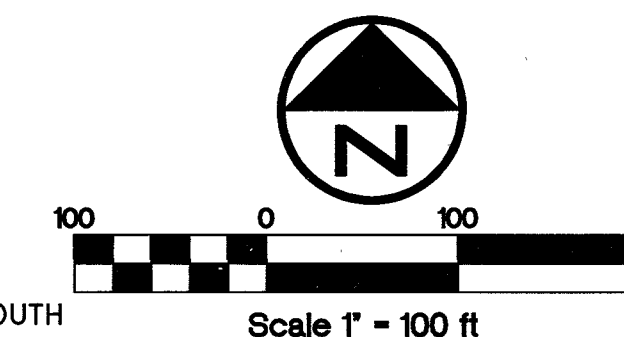
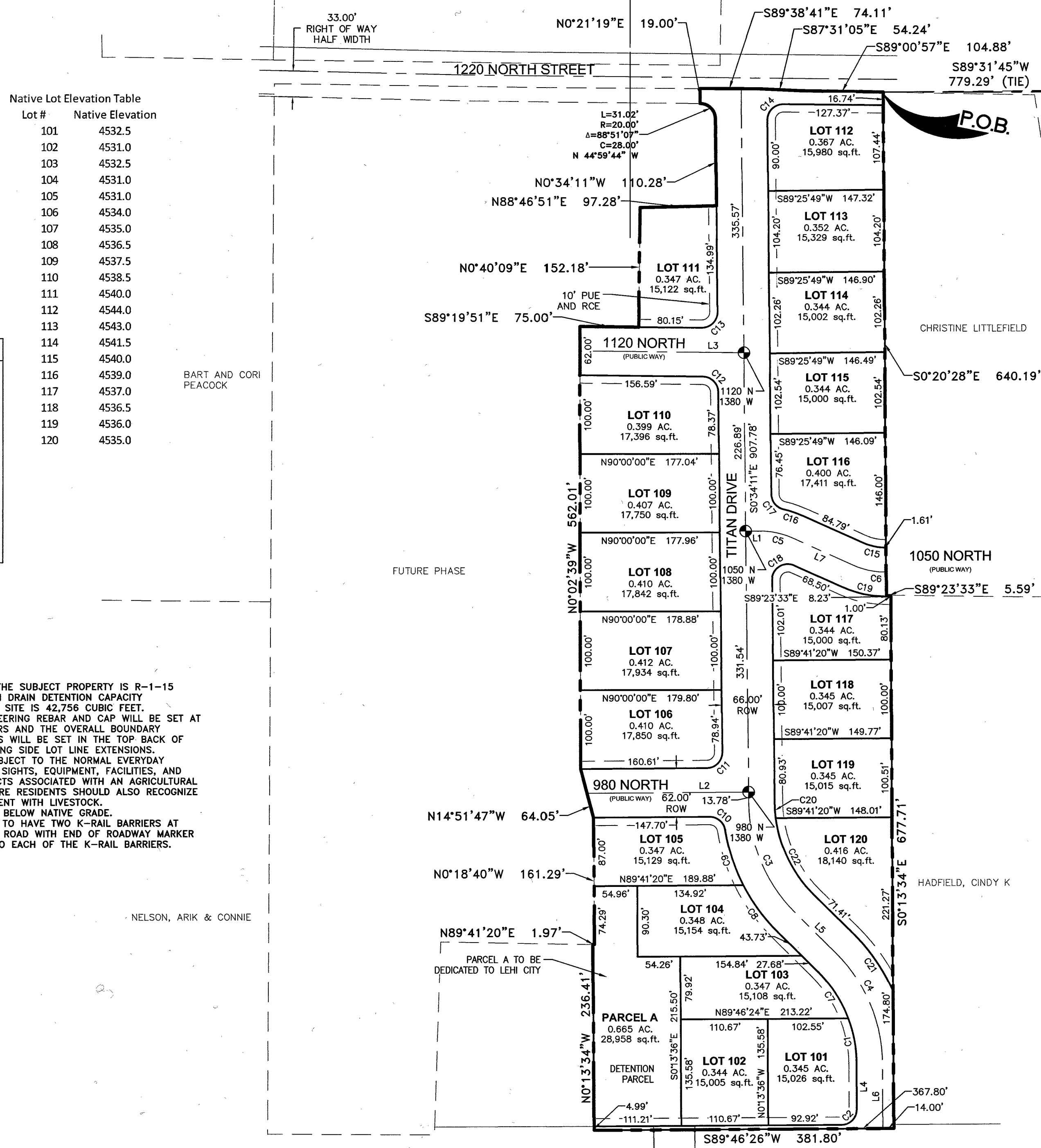


