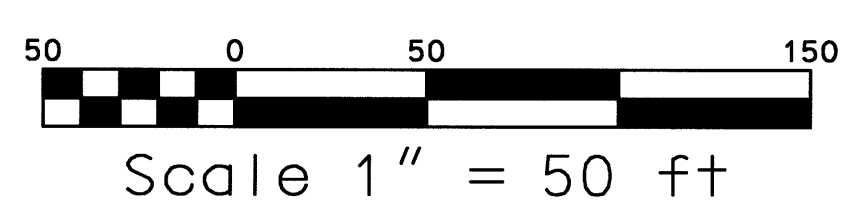


NOTE: INGRESS, EGRESS AND PARKING SHALL BE ESTABLISHED AS CROSS EASEMENTS.

STATE PLANE COORDINATES		
NO.	NORTHING	EASTING
A	686230.370	1956622.200
B	686857.623	1956757.602
C	687022.703	1956647.265
D	687445.489	1956648.516
E	687450.438	1957181.338
F	687169.448	1957180.506
G	686909.927	1956924.719

GRID FACTOR = 0.999709193

CURVE DATA TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	88°49'49"	260.407	403.730	364.493	S44°35'05"W
2	32°45'30"	310.578	177.570	175.162	S72°37'15"W
3	30°55'59"	310.578	167.676	165.645	S71°42'20"W
4	01°49'31"	310.578	9.894	9.894	S88°05'56"W



SOUTHWEST CORNER SECTION 7 TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN

SPANISH FORK TRIANGULATION STATION  
S34°15'07"E BEARING

**RB&G ENGINEERING INC.**  
1435 WEST 820 NORTH  
PROVO, UTAH 84601  
801 374-5771 PROVO  
801 521-5771 SALT LAKE CITY

**SURVEYOR'S CERTIFICATE**  
I, ROBERT D. GUNNELL, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 142870 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THIS TRACT OF LAND AND THE FOLLOWING DESCRIPTION CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH HAS BEEN OR WILL BE CONSTRUCTED EAST BAY PLAT "AA", A REVISION OF EAST BAY PLAT "Y", A PLANNED UNIT DEVELOPMENT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS AS SHOWN ON THIS PLAT ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THIS SURVEY.

**BOUNDARY DESCRIPTION**  
BEGINNING AT A POINT ON THE NORTHERN RIGHT-OF-WAY LINE OF 180/250 EAST STREET, PROVO, UTAH, WHICH POINT IS EAST 135.44 FEET AND NORTH 627.44 FEET FROM THE SOUTHWEST CORNER OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 33°45'30" WEST ALONG A COMMON LINE BETWEEN EAST BAY PLAT "Y" (REVISED) AND EAST BAY PLAT "AA" 198.62 FEET; THENCE NORTH 00°10'11" EAST ALONG SAID LINE 422.91 FEET TO THE SOUTH LINE OF THE UNITED STATES POST OFFICE PROPERTY; THENCE NORTH 89°28'04" EAST ALONG SAID SOUTH PROPERTY LINE 533.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID 250 EAST STREET; THENCE SOUTH 00°10'11" WEST ALONG SAID RIGHT-OF-WAY LINE 281.07 FEET; THENCE ALONG SAID RIGHT-OF-WAY AND ALONG THE ARC OF A 260.407 FOOT RADIUS CURVE TO THE RIGHT 403.73 FEET THROUGH A CENTRAL ANGLE OF 88°49'49", THE CHORD OF WHICH BEARS SOUTH 44°35'05" WEST 364.493 FEET; THENCE ALONG SAID RIGHT-OF-WAY AND ALONG THE ARC OF A 310.578 FOOT RADIUS CURVE TO THE LEFT 177.57 FEET THROUGH A CENTRAL ANGLE OF 32°45'30", THE CHORD OF WHICH BEARS SOUTH 72°37'15" WEST 175.162 FEET TO THE POINT OF BEGINNING.

AREA = 6.243 ACRES  
BASIS OF BEARING = S37°15'07"E FROM THE SOUTHWEST CORNER OF SECTION 7, T7S, R3E, SLB&M, TO THE SPANISH FORK PEAK TRIANGULATION STATION.

