

P.C. 3/7/01

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RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2001 Mar 20 11:55 am FEE 0.00 BY AB
RECORDED FOR LEHI CITY

ORDINANCE NO. 02-13-01.7

**AN ORDINANCE ADOPTING THE THANKSGIVING POINT
AMENDED PROJECT AREA PLAN**

WHEREAS, the Planned Community development project designed as "Thanksgiving Point" previously received approval of it's Project Area Plan pursuant to the enactment of Lehi City Ordinance No. 11-23-99.55 passed by the Lehi City Council on November 23, 1999; and

WHEREAS, the developers of the Thanksgiving Point project have proposed certain amendments and modifications to the Project Area Plan consisting, among other things, of revisions to the parcels designated as Commercial and Business Park areas within the Planned Community and the addition of property previously known as the "Bushman Annexation" and including revisions to related sections of the original Area Plan.

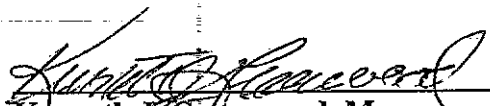
WHEREAS, Lehi City, acting pursuant to its authority and Utah Code Section 10-9-101 et. Seq., and in furtherance of its land use policies, goals, objectives, ordinances and other requirements, has made certain determinations with respect to the Developer's proposals for the Thanksgiving Point Amended Project Area Plan as it relates to the mix of uses and the enlargement of the project, all as set forth in that certain area plan designated as the Thanksgiving Point Amended Project Area Plan, a copy of which has been filed with the office of the Lehi City Planning Department;

NOW, THEREFORE, IT IS ORDAINED BY THE CITY COUNCIL OF LEHI CITY, UTAH AS FOLLOWS:

SECTION I: That certain area plan designated as the Thanksgiving Point Amended Project Area Plan, a copy of which has been filed, together with this ordinance, with the Lehi City Planning Department, is hereby adopted as the Amended Area Plan for the Thanksgiving Point Project Area.

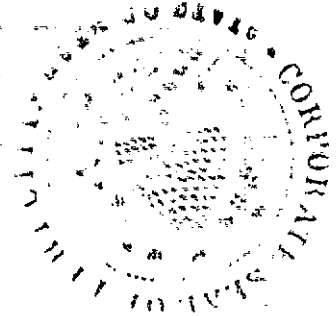
SECTION II: This ordinance shall take effect immediately after passage by the City Council and subsequent publication as required by law.

PASSED AND ADOPTED by the Lehi City Council this 13th day of February, 2001.


Kenneth J. Greenwood, Mayor

ATTEST:

Connie J. Ashton City Recorder



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2460 West Hwy 56, Suite 4

Cedar City, UT 84720

Office: (435) 867-4565

Fax: (435) 867-4459



THANKSGIVING POINT PC ZONE DESCRIPTION

3/15/2001

BEGINNING AT A POINT ALONG THE EAST WEST QUARTER SECTION LINE 140.24 FT N89°58'00"W FROM EAST QUARTER CORNER OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 1 WEST; THENCE ALONG SAID LINE, N89°58'00" W A DISTANCE OF 1182.41 FT; THENCE N44°23'55"W A DISTANCE OF 463.13 FT; THENCE S00°00'42"W A DISTANCE OF 330.72 FT; THENCE N89°58'00"W A DISTANCE OF 487.11 FT TO A POINT, WHICH POINT IS THE SOUTHEAST CORNER OF LOT 9 OF THANKSGIVING POINT BUSINESS PARK PLAT "A" AMENDED; THENCE ALONG THE BOUNDARY LINE OF SAID SUBDIVISION N39°18'15"W A DISTANCE OF 1357.30 FT; THENCE ALONG SAID SUBDIVISION LINE N39°28'50"E A DISTANCE OF 459.02 FT; THENCE N44°25'10"W A DISTANCE OF 469.96 FT; THENCE S40°05'30"W A DISTANCE OF 1130.20 FT; THENCE S50°04'00"W A DISTANCE OF 123.00 FT TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE DENVER & RIO GRANDE WESTERN RAILROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE OF THE DENVER & RIO GRANDE WESTERN RAILROAD N39°56'00"W A DISTANCE OF 1676.70 FT; THENCE N39°18'15"W A DISTANCE OF 2392.43 FT; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE N90°00'00"W A DISTANCE OF 507.09 FT; THENCE S33°17'32"W A DISTANCE OF 217.62 FT; THENCE S59°25'19"W A DISTANCE OF 286.48 FT; THENCE S21°50'50"W A DISTANCE OF 117.09 FT; THENCE S10°09'23"W A DISTANCE OF 75.60 FT; THENCE S07°40'54"E A DISTANCE OF 242.17 FT; THENCE S12°30'51"E A DISTANCE OF 266.96 FT; THENCE S02°30'14"E A DISTANCE OF 521.35 FT; THENCE S07°26'43"W A DISTANCE OF 382.01 FT; THENCE S14°58'00"W A DISTANCE OF 348.94 FT; THENCE S04°42'01"W A DISTANCE OF 140.78 FT; THENCE S58°30'56"E A DISTANCE OF 99.66 FT; THENCE N60°48'30"E A DISTANCE OF 142.13 FT; THENCE N39°21'17"E A DISTANCE OF 173.95 FT; THENCE S67°28'07"E A DISTANCE OF 229.39 FT; THENCE S51°46'31"E A DISTANCE OF 67.43 FT; THENCE S48°11'00"E A DISTANCE OF 217.94 FT; THENCE S24°41'12"E A DISTANCE OF 209.63 FT; THENCE S48°32'06"E A DISTANCE OF 268.99 FT; THENCE S34°43'23"E A DISTANCE OF 1066.81 FT; THENCE S16°18'53"E A DISTANCE OF 256.36 FT; THENCE S07°26'53"E A DISTANCE OF 173.45 FT; THENCE S00°59'59"E A DISTANCE OF 100.46 FT; THENCE S02°27'31"W A DISTANCE OF 63.87 FT; THENCE S12°51'21"E A DISTANCE OF 37.51 FT; THENCE S53°20'57"E A DISTANCE OF 31.63 FT; THENCE S68°45'22"E A DISTANCE OF 379.17 FT; THENCE N88°00'27"E A DISTANCE OF 567.05 FT; THENCE S16°18'35"E A DISTANCE OF 484.38 FT; THENCE S30°45'52"E A DISTANCE OF 153.78 FT; THENCE S01°56'29"E A DISTANCE OF 196.16 FT; THENCE S13°28'44"E A DISTANCE OF 397.08 FT; THENCE S45°45'07"E A DISTANCE OF 467.35 FT; THENCE S88°47'16"E A DISTANCE OF 121.58 FT; THENCE S01°00'28"W A DISTANCE OF 114.51 FT; THENCE

