

SEWER EASEMENT

A NON-EXCLUSIVE 20' SEWER EASEMENT IN FAVOR OF OREM CITY AND THE RICHARD ALBERT NIMER FAMILY, LLC AS THE OWNER OF PARCEL 19-017-0034 BEING 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING ON THE NORTH LINE OF 1500 SOUTH STREET, SAID POINT BEING LOCATED NORTH 89°23'02" WEST ALONG QUARTER SECTION LINE 231.79 FEET AND NORTH 684.87 FEET FROM THE EAST QUARTER OF SECTION 26 TOWNSHIP 6 SOUTH, RANGE 2 EAST SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE NORTH 00°43'37" WEST 45.86 FEET; THENCE NORTH 89°16'23" EAST 55.35 FEET; THENCE NORTH 06°17'46" WEST 186.58 FEET; THENCE NORTH 49.17 FEET; THENCE NORTH 06°03'04" EAST 76.53 FEET TO THE SOUTHERLY LINE OF THE PROPERTY OF THE RICHARD ALBERT NIMER FAMILY LIMITED PARTNERSHIP (LEASED BY WENDY'S OLD FASHIONED HAMBURGERS), THE NORTHERLY 76.53 FEET OF THE EASEMENT IS PRIVATE IN FAVOR OF THE RICHARD ALBERT NIMER FAMILY LIMITED PARTNERSHIP (LEASED BY WENDY'S OLD FASHIONED HAMBURGERS).

NOTE: ALL OTHER SEWER LINES SERVICING LEGACY AT OREM APARTMENTS ARE PRIVATE LINES.

INGRESS/EGRESS ACCESS EASEMENT

AN INGRESS/EGRESS ACCESS EASEMENT IN FAVOR OF THE RICHARD ALBERT NIMER FAMILY, LLC AS THE OWNER OF PARCEL 19-017-0034 OVER THE PROPOSED NORTHEAST ENTRY TO OREM LEGACY APARTMENTS, AN APARTMENT COMPLEX TO BE CONSTRUCTED IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID OREM LEGACY APARTMENTS, SAID POINT BEING ON THE WESTERLY LINE OF STATE STREET, SAID POINT ALSO BEING THE SOUTHEASTELY CORNER OF THE PROPERTY OF THE RICHARD ALBERT NIMER FAMILY LIMITED PARTNERSHIP (LEASED BY WENDY'S OLD FASHIONED HAMBURGERS), SAID POINT BEING LOCATED NORTH 89°23'02" WEST ALONG QUARTER SECTION LINE 2133.14 FEET AND NORTH 1044.08 FEET FROM THE EAST QUARTER OF SAID SECTION 26, AND RUNNING THENCE SOUTH 18°29'40" EAST ALONG THE WESTERLY LINE OF STATE STREET 43.00 FEET; THENCE SOUTH 71°02'00" WEST 44.88 FEET; THENCE NORTH 79°01'17" WEST 59.81 FEET; THENCE NORTH 44.12 FEET TO THE SOUTHERLY LINE OF SAID NIMER FAMILY PROPERTY; AND THENCE NORTH 89°59'41" EAST ALONG SAID SOUTHERLY LINE 87.55 FEET TO THE POINT OF BEGINNING. CONTAINING: 4,684 SQ.FT.

POWER EASEMENT

AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF EQUIPMENT AND THE CONVEYANCE OF ELECTRICITY LOCATED IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF OREM LEGACY APARTMENTS, SAID POINT BEING ON THE WESTERLY LINE OF STATE STREET, SAID POINT ALSO BEING THE SOUTHEASTELY CORNER OF THE PROPERTY OF WENDY'S OLD FASHIONED HAMBURGERS, SAID POINT BEING LOCATED NORTH 89°23'02" WEST ALONG QUARTER SECTION LINE 2133.14 FEET AND NORTH 1044.08 FEET FROM THE EAST QUARTER OF SAID SECTION 26, AND RUNNING THENCE SOUTH 18°29'40" EAST ALONG THE WESTERLY LINE OF STATE STREET 15.82 FEET; THENCE SOUTH 89°59'41" WEST 92.57 FEET; THENCE NORTH 15.00 FEET; TO THE SOUTHERLY LINE OF SAID WENDY'S PROPERTY; AND THENCE NORTH 89°59'41" EAST ALONG SAID SOUTHERLY LINE 87.55 FEET TO THE POINT OF BEGINNING.

