### RIVERS EDGE ON UNIVERSITY (AMENDING THE MIX AT RIVERS EDGE) LOCATED IN THE SOUTHWEST AND SOUTHEAST QUARTER OF SECTION 25 TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN PROVO, UTAH COUNTY, UTAH **OWNER'S DEDICATION** KNOWN ALL BY THESE PRESENT THAT WE THE UNDERSIGNED OWNER'S OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS RIVERS EDGE ON UNIVERSITY DO HERBBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES. \* IN WITNESS WHEREOF ! HAVE HEREUNTO SET MY HANDS THIS 265 DAY OF MAY \* Common Aren is hereby Conveyed to The Mix at River Edge 187 West Main, Lehi, Lit 84043 A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT. COUNTY OF SAN DIEGO ON MAY 26, 2022 BEFORE ME, GIOVANNA DELLA NOTARY PUBLIC, PERSONALLY APPEARED DELON TOWN, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT, THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT. WITNESS MY HAND AND OFFICIAL SEAL. notany Public-Giovanna Delia San Drieto Cour San Dizgo County Expiration - 4/4/2025 Commission: 22 the state of the s NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE **OWNER'S DEDICATION** KNOWN ALL BY THESE PRESENT THAT WE THE UNDERSIGNED OWNER'S OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS RIVERS EDGE ON UNIVERSITY DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. 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STATE OF CALIFORNIA } COUNTY OF SAN DIEGO ON MAY Z6, 2022 BEFORE ME, GIDVANNA DE NOTARY PUBLIC, PERSONALLY APPEARED DAWN YOUNG, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT, THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT. 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N WITNESS WHEREOF I HAVE HEREUNTO SET MY HANDS THIS	IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HANDS THIS
Name: RIVERS EDGE APARTMENTS, LLC, A UTAH LIMITED LIABILITY COMPANY  Name: VIX h / Wall Wathan W. Pirasla.	Name: RIVERS EDGE INVESTMENTS, INC, A UTAH CORPORATION  Name: Nathan W. Majley
ts: Authorized Signer / Manager	
ACKNOWLEDGMENT & Common area is hereby Conveyed to The Mix at Rivers Edge STATE OF UTAH COUNTY OF Davis  S.S. 187 West Main, Leh. UT 54043	ACKNOWLEDGMENT *Common area is hereby Conveyed to The Mix at Rivers Elga STATE OF UTAH  STATE O
	COUNTY OF DAVIS S.S.  ON THIS 15+ DAY OF TURE, IN THE YEAR-20 Z2 BEFORE ME PERSONALLY APPEARED Nather W. Pryslen.
ON THIS, IN THE YEAR 20 22 BEFORE ME PERSONALLY APPEARED, VATAGE, IN THE YEAR 20 22 BEFORE ME PERSONALLY APPEARED, VATAGE, IN THE YEAR 20 22 BEFORE ME PERSONALLY APPEARED, WATAGE, IN THE YEAR 20 22 BEFORE ME PERSONALLY APPEARED, WATAGE, WATAGE	WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME BEING DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE A SAME OF SAID RIVERS EDGE INVESTMENTS, INC., A UTAH CORPORATION AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER ON BEHALF OF SAID RIVERS EDGE INVESTMENTS, INC., A UTAH CORPORATION BY AUTHORITY OF ITS
VITNESS MY HAND AND OFFICIAL SEAL.	WITNESS MY HAND AND OFFICIAL SEAL.
MOTARY PUBLIC COMMISSIONED IN UTAH (SEAL)	COMMISSION NUMBER
COMMISSION NUMBER 701507  MY COMMISSION EXPIRES 504 31, 7072	COMMISSION NUMBER
TARED MCCARTY PRINTED NAME) A NOTARY PUBLIC COMMISSIONED IN UTAH	TARED MCARTY (PRINTED NAME) A NOTARY PUBLIC COMMISSIONED IN UTAH
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N WITNESS WHEREOF I HAVE HEREUNTO SET MY HANDS THIS	IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HANDS THIS
Name: Michael Every	Name: Stoth Ry Nathan W. Rysley
ACKNOWN FROMENT Signed / Managel"  ACKNOWN FROMENT A Conveyed to The Mix at Rivers Edge	ACKNOWLEDGMENT * Comme area is hereby Conveyed to the Mix at Rivers Edge
ACKNOWLEDGMENT * Common aren is hereby Conveyed to The Mix at Rivers Elge STATE OF WTAH IDAHO S.S.  187 West Main, Lehi UT 84043  COUNTY OF ADA S.S.	STATE OF UTAH COUNTY OF DAVIS  S.S. 187 West Min, Lehi LT \$4043
ON THIS DAY OF UNE, IN THE YEAR 2022 BEFORE ME PERSONALLY APPEARED MICHAEL EVERY WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN/ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME BEING DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE NAME OF SAID EVERYSTAR, LLC, A UTAH LIMITED LIABILITY COMPANY AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER ON BEHALF OF SAID EVERYSTAR, LLC, A UTAH LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS	ON THIS 1st DAY OF TURE, IN THE YEAR 2021, BEFORE ME PERSONALLY APPEARED NATHON WE GO SON IN THE YEAR 2021, BEFORE ME PERSONALLY APPEARED NATHON WE GO SON IN THE BASIS OF SATISFACTORY EVIDENCE, AND WHO BY ME BEING DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE MARGE / Authority of Its SAID DOCUMENT WAS SIGNED BY HIM/HER ON BEHALF OF SAID RIVERS EDGE COMMERCIAL, LLC, A UTAH LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS
Manager  WITNESS MY WAND AND OFFICIAL SEAL.	WITNESS MY HAND AND OFFICIAL SEAL.
A NOTARY PUBLIC COMMISSIONED IN CONTAINS I	ANOTARY PUBLIC COMMISSIONED IN UTAH (SEAL)
COMMISSION NUMBER 20200414 20182419	COMMISSION NUMBER 701507
MY COMMISSION EXPIRES 02/04/2026 12/11/2024	MY COMMISSION EXPIRES JULY 31, ZOZZ
PRINTED NAME) A NOTARY PUBLIC COMMISSIONED IN UTAH 1 DAHO	TARED MCCARTY  (PRINTED NAME) A NOTARY PUBLIC COMMISSIONED IN UTAH
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SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREATER KNOWN AS  **RIVERS EDGE ON UNIVERSITY**  DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES.**  IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HANDS THIS	KNOWN ALL BY THESE PRESENT THAT WE THE UNDERSIGNED OWNER'S OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS  **RIVERS EDGE ON UNIVERSITY**  DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST MAY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITYS USE, OPERATION, AND MAINTENNANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIES OF OPILITY OF OTHER NECESSARY SERVICES.**  IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HANDS THIS
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## SURVEYOR'S CERTIFICATE

