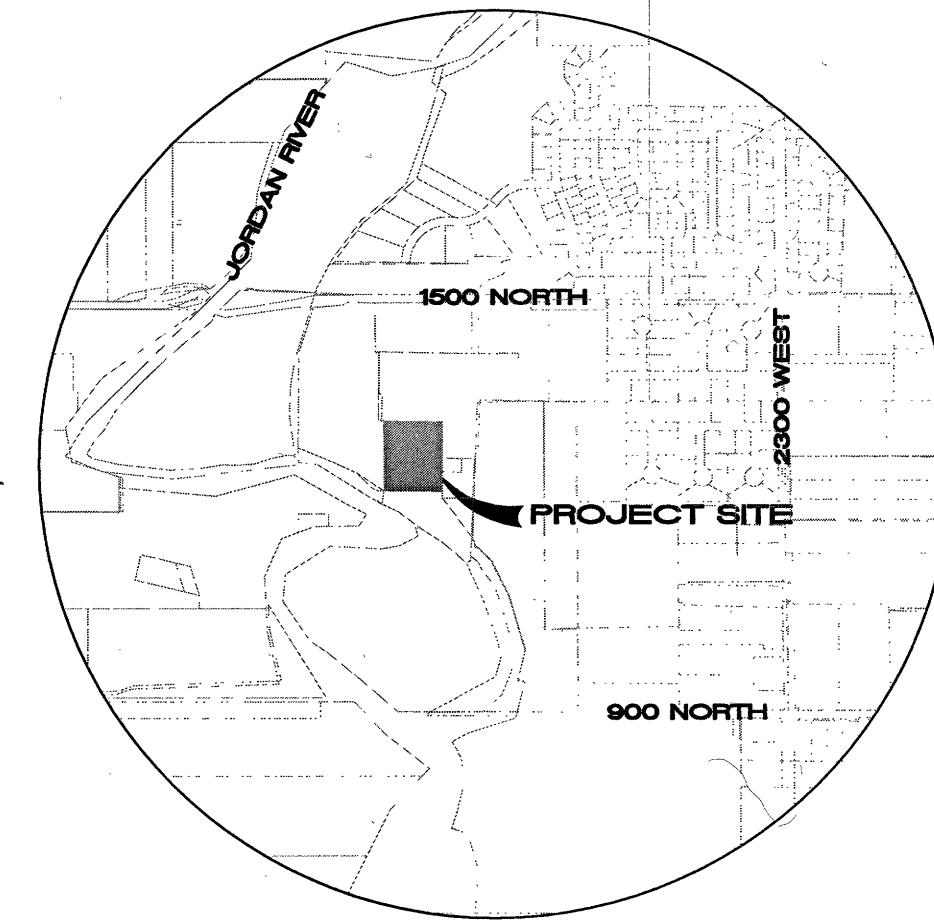


RIVER PARK PLAT "B"
 LOCATED IN THE NORTHEAST QUARTER OF
 SECTION 12, TOWNSHIP 5 SOUTH, RANGE 1 WEST,
 SALT LAKE BASE AND MERIDIAN



SURVEYOR'S CERTIFICATE
 I, TRAVIS TRANE, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 5152741, as prescribed under the 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 hereon, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as RIVER PARK PLAT "B" and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

BOUNDARY DESCRIPTION
 Beginning at a point on the West line of River Park Plat "A" which is South 89°54'25" East 374.77 feet along the section line and South 728.42 feet from the North Quarter Corner of Section 12, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 88°48'58" East 382.55 feet to a rebar and cap #147089; thence South 00°25'39" West 459.15 feet to a rebar and cap #147089; thence North 89°05'54" West 378.31 feet to the West line of River Park Plat "A"; thence along the West line of River Park Plat "A" the following two courses North 00°07'30" East 233.96 feet; thence North 00°19'37" West 227.14 feet to the point of beginning.

