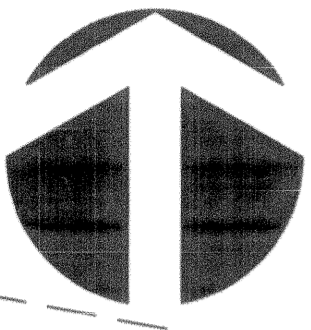
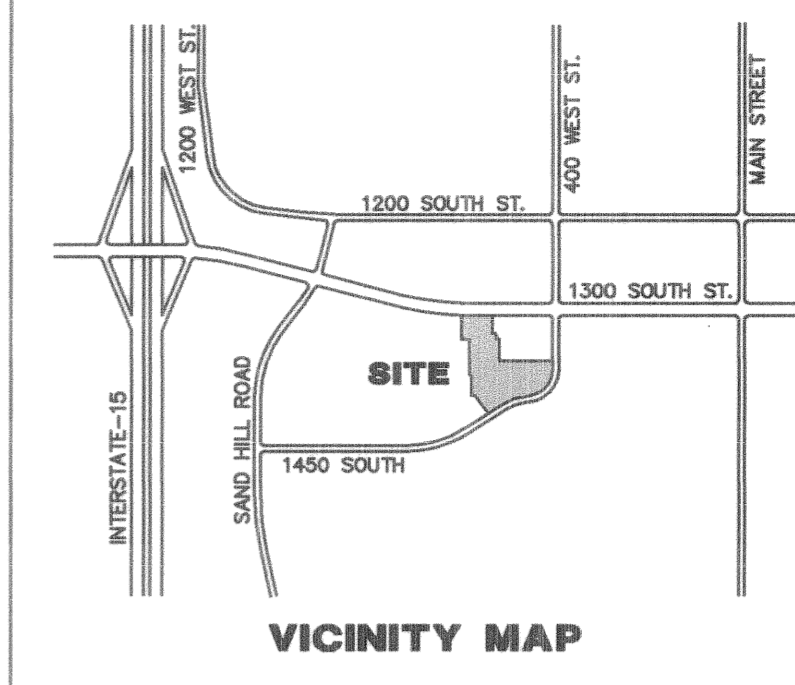


