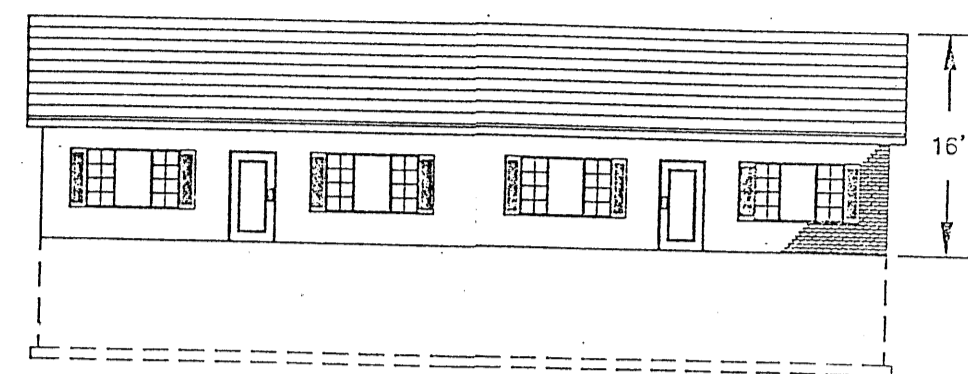
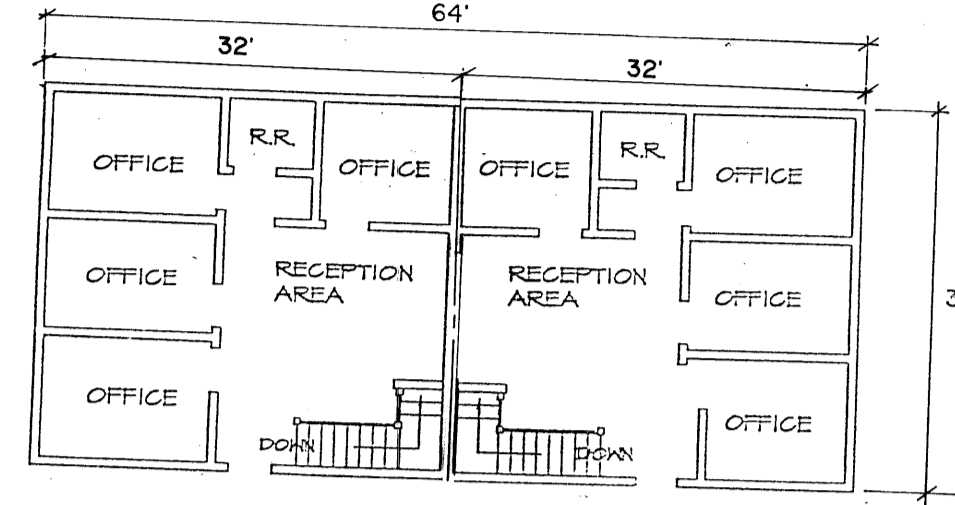


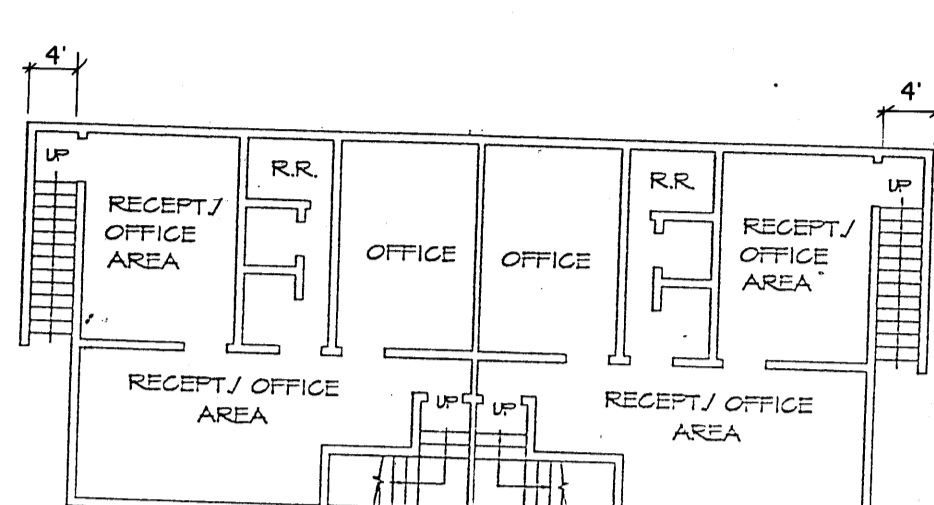
NORTH  
1" = 40'