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S45°57'46"E A DISTANCE OF 165.10 FT; THENCE S00°04'08"E A DISTANCE OF 329.17 FT; THENCE S89°55'18"E A DISTANCE OF 52.72 FT; THENCE S00°09'05"E A DISTANCE OF 456.67 FT; THENCE S59°30'00"E A DISTANCE OF 219.99 FT; THENCE S50°21'09"E A DISTANCE OF 274.81 FT; THENCE S89°35'35"E A DISTANCE OF 581.25 FT; THENCE S35°13'44"E A DISTANCE OF 716.19 FT; THENCE S16°17'58"E A DISTANCE OF 251.45 FT; THENCE N67°23'54"E A DISTANCE OF 590.61 FT; THENCE N64°05'28"E A DISTANCE OF 229.83 FT; THENCE N78°24'07"E A DISTANCE OF 359.81 FT; THENCE N07°22'27"W A DISTANCE OF 67.38 FT; THENCE N68°14'41"E A DISTANCE OF 254.41 FT; THENCE N76°45'21"E A DISTANCE OF 704.28 FT; THENCE N75°20'12"E A DISTANCE OF 108.79 FT; THENCE N89°10'4"E A DISTANCE OF 196.43 FT ALONG SAID SUBDIVISION LINE; THENCE N00°10'05"E A DISTANCE OF 3.29 FT; THENCE N87°33'52"E A DISTANCE OF 463.56 FT; THENCE N01°47'20"W A DISTANCE OF 9.57 FT; THENCE N87°27'44"E A DISTANCE OF 193.97 FT TO A POINT AT THE CENTERLINE OF BRYAN AVENUE; THENCE ALONG SAID CENTERLINE S00°58'26"E A DISTANCE OF 546.34 FT; THENCE LEAVING CENTERLINE OF SAID ROAD AND ALONG THE SOUTH LINE OF SAID SUBDIVISION S89°44'51"E A DISTANCE OF 1993.14 FT TO A POINT ON THE SOUTH LOT LINE OF LOT 26; THENCE N00°12'21"W A DISTANCE OF 687.85 FT; THENCE S90°00'00"W A DISTANCE OF 1455.76 FT; THENCE N00°01'32"E A DISTANCE OF 557.20 FT TO A POINT NORTH OF ASHTON BOULEVARD; THENCE N40°27'12"W A DISTANCE OF 1155.05 FT, THENCE N49°33'19"E A DISTANCE OF 790.32 FT TO A POINT, WHICH IS ON THE WEST LINE OF I-15 FRONTAGE ROAD; THENCE N41°44'00"W A DISTANCE OF 1799.48 FT ALONG THE WEST LINE OF I-15 FRONTAGE ROAD TO THE POINT OF BEGINNING CONTAINING 672.7 ACRES MORE OR LESS.

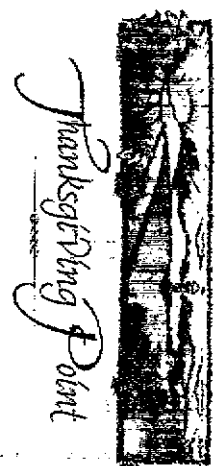
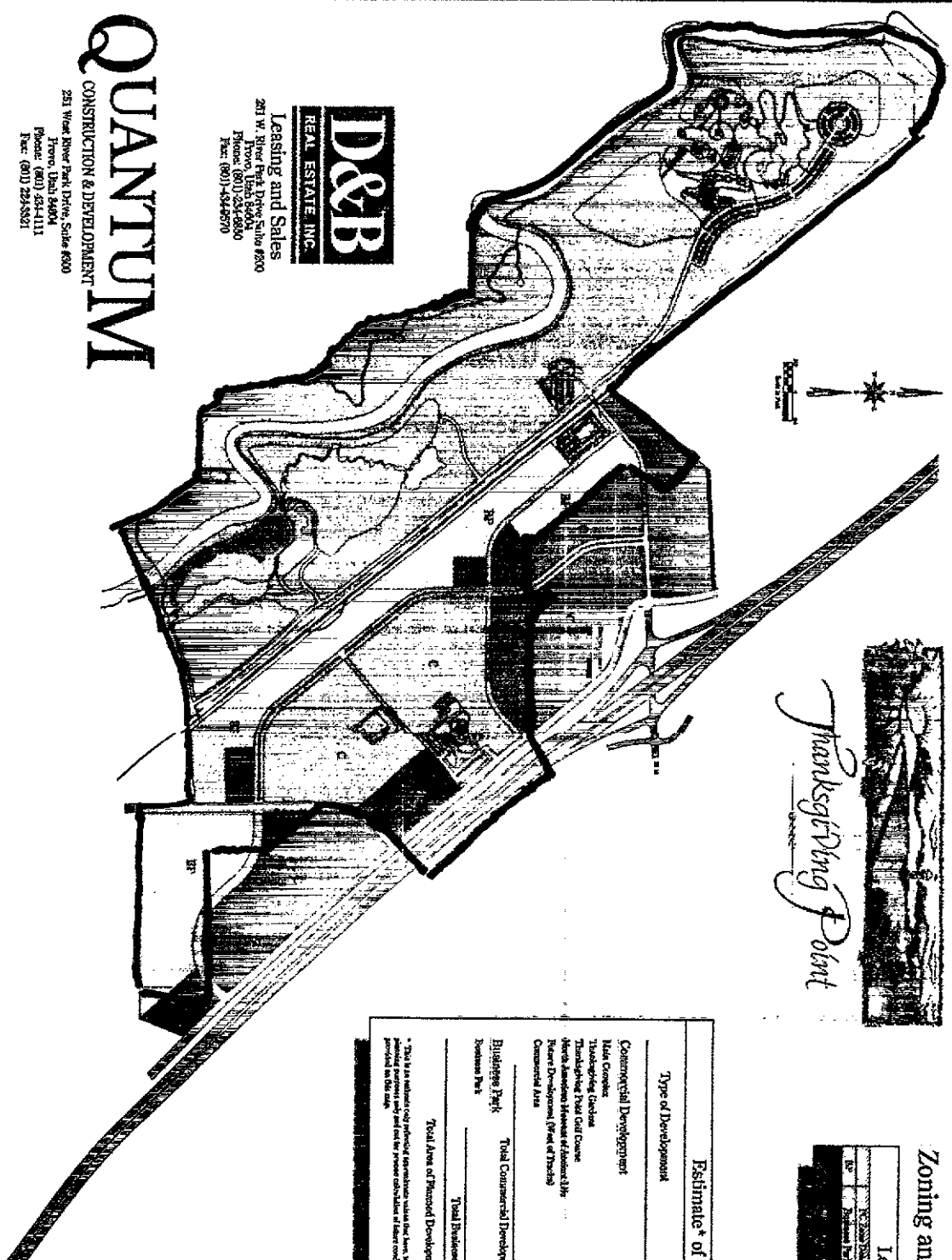
QUANTUM