Parcel contains: 4.01 acres

BIT 112531:2018, Rep. 2, 6342
 JEFFERY SMITH
 UTAH COUNTY RECORDER
 2018 Nov 27 3:05 PM FEE 38.00 BY BA
 RECORDED FOR LEHI CITY CORPORATION

Nov 5 2018 DATE
 Travis Trane SURVEYOR

OWNER'S DEDICATION
 Know all men by these presents that the undersigned are the owners of the above described tract of land, and hereby cause the same to be divided into lots, parcels and streets, together with easements as set forth to be hereafter known as RIVER PARK PLAT "B" and do hereby dedicate for the perpetual use of the public all roads and other areas shown on this plat as intended for public use. The undersigned owners also hereby convey to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 9th DAY OF November, A.D. 2018

John Pelina VP Land - RICHMOND HOMES OF UTAH INC.
 JOHN PELINA

ACKNOWLEDGEMENT
 STATE OF UTAH)
 COUNTY OF UTAH) S.S.
 ON THE 9th DAY OF November, A.D. 2018, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.
 NOTARY Kay Van Wagoner
 COMMISSION # 684480
 MY COMMISSION EXPIRES 7-28-2019
 A NOTARY PUBLIC COMMISSIONED IN UTAH

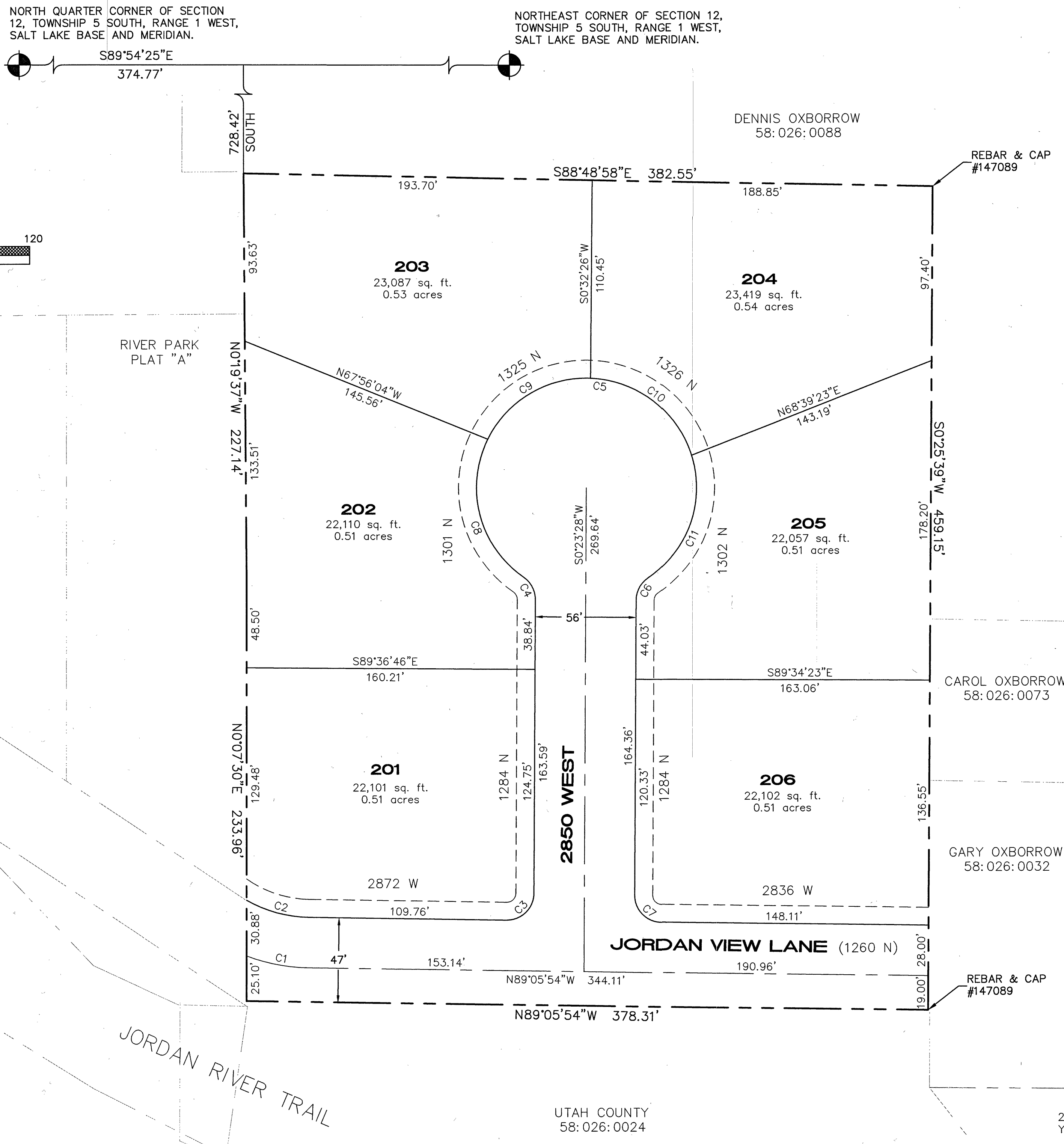
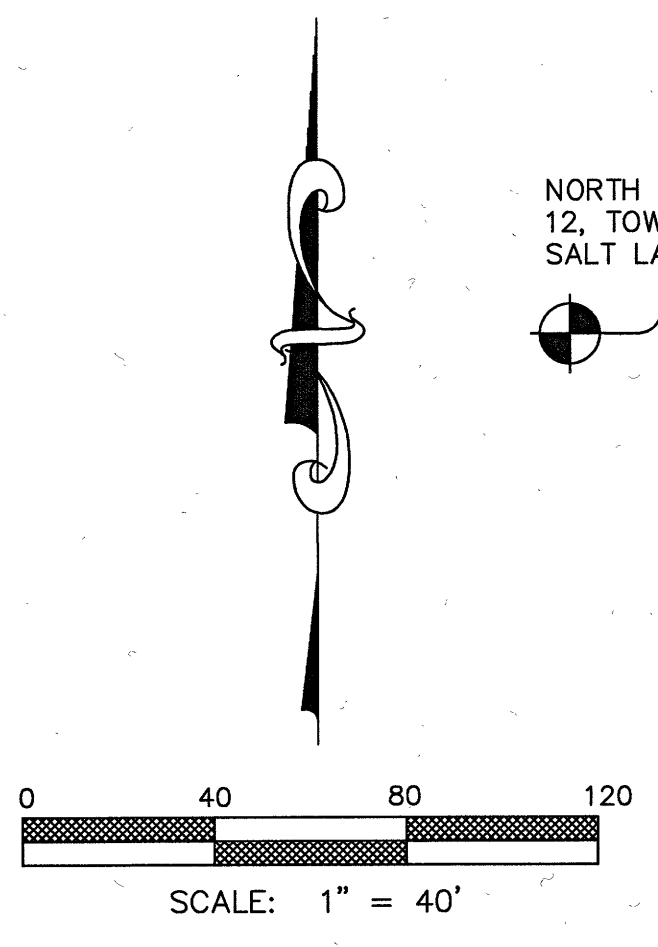
ACCEPTANCE BY LEGISLATIVE BODY
 THE City Council OF Lehi CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 14th DAY OF Nov., A.D. 2018