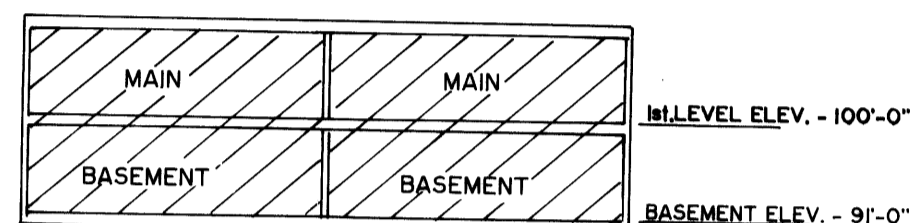
ELEVATION VIEW  
NO SCALE



MAIN LEVEL  
NO SCALE

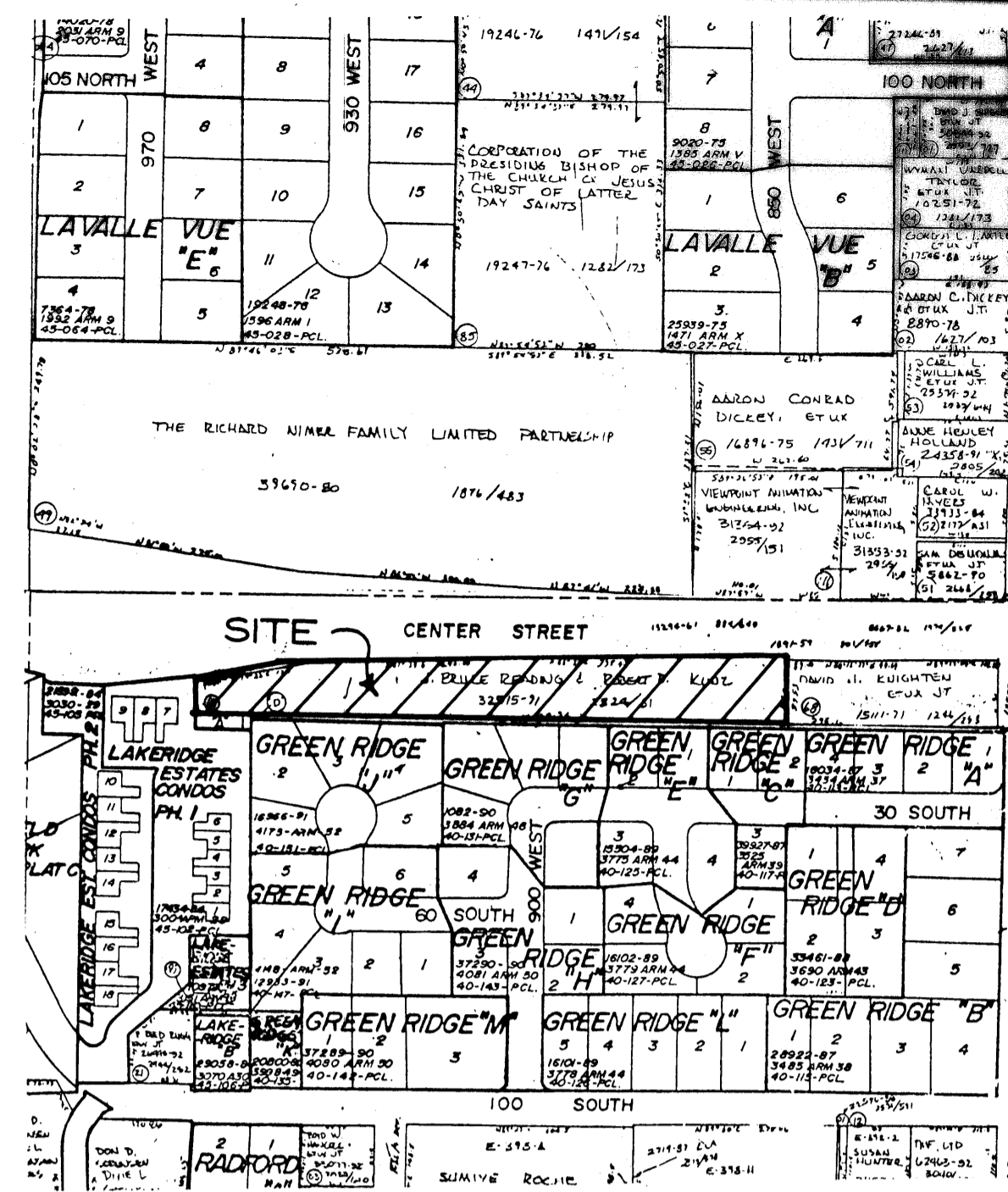


BASEMENT LEVEL  
NO SCALE



FRONT ELEVATION  
NO SCALE

PRIVATE AREA  
COMMON AREA



**BOUNDARY DESCRIPTION**  
COMMENCING AT A POINT LOCATED ...  
AND WEST 349.30 FEET FROM THE EAST 1/4 CORNER OF SECTION 16,  
SECTION 6, TOWNSHIP 2 SOUTH, RANGE EAST, SALT LAKE BASIN AND  
MERIDIAN; THENCE

