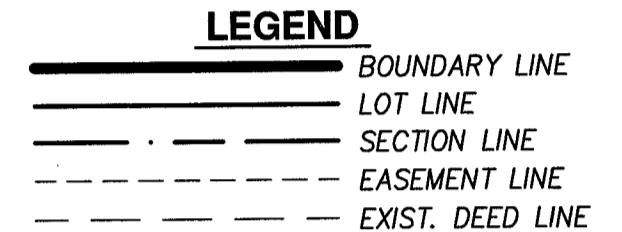
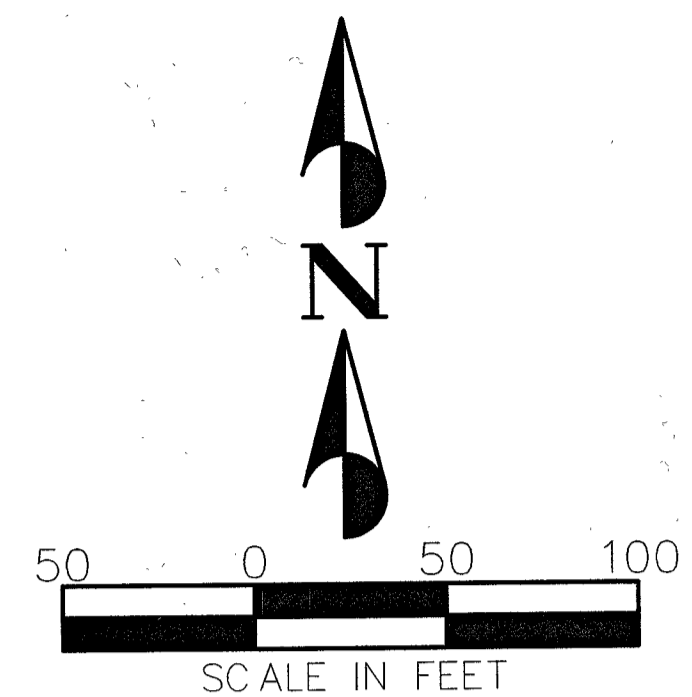


UNIVERSITY PLACE SUBDIVISION ASTON NORTH LOT 19

AMENDING LOT 16B OF THE UNIVERSITY MALL UPLACE ASTON COURT SUBDIVISION
ALSO AMENDING LOT 1 OF THE UNIVERSITY PLACE SUBDIVISION
ASTON NORTH LOTS 17A AND 18A



NOTES:

1. PORTIONS OF THIS SUBDIVISION ARE SUBJECT TO A DEVELOPMENT AGREEMENT WITH OREM CITY, DATED 9-17-99. OREM CITY RECORDS NO. A-99-0149.
2. THE CITY OF OREM IS SATISFIED THAT NEITHER THE PUBLIC NOR ANY PERSON WILL BE MATERIALLY INJURED BY THE AMENDING LOT 16B OF THE UNIVERSITY MALL UPLACE ASTON COURT SUBDIVISION AND AMENDING LOT 1 OF THE UNIVERSITY PLACE SUBDIVISION ASTON NORTH LOTS 17A AND 18A.
3. LOT 19 HAS A CROSS ACCESS EASEMENT ACROSS THE EXISTING ACCESSES LOCATED ON EACH OF THE OTHER LOTS IN THE SUBDIVISION AND ACROSS ALL OTHER PARCELS WITHIN THE UNIVERSITY PLACE PROJECT.

AMENDMENT NARRATIVE

THIS PLAT AMENDS LOT 16B OF THE UNIVERSITY MALL UPLACE ASTON COURT SUBDIVISION ENTRY 65749; 2014 MAP 14361

THIS PLAT ALSO AMENDS LOT 1 OF THE UNIVERSITY PLACE SUBDIVISION ASTON NORTH LOTS 17A AND 18A ENTRY 57046; 2018 MAP 16112

WELLS FARGO BANK

Wells Fargo Bank, a national banking association, the holder of a legal or an equitable interest in the property described herein, hereby consents to the dedication of this Subdivision Plat and hereby consents to the dedication of all easements and other properties so designated to be dedicated to the City of Orem.

