

# SUNRISE OFFICE CONDOMINIUM PLAT

VACATING LOT 2 OF CENTRAL BANK SUBDIVISION

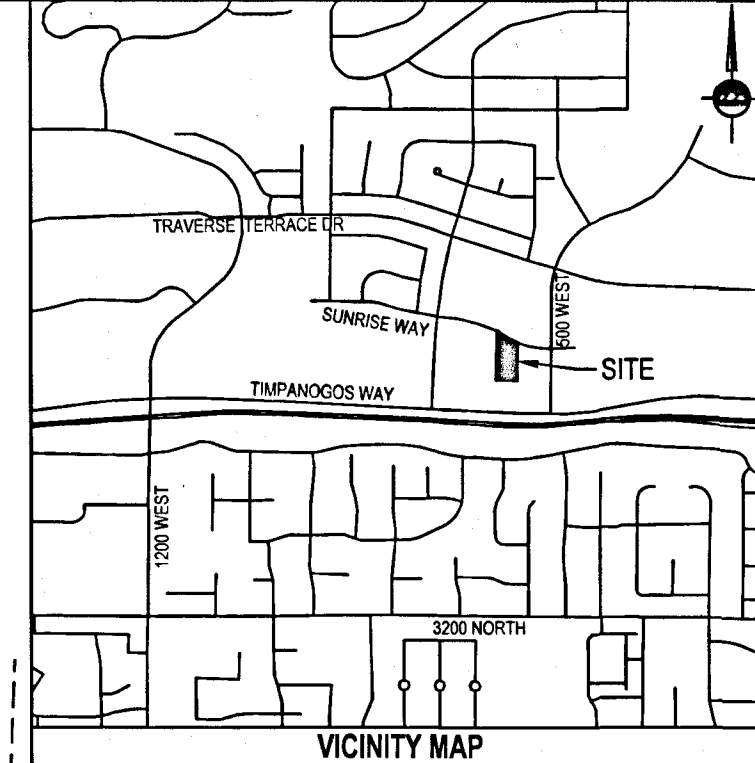
FINAL PLAT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32,  
TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN  
LEHI CITY, UTAH COUNTY, UTAH  
PLANNED COMMUNITY (PC) ZONING

NORTHEAST CORNER  
SECTION 32  
T4S, R1E, S18M  
FOUND 3" BRASS CAP

NORTHEAST E. BASE OF BEARING  
(N 88° 57' 07" E, 265.65 (MEASURED))  
333.78'

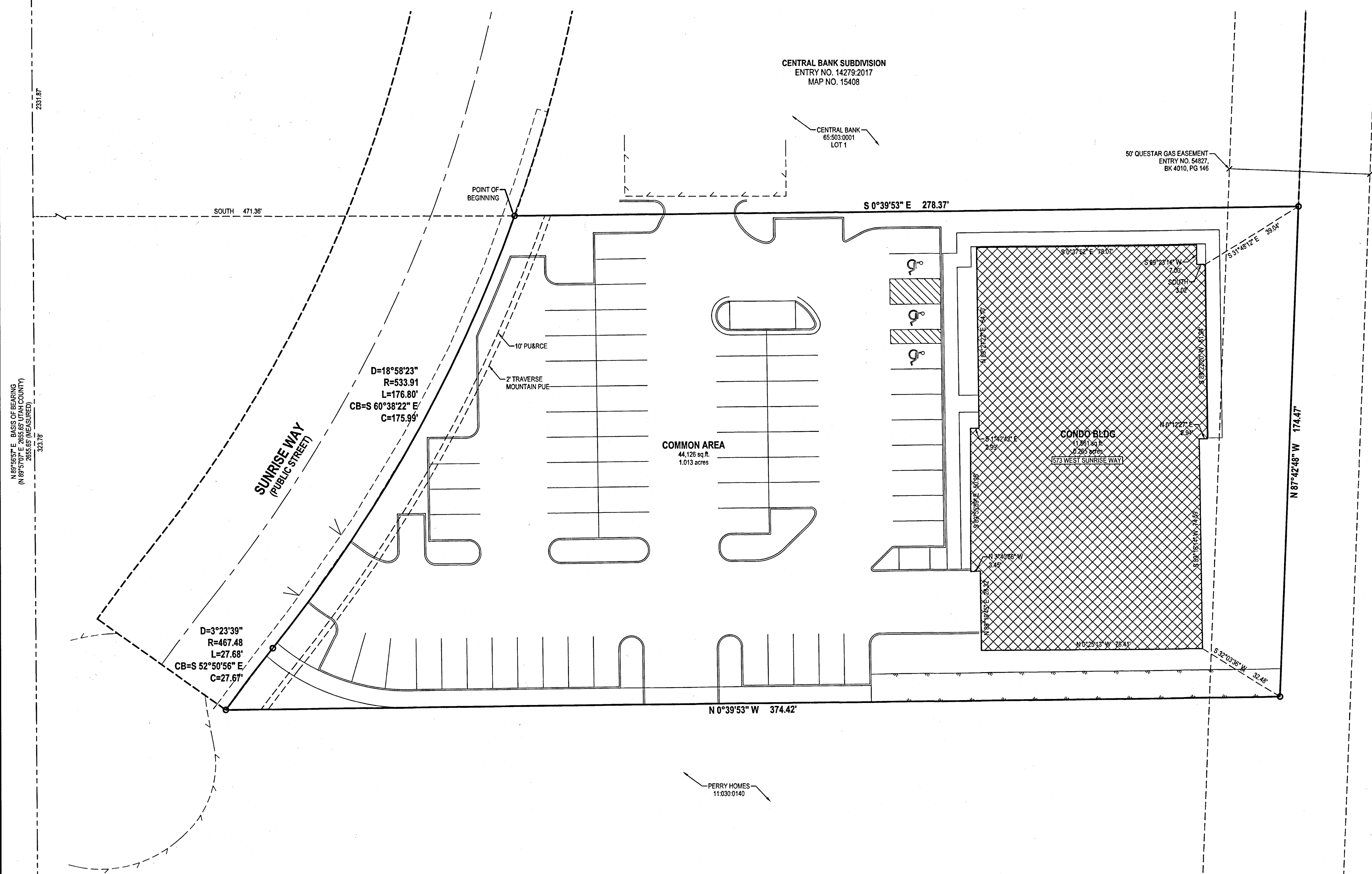
NORTH QUARTER CORNER  
SECTION 32  
T4S, R1E, S18M  
BM ELEV = 4885.74'  
FOUND 3" BRASS CAP