I, SHAWN R. VERNON, A PROFESSIONAL LAND SURVEYOR LICENSED UNDER TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, HOLDING LICENSE NO. 8744084 DO HEREBY CERTIFY THAT BY AUTHORITY OF THE OWNERS, HAVE COMPLETED A SURVEY OF THE TRACT OF LAND DESCRIBED HEREWITH, IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; AND HAVE HEREBY SUBDIVIDED SAID TRACT, KNOWN HEREAFTER

#### RIVERS EDGE ON UNIVERSITY

AND THAT THE SAME HAS BEEN SURVEYED AND MONUMENTS HAVE BEEN PLACED ON THE GROUND AS REPRESENTED ON THE PLAT HEREON

SIGNED THIS 23 DAY OF MAY , 20 22

### **BOUNDARY DESCRIPTION**

A PARCEL OF LAND LYING AND SITUATED IN THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED AT THE INTERSECTION OF AN EXISTING FENCE RUNNING NORTH AND THE NORTH RIGHT-OF-WAY LINE OF 2230 NORTH STREET, SAID ALSO BEING NORTH 88°26'46" EAST, ALONG THE SECTION LINE, 571.36 FEET AND NORTH 01°33'14" WEST 1039.60 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 25, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE, ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 87°33'25" WEST 228.28 FEET: THENCE NORTH 01°50'01" WEST 142.70 FEET; THENCE SOUTH 88°09'59" WEST 219.89 FEET; THENCE SOUTHWESTERLY 38.20 FEET ALONG A 25.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 87°32'44", (CHORD BEARS SOUTH 44°23'58" WEST 34.59 FEET); THENCE SOUTH 00°37'56" WEST 90.59 FEET; THENCE SOUTHEASTERLY 19.07 FEET ALONG A 25.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 43°42'10", (CHORD BEARS SOUTH 21°14'00" EAST 18.61 FEET) TO THE AFORESAID NORTH RIGHT-OF-WAY LINE OF 2230 NORTH STREET; THENCE SOUTHWESTERLY 155.27 FEET ALONG A 517.47 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 17°11'32", (CHORD BEARS SOUTH 74°08'36" WEST 154.69 FEET) TO THE PROPERTY DEEDED TO THE CITY OF PROVO BY A SPECIAL WARRANTY DEED RECORDED AS ENTRY NO. 83213:2016 ON AUGUST 29, 2016 IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID SPECIAL WARRANTY DEED, SOUTH 65°32'52" WEST 91.35 FEET; THENCE NORTH 01°50'01" WEST 179.33 FEET; THENCE SOUTH 88°08'49" WEST 146.07 FEET THENCE SOUTH 43°09'59" WEST 124.21 FEET TO THE EAST RIGHT-OF-WAY LINE OF UNIVERSITY PARKWAY THENCE ALONG SAID EAST RIGHT-OF-WAY LINE OF UNIVERSITY PARKWAY, NORTHWESTERLY 369.77 FEET ALONG A 11,539.16 FOOT RADIUS CURVE TO THE LEFT, THOUGH A CENTRAL ANGLE OF 1°50'10", (CHORD BEARS NORTH 47°28'32" WEST 369.75 FEET); THENCE NORTH 43°09'59" EAST 137.71 FEET: THENCE NORTH 46°50'01" WEST 235.56 FEET; THENCE SOUTH 43°09'59" WEST 146.54 FEET TO THE AFORESAID EAST RIGHT-OF-WAY LINE OF UNIVERSITY PARKWAY; THENCE NORTHWESTERLY 6.99 FEET ALONG A 11,539.16 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 00°02'05", (CHORD BEARS NORTH 49°34'53" WEST 6.99 FEET) TO THAT CERTAIN PROPERTY DEDICATED TO PROVO CITY AS SHOWN THE MIX AT RIVERS EDGE, RECORDED ON SEPTEMBER 18, 2017 AS ENTRY NO 91060:2017 AND MAP NO. 15708: THENCE ALONG SAID PROVO CITY PROPERTY THE FOLLOWING THREE (3) COURSES: (1) NORTH 43°25'49" EAST 12.20 FEET, (2) NORTH 47°13'37" WEST 98.27 FEET, (3) SOUTH 42°46'23" WEST 16.88 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY OF UNIVERSITY PARKWAY, ALONG THE ARC OF A SPIRAL CURVE 110.88 FEET (CHORD BEARS NORTH 49°59'34" WEST 110.88 FEET); THENCE NORTH 42°41'02" WEST 21.14 FEET; THENCE NORTH 43°11'38" EAST 170.31 TO A POINT ON THE WEST LINE OF PARCEL A OF THE NEW PLUM TREE PLAT "A", RECORDED JANUARY 29, 1998 AS ENTRY NO. 8500, MAP NO. 7407 IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID PARCEL A THE FOLLOWING SEVEN (7) COURSES: (1) NORTHWESTERLY 77.65 FEET ALONG THE ARC OF A 121.50 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 36°37'03", (CHORD BEARS NORTH 17°58'29" WEST 76.34 FEET), (2) NORTH 00°20'00" EAST 501.70 FEET, (3) NORTHWESTERLY 40.19 FEET ALONG A 25.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 92°05'34", (CHORD BEARS NORTH 45°43'23" WEST 36.00 FEET), (4) SOUTH 88°13'15" WEST 94.28 FEET, (5) NORTH 42°58'56" EAST 8.79 FEET, (6) NORTH 87°43'45" EAST 5.63 FEET, (7) NORTH 01°46'45" WEST 8.77 FEET TO THAT CERTAIN BOUNDARY LINE AGREEMENT RECORDED MARCH 30, 2021 AS ENTRY NO 59524:2021 IN THE OFFICE OF THE UTAH COUNTY RECORDER; ALONG SAID BOUNDARY LINE AGREEMENT. THE FOLLOWING TWO COURSES: NORTH 89°43'33" EAST 202.02 FEET, (2) NORTH 88°24'48" EAST 158.32 FEET, (ROTATE 0°14'32" CLOCKWISE TO EQUAL AGREEMENT BEARINGS) TO AN EXISTING FENCE; THENCE ALONG SAID EXISTING FENCE THE FOLLOWING SEVEN (7) COURSES: (1) SOUTH 46°55'06" EAST 370.54 FEET, (2) SOUTH 46°37'20" EAST 294.94 FEET. (3) NORTH 88°39'57" EAST 135.96 FEET. (4) NORTH 88°12'26" EAST 461.19 FEET. (5) SOUTH 46°40'41" EAST 162.29 FEET. (6) SOUTH 01°37'34" EAST 653.36 FEET. (7) SOUTH 01°48'35" EAST 114.68 FEET TO THE POINT OF BEGINNING.