SOUTH 96.96'  
N89°43'32"W 771.51'  
N00°16'28"E 95.29'  
S89°44'47"E 735.73'  
N88°00'41"E 35.35' TO THE POINT OF BEGINNING.

AREA = 1.69 ACRES

BASIS OF BEARING - S00°16'28"W ALONG THE SECTION LINE

MARCH 21, 1994 DATE

**OWNER'S CERTIFICATE OF CONSENT TO RECORD**  
KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF  
THE TRACT OF LAND DESCRIBED HERE ON AS ABBY PARK  
PLANNED UNIT DEVELOPMENT LOCATED ON SAID TRACT OF  
LAND HAVE CAUSED A SURVEY TO BE MADE AND THIS RECORD OF SURVEY  
MAP CONSISTING OF 1 SHEET(S) TO BE PREPARED, DO HEREBY GIVE  
OUR CONSENT TO THE RECORDATION OF THIS RECORD OF SURVEY MAP. IN  
WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS 23<sup>RD</sup> DAY OF  
MARCH, A.D. 1994.

ABBY PARK L.C. BY *Bruce R. Dickerson*  
BRUCE R. DICKERSON

**ACKNOWLEDGEMENT**  
STATE OF UTAH )  
COUNTY OF UTAH ) S.S.  
ON THE 23<sup>RD</sup> DAY OF MARCH, A.D. 1994, PERSONALLY APPEARED  
BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY  
ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES: 3-1-96

NOTARY PUBLIC

**UTILITY DEDICATION**  
ABBY PARK L.C. OWNER(S) OF THE PARCEL OF  
LAND WHICH IS SHOWN UPON THE PLAT OF ABBY PARK  
PLANNED UNIT DEVELOPMENT DOES CONSENT TO THE  
PREPARATION AND RECORDATION OF THIS PLAT AND DOES HEREBY OFFER  
AND CONVEY TO ALL PUBLIC UTILITY AGENCIES AND THEIR SUCCESSORS  
AND ASSIGNS A PERMANENT EASEMENT AND RIGHT-OF-WAY AS SHOWN BY THE  
AREAS MARKED "UTILITY EASEMENT" ON THE WITHIN PLAT FOR THE  
CONSTRUCTION AND MAINTENANCE OF SUBSTRAINANKAN, ELECTRICAL,  
CABLE TELEVISION, TELEPHONE, NATURAL GAS, SEWER AND WATER LINES  
APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERE TO.

**RESERVATION OF COMMON AREA**  
ABBY PARK L.C. IN RECORDING THIS PLAT OF  
ABBY PARK PLANNED UNIT DEVELOPMENT,  
HAS DESIGNATED CERTAIN AREAS OF LAND AS PRIVATE STREETS AND  
COMMON AREAS, INTENDED FOR THE USE BY THE OWNERS IN ABBY PARK P.U.D.  
FOR INGRESS, EGRESS, RECREATION, AND  
OTHER RELATED ACTIVITIES. THE DESIGNATED AREAS ARE NOT DEDICATED  
HEREBY FOR THE USE BY THE GENERAL PUBLIC BUT ARE RESERVED FOR THE  
COMMON USE AND ENJOYMENT OF THE OWNERS IN ABBY PARK P.U.D.  
AS MORE FULLY PROVIDED IN THE DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS, APPLICABLE TO ABBY PARK P.U.D.  
SAID DECLARATION OF COVENANTS, CONDITIONS AND  
RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS  
OFFICIAL PLAT AND BECOMES EFFECTIVE UPON THE DATE THAT THIS PLAT  
IS RECORDED IN THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH.

**PLANNING COMMISSION APPROVAL**  
APPROVED THIS 20<sup>TH</sup> DAY OF April, A.D. 1994, BY THE  
OREM CITY PLANNING COMMISSION.