**SURVEYOR'S CERTIFICATE**  
I, PATRICK M. HARRIS, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 28682 as prescribed under 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 and the following description correctly describes the land surface upon which has been or will be constructed, hereafter to be known as SUNRISE OFFICE CONDOMINIUM PLAT, a Utah condominium project. In accordance with the Utah Condominium Ownership Act, I further certify that the condominium plat for said project is accurate and complies with the provision of Section 57-8-13 (1) of the Utah Condominium Ownership Act. Reference markers as shown on this plat are located as shown and are sufficient to readily retrace or re-establish this survey.

**BOUNDARY DESCRIPTION**  
All of Lot 2 of the Central Bank Subdivision, recorded as Entry No. 14279-2017 and Map Filing No. 15408 in the Office of the Utah County Recorder, being more particularly described as follows:  
Beginning at a point on the southerly right-of-way line of Sunrise Way, said point being North 69°56'57" East 323.78 feet along the section line and South 471.36 feet from the North Quarter Corner of Section 32, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running  
thence South 00°39'53" East 278.37 feet;  
thence North 87°42'48" West 174.47 feet;  
thence North 00°39'53" West 374.42 feet to the southerly right-of-way line of Sunrise Way;  
thence along said southerly right-of-way line the following two (2) courses:  
(1) Southeastery 27.68 feet along the arc of a 467.48 foot radius curve to the right (center bears South 35°27'18" West and the chord bears South 52°50'56" East 27.67 feet with a central angle of 03°23'32");  
(2) Southeastery 176.80 feet along the arc of a 533.91 foot radius curve to the left (center bears North 38°50'49" East and the chord bears South 60°38'22" East 175.99 feet with a central angle of 18°58'23") to the point of beginning.  
Contains 55,685 Square Feet or 1.278 Acres

DATE Dec. 18, 2024  
PATRICK M. HARRIS  
LICENSE NO. 28682



**OWNER'S CERTIFICATION AND CONSENT TO RECORD**  
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF SAID TRACT OF LAND DESCRIBED HEREON DO HEREBY CERTIFY THAT WE CONSENT TO THE RECORDATION OF THIS CONDOMINIUM PLAT IN ACCORDANCE WITH UTAH CODE ANNOTATED 57-8-13, SUBDIVIDING THE LAND INTO CONDOMINIUM OWNERSHIP, AND CREATING UNITS, COMMON AREAS, LIMITED COMMON AREAS AND EASEMENTS ALL AS SET FORTH HEREIN TO HEREAFTER BE KNOWN AS **SUNRISE OFFICE CONDOMINIUM PLAT**.  
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF SAID TRACT OF LAND DESCRIBED HEREON DO HEREBY CERTIFY THAT WE CONSENT TO THE RECORDATION OF THIS CONDOMINIUM PLAT IN ACCORDANCE WITH UTAH CODE ANNOTATED 57-8-13, SUBDIVIDING THE LAND INTO CONDOMINIUM OWNERSHIP, AND CREATING UNITS, COMMON AREAS, LIMITED COMMON AREAS AND EASEMENTS ALL AS SET FORTH HEREIN TO HEREAFTER BE KNOWN AS **SUNRISE OFFICE CONDOMINIUM PLAT**.

