

MEADOW POINTE SUBDIVISION, PLAT "B"

A COMMERCIAL SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 6,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN

SURVEYOR'S CERTIFICATE

I, NATHAN B. WEBER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5152762 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, HEREAFTER TO BE KNOWN AS CARVANA LEHI SUBDIVISION AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

A PROPERTY LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, LOCATED IN LEHI, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WESTERLY LINE OF A PARCEL OF LAND PER THAT CERTAIN SPECIAL WARRANTY DEED RECORDED AS ENTRY NO. 47975:2010, UTAH DEPARTMENT OF TRANSPORTATION, SAID POINT BEING LOCATED NORTH 0°03'00" EAST 621.28 ALONG THE SECTION LINE AND NORTH 89°57'00" WEST 1288.63 FEET FROM THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THENCE 730.85 FEET ALONG THE ARC OF A 578.01 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 72°26'46" (CENTER BEARS SOUTH 87°10'55" WEST, LONG CHORD BEARS SOUTH 33°23'58" WEST 683.13 FEET) ALONG THE SAID WESTERLY LINE TO THE NORTH RIGHT-OF-WAY LINE OF 2100 NORTH STREET;
THENCE ALONG THE SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING NINE(9) COURSES:
SOUTH 89°35'51" WEST 320.78 FEET,
THENCE SOUTH 88°30'37" WEST 100.80 FEET,
THENCE SOUTH 0°38'04" EAST 21.05 FEET,
THENCE WEST 60.64 FEET,
THENCE NORTH 48°22'56" WEST 77.23 FEET,
THENCE SOUTH 89°51'52" WEST 96.87 FEET,
THENCE SOUTH 38°17'31" WEST 75.20 FEET,
THENCE NORTH 89°33'19" WEST 303.29 FEET,
THENCE SOUTH 89°12'12" WEST 22.31 FEET TO A POINT ON THE EAST LINE OF POINTE MEADOWS PHASE I SUBDIVISION;
THENCE NORTH 0°05'41" WEST 809.64 FEET ALONG THE EAST LINES OF POINTE MEADOWS PHASE I, XXIV AND IX SUBDIVISIONS;
THENCE ALONG THE SAID EASTERLY LINE OF POINTE MEADOWS PHASE IX SUBDIVISION THE FOLLOWING TWO(2) COURSES:
SOUTH 87°38'33" EAST 20.07 FEET,
THENCE NORTH 0°05'43" WEST 513.69 FEET;
THENCE SOUTH 89°59'34" EAST 249.77 FEET;
THENCE NORTH 21°58'12" EAST 30.23 FEET;
THENCE SOUTH 89°59'34" EAST 33.27 FEET;
THENCE NORTH 18°00'26" EAST 447.50 FEET;
THENCE SOUTH 44°57'22" EAST 264.46 FEET;
THENCE SOUTH 44°36'09" EAST 184.76 FEET TO A POINT ON THE WESTERLY LINE OF A PARCEL OF LAND PER THE SAID SPECIAL WARRANTY DEED RECORDED AS ENTRY NO. 47975:2010;
THENCE ALONG THE SAID WESTERLY LINE THE FOLLOWING TWO(2) COURSES:
SOUTH 40°19'09" EAST 556.79 FEET,
THENCE SOUTH 30°51'28" EAST 501.73 FEET TO THE POINT OF BEGINNING.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNER OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO A LOTS, BLOCKS, STREET, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 14th DAY OF May A.D. 2019.

Owner: Michael D. Greer
Manager, Garff Properties - Meadow Pointe, LLC

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH SALT LAKE
ON THE 14 DAY OF May 2019, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.
Wynette D. Foley NOTARY PUBLIC (SIGNATURE) PRINTED NAME
RESIDING IN UTAH COUNTY, STATE OF UTAH
686615 NUMBERS
1-15-2020 MY COMMISSION EXPIRES:

PLANNING COMMISSION APPROVAL

APPROVED THIS 28 DAY OF February, 2019 BY THE PLANNING COMMISSION.
DIRECTOR-SECRETARY: [Signature] CHAIRMAN, PLANNING COMMISSION

APPROVAL BY LEGISLATIVE BODY

THE CITY OF LEHI, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC OF THE PERPETUAL USE OF THE PUBLIC. THIS 15th DAY OF May, A.D. 2019.

MAYOR: [Signature]
APPROVED: [Signature] ATTEST: [Signature]
CITY ENGINEER (SEE SEAL BELOW) CLERK/RECORDER (SEE SEAL BELOW)