CONSTRUCTION & DEVELOPMENT

251 West River Park Drive, Suite 6900
 Irvine, Utah 84004
 Phone: (801) 434-4111
 Fax: (801) 224-8321



Leasing and Sales
 2617 W. River Park Drive, Suite 6900
 Irvine, Utah 84004
 Phone: (801) 224-8880
 Fax: (801) 434-6570



Zoning and Density Map

Legend

BP	Business Park
CC	Community Center
CD	Community Development
CR	Community Residential
DR	Development Residential
ER	Employment Residential
FR	Future Residential
GR	General Residential
HR	Heavy Residential
IR	Industrial Residential
OR	Office Residential
PR	Professional Residential
RR	Residential Residential
SR	Single Residential
TR	Transient Residential
UR	Urban Residential
VR	Very Residential
WR	Work Residential

Estimate* of Density at Build Out

Type of Development	Area	Maximum Density (Sq. Ft. of Building)
Commercial Development		
Mass Commercial	15 Acres	396,000 Sq. Ft.
Manufacturing/Office	40 Acres	8,000 Sq. Ft.
Manufacturing/Total Craft Center	500 Acres	43,000 Sq. Ft.
Office/Manufacturing/Research & Development	77 Acres	1,222,000 Sq. Ft.
Research & Development (Plant or Truck)	180 Acres	345,000 Sq. Ft.
Commercial Area	120 Acres	2,115,000 Sq. Ft.
Business Park	604 Acres	3,880,000 Sq. Ft.
Business Park	77 Acres	1,390,000 Sq. Ft.
Total Area of Proposed Development - 917 Acres		4,690,000 Sq. Ft.

* This is an estimate only and does not constitute a guarantee. It is based on assumptions and is subject to change. The actual density will vary based on the final site plan and the zoning conditions. Actual densities may vary slightly from the forecast provided in this table.

OCT 18 2000