

# PROMENADE PLACE, PLAT "A" 2ND AMENDED

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN OREM CITY, UTAH COUNTY, UTAH

- NOTES:**
- #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS
  - MAIL AND WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES
  - ALL AREA OUTSIDE OF BUILDING ENVELOPES TO BE USED AS PUBLIC UTILITY EASEMENTS
  - ALL AREA OUTSIDE OF BUILDING ENVELOPES TO BE USED AS CROSS ACCESS AND PARKING EASEMENTS IN FAVOR OF PROMENADE PLACE, PLAT "A" 2ND AMENDED, LOT 1.
  - SEWER MAIN WITHIN THE PROJECT SHALL BE OWNED AND MAINTAINED BY THE PROJECT UNTIL SUCH TIME THAT A CONNECTION IS MADE TO SERVICE A PROPERTY OUTSIDE THE PROJECT. AT WHICH TIME THE SEWER MAIN SHALL BE OWNED AND MAINTAINED BY OREM CITY. ANY CONNECTION SHALL BE APPROVED AT OREM CITY'S SOLE DISCRETION.
  - CROSS ACCESS EASEMENTS IN FAVOR OF ADJACENT PROPERTY TO THE EAST AND NORTH PARCELS 18:027:0011 AND 18:027:0009.
  - NO PARKING WILL BE ALLOWED IN GENEVA ROAD.

**LINE TABLE**

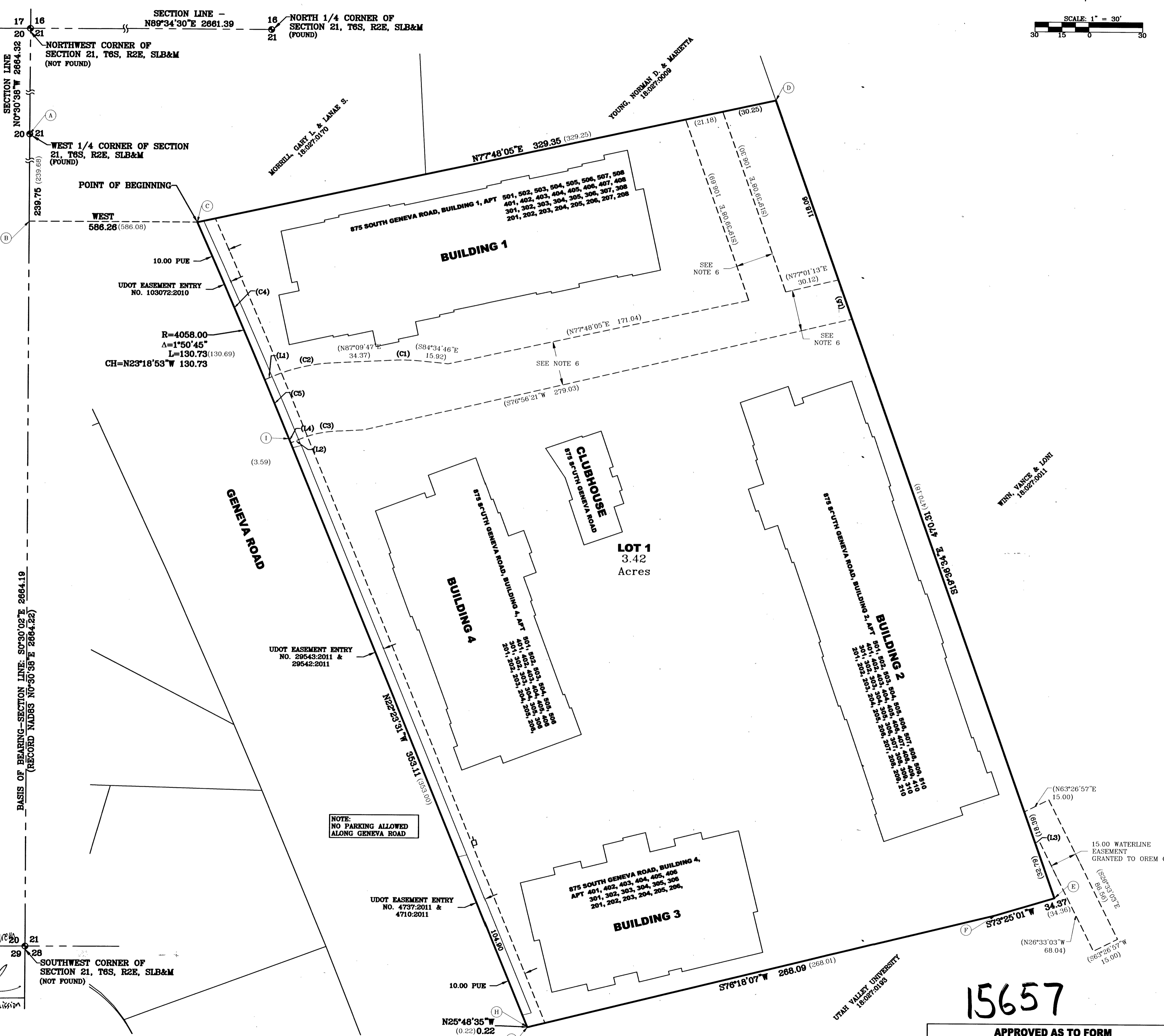
LINE	DIRECTION	LENGTH
(L1)	N67°07'14"E	5.04
(L2)	S87°07'14"W	5.28
(L3)	S75°56'43"W	2.18
(L4)	S22°08'19"E	2.74
(L5)	S19°36'34"E	23.10