LEGACY AT OREM SUBDIVISION
LOCATED IN THE NORTHEAST QUARTER OF SECTION 26,
TOWNSHIP 6 SOUTH, RANGE 2 EAST, S.L.B.&M.,
OREM CITY, UTAH COUNTY, UTAH



VICINITY MAP
NTS



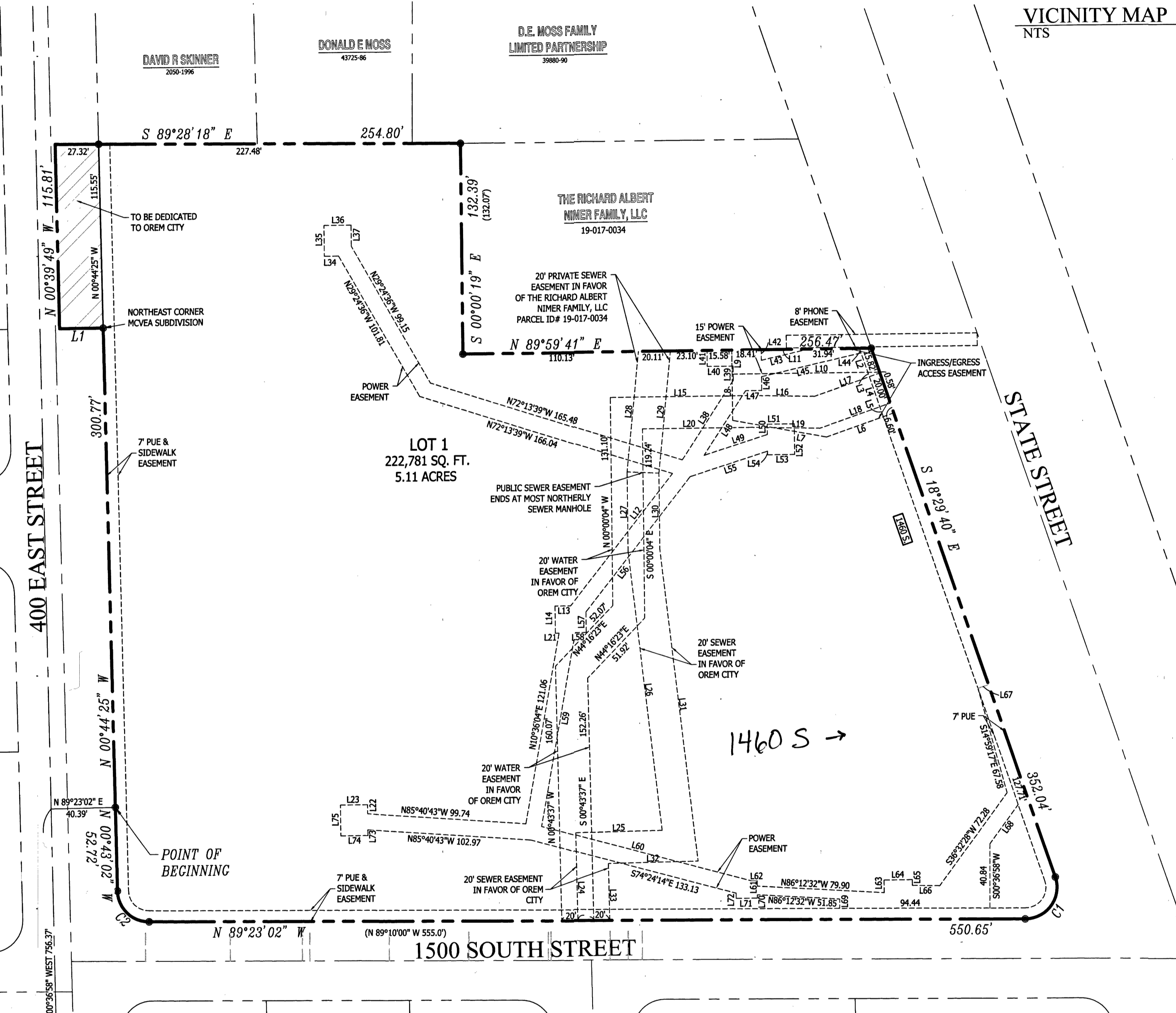
NORTH

LEGEND

- PROPERTY LINE
- LOT LINE
- CENTER / SECTION LINE
- STREET RIGHT-OF-WAY LINE
- EASEMENT LINE
- ADJACENT PROPERTY LINE
- ◆ NEW CENTERLINE MONUMENT
- ◆ SECTION CORNER
- P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
- SET 5/8" REBAR WITH AN ORANGE PLASTIC CAP, OR NAIL & WASHER STAMPED PINNACLE ENG. & LAND SURV.

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	27.47	S89°58'39"W	L39	8.98	S00°00'00"E
L2	12.77	S18°29'40"E	L40	16.20	S90°00'00"W
L3	2.98	S18°29'40"E	L41	9.99	S00°00'00"E
L4	20.00	S18°29'40"E	L42	6.67	N00°00'00"E
L5	6.60	S18°29'40"E	L43	30.55	N77°23'08"E
L6	44.88	N71°02'00"E	L44	3.04	S18°29'40"E
L7	59.81	S79°10'17"E	L45	64.27	N77°23'08"E
L8	44.12	S00°00'00"E	L46	8.59	N00°00'00"E
L9	15.00	S00°00'00"E	L47	10.13	S90°00'00"E
L10	92.57	N89°59'41"E	L48	48.29	S33°24'47"W
L11	29.82	N89°59'41"E	L49	41.88	N72°32'26"E
L12	104.78	S38°12'07"W	L50	6.53	N00°00'00"W
L13	9.82	N90°00'00"E	L51	17.00	N90°00'00"E
