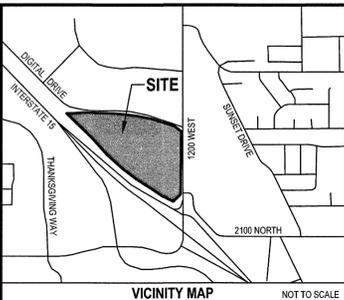


LEHI BLOCK PLAT 'A'

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

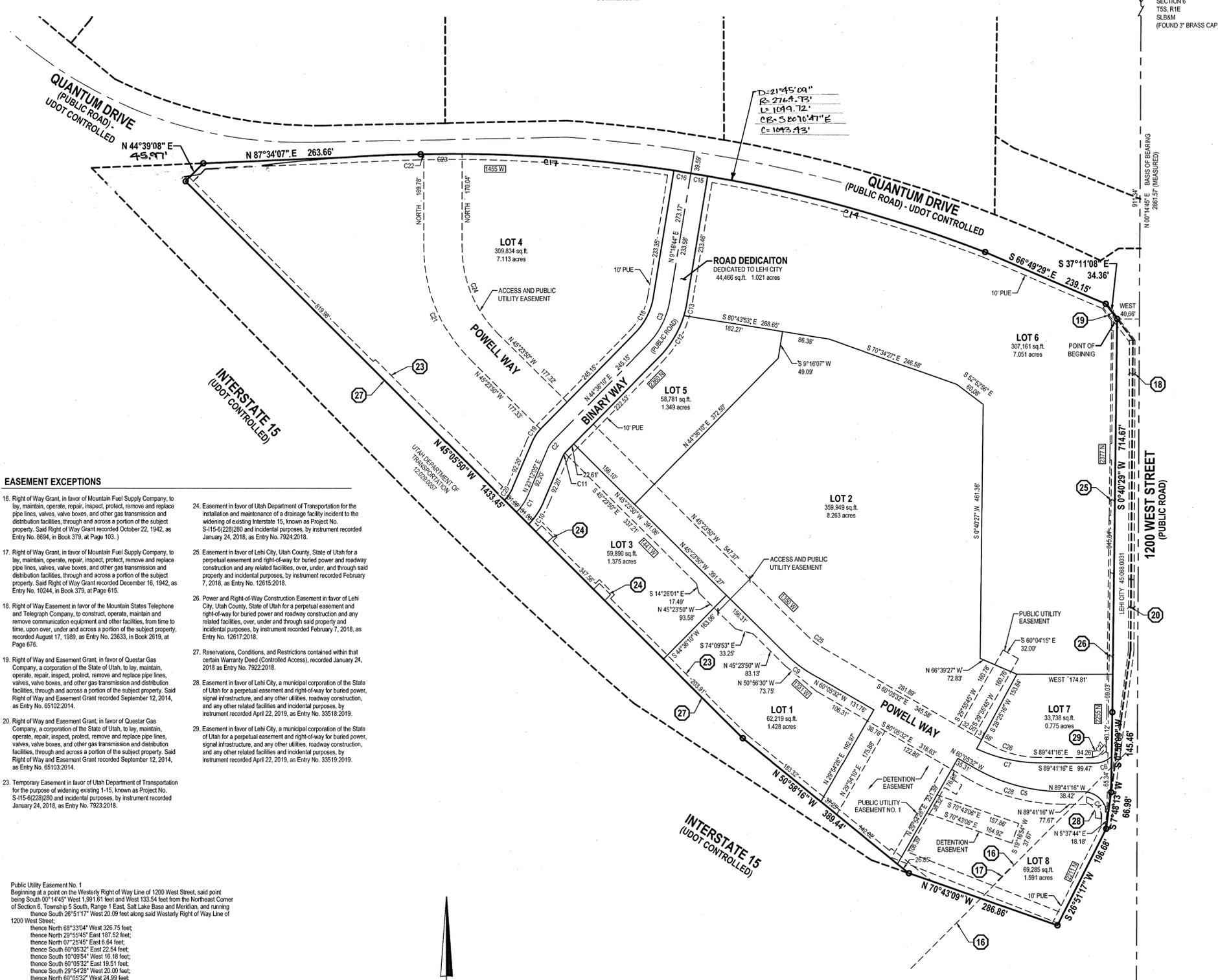


LEGEND

- SECTION CORNER
- EXISTING MONUMENT
- SET ENSIGN REBAR AND CAP
- SECTION LINE
- CENTERLINE
- PROPERTY LINE
- EASEMENT LINE
- EASEMENT EXCEPTION NUMBER
- PUBLIC UTILITY AND ROADWAY CONSTRUCTION EASEMENT