WELLS FARGO BANK,
a national banking association

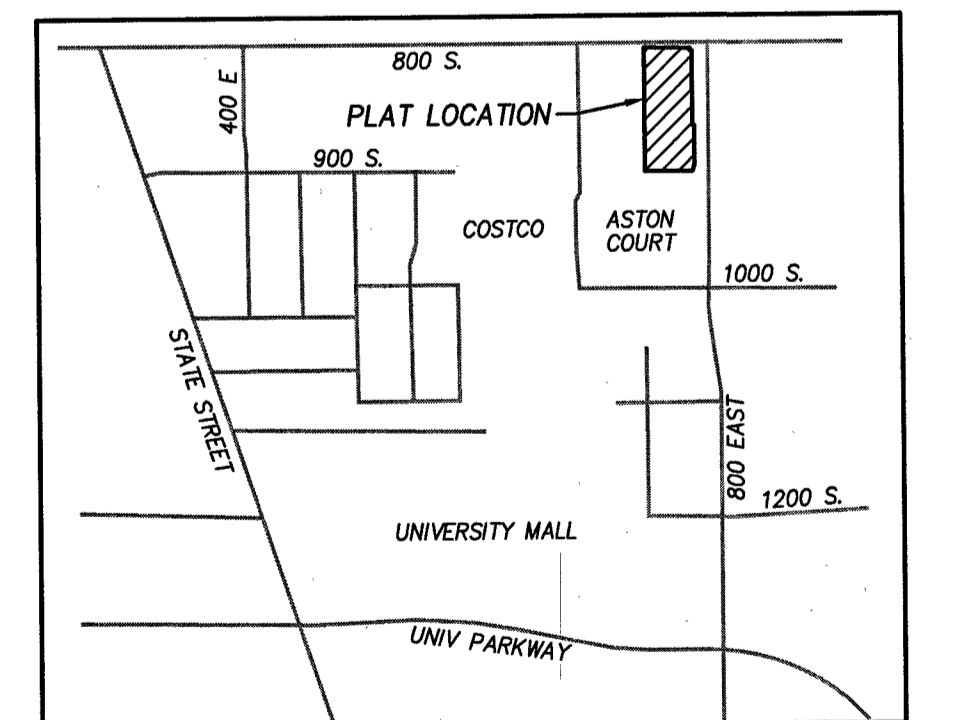
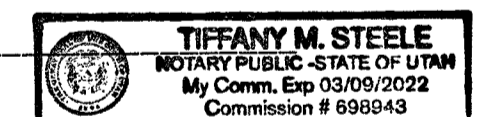
By: *Erik W. Bengtzen*
Erik W. Bengtzen
Vice President

ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF SALT LAKE }

The foregoing instrument was acknowledged before me this 12th day of January, 2022, by Erik W. Bengtzen, Vice President of Wells Fargo Bank, a national banking association.

By: *Tiffany M. Steele*
NOTARY PUBLIC



VICINITY MAP
NOT TO SCALE

APPROVAL AS TO FORM

APPROVED THIS 15th DAY OF February A.D. 2022.

Shawn C. Galt
OREM CITY ATTORNEY

OREM CITY PLANNING COMMISSION APPROVAL

APPROVED THIS 21st DAY OF December A.D. 2021, BY OREM CITY PLANNING COMMISSION.