# PIONEER HEIGHTS SUBDIVISION PHASE 1

LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN  
RESIDENTIAL SUBDIVISION



NORTHEAST CORNER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (FOUND BRASS CAP)



Native Lot Elevation Table

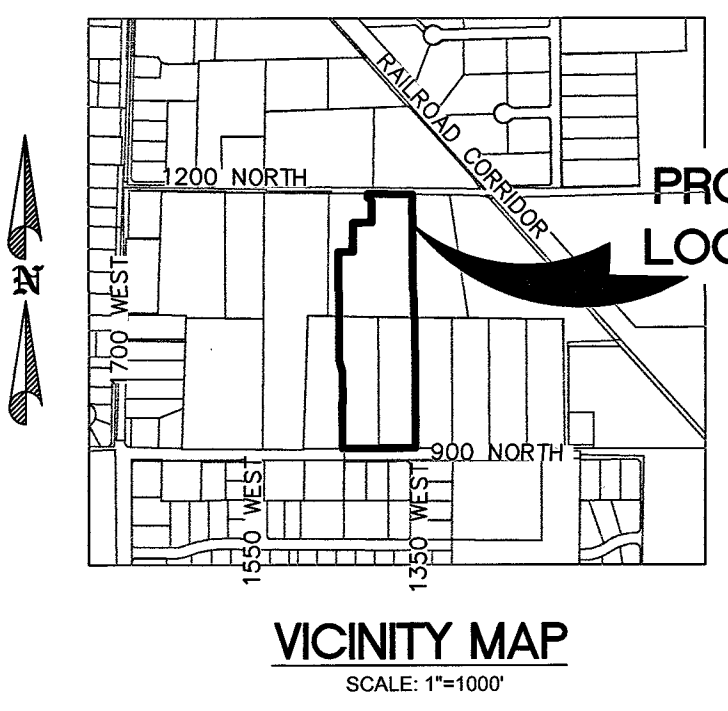
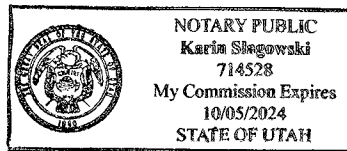
Lot #	Native Elevation
101	4532.5
102	4531.0
103	4532.5
104	4531.0
105	4531.0
106	4534.0
107	4535.0
108	4536.5
109	4537.5
110	4538.5
111	4540.0
112	4544.0
113	4543.0
114	4541.5
115	4540.0
116	4539.0
117	4537.0
118	4536.5
119	4536.0
120	4535.0

