

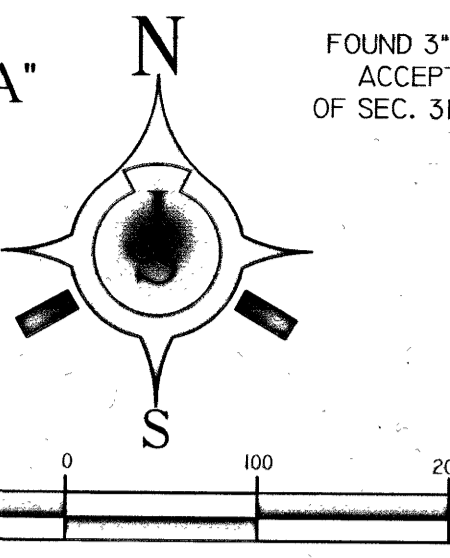
TAX PARCEL 11-032-0421
SEABOARD DEVELOPMENT LLC
3000 N TRIUMPH BLVD,
LEHI, UT 84043.

LEHI BOTANICAL SUBDIVISION

AMENDING LEHI INDUSTRIAL PARK PLAT "A"

A SUBDIVISION LOCATED IN THE
S.E. 1/4 SEC. 31, T. 4 S. R. 1 E. S.L.B.&M.
LEHI CITY, UTAH COUNTY, UTAH.

FOUND 3" UTAH COUNTY BRASS CAP
ACCEPTED AS THE EAST 1/4 COR.
OF SEC. 31, T. 4 S., R. 1 E., S.L.B.&M.



SURVEYOR'S CERTIFICATE

I, Shane Johanson do hereby certify that I am a Land Surveyor, and that I hold certificate No.7075114, 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 below, hereafter to be known as LEHI BOTANICAL SUBDIVISION AMENDING LEHI INDUSTRIAL PARK PLAT "A", and that same has been surveyed and shown on this plat. This survey was performed within the accordance of the minimum accuracy of an urban survey, Class "A", or a linear closure of 1:15,000". The purpose of this survey is to locate the boundaries of the described parcel and combine these parcels and divide a two lot subdivision, for the eventual purpose of constructing and building future development.

BOUNDARY DESCRIPTION

Beginning at a point, that is located on the Westerly right of way line of 8800 West street confirmed by a 7' strip of land deeded to Lehi City said point lies West along section line a distance of 47.74 feet and South 00°19'36" West a distance of 330.94 feet from a found 3" Utah county brass cap accepted as the Southeast Corner of Section 31, Township 4 South, Range 1 East, Salt Lake Base & Meridian.

Thence North 89°14'25" West, a distance of 214.66 feet; thence North 00°40'50" East, a distance of 347.03 feet; thence North 83°30'00" West, a distance of 506.89 feet; thence South 00°13'00" East, a distance of 662.60 feet to the northerly Right of way of I-15 Frontage road (project # 1-15-6(34)281) and westerly along said right of way the following 6 courses: thence continuing on a non-tangent curve to the left, of which the radius point lies South 100°08' West, a radial distance of 2,766.32 feet; (and a chord bearing of North 82°58'58" West chord distance of 288.10) thence along the arc, through a central angle of 05°58'12", a distance of 288.24 feet; thence South 88°51'43" West, a distance of 443.61 feet to the point of curve of a non-tangent curve to the right, of which the radius point lies North 00°59'14" West, a radial distance of 838.51 feet; thence westerly along the arc, through a central angle of 26°49'50", (and a chord bearing of North 77°34'20" West chord distance of 389.08) a distance of 392.66 feet; thence North 50°33'32" West, a distance of 261.13 feet; thence North 44°26'17" West, a distance of 224.46 feet; thence continue northwesterly along said line, a distance of 234.84 feet the boundary limits of Lehi industrial park Plat entry # 12420; thence North 45°40'00" East, a distance of 27.39 feet to a point of curve to the left having a radius of 202.75 feet and a central angle of 45°53'00", (and a chord bearing of North 22°43'30" East chord distance of 158.06) thence northeasterly along the arc a distance of 162.37 feet; thence North 00°13'00" West, a distance of 1,169.95 feet to said subdivision boundary; thence North 89°11'00" East, a distance of 779.68 feet; thence North 46°22'00" East, a distance of 10.74 feet; thence North 05°31'00" West, a distance of 39.40 feet to the Union Pacific Railroad parcel; thence along said Rail Road the following 9 courses: South 60°42'37" East, a distance of 595.57 feet; thence South 60°40'19" East, a distance of 308.31 feet; thence South 58°59'33" East, a distance of 105.38 feet; thence South 58°12'28" East, a distance of 166.82 feet; thence South 53°36'10" East, a distance of 107.61 feet; thence South 50°35'27" East, a distance of 134.52 feet; thence South 48°29'59" East, a distance of 132.18 feet; thence South 44°59'07" East, a distance of 134.52 feet; thence South 40°06'00" East, a distance of 130.35 feet to said 8800 West Street right of way; thence South 00°19'36" West along said right of way, a distance of 717.92 feet to the point of beginning.

