

**SURVEYOR'S CERTIFICATE**

I, ROGER D. DUDLEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 147089 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY: THAT AT THE REQUEST OF THE OWNER OF THE BELOW DESCRIBED LAND, I PERFORMED A SURVEY OF SAID LAND; THAT THE BOUNDARY DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH WILL BE CONSTRUCTED PINEHURST PLAZA OFFICE CONDOMINIUMS, PHASE 1 AMENDED, AN EXPANDABLE CONDOMINIUM PROJECT; THAT THE RECORD SURVEY MAP FOR SAID CONDOMINIUM PROJECT, CONSISTING OF TWO(2) PAGE(S), IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13(1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT, AND THAT THE REFERENCE MARKERS SHOWN ON SAID MAP ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THIS SURVEY.

DATE: 4-23-07  
(Registered Land Surveyor (see seal below))

**BOUNDARY DESCRIPTION**

All of Phase 1, Pinehurst Plaza Office Condominiums, An Expandable Condominium, as shown on record in the office of the Utah County Recorder, said property being described as: Commencing North 00°39'38" West along the Section line 161.745 feet and East 1660.812 feet from the West quarter corner of Section 10, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 00°24'16" West 112.58 feet; thence North 89°35'44" East 37.65 feet; thence North 00°24'16" West 66.00 feet; thence South 89°35'44" West 37.65 feet; thence North 00°24'16" West 20.09 feet; thence North 44°35'44" East 194.58 feet; thence North 00°07'55" West 52.22 feet; thence North 03°22'27" East 45.10 feet; thence North 00°24'16" West 20.00 feet; thence North 03°46'38" East 30.08 feet; thence North 00°24'16" West 40.71 feet; thence North 89°35'44" East 182.83 feet; thence South 00°40'37" East 524.57 feet; thence Along Pinehurst Plaza Subdivision, Plat "D", North 89°17'38" West 24.08 feet; thence South 89°44'03" West 187.28 feet; thence South 89°19'42" West 116.98 feet to the point of beginning.

Area: 133,024 sq.ft. or 3.05 Acres

BASIS OF BEARING = N 00°39'38" W ALONG THE SECTION LINE

**OWNER'S CERTIFICATE AND DEDICATION**

THE UNDERSIGNED OWNER ("OWNER", WITHOUT REGARD TO NUMBER OR GENDER) OF THE ABOVE-DESCRIBED LAND HEREBY CERTIFIES THAT: OWNER HAS CAUSED A SURVEY TO BE MADE OF SAID LAND AND THIS RECORD OF SURVEY MAP ("MAP") AND A DECLARATION OF AN EXPANDABLE CONDOMINIUM ("DECLARATION") TO BE PREPARED FOR PINEHURST PLAZA OFFICE CONDOMINIUMS, PHASE 1 AMENDED, AN EXPANDABLE CONDOMINIUM PROJECT (THE "PROJECT"); OWNER HEREBY CONSENTS TO THE CONCURRENT RECORDATION OF THE MAP AND DECLARATION AND THEREBY SUBMITS THE DESCRIBED LAND TO THE PROVISIONS OF THE UTAH CONDOMINIUM OWNERSHIP ACT; OWNER HEREBY DEDICATES ANY PUBLIC STREETS REFLECTED ON THE MAP FOR USE BY THE GENERAL PUBLIC AND DECLARES ALL OTHER DRIVEWAYS OR PRIVATE STREETS REFLECTED ON THE MAP TO BE PRIVATE AND INTENDED FOR USE ONLY BY OWNERS OF CONDOMINIUM UNITS WITHIN THE PROJECT, THEIR GUESTS AND INVITEES, AS REFLECTED IN THE PROVISIONS OF THE DECLARATION.

**UTILITY DEDICATION**

THE UNDERSIGNED OWNER HEREBY OFFERS AND CONVEYS TO ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT AND RIGHT-OF-WAY IN AND TO THOSE AREAS REFLECTED ON THE MAP AS "COMMON AREAS" (INCLUDING PRIVATE STREETS AND PRIVATE DRIVEWAYS) FOR THE CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILITIES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERETO.

