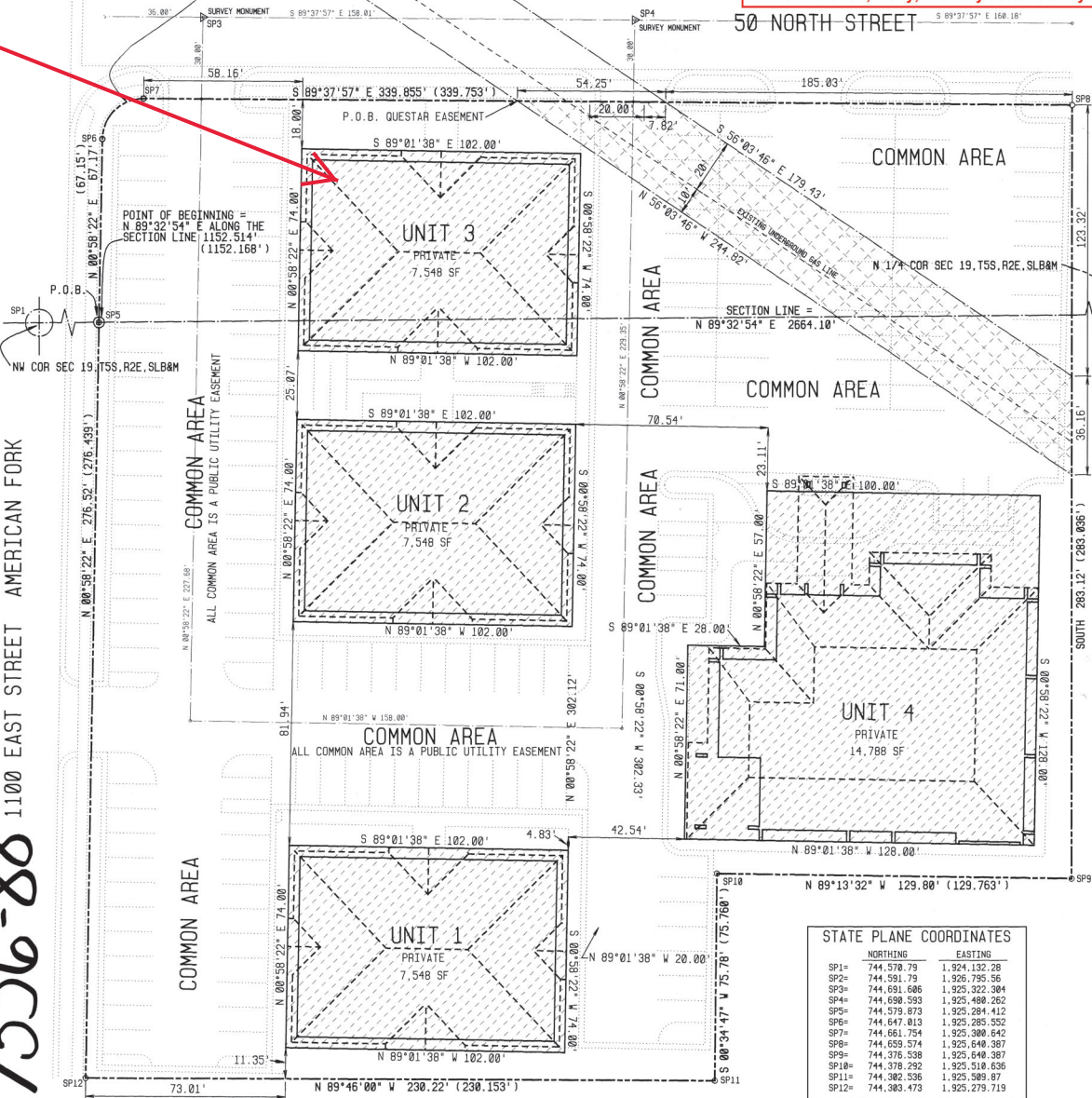


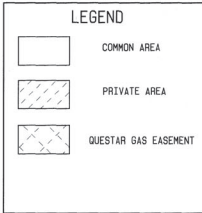
7556-88
1100 EAST STREET
AMERICAN FORK

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.