**CORPORATE ACKNOWLEDGMENT**

STATE OF UTAH  
COUNTY OF UTAH

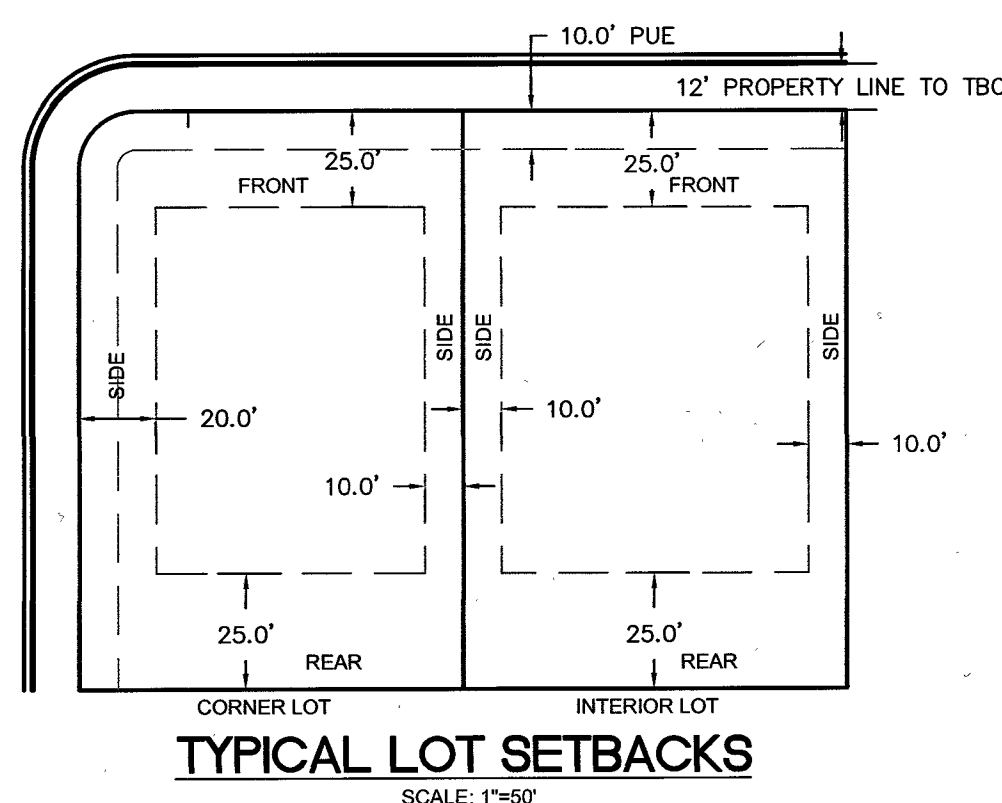
ON THIS 7<sup>th</sup> DAY OF December, A.D. 2021, PERSONALLY APPEARED BEFORE ME Danny Gutierrez WHO BEING DULY SWORN OF AFFIRMED, DID SAY THAT (S)HE IS THE owner AND THAT THE WITHIN OWNER'S DEDICATION WAS SIGNED BY HIM/HER ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR BOARD OF DIRECTORS, AND THAT SAID CORPORATION EXECUTED THE SAME.

SIGNATURE: [Signature] PRINTED NAME: Karin Slagowski  
COMMISSION NUMBER: 714528 EXPIRATION DATE: 10/05/2024

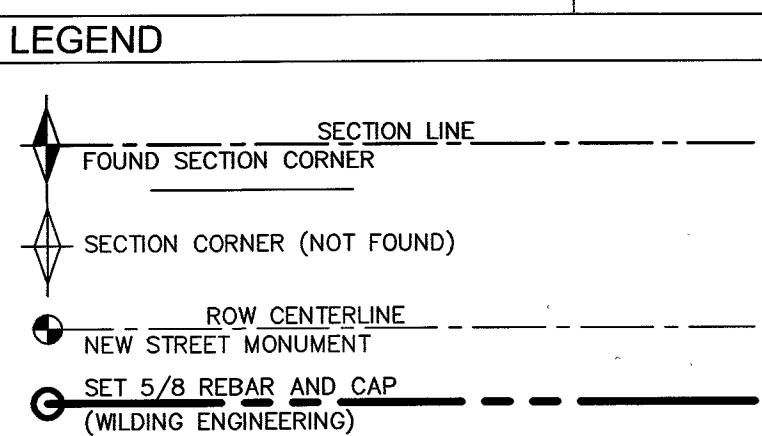


- NOTES:**
1. THE ZONING OF THE SUBJECT PROPERTY IS R-1-15
  2. THE TOTAL STORM DRAIN DETENTION CAPACITY THROUGHOUT THE SITE IS 42,756 CUBIC FEET.
  3. A WILDING ENGINEERING REBAR AND CAP WILL BE SET AT REAR LOT CORNERS AND THE OVERALL BOUNDARY CORNERS. RIVETS WILL BE SET IN THE TOP BACK OF CURB REPRESENTING SIDE LOT LINE EXTENSIONS.
  4. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
  5. NO FLOOR SLABS BELOW NATIVE GRADE.
  6. ALL STUB ROADS TO HAVE TWO K-RAIL BARRIERS AT THE END OF THE ROAD WITH END OF ROADWAY MARKER OM4-2 BOLTED TO EACH OF THE K-RAIL BARRIERS.