**RESERVATION OF COMMON AREAS**

THE UNDERSIGNED OWNER, IN RECORDING THIS RECORD OF SURVEY MAP, HAS DESIGNATED CERTAIN AREAS OF LAND AS PRIVATE DRIVEWAYS, STREETS OR OTHER COMMON AREAS INTENDED FOR USE BY OWNERS OF THE CONDOMINIUM UNITS WITHIN THE PROJECT, THEIR GUESTS AND INVITEES, WHICH ARE HEREBY RESERVED FOR THEIR COMMON USE AND ENJOYMENT AS MORE FULLY SET FORTH AND PROVIDED IN THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM APPLICABLE TO THE PROJECT.

DATED: 4-24-07

UNIT	OWNER	DATE
UNIT 101	ESSEY LAKE INVESTMENTS LLC	4-24-07
UNIT 102	JACOB WALKER AND / OR TODD GUBLER	4-23-07
UNIT 103 A	REAL PROPERTY LLC	4-24-07
UNIT 103 B	CCS FAMILY INVESTMENTS LLC	4-24-07
UNIT 103 C	BURTON HOLDINGS LLC	4-24-07

**ACKNOWLEDGEMENT**

STATE OF UTAH  
COUNTY OF UTAH  
I, S.S. \_\_\_\_\_, Notary Public,  
do hereby certify that the above described parties have acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2007, that they have executed the foregoing instrument and that the contents of the same are true and correct.

**PLAT VACATION NOTICE**

THE CITY OF OREM IS SATISFIED THAT NEITHER THE PUBLIC NOR ANY PERSON WILL BE MATERIALLY INJURED BY THE VACATION OF A PORTION OF AMENDED PHASE 1, PINEHURST PLAZA OFFICE CONDOMINIUMS, AN EXPANDABLE CONDOMINIUM, AND THAT THERE IS GOOD CAUSE FOR THE VACATION. THEREFORE AMENDED PHASE 1, PINEHURST PLAZA OFFICE CONDOMINIUMS, AN EXPANDABLE CONDOMINIUM, IS HEREBY VACATED.

**CONDITIONS OF APPROVAL**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**PLANNING COMMISSION APPROVAL**

APPROVED THIS 16 DAY OF April, A.D. 2007, BY THE OREM CITY PLANNING COMMISSION.

*[Signature]* PLANNING DIRECTOR  
*[Signature]* CHAIRMAN PLANNING COMMISSION

**ACCEPTANCE BY THE CITY OF OREM**

THE CITY OF OREM, COUNTY OF UTAH, APPROVES THIS PROJECT AND HEREBY ACCEPTS THE DECLARATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 16 DAY OF April, A.D. 2007.

BY RESOLUTION No. \_\_\_\_\_  
APPROVED *[Signature]*  
City Engineer (See Seal)

