

IGNITE SUBDIVISION

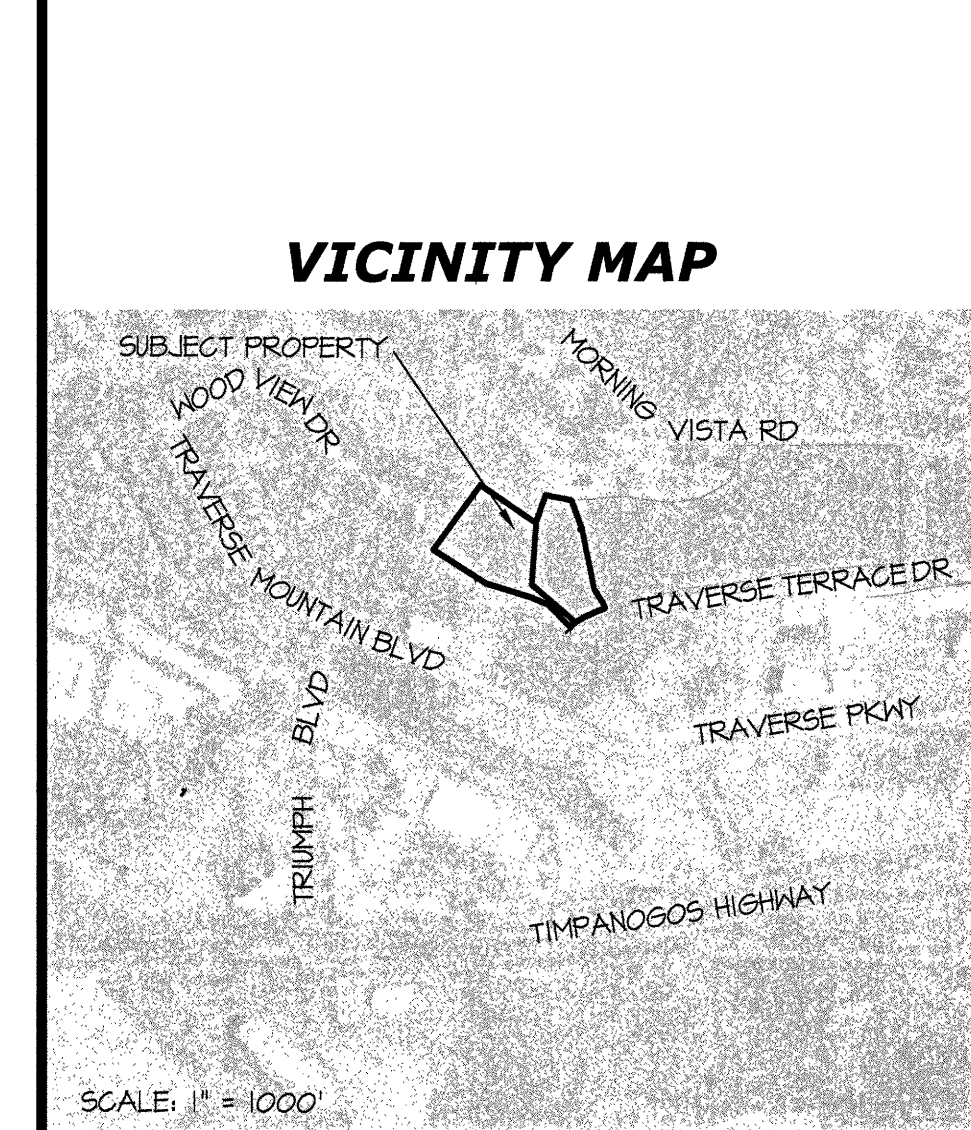
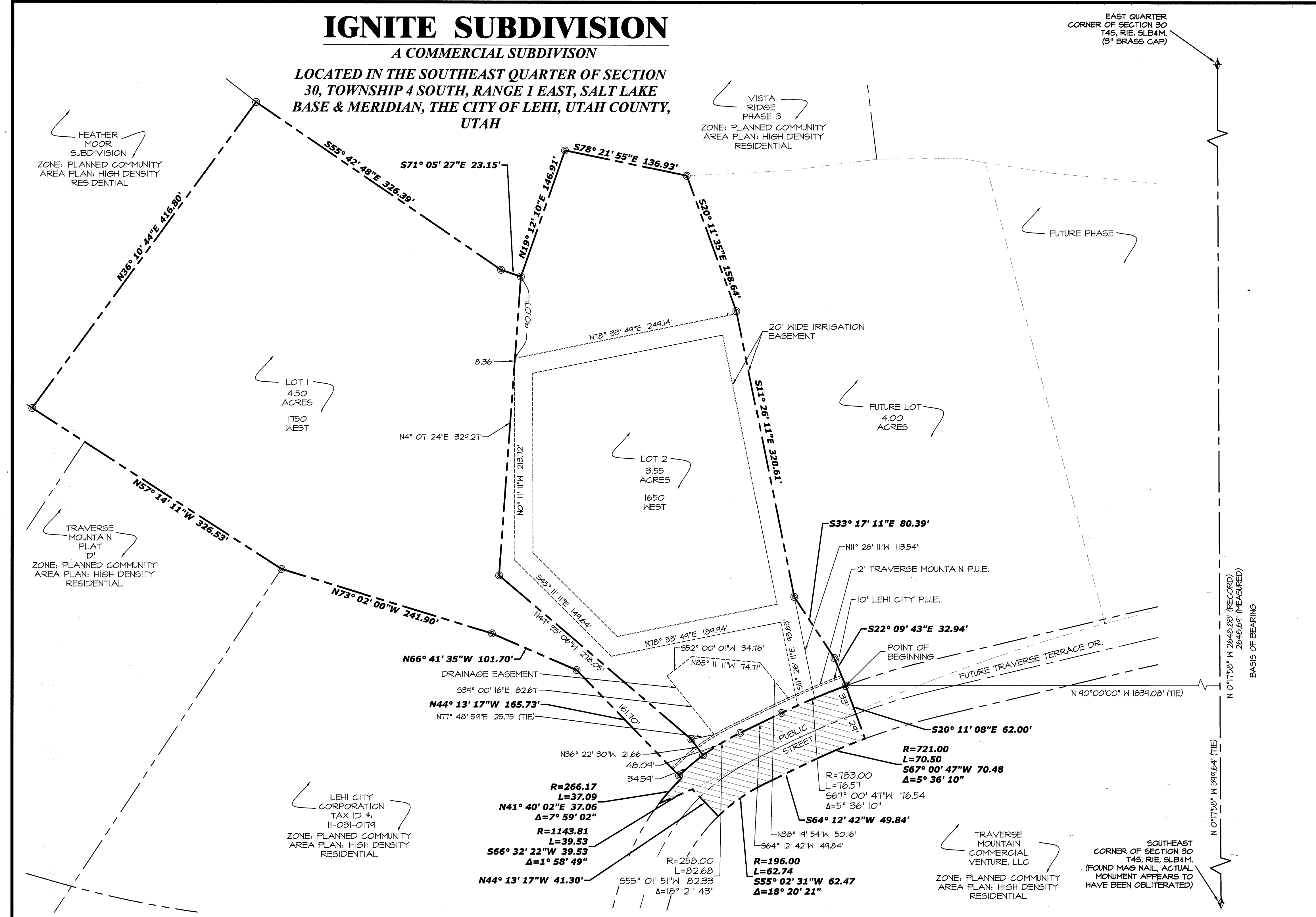
A COMMERCIAL SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, THE CITY OF LEHI, UTAH COUNTY, UTAH

