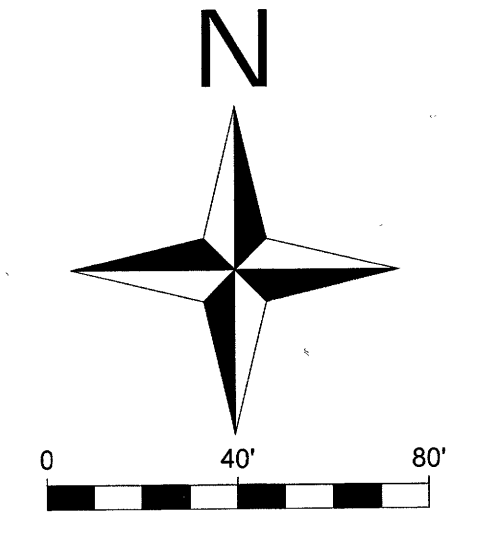


This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

GRAY FARMS OFFICE CONDOMINIUMS

(AN EXPANDABLE CONDOMINIUM PROJECT)
LEHI CITY, UTAH COUNTY, UTAH



SURVEYOR'S CERTIFICATE
I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172675 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY THAT AT THE REQUEST OF THE OWNER OF THE BELOW DESCRIBED LAND, I PERFORMED A SURVEY OF THE SAID LAND, THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH WILL BE CONSTRUCTED GRAY FARMS OFFICE CONDOMINIUMS PHASE 1, AND THIS RECORD OF SURVEY MAP, CONSISTING OF TWO (2) PAGES IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13 (1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THE SURVEY.

Dennis P. Carlisle
DENNIS P. CARLISLE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 172675

DECEMBER 20, 2019
DATE

VICINITY MAP

- NOTES**
- #5 REBAR & CAPS TO BE SET AT ALL BOUNDARY CORNERS.
 - ALL COMMON AREAS ARE HEREBY DEDICATED AS PUBLIC UTILITY EASEMENTS. ANY COMMON AND OPEN SPACE AREAS SHALL BE MAINTAINED BY THE CONDOMINIUM OWNERS ASSOCIATION.
 - ALL BUILDING WALLS ARE PARALLEL WITH, OR PERPENDICULAR TO THE REFERENCE BEARING SHOWN ON EACH BUILDING.
 - ALL INTERIOR DIMENSIONS AND ELEVATIONS ARE TO FINISHED SURFACES.
 - 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.
 - ZONING CLASSIFICATION: PC (PLANNED COMMUNITY DISTRICT).