**UTILITY DEDICATION**  
BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY GRANT AND CONVEY TO THE CITY AND OTHER PUBLIC UTILITY COMPANIES, A PERMANENT EASEMENT AND RIGHT OF WAY IN AND TO THOSE AREAS REFLECTED ON THE MAP AND DEPICTED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THIS PROJECT AS COMMON AREA (INCLUDING PRIVATE STREETS AND PRIVATE DRIVEWAYS) FOR CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILITIES AND APPURTENANCES TOGETHER WITH RIGHT OF ACCESS THERETO.

**RESERVATION OF COMMON AREAS**  
BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY RESERVE ALL AREAS SHOWN ON THIS PLAT OR DESCRIBED IN THE DECLARATION OF CONDOMINIUM AS "COMMON AREA" FOR THE COMMON ENJOYMENT OF ALL OWNERS AND SUCH OWNERS GUESTS AND INVITEES AS SPECIFICALLY DESCRIBED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THE PROJECT.

IN WITNESS WHEREOF, THE OWNER(S) HAVE HEREUNTO SET OUR HANDS THIS 19 DAY OF December, A.D. 2024  
By: Andrea Evans  
Manager and owner of Sunrise LLC

**ACKNOWLEDGMENT**  
STATE OF UTAH  
COUNTY OF JS  
ON THE 19 DAY OF December, A.D. 2024,  
PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.  
NUMBER 718657  
NOTARY PUBLIC (SIGNATURE) Ruth Larsen PRINTED NAME Ruth Larsen MY COMMISSION EXPIRES 07-03-2025  
RESIDING IN UTAH COUNTY, STATE OF UTAH

**PLANNING COMMISSION APPROVAL**  
APPROVED THIS 2nd DAY OF January, A.D. 2025, BY THE PLANNING COMMISSION.  
DIRECTOR-SECRETARY Scott H. Swartz CHAIR, PLANNING COMMISSION

**ACCEPTANCE BY LEGISLATIVE BODY**  
THE CITY COUNCIL 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 PUBLIC PURPOSE FOR THE PERMANENT USE OF THE PUBLIC THIS 19 DAY OF Dec., A.D. 2024.  
MAYOR: Anderson ENT 3960-2025 MAP# 19551  
ATTEST: Andrea Allen ANDREA ALLEN  
CLERK/RECORDER (SEE SEAL BELOW) 2025 Jan 21 11:09 AM FEE 118.00 BY LM  
RECORDED FOR LEHI CITY

**SUNRISE OFFICE CONDOMINIUM PLAT**  
VACATING LOT 2 OF CENTRAL BANK SUBDIVISION  
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32,  
TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN  
LEHI CITY, UTAH COUNTY, UTAH

**SHEET 1 OF 2**  
PROJECT NUMBER: 12769A  
MANAGER: DAJ  
DRAWN BY: KFW  
CHECKED BY: PMH  
DATE: 12/18/24

**LEHI CITY**  
ENGINEER  
PLAT

**UTAH COUNTY**  
RECORDER  
RECORDED FOR LEHI CITY

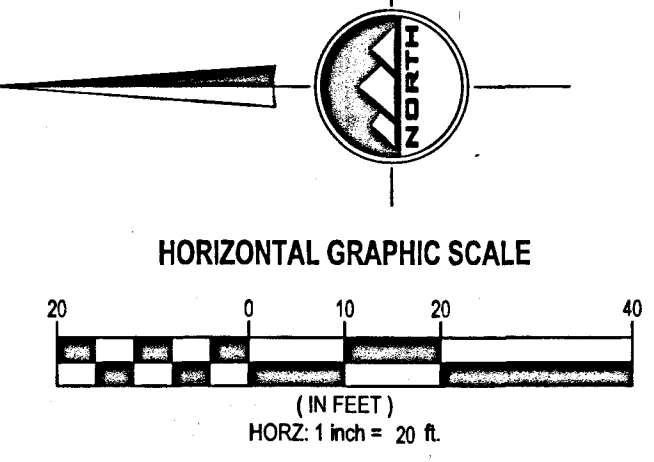
**LEGEND**

	SECTION CORNER
	EXISTING MONUMENT
	SET ENSIGN REBAR AND CAP
	SECTION LINE
	CENTERLINE
	PROPERTY LINE
	EASEMENT LINE
	FIRE HYDRANT
	PRIVATE AREA
	COMMON AREA

