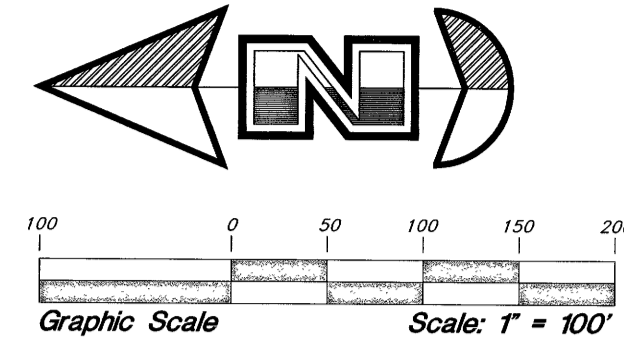


East Corner Section 31, T4N, R1E, SLB&M, U.S. Survey (Found Brass Cap Monument)  
 N 0°21'45" E  
 Basis of Bearing

Southeast Corner Section 31, T4N, R1E, SLB&M, U.S. Survey (Found Brass Cap Monument)



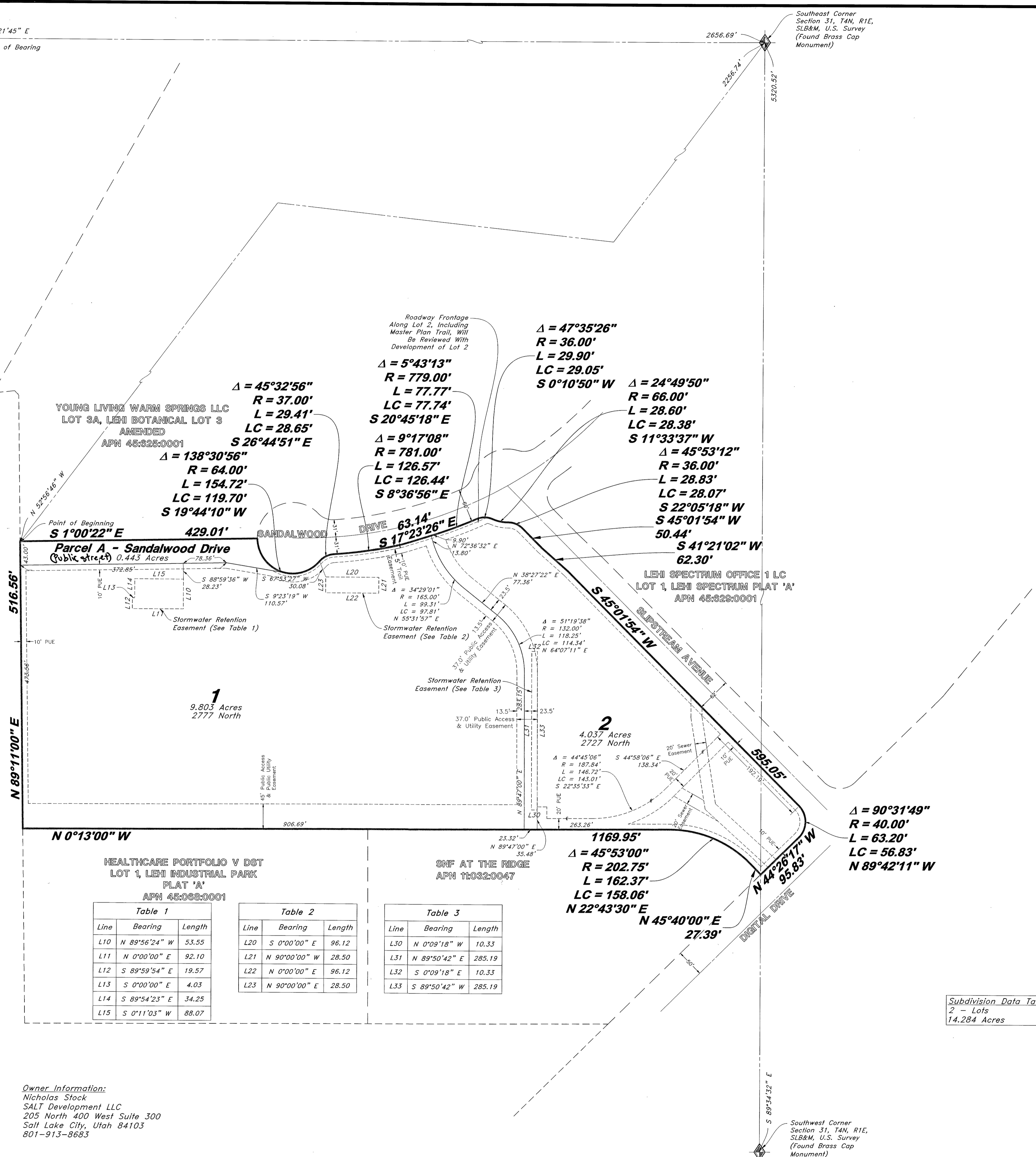
**Legend**

- Monument to be set
- (Rad.) Radial Line
- (N/R) Non-Radial Line
- PUE Public Utility Easement
- PU&DE Public Utility & Drainage Easement
- Fence
- Set Hub & Tack
- A will be set Nail in Curb
- ⊙ Extension of Property
- Set 5/8" x 24" Long Rebar & Cap w/ Lathe

- Notes:**
- Permanent detention/retention (whichever is applicable) facility to be owned and maintained by the owners of this property not to be altered without approval by Lehi City Council and City Engineer.
  - 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.
  - Current Zoning: TOD
  - This is a legal splitting of lots and all improvements will come with a future site plan.
  - Parcel A to be dedicated to Lehi City for construction of Sandalwood Drive

**Narrative:**  
 The purpose of this survey was to locate and monument on the ground the surveyed property for future construction and development. Subject parcels were rotated to match the above Basis of Bearings.

**Irrigation Information**  
 Pressure Irrigation Connections: (1) 2" Connection  
 Total Acres: 2.633  
 Total Ground: 113,309 SF  
 Secondary: 112,365 SF (2.580 Acres)



**Table 1**

Line	Bearing	Length
L10	N 89°56'24" W	53.55
L11	N 0°00'00" E	92.10
L12	S 89°59'54" E	19.57
L13	S 0°00'00" E	4.03
L14	S 89°54'23" E	34.25
L15	S 0°11'03" W	88.07

**Table 2**

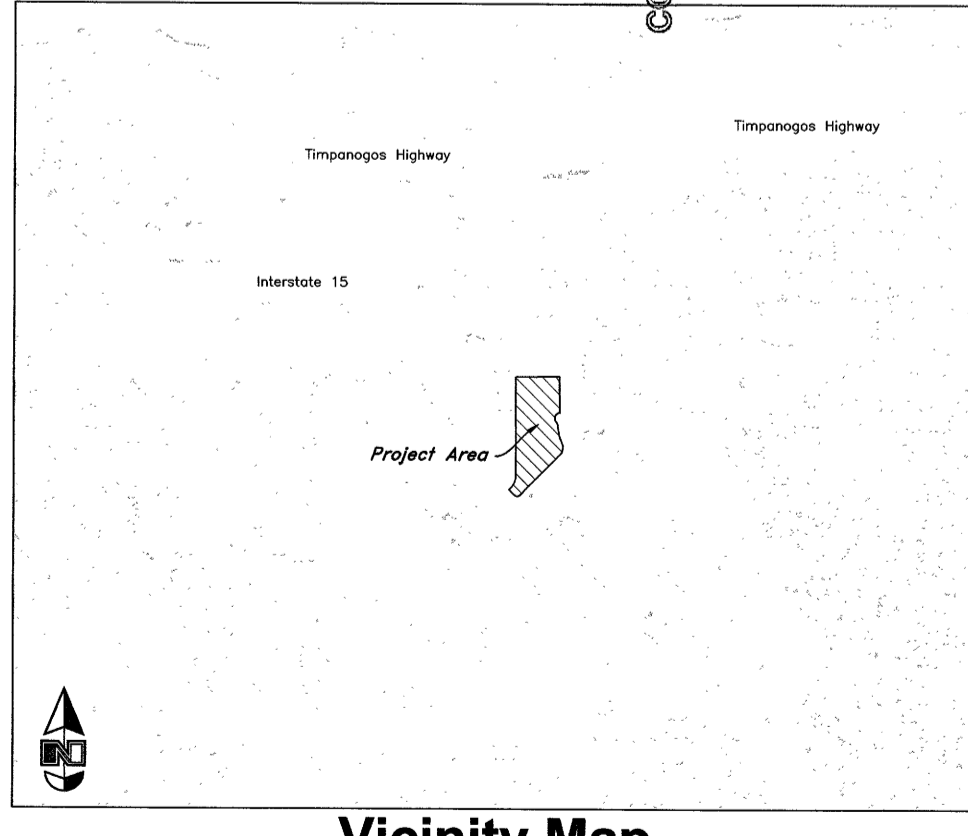
Line	Bearing	Length
L20	S 0°00'00" E	96.12
L21	N 90°00'00" W	28.50
L22	N 0°00'00" E	96.12
L23	N 90°00'00" E	28.50

**Table 3**

Line	Bearing	Length
L30	N 0°09'18" W	10.33
L31	N 89°50'42" E	285.19
L32	S 0°09'18" E	10.33
L33	S 89°50'42" W	285.19

Subdivision Data Table:  
 2 - Lots  
 14.284 Acres

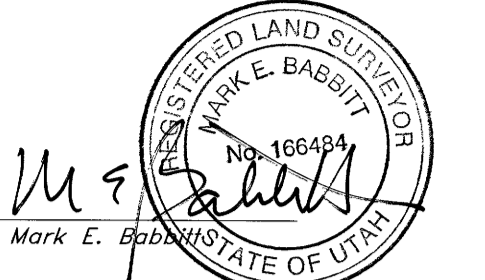
**Owner Information:**  
 Nicholas Stock  
 SALT Development LLC  
 205 North 400 West Suite 300  
 Salt Lake City, Utah 84103  
 801-913-8683



**SURVEYOR'S CERTIFICATE**

I, Mark E. Babbitt, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 166484 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described herein in accordance with Section 17-23-17 and that I have verified all measurements shown hereon this plat of Sanctuary, a Commercial Subdivision in Lehi City, Utah, and that it has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said road dedication, based on data compiled from records in the Utah County Recorder's Office. Monuments have been found or placed as represented on this plat.

Signed this 4 day of August, 2022  
 166484  
 License No.



**DESCRIPTION**

All of Lot 2, Lehi Botanical Subdivision, Lehi City, Utah County, Utah described as follows:  
 Beginning at the Northeast corner of said Lot 2 of the Lehi Botanical Subdivision, said point being 2256.74 feet North 52°36'42" West from the Southeast corner of said Section 31, and running thence South 1°00'22" East 429.01 feet along the East line of said Lot 2 to the Northern line of Silpstream Avenue (currently known as Sandalwood Drive); thence along the Westerly line of Silpstream Avenue (Sandalwood Drive) the following five (5) courses: Southwesterly along the arc of a 64.00 foot radius curve to the left 154.72 feet (Central Angle is 138°30'56" and Long Chord bears South 19°44'10" West 119.70 feet) to a point of a reverse curve, Southeasterly along the arc of a 37.00 foot radius curve to the right 29.41 feet (Central Angle is 45°32'56" and Long Chord bears South 26°44'51" East 28.65 feet) to the point of a reverse curve, Southeasterly along the arc of a 781.00 foot radius curve to the left 126.57 feet (Central Angle is 91°17'08" and Long Chord bears South 8°36'56" East 126.44 feet), South 17°23'26" East 63.14 feet and Southeasterly along the arc of a 779.00 foot radius curve to the left 77.77 feet (Central Angle is 5°43'13" and Long Chord bears South 20°45'18" East 77.74 feet) to a point of reverse curve and a Round-About; thence three (3) courses along the Westerly side of said Round-About as follows: Southwesterly along the arc of a 36.00 foot radius curve to the right 29.90 feet (Central Angle is 47°34'26" and Long Chord bears South 0°10'50" West 29.05 feet) to a point of reverse curve, Southwesterly along the arc of a 66.00 foot radius curve to the left 28.60 feet (Central Angle is 24°49'50" and Long Chord bears South 11°33'37" West 28.38 feet) to the point of a reverse curve and Southwesterly along the arc of a 36.00 foot radius curve to the right 28.83 feet (Central Angle is 45°53'12" and Long Chord bears South 22°05'18" West 28.07 feet) to the Northwesterly line of Sandalwood Drive (currently known as Silpstream Avenue); thence along said Northwesterly line the following four (4) courses: South 45°01'54" West 50.44 feet, South 41°21'02" West 62.30 feet, South 45°01'54" West 59.05 feet and Westerly along the arc of a 40.00 foot radius curve to the right 63.20 feet (Central Angle is 90°31'49" and Long Chord bears North 89°42'11" West 56.83 feet) to the Northwesterly line of Digital Drive; thence North 44°26'17" West 95.83 feet along said line; thence North 45°40'00" East 27.39 feet; thence Northwesterly along the arc of a 202.75 foot radius curve to the left 162.37 feet (Central Angle is 45°53'00" and Long Chord bears North 22°43'30" East 158.06 feet); thence North 0°13'00" West 1169.95 feet along the West Line of said Lehi Botanical Subdivision to the South line of Mountain Point Medical Center Commercial Subdivision, 1st Amendment, Lehi City, Utah County, Utah; and running thence North 89°11'00" East 516.56 feet along said South line to the point of beginning.  
 Contains 14.284 Acres

ENT 107283-2022 Map # 18525  
 ANDREA ALLEN  
 UTAH COUNTY RECORDER  
 RECORDED FOR LEHI CITY CORPORATION

**OWNERS DEDICATION**

We, the undersigned, Owners of the hereon described tract of land, hereby set apart and subdivide the same into lots and streets, as shown on this plat and name said tract of land Sanctuary, a Commercial Subdivision and hereby dedicate, grant and convey to Lehi City, Utah all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever, and also dedicate to Lehi City those certain strips designated as Public Access, Public Utility Easements, and Sewer Easements for construction of said streets, as shown hereon, the same to be used for construction of said street, access, and utilities, as may be authorized by Lehi City.

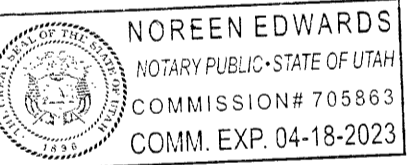
Signed this 8 Day of August, 2022

Signature of Clint Brian Hobbs - Manager  
 Clint Brian Hobbs - Manager

**LIMITED LIABILITY ACKNOWLEDGEMENT**

State of Utah, County of Utah  
 On the 8 day of August, A.D. 2022, Clint Brian Hobbs personally appeared before me, the undersigned Notary Public, in and for said County of Utah, in the state of Utah, who after being duly sworn, acknowledged to me that Clint Brian Hobbs is the manager of Sanctuary of Lehi, LLC and that Clint Brian Hobbs signed the Owner's Dedication for the purposes therein mentioned and that said Sanctuary of Lehi, LLC executed the same.

My commission expires: 4-18-23  
 Signature of Notary Public  
 Notary Public



**ACCEPTANCE OF LEGISLATIVE BODY**

The City of Lehi, 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 the public purpose of the perpetual use of the public this 9 day of August, A.D. 2022.

Signature of Mayor  
 Mayor  
 Attest: Signature of City Recorder  
 City Recorder (See Seal Below)  
 City Engineer (See Seal Below)  
 City Recorder (See Seal Below)

**PLANNING COMMISSION APPROVAL**

Approved this \_\_\_ day of \_\_\_\_, A.D. 20\_\_ by the Lehi City Planning Commission.  
 Signature of Chair, Planning Commission  
 Chair, Planning Commission  
 Director - Secretary

185801

**SANCTUARY**  
**A Commercial Subdivision**  
**Amending Lot 2 of Lehi Botanical Subdivision**

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 & Meridian, U.S. Survey

LEHI, UTAH COUNTY, UTAH  
 SCALE: 1" = 100 FEET

**GREAT BASIN ENGINEERING**  
 5746 SOUTH 1475 EAST OGDEN, UTAH 84403  
 MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544  
 WWW.GREATBASINENGINEERING.COM

CORPORATE SEAL SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY-COUNTY ENGINEER SEAL CLERK-RECORDER SEAL

Sec. 31, T4S, R1E, SLS&M, Vol. 147, P. 2, Lehi Botanical