This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

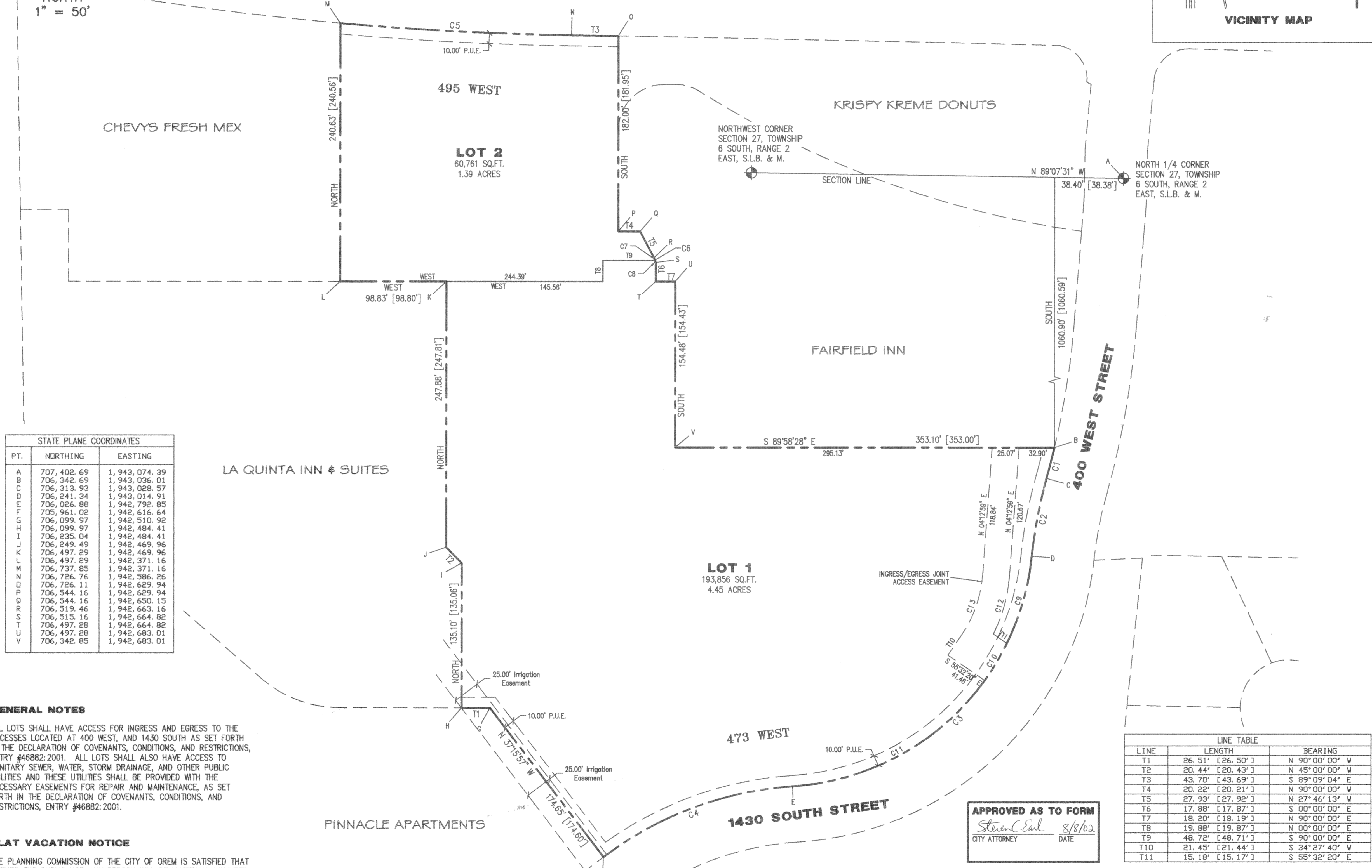


NORTH
1" = 50'



VICINITY MAP

1300 SOUTH (UNIVERSITY PARKWAY)



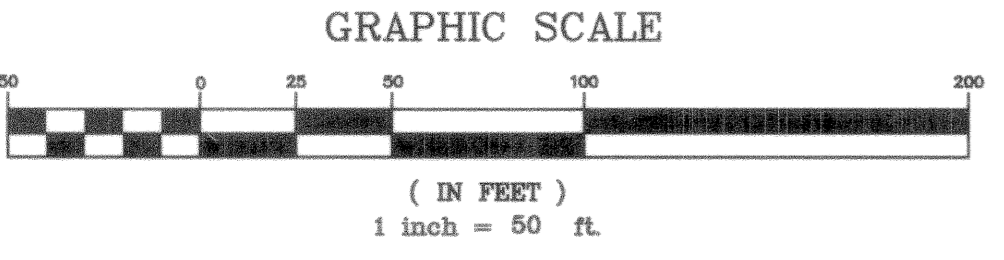
STATE PLANE COORDINATES		
PT.	NORTHING	EASTING
A	707,402.69	1,943,074.39
B	706,342.69	1,943,036.01
C	706,313.93	1,943,028.57
D	706,241.34	1,943,014.91
E	706,026.88	1,942,792.85
F	705,961.02	1,942,616.64
G	706,099.97	1,942,510.92
H	706,099.97	1,942,484.41
I	706,235.04	1,942,484.41
J	706,249.49	1,942,469.96
K	706,497.29	1,942,469.96
L	706,497.29	1,942,371.16
M	706,737.85	1,942,371.16
N	706,726.76	1,942,586.26
O	706,726.11	1,942,629.94
P	706,544.16	1,942,629.94
Q	706,544.16	1,942,650.15
R	706,519.46	1,942,663.16
S	706,515.16	1,942,664.82
T	706,497.28	1,942,664.82
U	706,497.28	1,942,683.01
V	706,342.85	1,942,683.01

GENERAL NOTES

ALL LOTS SHALL HAVE ACCESS FOR INGRESS AND EGRESS TO THE ACCESSES LOCATED AT 400 WEST, AND 1430 SOUTH AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, ENTRY #46882-2001. ALL LOTS SHALL ALSO HAVE ACCESS TO SANITARY SEWER, WATER, STORM DRAINAGE, AND OTHER PUBLIC UTILITIES AND THESE UTILITIES SHALL BE PROVIDED WITH THE NECESSARY EASEMENTS FOR REPAIR AND MAINTENANCE, AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, ENTRY #46882-2001.