**LAND USE TABLE**

BUILDING AREA	= 0.265 AC	21%
ROADWAYS	= 0.000 AC	0%
COMMON AREA	= 1.013 AC	79%
TOTAL AREA	= 1.278 AC	100%

CURRENT ZONE: PC



Enbridge Gas Utah - Note with an existing natural gas easement: Questar Gas Company, dba Enbridge Gas Utah, hereby approves this plat solely for the purposes of approximating the location, boundaries, course and dimensions of the rights-of-way and easements grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The rights-of-way and easements are subject to numerous restrictions appearing on the recorded Right-of-Way and Easement Grant(s). Enbridge Gas Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set forth in the Owner Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Enbridge Gas Utah's Right-of-Way Department at 800-368-8532.

- NOTES**
- ALL FRONT LOT CORNERS TO HAVE A RIVET SET ON TOP OF CURB ON THE PROLONGATION OF EACH LOT LINE.
  - THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, FACILITIES AND ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.

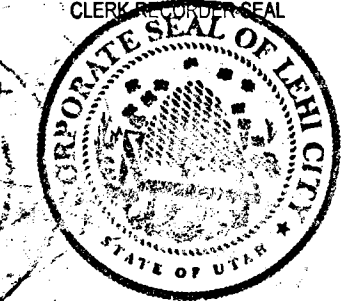
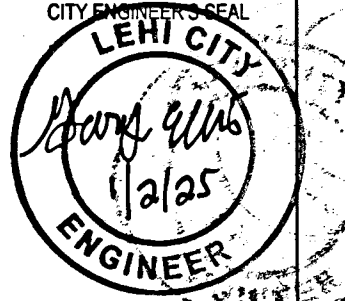
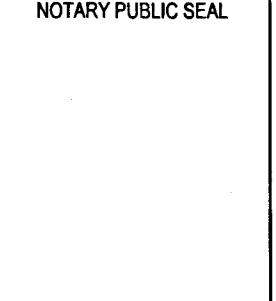
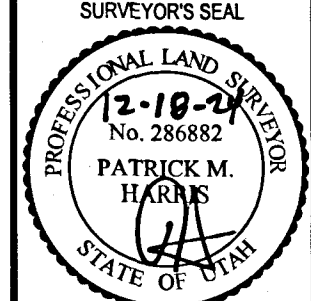
19581 lot 2

**OWNER**  
573 SUNRISE, LLC  
3576 W 1775 S  
SYRACUSE, UT 84075

**ENSIGN**  
THE STANDARD IN ENGINEERING

SANDY  
45 W 10000 S, Suite 500  
Sandy, UT 84070  
Phone: 801.255.0529  
WWW.ENSIGNENG.COM

LAYTON  
Phone: 801.547.1100  
TOLELE  
Phone: 431.843.3596  
CEGAR CITY  
Phone: 432.962.1453  
RICHFIELD  
Phone: 432.895.2982