Approved as to Form  
*[Signature]* 4/26/07  
City Attorney Date

**This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.**

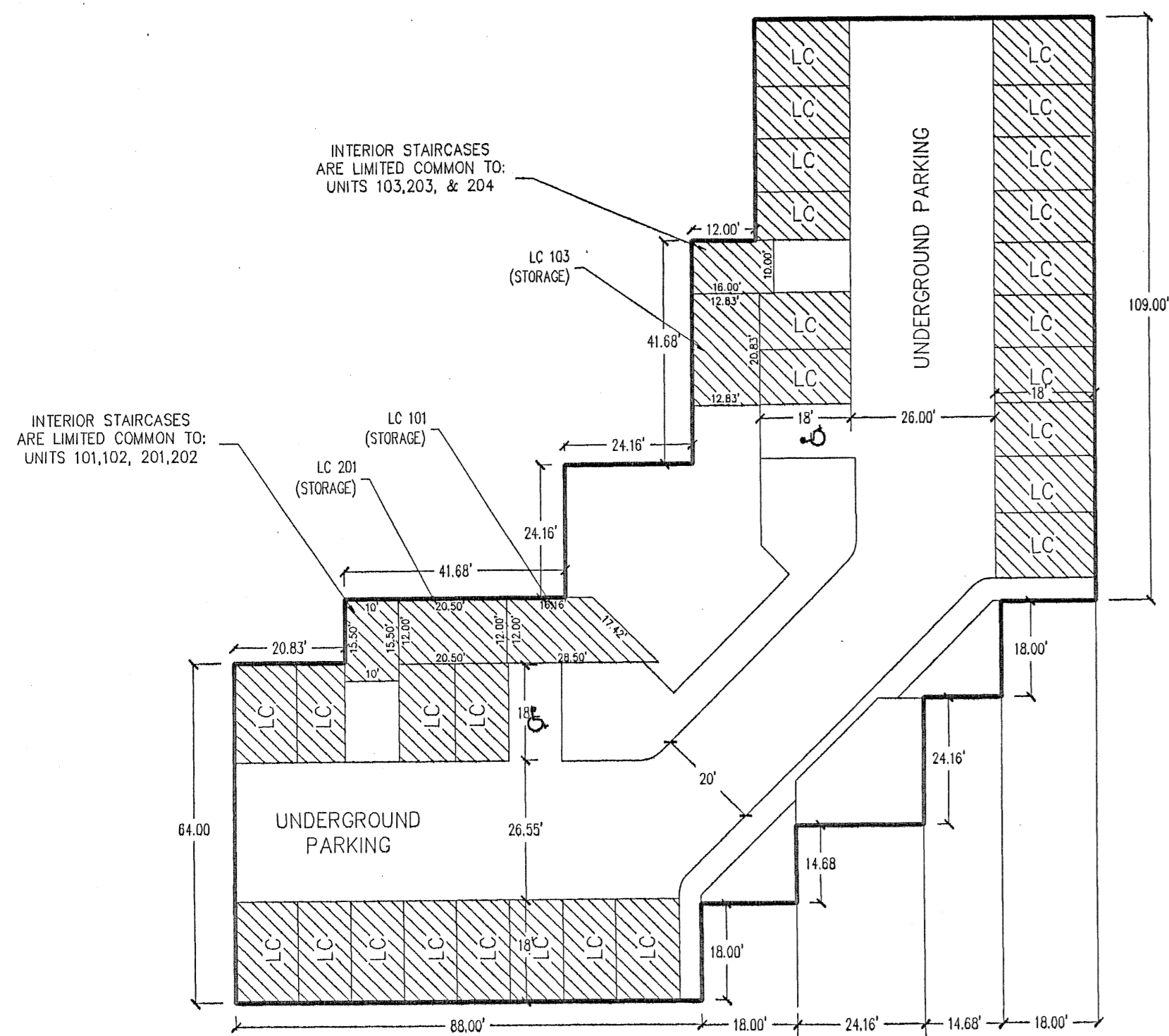
- PRIVATE AREA