City Mayor: [Signature]
 ATTEST: [Signature] CLERK RECORDER (See Seal Below)

PLANNING COMMISSION APPROVAL
 APPROVED THIS 12 DAY OF April, A.D. 2018, BY THE
 [Signature] PLANNING COMMISSION
 DIRECTOR-SECRETARY | CHAIRMAN, PLANNING COMMISSION

PLAT "B"
RIVER PARK
 A RESIDENTIAL SUBDIVISION

LEHI UTAH COUNTY, UTAH
 SCALE: 1" = 40 FEET
 NOTARY PUBLIC SEAL: Travis Trane, No. 5152741, 11/16/18
 CITY-COUNTY ENGINEER SEAL: [Signature]
 CLERK RECORDER SEAL: [Signature]



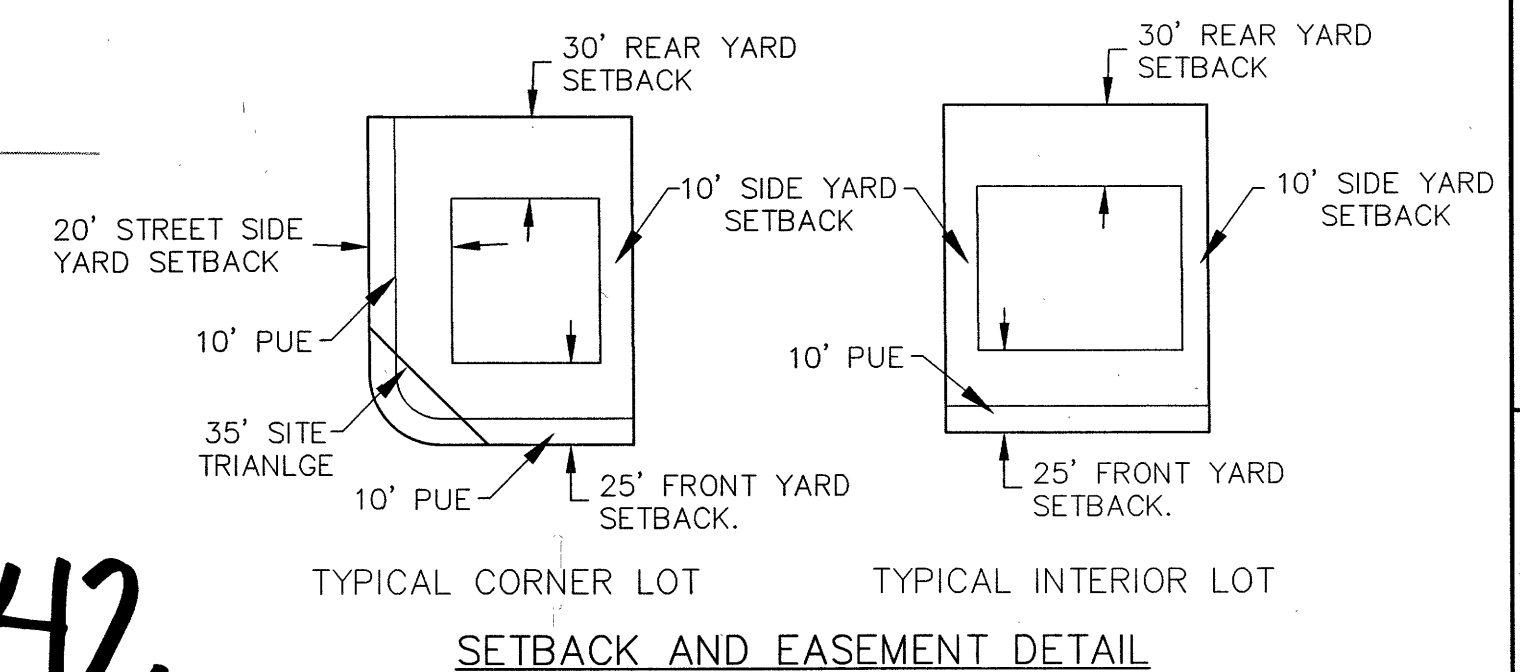
- NOTES:**
- 1) THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
 - 2) ALL CONSTRUCTION TO BE DONE IN ACCORDANCE WITH THE 2016 LEHI CITY STANDARDS AND SPECIFICATIONS.
 - 3) ONE (1) COLOR ELECTRONIC COPY OF AS-BUILT DRAWINGS WILL BE SUBMITTED IN A FORM ACCEPTABLE TO LEHI CITY (AS PER SECTION 3 OF THE 2016 DESIGN STANDARDS) UPON COMPLETION OF THE PUBLIC IMPROVEMENTS; INCLUDING, WATER, SEWER, STORM DRAIN.
 - 4) NO FINISHED FLOOR SLABS SHALL BE CONSTRUCTED BELOW EXISTING GRADE WITHOUT AN APPROVED FOUNDATION DRAIN SYSTEM.
 - 5) STORM DRAIN AND DETENTION TO BE COORDINATED THROUGH COLLEDGE FARMS. RIVER PARK PLAT "B" WILL CONTRIBUTE 4,353 CUBIC FEET TO THE COLLEDGE FARM DETENTION AREA.
 - 6) REAR PROPERTY CORNERS SHALL BE MARKED WITH REBAR AND CAP (TRANSE ENGINEERING). NAILS TO BE PLACED IN THE CURB ON AN EXTENSION OF PROPERTY LINES.

LAND USE:

PROJECT AREA=	4.01 ACRES
ZONING=	R-1-22
TOTAL LOTS=	6 LOTS
OVERALL DENSITY=	1.5 LOTS PER ACRE

Curve Table

Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	35.10	100.00	20°06'42"	34.92	S79°02'33"E
C2	36.33	72.00	28°54'24"	35.94	S74°38'42"E
C3	23.70	15.00	90°30'38"	21.31	N45°38'47"E
C4	14.54	15.00	55°32'34"	13.98	N27°22'49"W
C5	309.90	61.00	291°05'09"	69.03	N89°36'32"W
C6	14.54	15.00	55°32'34"	13.98	S28°09'45"W
C7	23.43	15.00	89°29'22"	21.12	S44°21'13"E
C8	86.78	61.00	81°30'54"	79.65	S14°23'39"E
C9	70.28	61.00	66°00'42"	66.46	S59°22'08"W
C10	75.04	61.00	70°28'47"	70.39	N52°23'07"W
C11	77.80	61.00	73°04'46"	72.64	N19°23'39"E



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.

16342

Sec. 12-5-1470-010