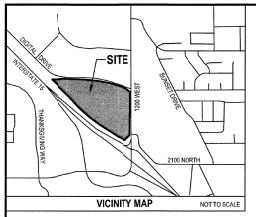
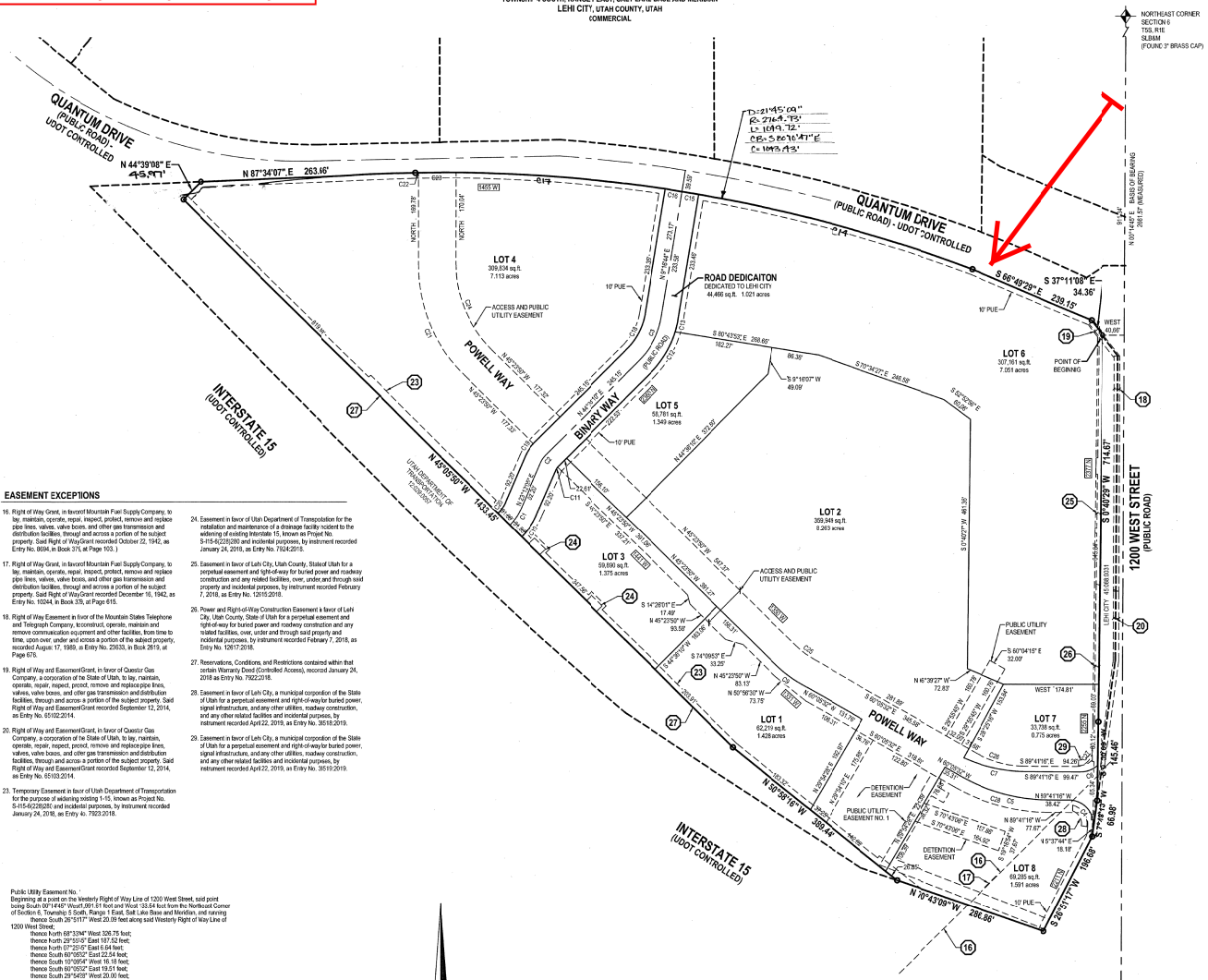


VICINITY MAP NOT TO SCALE

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.

