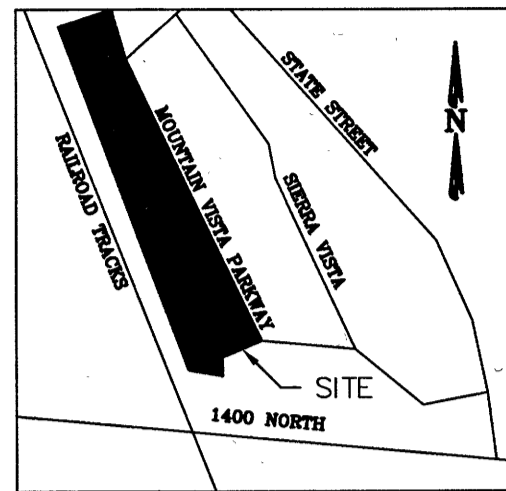


NEW VISTA SUBDIVISION PLAT "A"

A COMMERCIAL SUBDIVISION

LOCATED IN THE EAST HALF OF SECTION 20

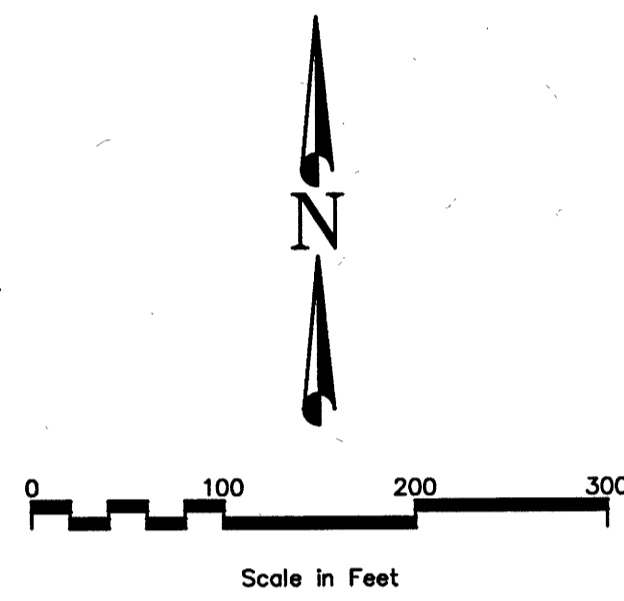
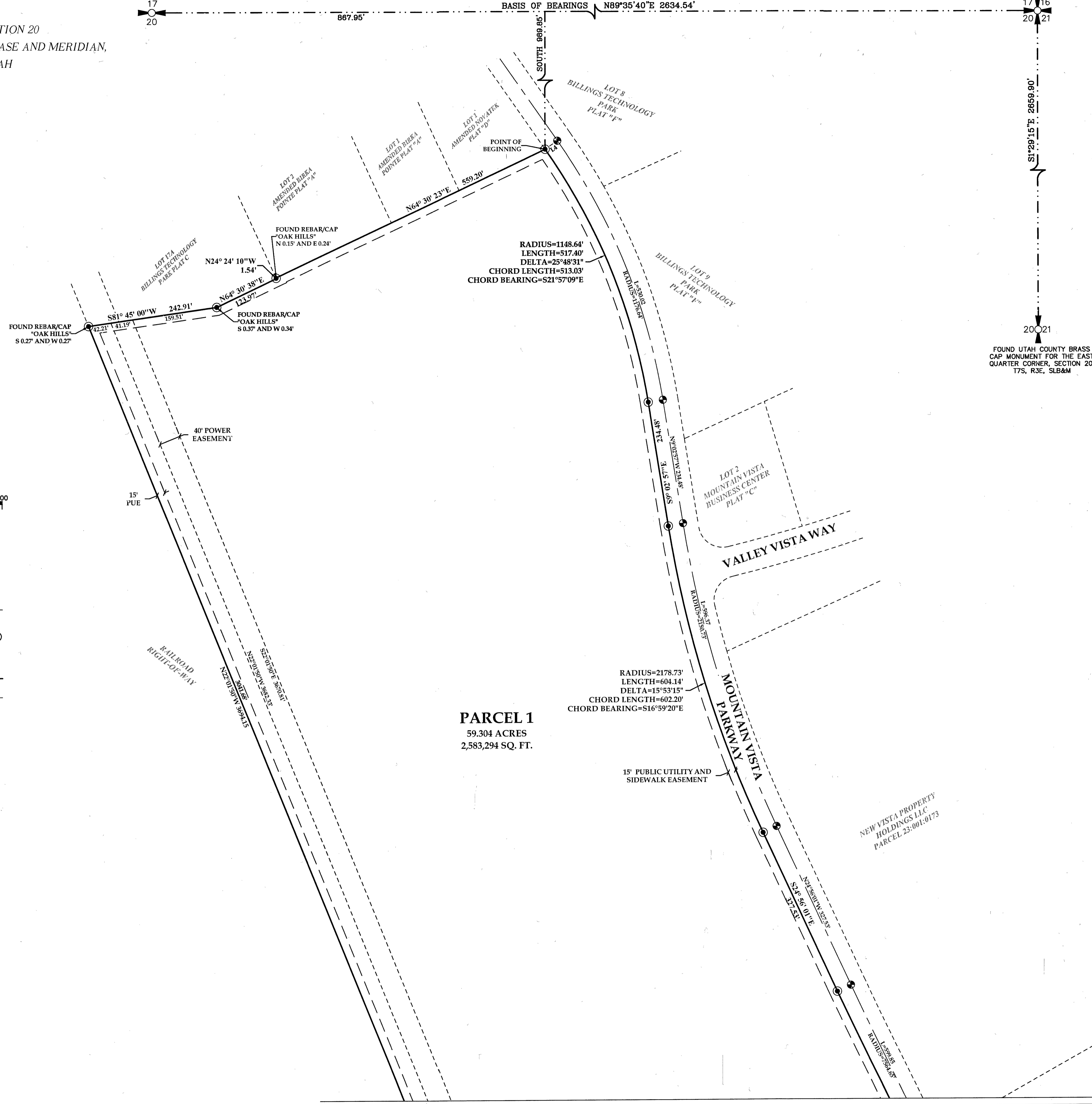
TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN,
PROVO CITY, UTAH COUNTY, UTAH