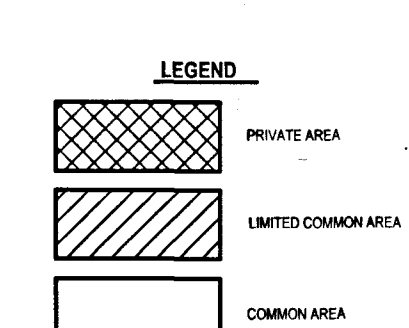
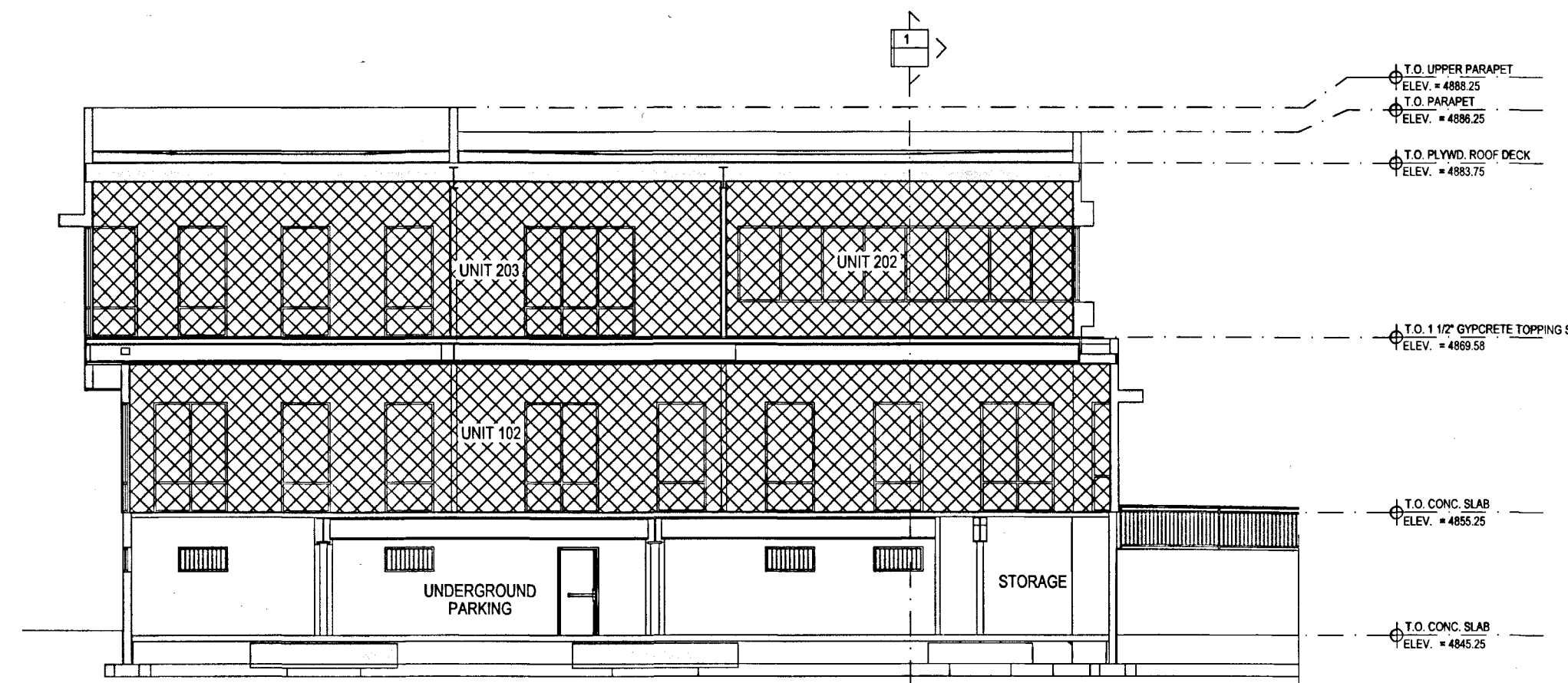