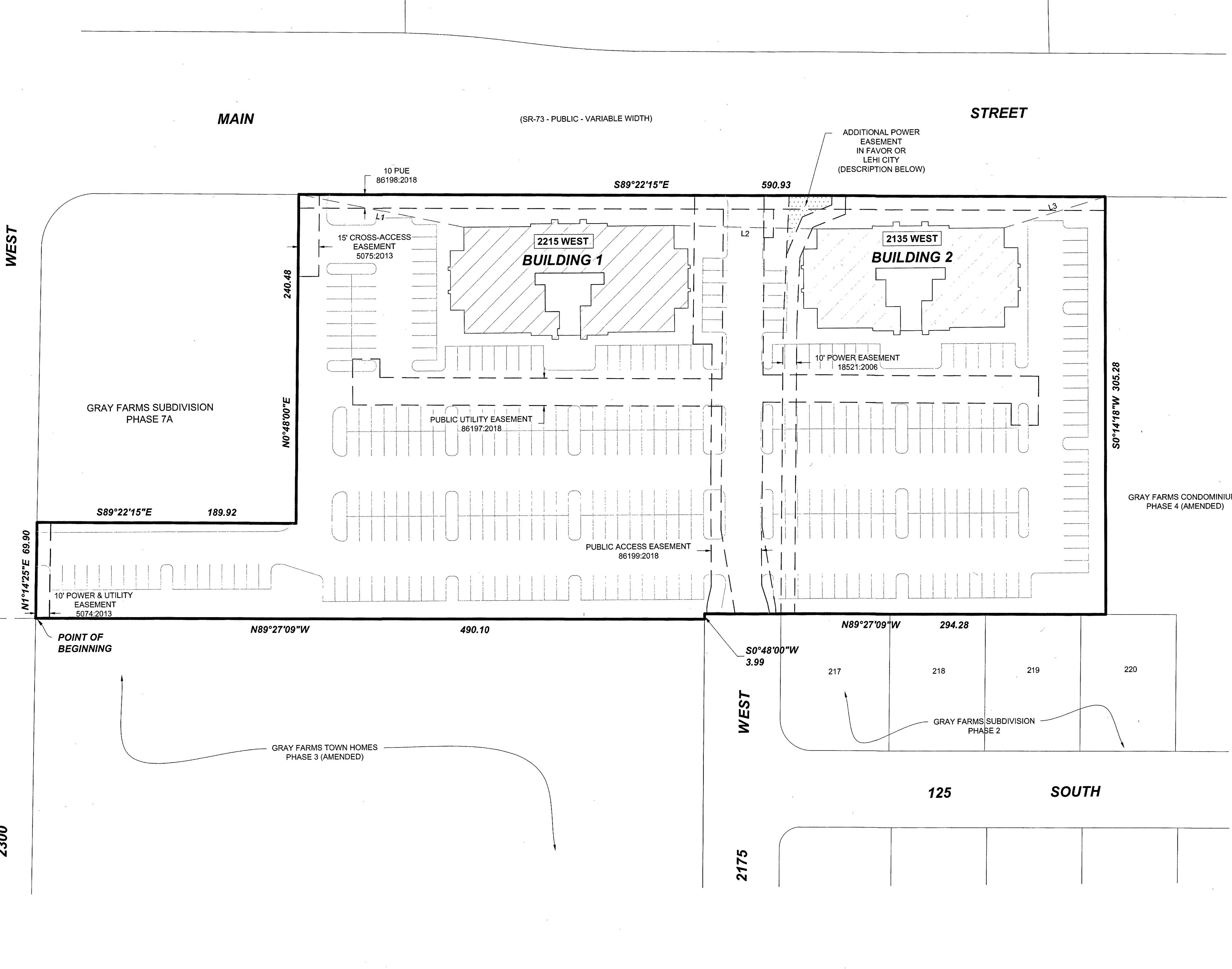
12 7
13 18
NORTHWEST CORNER OF SECTION 18, T5S, R1E, SLB&M 2017 COUNTY MONUMENT

(BASIS OF BEARING: N0°08'52"W ALONG THE SECTION LINE) MEASURED: 2655.37

13 18
WEST 1/4 CORNER OF SECTION 18, T5S, R1E, SLB&M 2" BRASS CAP MONUMENT (NO DATE)

POWER EASEMENT
Beginning at a point on the westerly line of an existing Power Easement described in Deed Entry No. 18521:2006 of the Official Records of Utah County located N0°08'52"W along the Section line 1,058.52 feet and East 489.15 feet from the West 1/4 Corner of Section 18, T5S, R1E, S.L.B.&M.; thence N2°54'56"E 43.24 feet to the southerly line of Main Street as described and dedicated in Deed Entry No. 86200:2018 of the Official Records of Utah County; thence S89°22'15"E along said south line of Main Street 31.38 feet to the westerly line of said Power Easement; thence along said Easement the following 3 (three) courses and distances: S0°53'00"W 6.85 feet; thence S68°27'51"W 23.23 feet; thence S23°21'17"W 29.92 feet to the point of beginning.
Contains: 544 +/- s.f.

13 18
WEST 1/4 CORNER OF SECTION 18, T5S, R1E, SLB&M 2" BRASS CAP MONUMENT (NO DATE)



BOUNDARY DESCRIPTION
A portion of that Real Property described in Deed Entry No. 78613:2018 of the Official Records of Utah County located in the NW1/4 of Section 18, Township 5 South, Range 1 East, Salt Lake Base and Meridian, located in Lehi, Utah, more particularly described as follows:
Beginning at the northwest corner of GRAY FARMS PHASE 3-TOWNHOMES AMENDED, according to the Official Plat thereof on file in the Office of the Utah County Recorder located N0°08'52"W along the Section line 797.40 feet and East 336.67 feet from the West 1/4 Corner of Section 18, T5S, R1E, S.L.B.&M.; thence N1°14'25"E 69.90 feet to the southwest corner of Lot 1, Phase 7A, GRAY FARMS Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence along said lot and the extension thereof the following 2 (two) courses: S89°22'15"E 189.92 feet; thence N0°48'00"E 240.48 feet to the southwest corner of that Real Property described in Deed Entry No. 86200:2018 of the Official Records of Utah County; thence S89°22'15"E along said deed 590.93 feet to the southeast corner of said deed at the westerly line of GRAY FARMS CONDOMINIUMS PHASE 4 AMENDED, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence S0°14'18"W along said Plat 305.28 feet to the north line of GRAY FARMS Phase 2 Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence along said plat the following 2 (two) courses: N89°27'09"W 294.28 feet; thence S0°48'00"W 3.99 feet to the northeast corner of said GRAY FARMS PHASE 3-TOWNHOMES AMENDED; thence N89°27'09"W along said plat 490.10 feet to the point of beginning.
Contains: 4.49 +/- acres

OWNER'S CERTIFICATE, CONSENT TO RECORD, CONVEYANCE OF UTILITY EASEMENTS AND DEDICATION
KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED ARE THE OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, DO HEREBY:

- CERTIFY (A) THAT WE ARE THE SOLE OWNERS OF FEE SIMPLE TITLE TO THE LAND SHOWN ON THIS RECORD OF SURVEY MAP, (B) THAT WE HAVE CAUSED A SURVEY OF THIS LAND DESCRIBED HEREON TO BE MADE AND THIS RECORD OR SURVEY MAP, CONSISTING OF TWO (2) PAGES, TO BE DESCRIBED HEREON;
- CONSENT TO THE RECORDATION HEREOF WITH THE INTENTION THAT UPON SUCH RECORDATION, AND THE CONCURRENT RECORDATION OF THAT CERTAIN CONDOMINIUM DECLARATION FOR THE PROVISIONS OF THE UTAH CONDOMINIUM OWNERSHIP ACT SHALL APPLY TO THE PROPERTY DESCRIBED HEREON;
- CONVEY UNTO THE RESPECTIVE PRIVATE UTILITY COMPANIES AND PUBLIC UTILITY AGENCIES PROVIDING THE UTILITY SERVICES IN QUESTION, THEIR SUCCESSORS AND ASSIGNS A PERPETUAL NON-EXCLUSIVE EASEMENT IN, THROUGH, ALONG AND UNDER ALL COMMON AREAS SHOWN HEREON WHICH ARE ARE NOT COVERED BY BUILDINGS, FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, CABLE TELEVISION, SEWER AND WATER LINES AND APPURTENANCES THERETO SERVING THE PROJECT, TOGETHER WITH THE RIGHT TO ACCESS THERETO; AND

IN WITNESS WHEREOF WE HAVE HERUNTO SET OUR HANDS THIS 6 DAY OF JANUARY, 2020

Richard M. Elsworth (SIGNATURE)
LEHI MAIN STREET OFFICE, LLC

BY: Richard M. Elsworth (PRINTED NAME)
ITS: MANAGER

LIMITED LIABILITY ACKNOWLEDGMENT
ON THIS 6th DAY OF JANUARY, 2020, PERSONALLY APPEARED BEFORE ME Richard Elsworth, WHO AFTER BEING DULY SWORN, DID ACKNOWLEDGE TO ME THAT HE/SHE IS THE Manager OF LEHI MAIN STREET OFFICE, LLC, A UTAH 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.

MY COMMISSION EXPIRES: Jan 23, 2021

Stacy Emerine
NOTARY PUBLIC (SIGNATURE)
RESIDING IN Utah COUNTY

MY COMMISSION No. 693275

STACY EMERINE
NOTARY PUBLIC-STATE OF UTAH
COMMISSION # 693275,
COMM. EXP. 01-23-2021

Stacy Emerine
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY
THE CITY COUNCIL OF 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 SAID PUBLIC.

THIS 10th DAY OF JANUARY, A.D. 2020

Jeffery Ghith
CITY MAYOR

ENR 20593:2020 Map # 16961
JEFFERY GHITH
UTAH COUNTY RECORDER
2020 Feb 19 1:24 pm FEE 146.00 BY SM
RECORDED FOR LEHI CITY CORPORATION

ATTEST: *Joshua Wilson*

CITY ENGINEER

civilsolutionsgroup inc.

CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

LEGEND

PRIVATE OWNERSHIP
COMMON OWNERSHIP

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N78°16'44"W	123.08
L2	S88°01'29"E	104.86
L3	S73°23'07"W	77.39

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. § 53-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:

- A RECORDED EASEMENT OR RIGHT OF WAY
- THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
- TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND FACILITIES OR
- ANY OTHER PROVISION OF LAW.

PLANNING COMMISSION APPROVAL

APPROVED THIS 30 DAY OF October, A.D. 2019, BY THE LEHI CITY PLANNING COMMISSION.

Richard M. Elsworth
CHAIRMAN, PLANNING COMMISSION

DIRECTOR - SECRETARY

DOMINION ENERGY

*DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFORMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THIS PLAT, INCLUDING THOSE SET IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