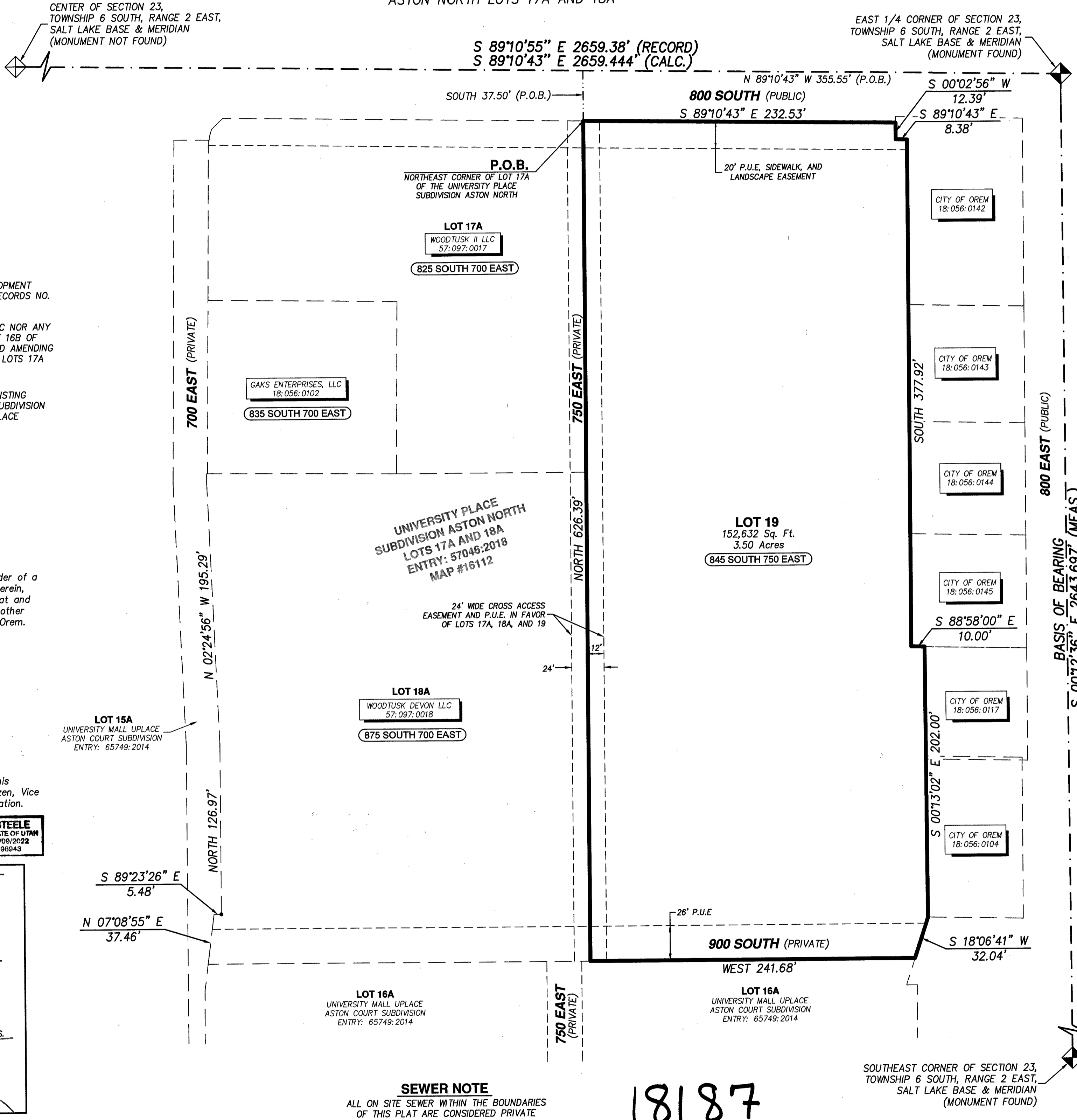
Robert Law CHAIRMAN
Robert Law DIRECTOR/SECRETARY

18187

PEPG CONSULTING L.L.C.

9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 362-2551

FILE: 6077.2110\DWG\FPLAT_LOT-19 DATE: DECEMBER 30, 2021



SURVEYOR'S CERTIFICATE

I, Robert Law, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 9679988, 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 tracts of land into lots and streets together with easements, hereafter to be known as UNIVERSITY PLACE SUBDIVISION ASTON NORTH LOT 19 and that same has been correctly surveyed and monumented on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning at the Northeast Corner of Lot 17A of the University Place Subdivision Aston North as recorded in the office of the Utah County Recorder as Entry No. 57046; 2018; said point being North 89°10'43" West, along the quarter section line, 355.55 feet and South, 37.50 feet from the East quarter corner of Section 23, Township 6 South, Range 2 East, Salt Lake Base and Meridian; (Note: Basis of Bearing is South 00°12'36" East along the section line between the East quarter corner and Southeast corner of said Section 23) and running thence South 89°10'43" East, 232.53 feet; thence South 00°02'56" West, 12.39 feet; thence South 89°10'43" East, 8.38 feet; thence South, 377.92 feet; thence South 88°58'00" East 10.00 feet; thence South 00°13'02" East, 202.00 feet; thence South 18°06'41" West, 32.04 feet; thence West, 241.68 feet; thence North, 626.39 feet to the point of beginning.