Containing 3,285,298 square feet or 75.42 acres, more or less.

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 and streets to be hereafter known as LEHI BOTANICAL SUBDIVISION AMENDING LEHI INDUSTRIAL PARK PLAT "A" do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use.

In witness whereof _____ have hereunto set this 5th day of January A.D., 2016.

Shane Johanson
Shane Johanson, Surveyor

Beau L. Davis, Manager
Beau L. Davis, Manager
Rendezvous Mountain Holdings, LLC

Ben Wilson, Lehi Mayor
Ben Wilson, Lehi Mayor

ACKNOWLEDGMENT

ENT 136312016 Map # 14907
JEFFERY SMITH
UTAH COUNTY RECORDER
2016 Jan 07 9:03 am FEE \$6.00 BY SS
RECORDED FOR LEHI CITY CORPORATION

STATE OF UTAH } S.S.
County of SALT LAKE }

On the 5th day of January A.D., 2016, personally appeared before me *Beau L. Davis*, who being by me duly sworn did say that she is the *Manager* of *Rendezvous Mountain Holdings* and that the within and foregoing instrument was signed voluntarily for said corporation and for the uses and purposes herein mentioned.

My commission expires: 1-05-2019
Marilyn Banasky
Marilyn Banasky
Notary Public

ACCEPTANCE BY CITY OF LEHI

The City of Lehi, 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, as shown hereon this document. Signed this 27 day of October, A.D. 2015.

Approved *Shane Johanson* Approved *Marilyn Banasky*
Lehi City Mayor City Recorder

PLANNING COMMISSION APPROVAL

Approved this 27 day of August, A.D. 2015, by the Lehi City Planning Commission

Approved _____ Approved *Danayse Hatcher*
Director Secretary Chairman, Planning Commission

LEHI BOTANICAL SUBDIVISION

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A SUBDIVISION LOCATED IN THE
S.E. 1/4 SEC. 31, T. 4 S. R. 1 E. S.L.B.&M.
LEHI CITY, UTAH COUNTY, UTAH.

