

RIVERS EDGE ON UNIVERSITY OFFICE CONDO

(AMENDING LOT 5 RIVERS EDGE ON UNIVERSITY)
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25
 TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN
 PROVO, UTAH COUNTY, UTAH

* I FURTHER CERTIFY THAT THIS CONDOMINIUM PLAT
 COMPLIES WITH THE PROVISIONS OF SECTION 57-813(1)(C)
 OF THE UTAH CONDOMINIUM OWNERSHIP ACT.
 Shawn Vern

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 AS:

RIVERS EDGE ON UNIVERSITY OFFICE CONDO

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

SIGNED THIS 29 DAY OF MARCH, 2023

BOUNDARY DESCRIPTION

A PARCEL OF LAND LYING AND SITUATED IN 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 BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF 2230 NORTH STREET, SAID POINT ALSO BEING 525.51 FEET NORTH 88°26'46" EAST AND 1042.81 FEET NORTH 01°33'14" WEST FROM THE SOUTH QUARTER CORNER OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF 2230 NORTH STREET, NORTH 67°33'25" WEST 102.31 FEET; THENCE NORTH 01°50'01" WEST 142.70 FEET; THENCE NORTH 88°09'59" EAST 53.06 FEET; THENCE EAST 131.73 FEET; THENCE SOUTH 01°55'18" EAST 141.29 FEET; THENCE SOUTHWESTERLY 11.39 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 32°37'18", (CHORD BEARS SOUTH 14°23'21" WEST 11.23 FEET) TO THE POINT OF BEGINNING.

CONTAINS 27,366 SQ. FT. (0.63 AC.)

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 30th DAY OF March 2023 A.D.

By: BRIGHTON PROVO OFFICES, LLC, A UTAH LIMITED LIABILITY COMPANY

Name: Nathan W. Pugelley

Its: Manager

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
 COUNTY OF Davis }

ON THIS 30th DAY OF March, IN THE YEAR 2023 BEFORE ME PERSONALLY APPEARED Nathan W. Pugelley 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 Manager OF BRIGHTON PROVO OFFICES, LLC, A UTAH LIMITED LIABILITY COMPANY AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER ON BEHALF OF SAID BRIGHTON PROVO OFFICES, LLC, A UTAH LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS MANAGER

WITNESS MY HAND AND OFFICIAL SEAL

Jared McCarty
 A NOTARY PUBLIC COMMISSIONED IN UTAH (SEAL)

COMMISSION NUMBER 725633

MY COMMISSION EXPIRES JULY 31, 2026

JARED MCCARTY
 (PRINTED NAME) A NOTARY PUBLIC COMMISSIONED IN UTAH

DEVELOPMENT SERVICES DIRECTOR APPROVAL

APPROVAL THIS 10th DAY OF April, A.D. 2023
 BY THE PROVO CITY DEVELOPMENT SERVICES DEPARTMENT.

Bill Peperone
 BILL PEPERONE (DIRECTOR)

ACCEPTANCE BY THE MAYOR

THE MAYOR OF THE CITY OF PROVO, 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 11 DAY OF April, A.D. 2023

Michelle Kaufusi
 APPROVED BY MAYOR MICHELLE KAUFUSI

[Signature]
 APPROVED BY CITY ENGINEER
 (SEE SEAL BELOW)

