



**BOUNDARY DESCRIPTION CONTINUED**

COURSE	DISTANCE	REMARKS
S68°31'13"W	222.89	
S60°56'05"W	81.85	
S66°15'34"W	48.80	
S28°00'19"W	56.68	
S16°55'30"W	57.10	
S33°56'56"W	76.96	
S08°54'20"W	85.69	
S02°45'04"E	71.27	
S25°33'05"E	68.56	
S12°58'46"W	217.63	
WEST	56.13	
N26°54'17"W	161.87	
N28°32'50"E	10.24	
N08°35'53"E	34.48	
N02°16'42"W	16.89	
N02°28'54"E	201.71	
N10°16'43"E	49.87	
N15°27'23"E	58.57	
N23°57'09"E	27.02	
N22°57'09"E	23.75	
N02°49'57"E	53.79	
N10°53'11"E	33.68	
N19°41'46"E	42.76	
N23°13'23"E	42.33	
N14°38'41"E	44.08	
N08°08'45"W	29.00	
N08°08'45"W	31.59	
N15°10'16"W	46.64	
N21°12'39"W	85.31	
N21°05'51"W	53.46	
N19°03'12"W	49.35	
N15°55'20"W	73.37	
N10°00'12"W	53.07	
N00°07'17"E	51.11	
N04°31'44"E	49.18	
N87°16'20"E	11.57	
N07°12'20"E	93.83	
N03°26'34"E	60.93	
ARC LENGTH	82.68	CHD. BEARS N20°36'36"E 81.45, R = 137.90'
N37°46'38"E	167.98	
N87°23'05"W	17.54	
N35°57'25"E	131.24	
N29°09'25"E	232.88	
N31°55'55"E	100.95	
S79°54'58"E	767.54	

AREA = 28.43 ACRES

**STATE PLANE COORDINATES**

PT.	NORTHING	EASTING
A	718,114.55	956,233.95
B	717,301.86	954,811.32
C	717,055.33	954,847.38
D	716,701.48	954,905.22
E	716,641.47	954,892.37
F	716,641.47	954,834.79
G	716,665.03	954,810.80
H	716,655.13	954,582.84
I	716,644.16	954,557.11
J	716,631.88	954,510.61
K	716,461.20	954,464.22
L	716,399.19	954,431.73
M	716,312.15	954,422.68
N	716,270.79	954,382.65
O	716,217.18	954,358.32
P	716,140.89	954,248.50
Q	716,058.99	954,041.16
R	716,018.83	953,969.87
S	715,999.19	953,925.21
T	715,949.16	953,898.61
U	715,894.55	953,881.99
V	715,830.73	953,835.02
W	715,746.10	953,825.76
X	715,674.93	953,829.18
Y	715,613.09	953,858.74
Z	715,401.09	953,805.88
AA	715,401.09	953,753.77
BB	715,545.40	953,680.54
CC	715,554.39	953,685.44
DD	715,588.47	953,690.59
EE	715,605.34	953,689.92
FF	715,806.80	953,698.65
GG	715,855.86	953,707.54
HH	715,912.29	953,732.15
II	715,957.17	953,733.68
JJ	715,959.03	953,742.94
KK	716,017.74	953,745.60
LL	716,045.80	953,751.96
MM	716,086.05	953,766.37
NN	716,124.94	953,783.05
OO	716,167.57	953,794.19
PP	716,196.27	953,798.08
QQ	716,239.47	953,784.76
RR	716,259.47	953,772.56
SS	716,357.98	953,741.70
TT	716,407.84	953,722.46
UU	716,407.84	953,722.36
VV	716,525.01	953,686.24
WW	716,573.23	953,677.02
XX	716,629.35	953,677.13
YY	716,677.36	953,681.01
ZZ	716,677.43	953,682.58
AAA	716,770.43	953,682.58
BBB	716,831.30	953,698.00
CCC	716,907.51	953,726.67
DDD	717,040.25	953,829.54
EEE	717,041.05	953,812.02
FFF	717,147.25	953,889.06
GGG	717,350.56	954,002.49
HHH	717,436.20	954,055.87

