

CENTRAL BANK SUBDIVISION

A 2-LOT COMMERCIAL SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32,
TOWNSHIP 4 SOUTH, RANGE 1 EAST, S.L.B.&M.,
LEHI CITY, UTAH COUNTY, UTAH
JANUARY 2017

SURVEYOR'S CERTIFICATE

I, VON R. HILL, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 166385 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HERewith AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS CENTRAL BANK AND THAT THE SAME HAS BEEN SURVEYED ON THE GROUND AS SHOWN.

VON R. HILL, P.L.S., UT#166385
DATE 3 Feb 2017
No. 166385
VON R. HILL
STATE OF UTAH
3 FEB 2017

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE WEST RIGHT OF WAY LINE OF 500 WEST STREET SAID POINT BEING NORTH 89°55'57" EAST 544.71 FEET ALONG THE SECTION LINE AND SOUTH 00°00'00" EAST 758.60 FEET FROM THE NORTH QUARTER CORNER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH, AND RUNNING THENCE THE FOLLOWING SEVEN (7) COURSES ALONG SAID WEST LINE OF 500 WEST STREET: (1) NORTH 00°05'59" WEST 103.47 FEET; (2) NORTH 05°23'02" EAST 94.18 FEET; (3) NORTH 00°05'59" WEST 27.09 FEET TO A POINT ON A 31.00 FOOT RADIUS CURVE TO THE LEFT; (4) ALONG THE ARC OF SAID CURVE 48.69 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARS NORTH 45°05'59" WEST 43.84 FEET); (5) NORTH 00°05'59" WEST 11.00 FEET; (6) NORTH 03°16'00" EAST 34.06 FEET; (7) NORTH 00°05'59" WEST 11.00 FEET; THENCE LEAVING SAID WEST LINE SOUTH 89°54'01" WEST 18.05 FEET TO A POINT ON A 477.91 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 324.86 FEET THROUGH A CENTRAL ANGLE OF 38°56'49" (CHORD BEARS NORTH 70°37'35" WEST 318.64 FEET) TO A POINT OF REVERSE CURVATURE WITH A 523.48 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 30.99 FEET THROUGH A CENTRAL ANGLE OF 03°23'32" (CHORD BEARS NORTH 52°50'56" WEST 30.99 FEET); THENCE SOUTH 35°27'18" WEST 56.00 FEET; THENCE SOUTH 00°39'53" EAST 374.42 FEET; THENCE S 87°42'48" EAST 392.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.10 ACRES
ENT 142799-2017 Map # 15408
JEFFERY SMITH
UTAH COUNTY RECORDER
2017 Feb 10 9:54 AM FEE \$2.00 BY 15408
RECORDED FOR LEHI CITY CORPORATION

OWNER'S DEDICATION

THE UNDERSIGNED, BEING THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, DO HEREBY DEDICATE ALL EASEMENTS SHOWN ON THIS PLAT TO LEHI CITY. THE UNDERSIGNED HEREBY WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR ENCUMBRANCES ON THE DEDICATED EASEMENTS.

IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HANDS THIS 3rd DAY OF February 2017 2017

MARK W. PACKARD, SENIOR EXECUTIVE VICE PRESIDENT
CENTRAL BANK, A UTAH CORPORATION
WILLIAM O. PERRY, III
PERRY HOMES UTAH, INC., A UTAH CORPORATION

ACKNOWLEDGMENT

ON THIS 3rd DAY OF February 2017, THERE PERSONALLY APPEARED BEFORE ME, MARK W. PACKARD, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE SENIOR EXECUTIVE VICE PRESIDENT OF CENTRAL BANK, A UTAH CORPORATION, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC: *Kisha*
RESIDENCE: *Utah County*
MY COMMISSION EXPIRES: 08-19-2019

ACKNOWLEDGMENT

ON THIS 3rd DAY OF February 2017, THERE PERSONALLY APPEARED BEFORE ME, WILLIAM O. PERRY, III, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE CHAIRMAN OF PERRY HOMES UTAH, INC., A UTAH CORPORATION, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC: *Kimberly M Woodlee*
RESIDENCE: *Salt Lake County*
MY COMMISSION EXPIRES: Feb 03, 2019

