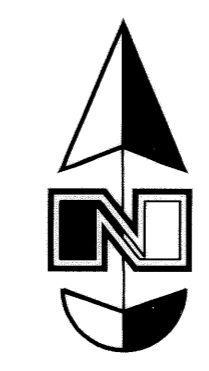


# Fort Utah Center

## A Commercial Subdivision

A part of the Southwest Quarter of Section 2 and the Southeast Quarter of Section 3, T7S, R2E, SLB&M, U.S. Survey  
Provo City, Utah County, Utah

City Park



GRAPHIC SCALE



Scale: 1" = 50'

Mount Timpanogos Survey Tower

Found Existing Utah County Witness Monument

West 1/4 Corner Section 2, T7S, R2E, SLB&M, U.S. Survey Location calc'd from Utah County Survey Data

State Highway 114  
Geneva Road

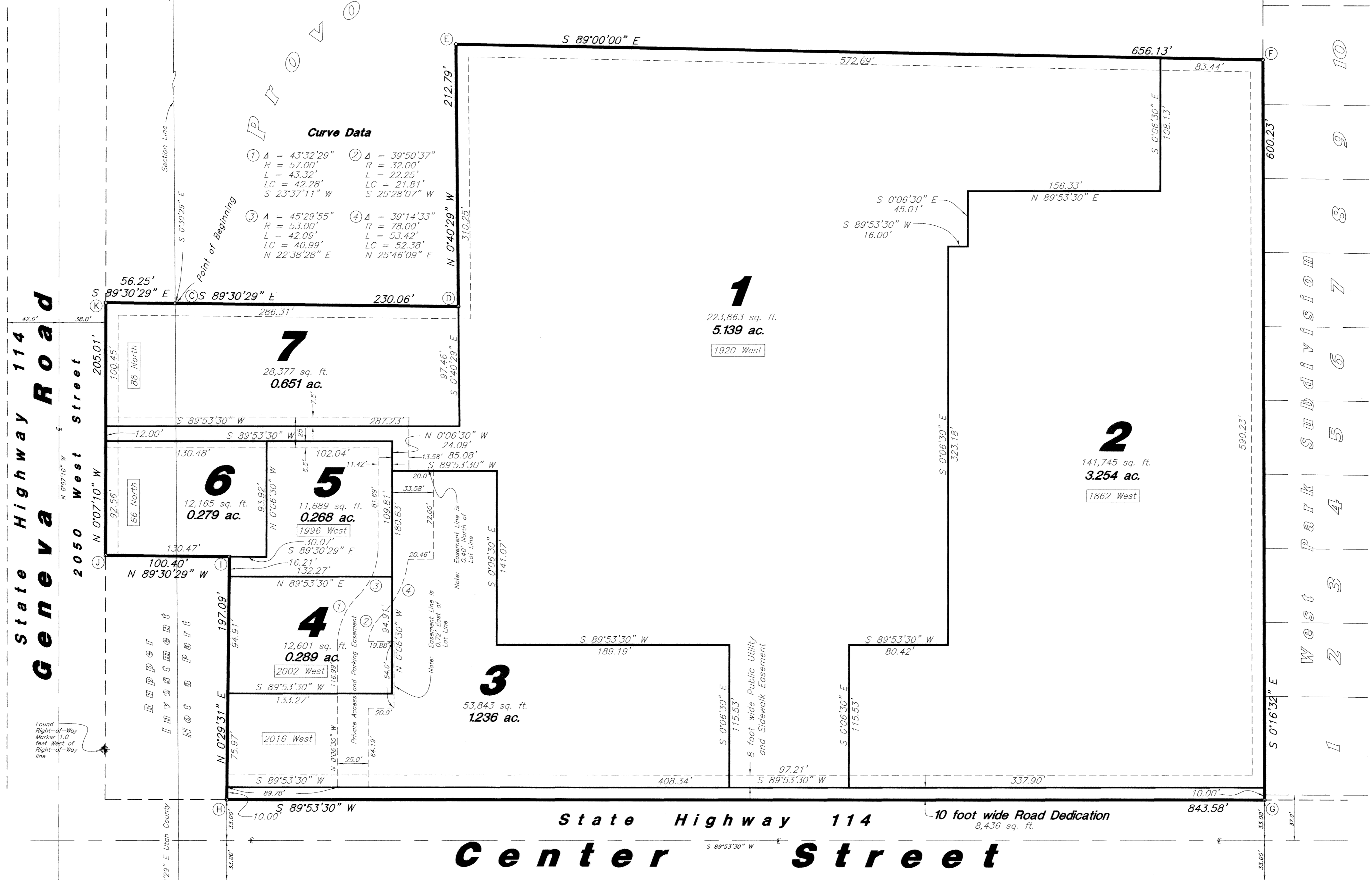
2050 West Street

Found New Utah County Witness Monument (January 1999)

**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)384-7288 Provo (801)521-9551

**Curve Data**

① Δ = 43°32'29"	② Δ = 39°50'37"
R = 57.00'	R = 32.00'
L = 43.32'	L = 22.25'
LC = 42.28'	LC = 21.81'
S 23°37'11" W	S 25°28'07" W
③ Δ = 45°29'55"	④ Δ = 39°14'33"
R = 53.00'	R = 78.00'
L = 42.09'	L = 53.42'
LC = 40.99'	LC = 52.38'
N 22°38'28" E	N 25°46'09" E



Note:  
Access, utility and drainage easements are hereby granted to and from all platted lots to provide integrated drainage and utility facilities and vehicular and pedestrian access between lots.

