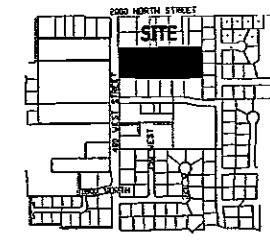




NORTH
1" = 40'

NORTH QUARTER CORNER OF SECTION 3,
TOWNSHIP 5 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN

NORTHEAST CORNER OF SECTION 1,
TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN



VICINITY MAP

Surveyor's Certificate

I, Roger D. Duxley, 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 stated on the ground as shown on this plat and that this plat is true and correct.

Boundary Description

Commencing AT A POINT LOCATED N 89° 44' 49" E ALONG THE SECTION LINE 33.15 FEET AND SOUTH 371.82 FEET FROM THE NORTH QUARTER CORNER OF SECTION 3, Township 6 South, Range 2 East, Salt Lake Base & Meridian; thence as follows

Bearing	Distance	Remarks
	227.14'	
EAST	41.61'	(CIRC. BEARS N 07° 20' 30" E 40' 42' 5" R = 50.00'
ARC LENGTH	27.43'	(CIRC. BEARS N 13° 27' 32" E 27.09' R = 50.00'
N 07° 15' 11" W	45.89'	
N 89° 36' 36" E	493.81'	
S 00° 42' 22" E	253.26'	
S 89° 31' 11" W	514.41'	
N 00° 00' 58" V	7.35'	
S 89° 31' 11" W	121.10'	
N 00° 15' 11" V	116.25'	TO THE POINT OF BEGINNING.

AREA = 121,289 SQ. FT. OR 2.78 ACRES.

Basis of Bearing NORTH 89° 44' 49" EAST ALONG THE SECTION LINE.

Date _____ Surveyor _____
(See Seal Below)

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 dedicate 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 _____ day of _____, A.D. 20____

Acknowledgement

STATE OF UTAH }
COUNTY OF UTAH } S.S.
On the _____ day of _____, A.D. 20____, personally appeared before me the signers of the foregoing dedication who duly acknowledge to me that they did execute the same.

My Commission Expires _____ NOTARY PUBLIC
(See Seal Below)

Acceptance by the City of Orem

Approved this _____ day of _____, 2006, 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 _____ day of _____, A.D. 2006.

Approved: _____ City Engineer Approved: _____ City Recorder

Occupancy Restriction Notice

The City of Orem has an Ordinance which restricts the occupancy of buildings within this subdivision. According, 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"