Curve #	Length	Radius	Delta	Chord	Chord Length
C1	47.25'	160.00'	016°55'15"	S 08°16'38" W	47.08'
C2	56.16'	141.00'	022°49'19"	N 05°19'33" E	55.79'
C3	202.52'	825.00'	014°03'53"	N 07°12'54" W	202.01'
C4	59.18'	160.00'	021°11'28"	N 10°46'42" W	58.84'
C5	39.65'	141.00'	016°06'41"	S 13°19'06" E	39.52'
C6	136.74'	865.00'	009°03'27"	N 09°43'07" W	136.60'
C7	202.52'	825.00'	014°03'53"	N 07°12'54" W	202.01'
C8	111.27'	785.00'	008°07'18"	N 10°11'12" W	111.18'
C9	75.34'	865.00'	004°59'25"	N 11°45'08" W	75.31'
C10	137.00'	865.00'	009°04'28"	N 04°43'12" W	136.86'
C11	212.34'	865.00'	014°03'53"	N 07°12'54" W	211.80'
C12	192.70'	785.00'	014°03'53"	N 07°12'54" W	192.22'
C13	202.52'	825.00'	014°03'53"	N 07°12'54" W	202.01'
C14	312.82'	1000.00'	017°55'24"	N 09°08'40" W	311.55'
C15	277.10'	960.00'	016°32'19"	N 08°27'07" W	276.14'
C16	377.62'	1040.00'	020°48'14"	N 10°35'05" W	375.55'

Line #	Length	Direction
L1	69.38'	S 38°17'31" W
L2	5.82'	S 38°17'31" W
L3	19.47'	N 00°10'57" W
L4	52.88'	S 89°51'52" W
L5	43.99'	S 89°51'52" W
L6	16.78'	S 48°22'56" E
L7	35.78'	N 00°10'57" W
L8	26.18'	N 00°10'57" W
L9	60.45'	S 48°22'56" E
L10	13.35'	S 89°59'34" E
L11	19.92'	N 89°59'08" E
L12	36.20'	S 18°00'39" W
L13	65.58'	S 18°00'26" W
L14	24.48'	S 39°38'38" W
L15	2.17'	S 49°17'40" E
L16	1.78'	S 41°58'50" W
L17	28.71'	S 31°07'21" E
L18	106.47'	S 53°33'10" W
L19	83.34'	S 53°33'10" W
L20	17.46'	S 31°03'20" E
L21	10.64'	S 54°16'49" E
L22	33.46'	N 30°38'30" W
L23	35.53'	N 44°55'10" W
L24	20.20'	S 39°19'48" W

NORTHEAST CORNER SECTION 6, T5S, R1E, SLB&M (FOUND BRASS CAP MONUMENT)

BASIS OF BEARING N 0°03'00" E 2661.55' (MEASURED) 2661.56' (RECORDED)