CI = R = 15.00'
DELTA = 89°23'41"
LENGTH = 23.48' (23.396')
CD BRG = N 45°40'13" E
CHORD LENGTH = 21.18' (21.094')



NORTH
SCALE: 1" = 20'



ADDRESS BLOCK

UNIT	ADDRESS
1	12 NORTH 1100 EAST
2	36 NORTH 1100 EAST
3	48 NORTH 1100 EAST
4	24 NORTH 1100 EAST

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS DAY OF May, A.D. 19 98

CITY ATTORNEY

QUESTAR GAS COMPANY RIGHT-OF-WAY REQUIREMENTS

- ARISE ABOVE GROUND STRUCTURES AND BUILDINGS THAT INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR REPAIR OF THE PIPELINE ARE PROHIBITED WITHIN THE QUESTAR GAS RIGHT-OF-WAY. THIS INCLUDES BRICK, CONCRETE OR BLOCK FENCES.
- WOODEN AND/OR CHAIN LINK FENCES ARE NOT PERMITTED ON THE RIGHT-OF-WAY, UNLESS:
 - THEY CROSS THE RIGHT-OF-WAY AT AN ANGLE THAT IS NOT LESS THAN 30° TO THE PIPELINE AND THEY FOLLOW THE PROPERTY LINE
 - A FULL 48" BITE IS INSTALLED IN EACH FENCE CROSSING FOR PATROL AND MAINTENANCE ACCESS.
- LANDSCAPED AREAS ARE PERMITTED WITHIN THE RIGHT-OF-WAY AND OVER THE PIPELINE AS LONG AS QUESTAR GAS IS NOTIFIED OF DEVELOPMENT PLANS AND APPROVES ALL PROPOSED WORK PRIOR TO CONSTRUCTION. TREES ARE NOT PERMITTED WITHIN THE RIGHT-OF-WAY. PLACEMENT OF LANK WITHIN THE RIGHT-OF-WAY DOES NOT REQUIRE APPROVAL.
- CONCRETE AND/OR ASPHALT ARE NOT PERMITTED WITHIN THE RIGHT-OF-WAY WITHOUT PRIOR WRITTEN CONSENT OF QUESTAR GAS. DRIVEWAYS ARE ALLOWED FOR ACCESS.
- OTHER UTILITIES MAY BE INSTALLED WITHIN THE RIGHT-OF-WAY WITH PERMISSION FROM QUESTAR GAS. SUCH UTILITIES MUST MAINTAIN A MINIMUM OF 3 FEET PARALLEL CLEARANCE (5 FEET PREFERRED). THESE CLEARANCES MUST CONFORM TO EXISTING STATE AND FEDERAL REGULATIONS.
- A MINIMUM OF 12 INCHES CLEARANCE MUST BE MAINTAINED AT THE CROSSING POINT BETWEEN OTHER UTILITIES AND THE PIPELINE.
- A MINIMUM OF 3 FEET, BUT NOT MORE THAN 6 FEET FOR HIGH-PRESSURE AND 4 FEET FOR INTERMEDIATE-HIGH-PRESSURE PIPELINES, OF COVER MUST BE MAINTAINED OVER THE PIPELINE AT ALL TIMES, UNLESS THE EASEMENT, STATE OR FEDERAL REGULATIONS REQUIRE POLE TOWERS. THE GROUND SURFACE CANNOT BE CHANGED WITHIN THE RIGHT-OF-WAY OR ANYWHERE NEAR THE RIGHT-OF-WAY IF THESE OFFERS ARE VIOLATED.
- NOTIFICATION MUST BE SENT TO QUESTAR GAS IN THE EVENT OF CONSTRUCTION OR EXCAVATION WITHIN THE RIGHT-OF-WAY OR NEAR THE PIPELINE. 48 HOUR NOTIFICATION MUST BE GIVEN. PLEASE CALL OR WRITE.