EAST QUARTER CORNER OF SECTION 30 T4S, R1E, S18.41M, (3" BRASS CAP)

VISTA RIDGE PHASE 3 ZONE: PLANNED COMMUNITY AREA PLAN: HIGH DENSITY RESIDENTIAL

HEATHER MOOR SUBDIVISION ZONE: PLANNED COMMUNITY AREA PLAN: HIGH DENSITY RESIDENTIAL

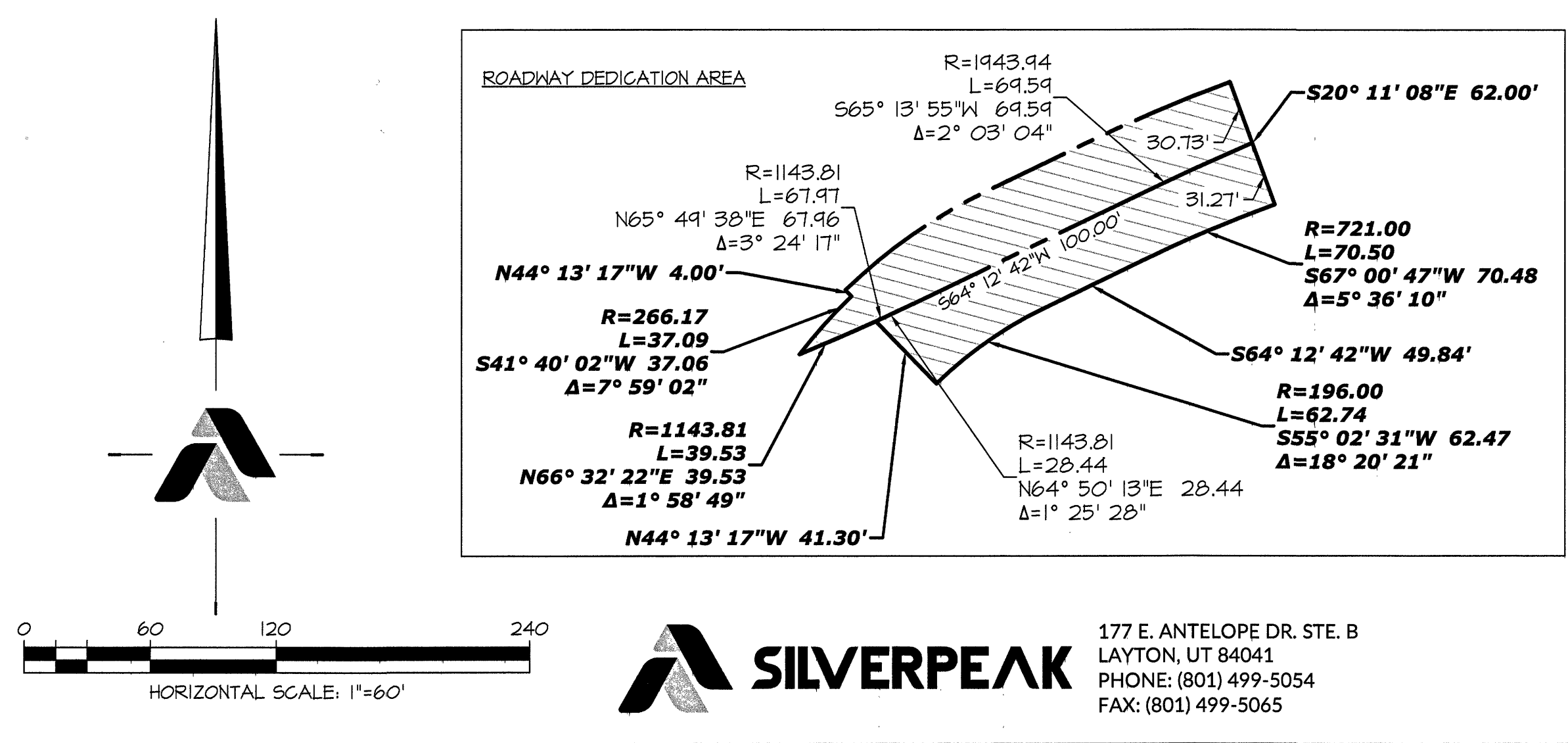


NOTES:

- ALL OF LOT 1 IS HEREBY DEDICATED TO LEHI CITY.
- THE OWNERS OF LOTS 1, 2, AND THE FUTURE LOT 3 AGREE TO PROVIDE CROSS ACCESS TO TRVERSE TERRACE BLVD. ACROSS THEIR PAVED / DRIVEABLE SURFACES.

LEGEND

- BOUNDARY LINE
- - - SECTION LINE
- - - ADJACENT BOUNDARY LINE
- ◆ SECTION CORNER AS DESCRIBED
- ⊕ STREET MONUMENT AS DESCRIBED
- SET BAR & CAP STAMPED SILVER PEAK ENG. OR AS DESCRIBED OTHERWISE.



SURVEYOR'S CERTIFICATE

I, Arthur O. LeBaron do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 375178, 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, public streets, and easements hereafter to be known as IGNITE SUBDIVISION and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

