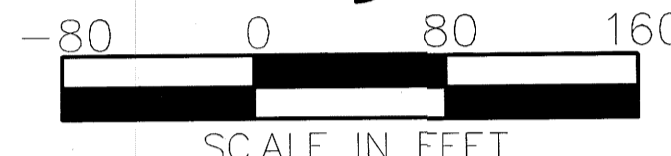


UNIVERSITY MALL UPLACE ASTON COURT SUBDIVISION

VACATING UNIVERSITY MALL PLAT A UPLACE SUBDIVISION

S 89°10'43" E 2659.444' (CALC.)
S 89°10'55" E 2659.38' (RECORD)

CENTER OF SECTION 23,
TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE & MERIDIAN.
(MONUMENT NOT FOUND)



LEGEND

- BOUNDARY LINE
- SECTION LINE
- LOT LINE
- P.U.E.
- EXIST. DEED LINE

AMENDMENT NARRATIVE

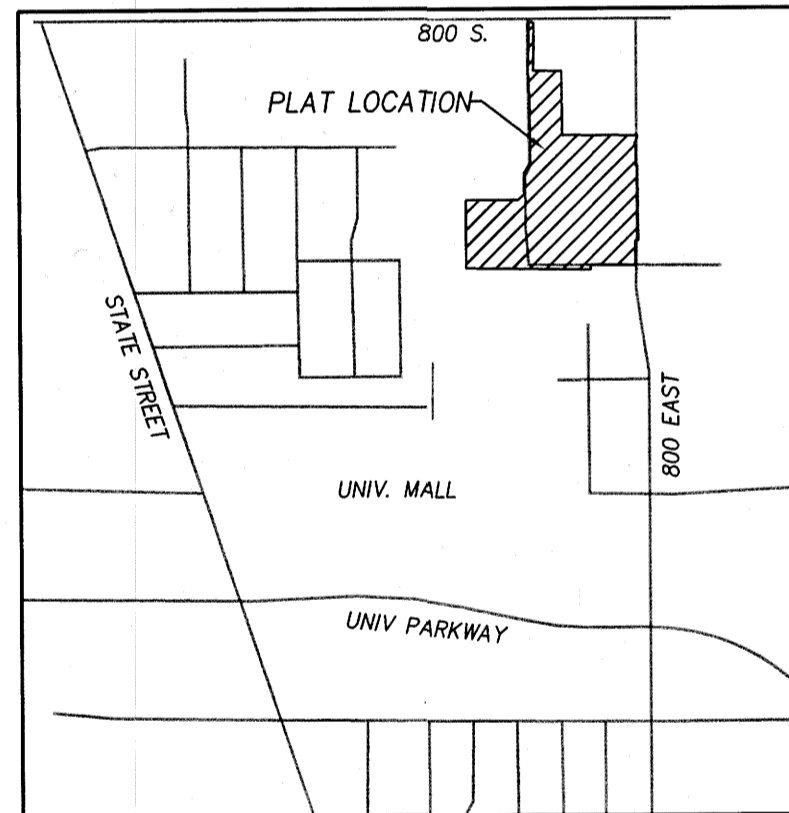
THIS PLAT AMENDS LOT 16A OF UNIVERSITY MALL PLAT A UPLACE SUBDIVISION, ENTRY 49572:2014 MAP 14306.

PLAT VACATION NOTICE

THE CITY OF OREM IS SATISFIED THAT NEITHER THE PUBLIC NOR ANY PERSON WILL BE MATERIALLY INJURED BY THE VACATION OF UNIVERSITY MALL PLAT A UPLACE SUBDIVISION AND THAT THERE IS GOOD CAUSE FOR THE VACATION. UNIVERSITY MALL PLAT A UPLACE SUBDIVISION IS HEREBY VACATED.