- LIMITED COMMON AREA
- COMMON AREA

**LINE TABLE**

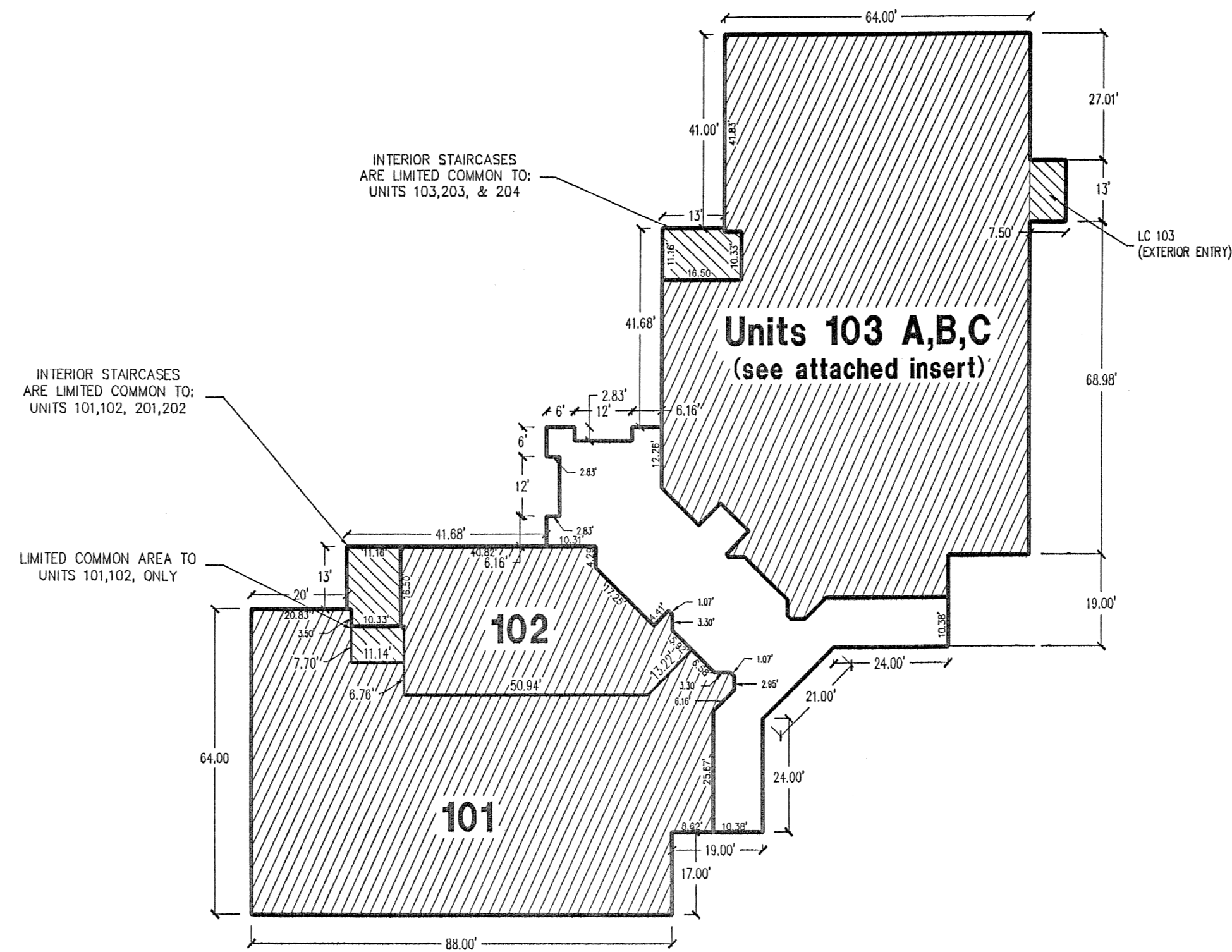
LINE	LENGTH	BEARING
T1	52.22	N 00°07'55" W
T2	45.10	N 03°22'27" E
T3	20.00	N 00°24'16" W
T4	30.08	N 03°46'38" E