L14	17.00	N00°00'00"E	L52	19.30	S00°00'00"E
L15	88.19	N90°00'00"E	L53	17.00	N90°00'00"W
L16	40.18	S88°28'00"E	L54	2.29	N00°00'00"E
L17	43.56	N71°02'00"E	L55	51.26	N72°32'26"E
L18	47.01	N71°02'00"E	L56	107.29	S38°12'07"W
L19	43.53	S88°28'00"E	L57	12.87	S00°00'00"E
L20	67.92	N90°00'00"E	L58	6.88	S90°00'00"W
L21	2.25	N90°00'00"W	L59	122.83	N10°36'04"E
L22	5.68	S00°00'00"W	L60	136.21	S74°24'14"E
L23	17.00	N90°00'00"E	L61	3.42	S00°00'00"E
L24	55.62	N00°43'37"W	L62	3.71	N90°00'00"E
L25	54.32	N89°16'23"E	L63	8.04	S00°00'00"E
L26	176.11	N06°17'46"W	L64	17.80	N90°00'00"W
L27	50.25	N00°00'00"E	L65	3.64	N00°00'00"E
L28	75.98	N06°03'04"E	L66	17.17	N88°51'19"W
L29	77.04	N06°03'04"E	L67	7.00	N71°30'20"E
L30	48.09	N00°00'00"E	L68	30.33	S36°32'28"W
L31	197.06	N06°17'46"W	L69	5.92	S00°36'58"W
L32	56.37	N89°16'23"E	L70	2.06	S00°00'00"W
L33	36.09	N00°43'37"W	L71	13.30	N90°00'00"W
L34	8.91	N90°00'00"W	L72	3.29	N00°00'00"E
L35	19.30	N00°00'00"E	L73	3.59	S00°00'00"E
L36	17.00	N90°00'00"E	L74	17.00	N90°00'00"W
L37	13.29	S00°00'00"E	L75	19.30	N00°00'00"E
L38	59.28	S33°24'47"W			

14287



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.