LEHI BLOCK PLAT 'A'

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 1 EAST, AND THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH
COMMERCIAL



LEGEND

- SECTION CORNER
- EXISTING MONUMENT
- SET ENSIGN REBAR AND CAP (ENSIGN ENG. LAND SURV.)
- SECTION LINE
- CENTERLINE
- PROPERTY LINE
- EASEMENT LINE
- (XX) EASEMENT EXCEPTION NUMBER
- PUE PUBLIC UTILITY AND ROADWAY CONSTRUCTION EASEMENT

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	100.00'	37.79'	21°38'58"	N34°01'34"E	37.56'
C2	43.00'	16.06'	21°24'04"	S33°54'07"W	15.97'
C3	150.00'	92.48'	35°19'26"	N26°56'27"E	91.02'
C4	45.00'	74.86'	95°18'59"	N42°01'46"W	66.52'
C5	321.00'	165.81'	29°35'44"	S74°53'24"E	163.97'
C6	45.05'	34.51'	43°53'38"	N68°33'40"E	33.68'
C7	279.00'	118.94'	24°25'29"	S77°28'31"E	118.04'
C9	211.50'	54.24'	14°41'41"	S52°44'41"E	54.10'
C10	131.00'	49.53'	21°39'42"	N34°01'56"E	49.23'
C11	12.00'	4.48'	21°24'04"	S33°54'07"W	4.46'
C12	181.00'	86.03'	27°51'56"	N30°40'11"E	87.16'
C13	181.00'	23.56'	7°27'30"	N13°09'28"E	23.54'
C15	2764.93'	31.00'	0°38'33"	N80°30'23"W	31.00'
C16	2764.93'	31.00'	0°38'33"	N81°08'56"W	31.00'
C18	119.00'	73.37'	35°19'26"	N26°56'27"E	72.21'
C19	74.00'	27.64'	21°24'04"	S33°54'07"W	27.48'
C20	69.00'	26.04'	21°37'34"	N34°00'52"E	25.89'
C21	288.50'	128.59'	25°32'49"	S22°41'54"E	222.65'
C22	2764.93'	6.15'	0°07'38"	S89°30'28"W	6.15'
C23	2764.93'	69.00'	1°25'46"	S89°47'17"W	69.00'
C24	219.50'	173.92'	45°23'49"	S22°41'54"E	169.40'
C25	160.50'	41.16'	14°41'41"	S52°44'41"E	41.05'
C26	180.00'	92.98'	29°35'44"	S74°53'24"E	91.95'
C27	30.00'	46.85'	89°28'36"	N40°34'27"E	42.23'
C28	344.00'	177.69'	29°35'44"	S74°53'24"E	175.72'
0-14	2764.93'	526.13'	10°54'.55"	N74°44'39"W	525.39'
0-17	2764.93'	462.51'	9°35'.60"	N84°04'34"W	462.01'

LAND USE TABLE

LOT AREA	836,302 SF	19.197 AC	100.00%
TOTAL AREA	836,302 SF	19.197 AC	100.00%
TOTAL NUMBER OF LOTS	8		

EASEMENT EXCEPTIONS

16. Right of Way Grant, in favor of Mountain Fuel Supply Company, to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes, and other gas transmission and distribution facilities, through and across a portion of he subject property. Said Right of WayGrant recorded October 22, 1942, as Entry No. 9694, in Book 375, at Page 103.)
17. Right of Way Grant, in favorof Mountain Fuel Supply Company, to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes, and other gas transmission and distribution facilities, through and across a portion of he subject property. Said Right of WayGrant recorded December 16, 1942, as Entry No. 10244, in Book 378, at Page 610.
18. Right of Way Easement in favor of the Mountain States Telephone and Telegraph Company, toconstruct, operate, maintain and remove communication equipment and other facilities, from time to time, upon over, under and across a portion of the subject property, recorded August 17, 1989, as Entry No. 23633, in Book 2819, at Page 676.
19. Right of Way and EasementGrant, in favor of Questar Gas Company, a corporation of te State of Utah, to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes, and other gas transmission and distribution facilities, through and across a portion of the subject property. Said Right of Way and EasementGrant recorded September 12, 2014, as Entry No. 61032:2014.
20. Right of Way and EasementGrant, in favor of Questar Gas Company, a corporation of te State of Utah, to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes, and other gas transmission and distribution facilities, through and across a portion of the subject property. Said Right of Way and EasementGrant recorded September 12, 2014, as Entry No. 61033:2014.
23. Temporary Easement in favor of Utah Department of Transportation for the purpose of widening xisting I-15, known as Project No. S-I15-6(228)286 and incidental purposes, by instrument recorded January 24, 2018, as Entry 4o. 7923:2018.
24. Easement in favor of Utah Department of Transpotation for the installation and maintenance of a drainage facility ncident to the widening of existing Interstate 15, known as Project No. S-I15-6(228)280 and incidental purposes, by instrument recorded January 24, 2018, as Entry No. 7924:2018.
25. Easement in favor of Lehi City, Utah County, Stateof Utah for a perpetual easement and tight-of-way for buried power and roadway construction and any related facilities, over, under,and through said property and incidental purposes, by instrument recorded February 7, 2018, as Entry No. 12615:2018.
26. Power and Right-of-Way Construction Easement a favor of Lehi City, Utah County, State of Utah for a perpetual easement and right-of-way for buried power and roadway construction and any related facilities, over, urder and through said property and incidental purposes, by instrument recorded February 7, 2018, as Entry No. 12617:2018.
27. Reservations, Conditions, and Restrictions contained within that certain Warranty Deed (Controlled Access), recorcd January 24, 2018 as Entry No. 7922:2018.
28. Easement in favor of Lehi City, a municipal corporation of the State of Utah for a perpetual easement and right-of-way for buried power, signal infrastructure, and any other utilities, roadway construction, and any other related facilities and incidental purposes, by instrument recorded April 22, 2019, as Entry No. 38518:2019.
29. Easement in favor of Lehi City, a municipal corporation of the State of Utah for a perpetual easement and right-of-way for buried power, signal infrastructure, and any other utilities, roadway construction, and any other related facilities and incidental purposes, by instrument recorded April 22, 2019, as Entry No. 38519:2019.