T5	40.71	N 00°24'16" W

12271 (1 of 2)

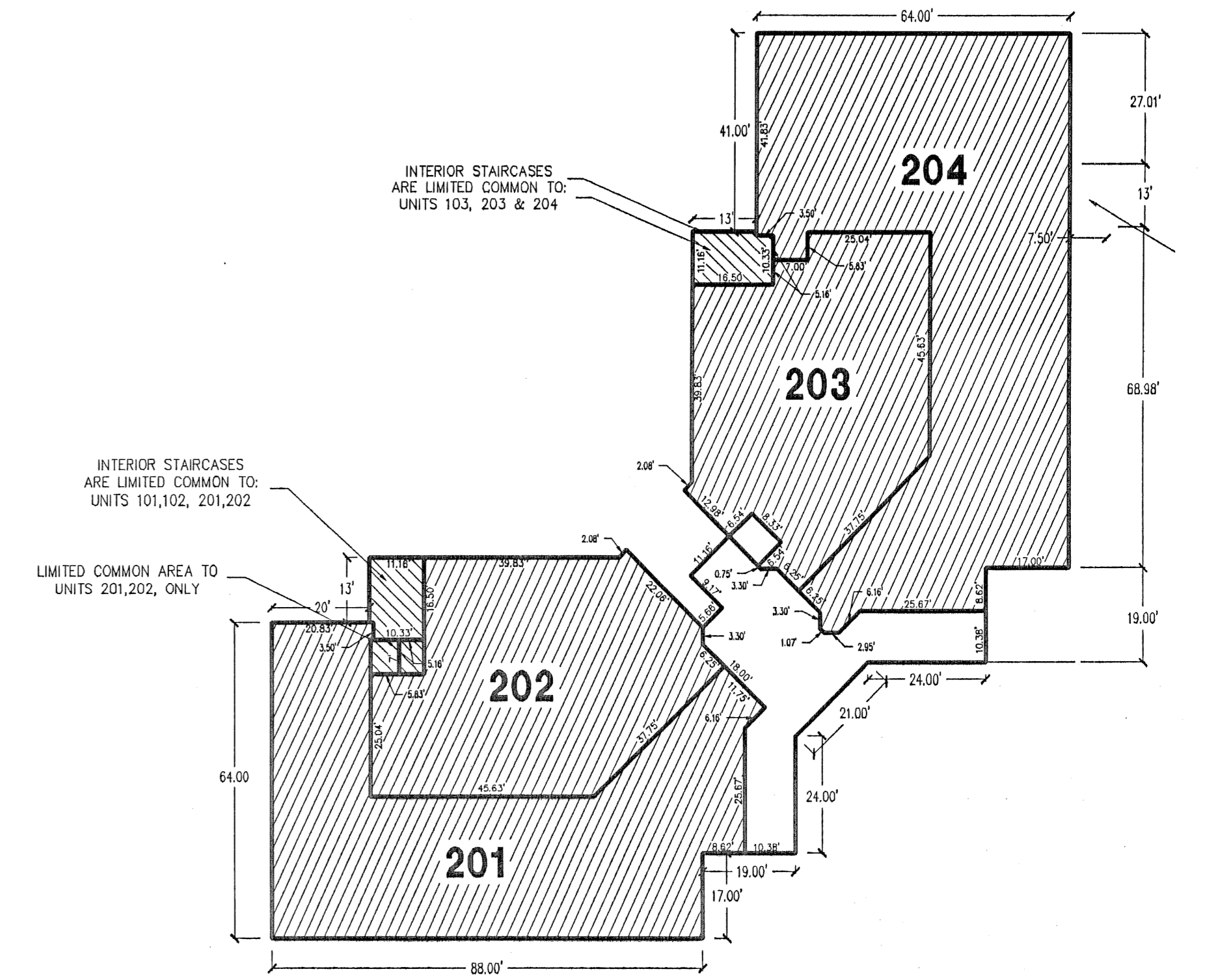
PINEHURST PLAZA OFFICE CONDO PH. 1 AMD SEC. 10 T6S. 2E. 105. 104. 105. 201. 202. 203. 204. 205



