

LEHI TECH SUBDIVISION

AMENDING LOT 1, BIOMNI PLAT "A" AND AMENDING AND VACATING 200 SOUTH STREET
 A COMMERCIAL SUBDIVISION OF UTAH COUNTY, STATE OF UTAH
 1375 EAST MAIN STREET, LEHI UTAH
 LOCATED IN THE NW. 1/4 OF SECTION 15 & THE NE. 1/4 OF SECTION 16,
 TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN.

SURVEYOR'S CERTIFICATE

I, DAVID B. DRAPER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 6861599, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT I HAVE SUBDIVIDED SAID TRACTS OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AS SHOWN HEREON, THAT THE SAME HAVE BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THE SUBDIVISION PLAN, AND THAT THIS SUBDIVISION PLAN IS TRUE AND CORRECT.

SUBDIVISION DESCRIPTION

A PARCEL OF LAND SITUATE WITHIN THE NORTHWEST QUARTER OF SECTION 15, AND THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, LOCATED IN LEHI CITY, COUNTY OF UTAH, STATE OF UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT SOUTH 00°22'35" WEST 1933.85 FEET AND WEST 180.27 FEET FROM THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 89°30'45" EAST 118.12 FEET TO A POINT ON A 223.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°21'28" A DISTANCE OF 122.05 FEET (CHORD BEARS SOUTH 70°50'00" EAST 120.53 FEET) TO A POINT ON A 277.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°54'51" A DISTANCE OF 147.51 FEET (CHORD BEARS SOUTH 70°24'42" EAST 145.78 FEET); THENCE SOUTH 88°40'00" EAST 75.36 FEET TO A POINT ON A 21.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°51'52" A DISTANCE OF 32.83 FEET (CHORD BEARS SOUTH 40°44'45" EAST A DISTANCE OF 29.96 FEET); THENCE SOUTH 04°11'11" WEST 125.56 FEET; THENCE SOUTH 85°40'55" EAST 284.91 FEET; THENCE SOUTH 08°01'40" WEST 548.49 FEET; THENCE SOUTH 51°58'48" EAST 468.88 FEET; THENCE SOUTH 22°30'00" WEST 291.59 FEET; THENCE NORTH 58°38'39" WEST 102.16 FEET; THENCE NORTH 52°01'33" WEST 334.28 FEET TO A POINT ON A 3148.70 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°40'07" A DISTANCE OF 154.80 FEET (CHORD BEARS NORTH 54°22'45" WEST 154.78 FEET) TO A POINT ON A 3145.80 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°49'53" A DISTANCE OF 285.27 FEET (CHORD BEARS NORTH 48°49'54" WEST 285.19 FEET); THENCE NORTH 43°34'24" EAST 17.61 FEET; THENCE NORTH 48°25'39" WEST 68.00 FEET; THENCE SOUTH 50°24'09" WEST 14.49 FEET TO A POINT ON A 3057.90 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°11'29" A DISTANCE OF 10.11 FEET (CHORD BEARS NORTH 43°03'03" WEST 10.17 FEET); THENCE NORTH 05°11'29" EAST 87.98 FEET; THENCE NORTH 09°03'04" EAST 154.41 FEET; THENCE SOUTH 85°48'52" EAST 198.33 FEET; THENCE SOUTH 67°05'09" EAST 143.97 FEET; THENCE NORTH 04°19'02" EAST 58.58 FEET; THENCE NORTH 85°41'21" WEST 24.40 FEET; THENCE SOUTH 82°00'07" WEST 32.75 FEET; THENCE NORTH 85°40'50" WEST 141.98 FEET; THENCE NORTH 04°18'40" EAST 223.65 FEET; THENCE NORTH 88°03'39" WEST 229.84 FEET TO A POINT ON A 100.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51°41'18" A DISTANCE OF 87.21 FEET (CHORD BEARS NORTH 87°32'21" WEST 87.18 FEET); THENCE NORTH 80°53'39" WEST 4.48 FEET; THENCE NORTH 05°18'41" EAST 203.90 FEET; THENCE SOUTH 85°59'59" EAST 28.60 FEET TO A POINT ON A 10.14 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 66°48'33" A DISTANCE OF 11.82 FEET (CHORD BEARS NORTH 60°04'58" EAST 11.16 FEET) TO THE POINT OF BEGINNING.

CONTAINS: 557,326 SQUARE FEET, OR 12.795 ACRES IN 3 COMMERCIAL LOTS.

