

**RESERVATION OF COMMON AREA**

PROVO CITY CORPORATION IN RECORDING THIS PLAT OF EAST BAY PLAT V 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, 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 7 DAY OF June A.D. 1993 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.  
 MY COMMISSION EXPIRES 1994 *James Beardall* NOTARY PUBLIC

**ACCEPTANCE BY MAYOR**

THE MAYOR OF THE CITY OF PROVO, COUNTY OF UTAH, ACCEPTS THIS RECORD OF SURVEY MAP OF EAST BAY "V" P.U.D.

THIS 7 DAY OF June A.D. 1993

APPROVED BY MAYOR - Joseph A. Jenkins

ATTEST: *Maureen J. Perry* CLERK RECORDER APPROVED: *Michael J. ...* ENGINEER

**COMMUNITY DEVELOPMENT DIRECTOR APPROVAL**

APPROVED THIS 4th DAY OF June A.D. 1993, BY THE PROVO CITY COMMUNITY DEVELOPMENT DIRECTOR.

*Salvador Gamete* DIRECTOR

**SURVEYORS CERTIFICATE**

I, ALAN L. YORK, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 5044 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE SURFACE WHICH WILL BE CONSTRUCTED EAST BAY PLAT V A PLANNED UNIT DEVELOPMENT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS PLAT ARE LOCATIONS AND ARE SUFFICIENT TO RE-DILY RE-TRACE OR RE-ESTABLISH THIS SURVEY.  
*Alan L. York*  
 REGISTERED LAND SURVEYOR

**LEGAL DESCRIPTION**

THE OUTSIDE BOUNDARY DESCRIPTION OF EAST BAY P.U.D. PLAT V, REVISED, BOUNDED ON THE WEST BY UNIVERSITY AVENUE AND ON THE EAST BY A PORTION OF 250 EAST STREET WITH 900 SOUTH STREET PASSING THROUGH THE NORTHERN PORTION OF THE PLAT, PART OF PLAT 12, PLAT L, EAST BAY P.U.D., UTAH COUNTY, UTAH. THE POINT OF BEGINNING IS NORTH 63° 38' 28" EAST 112.04 FEET FROM THE SOUTHWEST CORNER OF SECTION 7 TOWNSHIP 7 SOUTH, RANGE 3 EAST, 12TH MERIDIAN. THENCE SOUTH 89 DEGREES 37 MINUTES 23 SECONDS WEST FOR A DISTANCE OF 685.16 FEET ALONG THE NORTH LINE OF PARCEL 14 TO THE SOUTHWEST CORNER OF PARCEL 14 PLAT V. THENCE NORTH 00 DEGREES 22 MINUTES 37 SECONDS WEST FOR A DISTANCE OF 218.00 FEET ALONG THE EAST LINE OF SAID PARCEL 14. THENCE SOUTH 89 DEGREES 37 MINUTES 23 SECONDS WEST FOR A DISTANCE OF 185.45 FEET ALONG THE NORTH LINE OF SAID PARCEL 17 TO THE EAST LINE OF UNIVERSITY AVENUE. THENCE NORTH 00 DEGREES 22 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 321.04 FEET ALONG THE EAST LINE OF UNIVERSITY AVENUE FOR THIS COURSE AND THE NEXT FOUR COURSES. THENCE NORTH 07 DEGREES 02 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 98.37 FEET TO A NON-TANGENT POINT ON A 2225.83 FOOT RADIUS CURVE TO THE RIGHT. THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2225.83 FEET AND AN ARC LENGTH OF 281.65 FEET, BEING SUBTENDED BY A CHORD OF NORTH 03 DEGREES 56 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 281.48 FEET. THENCE NORTH 07 DEGREES 03 MINUTES 37 SECONDS EAST FOR A DISTANCE OF 181.29 FEET. THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2357.83 FEET AND AN ARC LENGTH OF 88.98 FEET, BEING SUBTENDED BY A CHORD OF NORTH 06 DEGREES 28 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 88.97 FEET MORE OR LESS TO THE SOUTH LINE OF THE STUBBS' ADDITION TO PROVO CITY (UTAH COUNTY). THENCE NORTH 89 DEGREES 37 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 446.96 FEET ALONG THE SOUTH LINE OF SAID SUBDIVISION MORE OR LESS TO THE SOUTHWEST CORNER OF SAID SUBDIVISION. THENCE SOUTH 88 DEGREES 13 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 35.28 FEET TO A POINT ON THE NORTH LINE OF 900 SOUTH STREET. THENCE NORTH 89 DEGREES 37 MINUTES 04 SECONDS EAST FOR A DISTANCE OF 106.74 FEET ALONG THE NORTH LINE OF THE STREET. THENCE SOUTH 00 DEGREES 10 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 572.01 FEET ALONG THE WEST LINE OF SAID SUBDIVISION TO THE WEST LINE OF THE U.S.P.S. PROPERTY TO SAID PROPERTY'S SOUTHWEST CORNER. THENCE NORTH 89 DEGREES 28 MINUTES 04 SECONDS EAST FOR A DISTANCE OF 711.00 FEET ALONG THE SOUTH LINE OF THE U.S.P.S. PARCEL AND THE EASTWARD PROLONGATION OF SAID LINE TO THE EAST LINE OF 250 EAST STREET (A 56 FOOT RIGHT OF WAY). THENCE SOUTH 00 DEGREES 00 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 281.76 FEET ALONG THE EAST RIGHT OF WAY LINE OF SAID 250 EAST STREET FOR THIS COURSE AND THE NEXT TWO COURSES. THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 316.41 FEET AND AN ARC LENGTH OF 490.55 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 44 DEGREES 37 MINUTES 06 SECONDS WEST FOR A DISTANCE OF 442.88 FEET (THE WESTERN PORTION OF THIS CURVE BEING THE SAME AS A CURVE ALONG THE NORTHERN PORTION OF PARCEL 22, PLAT Q, REVISED). THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 254.58 FEET AND AN ARC LENGTH OF 145.55 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 72 DEGREES 37 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 143.58 FEET (ALSO ALONG THE NORTHERN PORTION OF SAID PARCEL 22 TO THE NORTH CORNER OF PARCEL 22 PLAT Q). THENCE NORTH 33 DEGREES 45 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 61.94 FEET RADIALLY CROSSING THE STREET TO THE POINT OF BEGINNING.

