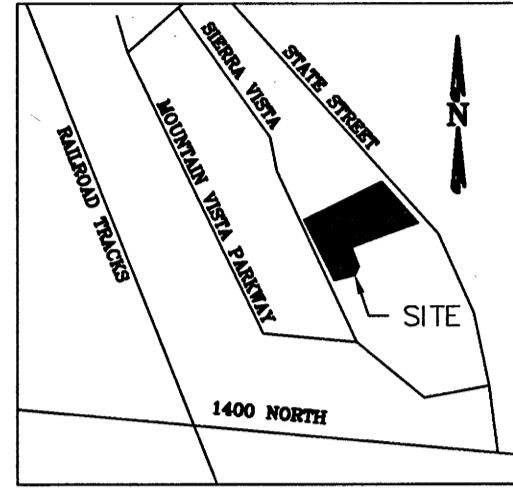


**MOUNTAIN VISTA
BUSINESS CENTER PLAT "H" AMENDED**

A COMMERCIAL SUBDIVISION

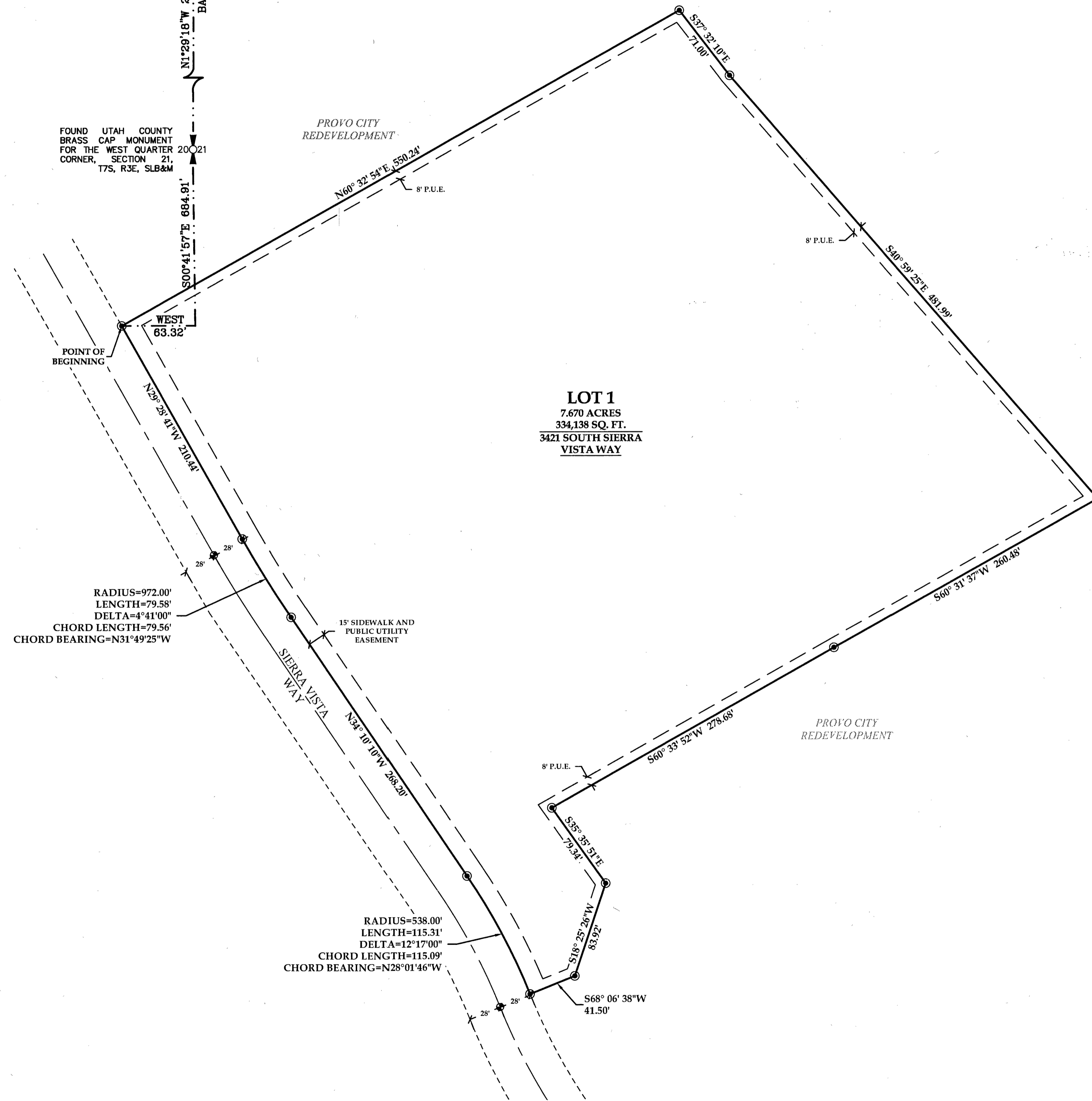
(AMENDING MOUNTAIN VISTA BUSINESS CENTER PLAT "H" SUBDIVISION)
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21,
TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN,
PROVO CITY, UTAH COUNTY, UTAH



