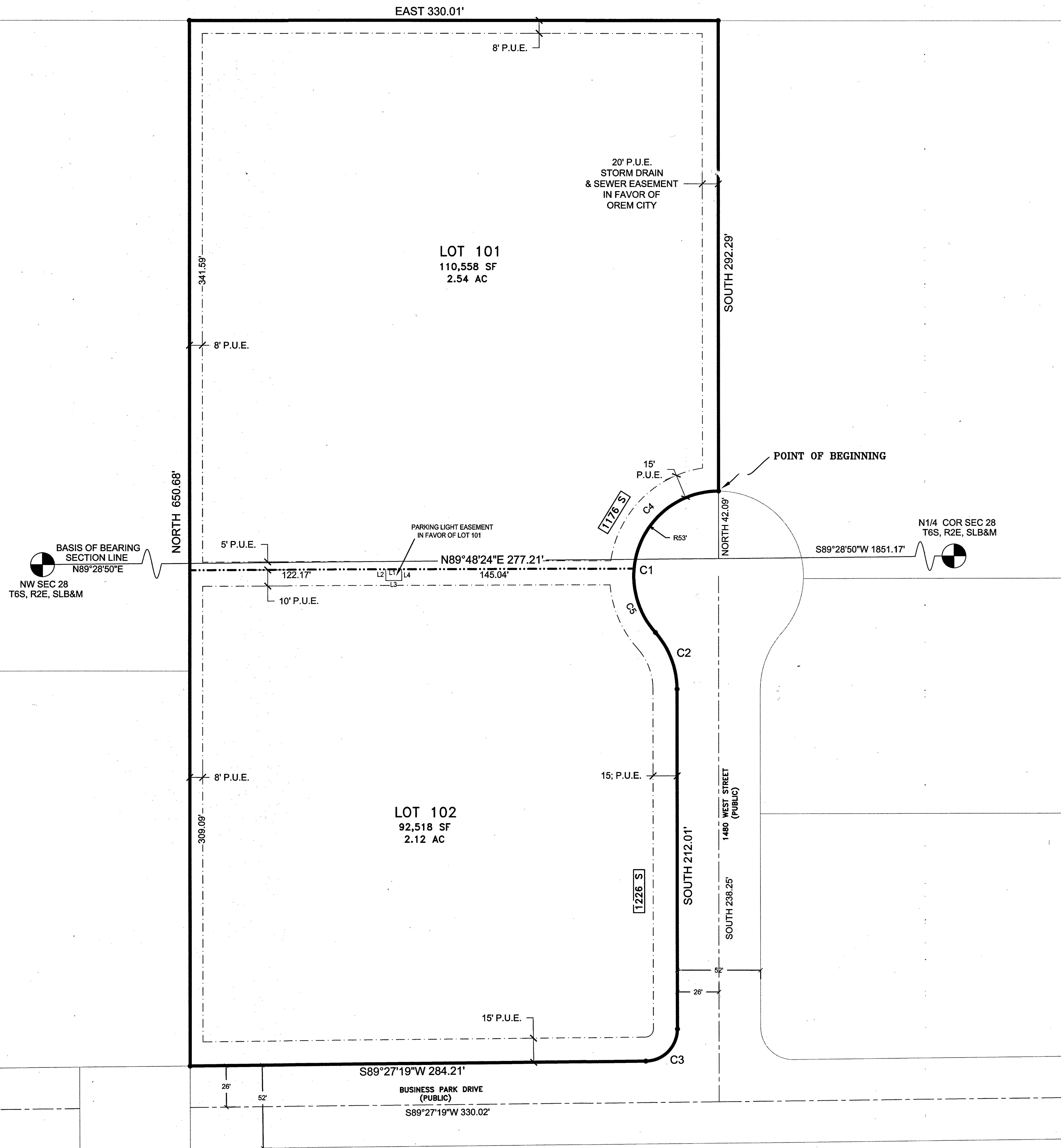


**OREM CENTER BUSINESS PARK SUBDIVISION PLAT "CC"**  
 INCLUDING A VACATION OF LOT 1, PLAT "A", OREM CENTER BUSINESS PARK SUBDIVISION  
 INCLUDING A VACATION OF LOT 1, PLAT "B", OREM CENTER BUSINESS PARK SUBDIVISION