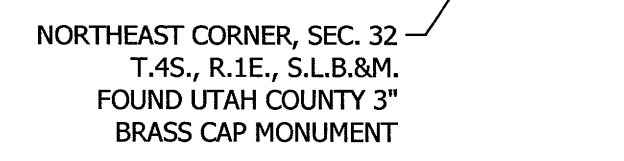
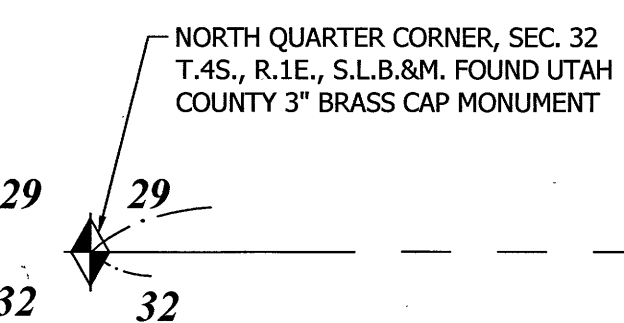
ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF LEHI CITY, UTAH COUNTY, 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 13 DAY OF APRIL, 2016.

MAYOR: *Leif Kleiman* APPROVE: CITY ENGINEER
ATTY: *Marilyn Bonaske* CITY RECORDER
(SEE SEAL BELOW)

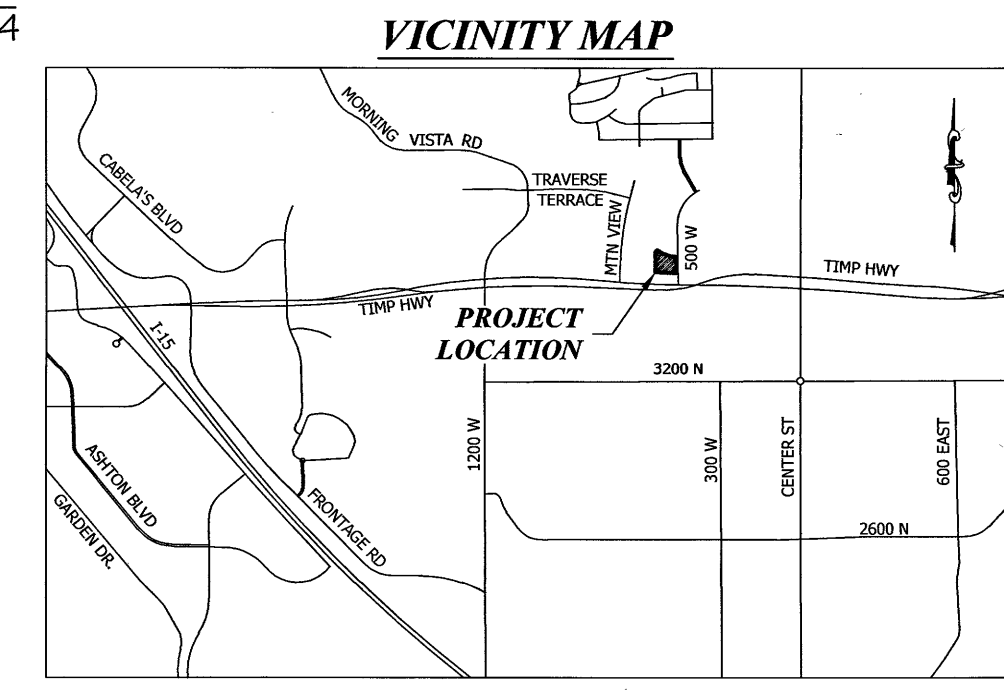
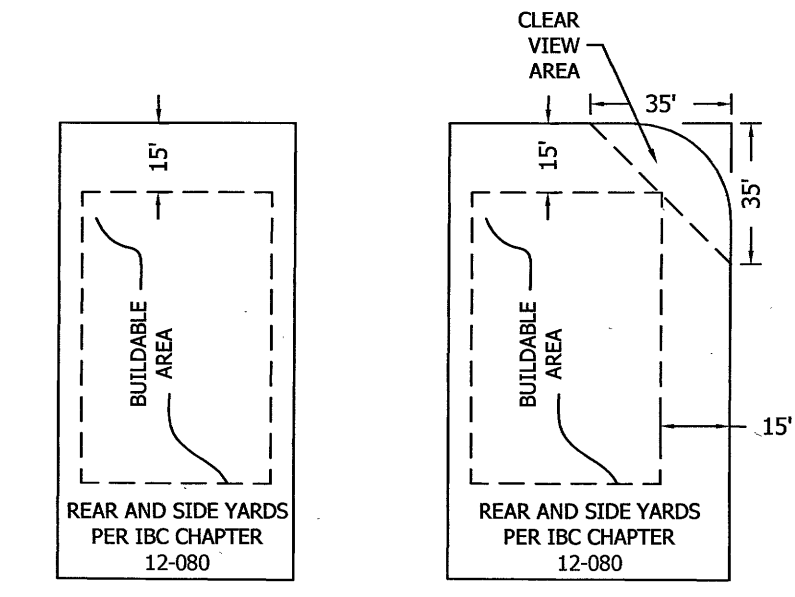
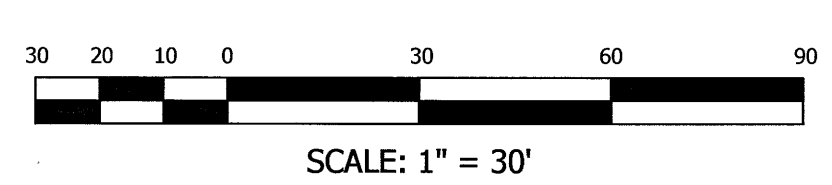
PLANNING COMMISSION APPROVAL