VICINITY MAP (N.T.S.)

FOUND UTAH COUNTY BRASS CAP MONUMENT FOR THE NORTH QUARTER CORNER, SECTION 20, T7S, R3E, S16&M

FOUND UTAH COUNTY BRASS CAP MONUMENT FOR THE NORTHEAST CORNER, SECTION 20, T7S, R3E, S16&M



- LEGEND**
- SET REBAR AND CAP MARKED "CIR ENGINEERING PLS 5183760"
 - FOUND PROPERTY CORNER (AS NOTED)
 - FOUND CENTERLINE MONUMENT (NAIL/WASHER)
- BOUNDARY LINE** ————
- TITLE LINES** - - - - -

LINE #	LENGTH	BEARING
L1	97.70'	S57° 21' 47" E
L2	61.36'	N60° 37' 10" E
L3	28'	N60° 31' 19" E
L4	28'	S55° 08' 26" W

SURVEYOR'S CERTIFICATE
I, CORY B. NEERINGS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 5183760 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT 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 AND STREETS, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION
BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, AMENDED NOVATEK PLAT "D" SUBDIVISION, POINT ALSO BEING NORTH 89°35'40" EAST 867.95 FEET ALONG THE SECTION LINE AND SOUTH 989.85 FEET FROM THE NORTH QUARTER CORNER OF SECTION 20, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN;
THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF MOUNTAIN VISTA PARKWAY THE FOLLOWING SIX (6) COURSES: (1) THENCE 517.40 FEET ALONG THE ARC OF A 1148.64 FOOT RADIUS CURVE TO THE RIGHT THRU A CENTRAL ANGLE OF 25°48'31" (CHORD BEARS SOUTH 21°57'09" EAST 513.03 FEET); (2) THENCE SOUTH 9°02'57" EAST 234.48 FEET; (3) THENCE 604.14 FEET ALONG THE ARC OF A 2178.73 FOOT RADIUS CURVE TO THE LEFT THRU A CENTRAL ANGLE OF 15°53'15" (CHORD BEARS SOUTH 16°59'20" EAST 602.20 FEET); (4) THENCE SOUTH 24°56'01" EAST 327.53 FEET; (5) THENCE 602.07 FEET ALONG THE ARC OF A 7592.65 FOOT RADIUS CURVE TO THE LEFT THRU A CENTRAL ANGLE OF 4°32'36" (CHORD BEARS SOUTH 27°12'19" EAST 601.91 FEET); (6) THENCE SOUTH 29°28'41" EAST 544.10 FEET; THENCE ALONG PARCEL "A" OF THE MOUNTAIN VISTA BUSINESS CENTER PLAT "B" THE FOLLOWING THREE (3) COURSES: (1) THENCE SOUTH 60°34'22" WEST 41 FEET; (2) THENCE SOUTH 29°28'41" EAST 97.39 FEET; (3) THENCE NORTH 60°34'22" EAST 41 FEET TO SAID RIGHT-OF-WAY LINE; THENCE SOUTH 29°28'41" EAST 735.83 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE MOST NORTHERLY CORNER OF LOT 1 OF THE MOUNTAIN VISTA BUSINESS CENTER PLAT "F"; THENCE SOUTH 65°19'44" WEST 1061.87 FEET; THENCE NORTH 22°09'50" WEST 3694.15 FEET ALONG THE EASTERLY LINE OF THE RAILROAD