SEWER NOTE

ALL ON SITE SEWER WITHIN THE BOUNDARIES OF THIS PLAT ARE CONSIDERED PRIVATE



VICINITY MAP

NOT TO SCALE

- NOTES:
- PORTIONS OF THIS SUBDIVISION ARE SUBJECT TO A DEVELOPMENT AGREEMENT WITH OREM CITY, DATED 9-17-99. OREM CITY RECORDS NO. A-99-0149.
 - THIS SUBDIVISION IS AFFECTED BY A CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT, AND THE AMENDMENTS THERE TO, RECORDED ON NOVEMBER 3, 1971 AS ENTRY NO. 14867 IN BOOK 1244 PAGE 410, WHICH PROVIDES FOR CROSS ACCESS EASEMENTS TO ALL PARCELS INCLUDED IN THE SHOPPING CENTER.
 - THE CITY OF OREM IS SATISFIED THAT NEITHER THE PUBLIC NOR ANY PERSON WILL BE MATERIALLY INJURED BY THE VACATION OF UNIVERSITY MALL SUBDIVISION PLAT "A" LOTS 15, 16 AND 18 AND LOT 1 OF LISTON SUBDIVISION PLAT A.
 - LOT 15A, LOT 16A, LOT 16B AND LOT 18A EACH HAVE A CROSS ACCESS EASEMENT ACROSS THE EXISTING ACCESSES LOCATED ON EACH OF THE OTHER LOTS IN THE SUBDIVISION.
 - PUBLIC ACCESS SHALL CONTINUE TO BE PROVIDED FROM THE 700 EAST ROAD TO THE PROPERTY LOCATED AT 835 S. 700 EAST.

SOUTH 1/4 CORNER OF SECTION 23
TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE & MERIDIAN.
(MONUMENT FOUND)

S 89°17'35" E 2643.922' (MEAS.)
S 89°17'47" E 2643.80' (RECORD)

800 SOUTH STREET
(DEDICATED ON PREVIOUS PLAT)

EXIST. SIDEWALK EASEMENT

LOT 19

LOT 1

ZIONS BANK

Zions First National Bank, a national banking association, the holder of a legal or an equitable interest in the property described herein, hereby consents to the recordation of this Subdivision Plat and hereby consents to the dedication of all easements and other properties so designated to be dedicated to the City of Orem.

ZIONS FIRST NATIONAL BANK,
a national banking association

By: *David W. Jackman*
David W. Jackman
Senior Vice President

ACKNOWLEDGEMENT

STATE OF UTAH)

COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 10th day of August 2014, by David W. Jackman, Senior Vice President of Zions First National Bank, a national banking association.

Heidi Stahl
NOTARY PUBLIC

EAST 1/4 CORNER OF SECTION 23,
TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE & MERIDIAN.
(MONUMENT FOUND)

LOT 18A
46,239 SQ. FT.
1.06 ACRES
853 S. 700 E.

LOT 16B
48,811 SQ. FT.
1.07 ACRES
761 E. 900 S.

LOT 16A
354,920 SQ. FT.
8.19 ACRES
730 E. 900 S.

LOT 15A
136,141 SQ. FT.
3.17 ACRES
940 S. 700 E.

LOT 14

ACKNOWLEDGEMENT
State of Utah
County of Utah
The foregoing instrument was acknowledged before me this 10th day of August 2014, by Jeffrey K. Woodbury & Orin E. Woodbury, Managers.



SURVEYOR'S CERTIFICATE

I, MATTHEW B. JUDD, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 167268, as prescribed under the laws of the State of Utah. 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, and have subdivided said tract of land into lots and streets, hereafter to be known as UNIVERSITY MALL UPLACE ASTON COURT SUBDIVISION and that same has been correctly surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning at a point which is North 00°12'36" West, along the section line 1965.34 feet and South 89°47'24" West, 114.71 feet from the Southeast Corner of Section 23, Township 6 South, Range 2 East, Salt Lake Base and Meridian; and running thence South 00°40'29" West, 104.86 feet; thence East, 10.04 feet; thence South 00°11'36" East, 384.34 feet; thence North 89°43'03" West, 16.48 feet; thence South 00°13'00" East, 126.46 feet; thence South 73°22'13" West, 1.74 feet; thence North 89°55'57" West, 4.33 feet; thence South 00°13'00" East, 0.49 feet; thence South 10°31'41" East, 0.52 feet; thence North 89°10'29" West, 224.88 feet; thence South 00°29'35" East, 25.02 feet; thence North 89°10'36" West, 639.34 feet; thence North 351.85 feet; thence East, 268.60 feet; thence North 49°02'25" East, 41.35 feet; thence North 00°00'25" East, 110.69 feet; thence North 30°00'00" East, 66.80 feet; thence North, 265.69 feet; thence North 02°24'56" West, 195.43 feet; thence North 00°37'17" East, 255.60 feet; thence South 89°36'29" East, 25.64 feet; thence South 00°37'17" West, 248.28 feet; thence South 89°31'26" East, 144.41 feet; thence South 00°22'37" East, 329.13 feet; thence South 89°23'26" East, 138.02 feet; thence North 00°12'43" West, 112.99 feet; thence South 89°10'35" East, 186.00 feet; thence North 00°12'43" West, 5.53 feet; thence South 88°58'19" East, 62.77 feet; thence South 00°13'02" East, 0.45 feet; thence South 18°06'41" West, 52.54 feet; thence South 89°46'07" East, 8.00 feet; thence South 00°40'29" West, 114.71 (P.O.B.); thence South 00°40'29" West, 104.86 feet; thence East, 10.04 feet; thence South 89°47'24" West, 114.71 (P.O.B.); thence South 00°40'29" West, 104.86 feet; thence East, 10.04 feet; thence South 18°06'41" West, 52.54 feet; thence South 89°46'07" East, 8.00 feet; thence South 00°40'29" West, 114.71 (P.O.B.); thence South 00°40'29" West, 104.86 feet; thence East, 10.04 feet; thence South 18°06'41" West, 52.54 feet; thence South 89°46'07" East, 8.00 feet to the point of beginning.