SAID PROPERTY CONTAINS 25.142 ACRES MORE OR LESS. THE BASIS OF BEARING IS SOUTH 37 DEGREES 15 MINUTES 07 SECONDS EAST FROM THE SOUTHWEST CORNER OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE MERIDIAN TO THE SPANISH FORK TRIANGULATION STATION. ALL SUBJECT TO RESTRICTIONS, EASEMENTS, RIGHTS-OF-WAY, TITLE INSURANCE EXCEPTION REASONS AND FEDERAL OR STATE OWNERSHIP ARTIFICIALLY FILLED LANDS, SUBMERGED LANDS AND LANDS LYING BELOW THE ORDINARY HIGH WATER MARK OF UTAH LAKE.

**OWNER'S DEDICATION**

PROVO CITY CORPORATION AND EAST BAY DEVELOPMENT COMPANY, INC., OWNERS OF LAND WITHIN AND SHOWN UPON THIS PLAT OF EAST BAY PLAT V A PLANNED UNIT DEVELOPMENT, DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC AND DO HEREBY OFFER AND CONVEY TO THE PUBLIC UTILITY AGENCIES AND THEIR SUCCESSORS AND ASSIGNS A PERMANENT EASEMENT AND RIGHT-OF-WAY AS SHOWN BY THE AREAS MARKED "UTILITY EASEMENT" AND "RIGHT-OF-WAY" FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, TELEVISION, NATURAL GAS, SEWER AND WATER APPURTENANCES TOGETHER WITH THE RIGHT OF ACCESS THERETO.