RIGHT-OF-WAY TO THE SOUTHWEST CORNER OF THE BILLINGS TECHNOLOGY PARK PLAT "C"; THENCE NORTH 81°45'00" EAST 242.91 FEET ALONG THE SOUTH LINE OF THE BILLINGS TECHNOLOGY PARK PLAT "C"; THENCE NORTH 64°30'38" EAST 123.97 FEET TO THE SOUTH EAST CORNER OF THE BILLINGS TECHNOLOGY PARK PLAT "C" SUBDIVISION; THENCE NORTH 24°24'10" WEST 1.54 FEET TO THE SOUTHWEST CORNER OF LOT 2 OF THE AMENDED BIRKA POINT PLAT "A"; THENCE NORTH 64°30'23" EAST 559.20 FEET ALONG THE SOUTH LINE OF THE AMENDED BIRKA POINT PLAT "A" AND THE AMENDED NOVATEK PLAT "D" SUBDIVISION TO THE POINT OF BEGINNING.
S#183760

CONTAINS 75,444 ACRES
3,286,353 SQUARE FEET, MORE OR LESS

ENT 152932018 Map # 15926
JEFFERY SMITH
UTAH COUNTY RECORDER
2018 FEB 15 9:51 AM FEE \$2.00 BY VP
RECORDED FOR PROVO CITY CORPORATION

BASE OF BEARINGS
BASE OF BEARINGS WAS ESTABLISHED AS NORTH 89°35'40" EAST BETWEEN THE NORTH QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 20, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN.

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT I, WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED, HEREAFTER TO BE KNOWN AS THE **NEW VISTA SUBDIVISION PLAT "A"**
DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.
IN WITNESS WHEREOF I / WE HAVE HEREUNTO SET MY / OUR HAND(S) THIS 8 DAY OF February, 2018.
Wendy Coplan Wendy Coplan, President
NEW VISTA PROPERTY HOLDINGS

ACKNOWLEDGEMENT
STATE OF UTAH }
COUNTY OF UTAH }
ON THE 8 DAY OF FEBRUARY, A.D. 2018, I PERSONALLY APPEARED BEFORE ME, THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID FREELY AND VOLUNTARILY EXECUTE THE SAME FOR THE PURPOSES THEREIN MENTIONED.
MY COMMISSION EXPIRES: 2/29/2021
NOTARY PUBLIC: Chad Hill, CHAD HILL, RESIDING IN UTAH COUNTY.
(SEE SEAL BELOW) COMMISSION # 692950

ACCEPTANCE BY MAYOR
ON THE 8 DAY OF Feb, A.D. 2018, THE MAYOR OF PROVO CITY, 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.
Michelle Kaufusi
MICHELLE KAUFUSI
PROVO CITY MAYOR
David Graves 8 Feb. 2018
APPROVED: DAVID J. GRAVES
CITY ENGINEER
(SEE SEAL BELOW)
Jamara Clark
ATTEST:
CLERK - RECORDER
(SEE SEAL BELOW)

NEW VISTA SUBDIVISION PLAT "A"
A COMMERCIAL SUBDIVISION
LOCATED IN THE EAST HALF OF SECTION 20
TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN,
PROVO CITY, UTAH COUNTY, UTAH

PREPARED BY: CIR ENGINEERING, L.L.C.
3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 - 801-949-6296