CONTAINS 1,267,551 SQ. FT. OR 29.10 AC.

# QUESTAR GAS COMPANY, DBA DOMINION ENERGY UTAH:

QUESTAR GAS COMPANY, DBA DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT FOR THE PURPOSES OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF THE RIGHTS-OF-WAY AND EASEMENT GRANTS AND EXISTING UNDERGROUND FACILITIES. NOTHING HEREIN SHALL BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHTS-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANT(S). DOMINION ENERGY UTAH ALSO APPROVES THIS PLAT FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS; HOWEVER, DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS ZNd DAY OF Me, 20 20. BY DOMINION ENERGY. Pre-Construction

### DEVELOPMENT SERVICES DIRECTOR APPROVAL

APPROVAL THIS 14th DAY OF Sept. A.D.2021 Y THE PROVO CITY DEVELOPMENT SERVICES DEPARTMENT.

ENT 106668:2022 Map # 18518 ANDREA ALLEN UTAH COUNTY RECORDER 2022 Oct 03 2:42 pm FEE 214.00 BY CS

Bell Persone (DIRECTOR)

### *NCCEPTANCE BY THE MAYOR*

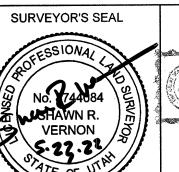
HE MAYOR OF THE CITY OF PROVO, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF L STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE JBLIC THIS \_\_\_\_\_\_\_\_ A.D. 2021.

EE SEAL BELOW)

A CONTRACTOR OF STATE

RIVERS EDGE ON UNIVERSITY (AMENDING THE MIX AT RIVERS EDGE)

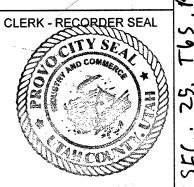
LOCATED IN THE SOUTHWEST AND SOUTHEAST QUARTER OF SECTION 25 TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN PROVO, UTAH COUNTY, UTAH