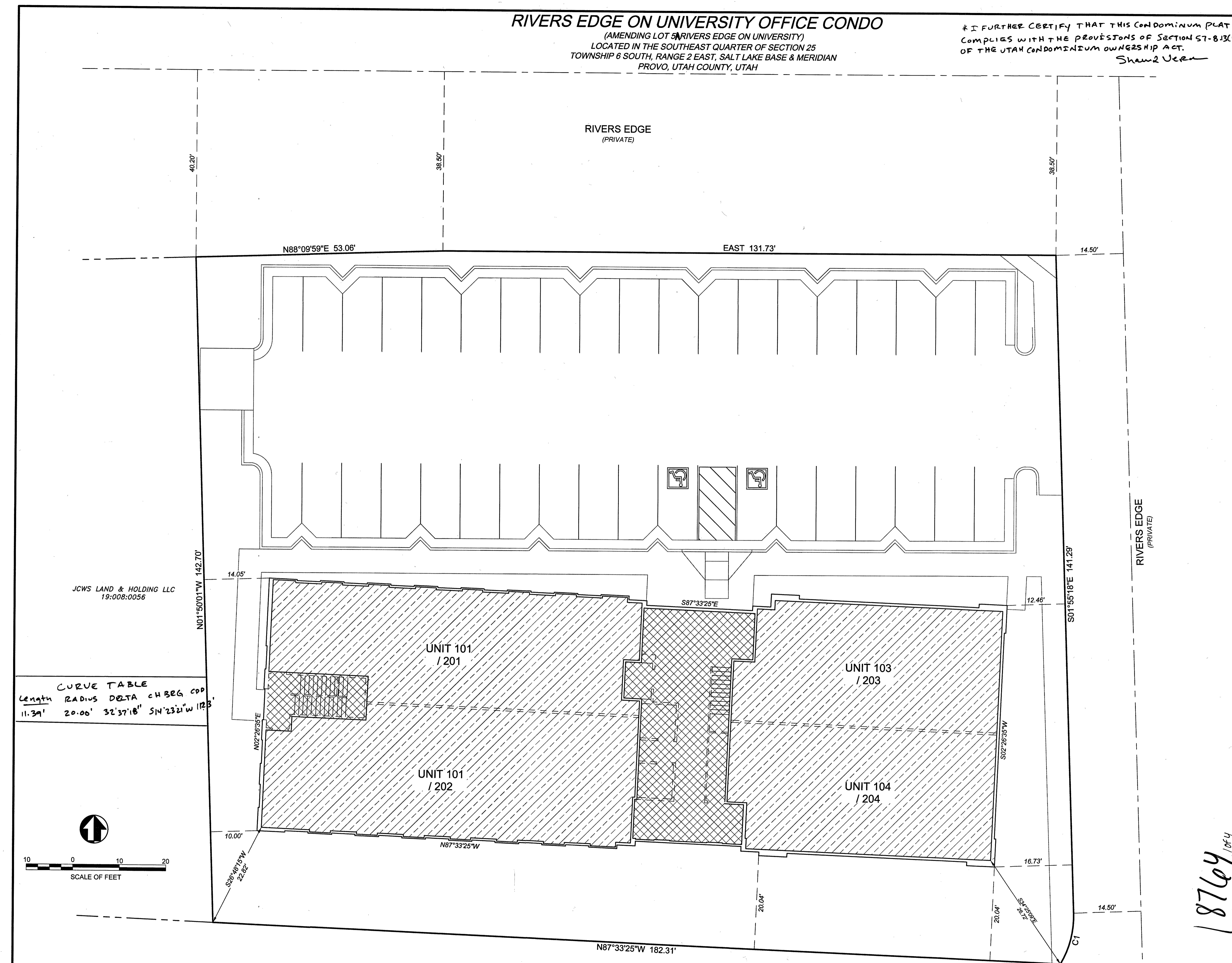
[Signature]
 ATTEST CLERK-RECORDER
 (SEE SEAL BELOW)

[Signature]
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| | | | |
|-----------------|--------------------|--------------------|-----------------------|
| SURVEYOR'S SEAL | NOTARY PUBLIC SEAL | CITY ENGINEER SEAL | CLERK - RECORDER SEAL |
| | | | |



PSOMAS

11456 South Temple Drive, Suite 200
 South Jordan, Utah 84095
 (801) 270-5777 (801) 270-5782 (FAX)

| | |
|------------------------|--------------|
| DATE: 2-14-2023 | DESIGNED SRV |
| SCALE: 1"=10' | DRAFTED SRV |
| PROJECT No. 88HD030200 | CHECKED JT |
| | SHEET 1 OF 4 |