May 17, 1996  
DATE  
Robert D. Gunnell  
SURVEYOR  
(SEE SEAL BELOW)

**OWNERS' DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNER OF THE TRACT OF LAND DESCRIBED HEREON KNOWN AS EAST BAY PLAT "AA", A REVISION OF EAST BAY PLAT "Y", A PLANNED UNIT DEVELOPMENT, DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR THE PERPETUAL USE OF THE PUBLIC, AND DO HEREBY OFFER AND CONVEY TO ALL PUBLIC UTILITY AGENCIES AND THEIR SUCCESSORS AND ASSIGNS A PERMANENT EASEMENT AND RIGHT-OF-WAY AS SHOWN BY THE AREAS MARKED "UTILITY EASEMENT" OR "COMMON AREA" ON THE PLAT FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, CABLE TELEVISION, NATURAL GAS, SEWER AND WATER APPURTENANCES TOGETHER WITH THE RIGHT OF ACCESS THERETO.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 18th DAY OF June, A.D. 1996.  
Kemen Associates, Inc. 250 Associates #1, LTD.  
by Bruce B. Kemen by Bruce B. Kemen

**RESERVATION OF COMMON AREA**  
PROVO CITY CORPORATION, IN RECORDING THIS PLAT OF EAST BAY PLAT "AA", A REVISION OF EAST BAY PLAT "Y", A PLANNED UNIT DEVELOPMENT, HAS DESIGNATED CERTAIN AREAS OF LAND AS COMMON AREAS INTENDED FOR THE USE BY THE OWNERS IN EAST BAY BUSINESS CENTER P.U.D., FOR INGRESS AND 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 EAST BAY BUSINESS CENTER P.U.D., AS MORE FULLY PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, APPLICABLE TO EAST BAY BUSINESS CENTER P.U.D., SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS OFFICIAL PLAT AND BECOMES EFFECTIVE UPON THE DATE THAT THIS PLAT IS RECORDED IN THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH.

**ACKNOWLEDGEMENT**  
STATE OF UTAH } S.S.  
COUNTY OF UTAH }  
ON THE 18th DAY OF June, A.D. 1996 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.  
MY COMMISSION EXPIRES 2-15-2000  
Janen Jones  
NOTARY PUBLIC  
(SEE SEAL BELOW)

**ACCEPTANCE BY MAYOR**  
THE MAYOR OF THE CITY OF PROVO, COUNTY OF UTAH, ACCEPTS THIS RECORD OF SURVEY MAP OF EAST BAY "AA" A PLANNED UNIT DEVELOPMENT.  
THIS 18th DAY OF June, A.D. 1996  
George D. Stewart  
APPROVED BY MAYOR - GEORGE D. STEWART  
APPROVED [Signature] 17 June 96 ATTEST [Signature] Marion J. Perkey  
ENGINEER (SEE SEAL BELOW) CLERK-RECORDER (SEE SEAL BELOW)

**COMMUNITY DEVELOPMENT DIRECTOR APPROVAL**  
APPROVED THIS 19th DAY OF June, A.D. 1996, BY THE PROVO CITY COMMUNITY DEVELOPMENT DIRECTOR  
Leland A. Gamette  
DIRECTOR - LELAND A. GAMETTE

PLAT "AA"  
EAST BAY  
(A REVISION OF EAST BAY PLAT "Y")  
PLANNED UNIT DEVELOPMENT  
PROVO CITY, UTAH COUNTY, UTAH  
SCALE: 1" = 50 FEET

SURVEYOR'S SEAL: ROBERT D. GUNNELL, No. 142870, State of Utah, Expire Feb 15, 2000, 251 West Center Provo UT 84601-3000

NOTARY PUBLIC SEAL: JANEN JONES, Notary Public, State of Utah, No. 22-168677-2002, 251 West Center Provo UT 84601-3000

CITY-COUNTY ENGINEER SEAL: NICHOLAS P. JONES, No. 22-168677-2002, UTAH

CLERK-RECORDER SEAL: PROVO CITY, UTAH COUNTY, UTAH

**ACKNOWLEDGEMENT (CORPORATE)**  
STATE OF UTAH } S.S.  
COUNTY OF UTAH }  
ON THE \_\_\_ DAY OF \_\_\_, 19\_\_\_, PERSONALLY APPEARED BEFORE ME, \_\_\_ AND \_\_\_, WHO BEING BY ME DULY SWORN DID SAY, FOR HIMSELF, THAT HE, THE SAID \_\_\_, IS THE PRESIDENT AND HE THE SAID \_\_\_ IS THE SECRETARY OF \_\_\_ CORPORATION, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND SAID AND EACH DULY ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME AND THAT THE SEAL AFFIXED IS THE SEAL OF SAID CORPORATION.  
MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC RESIDING AT: \_\_\_\_\_

6661-79