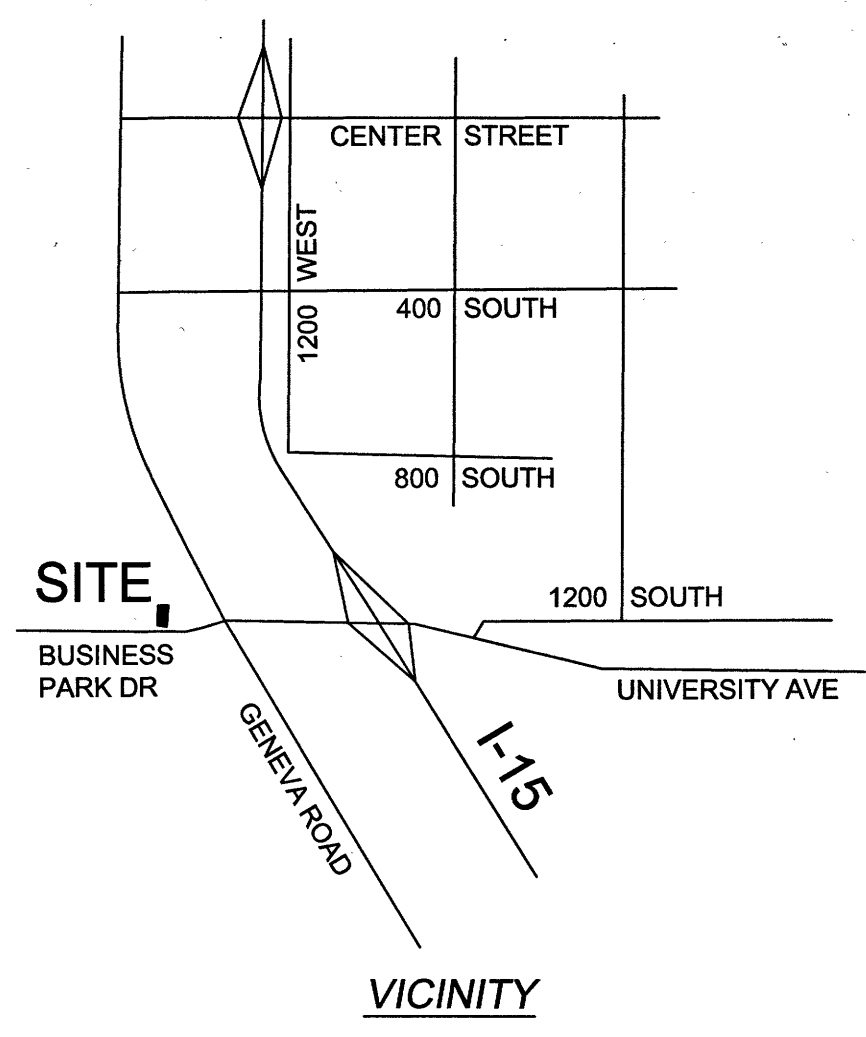


**LINE TABLE**

| LINE | BEARING     | LENGTH |
|------|-------------|--------|
| L1   | N89°48'24"E | 10.00  |
| L2   | S00°11'36"E | 7.00   |
| L3   | N89°48'24"E | 10.00  |
| L4   | N00°11'36"W | 7.00   |

**CURVE TABLE**

| CURVE | RADIUS | LENGTH | DELTA      | CHORD | BEARING     |
|-------|--------|--------|------------|-------|-------------|
| C1    | 53.00  | 121.94 | 131°49'04" | 96.77 | S24°05'27"W |
| C2    | 53.00  | 38.68  | 41°49'00"  | 37.83 | S20°54'30"E |
| C3    | 20.00  | 31.23  | 89°27'19"  | 28.15 | S44°43'39"W |
| C4    | 53.00  | 78.62  | 84°58'11"  | 71.60 | S47°30'24"W |
| C5    | 53.00  | 43.32  | 46°49'52"  | 42.12 | S18°24'08"E |



**NOTES**  
 1. NO DRIVEWAY OR DRIVEWAY ACCESS MAY BE LOCATED WITHIN TWENTY-FIVE FEET (25') OF AN EXISTING FENCE WHICH IS GREATER THAN THREE FEET (3') IN HEIGHT.