STATE PLANE COORDINATES

PT	NORTHING	EASTING
A	694079.97	1945917.83
B	691420.23	1945941.42
C	692743.67	1945929.68
D	692741.69	1946159.66
E	692954.41	1946157.15
F	692942.96	1946813.00
G	692342.91	1946815.88
H	692341.31	1945972.55
I	692538.34	1945974.24
J	692539.20	1945873.88
K	692744.15	1945873.45

40°14' N. Latitude  
Scale Factor = 0.9999229  
Mean elevation = 4517  
Elevation Factor = 0.9997839223  
Combination Factor = 0.9997068389

**NARRATIVE:**  
This Subdivision was requested by Mr. David Nielson of Smiths Food and Drug Centers, Inc., prerequisite to development of this property.  
The Witness Monument to the West 1/4 Corner of Section 2 was occupied and the Mount Timpanogos Survey Tower was sighted and assigned the Utah County bearing of N 13°55'19" E as Bearing Basis.  
Note: This subdivision is covered by Restriction and Easements Agreement recorded 4 June, 1999 as Entry No. 66184 in Book 5111 at page 777, Records of Utah County, Utah.

**Surveyor's Certificate**

I, BRUCE D. PIMPER, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 36225 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 2 and the Southeast Quarter of Section 3, Township 7 South, Range 2 East, Salt Lake Base and Meridian, U.S. Survey in Provo City, Utah County, Utah; Beginning at a point on the South Boundary of a Provo City Park being 1336.75 feet S 0°30'29" E along the Section Line from the West Quarter Corner of said Section 2; and running thence along said Park Boundary the following three (3) courses:

COURSE	DISTANCE	REMARKS
S 89°30'29" E	230.06 ft	and
N 0°40'29" W	212.79 ft	to the West Boundary of West Park Subdivision as it exists on the ground; thence
S 89°00'00" E	656.13 ft	along said Subdivision Boundary as it exists on the ground to the North Line of Center Street as it exists at a 33.00 foot half-width; thence
S 0°16'32" E	600.23 ft	along said North Line of Center Street to a point on the East Line of the Rupper Investment Deed; thence
S 89°53'30" W	843.58 ft	along said North Line of said Rupper Investment Deed to the East Line of Geneva Road; thence
N 0°29'51" E	197.09 ft	along the East Line of said Deed to the Northeast Corner thereof; thence
N 89°30'29" W	100.40 ft	along the North Line of said Rupper Investment Deed to the East Line of Geneva Road; thence
N 0°07'10" W	205.01 ft	along said East Line of Geneva Road to the Southwest Corner of a Provo City Park; thence
S 89°30'29" E	56.25 ft	along the South Boundary of said City Park to the point of beginning.

Contains 482,720 square feet or 11.511 Acres  
BASIS OF BEARING = UTAH STATE PLANE COORDINATE SYSTEM, UTAH CENTRAL ZONE.

25 Feb, 2002  
DATE

Bruce D. Pimper  
SURVEYOR  
(See Seal Below)

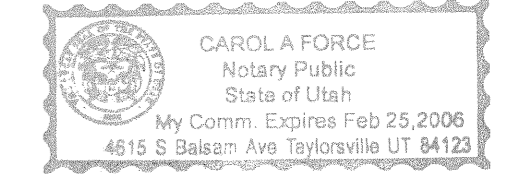
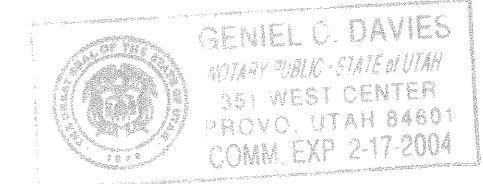
**Owner's Dedication**

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 WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 20th DAY OF Feb., A.D. 2002.

Dell Cox Family Partnership, Ltd.  
by: Bryan Dell Cox  
Bryan Dell Cox as General Partner

Smiths Food & Drug Centers, Inc.  
by: Sara S. Dillon  
Sara S. Dillon as General Partner



**Corporate Acknowledgment**

STATE OF UTAH } s.s.  
County of Salt Lake }  
On the 20th day of Feb, 2002, I, Geniel C. Davies, Notary Public, in and for said State and County, personally appeared before me, the undersigned Notary Public, in and for said State and County, Bryan Dell Cox, who, after being duly sworn, acknowledged to me that he is a General Partner of Dell Cox Family Partnership, Ltd., a Utah corporation, that he 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 2-25-06  
Residing in Salt Lake County

**Corporate Acknowledgment**

STATE OF UTAH } s.s.  
County of Salt Lake }  
On the 1st day of March, 2002, I, Geniel C. Davies, Notary Public, in and for said State and County, personally appeared before me, the undersigned Notary Public, in and for said State and County, Sara S. Dillon, who, after being duly sworn, acknowledged to me that she is a General Partner of Smiths Food & Drug Centers, Inc., a Utah corporation, that she 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 2-17-04  
Residing in Utah County

**Acceptance by Mayor**

THE MAYOR 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 15th DAY OF APRIL, A.D. 2002.

APPROVED: Michelle D. April 02 ATTEST: Marilyn Perry  
CITY ENGINEER (See Seal Below) CITY RECORDER

APPROVED THIS 9 DAY OF April, A.D. 2002, BY THE PROVO CITY COMMUNITY DEVELOPMENT DIRECTOR

Approved: Gary McGinn  
Director

9494-107

SMC143SPA  
x-ref. Provo

**Plat 'A'**  
**Fort Utah Center**  
A Commercial Subdivision

Located in the SW 1/4 of Section 2 and the SE 1/4 of Section 3, T7S, R2E, SLB&M, U.S. Survey, Provo City, Utah County, Utah

PROVO CITY, UTAH COUNTY, UTAH

Scale: 1" = 50'