David B. Draper
 DAVID B. DRAPER
 LICENSE NO. 6861599

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS THE:

LEHI TECH SUBDIVISION

A COMMERCIAL SUBDIVISION OF UTAH COUNTY, STATE OF UTAH
 DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAN AS INTENDED FOR PUBLIC USE, IN WITNESS WHEREBY, THIS 15 DAY OF Feb A.D. 2018

BY: *Mark Hampton* ROLLERMILLS APARTMENTS, LLC
 ITS: *Managing Member*
 BY: *Nathan Hutchinson* VINEYARD FLAGSHIP 87, LLC
 ITS: *Managing member*

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF SALT LAKE } S.S.
 ON THE 15 DAY OF Feb A.D. 2018, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF Utah, IN SAID STATE OF UTAH, *Justin John*, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT *Mark Hampton*, A ROLLERMILLS APARTMENTS, LLC, AND THAT *Nathan Hutchinson*, A VINEYARD FLAGSHIP 87, LLC, AND THAT SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED AND THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.
 MY COMMISSION EXPIRES: 7-17-22
 NOTARY PUBLIC RESIDING IN Utah County

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF SALT LAKE } S.S.
 ON THE 15 DAY OF Feb A.D. 2018, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF Utah, IN SAID STATE OF UTAH, *Justin John*, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT *Nate Hutchinson*, A VINEYARD FLAGSHIP 87, LLC, AND THAT SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED AND THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.
 MY COMMISSION EXPIRES: 7-17-22
 NOTARY PUBLIC RESIDING IN Utah County

ACCEPTANCE OF LEGISLATIVE BODY

MAYOR THE CITY OF LEHI, COUNTY OF UTAH, APPROVED THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATE HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC THIS 25 DAY OF February A.D. 2018

COUNCIL MEMBER _____ COUNCIL MEMBER _____
 COUNCIL MEMBER _____ COUNCIL MEMBER _____
 COUNCIL MEMBER *Johnson* COUNCIL MEMBER _____
 CITY ENGINEER (SEE SEAL BELOW) ATTEST: *Nancy Bradley*
 CITY RECORDER (SEE SEAL BELOW)

GENERAL NOTES:

- THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 00°07'23" EAST ALONG THE SECTION LINE BETWEEN THE SOUTHWEST CORNER AND THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 1 EAST, AS SHOWN HEREON.
- THE SUBJECT PROPERTY IS LOCATED AT: 210 SOUTH INTERSTATE PLAZA DRIVE, LEHI UTAH
- THE SUBJECT PARCEL LIES WITH FLOOD ZONE DIGITAL DATA NOT AVAILABLE PER MAP NO. 4902090120C, EFFECTIVE ON JULY 17, 2002.
- SUBJECT PARCEL IS LOCATED WITHIN ZONE C (COMMERCIAL) ZONE PER LEHI CITY PLANNING AND ZONING MAP

PLAT "A"

LEHI TECH SUBDIVISION
 AMENDING LOT 1, BIOMNI PLAT "A" AND AMENDING AND VACATING 200 SOUTH STREET
 A COMMERCIAL SUBDIVISION OF UTAH COUNTY, STATE OF UTAH
 210 SOUTH INTERSTATE PLAZA DRIVE, LEHI UTAH
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 16,
 TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,
 LEHI CITY, UTAH COUNTY, UTAH
 SCALE: 1" = 40 FEET