**T - TABLE**

LINE	BEARING	DISTANCE
1	S12°05'14"W	61.39 (61.37)
2	S89°33'31"W	57.60 (57.59)
3	S09°23'01"W	25.52 (25.50)
4	S44°03'28"W	57.57 (57.55)
5	S24°34'39"W	58.89 (58.87)
6	S60°36'05"W	81.85 (81.83)
7	S66°15'34"W	48.80 (48.79)
8	S28°00'19"W	56.68 (56.66)
9	N90°00'00"W	56.13 (56.11)
10	N28°32'50"E	10.24 (10.24)
11	N08°35'53"E	34.48 (34.47)
12	N02°16'42"W	16.89 (16.88)
13	N10°16'43"E	49.87 (49.86)
14	N15°27'23"E	58.57 (58.56)
15	N23°57'09"E	27.02 (27.01)
16	N22°57'09"E	23.75 (23.74)
17	N02°49'57"E	53.79 (53.77)
18	N10°53'11"E	33.68 (33.67)
19	N19°41'46"E	42.76 (42.75)
20	N23°13'23"E	42.33 (42.32)
21	N14°38'41"E	44.08 (44.07)
22	N08°08'45"W	29.00 (28.99)
23	N08°08'45"W	31.59 (31.58)
24	N15°10'16"W	46.64 (46.63)
25	N21°12'39"W	85.31 (85.28)
26	N21°05'51"W	53.46 (53.44)
27	N19°03'12"W	49.35 (49.34)
28	N15°55'20"W	73.37 (73.35)
29	N10°00'12"W	53.07 (53.05)
30	N00°07'17"E	51.11 (51.09)
31	N04°31'44"E	49.18 (49.17)
32	N87°16'20"E	11.57 (11.57)
33	N07°12'20"E	93.83 (93.80)
34	N03°26'34"E	60.93 (60.91)
35	N37°46'38"E	167.98 (167.93)
36	N87°23'05"W	17.54 (17.53)
37	N35°57'25"E	131.24 (131.20)

**T - TABLE**

LINE	BEARING	DISTANCE
1	N35°51'09"E	61.88
2	N38°57'47"E	60.38
3	N32°32'03"E	54.90
4	N05°13'31"E	44.21
5	N05°20'31"E	76.84
6	N01°51'15"E	83.33
7	N13°35'39"E	51.20
8	N44°06'52"E	62.29
9	N41°10'26"E	15.75

**CONTINUED OWNER'S DEDICATION**

*Terry C. Howard*  
TERRY C. HOWARD  
PARTNER OF RIVERFRONT PROPERTIES, A UTAH GENERAL PARTNERSHIP

*Elise J. Bancroft*  
ELISE J. BANCROFT  
TRUSTEE OF THE KEITH WILSON REVOCABLE FAMILY TRUST

*David D. Jeffs*  
DAVID D. JEFFS  
TRUSTEE OF THE KEITH WILSON REVOCABLE FAMILY TRUST

*Keith Wilson*  
KEITH WILSON  
TRUSTEE OF THE KEITH WILSON REVOCABLE FAMILY TRUST

*Ada Wilson*  
ADA WILSON  
TRUSTEE OF THE KEITH WILSON REVOCABLE FAMILY TRUST

*Keith Wilson*  
KEITH WILSON  
TRUSTEE OF THE KEITH WILSON REVOCABLE FAMILY TRUST

**ACCEPTANCE BY MAYOR**

THE MAYOR OF THE CITY OF PROVO, COUNTY OF UTAH, ACCEPTS THIS RECORD OF SURVEY MAP OF PHASE II RIVERWOODS RESEARCH AND BUSINESS PARK P.U.D.

THIS 9th DAY OF Sept. A.D. 1992

*Joseph A. Jenkins*  
APPROVED BY MAJOR JOSEPH A. JENKINS

*Maureen J. Derrey*  
ATTEST CLERK RECORDER

*Maureen J. Derrey*  
APPROVED ENGINEER

**SURVEYOR'S CERTIFICATE**

T. ROGER D. DUDLEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 3553 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THE DESCRIPTION HEREON CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH WILL BE CONSTRUCTED AMENDED PHASE II RIVERWOODS RESEARCH AND BUSINESS PARK PLANNED UNIT DEVELOPMENT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THIS SURVEY.

**BOUNDARY DESCRIPTION**

COMMENCING AT A POINT LOCATED 500°45'09"E ALONG THE SECTION LINE 813.01 FEET AND WEST 1433.73 FEET FROM THE NORTHEAST CORNER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE:

COURSE	DISTANCE	REMARKS
ARC LENGTH	255.65'	CHD. BEARS S08°19'18"E 249.23', R = 327.93'
ARC LENGTH	367.11'	CHD. BEARS S 09°17'02"E 358.65', R = 492.0'
S12°05'14"W	61.39'	
S89°33'31"W	57.60'	
ARC LENGTH	38.76'	CHD. BEARS N 44°20'42"W 34.33', R = 23.00'
S87°22'33"W	228.27'	
ARC LENGTH	28.57'	CHD. BEARS S 66°54'46"W 27.97', R = 40.00'
ARC LENGTH	50.20'	CHD. BEARS S 75°12'37"W 48.12', R = 50.00'
S15°12'19"W	176.93'	
S19°00'48"W	99.76'	
S09°23'01"W	55.52'	
S44°03'28"W	57.57'	
S24°34'39"W	58.89'	
S55°06'25"W	133.93'	

SEE BOUNDARY DESCRIPTION CONTINUED

DATE OF BEARING: 7-30-92

*T. Roger Dudley*  
SURVEYOR

**OWNER'S CERTIFICATE, CONSENT TO RECORD**

SUPERSEDE OF PRIOR PLAT, DEDICATION AND CONVEYANCE

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED DO HEREBY:

- CERTIFY THAT THEY ARE THE SOLE OWNER OF THE SIMPLE TITLE TO THE LAND SHOWN AND DESCRIBED ON THIS PLAT, HAVE CAUSED A SURVEY OF SAID LAND TO BE MADE AND HAVE CAUSED THIS PLAT OF SAID LAND TO BE PREPARED;
- CONSENT TO THE RECORDATION HEREOF IN THE OFFICE OF THE COUNTY RECORDER OF UTAH COUNTY, STATE OF UTAH, WITH THE INTENT AND PURPOSE THAT UPON SUCH RECORDATION THAT CERTAIN PLAT ENTITLED "PHASE II, RIVERWOODS RESEARCH AND BUSINESS PARK," RECORDED IN SAID OFFICE ON NOVEMBER 5, 1991, AS ENTRY NO. 43795, MAP FILE NO. 4327, SHALL BE SUPERSEDED AND REPLACED AND IS ALSO VACATED IN ITS ENTIRETY BY THIS PLAT;
- DEDICATE THE PUBLIC STREETS SHOWN HEREON AND LYING WITHIN SAID LAND FOR THE PERPETUAL USE OF THE PUBLIC;
- CONVEY UNTO RIVERWOODS RESEARCH AND BUSINESS PARK OWNERS ASSOCIATION, A UTAH NONPROFIT CORPORATION:

(A) A PERPETUAL NONEXCLUSIVE EASEMENT IN, UNDER, OVER, ALONG, UPON, THROUGH AND ACROSS THAT AREA DESIGNATED AS "30' P.U.E. DRAINAGE AND PEDESTRIAN EASEMENT" ON THIS PLAT FOR MAINTENANCE, REPAIR AND REPLACEMENT, AS REQUIRED, OF THE TRAILS, LANDSCAPING, IMPROVEMENTS, AND APPURTENANCES THERE TO WITHIN SAID AREA. SAID EASEMENT SHALL CONSTITUTE A PORTION OF THE COMMON FACILITIES AS DEFINED IN THAT CERTAIN MASTER DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR RIVERWOODS RESEARCH AND BUSINESS PARK RECORDED OCTOBER 24, 1991, AS ENTRY NO. 42273 IN BOOK 2847, AT PAGE 618, IN THE OFFICE OF THE COUNTY RECORDER UTAH COUNTY, UTAH (HEREIN CALLED THE "DECLARATION"); AND

(B) A PERPETUAL EASEMENT FOR THE PURPOSES AS PROVIDED IN THE ARTICLE OF THE DECLARATION ENTITLED "REPAIR AND MAINTENANCE," INCLUDING, WITHOUT LIMITATION, MAINTAINING THE DRAINAGE FACILITIES AND EASEMENTS, AND INSPECTING EACH LOT AT ANY REASONABLE TIME FOR COMPLIANCE WITH SAID ARTICLE; AND

5. CONVEY UNTO THE RESPECTIVE PRIVATE UTILITY COMPANIES AND THE PUBLIC UTILITY AGENCIES PROVIDING THE UTILITY SERVICES IN QUESTION, THEIR SUCCESSORS AND ASSIGNS, A PERPETUAL NON-EXCLUSIVE EASEMENT IN, UNDER, ALONG, THROUGH AND ACROSS THOSE AREAS ON THIS PLAT MARKED "P.U.E." FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT, AS REQUIRED OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, CABLE TELEVISION, SEWER AND WATER LINES AND APPURTENANCES THERETO, TOGETHER WITH THE RIGHT OF ACCESS THERETO.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS 30th DAY OF July, 1992.

**COMMUNITY DEVELOPMENT DIRECTOR APPROVAL**

APPROVED THIS 9th DAY OF Sept. A.D. 1992, BY THE PROVO CITY COMMUNITY DEVELOPMENT DIRECTOR.

*Maureen J. Derrey*  
DIRECTOR

SHEET 1 OF 1 SHEET(S)

AMENDED PHASE II

ENT 48715 MAP # 4695  
NINA B. REID UTAH CO RECORDER BY  
1992 SEP 17 9:13 AM FEE 21.50  
RECORDED FOR PROVO CITY

**RIVERWOODS RESEARCH AND BUSINESS PARK**

PLANNED UNIT DEVELOPMENT

PROVO CITY, UTAH COUNTY, UTAH

SCALE: 1"=100 FEET

SURVEYOR'S SEAL: T. ROGER D. DUDLEY, No. 3553, STATE OF UTAH

NOTARY PUBLIC SEAL: David D. Jeffs, No. 1277, State of Utah

CITY COUNTY CLERK SEAL: Maureen J. Derrey, No. 1277, State of Utah

CLERK RECORDER SEAL: Nina B. Reid, No. 1277, State of Utah

PREPARED BY: DUDLEY & ASSOCIATES INC.

4695-59

4800 NORTH STREET