GRAY FARMS OFFICE CONDOMINIUMS
(AN EXPANDABLE CONDOMINIUM PROJECT)
LEHI CITY, UTAH COUNTY, UTAH

1 OF 2

SURVEYOR SEAL: DENNIS P. CARLISLE, CERTIFICATE NO. 172675

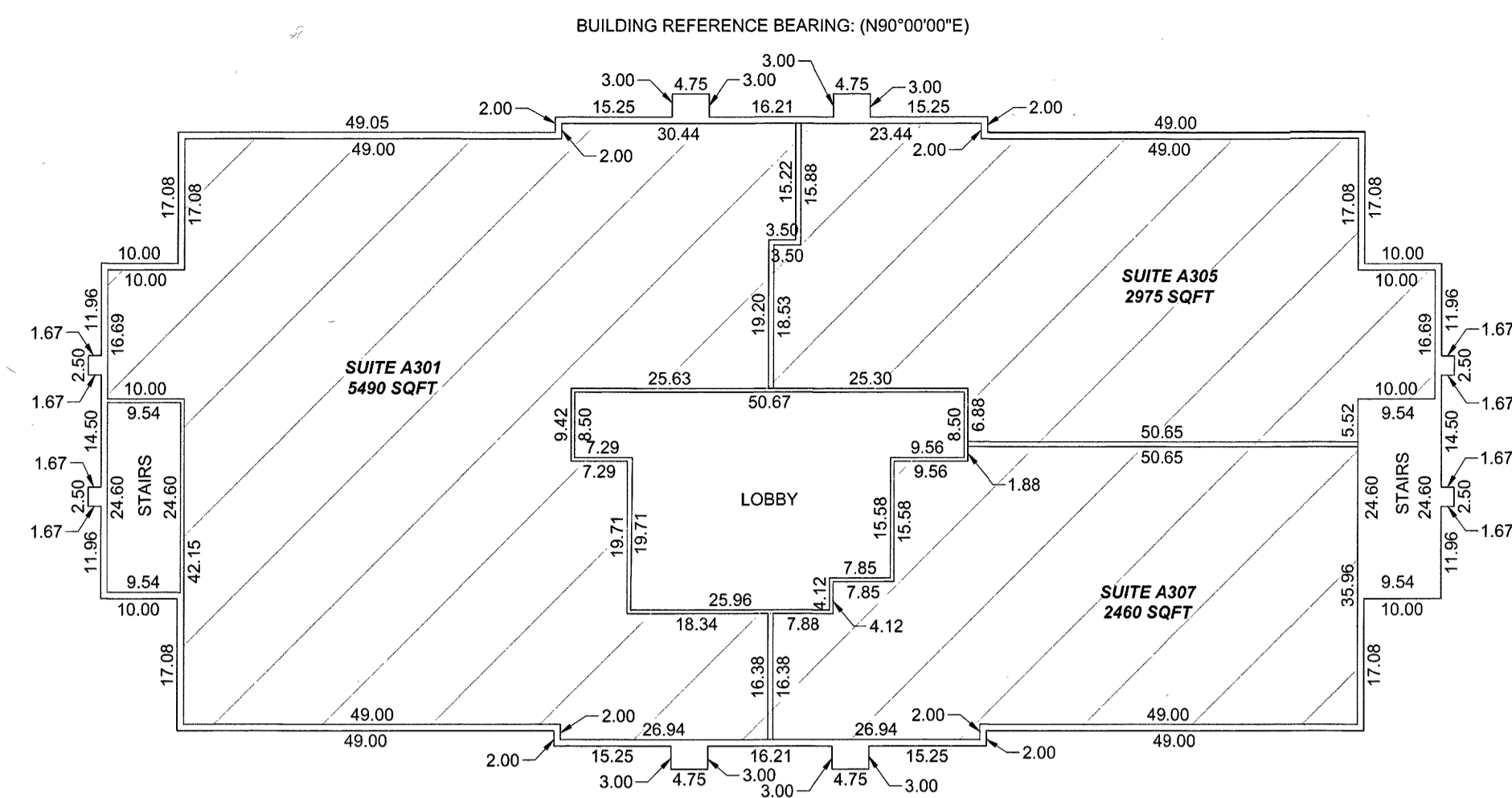
NOTARY PUBLIC SEAL: STACY EMERINE, COMMISSION # 693275, COMM. EXP. 01-23-2021

CITY ENGINEER SEAL: JOSHUA WILSON, LEHI CITY ENGINEER, 1/23/20

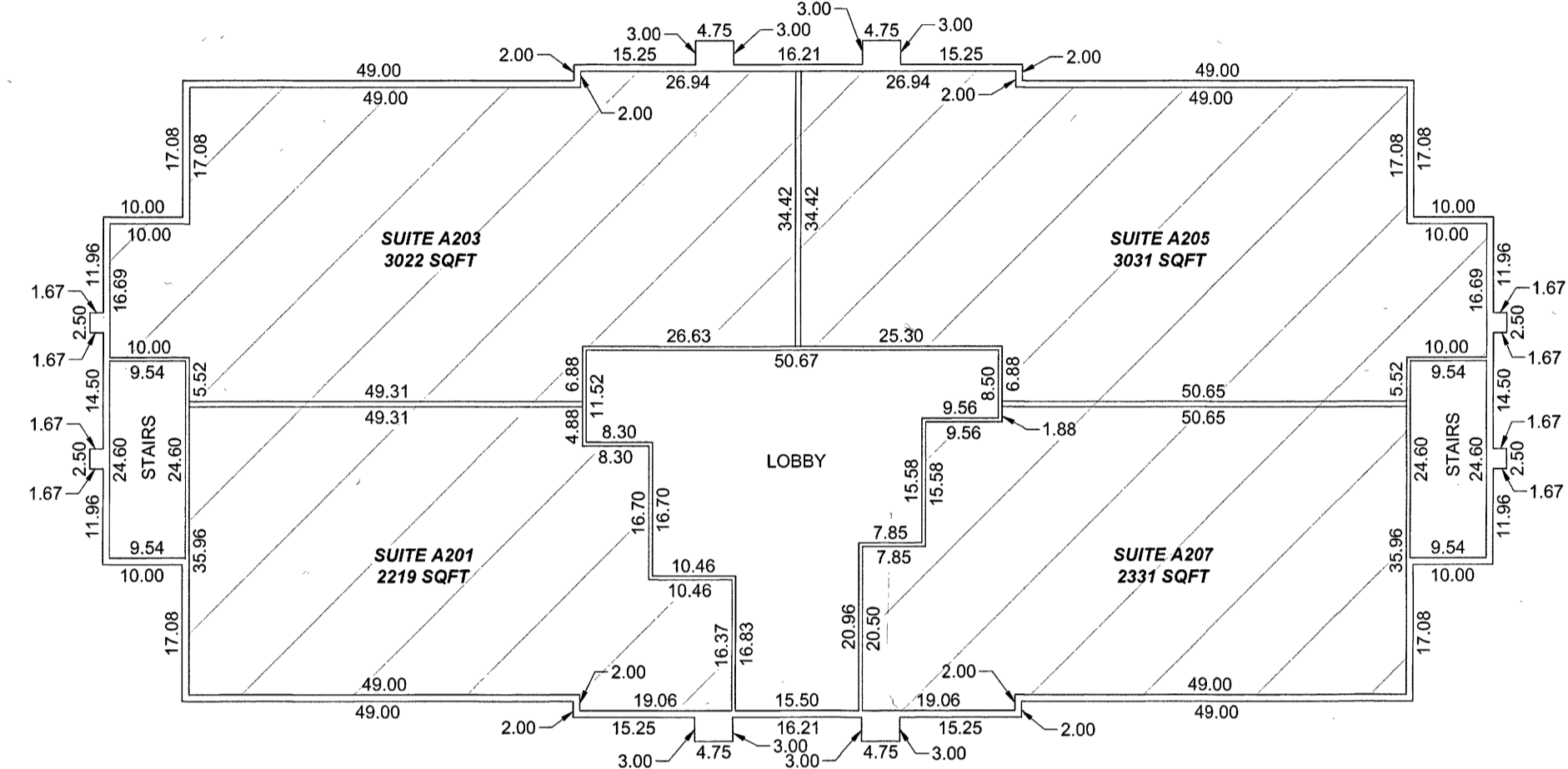
CITY RECORDER SEAL: JEFFERY GHITH, UTAH COUNTY RECORDER, 2020 FEB 19 1:24 PM FEE 146.00 BY SM RECORDED FOR LEHI CITY CORPORATION