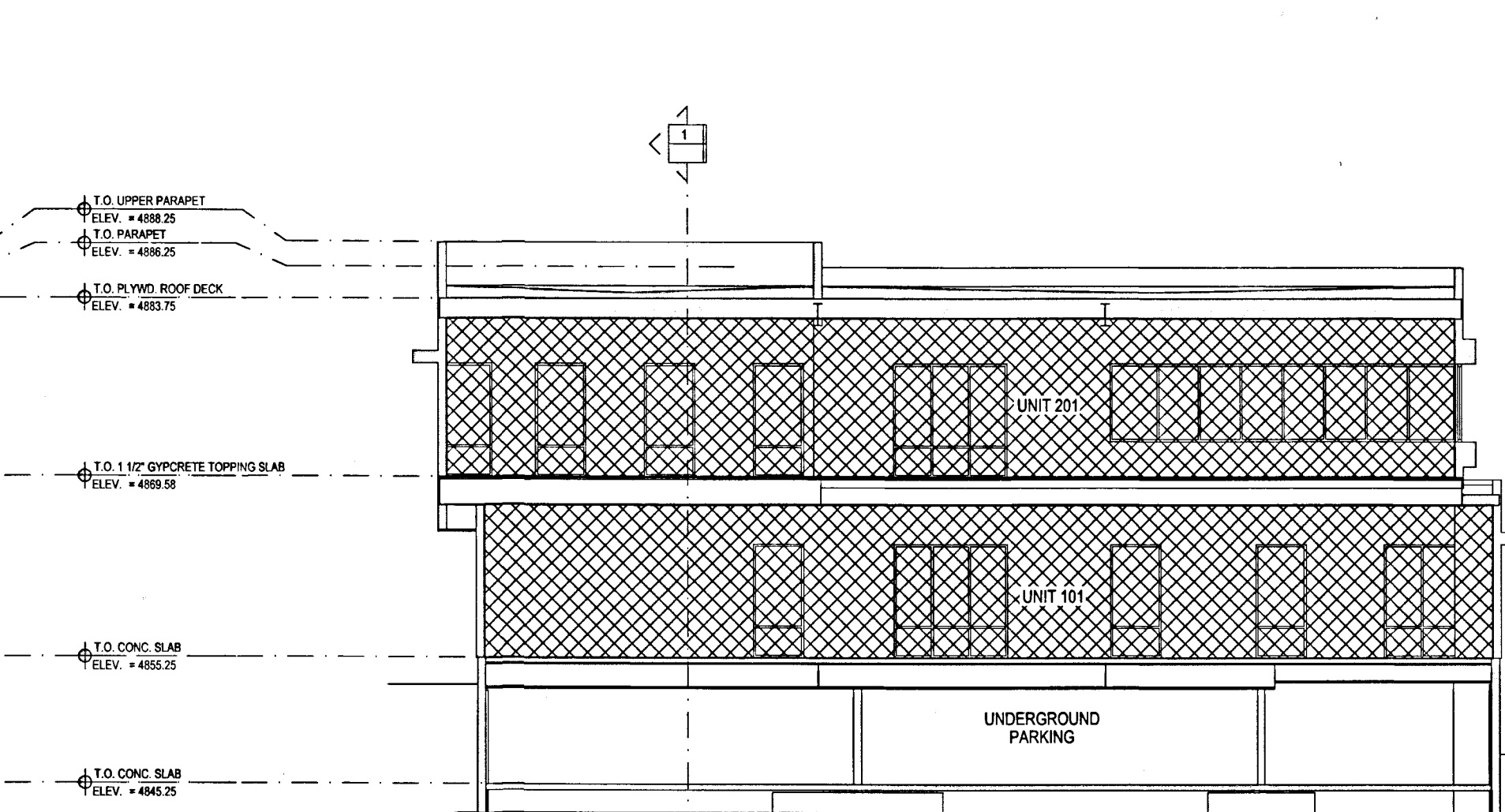