**SURVEYOR'S CERTIFICATE**  
 I, ALAN L. SIBSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 5047053. 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. HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.  
 DATE: April 14, 21 ALAN L. SIBSON (SEE SEAL BELOW)

**BOUNDARY DESCRIPTION**  
 LOT 1, PLAT A, OREM CENTER BUSINESS PARK SUBDIVISION AND LOT 1, PLAT B, OREM CENTER BUSINESS PARK SUBDIVISION  
 ALSO DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, PLAT A, OREM CENTER BUSINESS PARK SUBDIVISION SAID POINT LOCATED SOUTH 89°28'50" WEST 1851.17 FEET AND NORTH 42.09 FEET FROM THE NORTH QUARTER CORNER OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN;  
 THENCE ALONG THE ARC OF A 53.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 121.94 FEET (CURVE HAVING A CENTRAL ANGLE OF 131°49'04" AND LONG CHORD BEARS S24°05'27" W 96.77 FEET); THENCE ALONG THE ARC OF A 53.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 38.68 FEET (CURVE HAVING A CENTRAL ANGLE OF 41°49'00" AND LONG CHORD BEARS S20°54'30" E 37.83 FEET); THENCE SOUTH 212.01 FEET; THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 31.23 FEET (CURVE HAVING A CENTRAL ANGLE OF 89°27'19" AND LONG CHORD BEARS S44°43'39" W 28.15 FEET); THENCE SOUTH 89°27'19" WEST 284.21 FEET; THENCE NORTH 650.88 FEET; THENCE EAST 330.01 FEET; THENCE SOUTH 292.29 FEET TO THE POINT OF BEGINNING.  
 AREA = 203,078 SF OR 4.66 ACRES  
 THE BASIS OF BEARING IS NORTH 88°31'43" EAST BETWEEN THE REFERENCE CORNER FOR THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN AND THE WITNESS CORNER FOR THE NORTH QUARTER CORNER OF SAID SECTION 28  
 NUMBER OF LOTS 2

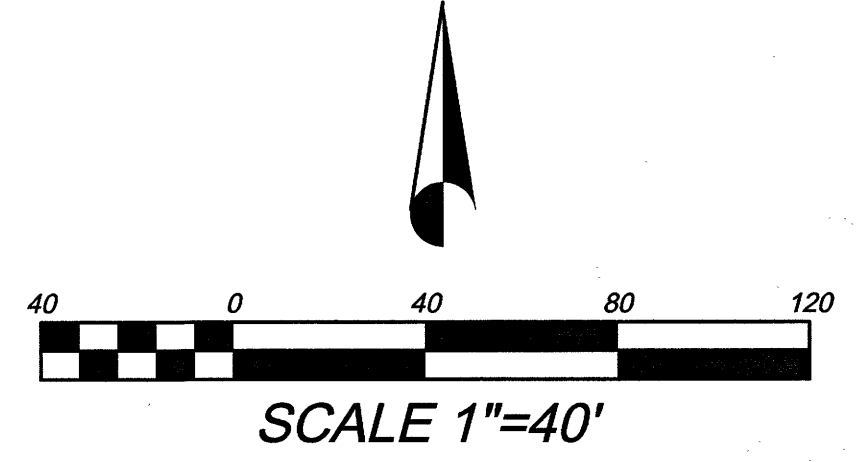
**OWNER'S DEDICATION**  
 THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED ABOVE AND SHOWN ON THIS PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS SHOWN THEREON FOR THE PERPETUAL USE OF THE PUBLIC.  
 IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 5<sup>th</sup> DAY OF MAY, A.D. 2021  
 BY: KENNETH A. MOLEN, MANAGING MEMBER, MOLEN MCCLURE ENTERPRISES, L.L.C. (Signature: Kenneth A. Molen)  
 BY: RYAN PORTER, MANAGING MEMBER, PBS HOLDING S, LLC A UTAH LIMITED LIABILITY COMPANY (Signature: Ryan Porter)  
 BY: UARDA MOLEN, MANAGING MEMBER, MOLEN MCCLURE ENTERPRISES, L.L.C. (Signature: Uarda Molen)  
 ENT 191852023 REC'D ANDREA ALLEN UTAH COUNTY RECORDER RECORDED FOR OREM CITY CORPORATION