*Bob Mose* CHAIRMAN, PLANNING COMMISSION  
*Redeem* PLANNING DIRECTOR

SHEET 1 OF 1 SHEET(S)

ENT 90780 MAP # 5819  
NINA B REID UTAH CD RECORDER BY NB  
1994 NOV 30 10:20 AM FEE \$1.00  
RECORDED FOR OREM CITY

**ABBY PARK**

PLANNED UNIT DEVELOPMENT

OREM CITY, UTAH COUNTY, UTAH

SCALE: 1" = 40 FEET

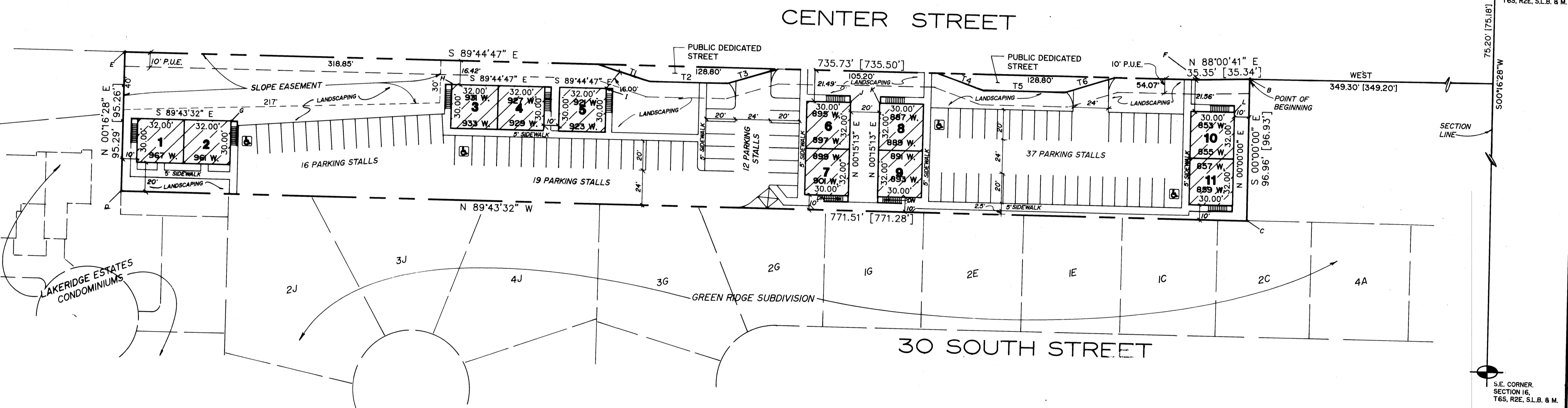
REGISTERED SURVEYOR No. 147039 Roger D. Dudley STATE OF UTAH

NOTARY PUBLIC No. 147039 Roger D. Dudley STATE OF UTAH

CITY OF OREM ENGINEERING DIVISION STATE OF UTAH

CORPORATE SEAL STATE OF UTAH

PREPARED BY DUDLEY & ASSOCIATES INC.



STATE PLANE COORDINATES

PT.	NORTHING	EASTING
A	715,420.35	1,940,335.04
B	715,345.17	1,939,985.48
C	715,248.25	1,939,985.48
D	715,251.94	1,939,214.22
E	715,347.20	1,939,214.67
F	715,343.95	1,939,950.17

BUILDING COORDINATES

PT.	NORTHING	EASTING
G	-118.81	-1046.92
H	-90.58	-896.53
I	-91.05	-790.53
J	-96.86	-622.95
K	-96.94	-602.95
L	-97.96	-359.66

T - TABLE

NO.	BEARING	DISTANCE
T1	S71°54'39"E	35.91'
T2	S89°44'47"E	61.01'
T3	N72°07'41"E	35.36'
T4	S71°54'39"E	35.91'
T5	S89°44'47"E	61.01'
T6	N72°07'41"E	35.36'

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.

5819-70

NOTE: THE OWNER AND THE DEVELOPER OF THE PROPERTY ARE RESPONSIBLE FOR COMPLYING WITH ALL ENVIRONMENTAL AND WETLANDS REGULATIONS.

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

**CONDITIONS OF APPROVAL**

ACCEPTANCE BY THE CITY OF OREM

THE CITY OF OREM, COUNTY OF UTAH, APPROVES THIS PLANNED UNIT DEVELOPMENT 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 20 DAY OF April, A.D. 1994.

BY RESOLUTION No. PC-94-0091

APPROVED *Bob Mose* CITY ENGINEER (SEE SEAL) ATTEST *Melody Downey* CITY RECORDER (SEE SEAL)