DEVELOPER: NEW VISTA PROPERTY HOLDINGS, LLC
3000 SIERRA VISTA WAY, SUITE 4
PROVO, UT. 84606

SURVEYOR SEAL: CORY B. NEERINGS, No. 5183760, 2/6/18, STATE OF UTAH

NOTARY PUBLIC SEAL: CHAD HILL, Commission # 692950, STATE OF UTAH

CITY ENGINEER SEAL: DAVID J. GRAVES, No. 169401, 2/6/18, STATE OF UTAH

CLERK/RECORDER SEAL: PROVO CITY, UTAH

Recorder

REVISION: NONE

DATE: 2/6/18

SCALE: 1"=100'

PAGE: 1 OF 2

PROJECT: S17-038

COMMUNITY DEVELOPMENT DIRECTOR APPROVAL
APPROVED THIS 8 DAY OF February, 2018.
Gary McGinn
GARY MCGINN
COMMUNITY DEVELOPMENT DIRECTOR

15926 SHEET 1 OF 2

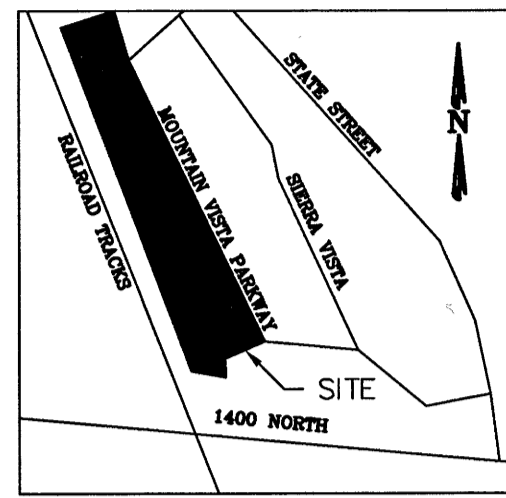
NEW VISTA SUBDIVISION PLAT "A"

A COMMERCIAL SUBDIVISION

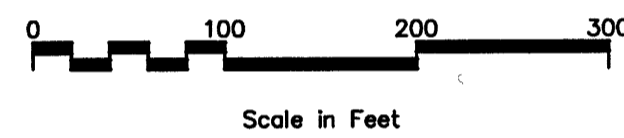
LOCATED IN THE EAST HALF OF SECTION 20

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

PROVO CITY, UTAH COUNTY, UTAH



VICINITY MAP
(N.T.S.)



LEGEND

- SET REBAR AND CAP MARKED
"CIR ENGINEERING PLS 5183760"
- FOUND PROPERTY CORNER (AS NOTED)
- ⊙ FOUND CENTERLINE MONUMENT
(NAIL/WASHER)

