

NORTH
1" = 50'

THE HUB, PLAT "A"

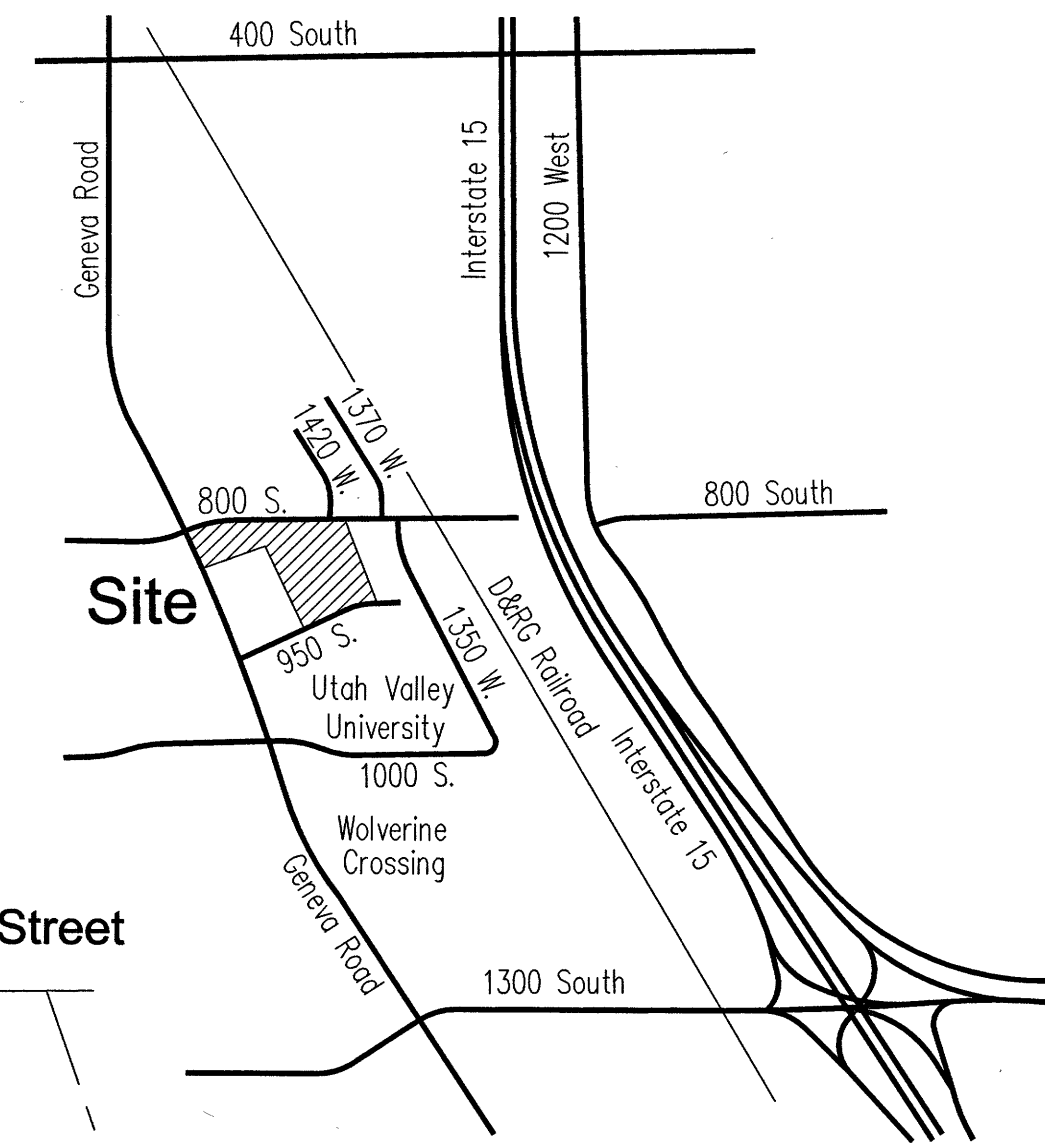
Subdivision
Located in the Southwest quarter of Section 12,
Township 6 South, Range 2 East
Salt Lake Base and Meridian

