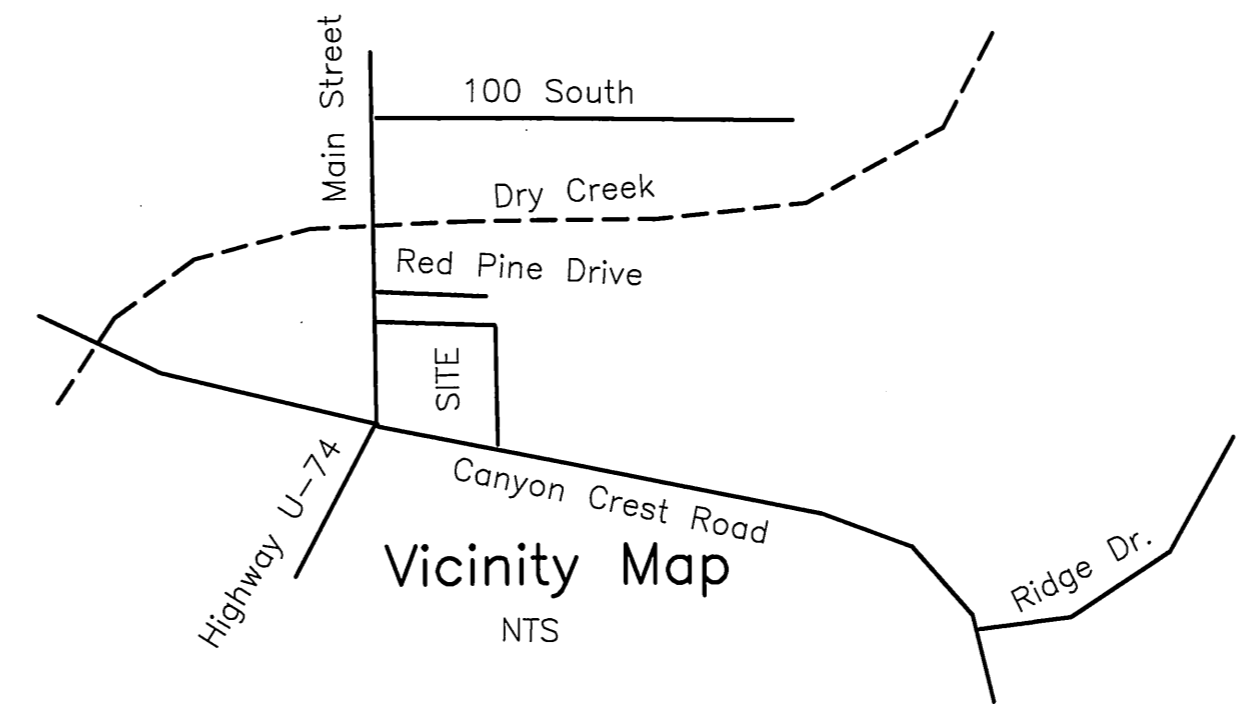


Northeast Corner Section 25, T4S, R1E, SLB&M

592.875' S 0°02'38" E 2654.98'

East 1/4 Cor Sec 25 T4S, R1E, SLB&M



Parking Table

| PAD | Numbers of Stalls Allocated |
|-----|-----------------------------|
| A   | 37                          |
| B   | 21                          |
| C   | 32                          |
| D   | 39                          |
| E   | 33                          |

