

THE EXCHANGE IN LEHI PHASE 15 P.U.D. SUBDIVISION PLAT

AMENDING A PORTION OF LOT 5 OF HARDMAN LEHI SUBDIVISION PLAT 'A'

RESIDENTIAL DEVELOPMENT

LOCATED IN THE SOUTH HALF OF SECTION 2,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH
LOCATED WITHIN COMMERCIAL (C), COMMERCIAL-HIGH DENSITY RESIDENTIAL (C/R-3)
AND HIGH DENSITY RESIDENTIAL (R-3) ZONING

NORTHWEST CORNER
SECTION 2
TSS, R1W
SLB&M
(FOUND BRASS CAP)

N 89°48'50" E 1163.78'
WEST QUARTER CORNER
SECTION 2
TSS, R1W
SLB&M
(NOT FOUND)

N 88°09'29" E 23.50'
POINT OF BEGINNING

N 89°52'02" E 491.53'
PARCEL A
18,447 sq.ft.
0.423 acres
802.78'

N 89°52'02" W 1488.47'
BOYD B BROWN
36:431:0016

N 88°09'29" E 23.50'
REDWOOD ROAD
(PUBLIC STREET)

N 89°52'02" E 491.53'
HARDMAN WAY
(PUBLIC STREET)

N 89°52'02" W 1488.47'
BOYD B BROWN
36:431:0016

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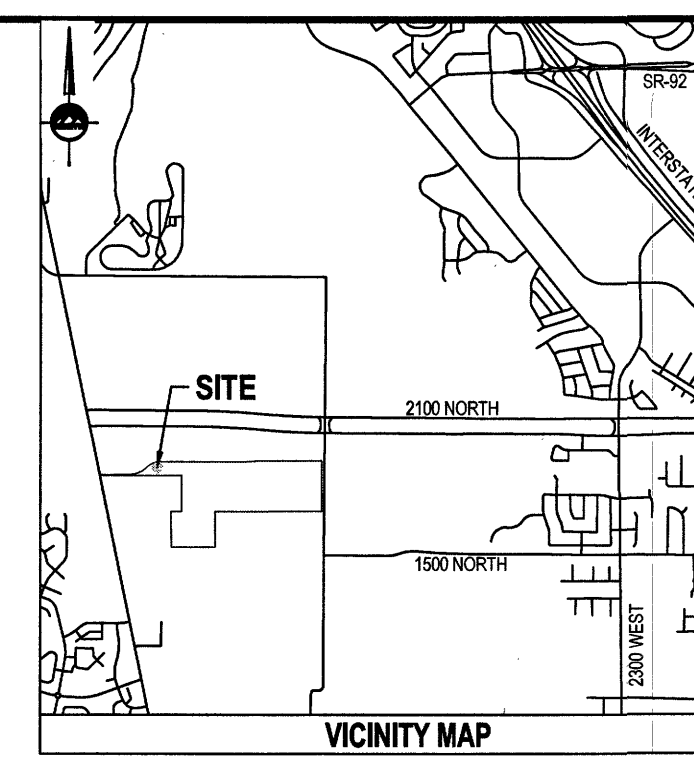
N 89°52'02" W 1488.47'
BOYD B BROWN
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BOYD B BROWN
36:431:0016

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

LEGEND

- SECTION CORNER
- EXISTING MONUMENT
- PROPOSED STREET MONUMENT
- SET ENSIGN REBAR AND CAP
- SECTION LINE
- CENTERLINE
- PROPERTY LINE
- EASEMENT LINE
- LIMITED COMMON AREAS
- PRIVATE AREA
- COMMON AREAS



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 THE EXCHANGE IN LEHI PHASE 15 P.U.D. SUBDIVISION PLAT, 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