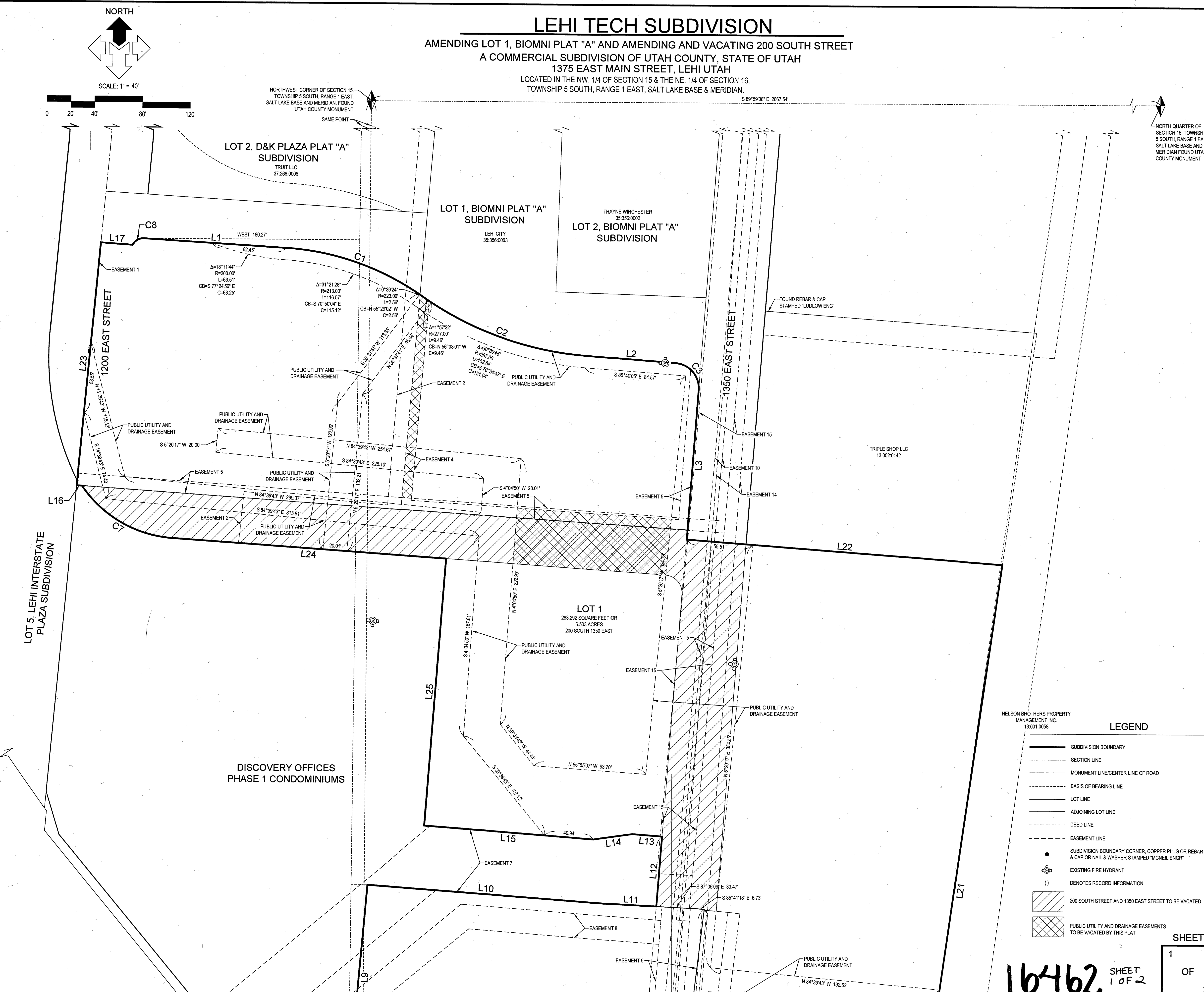
LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- MONUMENT LINE/CENTER LINE OF ROAD
- BASIS OF BEARING LINE
- LOT LINE
- ADJOINING LOT LINE
- DEED LINE
- EASEMENT LINE
- SUBDIVISION BOUNDARY CORNER, COPPER PLUG OR REBAR & CAP OR NAIL & WASHER STAMPED "MCNEIL ENGR"
- EXISTING FIRE HYDRANT
- DENOTES RECORD INFORMATION
- 200 SOUTH STREET AND 1350 EAST STREET TO BE VACATED
- PUBLIC UTILITY AND DRAINAGE EASEMENTS TO BE VACATED BY THIS PLAT

SHEET 1 OF 2

16462 SHEET 1 OF 2

SEE SHEET 2 OF 2



PREPARED BY:
McNEIL ENGINEERING
 Economic and Sustainable Designs, Professionals You Know and Trust
 8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
 Civil Engineering • Consulting & Landscape Architecture
 Structural Engineering • Land Surveying & HDS

TABULATIONS	DEVELOPER INFORMATION
NUMBER OF LOTS: THREE (3)	ROLLERMILLS APARTMENTS, LLC
AREA OF SUBDIVISION: 557,339 SQ. FT. OR 12.795 AC.	11716 S 701 E
LOT REQUIREMENT: N/A	DRAPER, UTAH, 84020
OPEN SPACE AREA: N/A	801-676-7825
UNITS PER ACRE: N/A	

PLANNING COMMISSION
 APPROVED THIS 15 DAY OF August A.D. 2018
 BY THE CITY PLANNING COMMISSION
 CHAIRMAN, PLANNING COMMISSION
 CONDITIONS OF APPROVAL

CORPORATE SEAL SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY-COUNTY ENGINEER SEAL CLERK RECORDER SEAL
 DAVID B. DRAPER
 DAVID B. DRAPER
 JUSTIN JOHN
 NANCY BRADLEY
 UTAH COUNTY RECORDER
 UTAH COUNTY RECORDER
 UTAH COUNTY RECORDER

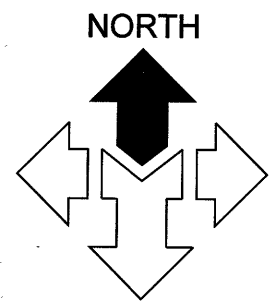
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SEC 15 & 16 T5S R1E TOWNSHIP BIOMNI PLAT A

LEHI TECH SUBDIVISION

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SEE SHEET 1 OF 2



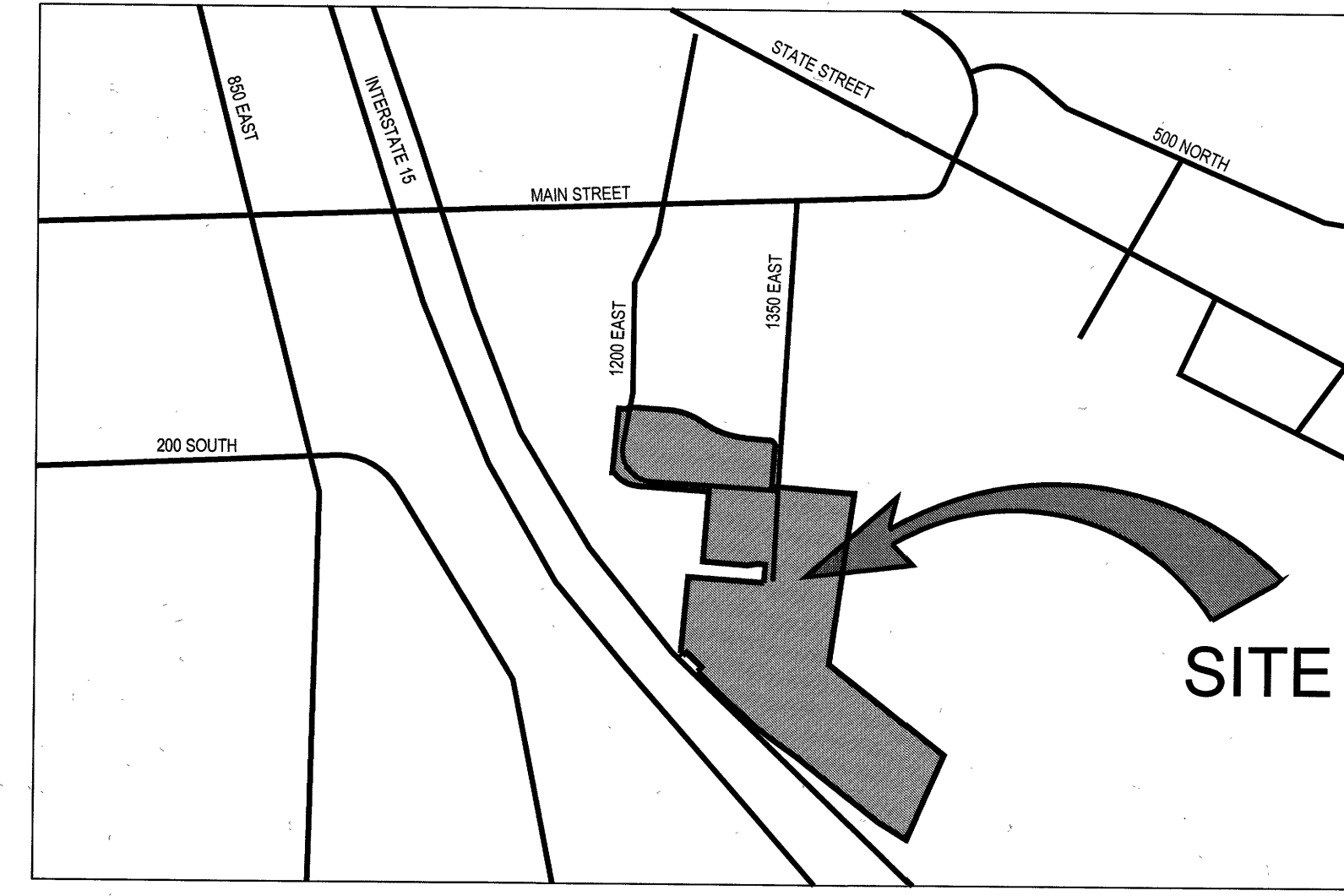
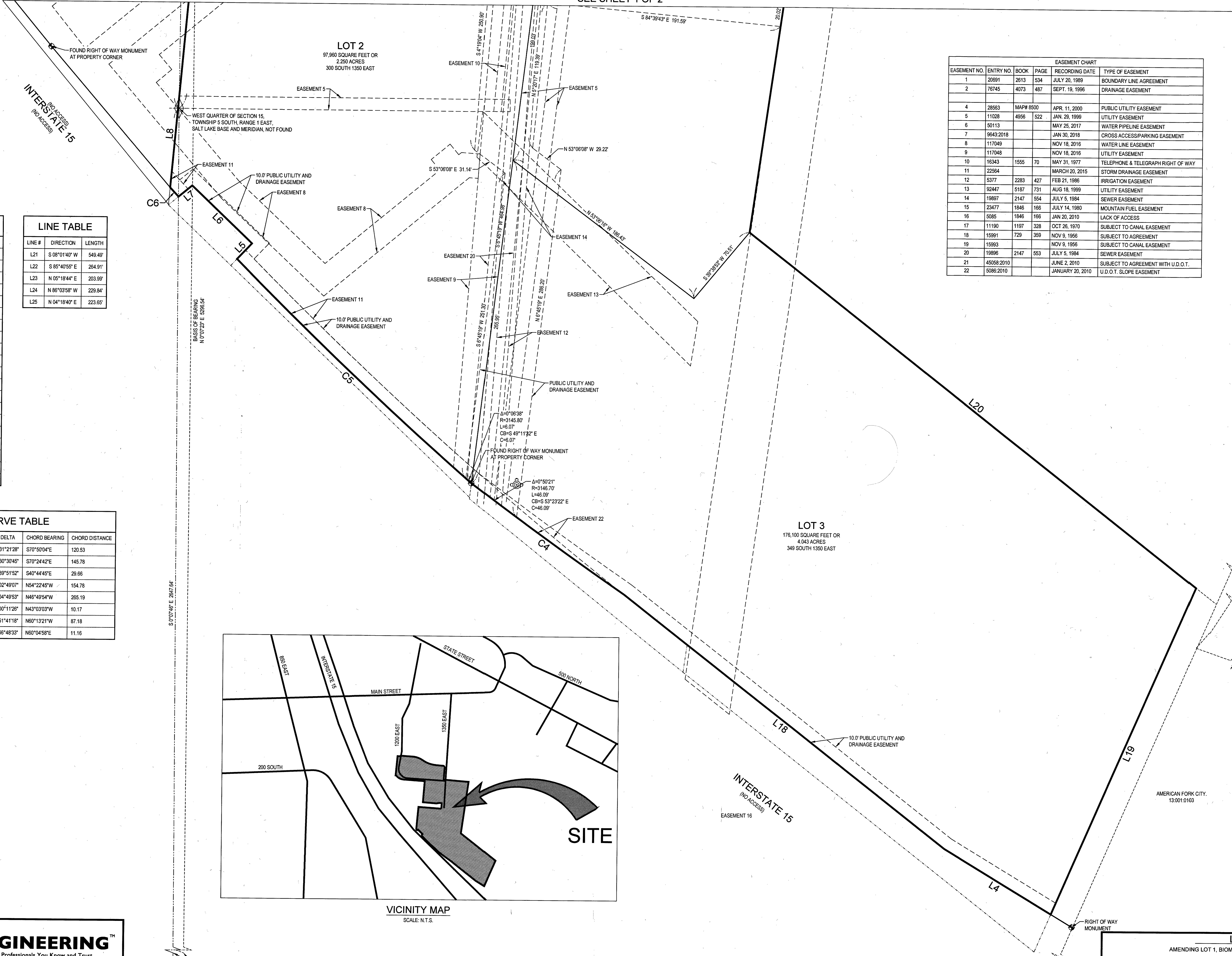
SCALE: 1" = 40'

EASEMENT NO.	ENTRY NO.	BOOK	PAGE	RECORDING DATE	TYPE OF EASEMENT
1	20891	2613	534	JULY 20, 1989	BOUNDARY LINE AGREEMENT
2	76745	4073	487	SEPT. 19, 1998	DRAINAGE EASEMENT
4	28583	MAP# 8500		APR. 11, 2000	PUBLIC UTILITY EASEMENT
5	11028	4956	522	JAN. 29, 1999	UTILITY EASEMENT
6	50113			MAY 25, 2017	WATER PIPELINE EASEMENT
7	9643.2018			JAN 30, 2018	CROSS ACCESS/PARKING EASEMENT
8	117049			NOV 18, 2016	WATER LINE EASEMENT
9	117048			NOV 18, 2016	UTILITY EASEMENT
10	16343	1555	70	MAY 31, 1977	TELEPHONE & TELEGRAPH RIGHT OF WAY
11	22564			MARCH 20, 2015	STORM DRAINAGE EASEMENT
12	5377	2283	427	FEB 21, 1986	IRRIGATION EASEMENT
13	92447	5187	731	AUG 18, 1999	UTILITY EASEMENT
14	19867	2147	554	JULY 5, 1984	SEWER EASEMENT
15	23477	1846	166	JULY 14, 1980	MOUNTAIN FUEL EASEMENT
16	5085	1846	166	JAN 20, 2010	LACK OF ACCESS
17	11190	1197	328	OCT 26, 1970	SUBJECT TO CANAL EASEMENT
18	15991	729	359	NOV 9, 1956	SUBJECT TO AGREEMENT
19	15993			NOV 9, 1956	SUBJECT TO CANAL EASEMENT
20	19896	2147	553	JULY 5, 1984	SEWER EASEMENT
21	45058.2010			JUNE 2, 2010	SUBJECT TO AGREEMENT WITH U.D.O.T.
22	5086.2010			JANUARY 20, 2010	U.D.O.T. SLOPE EASEMENT

LINE #	DIRECTION	LENGTH
L1	S 86°30'46" E	119.12
L2	S 85°40'00" E	75.36
L3	S 04°11'11" W	125.59
L4	N 58°58'39" W	102.16
L5	N 43°34'24" E	17.61
L6	N 46°25'36" W	68.07
L7	S 50°24'09" W	14.49
L8	N 05°11'28" E	87.98
L9	N 05°02'14" E	154.41
L10	S 85°48'52" E	198.33
L11	S 87°06'09" E	43.89
L12	N 04°19'02" E	58.58
L13	N 85°41'21" W	24.98
L14	S 82°00'07" W	32.75
L15	N 85°40'50" W	141.98
L16	N 86°03'58" W	4.48
L17	S 85°58'55" E	26.60
L18	N 52°01'33" W	334.28
L19	S 23°30'00" W	291.59
L20	S 51°58'48" E	466.88

LINE #	DIRECTION	LENGTH
L21	S 08°01'40" W	548.49
L22	S 85°40'56" E	264.91
L23	N 05°18'44" E	203.99
L24	N 86°03'58" W	229.84
L25	N 04°18'40" E	223.65

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	223.00	122.09	031°21'28"	S70°50'04"E	120.53
C2	277.00	147.51	030°30'45"	S70°24'42"E	145.78
C3	21.00	32.93	089°51'52"	S40°44'45"E	29.66
C4	3146.70	154.80	002°49'07"	N54°22'45"W	154.78
C5	3145.80	285.27	004°49'53"	N48°40'54"W	285.19
C6	3057.90	10.17	000°11'26"	N43°03'03"W	10.17
C7	100.00	90.21	051°41'18"	N60°13'21"W	87.18
C8	10.14	11.82	056°48'33"	N60°04'59"E	11.16



VICINITY MAP
SCALE: N.T.S.

SAME POINT
 SOUTHWEST CORNER OF SECTION 15,
 TOWNSHIP 5 SOUTH, RANGE 1 EAST,
 SALT LAKE BASE AND MERIDIAN, FOUND
 UTAH COUNTY MONUMENT

ENT 16462-2019 Map # 16462
 JEFFERY SMITH
 UTAH COUNTY RECORDER
 2019 Feb 28 11:54 am FEE \$3.00 BY SA
 RECORDED FOR LEHI CITY CORPORATION

16462 SHEET 2 OF 2

PLAT "A"
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PREPARED BY:
McNEIL ENGINEERING
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 8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

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