LEGEND

- BOUNDARY LINE
- CENTERLINE OF ROAD
- SECTION CORNER (FOUND)
- SECTION CORNER (NOT FOUND)
- LIMITED COMMON AREA
- PRIVATE
- COMMON AREA

2230 NORTH STREET
 (PUBLIC, WIDTH VARIES)

POINT OF BEGINNING

525.51'
 N88°26'46"E 2608.88' (M) (S 1/4 TO WC)
 2658.88' (CALC S1/4 TO SE COR)

50.00' (CALC)
 SOUTHWEST CORNER SECTION 25
 TOWNSHIP 6 SOUTH, RANGE 2 EAST,
 SALT LAKE BASE AND MERIDIAN
 (FOUND)

1042.81'
 N01°33'14"W

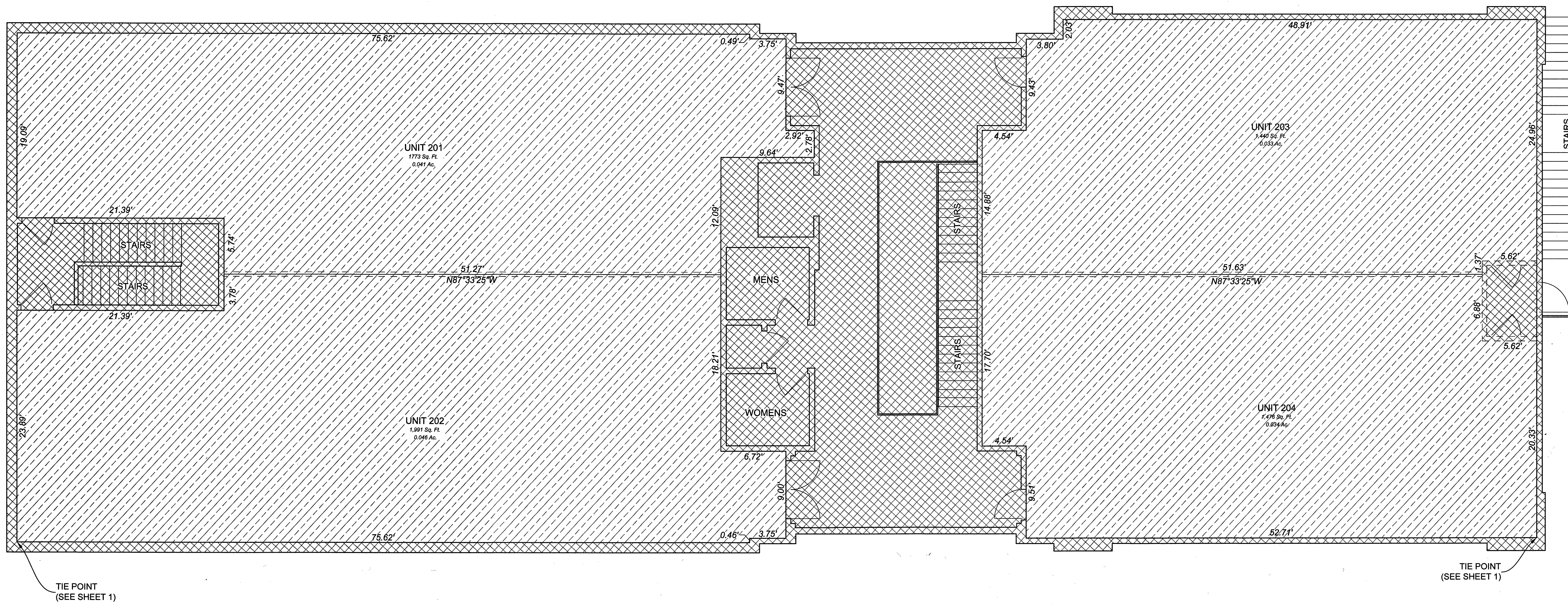
25 30
 36 31

18764 of 4

Sec 25, T6S, R2E, S1/4
 Lot 5A, Rivers Edge on University

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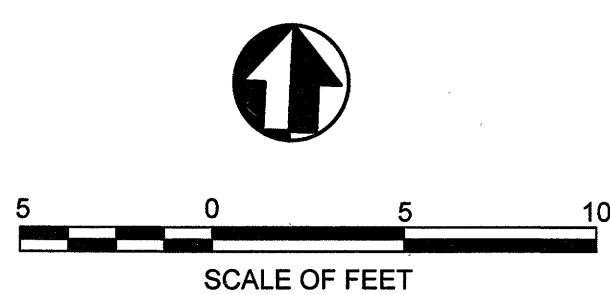
TIE POINT
(SEE SHEET 1)