Note: All the Parking Area is Common Area

11933

State Plane Coordinate Table

Grid Factor = 0.999718

Pt North East

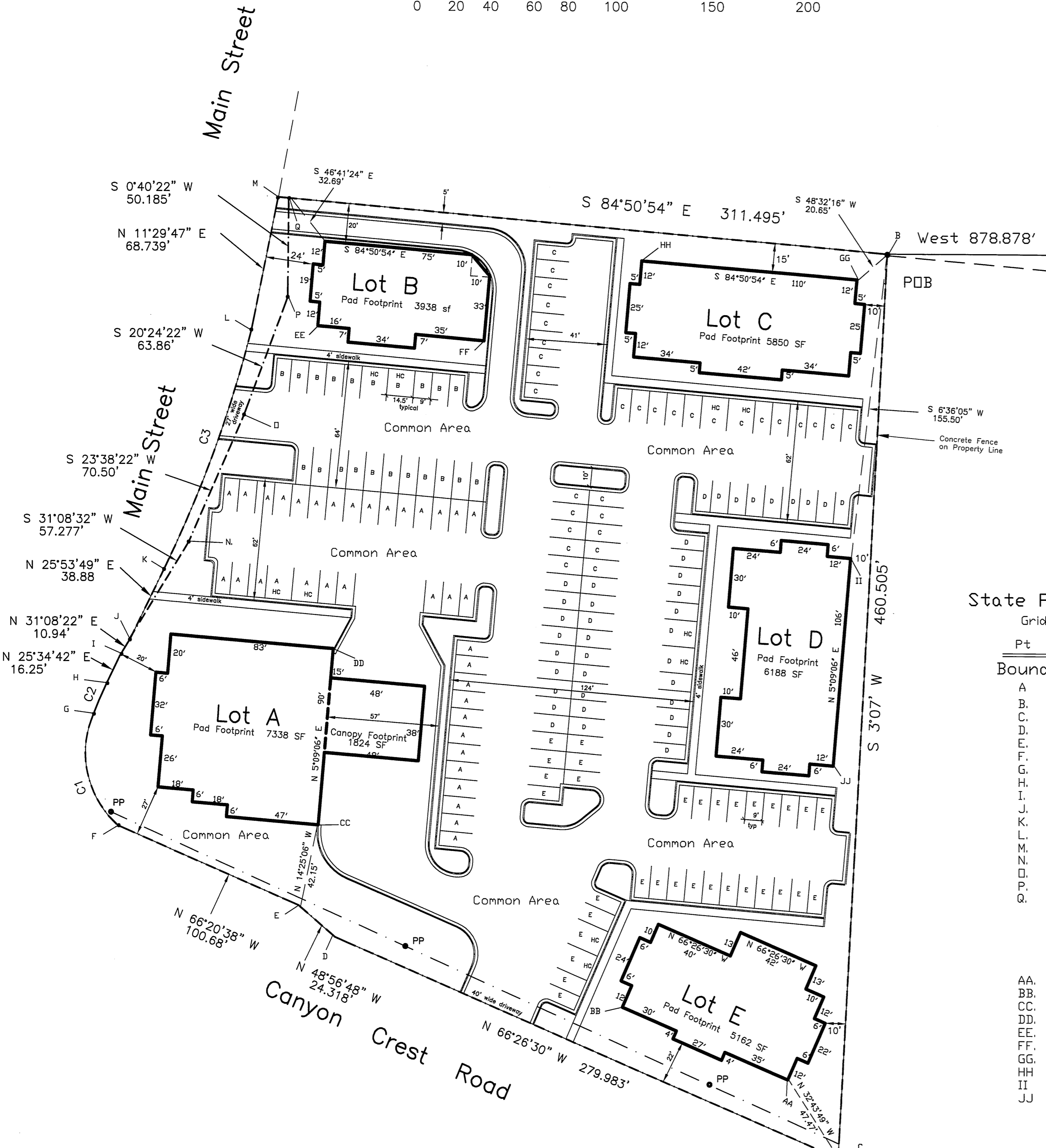
| Pt | North      | East         |
|----|------------|--------------|
| A  | 771,168.57 | 1,924,088.96 |
| B  | 770,575.86 | 1,923,210.78 |
| C  | 770,116.17 | 1,923,185.75 |
| D  | 770,228.04 | 1,922,929.18 |
| E  | 770,244.01 | 1,922,910.85 |
| F  | 770,284.39 | 1,922,818.65 |
| G  | 770,340.54 | 1,922,806.14 |
| H  | 770,355.75 | 1,922,812.58 |
| I  | 770,370.40 | 1,922,819.59 |
| J  | 770,379.77 | 1,922,825.25 |
| K  | 770,414.73 | 1,922,842.22 |
| L  | 770,536.48 | 1,922,886.94 |
| M  | 770,603.82 | 1,922,900.63 |
| N  | 770,428.78 | 1,922,854.86 |
| O  | 770,493.34 | 1,922,883.12 |
| P  | 770,553.18 | 1,922,905.38 |
| Q  | 770,603.34 | 1,922,905.97 |