Beginning at the intersection of the Easterly Right-of-Way Line of Redwood Road and the Southerly Right-of-Way Line of Hardman Way, said point being North 89°48'50" East 1,163.78 feet along the section line and South 1,313.19 feet from the West Quarter Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence North 88°09'29" East 23.50 feet;
thence North 89°52'02" East 491.53 feet;
thence Northeastly 350.89 feet along the arc of a 455.00 foot radius curve to the left (center bears North 00°07'58" West and the chord bears North 57°50'07" East 342.11 feet with a central angle of 44°03'49");
thence Northeastly 57.52 feet along the arc of a 384.00 foot radius curve to the right (center bears South 44°11'48" East and the chord bears North 49°59'09" East 57.47 feet with a central angle of 08°21'52");
thence South 23°02'52" East 79.52 feet;
thence North 66°57'08" East 124.87 feet;
thence Northeastly 50.34 feet along the arc of a 150.00 foot radius curve to the right (center bears South 23°02'52" East and the chord bears North 78°28'34" East 59.93 feet with a central angle of 23°02'52");
thence East 430.12 feet;
thence South 00°06'22" East 5.00 feet;
thence West 36.80 feet;
thence South 30.00 feet;
thence Southeastly 22.39 feet along the arc of a 20.00 foot radius curve to the right (center bears South and the chord bears South 57°55'59" East 21.24 feet with a central angle of 64°08'02");
thence South 00°01'27" East 120.17 feet;
thence South 89°52'02" West 1,488.47 feet to the Easterly Right-of-Way Line of Redwood Road;
thence North 12°53'00" West 14.72 feet along the Easterly Right-of-Way Line of said Redwood Road to the point of beginning.

Contains 129,595 Square Feet or 2.975 Acres

ENT 106267:2018, Map # 16317
JEFFERY SMITH
UTAH COUNTY RECORDER
2019 Nov 04 11:04 AM FEE: 78.00 BY ST
RECORDED FOR LEHI CITY CORPORATION

DATE: OCT. 10, 2018
PATRICK M. HARRIS
LICENSE NO. 286882

UTILITY DEDICATION

By execution of this plat, the Owner(s) shown below does hereby grant and convey to the Lehi City and other public utility companies, a permanent easement and right of way in and to those areas reflected on the map and defined as "PRIVATE STREETS" for construction and maintenance of approved public utilities and appurtenances together with right of access thereto.

RESERVATION OF COMMON AREAS

By execution of this plat, the Owner(s) shown below does hereby reserve all areas shown on this plat "COMMON AREA" for the common enjoyment of all owners and such owners guests and invitees to the project.

OWNER'S DEDICATION

Know 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 EXCHANGE IN LEHI PHASE 15 P.U.D. SUBDIVISION PLAT

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 have hereunto set our hand (s) this 17 day of October, A.D. 2018.

By: *Steve Maddox*
Steve Maddox
Manager

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of UTAH

On the 17 day of October, A.D. 2018, Steve Maddox, personally appeared before me, the undersigned Notary Public Commissioned in Utah, in and for said County of Utah, in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the Manager of **EDGE HOMES UTAH, LLC AND EDGE HOMES UTAH L.L.C.** a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Limited Liability Company executed the same.

MY COMMISSION EXPIRES: 11/01/2021

Molly King - Shelley Roe
Molly King - Shelley Roe
NOTARY PUBLIC

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 22ND DAY OF OCTOBER, A.D. 2018.