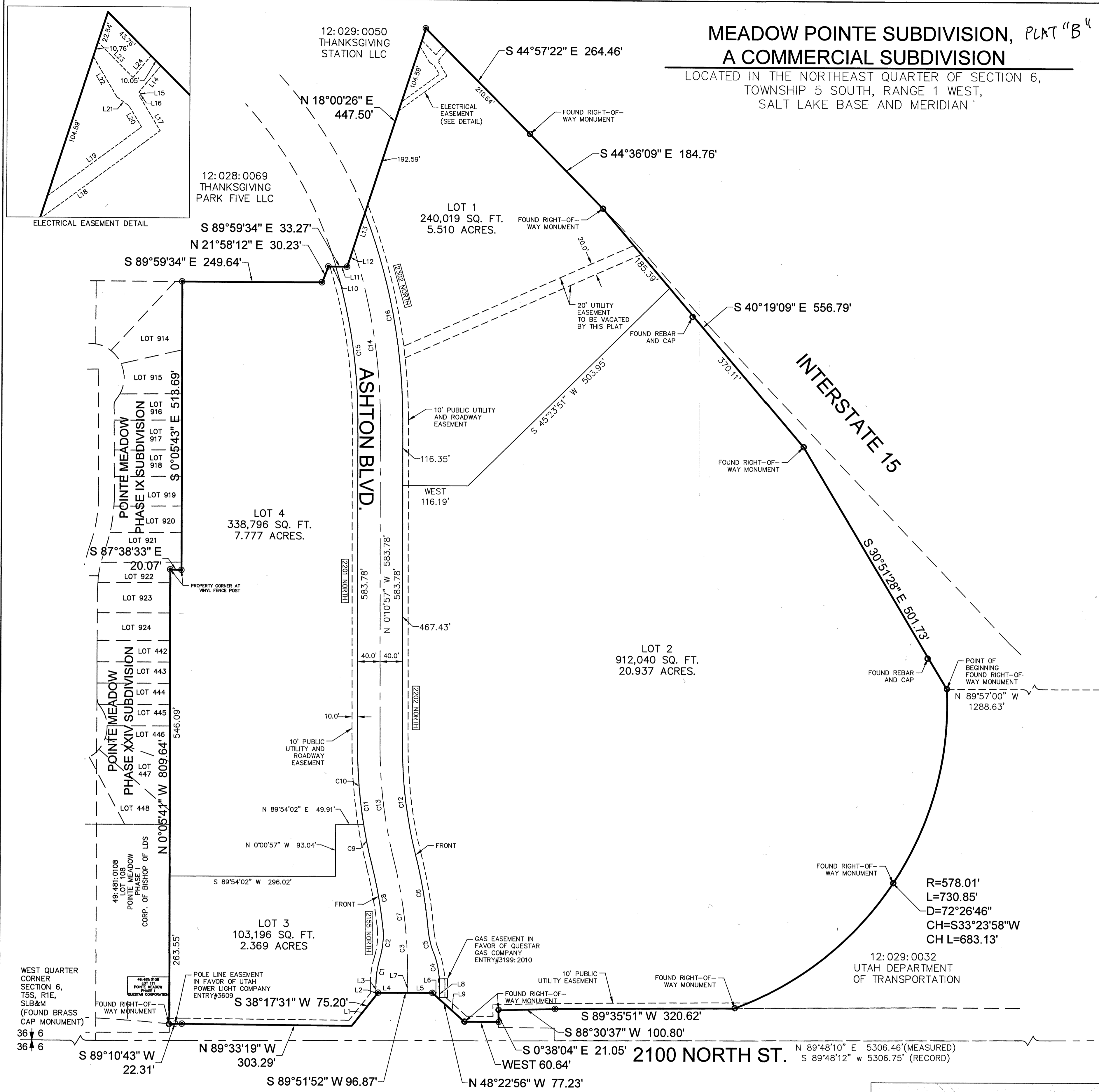
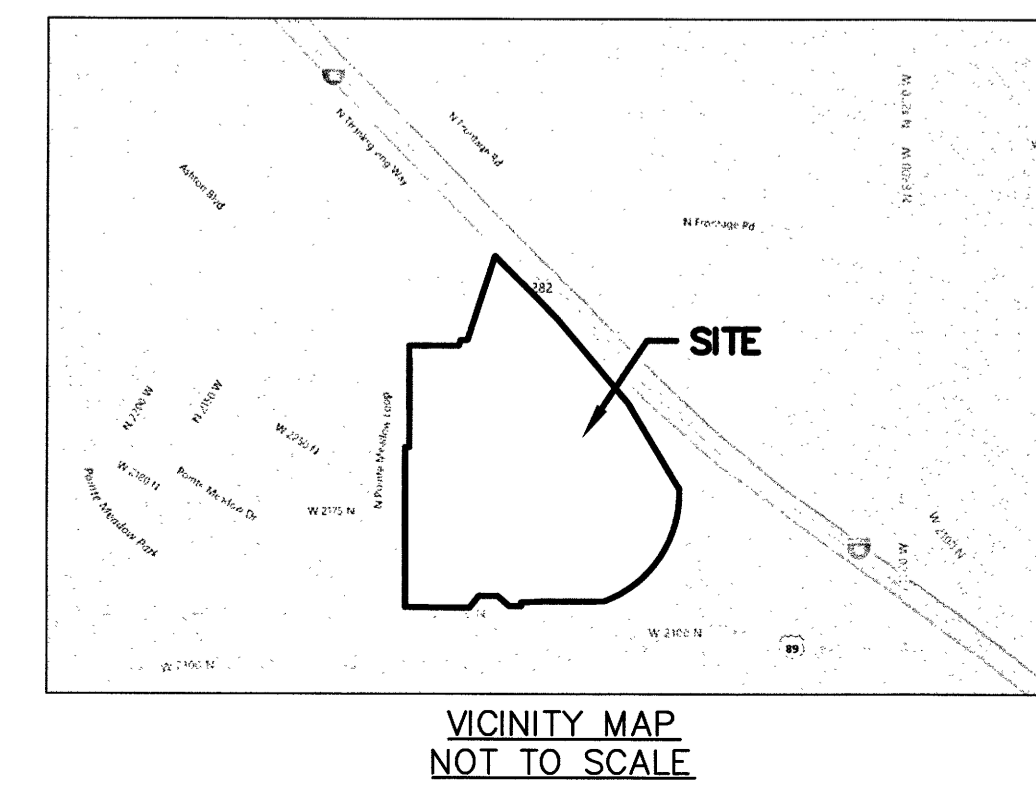
EAST QUARTER CORNER SECTION 6, T5S, R1E, SLB&M (FOUND BRASS CAP MONUMENT)

Note: Improvements for each lot will be completed at the time of development of the individual lot.

16586

ZONING DESIGNATION	
SUBJECT PARCEL-	ZONE CR- REGIONAL COMMERCIAL
WEST-	ZONE PC- PLANNED COMMUNITY
NORTH-	ZONE RC- RESORT COMMUNITY
EAST-	ZONE I- INDUSTRIAL
SOUTH-	ZONE LI- LIGHT INDUSTRIAL

SUBDIVISION SUMMARY OF AREAS	
TOTAL AREA:	1,703,505 SQ. FT. 39.107 ACRES.
LOT AREA:	1,594,051 SQ. FT. 36.593 ACRES
PUBLIC DEDICATED AREA:	109,454 SQ. FT. 2.514 ACRES



DIAMOND LAND SURVEYING, LLC
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LEGEND

- Right-of-Way Line
- Street Center Line
- Section Line
- Boundary Line
- Adjoiner Line
- Tie Line
- Easement Line
- Property Corner
- Found Property Corner
- Quarter Section Corner
- Section Corner

GRAPHIC SCALE

1" (INCH) = 100' (FEET)

SEC 6 T5S R1E T010 D9