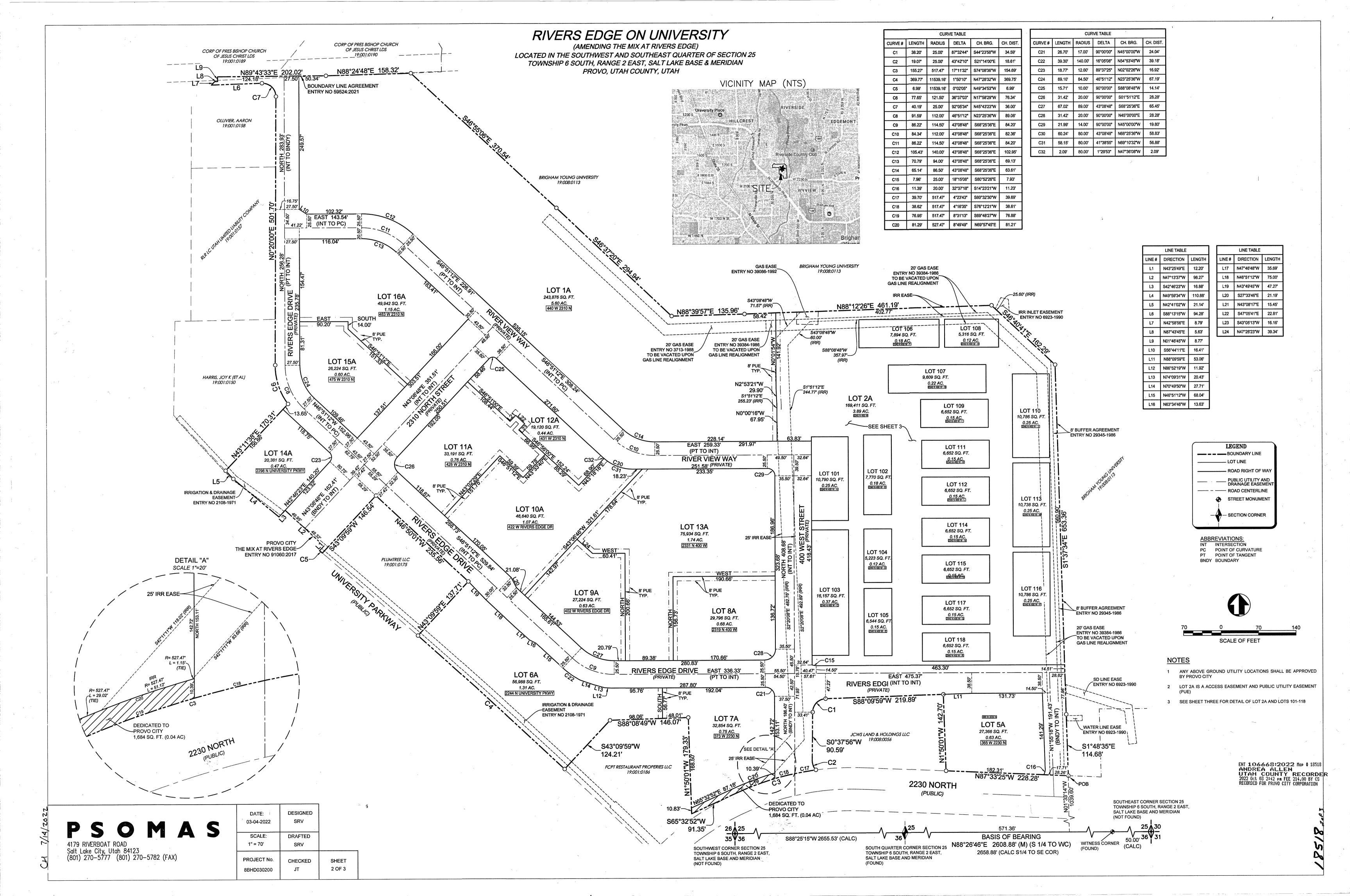


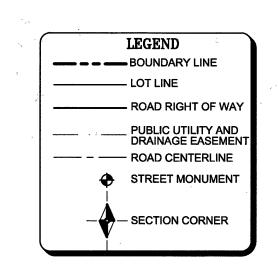


NOTARY PUBLIC SEAL









SCALE OF FEET

ABBREVIATIONS: INTERSECTION PC POINT OF CURVATURE PT POINT OF TANGENT BNDY BOUNDARY

**NOTES** 

ANY ABOVE GROUND UTILITY LOCATIONS SHALL BE APPROVED BY PROVO CITY

LOT 2A IS A ACCESS EASEMENT AND PUBLIC UTILITY EASEMENT

TII	TIE POINT TABLE				
POINT #	NORTHING	EASTING			
100	262431.31	133776.02			
101	262858.91	133373.77			
102	262861.92	133454.28			
103	262684.93	133373.77			
104	262686.30	133454.27			
105	262574.97	133454.27			
106	263077.53	133394.32			
107	262992.62	133448.93			
108	263077.53	133554.04			
109	262927.77	133509.04			
110	262974.86	133680.30			
111	262851.15	133510.68			
112	262782.38	133510.68			
113	262808.22	133680.53			
114	262705.58	133510.68			
115	262636.81	133510.68			
116	262641.57	133680.53			
117	262560.12	133510.68			
118	262401 34	133510 68			

263090.73

### **OWNER'S DEDICATION**

KNOWN ALL BY THESE PRESENT THAT WE THE UNDERSIGNED OWNER'S OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS

RIVERS EDGE ON UNIVERSITY

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES.\*

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HANDS THIS 30 DAY OF 5EDT, 2022 A.D.

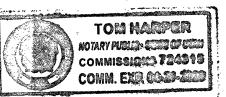
MNG/PROVO PAD, LLC/A CALIFORNIA LIMITED LIABILITY COMPANY

\* Common area is hereby Conveyed to The Mix at River Edge 187 West Main, Lehi Ut 84043

STATE OF UTAH 

WITNESS MY HAND AND OFFICIAL SEAL. A NOTARY PUBLIC COMMISSIONED IN UTAH (SEAL)

MY COMMISSION EXPIRES 4-21-2026 PRINTED NAME) A NOTARY PUBLIC COMMISSIONED IN UTAH



SHEET 3 OF 3

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4170 E	DIVEDDOVI	ĎA A Ď		*	

41/9 RIVERBUAT ROAD Salt Lake City, Utah 84123 (801) 270-5777 (801) 270-5782 (FAX)

DATE: 03-04-2022	DESIGNED SRV	
SCALE: 1" = 40'	DRAFTED SRV	
PROJECT No. 8BHD030200	CHECKED JT	

# RIVERS EDGE ON UNIVERSITY (AMENDING THE MIX AT RIVERS EDGE) LOCATED IN THE SOUTHWEST AND SOUTHEAST QUARTER OF SECTION 25 TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN