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	100.00'	37.79'	21°38'58"	N34°01'34"E	37.56'
C2	43.00'	16.66'	21°24'04"	S33°54'07"W	15.97'
C3	150.00'	92.48'	35°19'28"	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°53'39"	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'	88.03'	27°51'56"	N30°40'11"E	87.16'
C13	181.00'	23.56'	7°27'30"	N13°00'28"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°19'28"	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°05'52"E	25.89'
C21	288.50'	228.59'	45°23'49"	S22°41'54"E	222.65'
C22	2764.93'	6.15'	0°07'38"	S89°00'28"W	6.15'
C23	2764.93'	69.00'	1°25'48"	S89°47'11"W	69.00'
C24	219.50'	173.32'	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"	N45°34'27"E	42.23'
C28	344.00'	177.69'	29°35'44"	S74°53'24"E	175.72'
C14	2764.93'	52.51'	10°52'55"	N74°44'31"W	52.49'
C17	214.73'	462.91'	0°35'10"	N61°15'41"W	462.05'

LOT AREA	LAND USE TABLE
LOT AREA	= 836,202 SF 19.19 AC 100.00%
TOTAL AREA	= 836,202 SF 19.19 AC 100.00%
TOTAL NUMBER OF LOTS	= 8



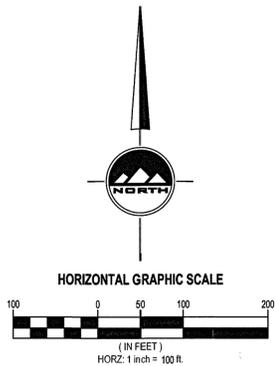
EASEMENT EXCEPTIONS

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 the subject property. Said Right of Way Grant recorded October 22, 1942, as Entry No. 8694, in Book 379, at Page 103.
17. 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 the subject property. Said Right of Way Grant recorded December 16, 1942, as Entry No. 10244, in Book 379, at Page 615.
18. Right of Way Easement in favor of the Mountain States Telephone and Telegraph Company, to construct, 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. 23833, in Book 2619, at Page 676.
19. Right of Way and Easement Grant, in favor of Questar Gas Company, a corporation of the State of Utah, to lay, maintain, operate, repair, inspect, protect, remove and replace gas 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 Easement Grant recorded September 12, 2014, as Entry No. 651022014.
20. Right of Way and Easement Grant, in favor of Questar Gas Company, a corporation of the State of Utah, to lay, maintain, operate, repair, inspect, protect, remove and replace gas 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 Easement Grant recorded September 12, 2014, as Entry No. 651032014.
23. Temporary Easement in favor of Utah Department of Transportation for the purpose of widening existing 1-15, known as Project No. S-115-8(228)280 and incidental purposes, by instrument recorded January 24, 2016, as Entry No. 79242016.
24. Easement in favor of Utah Department of Transportation for the installation and maintenance of a drainage facility incident to the widening of existing Interstate 15, known as Project No. S-115-8(228)280 and incidental purposes, by instrument recorded January 24, 2016, as Entry No. 79242016.
25. Easement in 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, under, and through said property and incidental purposes, by instrument recorded February 7, 2016, as Entry No. 126172016.
26. Power and Right-of-Way Construction Easement in 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, under and through said property and incidental purposes, by instrument recorded February 7, 2016, as Entry No. 126172016.
27. Reservations, Conditions, and Restrictions contained within that certain Warranty Deed (Controlled Access), recorded January 24, 2016 as Entry No. 79222016.
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. 335182019.
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. 335192019.

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" West 1200.00 feet and West 130.54 feet from the Northeast Corner of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 26°51'17" West 20.09 feet along said Westerly Right of Way Line of 1200 West Street,
thence North 68°33'04" West 326.75 feet;
thence North 29°55'45" East 187.52 feet;
thence North 07°25'45" East 02.54 feet;
thence South 80°05'32" East 22.54 feet;
thence South 10°09'54" West 16.18 feet;
thence South 60°05'32" East 19.51 feet;
thence South 29°54'29" West 20.10 feet;
thence North 60°05'32" West 24.59 feet;
thence South 29°55'45" West 135.23 feet;
thence South 68°33'04" East 305.44 feet to the point of beginning.
Contains 10,512 Square Feet or 0.241 Acres

Domion Energy Utah - Note:
Questar Gas Company dba Domion 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 herein shall be construed 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 grants. Domion Energy Utah also approves this plat for the purpose of confirming that the plat contains public utility easements; however, Domion Energy Utah may require additional easements in order to serve its 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 acknowledgment of any terms contained in the plat, including those set in the Owners Dedication or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Domion Energy Utah's Right-of-Way Department at 801-366-8532.