WATER EASEMENT
A 20' WATERLINE EASEMENT IN FAVOR OF OREM CITY BEING 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING ON THE NORTH LINE OF 1500 SOUTH STREET, SAID POINT BEING LOCATED NORTH 89°23'02" WEST ALONG QUARTER SECTION LINE 2321.80 FEET AND NORTH 684.87 FEET FROM THE EAST QUARTER OF SECTION 26 TOWNSHIP 6 SOUTH, RANGE 2 EAST SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE NORTH 00°43'37" WEST 156.16 FEET; THENCE NORTH 44°16'16" EAST 51.98 FEET; THENCE NORTH 00°00'04" WEST 125.18 FEET; THENCE EAST 78.06 FEET; THENCE SOUTH 87°28'00" EAST 39.99 FEET; THENCE NORTH 71°02'00" EAST 47.27 FEET TO THE WESTERLY LINE OF STATE STREET.

PINNACLE
Engineering & Land Surveying, Inc.
2720 North 350 West, Suite #108 LAYTON, UT 84041 Phone: (801) 773-1910 Fax: (801) 773-1925

CURVE TABLE

CURVE LENGTH	RADIUS	DELTA	CHORD	CH. BEARING
C1	38.09	20.00	109°06'38"	32.59 S 36°03'39" W
C2	30.95	20.00	88°40'00"	27.95 S 45°03'02" E

PLAT VACATION NOTICE
THE CITY OF OREM IS SATISFIED THAT NEITHER THE PUBLIC NOR ANY PERSON WILL BE MATERIALLY INJURED BY THE VACATION OF BLOCK 3, GREEN THUMB AREA SUBDIVISION. BLOCK 3, GREEN THUMB AREA SUBDIVISION IS HEREBY VACATED.
APPROVED AS TO FORM: *Steven C. Earl* City Attorney Date: 6/26/14

SURVEYOR'S CERTIFICATE

I, STEPHEN J. FACKRELL DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 191517 AS PRESCRIBED UNDER 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: LEGACY AT OREM SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 2 EAST SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE NORTH 89°23'02" WEST ALONG QUARTER SECTION LINE 2643.99 FEET TO THE CENTER OF SAID SECTION 26; THENCE NORTH 00°36'58" WEST ALONG QUARTER SECTION LINE 756.37 FEET; THENCE NORTH 89°23'02" EAST 40.39 FEET TO THE NORTHWEST CORNER OF BLOCK 3, GREEN THUMB AREA SUBDIVISION, A PLAT AT THE UTAH COUNTY RECORDERS OFFICE AND THE TRUE POINT OF BEGINNING; RUNNING THENCE NORTH 00°44'25" WEST ALONG THE EAST LINE OF 400 EAST STREET AND THE EAST LINE OF THE MOVEA SUBDIVISION, A PLAT RECORDED AT THE UTAH COUNTY RECORDERS OFFICE, AND SHIFTED TO ALIGN WITH SAID GREEN THUMB AREA SUBDIVISION CORNER 300.77 FEET TO THE NORTHEAST CORNER OF SAID MOVEA SUBDIVISION; THENCE SOUTH 89°58'39" WEST 27.47 FEET; THENCE NORTH 00°39'49" WEST 115.81 FEET TO THE PROLONGATION OF AN EXISTING SIX FOOT CHAIN LINK FENCE; THENCE SOUTH 89°28'18" EAST TO, ALONG, AND ALONG THE PROLONGATION OF SAID CHAIN LINK FENCE 254.80 FEET TO THE WESTERLY LINE OF THAT CERTAIN SURVEY PERFORMED BY LARSEN MALMQUIST AND RECORDED AT THE UTAH COUNTY SURVEYORS OFFICE AS SURVEY 98-111; THENCE SOUTH 00°00'19" EAST ALONG SAID SURVEY LINE 132.39 FEET (132.07 FEET BY RECORD) TO THE SOUTHWEST CORNER OF SAID SURVEY; THENCE NORTH 89°59'41" EAST ALONG THE SOUTH LINE OF SAID SURVEY 256.47 FEET TO THE WESTERLY LINE OF STATE STREET AS DESCRIBED ON SAID SURVEY; THENCE SOUTH 18°29'40" EAST ALONG SAID HIGHWAY 352.04 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY 38.09 FEET ALONG ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 109°06'38" (CHORD BEARS SOUTH 36°03'39" WEST 32.59 FEET) TO A POINT OF TANGENCY; THENCE NORTH 89°23'02" WEST 550.65 FEET ALONG THE NORTHERLY LINE OF 1500 SOUTH STREET AS DESCRIBED ON SAID GREEN THUMB SUBDIVISION PLAT (NORTH 89°10'00" WEST 555.00 FEET BY RECORD) TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY 30.95 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 88°40'00" (CHORD BEARS NORTH 45°03'02" WEST 27.95 FEET) TO A POINT OF TANGENCY; AND THENCE NORTH 00°43'02" WEST ALONG SAID EASTERLY LINE OF 400 EAST STREET 52.72 FEET TO THE TRUE POINT OF BEGINNING. CONTAINING: 225,949 SQ.FT. (5.19 ACRES) 1 LOT