**ACKNOWLEDGMENT**  
 STATE OF UTAH }  
 COUNTY OF UTAH } S.S.  
 ON THE 23 DAY OF April, A.D. 2021, PERSONALLY APPEARED BEFORE ME RYAN PORTER, MANAGING MEMBER, WHICH PERSONS ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION IN HIS RESPECTIVE CAPACITIES ON BEHALF OF PBS HOLDINGS, LLC A UTAH LIMITED LIABILITY COMPANY IN ACCORDANCE WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.  
 MY COMMISSION EXPIRES 3/21/2022 (Signature: Ryan Porter) NOTARY PUBLIC

**ACKNOWLEDGMENT**  
 STATE OF UTAH }  
 COUNTY OF UTAH } S.S.  
 ON THE 5 DAY OF May, A.D. 2021, PERSONALLY APPEARED BEFORE ME KENNETH A. MOLEN, MANAGING MEMBER AND UARDA MOLEN, MANAGING MEMBER, WHICH PERSONS ACKNOWLEDGED TO ME THAT THEY EXECUTED THE FOREGOING DEDICATION IN THEIR RESPECTIVE CAPACITIES ON BEHALF OF MOLEN MCCLURE ENTERPRISES, L.L.C., IN ACCORDANCE WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.  
 MY COMMISSION EXPIRES Sep 9, 2022 (Signature: Kenneth A. Molen) NOTARY PUBLIC

**ACCEPTANCE BY CITY OF OREM**  
 THE CITY OF OREM, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS 13<sup>th</sup> DAY OF May, A.D. 2021.  
 APPROVED: (Signature: Justin Munn) CITY ENGINEER ATTEST: (Signature: Kristie Snyder) CLERK/RECORDER, EXEC. AST.

**PLANNING COMMISSION APPROVAL**  
 APPROVED THIS 3<sup>rd</sup> DAY OF February, A.D. 2021 BY THE OREM CITY PLANNING COMMISSION  
 (Signature: Michael W. Cochran) DIRECTOR-SECRETARY, CHAIRMAN, PLANNING COMMISSION  
 PC-2021-0025 RESOLUTION NO.



**PLAT VACATION NOTICE**  
 THE CITY OF OREM IS SATISFIED THAT NEITHER THE PUBLIC NOR ANY PERSON WILL BE MATERIALLY INJURED BY THE VACATION OF:  
 LOT 1, PLAT "A"  
 OREM CENTER BUSINESS PARK SUBDIVISION  
 LOT 1, PLAT "B"  
 OREM CENTER BUSINESS PARK SUBDIVISION

**CONDITIONS OF APPROVAL**  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**OREM CENTER BUSINESS PARK SUBDIVISION PLAT "CC"**  
 INCLUDING A VACATION OF LOT 1, PLAT "A", OREM CENTER BUSINESS PARK SUBDIVISION  
 INCLUDING A VACATION OF LOT 1, PLAT "B", OREM CENTER BUSINESS PARK SUBDIVISION  
 SCALE: 1" = 40 FEET

11/23/2020 I:\My Drive\Berg\_Civil\2020\SHILLI\ESOURCE\view\Plat.dwg

|   |  |  |                      |
|---|--|--|----------------------|
| SURVEYOR'S SEAL<br>ALAN L. SIBSON<br>NO. 5047053<br>STATE OF UTAH | RECORDER SEAL<br>CITY OF OREM<br>CORPORATE SEAL<br>STATE OF UTAH | CITY ENGINEER<br>CITY OF OREM<br>ENGINEERING DIVISION<br>STATE OF UTAH | COUNTY RECORDER SEAL |
|---|--|--|----------------------|

APPROVAL AS TO FORM  
 (Signature: Steve C. Seal) 5/6/21  
 CITY ATTORNEY DATE

SURVEYOR  
**SIBSON ASSOCIATES**  
**LAND SURVEYORS**  
 BOUNDARY, TOPOGRAPHIC & CONSTRUCTION SURVEYS  
 33 EAST 100 NORTH, AMERICAN FORK, UTAH 84003  
 EMAIL: SIBSONSURVEY@GMAIL.COM

18693

Secs 21+28, T6S, R2E, SLB&M T4090 PC Lots 1, Plat A & B, Orem City Business Park