TIE POINT
(SEE SHEET 1)

ENT 35879:2023 Map # 18764
 ANDREA ALLEN
 UTAH COUNTY RECORDER
 2023 Jun 02 4:42 PM FEE 214.00 BY TM
 RECORDED FOR PROVO CITY CORPORATION

LEGEND

- BOUNDARY LINE
- - - CENTERLINE OF ROAD
- [Cross-hatched] LIMITED COMMON AREA
- [Diagonal lines] PRIVATE
- [White] COMMON AREA



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| | SHEET 3 OF 4 |

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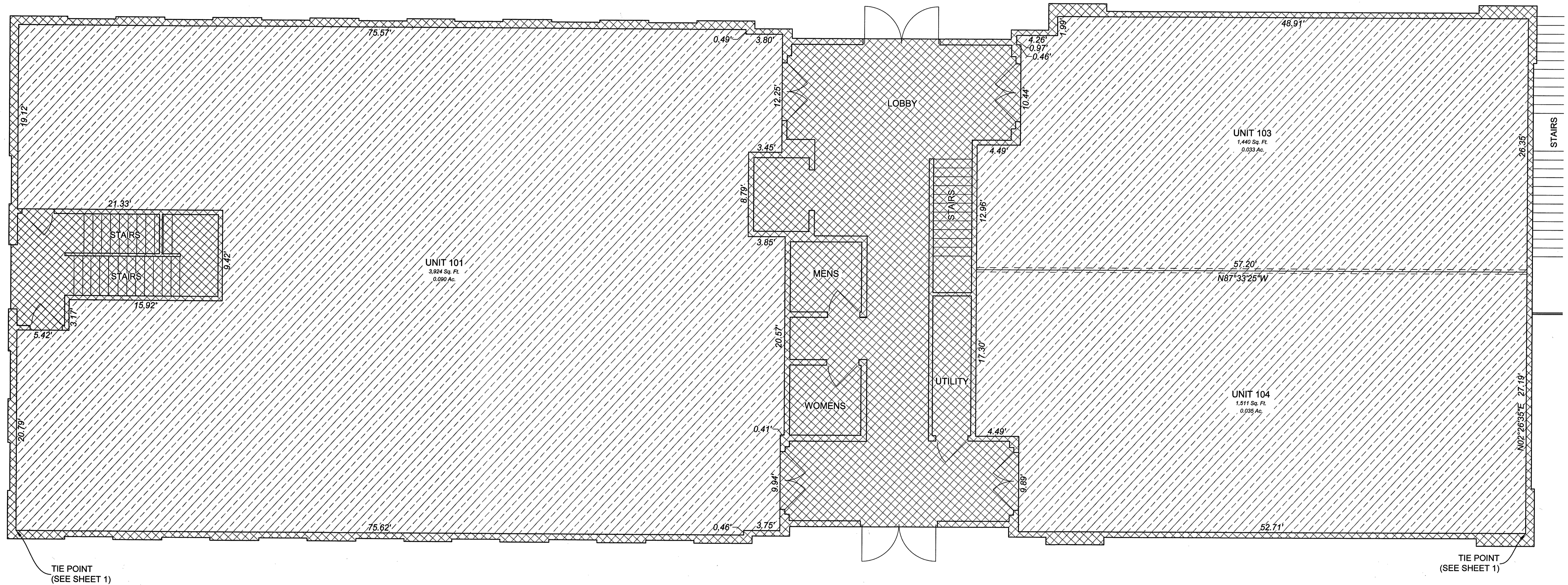
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CH 3/30/2023