Lot Corners

|    |            |              |
|----|------------|--------------|
| AA | 770,156.09 | 1,923,160.09 |
| BB | 770,192.85 | 1,923,075.79 |
| CC | 770,284.82 | 1,922,921.34 |
| DD | 770,374.43 | 1,922,929.42 |
| EE | 770,538.59 | 1,922,920.74 |
| FF | 770,530.96 | 1,923,005.37 |
| GG | 770,562.19 | 1,923,195.31 |
| HH | 770,572.07 | 1,923,085.79 |
| II | 770,421.44 | 1,923,192.91 |
| JJ | 770,315.90 | 1,923,183.40 |

Curve Data Table

| #  | Arc      | Chord         | Delta   | Radius    | Tangent |         |
|----|----------|---------------|---------|-----------|---------|---------|
| C1 | 61.499'  | N 12°33'59" W | 57.541' | 71°54'38" | 49.00'  | 35.542' |
| C2 | 16.526'  | N 22°57'20" E | 16.52'  | 51°4'45"  | 180.50' | 8.269'  |
| C3 | 129.978' | N 20°10'02" E | 129.74' | 12°00'09" | 620.47' | 65.227' |



LOT PAD Area is Private Area Unit boundary lines are parallel or perpendicular to one another  
Common Area - All common area is a Public Utility Easement (PUE)

Address Table

| Lot | Address               |
|-----|-----------------------|
| A   | 375 South Main Street |
| B   | 341 South Main Street |
| C   | 345 South Main Street |
| D   | 363 South Main Street |
| E   | 395 South Main Street |

Utility Approvals

|  |
|--|
| Approved this _____ Day of _____, A.D. 2006 By <u>ROCKY MOUNTAIN POWER</u> |
| <u>ROCKY MOUNTAIN POWER</u>  |
| Approved this _____ Day of _____, A.D. 2006 By <u>QWEST COMMUNICATIONS</u> |
| <u>QWEST COMMUNICATIONS</u>  |
| Approved this _____ Day of _____, A.D. 2006 By <u>QUESTAR</u>              |
| <u>QUESTAR</u>   |
| Approved this _____ Day of _____, A.D. 2006 By <u>COMCAST</u>              |
| <u>COMCAST</u>   |

UTILITY DEDICATION

Carter Construction Company, Inc. (OWNER(S)) OF THE PARCEL OF LAND WHICH IS SHOWN UPON PLAT "A", ALPINE OLDE TOWNE CENTRE, PLANNED COMMERCIAL DEVELOPMENT CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT AND DOES 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 COMMON AREAS THE PLAT FOR ON THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER AND WATER LINES AND ALL OTHER PUBLIC UTILITIES, APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERE TO.

SURVEYOR'S CERTIFICATE

I, K. EDWARD GIFFORD, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 162675 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH WILL BE CONSTRUCTED PLAT "A", ALPINE OLDE TOWNE CENTRE, PLANNED COMMERCIAL DEVELOPMENT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THIS SURVEY.