GENERAL FOREMAN, CONSTRUCTION & MAINTENANCE
QUESTAR REGULATED SERVICES
P.O. BOX 4508
SALT LAKE CITY, UT 84145-8088 (801) 324-5555

3. ANY QUESTIONS REGARDING THE USE OF THE RIGHT OF WAY OR REQUESTS FOR EXCEPTIONS MUST BE DIRECTED TO:
RIGHT-OF-WAY AND PROPERTY DEPARTMENT
QUESTAR REGULATED SERVICES
P.O. BOX 4508
SALT LAKE CITY, UT 84145-8088 (801) 324-5555

STATE PLANE COORDINATES

	NORTHING	EASTING
SP1=	744,578.79	1,324,132.28
SP2=	744,591.79	1,325,795.56
SP3=	744,691.686	1,325,322.384
SP4=	744,698.593	1,325,489.262
SP5=	744,579.873	1,325,284.412
SP6=	744,647.813	1,325,285.552
SP7=	744,661.754	1,325,308.642
SP8=	744,659.574	1,325,648.387
SP9=	744,576.538	1,325,648.387
SP10=	744,378.292	1,325,518.636
SP11=	744,382.536	1,325,589.87
SP12=	744,383.473	1,325,279.719

SURVEYOR'S CERTIFICATE

I, DAVID V. THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 163847 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 PRIVATE AREA, COMMON AREA, 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.
DATE: MAY 12, 1998
DAVID V. THOMAS SURVEYOR (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS N 89°32'54" E ALONG THE SECTION LINE 1152.514' FROM THE NW COR OF SEC 19, T5S, R2E, SLB4M; THENCE N 00°58'22" E 67.17'; THENCE ALONG THE ARC OF A 15.00' RADIUS CURVE TO THE RIGHT 23.48' (CURVE HAS A CENTRAL ANGLE OF 89°23'41" AND A CHORD BEARING N 45°40'13" E 21.18'); THENCE S 89°37'57" E 339.855'; THENCE SOUTH 283.12'; THENCE N 89°13'32" W 129.80'; THENCE S 00°34'47" W 75.78'; THENCE N 89°46'00" W 238.22'; THENCE N 00°58'22" E 276.52' TO THE POINT OF BEGINNING.
CONTAINING 2.715 ACRES
BASIS OF BEARING = STATE PLANE

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL 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 PRIVATE AREA, COMMON AREA, AND EASEMENTS AND DO HEREBY DEDICATE THE COMMON AREA AND EASEMENTS AS PUBLIC UTILITY EASEMENTS.

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS 12th DAY OF May, A.D. 19 98.
Riverbirch Associates, L.C. by:
James M. Williams, member and a former member
Stephen Searles, member and a former member

ACKNOWLEDGMENT

STATE OF UTAH } COUNTY OF UTAH } S.S.
ON THE 12th DAY OF May, A.D. 19 98, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.
MY COMMISSION EXPIRES: 06/30/2000
NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF AMERICAN FORK 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 THIS 12th DAY OF May, A.D. 19 98.
APPROVED: [Signatures] CITY ENGINEER ATTEST: [Signature] CLERK-RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS 6th DAY OF May, A.D. 19 98 BY THE AMERICAN FORK CITY CITY PLANNING COMMISSION
DIRECTOR - SECRETARY: [Signature] CHAIRMAN, PLANNING COMMISSION: [Signature]

PLAT "A"
RIVERBIRCH OFFICE PARK
PLANNED UNIT DEVELOPMENT

SUBDIVISION: AMERICAN FORK CITY, UTAH COUNTY, STATE OF UTAH
SCALE: 1" = 20 FEET

NOTARY PUBLIC SEAL: DAVID V. THOMAS, STATE OF UTAH
CITY ENGINEER SEAL: [Signature]
CLERK-RECORDER SEAL: [Signature]