A LOT 6 & A PORTION OF LOT 7
INDUSTRIAL PARK PLAT "B"
TAX PARCEL # 45-534-0001
UTAH DEPT. OF TRANSPORTATION

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	63.20	40.0	S 89°42'11" E	56.83
C2	62.46	40.0	S 00°17'49" W	56.31
C3	28.83	36.0	N 22°05'18" E	28.07
C4	28.60	66.0	N 11°33'37" E	28.38
C5	29.90	36.0	N 00°10'50" E	29.05
C6	77.77	779.0	N 20°45'18" W	77.74
C7	126.57	781.0	N 08°36'56" W	126.44
C8	29.41	37.0	N 26°44'51" W	28.65
C9	154.72	64.0	N 19°44'10" E	119.70
C10	152.76	64.0	S 22°37'32" E	119.00
C11	32.38	37.0	S 20°40'58" W	31.36
C12	131.07	719.0	S 09°36'43" E	130.88
C13	30.73	36.0	S 47°56'47" E	29.80
C14	104.09	66.0	S 27°13'02" E	93.63
C15	33.69	36.0	S 08°51'00" E	32.48
C16	45.84	715.0	S 21°39'32" E	45.83
C17	64.81	721.0	S 38°14'24" E	64.79
C18	657.25	719.0	S 71°41'08" E	634.60
C19	195.92	781.0	N 80°18'49" E	195.40
C20	67.14	40.0	N 48°24'48" E	59.53
C21	58.52	40.0	N 41°55'12" W	53.44
C22	171.76	719.0	S 88°58'14" W	171.35
C23	746.47	781.0	N 70°29'30" W	718.38
C24	19.34	164.0	N 41°21'30" W	19.33
C25	62.56	36.0	N 85°10'51" W	54.98

45-068-0001
LOT 1
SNF AT THE RIDGE LC

TAX PARCEL # 11-032-0047
SNF AT THE RIDGE LC

LOT 2
AREA : 14.28 ACRES
622,195 SQ. Ft.

LOT 3
AREA : 27.03 ACRES
1,177,598 SQ. Ft.
1450 WEST

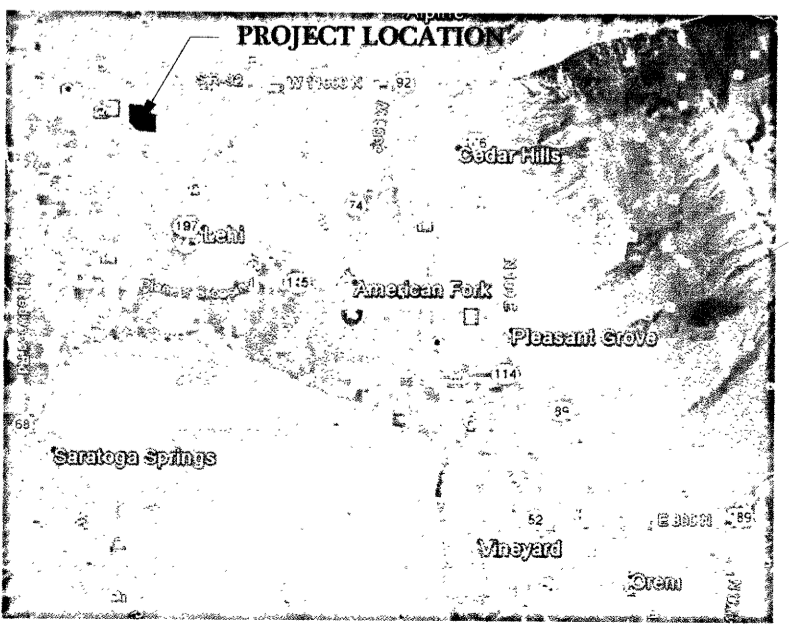
LOT 8
AREA : 4.43 ACRES
192,776 SQ. Ft.
1300 WEST