VICINITY MAP  
SCALE: 1"=100'



TYPICAL LOT SETBACKS  
SCALE: 1"=50'



PARCEL ADDRESS TABLE		PARCEL ADDRESS TABLE		PARCEL ADDRESS TABLE	
LOT #	ADDRESS	LOT #	ADDRESS	LOT #	ADDRESS
101	903 NORTH TITAN DRIVE OR 1390 WEST 900 NORTH	110	1101 NORTH TITAN DRIVE OR 1437 WEST 1120 NORTH	119	998 NORTH TITAN DRIVE OR 1376 W 980 WEST
102	1414 WEST 900 NORTH	111	1420 WEST 1120 NORTH OR 1149 NORTH TITAN DRIVE	120	1377 WEST 980 NORTH
103	925 NORTH TITAN DRIVE	112	1188 NORTH TITAN DRIVE OR 1375 WEST 1220 NORTH		
104	943 NORTH TITAN DRIVE	113	1160 NORTH TITAN DRIVE		
105	1435 WEST 980 NORTH OR 965 NORTH TITAN DRIVE	114	1132 NORTH TITAN DRIVE		
106	1438 WEST 980 NORTH OR 995 NORTH TITAN DRIVE	115	1104 NORTH TITAN DRIVE		
107	1021 NORTH TITAN DRIVE	116	1098 NORTH TITAN DRIVE OR 1384 WEST 1050 NORTH		
108	1047 NORTH TITAN DRIVE	117	1032 NORTH TITAN DRIVE OR 1381 WEST 1050 NORTH		
109	1073 NORTH 1500 WEST	118	1024 NORTH TITAN DRIVE		

**ACKNOWLEDGMENT:**

STATE OF UTAH  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_ PERSONALLY APPEARED BEFORE ME \_\_\_\_\_ WHO BEING DULY SWORN OF AFFIRMED, DID SAY THAT (S)HE IS THE SIGNER OF THE WITHIN OWNER'S DEDICATION AND THAT SAID DEDICATION WAS SIGNED BY HER FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN STATED.

SIGNATURE: \_\_\_\_\_ PRINTED NAME: A NOTARY PUBLIC COMMISSIONED IN UTAH  
COMMISSION NUMBER: \_\_\_\_\_ EXPIRATION DATE: \_\_\_\_\_

Parcel Line Table			Curve Table					
Line #	Length	Direction	Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
L1	18.18'	S89°41'20"W	C1	59.15'	167.00'	201°17'43"	S10°22'26"E	58.85'
L2	205.80'	N89°41'20"E	C2	31.42'	20.00'	89°59'58"	S44°46'25"W	28.28'
L3	208.88'	S89°19'51"E	C3	156.26'	200.00'	44°45'54"	S22°57'08"E	152.32'
L4	57.85'	S00°13'34"E	C4	157.46'	200.00'	45°06'31"	S22°46'50"E	153.42'
L5	71.41'	S45°20'05"E	C5	42.64'	100.00'	24°25'54"	N78°05'43"W	42.32'
L6	82.64'	S00°13'34"E	C6	41.04'	100.00'	23°30'48"	N77°38'09"W	40.75'
L7	84.79'	N65°52'46"W	C7	72.32'	167.00'	24°48'47"	S32°55'41"E	71.76'
			C8	74.03'	233.00'	18°12'13"	S36°13'58"E	73.72'
			C9	73.82'	233.00'	18°09'09"	S18°03'17"E	73.51'
			C10	28.39'	20.01'	81°15'47"	S49°38'41"E	26.07'
			C11	31.51'	20.00'	90°15'31"	S44°33'35"W	28.35'
			C12	30.98'	20.00'	88°45'40"	S44°57'01"E	27.98'
			C14	31.82'	20.00'	91°08'53"	N45°00'16"E	28.57'
			C15	28.32'	69.00'	23°30'48"	N77°38'09"W	28.12'
			C16	25.57'	131.00'	11°10'55"	N71°28'13"W	25.53'
			C17	26.70'	20.00'	76°29'29"	N38°48'56"W	24.76'
			C18	40.03'	20.00'	114°41'25"	N56°46'32"E	33.68'
			C19	53.76'	131.00'	23°30'48"	S77°38'09"E	53.38'
			C20	19.62'	167.00'	6°43'58"	N03°56'10"W	19.61'
			C21	88.69'	233.00'	21°46'35"	N34°25'47"W	88.16'
			C22	110.85'	167.00'	38°01'56"	N26°19'07"W	108.83'
			C13	31.85'	20.00'	91°14'20"	N45°02'54"E	29.59'

**SURVEYOR'S CERTIFICATE:**

I, KAGAN M. DIXON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 9061091 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT OF THE STATE OF UTAH. I FURTHER CERTIFY THAT, BY THE AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, AND THAT I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS PIONEER HEIGHTS SUBDIVISION PHASE 1, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