16961 SHEET 1 of 2

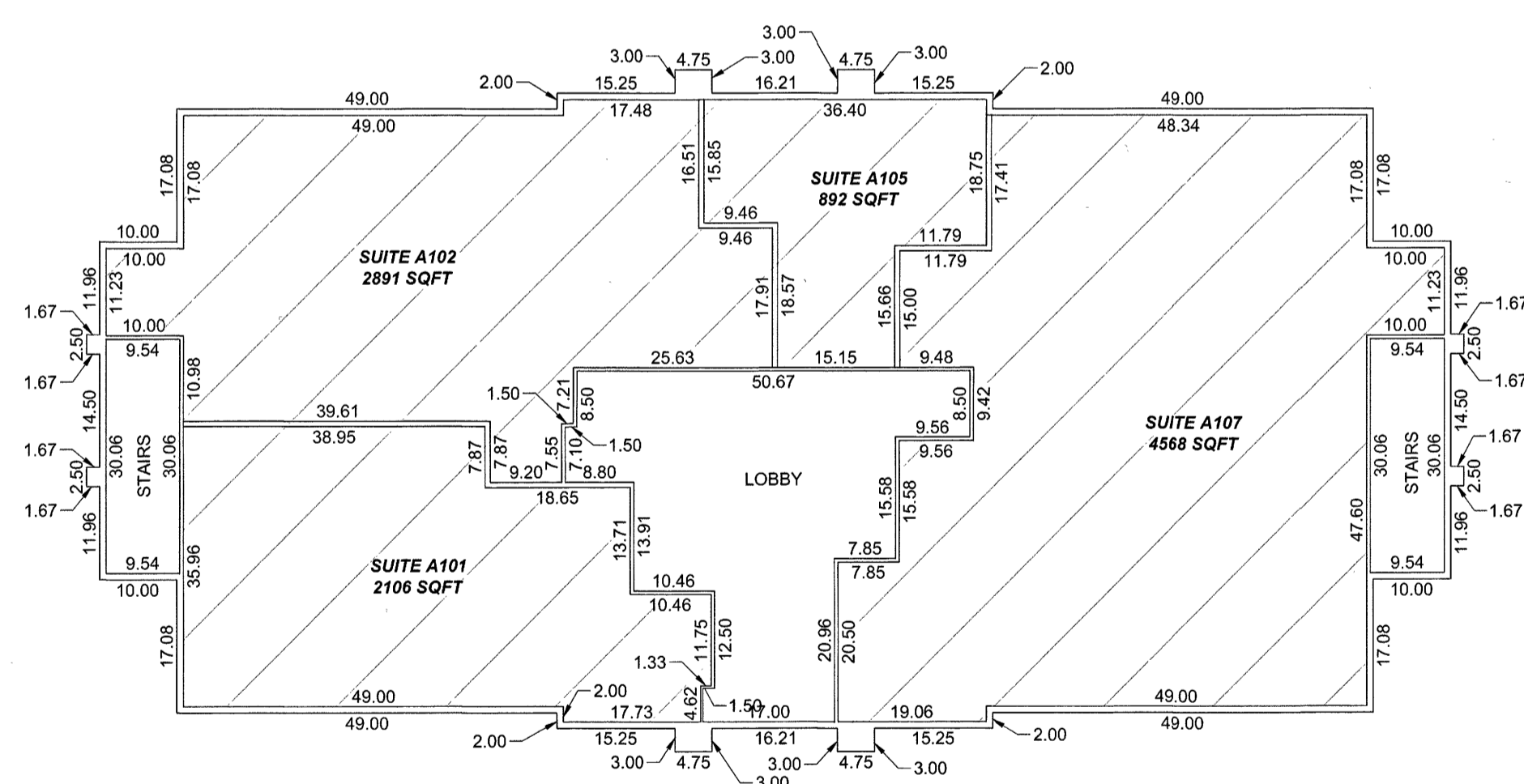
SEC-18 T5S R1E TU 010 D4



3RD FLOOR

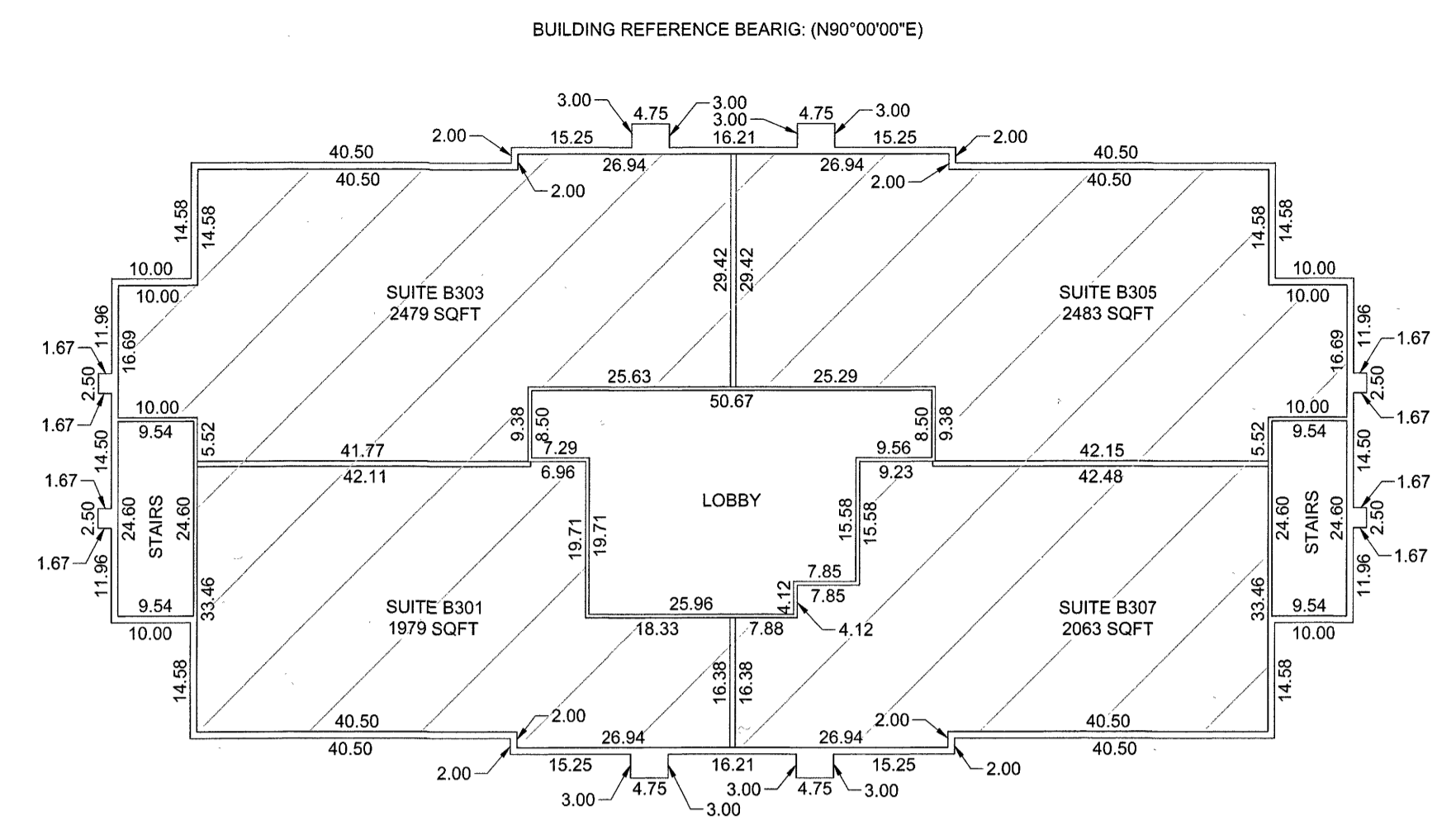