**CURVE TABLE**

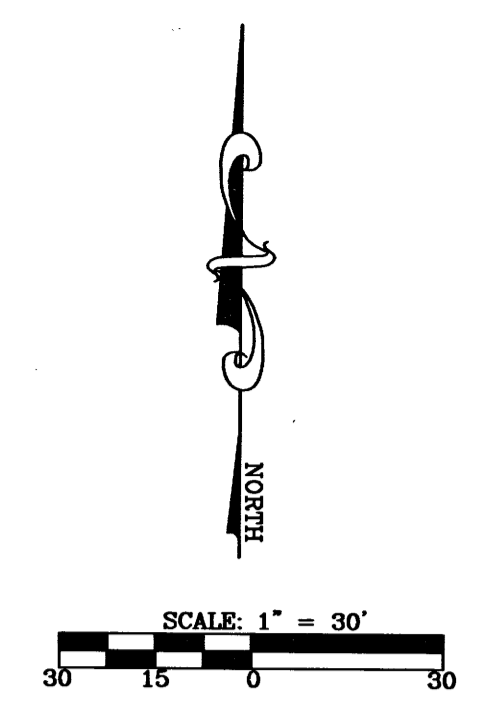
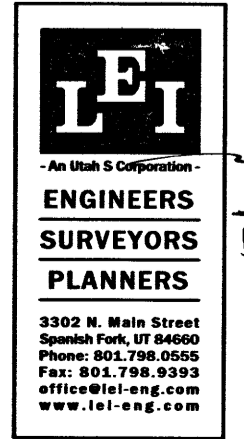
CURVE	RADIUS	DELTA	LENGTH	CHORD
(C1)	98.00	8°15'27"	14.12	S88°42'30"E 14.11
(C2)	98.00	20°02'33"	34.28	N77°08'30"E 34.11
(C3)	60.00	20°02'33"	20.99	S77°08'30"W 20.88
(C4)	4818.59	1°08'00"	95.27	N23°35'45"W 95.27
(C5)	14568.97	0°08'19"	35.28	N22°33'03"W 35.28

**NAD 27 COORDINATE TABLE**

POINT	NORTHING	EASTING
(A)	709895.91	1935665.81
(B)	710055.65	1935025.98
(C)	709816.00	1935028.07
(D)	709815.96	1935614.07
(E)	709885.55	1935935.98
(F)	709442.65	1936093.78
(G)	709432.84	1936060.84
(H)	709369.23	1935800.42
(I)	709369.42	1935800.32



Planning Commission Approval  
 Approved this 19th day of July 2017 by the Orem Planning Commission.  
 Director - Secretary  
 Chairman, Planning Commission



**SURVEYOR'S CERTIFICATE**  
 I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 501182, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT 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 LOTS AND STREETS, HEREAFTER TO BE KNOWN AS "PROMENADE PLACE PLAT A" AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

**BOUNDARY DESCRIPTION**  
 A PORTION OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, LOCATED IN UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF GENEVA ROAD, BEING LOCATED S0°30'02"E ALONG THE SECTION LINE 239.75 FEET AND EAST 586.26 FEET FROM THE WEST 1/4 CORNER OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE N77°48'05"E ALONG A WALL AND FENCE LINE 329.35 FEET TO A CORNER IN THE FENCE; THENCE S19°36'34"E ALONG A FENCE LINE 470.51 FEET TO A CORNER IN THE FENCE; THENCE S73°25'01"W ALONG THE FENCE LINE 34.37 FEET TO AN ANGLE IN THE FENCE LINE; THENCE S76°18'07"W ALONG THE FENCE LINE AND EXTENSION OF THE FENCE LINE 268.09 FEET TO THE EAST RIGHT-OF-WAY LINE OF GENEVA ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: N25°48'35"W 0.22 FEET TO AN EXISTING UDOT RIGHT-OF-WAY MONUMENT; THENCE N22°33'03"W 353.11 FEET TO A POINT OF CURVATURE OF A 4058.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE 130.73 FEET (CHORD: N23°18'53"W 130.73 FEET) TO THE POINT OF BEGINNING.

CONTAINS: 3.42± ACRES  
 DATE: July 21, 2017  
 SURVEYOR: Chad A. Poulsen

**OWNERS DEDICATION**  
 KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF 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 LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 2nd DAY OF July, A.D. 2017.