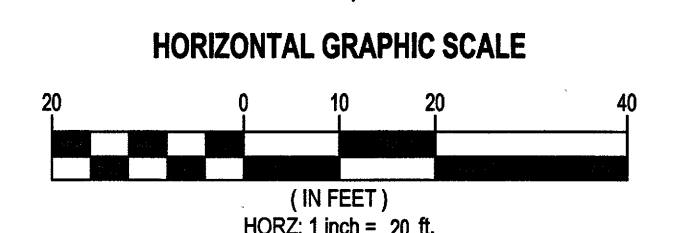
John Johnson
John Johnson
MAYOR

Charles Penney
Charles Penney
ATTEST: CLERK/CORPORATOR
(SEE SEAL BELOW)

THE EXCHANGE IN LEHI PHASE 15 P.U.D. SUBDIVISION PLAT

AMENDING A PORTION OF LOT 5 OF HARDMAN LEHI SUBDIVISION PLAT 'A'

LOCATED IN THE SOUTH HALF OF SECTION 2,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH



LAND USE TABLE			
BUILDING AREA	= 20,734 SF	0.476 AC	18%
LIMITED COMMON AREA	= 11,415 SF	0.262 AC	9%
COMMON AREA	= 50,277 SF	1.154 AC	39%
RIGHT OF WAY	= 28,722 SF	0.659 AC	22%
PARCEL A	= 18,447 SF	0.424 AC	14%
TOTAL AREA	= 129,595 SF	2.975 AC	100%
TOTAL NUMBER OF BUILDINGS	= 17		
TOTAL NUMBER UNITS IN PHASE	= 17		

- NOTES**
- ALL FRONT LOT CORNERS TO HAVE A RIVET SET ON TOP OF CURB ON THE PROLONGATION OF EACH LOT LINE. ALL PROPERTY CORNERS SHALL BE MARKED.
 - 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.
 - DETENTION FOR PHASE 15 SUBDIVISION IS HANDLED IN THE REGIONAL BASIN BUILT IN THE NORTHEAST CORNER OF THE LEHI HARDMAN SUBDIVISION PLAT 'A'.
 - COMMON SPACE AREAS AND PRIVATE STREETS TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
 - LAND DRAIN LATERALS ARE NOT REQUIRED FOR THE PROJECT AS STATED IN LETTER PROVIDED BY INTERMOUNTAIN GEOENVIRONMENTAL SERVICES, INC AND DATED MAY 1, 2018

ENSIGN

SALT LAKE CITY
45 W. 1000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON
Phone: 801.547.1100

TODDIE
Phone: 435.843.3390

CEGAR CITY
Phone: 435.955.1623

RICHFIELD
Phone: 435.996.2883

SHEET 1 OF 2

PROJECT NUMBER: 639388
MANAGER: JKF
DRAWN BY: KFW
CHECKED BY: PMH
DATE: 10/10/18

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 29 DAY OF October, A.D. 2018 BY THE LEHI CITY PLANNING COMMISSION.

Steve Penney
Steve Penney
CHAIRMAN, PLANNING COMMISSION

SURVEYOR'S SEAL
PATRICK M. HARRIS
LICENSE NO. 286882
OCT 10 2018

NOTARY PUBLIC SEAL
Molly King - Shelley Roe
OCT 23 2018

CITY ENGINEER'S SEAL
CLEVERLY CORP.