Contains: 3.50 Acres (or 152,632 Sq. Ft.)

Date: 01/03/2022

Robert Law (See Seal Below)

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE HEREBY AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREOF FOR PERPETUAL USE OF THE PUBLIC.

OWNER HEREBY DEDICATES AN EASEMENT IN FAVOR OF CITY OF OREM AND UTILITIES FRANCHISED BY OR AUTHORIZED BY THE CITY OF OREM WITHIN 10 FEET ON EITHER SIDE OF CULINARY WATER UTILITIES AND 5 FEET EITHER SIDE OF ANY OTHER PUBLIC UTILITY WHICH IS LOCATED WITHIN THE SUBJECT SUBDIVISION, FOR THE LIMITED PURPOSES OF REASONABLY UPGRADING, CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, INSPECTING, AND PROTECTING THE PUBLIC UTILITIES LOCATED WITHIN THE BOUNDS OF THIS SUBDIVISION, TO HAVE AND TO HOLD SO LONG AS SAID PUBLIC UTILITIES SHALL BE LOCATED WITHIN THE SUBDIVISION.

OWNER ALSO DEDICATES A 20' WIDE P.U.E. SIDEWALK AND LANDSCAPE EASEMENT ALONG 800 SOUTH. THE 24' WIDE P.U.E. CENTERED ON THE NEW 750 EAST ROAD, SHALL PROVIDE A CROSS ACCESS EASEMENT TO LOT 19 AND ALL ADJACENT WOODTUSK AND UNIVERSITY MALL SHOPPING CENTER LC OWNED PARCELS ADJACENT TO LOT 19.

IN THE WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 11th DAY OF January A.D. 2022.

Woodtusk II, a Utah limited liability company
By: *W. Richards Woodbury*
Name: W. Richards Woodbury
Title: Manager

By: *James G. Seaberg*
Name: James G. Seaberg
Title: Manager

ACKNOWLEDGEMENT

State of Utah }
County of Salt Lake } S.S.

On this 10th day of February, A.D. 2022, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake, in said State of Utah, the signers of the above Owner's Dedication, who duly acknowledged to me that O. Randall Woodbury, W. Richards Woodbury, and James G. Seaberg signed it freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION NUMBER 698943
MY COMMISSION EXPIRES 3/1/22

Tiffany M. Steele
NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY THE CITY OF OREM

THE CITY OF OREM, 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 16th DAY OF February A.D. 2022.

APPROVED *S. P. Mun* CITY ENGINEER (SEE SEAL BELOW) ATTEST *J. Bates* CITY RECORDER (SEE SEAL BELOW)

OCCUPANCY RESTRICTION NOTICE

THE CITY OF OREM HAS AN ORDINANCE WHICH RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN THIS SUBDIVISION. ACCORDINGLY, IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY THE CITY.

**UNIVERSITY PLACE SUBDIVISION
ASTON NORTH LOT 19**

AMENDING LOT 16B OF THE UNIVERSITY MALL UPLACE ASTON COURT
SUBDIVISION ALSO AMENDING LOT 1 OF THE UNIVERSITY PLACE
SUBDIVISION ASTON NORTH LOTS 17A AND 18A

OREM CITY 1" = 50' FEET UTAH COUNTY, UTAH

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EN 24230; 2022 Map # 18187
 ANDREA ALLEN
 UTAH COUNTY RECORDER
 2022 Feb 24 11:36 am FEE \$2.00 BY JR
 RECORDED FOR OREM CITY CORPORATION

Sec. 23, T6S-R2E Tu 090 PC
 Lot 16B University Mall Uplace Aston Court
 Lot 1, University Place
 Aston North Lots 17A & 18A