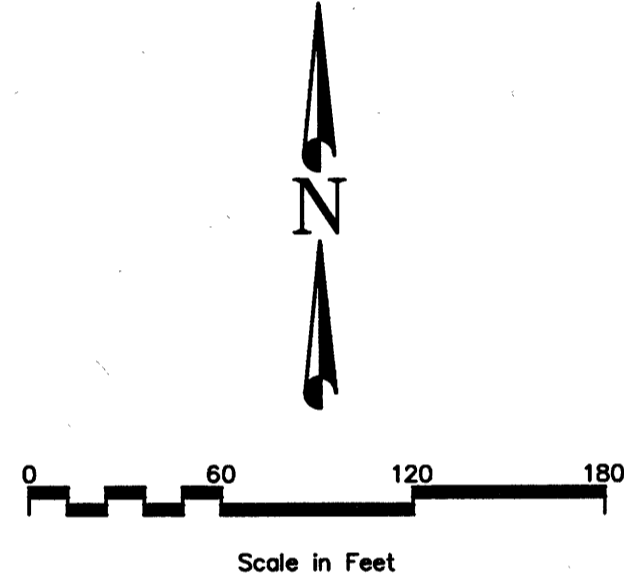
VICINITY MAP
(N.T.S.)

FOUND UTAH COUNTY BRASS CAP MONUMENT FOR THE NORTHWEST CORNER, SECTION 21, T7S, R3E, SLB&M

FOUND UTAH COUNTY BRASS CAP MONUMENT FOR THE WEST QUARTER CORNER, SECTION 21, T7S, R3E, SLB&M



LOT 1
7.670 ACRES
334,138 SQ. FT.
3421 SOUTH SIERRA VISTA WAY



LEGEND

- SET REBAR AND CAP MARKED
CIR ENGINEERING PLS 5183760
- ⊕ FOUND NAIL AND WASHER
- BOUNDARY LINE
- - - TITLE LINES

SURVEYOR'S CERTIFICATE
I, CORY B. NEERINGS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 5183760 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE 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, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION
BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SIERRA VISTA WAY, SAID POINT BEING SOUTH 00°41'57" EAST 684.91 FEET ALONG THE SECTION LINE AND WEST 63.32 FEET FROM THE WEST QUARTER CORNER OF SECTION 21, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN;
THENCE NORTH 60°32'54" EAST 550.24 FEET;
THENCE SOUTH 37°32'10" EAST 71.00 FEET;
THENCE SOUTH 40°59'25" EAST 481.99 FEET;
THENCE SOUTH 60°31'37" WEST 260.48 FEET;
THENCE SOUTH 60°33'52" WEST 278.68 FEET;
THENCE SOUTH 58°33'51" EAST 79.34 FEET;
THENCE SOUTH 18°25'26" WEST 83.92 FEET;
THENCE SOUTH 68°06'38" WEST 41.50 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SIERRA VISTA WAY;
THENCE ALONG THE SAID RIGHT-OF-WAY LINE OF SIERRA VISTA WAY THE FOLLOWING FOUR (4) COURSES:
(1) THENCE 115.31 FEET ALONG THE ARC OF A 538 FOOT RADIUS CURVE TO THE LEFT THRU A CENTRAL ANGLE OF 12°17'06" (CHORD BEARS NORTH 28°01'46" WEST 115.09 FEET);
(2) THENCE NORTH 34°10'10" WEST 268.20 FEET;
(3) THENCE 79.58 FEET ALONG THE ARC OF A 972 FOOT RADIUS CURVE TO THE RIGHT THRU A CENTRAL ANGLE OF 4°41'00" (CHORD BEARS NORTH 31°49'25" WEST 79.56 FEET);
(4) THENCE NORTH 29°28'41" WEST 210.44 FEET TO THE POINT OF BEGINNING.