*Michael R. Hill* MAYOR - MICHAEL R. HILL  
*Gary L. Eckman* EBOC PRESIDENT - GARY L. ECKMAN  
*Donald Davis* UTACO INC. VICE PRES. - DONALD DAVIS  
*James C. Beardall* ANDERSON LUMBER CO. PRES. - JAMES C. BEARDALL

**PLAT "V" REVISED EAST BAY**

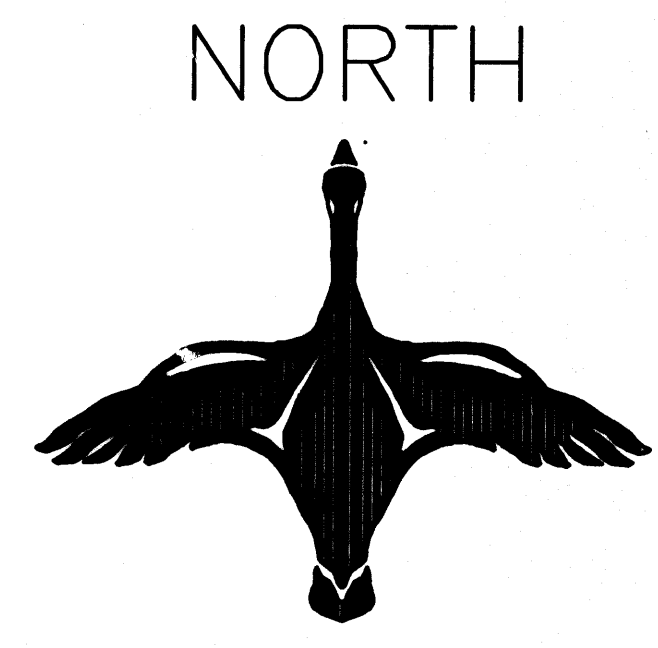
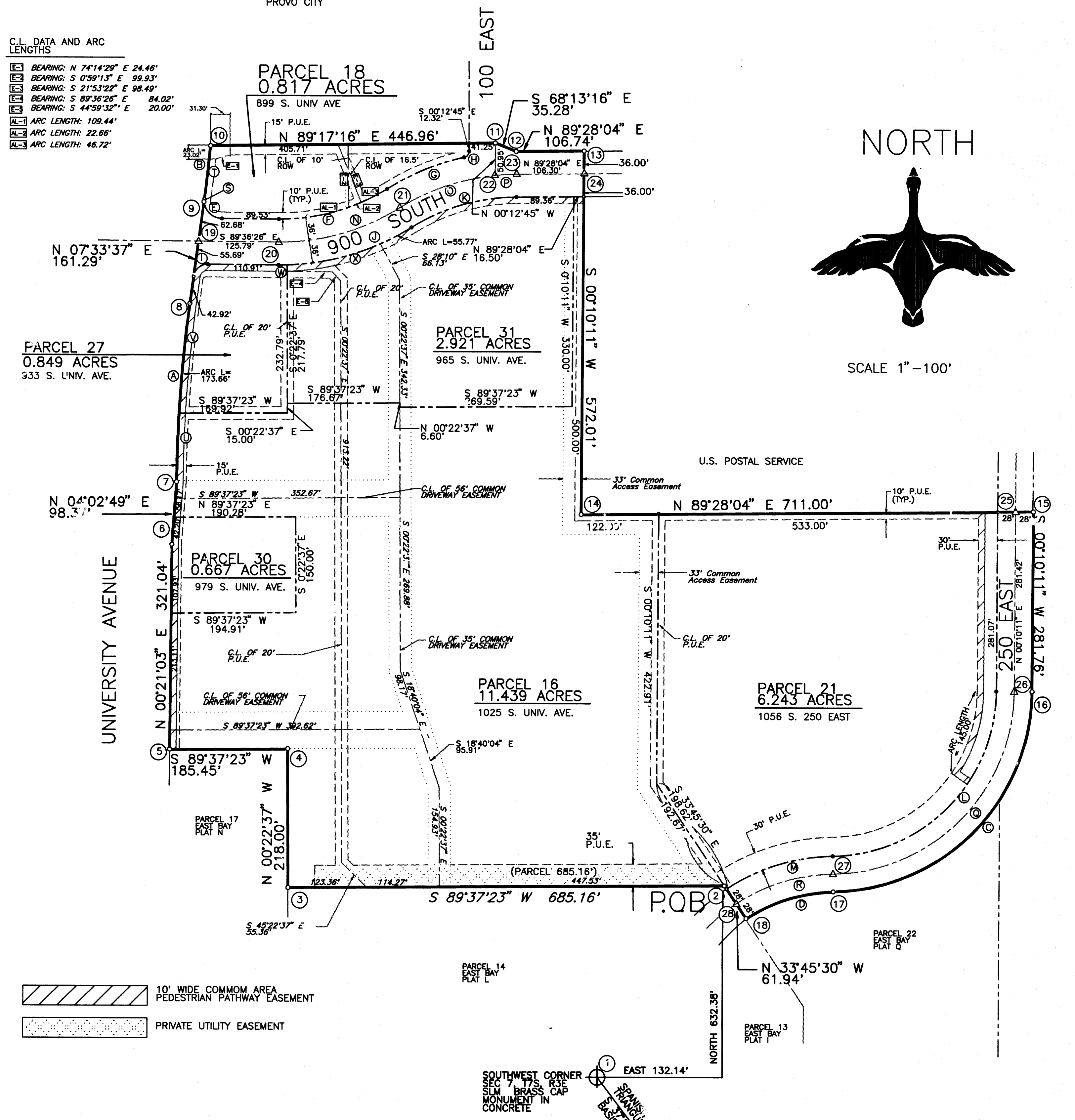
INCLUDES A REVISION OF A PORTION OF PLAT "N" AND VACATED PLAT "P"

PLANNED UNIT DEVELOPMENT  
 PROVO CITY, UTAH COUNTY, UTAH

SCALE 1" = 100 FEET

SURVEYOR'S SEAL: *Alan L. York*  
 NOTARY PUBLIC SEAL: *James Beardall*  
 CITY SEAL: *Provo City*  
 REGISTERED PROFESSIONAL ENGINEER SEAL: *Nicholas R. Jones*  
 CLERK-RECORDER SEAL: *Maureen J. Perry*

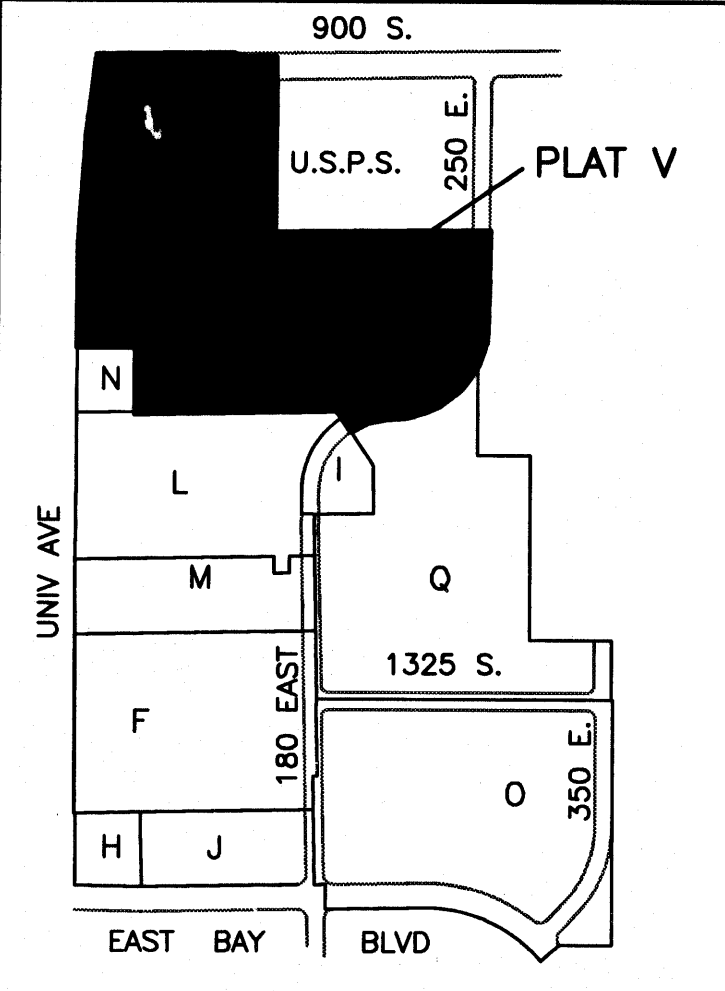
- C.L. DATA AND ARC LENGTHS
- 1 BEARING: N 74°14'28" E 24.46'
  - 2 BEARING: S 0°59'13" E 99.33'
  - 3 BEARING: S 21°53'22" E 98.49'
  - 4 BEARING: S 89°36'28" E 84.02'
  - 5 BEARING: S 44°59'32" E 20.00'
  - 6 ARC LENGTH: 108.44'
  - 7 ARC LENGTH: 22.66'
  - 8 ARC LENGTH: 46.72'



**CURVE DATA TABLE**

CURVE	Δ	R	T	L	LCB
CURVE A	7°15'00"	2225.830'	141.013'	281.459'	N 3°58'06" E
CURVE B	7°09'44"	2357.830'	44.493'	88.975'	N 6°28'45" E
CURVE C	89°49'49"	316.407'	310.013'	442.878'	N 3°58'05" W
CURVE D	32°45'30"	250.000'	145.553'	43.579'	N 72°37'15" W
CURVE E	9°02'21"	28.000'	31.670'	41.954'	N 41°05'15" E
CURVE F	32°37'40"	314.000'	81.903'	178.811'	N 74°04'44" E
CURVE G	27°27'43"	386.000'	66.195'	130.488'	N 67°29'46" E
CURVE H	7°28'22"	10.000'	8.0176'	12.510'	N 38°30'26" E
CURVE I	82°49'56"	82.000'	19.407'	24.809'	N 48°58'36" E
CURVE J	32°37'40"	386.000'	44.493'	88.975'	N 6°28'45" E
CURVE K	14°42'10"	314.000'	89.157'	173.742'	N 73°36'59" E
CURVE L	89°49'49"	316.407'	250.000'	43.579'	N 34°45'05" W
CURVE M	31°45'30"	310.578'	102.439'	199.312'	N 74°04'44" E
CURVE N	32°37'40"	314.000'	102.439'	199.312'	N 74°04'44" E
CURVE O	27°18'16"	291.816'	81.784'	159.788'	N 70°55'02" E
CURVE P	7°28'22"	10.000'	8.0176'	12.510'	N 38°30'26" E
CURVE Q	89°49'49"	316.407'	250.000'	43.579'	N 34°45'05" W
CURVE R	32°45'30"	250.000'	145.553'	43.579'	N 72°37'15" W
CURVE S	14°42'10"	314.000'	89.157'	173.742'	N 73°36'59" E
CURVE T	89°49'49"	316.407'	250.000'	43.579'	N 34°45'05" W
CURVE U	31°45'30"	310.578'	102.439'	199.312'	N 74°04'44" E
CURVE V	32°37'40"	314.000'	102.439'	199.312'	N 74°04'44" E
CURVE W	27°18'16"	291.816'	81.784'	159.788'	N 70°55'02" E
CURVE X	7°28'22"	10.000'	8.0176'	12.510'	N 38°30'26" E
CURVE Y	89°49'49"	316.407'	250.000'	43.579'	N 34°45'05" W
CURVE Z	32°45'30"	250.000'	145.553'	43.579'	N 72°37'15" W

**VICINITY MAP**



**STATE PLANE COORDINATE TABLE**

#	(Y) NORTHING	(X) EASTING
1	686,230.470	1,956,622.410
2	686,862.662	1,956,754.510
3	687,076.087	1,956,068.127
4	687,074.867	1,956,882.736
5	687,493.907	1,956,891.641
6	687,774.621	1,956,910.951
7	688,022.636	1,956,932.169
8	688,028.392	1,956,368.995
9	688,018.295	1,956,524.180
10	687,444.456	1,956,526.767
11	687,459.058	1,957,236.234
12	686,854.052	1,956,925.906
13	686,811.179	1,956,788.921
14	687,871.478	1,956,049.670
15	687,925.401	1,956,638.702
16	687,979.316	1,956,622.083
17	687,980.303	1,956,528.353
18	687,169.485	1,957,208.541
19	686,882.040	1,956,925.418
20	686,834.451	1,956,773.367

THIS PLAT PREPARED BY PROVO CITY ENGINEERING STAFF  
**5044-62**

OK  
 SES 12-2-200  
 3/1/93  
 (110)