LDS Church
54:087:0006

Lot 1, Plat "B"
Country Estates
Subdivision

Lot 14, Plat "B"
Country Estates
Subdivision

Lot 15, Plat "B"
Country Estates
Subdivision



Vicinity Map

West quarter corner
Section 21,
Township 6 South,
Range 2 East,
S.L.B. & M.
(NAD 27)

Southwest corner
Section 21,
Township 6 South,
Range 2 East,
S.L.B. & M.
(NAD 27)

Line	Length	Direction
T1	40.43'	S 16°52'29" W
T2	29.91'	N 24°06'11" W
T3	19.83'	N 00°23'12" W
T4	10.98'	N 60°03'04" E
T5	4.47'	S 19°39'08" E
T6	22.97'	N 76°53'12" E
T7	43.48'	N 69°57'30" E
T8	33.62'	N 76°34'48" E
T9	31.40'	N 69°57'30" E
T10	15.56'	N 59°56'38" E
T11	24.17'	N 44°45'50" E

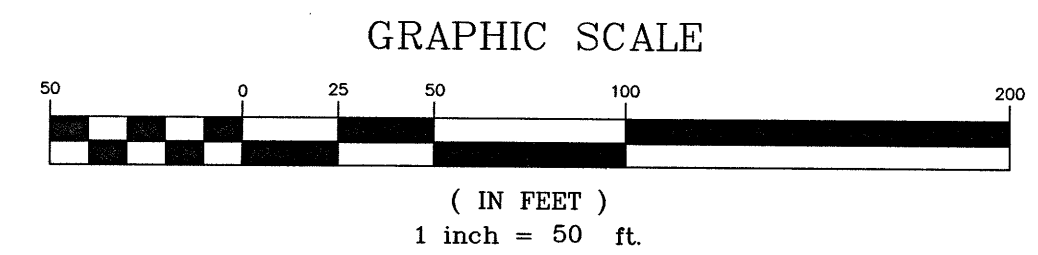
Curve Data Table					Curve Data Table						
Curve	Radius	Length	Chord	Bearing	Delta	Curve	Radius	Length	Chord	Bearing	Delta
C1	4058.00'	153.64'	153.63'	S 25°18'20" E	2°10'09"	C21	80.00'	50.37'	49.54'	S 88°17'30" W	36°04'37"
C2	225.28'	99.82'	99.00'	N 77°16'29" E	25°23'12"	C22	224.00'	62.63'	62.42'	N 81°40'47" W	16°01'10"
C3	50.00'	52.70'	50.30'	S 29°49'08" E	60°23'39"	C23	200.00'	62.32'	62.06'	N 80°45'48" W	17°51'08"
C4	25.00'	19.23'	18.76'	N 22°02'22" W	44°04'45"	C24	75.00'	50.01'	49.09'	N 89°03'38" E	38°12'16"
C5	50.00'	21.32'	21.16'	N 31°51'56" W	24°25'37"	C25	98.00'	11.33'	11.32'	S 73°16'09" W	6°37'16"
C6	101.00'	12.21'	12.21'	N 73°25'21" E	6°55'42"						
C7	105.00'	68.77'	67.55'	N 88°43'16" E	37°31'32"						
C8	170.03'	51.64'	51.44'	S 81°3'01" E	17°24'07"						
C9	15.00'	23.09'	20.87'	N 46°13'06" E	88°11'05"						
C10	621.00'	57.80'	57.78'	N 44°7'34" E	5°20'00"						
C11	85.89'	27.21'	27.10'	N 16°31'26" E	18°09'11"						
C12	49.96'	22.82'	22.62'	N 12°30'48" E	26°10'27"						
C13	15.03'	12.35'	12.00'	N 24°06'04" W	47°04'43"						
C14	15.00'	12.36'	12.01'	S 23°02'24" W	47°12'13"						
C15	50.00'	32.11'	31.56'	S 17°50'07" W	36°47'40"						
C16	50.00'	25.11'	24.85'	S 21°50'45" W	28°46'24"						
C17	587.70'	52.30'	52.29'	S 4°53'53" W	5°05'57"						
C18	15.00'	24.10'	21.59'	S 43°40'14" E	92°02'16"						
C19	254.00'	71.02'	70.79'	S 81°40'47" E	16°01'10"						
C20	50.00'	31.48'	30.97'	N 88°17'30" E	36°04'37"						