BASIS OF BEARING = NORTH 89°23'02" WEST 5310.81 FEET BETWEEN THE CENTER AND EAST QUARTER CORNER OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN.

6/19/2014 DATE *[Signature]* SURVEYOR

OWNER'S DEDICATION

THE UNDERSIGNED OWNER OF THE HEREIN DESCRIBED TRACT OF LAND HEREBY SETS APART AND SUBDIVIDES THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT, AND ASSIGNS THE LANDS INCLUDED IN THIS PLAT THE NAME OF LEGACY AT OREM SUBDIVISION AND HEREBY DEDICATE, GRANT AND CONVEY TO OREM CITY ALL THOSE PORTIONS OF SAID TRACT OF LAND DESIGNATED HEREON AS STREETS, THE SAME TO BE USED AS PUBLIC THROUGHFARES FOREVER, AND FURTHER DEDICATE, GRANT AND CONVEY TO OREM CITY THOSE CERTAIN STRIPS DESIGNATED HEREON AS PUBLIC UTILITY EASEMENTS (PUE), THE SAME TO BE USED FOR DRAINAGE PURPOSES AND THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITIES AS MAY BE AUTHORIZED BY OREM CITY.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS 20 DAY OF June A.D. 20 14.
Katherine L. Nimer, MANAGER ENT 4560312014 R. 2 1407 JEFFERY SMITH UTAH COUNTY RECORDER
THE RICHARD ALBERT NIMER FAMILY, LLC 2014 JUN 20 2:55 PM UCE 21.09 BY SS RECORDED FOR UTAH COUNTY CORPORATION
KATHERINE L. NIMER, MANAGER

ACKNOWLEDGEMENT

ON THE 20th DAY OF June A.D. 20 14 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXERCISE THE SAME.
MY COMMISSION EXPIRES 06-17-2017 *Tara Calancea* NOTARY PUBLIC (See Seal Below)

ACCEPTANCE BY THE CITY OF OREM

THE CITY OF OREM OF UTAH 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 20 DAY OF June A.D. 20 14.

APPROVED *[Signature]* ATTEST *Tara Calancea*
CITY ENGINEER CITY RECORDER

PLANNING COMMISSION APPROVAL

APPROVED THIS 4 DAY OF June A.D. 20 14 BY THE Orem Planning Commission PLANNING COMMISSION.

[Signature] DIRECTOR-SECRETARY *[Signature]* CHAIRMAN, PLANNING COMMISSION

LEGACY AT OREM SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 26,
TOWNSHIP 6 SOUTH, RANGE 2 EAST, S.L.B.&M.,
OREM CITY, UTAH COUNTY, UTAH
INCLUDING A VACATION OF BLOCK 3, GREEN THUMB AREA SUBDIVISION

SCALE: 1" = 50 FEET

SURVEYOR SEAL: *[Signature]* DATE: 6-19-14
NOTARY PUBLIC SEAL: *TARA CALANCEA* 464223 June 17, 2011
CITY-COUNTY ENGINEER SEAL: *[Signature]*
CITY RECORDER SEAL: *[Signature]*

This form approved by Utah County and the municipalities therein

SEC 24-T6-R2E T14D0 LOT 3 GREEN THUMB AREA