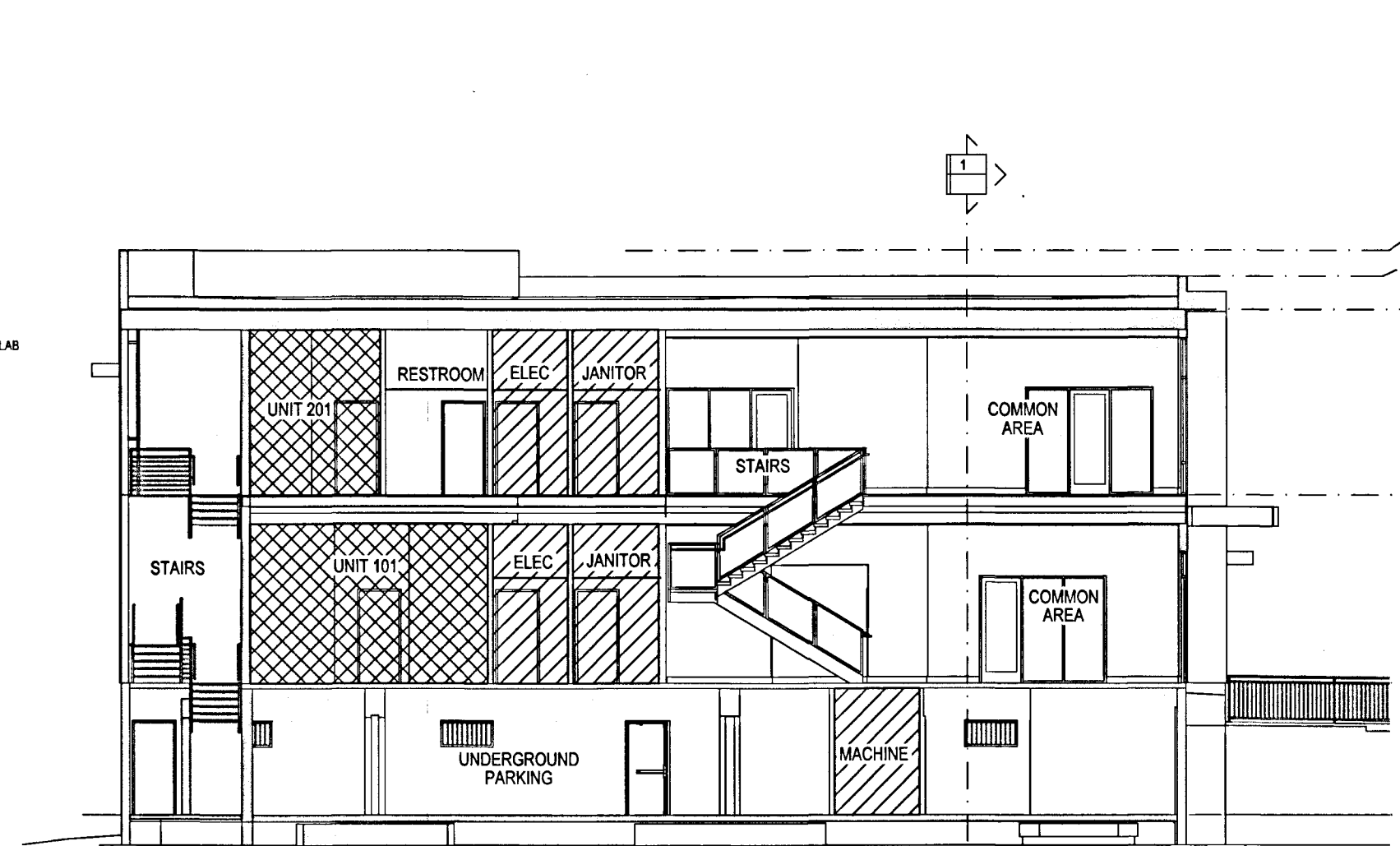