Arthur O. LeBaron 12/20/2016
ARTHUR O. LEBARON, L.S. DATE:
LICENSE NO. 375178

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF TRVERSE TERRACE DRIVE SAID POINT IS NORTH 01°15'00" WEST ALONG THE SECTION LINE 344.64 FEET AND NORTH 40°00'00" WEST 1034.08 FEET FROM THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 20°11'08" EAST 62.00 FEET TO THE SOUTHERLY RIGHT OF WAY OF TRVERSE TERRACE DRIVE; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY THE FOLLOWING (3) COURSES: (1) ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 721.00 FEET AND A RADIAL BEARING OF SOUTH 20°11'08" EAST; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 70.50 FEET, THROUGH A CENTRAL ANGLE OF 5°36'10"; (2) THENCE SOUTH 64°12'42" WEST 49.84 FEET TO THE POINT OF CURVATURE OF A 196.00 FOOT RADIUS CURVE TO THE LEFT; (3) THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 62.74 FEET, THROUGH A CENTRAL ANGLE OF 18°20'21"; THENCE NORTH 44°13'17" WEST 41.30 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1143.81 FEET AND A RADIAL BEARING OF NORTH 55°02'31" WEST; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 62.74 FEET, THROUGH A CENTRAL ANGLE OF 18°20'21"; THENCE NORTH 55°02'31" WEST 62.47 FEET; THENCE NORTH 66°41'59" WEST 101.70 FEET; THENCE NORTH 18°02'00" WEST 241.90 FEET; THENCE NORTH 57°11'11" WEST 326.53 FEET ALONG THE NORTHERLY BOUNDARY OF TRVERSE MOUNTAIN PLAT 1 TO THE EASTERLY BOUNDARY OF THE HEATHER MOOR SUBDIVISION; THENCE ALONG SAID SUBDIVISION BOUNDARY NORTH 36°10'44" EAST 416.80 FEET TO THE SOUTHERLY BOUNDARY OF THE VISTA RIDGE PHASE 3 SUBDIVISION; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING (4) COURSES: (1) SOUTH 55°42'48" EAST 326.39 FEET; (2) THENCE SOUTH 11°09'27" EAST 23.15 FEET; (3) THENCE NORTH 18°21'21" EAST 146.91 FEET; (4) THENCE SOUTH 18°21'55" EAST 186.43 FEET; THENCE SOUTH 20°11'58" EAST 186.64 FEET; THENCE SOUTH 11°26'11" EAST 320.61 FEET; THENCE SOUTH 33°11'11" EAST 80.39 FEET; THENCE SOUTH 22°04'49" EAST 32.94 FEET TO THE POINT OF BEGINNING.

CONTAINS 8.33 ACRES

OWNERS' DEDICATION

Know all men by these presents that I/we, the undersigned owner(s) of the herein described tract of land, do hereby set apart the same into lots, streets, and public utility and drainage easements to be hereafter known as Ignite Subdivision, and do hereby dedicate to Lehi City all public streets and public utility and drainage easements for the use of the public as shown and intended on this plat.

In witness whereof I/we have hereunto set our hand(s) this 6 day of SEPTEMBER, A.D., 2017.

By: William O. Perry IV, MANAGER
PERRY LAND INVESTMENTS, LLC

By: Dustin Barton, Vice President of Manager
TRVERSE MOUNTAIN COMMERCIAL VENTURE, LLC

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
County of UTAH
On the 6 day of SEPTEMBER, A.D., 2017, William Perry IV personally appeared before me, the undersigned Notary Public, in and for said County of UTAH in said State of Utah, a signer of the above Owners' dedication, who duly acknowledged to me that she signed it freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES: Feb 08, 2019 Carolyn Woolsey
NOTARY PUBLIC
RESIDING IN UTAH COUNTY

CAROLYN M. WOOLSEY
NOTARY PUBLIC-STATE OF UTAH
COMMISSION # 681357
COMM. EXP. 02-08-2019

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
County of UTAH
On the 7 day of SEPTEMBER, A.D., 2017, Dustin Barton personally appeared before me, the undersigned Notary Public, in and for said County of UTAH in said State of Utah, a signer of the above Owners' dedication, who duly acknowledged to me that she signed it freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES: August 31, 2025
NOTARY PUBLIC
RESIDING IN UTAH COUNTY

DAVID DANCE
Notary Public
State of Idaho

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 13th day of December, A.D. 2016

David Wilson
LEHI CITY MAYOR

Marilyn Bonady
LEHI CITY RECORDER

PLANNING COMMISSION APPROVAL

APPROVED THIS 7 DAY OF December, A.D. 2016, BY THE LEHI CITY PLANNING COMMISSION.

DIRECTOR - SECRETARY

Jared Peterson
CHAIRMAN, PLANNING COMMISSION

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A COMMERCIAL SUBDIVISION
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, THE CITY OF LEHI, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	LEHI CITY ENGINEER SEAL	CLERK-RECORDER SEAL

15773

SEC. 30, T4S, R1E, S18.41M