PLAT VACATION NOTICE

THE PLANNING COMMISSION OF THE CITY OF OREM IS SATISFIED THAT NEITHER THE PUBLIC NOR ANY PERSON WILL BE MATERIALLY INJURED BY THE VACATION OF PARCEL 6, LAKE RIDGE DEVELOPMENT PLAT "B" AMENDED, AND LOT 1, LAKE RIDGE DEVELOPMENT PLAT "D" AND THAT THERE IS GOOD CAUSE FOR THE VACATION. PARCEL 6, LAKE RIDGE DEVELOPMENT PLAT "B" AMENDED, AND LOT 1, LAKE RIDGE DEVELOPMENT PLAT "D" ARE HEREBY VACATED.



9633-109

CURVE TABLE										
CURVE	RADIUS	CURVE	TANGENT	CHORD	BEARING	DELTA				
C1	764.14'	[763.91']	29.72'	[29.71']	14.86'	[14.86']	29.72'	[29.71']	N 14°29'37" E	2°13'42"
C2	428.33'	[428.20']	73.98'	[73.96']	37.08'	[37.07']	73.98'	[73.87']	S 10°39'37" W	9°53'46"
C3	238.80'	[238.73']	335.80'	[335.70']	202.41'	[202.35']	308.81'	[308.72']	N 45°59'51" E	80°34'12"
C4	326.00'	[325.90']	190.88'	[190.82']	98.26'	[98.23']	188.16'	[188.11']	S 69°30'31" W	33°32'52"
C5	2929.90'	[2929.02']	215.49'	[215.43']	107.79'	[107.76']	215.44'	[215.38']	S 87°02'50" E	4°12'51"
C6	20.00'	[19.99']	4.62'	[4.62']	2.32'	[2.32']	4.61'	[4.61']	N 21°03'45" W	13°14'35"
C7	19.87'	[19.86']	2.51'	[2.51']	1.26'	[1.26']	2.51'	[2.51']	N 24°04'27" W	7°14'35"
C8	19.77'	[19.77']	2.11'	[2.11']	1.06'	[1.06']	2.11'	[2.11']	N 17°28'46" W	6°07'02"
C9	238.80'	[238.73']	84.81'	[84.79']	42.86'	[42.85']	84.37'	[84.34']	N 15°53'14" E	20°20'59"
C10	238.80'	[238.73']	40.13'	[40.11']	20.11'	[20.10']	40.08'	[40.07']	N 30°52'32" E	9°37'39"
C11	238.80'	[238.73']	210.86'	[210.80']	112.86'	[112.83']	204.08'	[204.02']	N 60°59'09" E	50°35'35"
C12	141.37'	[141.33']	56.02'	[56.00']	28.38'	[28.37']	55.65'	[55.64']	N 15°34'07" E	22°42'16"
C13	116.37'	[116.34']	61.43'	[61.41']	31.45'	[31.44']	60.72'	[60.70']	N 19°20'19" E	30°14'41"

APPROVED AS TO FORM
Steven End 8/8/02
CITY ATTORNEY DATE

LINE TABLE		
LINE	LENGTH	BEARING
T1	26.51'	[26.50'] N 90°00'00" W
T2	20.44'	[20.43'] N 45°00'00" W
T3	43.70'	[43.69'] S 89°09'04" E
T4	20.22'	[20.21'] N 90°00'00" W
T5	27.93'	[27.92'] N 27°46'13" W
T6	17.88'	[17.87'] S 00°00'00" E
T7	18.20'	[18.19'] N 90°00'00" E
T8	19.88'	[19.87'] N 00°00'00" E
T9	48.72'	[48.71'] S 90°00'00" E
T10	21.45'	[21.44'] S 34°27'40" W
T11	15.18'	[15.17'] S 55°32'20" E