2ND FLOOR

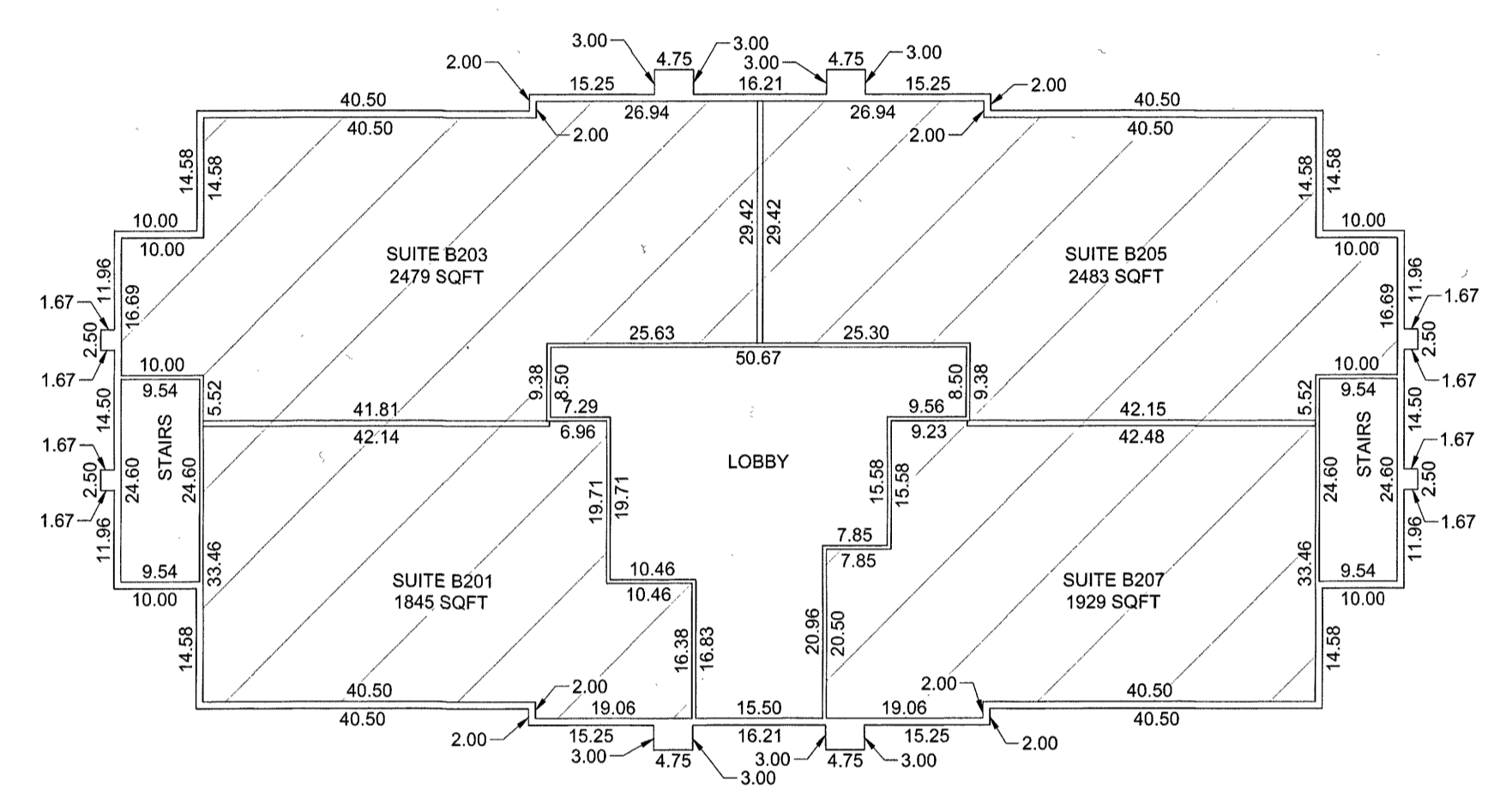


1ST FLOOR

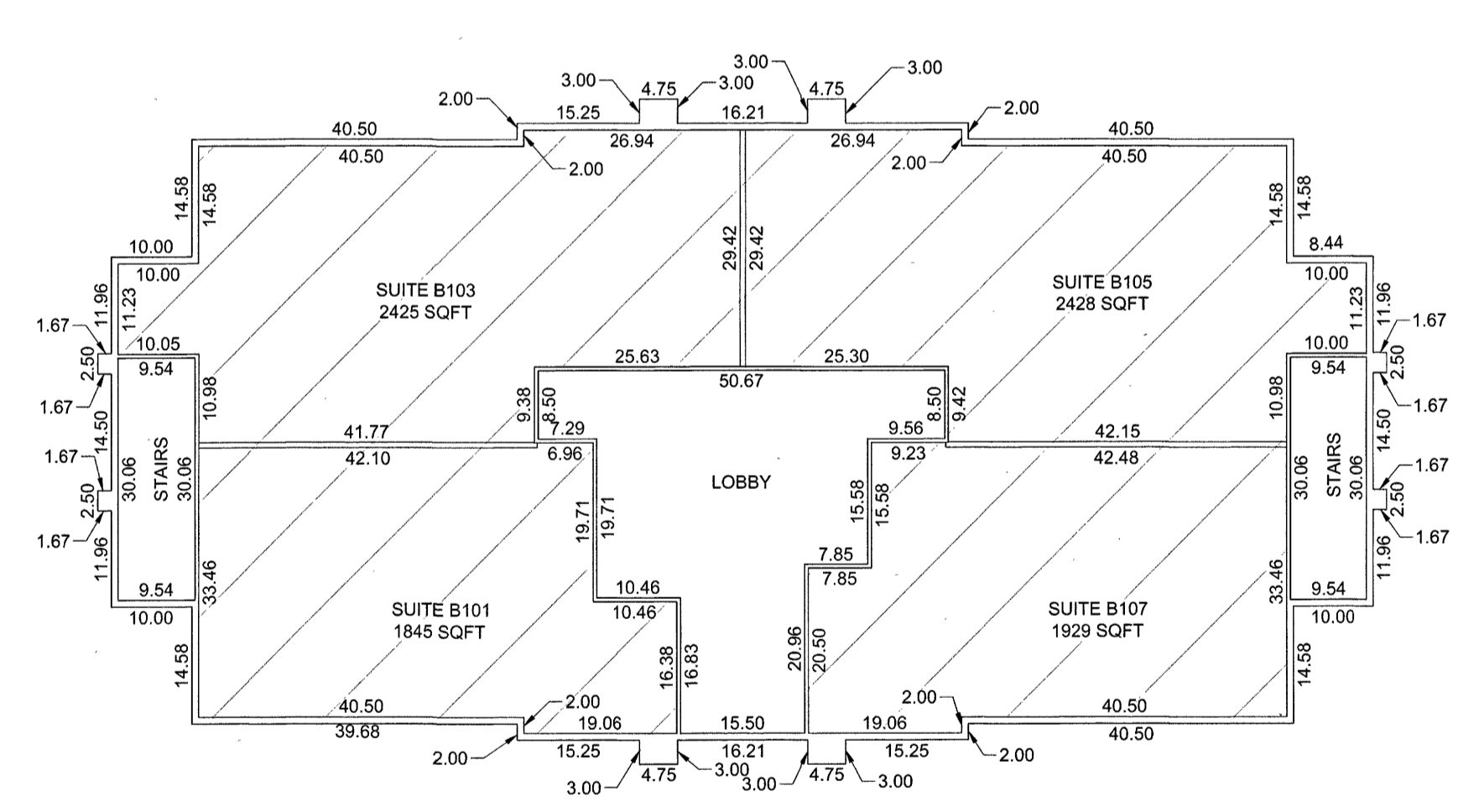