APPROVED THIS 14 DAY OF January, 2016 BY THE LEHI CITY PLANNING COMMISSION.
DIRECTOR-SECRETARY: *Bob Polunin* CHAIRMAN, PLANNING COMMISSION



LINE TABLE			CURVE TABLE					
LINE	BEARING	LENGTH	CURVE	LENGTH	RADIUS	Δ	CH BEARING	CH LENGTH
L1	N 00°05'59" W	27.09'	C1	48.69'	31.00'	90°00'00"	N 45°05'59" W	43.84'
L2	N 00°05'59" W	11.00'	C2	343.89'	505.91'	38°56'49"	S 70°37'35" E	337.31'
L3	N 03°16'00" E	34.06'	C3	29.33'	495.49'	3°23'32"	N 52°50'57" W	29.33'
L4	N 00°05'59" W	11.00'	C4	27.68'	467.48'	3°23'32"	N 52°50'56" W	27.67'
L5	S 89°54'01" W	18.05'	C5	362.93'	533.91'	38°56'49"	S 70°37'35" E	355.98'
L6	S 89°54'01" W	17.05'	C6	176.80'	533.91'	18°58'22"	S 60°38'21" E	175.99'
L7	S 89°54'01" W	16.05'	C7	186.13'	533.91'	19°58'27"	S 80°06'45" E	185.19'

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.



LAND USE SUMMARY

TOTAL SITE =	3.10 ACRES
TOTAL LOTS =	2 LOTS
OPEN SPACE =	0.87 ACRES
ROAD DEDICATION =	0.50 ACRES

15408

HA Entellus
181 North 200 West, Suite #4
Bountiful, Utah 84010
Phone 801-298-2236
Fax 801-298-5983
H&A PROJECT #14-377
02/02/2017 JRC

- NOTES:
- PUBLIC UTILITY EASEMENTS (P.U.E.) ARE LOCATED AT THE FRONT OF LOTS AND ALONG ALL ROADWAYS AND ARE TYPICALLY 10 FEET WIDE, EXCEPT WHERE OTHERWISE NOTED.
 - ZONING FOR ALL LOTS WILL MEET PLANNED COMMUNITY (PC) ZONING REQUIREMENTS.
 - 84" TEMPORARY ASPHALT TURNAROUND WITH APPROPRIATE ROAD BASE, 3 NO PARKING SIGNS INSTALLED, AND NO ABOVE GROUND UTILITIES ALLOWED IN THE TURNAROUND AREA.
 - STORM WATER DETENTION ON REGIONAL POND SOUTH OF PROPERTY.

PROPERTY LINE
EASEMENT AND ROAD CENTERLINE
TIE TO MONUMENT
PUBLIC UTILITY EASEMENT (P.U.E.)

NOTARY PUBLIC'S SEAL: KIMBERLY J KLEINMAN, NOTARY PUBLIC-STATE OF UTAH, COMMISSION# 684698, COMM. EXP. 08-19-2019

SURVEYOR'S SEAL: VON R. HILL, P.L.S., UT#166385

CITY ENGINEER'S SEAL: LEHI CITY, UT#17

CLERK-RECORDER'S SEAL: JEFFERY SMITH, UT#15408

CENTRAL BANK SUBDIVISION
A 2-LOT COMMERCIAL SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32,
TOWNSHIP 4 SOUTH, RANGE 1 EAST, S.L.B.&M.,
LEHI CITY, UTAH COUNTY, UTAH

S&C: 32, 745, R1E
525 4M TU010