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 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

COMMENCING NORTH 89°07'31" WEST ALONG THE SECTION LINE 38.40 FEET AND SOUTH 1060.90 FEET FROM THE NORTH 1/4 CORNER OF SECTION 27, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE AS FOLLOWS

BEARING	DISTANCE	REMARKS
ARC LENGTH	29.72'	CHORD BEARS S 14°29'37" W 29.72' ; R = 764.14'
ARC LENGTH	73.98'	CHORD BEARS S 10°39'37" W 73.89' ; R = 428.33'
ARC LENGTH	335.80'	CHORD BEARS S 45°59'51" W 308.81' ; R = 238.80'
ARC LENGTH	190.88'	CHORD BEARS S 69°30'31" W 188.16' ; R = 326.00'
N 37°15'57" W	174.65'	
WEST	26.51'	
NORTH	135.10'	
N 45°00'00" W	20.44'	
NORTH	247.88'	
WEST	98.83'	
NORTH	240.63'	
ARC LENGTH	215.49'	CHORD BEARS S 87°02'50" E 215.44' ; R = 2929.90'
S 89°09'04" E	43.70'	
SOUTH	182.00'	
EAST	20.22'	
S 27°46'13" E	27.93'	
ARC LENGTH	4.62'	CHORD BEARS S 21°03'45" E 4.61' ; R = 20.00'
SOUTH	17.88'	
EAST	18.20'	
SOUTH	154.48'	
S 89°58'26" E	353.10'	TO THE POINT OF BEGINNING.
AREA = 193,856 SQ. FT. OR 4.45 ACRES		

BASIS OF BEARING = NORTH 89°07'31" WEST ALONG THE SECTION LINE
DATE 7-31-02 SURVEYOR (See Seal Below)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF 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 DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 6th DAY OF AUGUST, A.D. 2002.

B & G 80 L.L.C. U.S. DEVELOPMENT L.L.C.
BY: James D. Robbins (See Seal Below) David G. Ves (See Seal Below)

ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }
ON THE 6th DAY OF AUGUST, A.D. 2002 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.
MY COMMISSION EXPIRES 3-1-2004 (See Seal Below)

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 8th DAY OF August, A.D. 2002.

BY RESOLUTION APPROVED: (See Seal Below) ATTEST: (See Seal Below)
CITY ENGINEER CITY RECORDER

BOARD OF HEALTH

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS: CITY-COUNTY HEALTH DEPARTMENT

PLANNING COMMISSION APPROVAL

APPROVED THIS 7th DAY OF August, A.D. 2002, BY THE OREM CITY PLANNING COMMISSION.
DIRECTOR-SECRETARY CHAIRMAN, PLANNING COMMISSION

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 OCCUPANCE ISSUED BY THE CITY.

CONDITIONS OF APPROVAL

PLAT "E" (See Seal Below)

UTAH COUNTY RECORDER
RECORDED FOR OREM CITY

LAKE RIDGE DEVELOPMENT
INCLUDING A VACATION OF PARCEL 6, LAKE RIDGE DEVELOPMENT PLAT "B" AMENDED, AND LOT 1, LAKE RIDGE DEVELOPMENT PLAT "D"

OREM CITY, UTAH COUNTY, UTAH
SCALE: 1" = 50 FEET

REGISTRY OF LAND SURVEYORS
No. 147089
Roger D. Dudley
STATE OF UTAH

NOTARY PUBLIC SEAL
ROGER D. DUDLEY
NOTARY PUBLIC - STATE OF UTAH
1450 EAST 1200 SOUTH
OREM, UTAH 84057
COMM. EXP. 2-28-2009

CITY-COUNTY ENGINEER SEAL
CITY OF OREM
CORPORATE SEAL
STATE OF UTAH

CLERK-RECORDER SEAL
CITY OF OREM
CORPORATE SEAL
STATE OF UTAH

SEC 27-T10S-R2E-T11C10 - PARCEL 6 LAKE RIDGE DEVELOPMENT PLAT "D"