BOUNDARY LINE

TITLE LINES

LINE TABLE		
LINE #	LENGTH	BEARING
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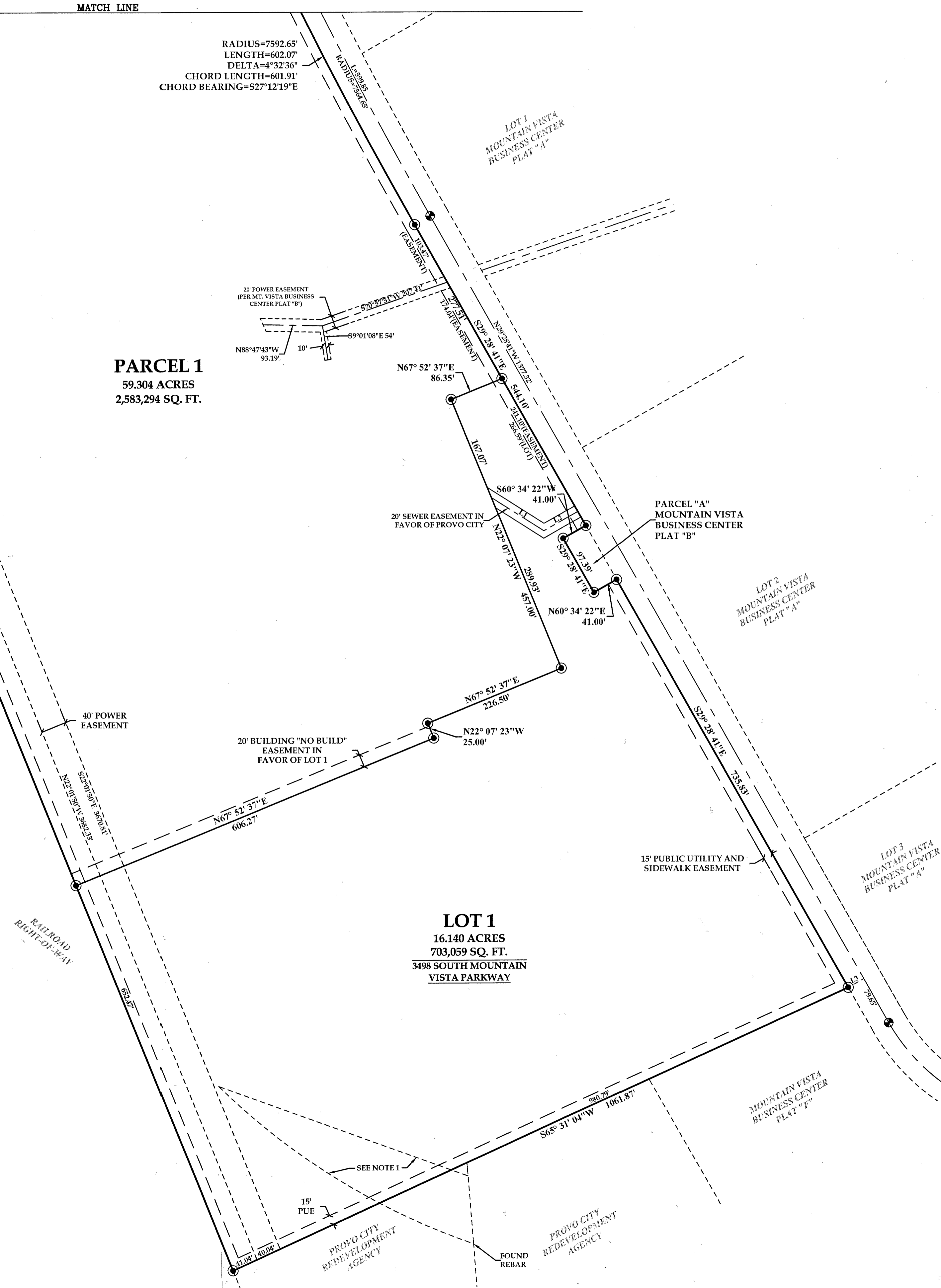
NOTES:
1. PORTIONS OF PARCEL 23.001.0166 OVERLAP ONTO THE PROPERTY INCLUDED WITH THIS SUBDIVISION PLAT AS SHOWN HEREON. THIS OVERLAP IS THE RESULT OF AN ERRONEOUS LEGAL DESCRIPTION FOUND IN WARRANTY DEED ENTRY NO. 22415-1979. THE BOUNDARY LINE FOR THE SUBDIVISION PLAT IS ACCEPTED AS THE CORRECT LINE BETWEEN THE ADJOINING PROPERTY OWNERS AND IS USED TO RESOLVE ANY BOUNDARY ISSUES.

MATCH LINE

RADIUS=7592.65'
LENGTH=602.07'
DELTA=4°32'36"
CHORD LENGTH=601.91'
CHORD BEARING=S27°12'19"E

PARCEL 1
59.304 ACRES
2,583,294 SQ. FT.

LOT 1
16.140 ACRES
703,059 SQ. FT.
3498 SOUTH MOUNTAIN
VISTA PARKWAY



ENT. 15293-2018 Map # 15926
JEFFERY SMITH
UTAH COUNTY RECORDER
RECORDED AS 15293-2018 ON FEE \$2.00 BY VP
RECORDED FOR PROVO CITY CORPORATION

15296 SHEET 2 OF 2

NEW VISTA SUBDIVISION PLAT "A"
A COMMERCIAL SUBDIVISION
LOCATED IN THE EAST HALF OF SECTION 20
TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN,
PROVO CITY, UTAH COUNTY, UTAH

PREPARED BY: CIR ENGINEERING, L.L.C. 3032 SOUTH 1030 WEST, SUITE 202 SLC, Utah 84119 - 801-949-6296	DEVELOPER: NEW VISTA PROPERTY HOLDINGS, LLC 3000 SIERRA VISTA WAY, SUITE 4 PROVO, UT. 84606		
SURVEYOR SEAL 	NOTARY PUBLIC SEAL 	CITY ENGINEER SEAL 	CLERK/RECORDER SEAL
Recorder	REVISION: NONE	DATE: 2/6/18	SCALE: 1"=100'
		PAGE: 2 OF 2	PROJECT: S17-038

C.H. 2/18/18