OSTERGAARD ESTATES

SUBDIVISION

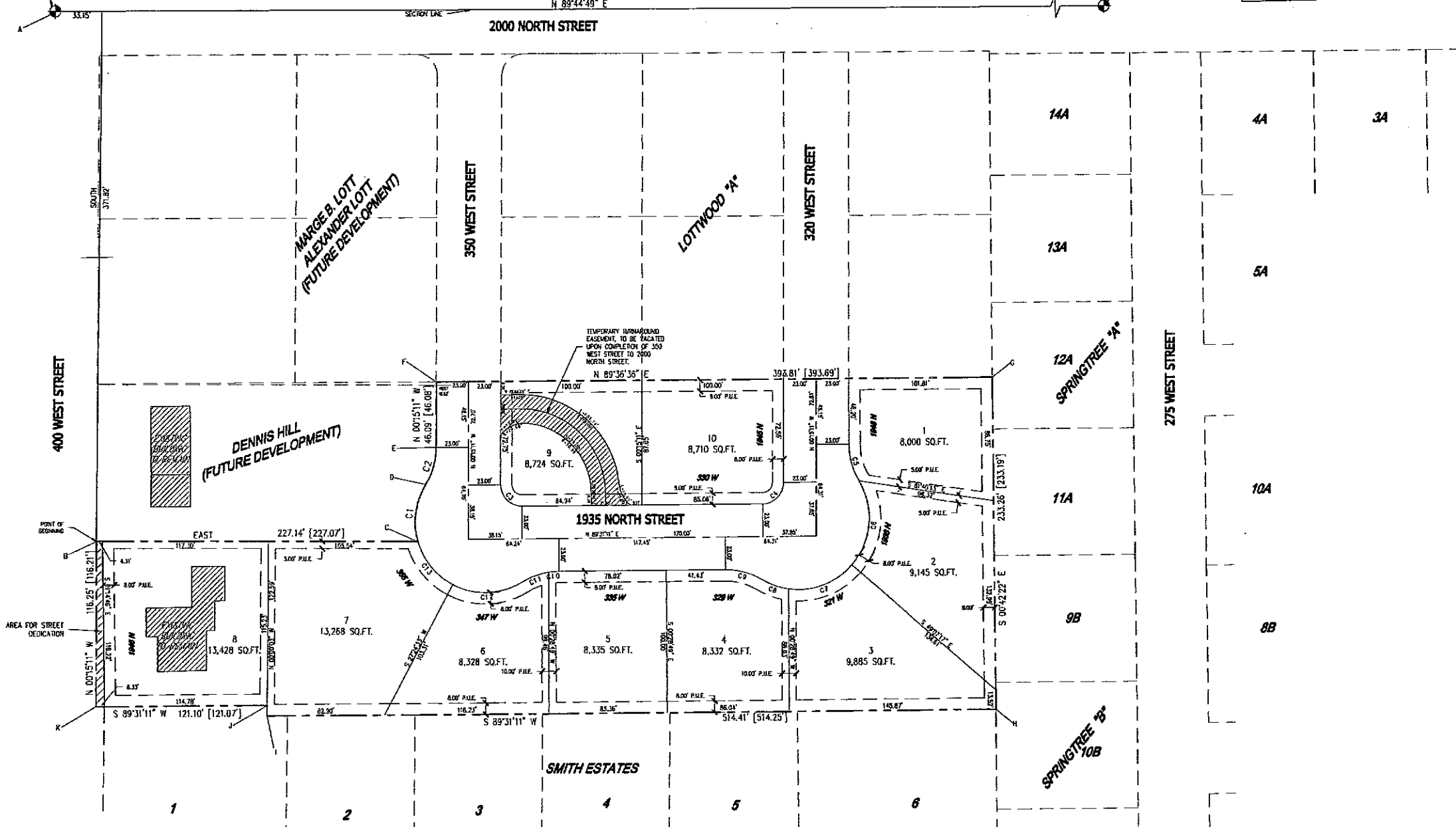
OREM CITY, _____ UTAH COUNTY, UTAH

SCALE: 1" = 40 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL
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Approved as to Form

City Attorney Date



STATE PLANE COORDINATES

POINT	NORTHING	EASTING
A	728,704.15	1,942,837.29
B	728,132.58	1,942,870.41
C	728,132.58	1,943,097.49
D	728,372.66	1,943,102.55
E	728,398.76	1,943,109.87
F	728,444.84	1,943,109.67
G	728,444.84	1,943,303.36
H	728,214.34	1,943,306.23
I	728,210.03	1,942,991.99
J	728,217.39	1,942,991.99
K	728,216.37	1,942,870.92

CURVE	RADIUS	CHORD	CHORD BEARING	DELTA
C1	50.00' (49.98')	41.61' (41.62')	229.99' (229.99')	48.42' (48.41')
C2	50.00' (49.98')	27.43' (27.42')	14.87' (14.87')	27.09' (27.08')
C3	150.00' (150.00')	23.62' (23.61')	15.85' (15.84')	21.25' (21.25')
C4	75.00' (75.00')	23.52' (23.50')	14.54' (14.54')	21.17' (21.16')
C5	50.00' (49.98')	27.25' (27.25')	13.98' (13.98')	26.15' (26.15')
C6	50.00' (49.98')	63.15' (63.14')	36.58' (36.58')	59.24' (59.24')
C7	50.00' (49.98')	49.72' (49.71')	25.14' (25.14')	47.28' (47.28')
C8	50.00' (49.98')	18.98' (18.97')	10.11' (10.11')	18.87' (18.87')
C9	50.00' (49.98')	27.25' (27.25')	13.98' (13.98')	26.15' (26.15')
C10	50.00' (49.98')	7.33' (7.33')	3.83' (3.83')	7.36' (7.36')
C11	50.00' (49.98')	18.97' (18.97')	10.08' (10.08')	18.70' (18.70')
C12	50.00' (49.98')	51.60' (51.59')	28.35' (28.35')	49.34' (49.34')
C13	50.00' (49.98')	46.22' (46.21')	21.27' (21.27')	39.15' (39.14')

LINE	LENGTH	BEARING
F1	7.36' (7.36')	N 90° 00' 38" W