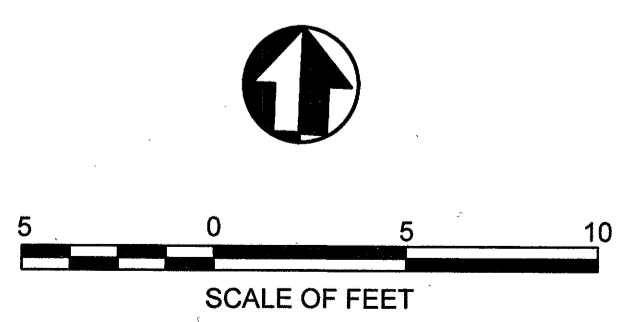
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LEGEND

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| | CENTERLINE OF ROAD |
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| | PRIVATE |
| | COMMON AREA |



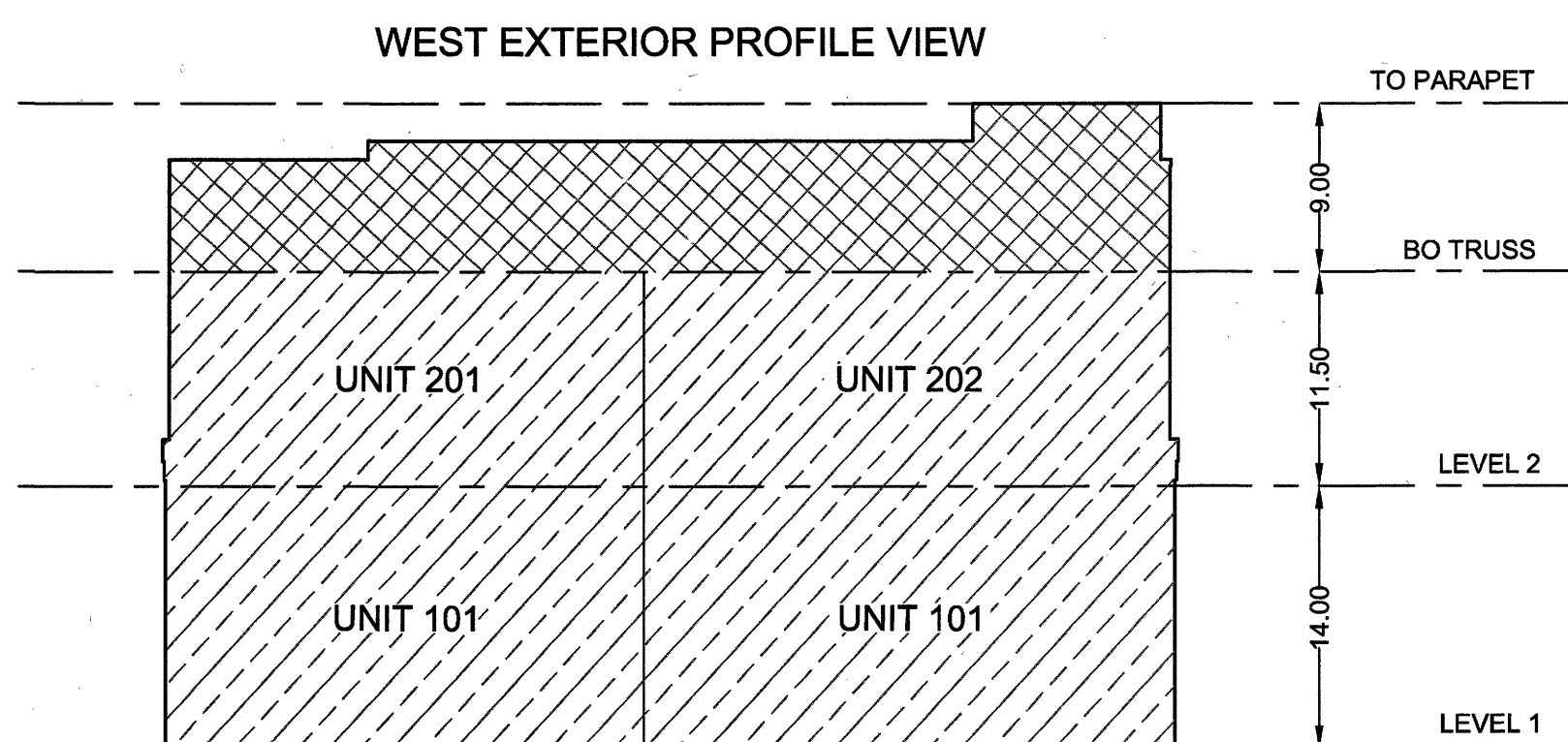