SIGNATURE: [Signature] DATE: December 06, 2021  
(SEE SEAL BELOW)

**PROPERTY DESCRIPTION**

BEGINNING AT A POINT THAT IS NORTH 00°28'15" WEST 1288.32 FEET AND SOUTH 89°31'45" WEST 779.29 FEET FROM THE EAST QUARTER CORNER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 0°20'28" EAST 640.19 FEET; THENCE SOUTH 89°23'33" EAST 5.59 FEET; THENCE SOUTH 0°13'34" EAST 677.71 FEET TO THE NORTH RIGHT OF WAY LINE OF 900 NORTH STREET; THENCE SOUTH 89°46'26" WEST ALONG SAID RIGHT OF WAY, 381.80 FEET; THENCE NORTH 0°13'34" WEST 236.41 FEET; THENCE NORTH 89°41'20" EAST 1.97 FEET; THENCE NORTH 0°18'40" WEST 161.29 FEET; THENCE NORTH 14°51'47" WEST 64.05 FEET; THENCE NORTH 0°02'39" WEST 562.01 FEET; THENCE SOUTH 89°19'51" EAST 75.00 FEET; THENCE NORTH 0°40'09" EAST 152.18 FEET; THENCE NORTH 88°46'51" EAST 97.28 FEET; THENCE NORTH 0°34'11" WEST 110.28 FEET; THENCE 31.02 FEET ALONG A 20.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 44°59'44" WEST 28.00 FEET) THENCE NORTH 0°21'19" EAST 19.00 FEET; THENCE SOUTH 89°38'41" EAST 74.11 FEET; THENCE SOUTH 87°31'05" EAST 54.24 FEET; THENCE SOUTH 89°00'57" EAST 104.88 FEET TO THE POINT OF BEGINNING.

CONTAINS 474,939 SQUARE FEET OR 10.903 ACRES, MORE OR LESS.

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS MAP IS NORTH 00°28'15" WEST FROM THE EAST QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN.

**OWNERS DEDICATION AND CONSENT TO RECORD**

KNOW ALL BY THESE PRESENTS THAT I (WE), THE UNDERSIGNED OWNER(S) OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP AND SUBJECT TO ANY CONDITIONS AND RESTRICTIONS STATED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS, HEREAFTER TO BE KNOWN AS "BROWNSON'S CORNER SUBDIVISION", AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON TO LEHI CITY CORPORATION.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 7<sup>th</sup> DAY OF December, 2021.

PRINTED NAME: DANNY GUTIERREZ  
TITLE: OWNER  
MOT INC

**ACCEPTANCE BY LEGISLATIVE BODY**

THE CITY COUNCIL OF LEHI CITY, 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 PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 23<sup>rd</sup> DAY OF March, 2021.

MAYOR: [Signature]  
CLERK-RECORDER: [Signature]

**PLANNING COMMISSION APPROVAL**

APPROVED THIS 12<sup>th</sup> DAY OF November, 2020 BY THE LEHI CITY PLANNING COMMISSION.

DIRECTOR - SECRETARY: [Signature]  
CHAIRPERSON, PLANNING COMMISSION: [Signature]

**PIONEER HEIGHTS SUBDIVISION PHASE 1**  
LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN  
LEHI CITY, UTAH COUNTY, UTAH

DEVELOPER CONTACT INFO		AREA TABULATIONS	
NAME:	DANNY GUTIERREZ	TOTAL ACREAGE:	10.90
PHONE:	801-455-9887	LOTS:	20
EMAIL:	RE04UTAH@GMAIL.COM	UNITS PER ACRE:	2.71
		DEDICATION ACREAGE:	2.86

**WILDING ENGINEERING**

14721 SOUTH HERITAGE CREST WAY  
BLUFFDALE, UTAH 84405  
801.553.8112  
WWW.WILDINGENGINEERING.COM

G:\DATA\20027 Gutierrez Lehi\dwg\20027 Plat Phase 1.dwg  
PLOT DATE: Dec 06, 2021

SURVEYOR'S SEAL: [Seal]  
NOTARY PUBLIC SEAL: [Seal]  
CITY ENGINEER'S SEAL: [Seal]  
CLERK-RECORDER SEAL: [Seal]

18090

SEC 7 T5S R1E T4 N 010 P4 J5  
LOTS 1-3 MEADOW VISTA "A"