

Plat " D "

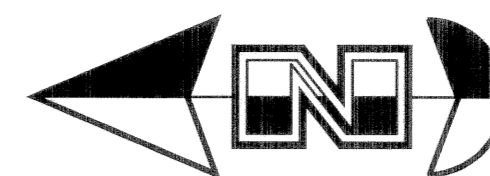
Boyer Retail Center

A part of the Southwest Quarter of Section 14,
T6S, R2E, SLB&M, U.S. Survey

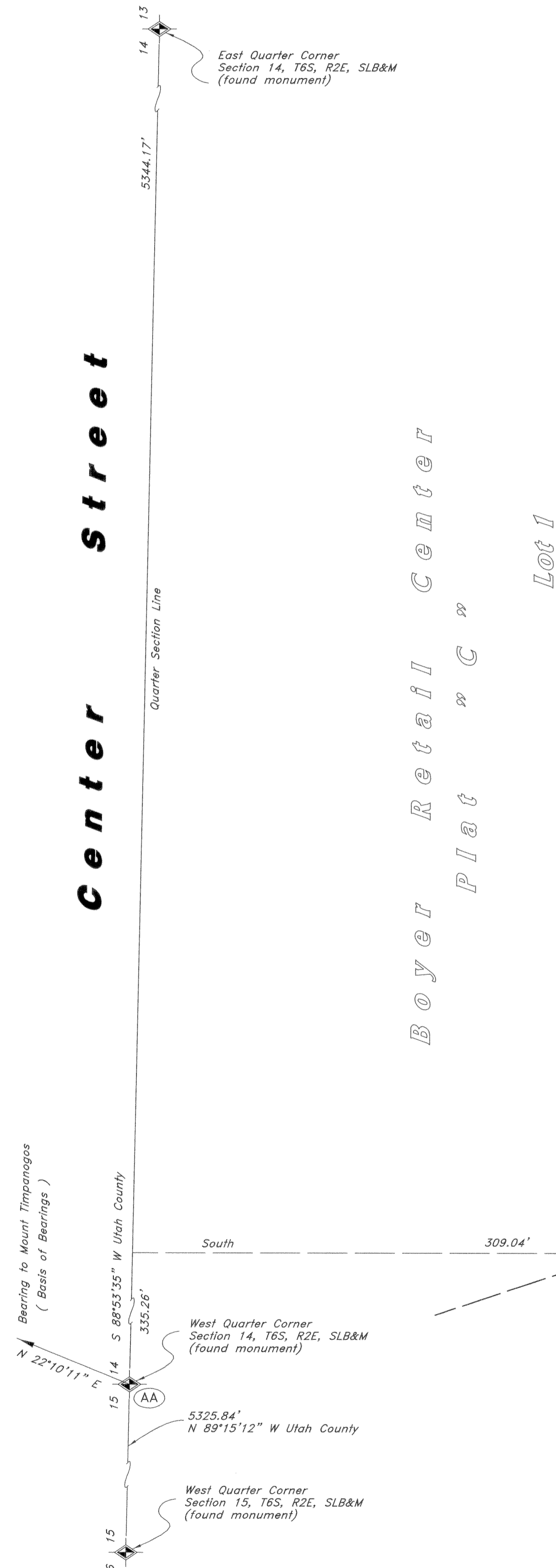
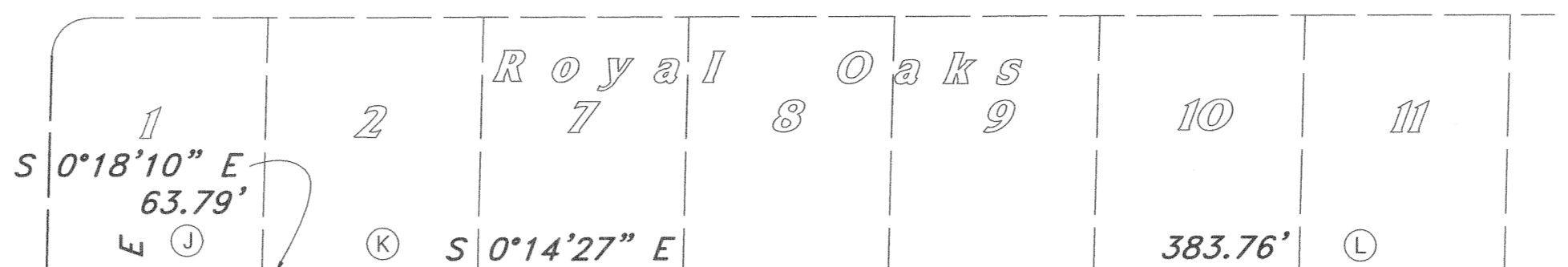
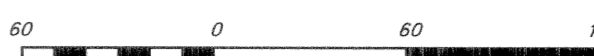
Vacating and including all of Lot 3,
Boyer Retail Center Plat " A " Subdivision