Contains: 13.45 Acres more or less

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE DIVIDED 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.

OWNER HEREBY DEDICATES AN EASEMENT IN FAVOR OF CITY OF OREM AND UTILITIES FRANCHISED BY OR AUTHORIZED BY THE CITY OF OREM WITHIN 10 FEET ON EITHER SIDE OF CULINARY WATER UTILITIES AND 5 FEET EITHER SIDE OF ANY OTHER PUBLIC UTILITY WHICH IS LOCATED WITHIN THE SUBJECT SUBDIVISION FOR THE LIMITED PURPOSES OF REASONABLY UPGRADING, CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, INSPECTING, AND PROTECTING THE PUBLIC UTILITIES LOCATED WITHIN THE BOUNDS OF THIS SUBDIVISION, TO HAVE AND TO HOLD SO LONG AS SAID PUBLIC UTILITIES SHALL BE LOCATED WITHIN THE SUBDIVISION.

Matthew B. Judd
Matthew B. Judd
(See Seal Below)

August 2014
Date:

ACCEPTANCE BY THE CITY OF OREM

THE CITY OF OREM, 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 10 DAY OF August, A.D. 2014.

APPROVED *[Signature]* CITY ENGINEER (SEE SEAL BELOW) ATTEST *[Signature]* CITY RECORDER (SEE SEAL BELOW)

UNIVERSITY MALL SHOPPING CENTER, L.C., a Utah limited liability company
By: *[Signature]* Manager
WOODBURY MANAGEMENT COMPANY, L.C., a Utah limited liability company
Its Manager:
By: *[Signature]* Jeffrey K. Woodbury
Title: Manager
By: *[Signature]* Orin E. Woodbury
Title: Manager

OCCUPANCY RESTRICTION NOTICE

THE CITY OF OREM HAS AN ORDINANCE WHICH RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN THIS SUBDIVISION. ACCORDINGLY, IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY THE CITY.

UNIVERSITY MALL UPLACE ASTON COURT SUBDIVISION

VACATING UNIVERSITY MALL PLAT A UPLACE SUBDIVISION
VACATING LISTON PLAT A

OREM CITY 1" = 80' FEET UTAH COUNTY, UTAH

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PEPG CONSULTING LLC
8805 S. SANDY PARKWAY • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551

APPROVED THIS <u>20th</u> DAY OF <u>August</u> A.D. <u>2014</u> , BY OREM CITY ATTORNEY. <i>[Signature]</i> OREM CITY ATTORNEY	APPROVAL AS TO FORM	APPROVED THIS <u>10th</u> DAY OF <u>August</u> A.D. <u>2014</u> , BY OREM CITY PLANNING COMMISSION. <i>[Signature]</i> CHAIRMAN	APPROVED THIS <u>10th</u> DAY OF <u>August</u> A.D. <u>2014</u> , BY OREM CITY PLANNING COMMISSION. <i>[Signature]</i> DIRECTOR/SECRETARY
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DATE: AUGUST 14, 2014
FILE: 6077.1410\DWG\FPLAT-01_AREA_A.AMD

ENR 65749:2014 Map # 14361
JEFFERY SMITH
UTAH COUNTY RECORDER
2014 Sep 15 4:04 PM FEE 34.00 BY CLS
RECORDED FOR OREM CITY CORPORATION

SEC 23 T6S R2E S40M T09S
C1250000.PLY
UNIVERSITY MALL UPLACE "A"
08/15/16, 18 UNIVERSITY MALL "A"

14361