LOT 5
AREA : 1.77 ACRES
77,262 SQ. Ft.
1250 WEST

LOT 1
AREA : 21.75 ACRES
947,519 SQ. Ft.
1501 WEST SLIPSTREAM AVE,
2500 NORTH SANDAL WOOD
1500 WEST DIGITAL DRIVE

LOT 6
AREA : 1.64 ACRES
71,582 SQ. Ft.
1225 WEST

VICINITY MAP



LEGEND

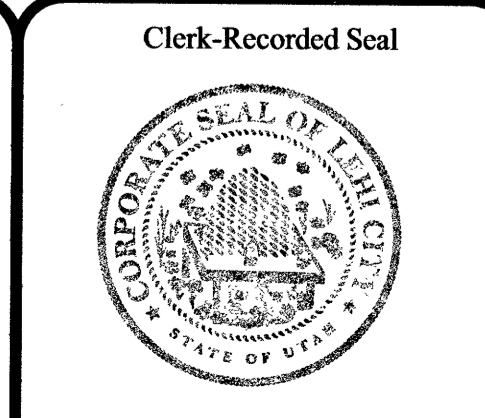
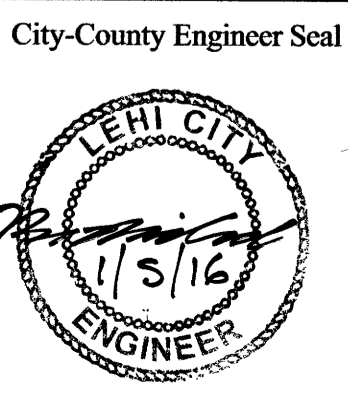
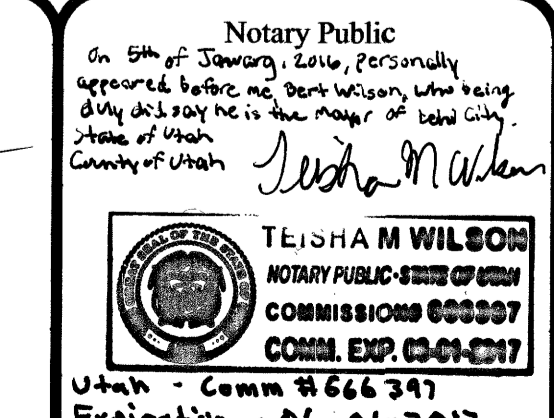
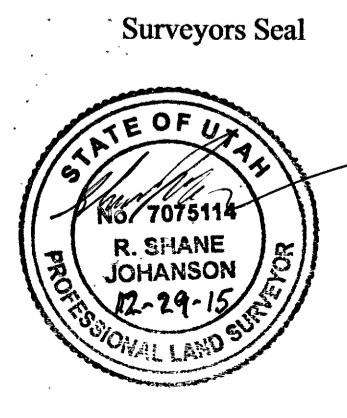
- ◆ SECTIONAL CORNER
- ◆ STREET MONUMENT
- ⊙ FOUND REBAR AND CAP
- ◆ SET REBAR AND CAP
- OVERALL BOUNDARY LINE
- - - EASEMENT
- - - CENTERLINE ROAD
- ▲ SURVEY CONTROL POINT

INDIVIDUAL LOTS WILL BE RESPONSIBLE TO OBTAIN & RETAIN THEIR 100 YEAR INDIVIDUAL STORM WATER WITH A MAXIMUM RELEASE RATE OF 0.1 CFS/ACRE. THIS WILL ALLOW THE ROADWAYS TO RELEASE INTO THE PUBLIC RIGHT OF WAY WITHOUT ANY DETENTION OR RESTRICTION. THE EXISTING DRAINAGE PIPE, ACROSS DIGITAL DRIVE, WILL BE THE ULTIMATE OUTFALL FOR THIS SUBDIVISION AND RANOFF DOWN DIGITAL DRIVE. 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

SUBDIVISION PLAT DATA TABLE
TOTAL AREA: 75.42 AC
OF LOTS: 6
LOTS / ACRE: 0.08
ALL FENCES TO BE REMOVED/REPLACED DURING THE SITE PLAN PROCESS

DEVELOPMENT NOTE: ALL PUBLIC IMPROVEMENTS INCLUDING CURB, GUTTER, SIDEWALK, STREET LIGHTS, UTILITY EXTENSIONS, UTILITY LATERALS, AND ASPHALT WIDENING ALONG DIGITAL DRIVE AND 1200 WEST AND ANY ADDITIONAL ROAD DEDICATION REQUIRED ARE TO BE INCLUDED WITH EACH INDIVIDUAL SITE PLAN AS THEY DEVELOP.

14907



SEC. 31, T. 4 S., R. 1 E., S.L.B.&M. LEHI INDUSTRIAL PARK PLAT "A" - 44-01