SHUV L.L.C., A UTAH LIMITED LIABILITY COMPANY  
 BY: WOODBURY CAPITAL II, LP, A DELAWARE LIMITED PARTNERSHIP ITS MANAGER  
 BY: WOOD BOROUGH L.L.C., A DELAWARE LIMITED LIABILITY COMPANY; ITS GENERAL PARTNERSHIP  
 BY: WOODBURY CORPORATION, A UTAH CORPORATION, ITS MANAGER  
 BY: RANDALL WOODBURY, PRESIDENT  
 BY: LYNN S. WOODBURY, VICE PRESIDENT

**ACKNOWLEDGMENT**  
 STATE OF UTAH )  
 COUNTY OF UTAH ) S.S.  
 ON THE 2nd DAY OF August, 2017, BEFORE ME PERSONALLY APPEARED RANDALL WOODBURY AND LYNN S. WOODBURY, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN DID SAY THAT THEY ARE THE PRESIDENT AND VICE PRESIDENT OF WOODBURY CORPORATION, KNOWN TO BE THE MANAGER OF WOOD BOROUGH L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AS GENERAL PARTNER OF WOODBURY CAPITAL II, LP, MANAGER OF SHUV L.L.C. THE COMPANY THAT EXECUTED THE WITHIN INSTRUMENT, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID COMPANY THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SUCH COMPANY EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS PARTNERSHIP AGREEMENT.

Notary Public  
 JAMIE O'NEILL COOK  
 Commission #89710  
 My Commission Expires March 7, 2021  
 State of Utah

NOTARY PUBLIC FULL NAME: Jamie Cook  
 COMMISSION NUMBER: 89710  
 MY COMMISSION EXPIRES: 3/7/2021  
 A NOTARY PUBLIC COMMISSIONED IN UTAH

**ACCEPTANCE BY CITY OF OREM**  
 THE CITY OF OREM, 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 19th DAY OF July, A.D. 2017.

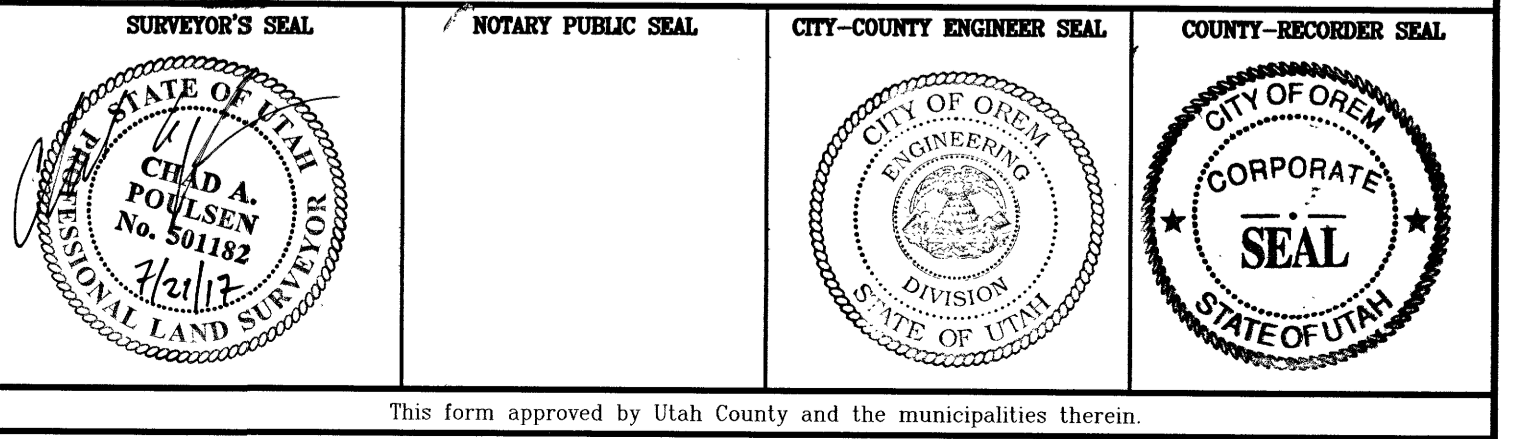
APPROVED: [Signature] ENGINEER (See Seal Below)  
 ATTEST: [Signature] CLERK-RECORDER (See Seal Below)

**CONDITIONS OF APPROVAL CITY OF OREM**

PLAT "A" 2ND AMENDED  
**PROMENADE PLACE**  
 SUBDIVISION  
 (INCLUDES THE VACATION OF PROMENADE PLACE PLAT "A" AMENDED)  
 LOCATED IN THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, OREM CITY, UTAH COUNTY, UTAH

OREM UTAH COUNTY, UTAH  
 SCALE: 1" = 30 FEET

15657  
 APPROVED AS TO FORM  
 [Signature] 8/4/17  
 CITY ATTORNEY DATE



SEC 21 T6S R2E LOTS 1-2 PROMENADE PLACE A AMD