Lot 1
Plat "A", 2nd Amended
Promenade Place
Subdivision

Lot 1
7.04 AC
306,756 sq.ft.

Nelson Brothers
Uptown LLC
18:027:0199

Utah Valley University
18:027:0226



Surveyor's Certificate
I, Roger D. Dudley, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 147803 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
OVERALL SURVEY DESCRIPTION
A parcel of land situated in the Southwest Quarter of Section 21, Township 6 South, Range 2 East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:
Commencing at a point located South 00°29'39" East along the Section line 15.04 feet and East 521.92 feet from the West quarter corner of Section 21, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°36'48" East partially along Plat "A", Vineyard Chapel Subdivision 837.64 feet; thence South 19°28'44" East 478.84 feet; thence South 89°07'28" West 134.15 feet; thence South 63°17'13" West 351.86 feet; thence North 19°36'34" East along Plat "A", 2nd Amended Promenade Place Subdivision 478.66 feet; thence South 77°48'05" West along said Promenade Place Subdivision 329.37 feet more or less to Genevieve Road; thence along Genevieve Road along the arc of a 4058.00 foot radius curve to the left 153.64 feet (chord bears North 25°18'20" West 153.63 feet); thence North 16°52'29" East 40.53 feet; thence North 24°06'11" West 29.91 feet; thence North North 00°23'12" West 19.83 feet to the point of beginning.

Area = 324,795 sq.ft. or 7.456 Acres
Basis of Bearing is South 00°29'39" East along the Section line from the West quarter corner to the Southwest corner of Section 21.
Date: 6/13/2018
Surveyor: [Signature]
Owner's Dedication: Know all men by these presents that we, all of the undersigned owners of all 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 dedicated the streets and other Public areas as indicated hereon for perpetual use of the public.
In witness hereof we have hereunto set our hands this 14 day of JUNE, A.D. 2018.

UNIVERSITY HAVEN LLC
by: DAVID HUNTER - MANAGER

Acknowledgement
STATE OF UTAH } S.S.
COUNTY OF UTAH }
The foregoing instrument was acknowledged before me this 14 day of JUNE, 2018, by DAVID HUNTER, who represented that he is the owner of the above-described property and has the authority to execute this instrument.
My Commission Number: 687419
My Commission Expires: 3-01-20
Notary: [Signature] ROGER DUDLEY
Print name of Notary

Acceptance by the City of Orem
Approved this 19th day of June, 2018, by Orem City, 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. The City recognizes that this plat clarifies ownership of property with the dedication shown hereon this 14th day of JUNE, A.D. 2018.
Approved: [Signature] City Engineer, [Signature] City Recorder

Occupancy Restriction Notice
The City of Orem has an Ordinance which restricts the occupancy of buildings within this subdivision. According to it is unlawful to occupy any building located within this subdivision without first having obtained a certificate of occupancy issued by the City.
Conditions of Approval

Plat "A"
ENT 57827:2018 Map # 16114
JEFFERY SMITH
UTAH COUNTY RECORDER
2018 Jun 21 10:26 AM FEE: 71.00 BY TR
RECORDED FOR OREM CITY CORPORATION
THE HUB
Subdivision
OREM CITY, UTAH COUNTY, UTAH
SCALE: 1" = 50 FEET

Seals for Surveyor, Notary, City Engineer, and City Recorder.

Approved as to Form
[Signature] City Attorney
Date: 6/15/18

16114

SEC 21-T6S-R2E T6 S9D