Public Utility Easement No. 1
Beginning at a point on the Westerly Right of Way Line of 1200 West Street, said point being South 00°14'45" West1,891.61 feet and West 133.64 feet from the Northeast Corner of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian, and running
thence South 28°51'17" West 20.09 feet along said Westerly Right of Way Line of 1200 West Street;
thence North 68°33'44" West 326.75 feet;
thence North 29°50'57" East 167.52 feet;
thence North 07°25'07" East 6.64 feet;
thence South 60°06'52" East 22.54 feet;
thence South 10°09'04" West 16.18 feet;
thence South 60°06'52" East 19.51 feet;
thence South 29°54'09" West 20.00 feet;
thence South 60°05'52" West 24.99 feet;
thence South 29°50'57" West 135.23 feet;
thence South 68°33'44" East 305.44 feet to the point of beginning.
Contains 10,512 Square Feet or 0.241 Acres

Dominion Energy Utah - Note:
Questar Gas Company dba Dominion Energy Utah, approves this plat for the purpose of approximating the location, boundaries, course and dimensions of the Rights-of-Way and Easement Grants and existing underground facilities. Nothing hasa shall be constructed to warrant or verify the precise location of such items. The Rights-of-Way and easements are subject to numerous restrictions appearing on the recorded right-of-way and easement grant(s). Dominion Energy Utah also approves this plat for the purpose of confirming that the plat contains public utility easements; however, Dominion Energy Jtah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set in the Owners Dedication or the Notes, and does not constitute a guarantee if particular terms or conditions of natural gas service. for further information please contact DominionEnergy Utah's Right-of-Way Department at 801-396-8532.

HORIZONTAL GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
HORZ: 1 inch = 100 ft.

NOTES
1. ALL FRONT LOT CORNERS TO &IVE A RIVET SET ON TOP OF CURB ON THE PROLONGATION OF EACH LOTLINE.
2. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, FACILITIES AND ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
3. OVERAL, DEVELOPMENT WILLBE RESPONSIBLE TO DETAIN / RETAIN STORM WATER WITH A MAXIMUM RELEASE RATE OF 0.2 CFSACRE. THIS WILL ALLOW THE ROADWAYS TO RELEASE INTOTHE PUBLIC RIGHT OF WAY WITHOUT ANY DETENTION OR RESTRICTION. PERMANENT DETENTION / RETENTION FACILTIES (WHICH CVER IS APPLICABLE) BE OWNED AND MAINTAINED BY THE OWNERS OF THIS PROPERTY AND SHALL NIT BE ALTERED WITHOUT PERMISSION OF THE LEHI CITY ENGINEER AND LEHI CITY COUNCIL.
4. LOTS WITHIN THIS SUBDIVISOI SHALL BE REQUIRED TO PROVIDE RECIPROCAL CROSS 'EHICULAR AND UTILITY ACCESS TO ADJOINING LOTS WITHIN THIS SUBDIVISION.
5. FRONTAGE IMPROVEMENTS WILL BE DONE WITH THE DEVELOPMENT OF EACH INDIVIDUAL LOT.