BUILDING 1



3RD FLOOR

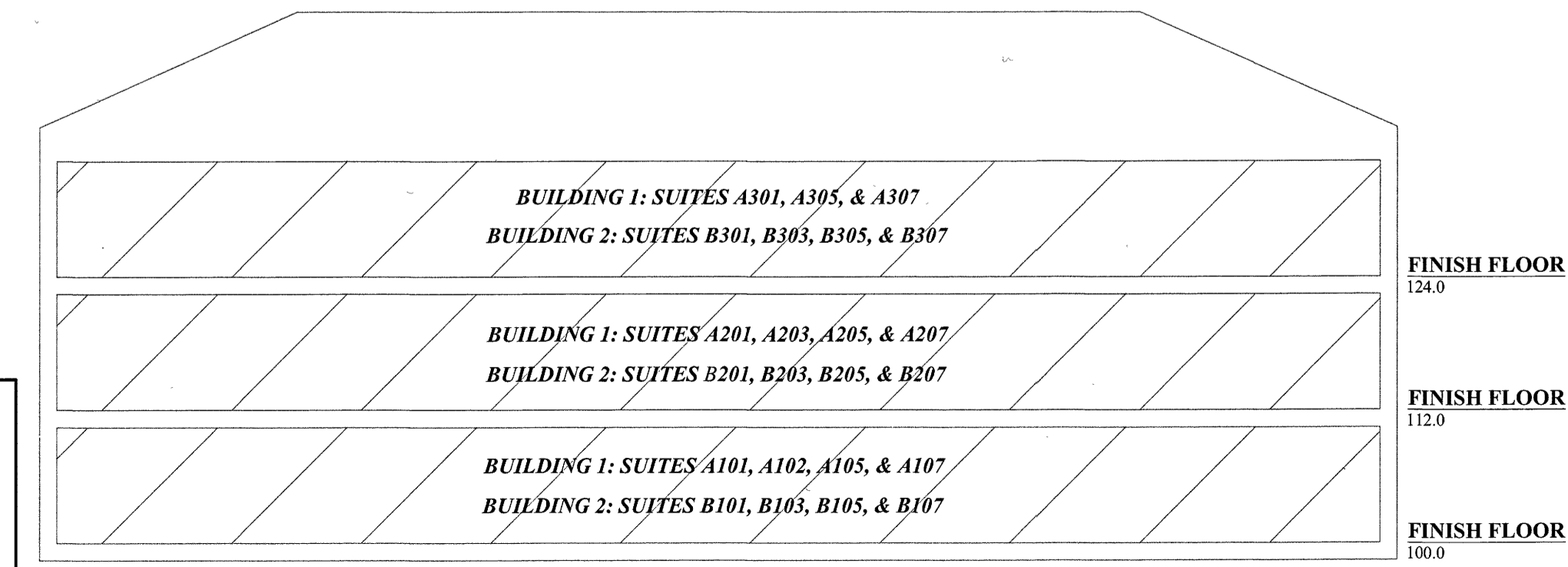


2ND FLOOR



1ST FLOOR

BUILDING 2



BUILDING 1 ELEVATION

LEGEND
 PRIVATE OWNERSHIP
 COMMON OWNERSHIP

16961 SHEET 2 of 2

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