BOUNDARY DESCRIPTION:

Parcel 1 Commencing at a point located S 0°02'38" E 592.875 feet along the Section Line and West 878.878 feet from the Northeast Corner of Section 25, T4S, R1E, SLB&M; thence S 3°07' W 460.505 feet along the west boundary of Phase 1, Paradise Cove Planned Residential Development; thence along the boundary of Canyon Crest Road as follows: N 66°26'30" W 279.983 feet, N 48°56'48" W 24.318 feet, N 66°20'38" W 100.68 feet, along the arc of a 49.00 foot radius curve to the right 61.499' (chord bears N 12°33'59" W 57.541 feet); thence along Main Street boundary as follows: along the arc of a 180.50 foot radius curve to the right 16.526 feet (chord bears N 22°57'20" E 16.52'), N 25°34'42" E 16.25 feet, N 31°08'22" E 10.94 feet, N 25°53'49" E 38.88 feet, along the arc of a 620.47 foot radius curve to the left 129.978 feet (chord bears N 20°10'02" E 129.74 feet), N 11°29'47" E 68.739 feet; thence S 84°50'54" E 311.495 feet along River Meadows Office Park Subdivision boundary to the point of beginning. Area = 3.2233 acres

Parcel 2 - Less and Excepting from Parcel 1, This Parcel to be added to the Plot Open Space by separate deed

Commencing at a point located S 0°02'38" E 565.386 feet along the Section Line and West 1183.758 feet from the Northeast Corner of Section 25, T4S, R1E, SLB&M; thence S 0°40'22" W 50.185 feet; thence S 20°24'22" W 63.86 feet; thence S 23°38'22" W 70.50 feet; thence S 31°08'32" W 57.277 feet; N 25°53'49" E 38.88 feet, along the arc of a 620.47 foot radius curve to the left 129.978 feet (chord bears N 20°10'02" E 129.74 feet), N 11°29'47" E 68.739 feet; thence S 84°50'54" E 5.358 feet along River Meadows Office Park Subdivision boundary to the point of beginning. Area = 0.0403 acres

K. Edward Gifford

9-20-06 Date

OWNER'S CERTIFICATE OF CONSENT TO RECORD

KNOW BY ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DESCRIBED HERE ON AS PLAT "A", ALPINE OLDE TOWNE CENTRE, PLANNED COMMERCIAL DEVELOPMENT LOCATED ON SAID TRACT OF LAND HAVE CAUSED A SURVEY TO BE MADE AND THIS RECORD OF SURVEY MAP CONSISTING OF 1 SHEET TO BE PREPARED, DO HEREBY GIVE OUR CONSENT TO THE RECORDATION OF THIS RECORD OF SURVEY MAP IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 21st DAY OF SEPTEMBER, A.D. 2006

William M. Fairbanks V.P. William M. Fairbanks Carter Construction Company, Inc. CARTER CONSTRUCTION CO., INC.

ACKNOWLEDGEMENT

STATE OF UTAH } S.S. COUNTY OF SEPTA } ON THIS 21st DAY OF SEPT. A.D. 2006, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES 4-11-09 SARA R. TALLEY A NOTARY PUBLIC COMMISSIONED IN UTAH 567 N 1030 E PLEASANT GROVE UT 84062 NOTARY ADDRESS PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY OF ALPINE, COUNTY OF UTAH, APPROVES THIS PLANNED COMMERCIAL DEVELOPMENT AND HEREBY ACCEPTS THE DEDICATION OF ALL EASEMENTS, AND OTHER PARCELS LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 9th DAY OF May, A.D. 2006

Approved \_\_\_\_\_ Mayor Attest \_\_\_\_\_ Clerk-Recorder (See Seal Below)

PLANNING COMMISSION APPROVAL

APPROVED THIS 2nd DAY OF May, A.D. 2006, BY THE ALPINE CITY PLANNING COMMISSION Director-Secretary \_\_\_\_\_ Chairman, Planning Commission

APPROVAL AS TO FORM

Approved as to Form this 1st Day of Oct, A.D. 2006 City Attorney \_\_\_\_\_

PLAT "A"

ALPINE OLDE TOWNE CENTRE

PLANNED COMMERCIAL DEVELOPMENT SCALE 1" = 40'

ALPINE, UTAH COUNTY, UTAH

|  |  |  |  |
|--|--|--|--|
|  |  |  |  |
|--|--|--|--|

SEC 25 T4S R1E T040 P4