SURVEYOR'S CERTIFICATE

I, PATRICK N. HARRIS do hereby certify thd I am a Licensed Land Surveyor, and that I hold Certificate No. 286682 as prescribed under 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 LEHI BLOCK PLAT 'A' and that the same has been correctly surveyed and staked on the ground as shown or this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A parcel of land situate in the Northeast Quarter of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the Westerly Right-of-Way of 1200 West Street, said point being South 00°14'45" West 911.34 feet and West 40.66 feet from the Northeast Corner of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian, and measures;

thence South 00°40'29" West 714.67 feet along said Westerly Right-of-Way;
thence South 07°30'09" West 145.46 feet along said Westerly Right-of-Way;
thence South 07°48'13" West 66.86 feet along said Westerly Right-of-Way;
thence South 28°51'17" West 196.68 feet along said Right-of-Way to a point on the Northeasterly UDOT Right-of-Way of Interstate 15;
thence North 70°43'08" West 286.86 feet along said Northeasterly Right-of-Way;
thence North 50°58'16" West 389.44 feet along said Northeasterly Right-of-Way;
thence North 45°15'50" West 1433.45 feet along said Northeasterly Right-of-Way;
thence North 44°39'06" East 45.97 feet along said Northerly Right-of-Way to the Southerly Right-of-Way Line of the UDOT Frontage Road;
thence North 87°34'07" East 396.39 feet along said Southerly Right-of-Way;
thence Southeasterly 1049.72 feet along the arc of a 2,764.93 foot radius curve to the right (center bears South 01°03'30" East and the chord bears South 80°10'47" East 1043.43 feet with a central angle of 21°45'09") along said Southerly Right-of-Way;
thence South 66°49'29" East 239.15 feet along said Southerly Right-of-Way;
thence South 37° 11'08" East 34.36 feet along said Southerly Right-of-Way to the point of beginning.

Contains 1,307,491 Square Feet or 30.016 Acres

Ent: 31840:2020 Bk: 0 16992
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Mar 12 11:15 AM FEE 66.00 BY LT
RECORDED FOR LEHI CITY CORPORATION

FEB. 4, 2020 DATE

PATRICK N. HARRIS
LICENSE NO. 286682

OWNER'S DEDICATION

Known all men by these presents that I / we, the undersigned owner(s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

LEHI BLOCK PLAT 'A'

do hereby dedicate the streets, easements and other public areas as indicated hereon for the perpetual use of the public.

In witness whereof I / we have hereunto set our hans (s) this 5TH day of FEBRUARY A.D., 20 20

By: BRENT GARDNER
Its: MANAGER OF THE BOWER COMPANY, L.C. WHICH IS THE MANAGER OF BOWER NW ANNEX II, L.C.

By:
Its:

CORPORATE ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____

ON THE _____ DAY OF _____ A.D. 20 ____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____ IN SAID STATE OF _____ WHO BEING DULY SWORN, DID SAY TO ME THAT _____ IS THE _____ OF _____ AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS ORGANIZATIONAL DOCUMENTS; AND SAID _____ DULY ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
RESIDING IN _____ COUNTY

LIMITED COMPANY ACKNOWLEDGMENT

STATE OF Utah
COUNTY OF Salt Lake } S.S.

ON THE 5th DAY OF February A.D. 20 20 Brian Gardner PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF Salt Lake IN SAID STATE OF Utah WHO BEING DULY SWORN, DID SAY TO ME THAT HE IS THE Member OF Bower NW Annex II, LC A LIMITED COMPANY AND IS AUTHORIZED TO EXECUTED THE FOREGOING AGREEMENT IN IT BEHALF AND THAT HE EXECUTED IT IN SUCH CAPACITY.

MY COMMISSION EXPIRES: September 6, 2023
PRINTED NAME: Michelle C. Gadd
NO.: 703995
A NOTARY PUBLIC COMMISSION IN

Michelle C Gadd
NOTARY PUBLIC
RESIDING IN Salt Lake COUNTY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF LEHI, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS HEREON, 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 10TH DAY OF December A.D. 20 19

MAYOR

ATTEST: CLERK-RECORDER (SEE SEAL BELOW)

LEHI BLOCK PLAT 'A'

LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON Phone: 801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983
COLORADO SPRINGS Phone: 719.785.0790

SHEET 1 OF 1
PROJECT NUMBER : 7945B
MANAGER : JKF
DRAWN BY : KFW
CHECKED BY : PNH
DATE : 2/4/20

LEHI ENGINEER APPROVAL
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
DATE CITY ENGINEER

P.ANNING COMMISSION APPROVAL
APPROVD THIS 14 DAY OF November A.D. 2019 BY THE LEHI CITY PLANNING COMMISSION.
CHAIRMAN, PLANNING COMMISSION

SURVEYOR'S SEAL — PROFESSIONAL LAND SURVEYOR — No. 286682 — PATRICK M. HARRIS — STATE OF UTAH
NOTARY PUBLIC SEAL
CITY ENGINEER'S SEAL — LEHI CITY — 5/14/20 — ENGINEER
CLERK-RECORDER SEAL — CORPORATE SEAL — STATE OF UTAH

16992

SEC 6 T5S R1E TU010 PG