1. ALL FRONT LOT CORNERS TO HAVE A RIVET SET ON TOP OF CURB ON THE PROLONGATION OF EACH LOT LINE.
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. OVERALL DEVELOPMENT WILL BE RESPONSIBLE TO DETAIN / RETAIN STORM WATER WITH A MAXIMUM RELEASE RATE OF 0.2 CFS/ACRE. THIS WILL ALLOW THE ROADWAYS TO RELEASE INTO THE PUBLIC RIGHT OF WAY WITHOUT ANY DETENTION OR RESTRICTION. PERMANENT DETENTION / RETENTION FACILITIES (WHICH EVER IS APPLICABLE) TO BE OWNED AND MAINTAINED BY THE OWNERS OF THIS PROPERTY AND SHALL NOT BE ALTERED WITHOUT PERMISSION OF THE LEHI CITY ENGINEER AND LEHI CITY COUNCIL.
4. LOTS WITHIN THIS SUBDIVISION SHALL BE REQUIRED TO PROVIDE RECIPROCAL CROSS VEHICULAR AND UTILITY ACCESS TO ADJOINING LOTS WITHIN THIS SUBDIVISION.
5. FRONTAGE IMPROVEMENTS WILL BE DONE WITH THE DEVELOPMENT OF EACH INDIVIDUAL LOT.



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

LAYTON
Phone: 801.541.1100
TOLEPE
Phone: 438.843.2020
CEDAR CITY
Phone: 438.865.1453
RICHFIELD
Phone: 438.590.0187
COLORADO SPRINGS
Phone: 719.470.0119

SHEET 1 OF 1
PROJECT NUMBER: 79458
MANAGER: JKF
DRAWN BY: KFW
CHECKED BY: PMH
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

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



SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 286882 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 on 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 00°50'09" West 145.46 feet along said Westerly Right-of-Way;
thence South 07°48'13" West 66.38 feet along said Westerly Right-of-Way;
thence South 26°51'17" West 196.68 feet along said Right-of-Way to a point on the Northeastly UDOT Right-of-Way of Interstate 15;
thence North 70°43'09" West 286.86 feet along said Northeastly Right-of-Way;
thence North 50°58'16" West 389.44 feet along said Northeastly Right-of-Way;
thence North 45°05'50" West 1433.45 feet along said Northeastly Right-of-Way;
thence North 44°39'08" 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 Southeastly 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 1043.45 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

DATE: Feb. 4, 2020
PATRICK M. HARRIS
LICENSE NO. 286882

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, hereunto set our hand (s) this 5th day of February, A.D., 20 20.

By: Brian Gohmert
MANAGER OF THE BORNER COMPANY, L.L.C. WHICH IS THE MANAGER OF BORNER NW QUADRA, L.L.C.

CORPORATE ACKNOWLEDGMENT

STATE OF Utah) S.S.
COUNTY OF Salt Lake)
ON THE 5th DAY OF February, A.D. 20 20, I, Brian Gohmert, 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 MANAGER OF SAID CORPORATION BY AUTHORITY OF ITS ORGANIZATIONAL DOCUMENTS; AND SAID Brian Gohmert DULY ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.
MY COMMISSION EXPIRES: September 6, 2023

LIMITED COMPANY ACKNOWLEDGMENT

STATE OF Utah) S.S.
COUNTY OF Salt Lake)
ON THE 5th DAY OF February, A.D. 20 20, Brian Gohmert 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 MANAGER OF SAID LIMITED COMPANY AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE EXECUTED IT IN SUCH CAPACITY.
MY COMMISSION EXPIRES: September 6, 2023
PRINTED NAME: Michelle C. Gadd
NO. 202235
A NOTARY PUBLIC COMMISSION IN

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF LEHI, COUNTY OF UTAH, APPROVES THIS SUBMISSION 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.

Johnson MAYOR
ATTEST: Michelle C. Gadd 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

16992

SEC 6 T5S R1E TUA019