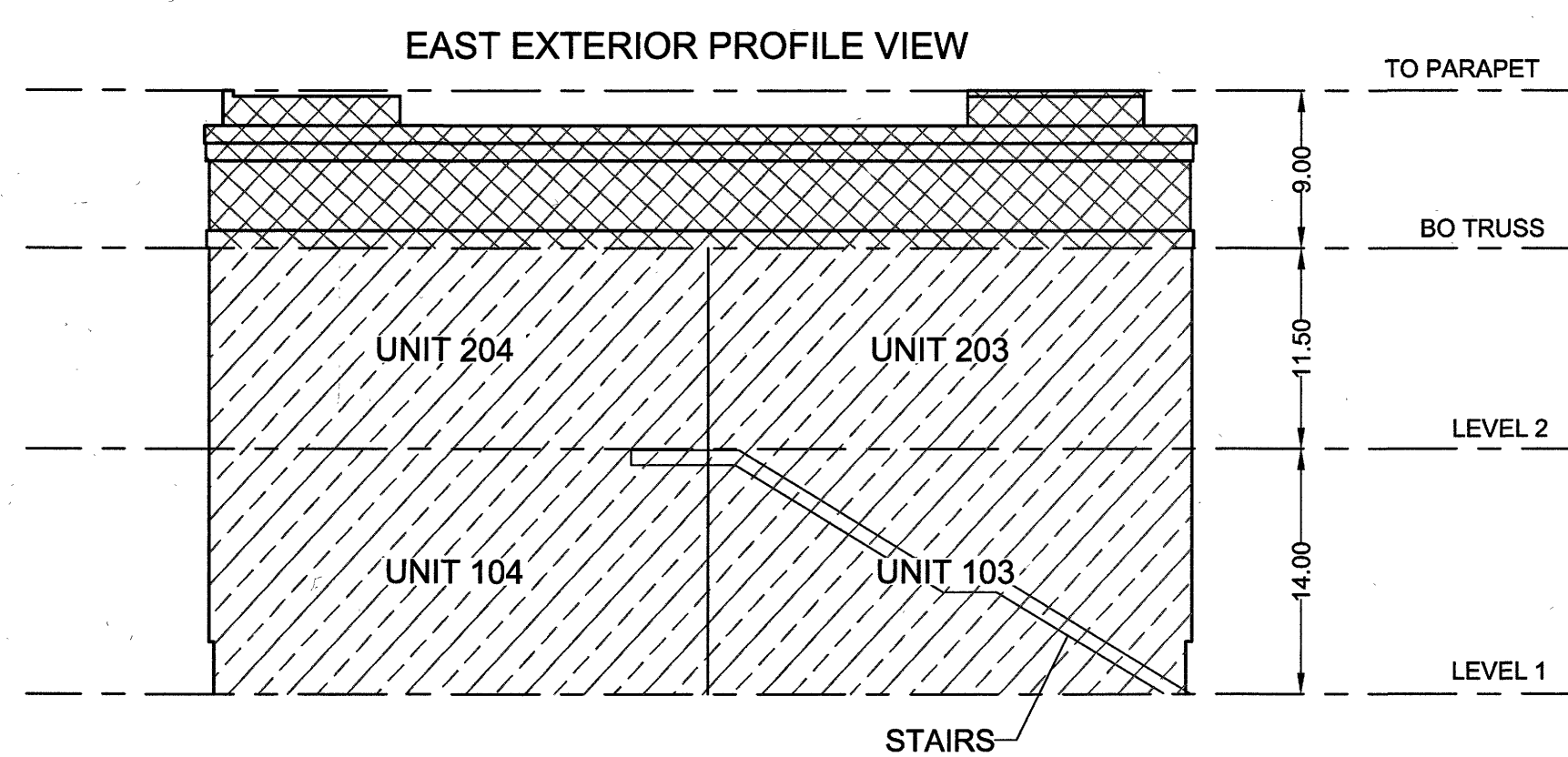
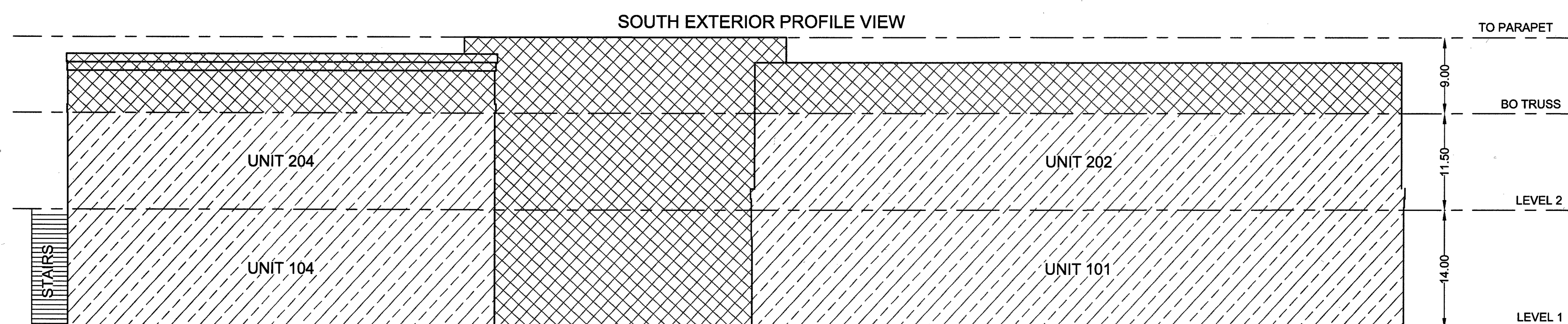
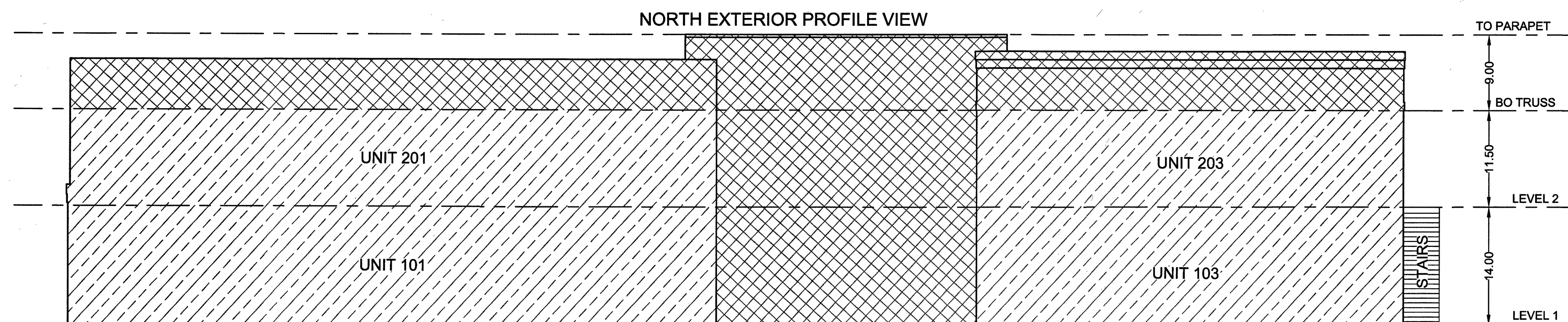
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