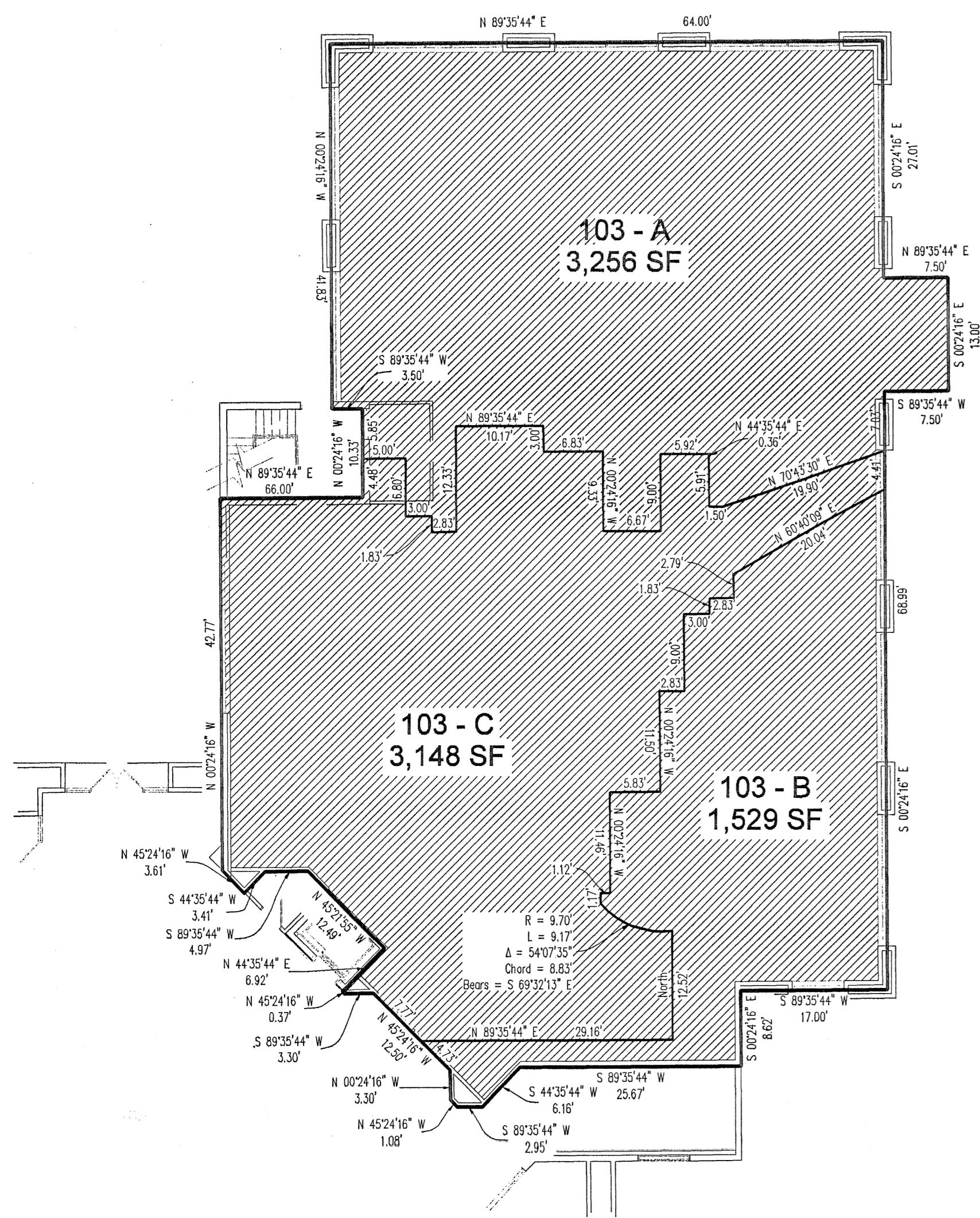
LOWER LEVEL FLOOR PLAN



MAIN FLOOR PLAN



UPPER FLOOR PLAN

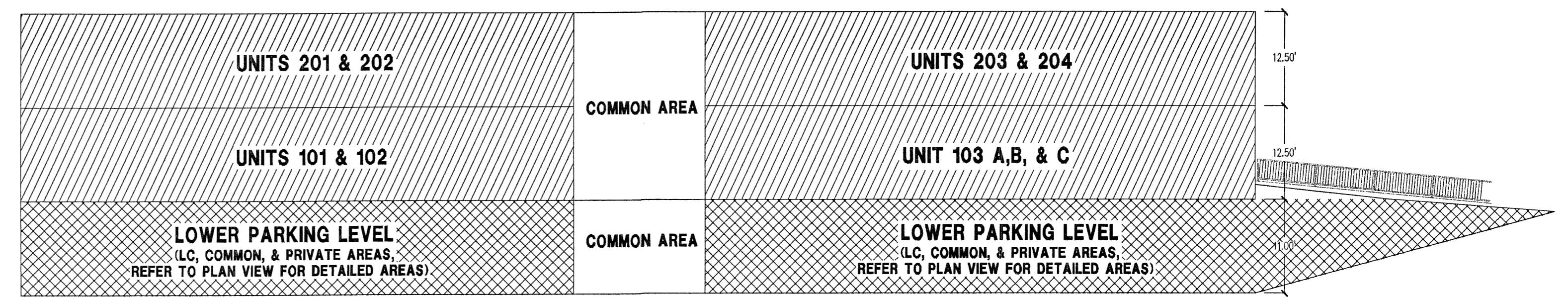


Units 103-105

UNIT #	ADDRESSES
101	472 WEST 800 NORTH
102	474 WEST 800 NORTH
103 - A	476 WEST 800 NORTH
103 - B	478 WEST 800 NORTH
103 - C	480 WEST 800 NORTH

UNIT #	ADDRESSES
201	486 WEST 800 NORTH
202	484 WEST 800 NORTH
203	482 WEST 800 NORTH
204	488 WEST 800 NORTH

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FRONT ELEVATION

- COMBINED AREA
- PRIVATE AREA
- LIMITED COMMON AREA
- COMMON AREA

Amended Amended Phase 1  
Pinehurst Plaza  
Office Condominiums

SHEET 2 OF 2

PREPARED BY  
 DUDLEY AND ASSOCIATES INC.

ENTRY No. \_\_\_\_\_  
STATE OF UTAH COUNTY OF \_\_\_\_\_  
RECORDED AND FILED AT THE REQUEST OF \_\_\_\_\_  
DATE \_\_\_\_\_ TIME \_\_\_\_\_ MAP \_\_\_\_\_  
Fee \_\_\_\_\_ COUNTY RECORDER \_\_\_\_\_

12271 (2 of 2)

SEC 11-14-16 T109D (BLT)