16317 SHEET 1 of 2

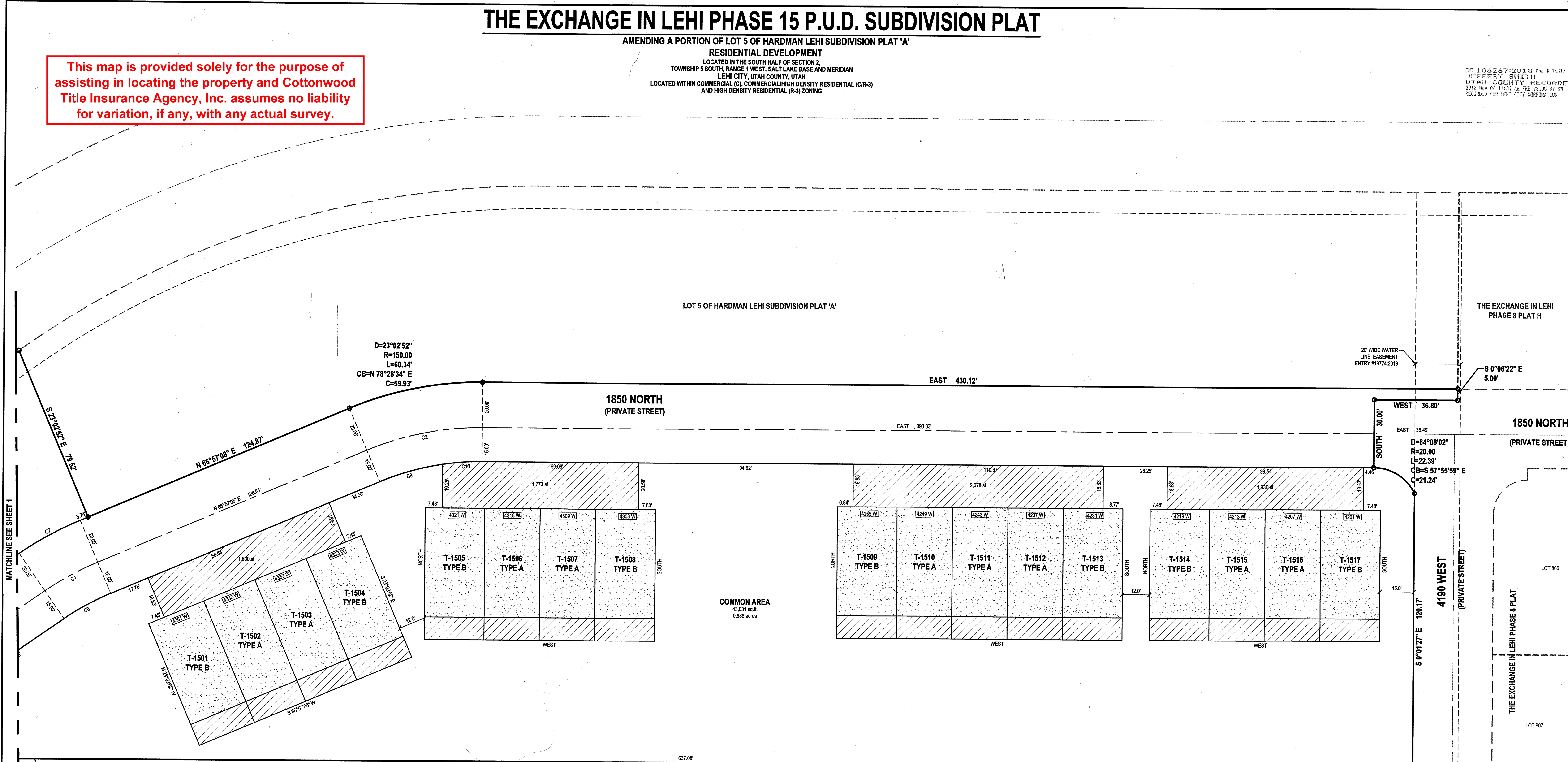
SEC 2-5-1/2 P. 0-11 (PT. OF S. HARDMAN LEHI 'A')

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 LOCATED IN THE SOUTH HALF OF SECTION 2,
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 LEHI CITY, UTAH COUNTY, UTAH
 LOCATED WITHIN COMMERCIAL (C), COMMERCIAL HIGH DENSITY RESIDENTIAL (C/R-3)
 AND HIGH DENSITY RESIDENTIAL (R-3) ZONING

ENT 1062672018 Map # 16317
 JEFFERY SMITH
 UTAH COUNTY RECORDER
 2018 Nov 06 11:04 am FEE 78.00 BY SM
 RECORDED FOR LEHI CITY CORPORATION