CONTAINS
7.670 ACRES
334,138 SQUARE FEET, MORE OR LESS

BASIS OF BEARINGS
BASIS OF BEARINGS WAS ESTABLISHED AS NORTH 01°29'18" WEST BETWEEN THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN.

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT I/WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED, HEREAFTER TO BE KNOWN AS THE **MOUNTAIN VISTA BUSINESS CENTER PLAT "H" AMENDED** DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.
IN WITNESS WHEREOF I/WE HAVE HEREUNTO SET MY /OUR HAND(S) THIS 14 DAY OF September, 2018.

Tom Stuart
TOM STUART Managing Partner
MOUNTAIN VISTA PARTNERS, LLC

ACKNOWLEDGEMENT
STATE OF UTAH)
COUNTY OF UTAH)
ON THE 14 DAY OF September, A.D. 2018, PERSONALLY APPEARED BEFORE ME, **Tom Stuart** J, THE FOREGOING DEDICATOR WHO DULY ACKNOWLEDGED TO ME THAT THEY DID FREELY AND VOLUNTARILY EXECUTE THE SAME FOR THE PURPOSES THEREIN MENTIONED.
MY COMMISSION EXPIRES: 4/3/21
NOTARY PUBLIC: **Jim B Thomas**, RESIDING IN **Davis** COUNTY.
(SEE SEAL BELOW)

ACCEPTANCE BY MAYOR
ON THE 11th DAY OF October, A.D. 2018, THE MAYOR OF PROVO CITY, 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.
Michelle Kaufusi
MICHELLE KAUFUSI
PROVO CITY MAYOR
APPROVED: David J Graves, 25 Sept. 2018
DAVID J. GRAVES
CITY ENGINEER
(SEE SEAL BELOW)
ATTEST:
Jeffery Smith
JEFFERY SMITH
UTAH COUNTY RECORDER
2018 Nov 09 4:14 pm UTC 31.00 BY HF
RECORDED FOR PROVO CITY CORPORATION!
CLERK - RECORDER
(SEE SEAL BELOW)

**MOUNTAIN VISTA
BUSINESS CENTER PLAT "H" AMENDED**
A COMMERCIAL SUBDIVISION
(AMENDING MOUNTAIN VISTA BUSINESS CENTER PLAT "H" SUBDIVISION)
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21,
TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN,
PROVO CITY, UTAH COUNTY, UTAH

PREPARED BY:
**CIR
ENGINEERING, L.L.C.**
3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 - 801-949-6296

SURVEYOR SEAL 	NOTARY PUBLIC SEAL 	CITY ENGINEER SEAL 	CLERK/RECORDER SEAL
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Recorder

REVISION: NONE
DATE: 9/6/18
SCALE: 1"=60'
PAGE: 1 OF 1
PROJECT: S18-036

16326

COMMUNITY DEVELOPMENT DIRECTOR APPROVAL
APPROVED THIS 11 DAY OF October, 2018.
Gary McCon
GARY MCCON
COMMUNITY DEVELOPMENT DIRECTOR

CH 9/24/18

22171553-0884 7U 110
9-22-20
Cort, Part 4, Mountain Vista Business Center