Orem, Utah County, Utah

200 East Street



Scale : 1" = 60'



Lot 1

372,367 sq. ft.
8.548 acres

$\Delta = 28^{\circ}46'13''$
 $R = 80.00'$
 $L = 40.17'$
 $LC = 39.75'$
 $S 77^{\circ}02'52'' W$

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50.10'
N 88°34'06" W

5.00'
S 0°33'00" E

State Plane Coordinates

PT	NORTHING	EASTING
AA	715350.97	1945658.83
A	715035.55	1945993.93
B	715027.32	1946395.05
C	714937.37	1946593.20
D	714931.33	1946687.44
E	714524.49	194679.09
F	714524.57	1946699.07
G	714407.24	1946699.56
H	714407.66	1946799.53
I	714620.56	1946798.63
J	714620.79	1946852.55
K	714557.01	1946852.88
L	714173.37	1946854.50
M	714176.85	1946715.54
N	714167.94	1946676.81
O	714159.03	1946638.08
P	714160.28	1946588.01
Q	714155.28	1946588.06
R	714158.59	1946360.70
S	714432.66	1946359.55
T	714432.99	1946300.43
U	714522.73	1946300.06
V	714525.61	1946164.40
W	714744.79	1946091.13
X	714742.99	1946184.99
Y	714734.79	1946184.98
Z	714731.99	1946320.90
BB	714872.18	1946323.78
CC	714877.50	1946046.77

40°18' N. Latitude
Scale Factor = 0.9999317

Mean Elevation = 4770
Elevation Factor = 0.999771888

Combination Factor = 0.999703604

Narrative

This Subdivision was requested by Mr. Bryan Loudon of Frontline Properties, to provide two commercial lots.

A line between the West Corner of Section 14 and the Tower on Mount Timpanogas was assigned the Utah County bearing of N 22°10'11" E as the Basis of Bearings.

Plat Vacation Notice

NOTE:
All cross access, utilities, drainage parking, etc., is addressed in the Declaration of Easements, Covenants, Conditions, Restrictions, Recorded 15 February, 1990 as Entry No. 4760, in Book 2665, at Page 869, as Amended. Any change to or additional, utility easements must be approved by Orem City.

- Found Utah County Survey Monument
- Found Rebar with GBES Plastic Cap
- Found Nail and GBES Brass Tag

Approved as to Form

Approved this 16th day of October, A.D. 2002, by the Orem City Attorney

Steve C. Carl
Attorney

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.

Surveyor's Certificate

I, Bruce D. Pimper, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 382258 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 lots, blocks, streets, 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.

Boundary Description

A part of the Southwest Quarter of Section 14, Township 6 South, Range 2 East, Salt Lake Base and Meridian, U.S. Survey in Orem, Utah County, Utah:

Beginning at the Southwesterly Corner of Boyer Retail Center Plat "C" at a point on the Easterly Line of State Street as it exists at 65.00 foot half-width being 355.26 feet South 88°53'35" East along the Quarter Section Line and 309.04 feet South from the West Quarter Corner of said Section 14; and running thence along the Southerly Boundary of said Boyer Retail Center Plat "C" the following three Courses: South 88°49'28" East 401.32 feet; South 1°10'32" West 90.00 feet; and South 88°49'28" East 294.38 feet to the Northwesterly Corner of Lot 2 of Boyer Retail Center Plat "A"; thence along the Boundaries of said Lot 2 the following six Courses: South 1°10'32" West 407.05 feet; North 89°45'33" East 19.98 feet; South 0°14'27" East 117.37 feet; North 89°45'33" East 100.00 feet; North 0°14'27" West 212.97 feet; and North 89°45'33" East 53.93 feet to a point on the Westerly Boundary of Royal Oaks Subdivision; thence along said Westerly Boundary the following two Courses: South 0°18'10" East 63.79 feet; and South 0°14'27" East 383.76 feet to the Northeastly Corner of Lot 8 of Boyer Retail Center Plat "A"; thence along the Boundaries of said Lot 8 of Boyer Retail Center Plat "A" the following five Courses: North 88°34'06" West 139.04 feet to a point of curvature; Southwesterly along the arc of an 80.00 foot radius curve to the Left a distance of 40.17 feet (Central Angle equals 28°46'13" and Long Chord bears South 77°02'52" West 39.75 feet) to a point of tangency; North 88°34'06" West 50.10 feet to the Southwesterly Corner of said Lot 8; and South 0°33'00" East 5.00 feet; thence North 89°10'00" West 227.45 feet to the Southeastly Corner of Lot 7 of said Boyer Retail Center Plat "A"; thence North 0°14'27" West 274.15 feet along the East Line of said Lot 7 to the Northeastly Corner of said Lot 6; and South 0°33'00" East 5.00 feet; thence North 89°10'00" West 227.45 feet to the Southeastly Corner of Lot 6 of said Plat "A"; thence South 0°06'00" West 8.20 feet along said West Line to the Southwesterly Corner of said Lot 4; thence South 88°49'08" East 136.00 feet along the South Line of said Lot 4 to the Southeastly Corner thereof; thence North 1°10'32" East 140.26 feet along the East Line of said Lot 4 to the Northeastly Corner thereof; thence North 88°54'00" West 277.15 feet along the North Line of said Lots 4 and 5 to the Easterly Line of State Street; thence North 18°29'04" West 166.70 feet along said Easterly Line to the point of beginning.

Contains 420,368 sq.ft.
or 9.650 acres

Basis of Bearings = Utah State Plane Coordinate System, Utah Central Zone.

20 Sept, 2002

Bruce D. Pimper
Surveyor

Owner's 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 and other public areas as indicated hereon for perpetual use of the public.

In witness hereof We have hereunto set our hands this day of September, A.D. 2002.

Jeff C. Girard
President
Vice Chairman

Corporate Acknowledgment

State of ~~Utah~~ Wisconsin
County of ~~Brow~~ S.S.

On the 20th day of Sept, 2002, personally appeared before me, the undersigned Notary Public, in and for said State and County, *JEFF C. GIRARD* who after being duly sworn, acknowledgment to me that **SHOPKO STORES, INC.**

Shopko Stores, Inc. corporate, that *Jeff C. Girard* signed the owners dedication freely and voluntarily for and in behalf of said corporation for the purposes therein mentioned and that said corporation executed the same.

My commission expires 5-25-03
Residing in Brow County

Acceptance by the City of Orem

THE CITY OF OREM, COUNTY OF UTAH, ACCEPTS THIS SUBDIVISION PLAT,
BOYER RETAIL CENTER
THIS 18th DAY OF September, A.D. 2002.

BY RESOLUTION NO. 1874 APPROVED N/A DIRECTOR OF PUBLIC WORKS
APPROVED *John R. Deaver* ATTEST *Donna R. Deaver*
CITY ENGINEER (See Seal Below) CITY RECORDER (See Seal Below)

Board of Health

Approved subject to the following conditions
City - County Health Department

Planning Commission Approval

Approved this 18th day of September, A.D. 2002, by the Orem Planning Commission.

Steve C. Carl Director - Development Services
Jan Cudd Chair - Planning Commission

Plat " D "

Boyer Retail Center

A vacation and Resubdivision of Lot 3, Boyer Retail Center, Plat " A "

OREM CITY, UTAH COUNTY, UTAH

Scale : 1" = 60'

02-112SP

NOTARY PUBLIC SEAL	NOTARY PUBLIC SEAL	NOTARY PUBLIC SEAL
<i>Bruce D. Pimper</i>	<i>Catherine A. Olson</i>	<i>John R. Deaver</i>

GREAT BASIN ENGINEERING - SOUTH
CONSULTING ENGINEERS AND LAND SURVEYORS
2010 North Redwood Road, P.O. Box 16747
Salt Lake City, Utah 84116
Salt Lake City (801)521-8529 Ogden (801)334-7286 Fax (801)521-9551

9755-110

LOT 3 BOYER RETAIL CENTER "A" (SEC 14-T6S-R2E) TU 090