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MATCHLINE SEE SHEET 1

THE EXCHANGE IN LEHI PHASE 8 PLAT H

1850 NORTH (PRIVATE STREET)

LOT 806

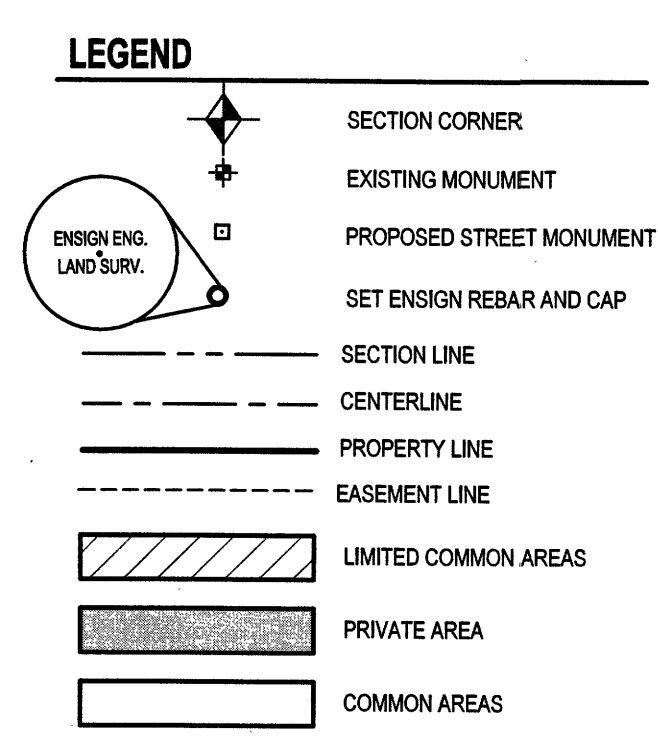
THE EXCHANGE IN LEHI PHASE 8 PLAT

LOT 807

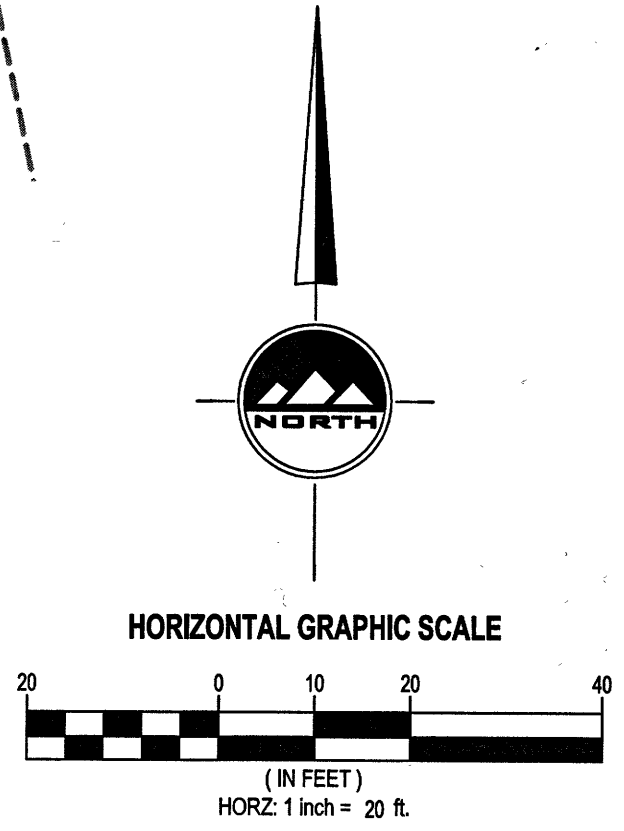
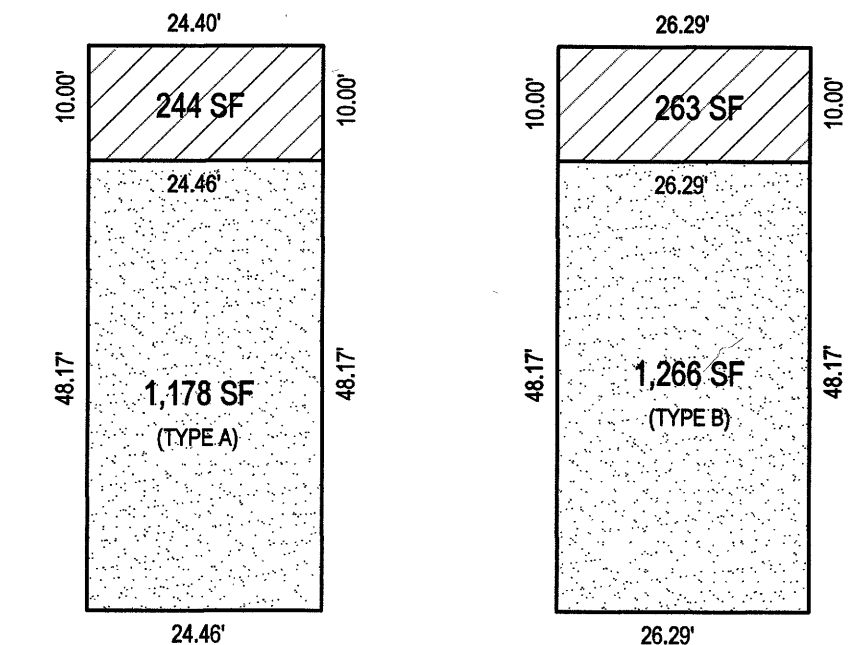
1800 NORTH (PRIVATE STREET)

16317 SHEET 2 OF 2

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	130.00'	26.58'	11°42'54"	S61°05'41"W	26.53'
C2	130.04'	52.29'	23°02'23"	S78°28'34"W	51.94'
C3	14.00'	11.52'	47°09'41"	N58°20'38"W	11.20'
C4	14.00'	11.82'	48°23'32"	S10°34'00"E	11.48'
C5	14.00'	21.99'	90°00'00"	S79°45'45"E	19.80'
C6	14.00'	21.99'	90°00'00"	S10°14'15"W	19.80'
C7	150.00'	30.67'	11°42'54"	S61°05'41"W	30.62'
C8	115.00'	23.51'	11°42'54"	S61°05'41"W	23.47'
C9	115.00'	28.75'	14°19'28"	S74°06'52"W	28.68'
C10	115.00'	17.51'	8°43'25"	S85°38'17"W	17.49'
C11	456.00'	243.10'	30°32'42"	N74°35'40"E	240.23'
C12	456.00'	24.51'	3°04'46"	N57°46'58"E	24.51'
C13	456.00'	30.71'	3°51'33"	N54°18'47"E	30.71'
C14	456.00'	52.37'	6°34'48"	N49°05'37"E	52.34'



BB LAND OPPTS, LLC & LIMELIGHT PROPERTIES, LLC
 58:021:0069



OWNER
 EDGE HOMES UTAH, LLC
 482 WEST 800 NORTH, STE 203
 OREM, UTAH 84059
 801-494-0150

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 LOCATED IN THE SOUTH HALF OF SECTION 2,
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LAYTON
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 TOOELE
 Phone: 435.463.3090
 CEDAR CITY
 Phone: 435.393.3463
 RICHFIELD
 Phone: 435.898.2983

SHEET 2 OF 2
 PROJECT NUMBER: 639288
 MANAGER: JKF
 DRAWN BY: KFW
 CHECKED BY: PMH
 DATE: 10/8/18

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 27 DAY OF Oct A.D. 2018 BY THE LEHI CITY PLANNING COMMISSION.
 CHAIRMAN, PLANNING COMMISSION

SURVEYOR'S SEAL
 PROFESSIONAL LAND SURVEYOR
 No. 28688
 PATRICK M. HARRIS
 STATE OF UTAH

NOTARY PUBLIC SEAL

CITY ENGINEER'S SEAL

LEHI CITY RECORDER SEAL