 73°09'46", AN ARC LENGTH OF 90.66 FEET; THENCE NORTH 00°55'15" EAST, 391.78 FEET TO THE MOST SOUTHWESTERLY CORNER OF SAID LOT 2, BLOCK 1; THENCE ALONG THE SOUTHERN AND EASTERN BOUNDARY OF SAID LOT 2, BLOCK 1 THE FOLLOWING FOUR COURSES: 1) SOUTH 89°22'15" EAST, 66.34 FEET; 2) NORTH 00°37'45" EAST, 29.88 FEET; 3) SOUTH 89°22'15" EAST, 139.93 FEET; 4) NORTH 00°37'45" EAST, 192.33 FEET TO THE POINT OF BEGINNING, CONTAINING 635,946 SQUARE FEET OR 14.599 ACRES, MORE OR LESS.

BASIS OF BEARING, SOUTH 00°10'00" EAST ALONG THE SECTION LINE.

OWNER'S DEDICATION

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

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 9th DAY OF June A.D. 2015

James L. Tucker
Director First Estate Trust Corporation

ENT 54179:2015 Fee $ 14653
JEFFERY SMITH
UTAH COUNTY RECORDER
2015 Jun 19 2:41 pm FEE 32.00 BY SS
RECORDED FOR OREM CITY CORPORATION

ACKNOWLEDGEMENT

STATE OF Minnesota } S.S.
COUNTY OF Hennepin }

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF June 2015 BY James L. Tucker

AND _____, WHO REPRESENTED THAT THEY ARE THE OWNERS OF THE ABOVE DESCRIBED PROPERTY AND HAVE THE AUTHORITY TO EXECUTE THIS INSTRUMENT.

MY COMMISSION NUMBER 31053291

MY COMMISSION EXPIRES 1/31/18

Natalie Rose Giglar
SIGNED (A NOTARY PUBLIC COMMISSIONED IN Minnesota)
PRINT NAME OF NOTARY

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. THE CITY RECOGNIZES THAT THIS PLAT CLARIFIES OWNERSHIP OF PROPERTY WITH THE DEDICATION SHOWN HEREON THIS

6 DAY OF May A.D. 2015

APPROVED _____ CITY ENGINEER

APPROVED Norma R. Weaver CLERK-RECORDER

PLANNING COMMISSION APPROVAL

APPROVED THIS 6 DAY OF May A.D. 2015 BY THE OREM CITY PLANNING COMMISSION

PLANNING DIRECTOR _____ CHAIRMAN, PLANNING COMMISSION

PLAT "B"

OREM RETAIL CENTER

INCLUDES A VACATION OF LOT 1, OREM RETAIL CENTER PLAT A

OREM CITY, _____ SUBDIVISION UTAH COUNTY, UTAH

SCALE: 1" = 50'

STATE OF UTAH EDWARD L. SCHENET P.L.S. NO. 373080 6/9/15 SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY ENGINEER'S SEAL CITY OF OREM ENGINEERING DIVISION STATE OF UTAH

CLERK-RECORDER'S SEAL CITY OF OREM CORPORATE SEAL

Lot 1 OREM Retail Center "A" ORD Sect 15-6-2E ORD

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.