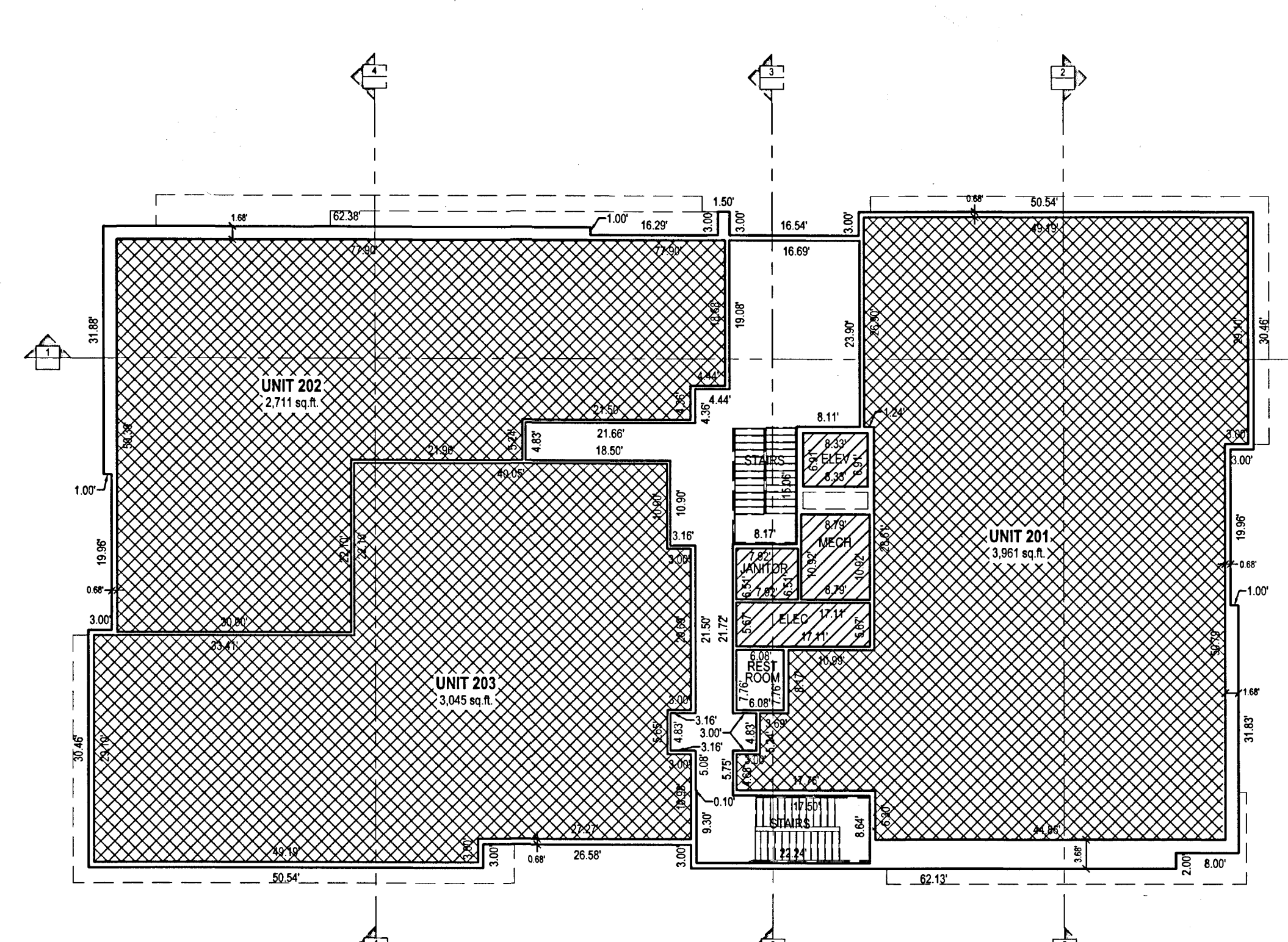
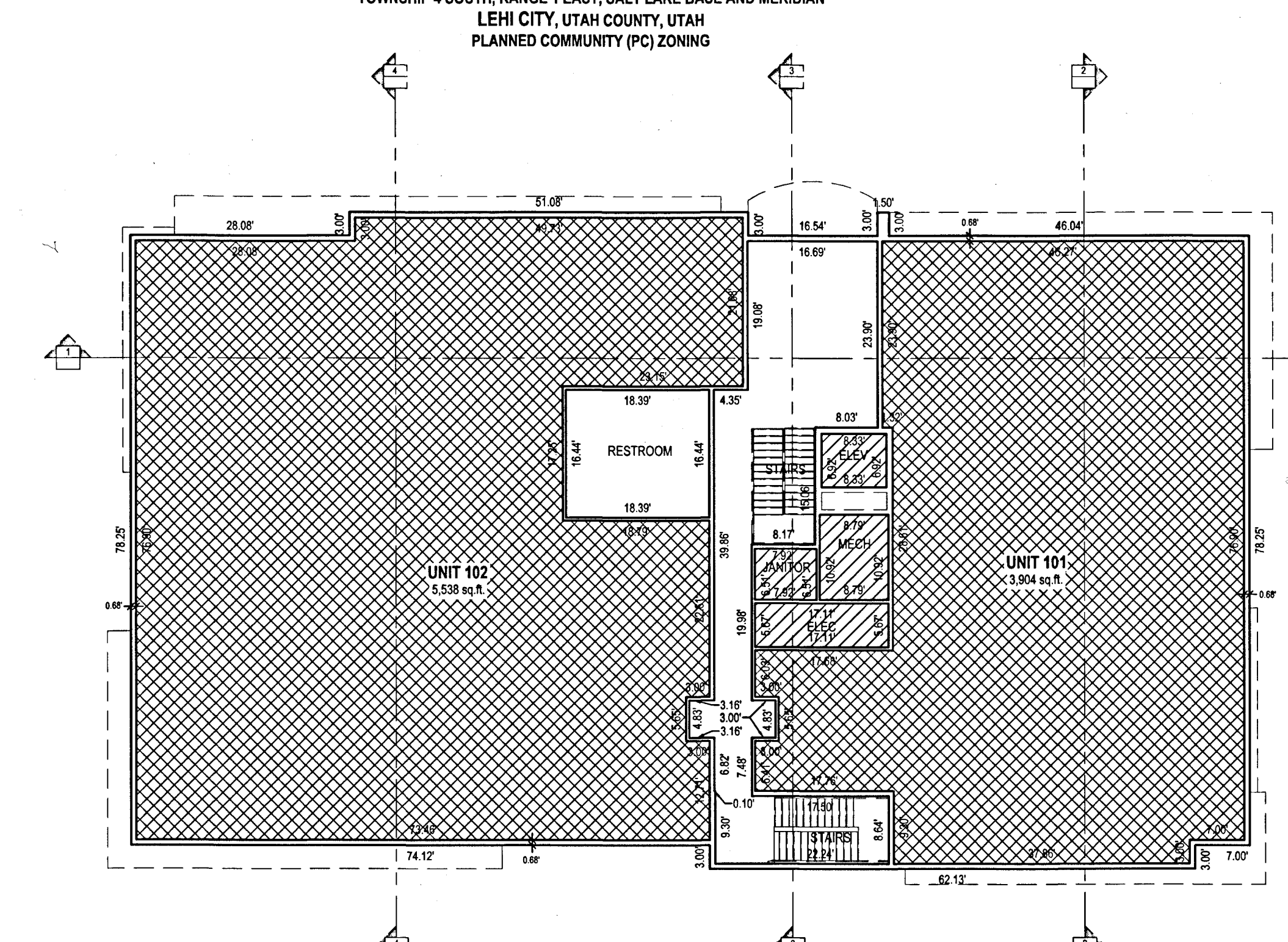
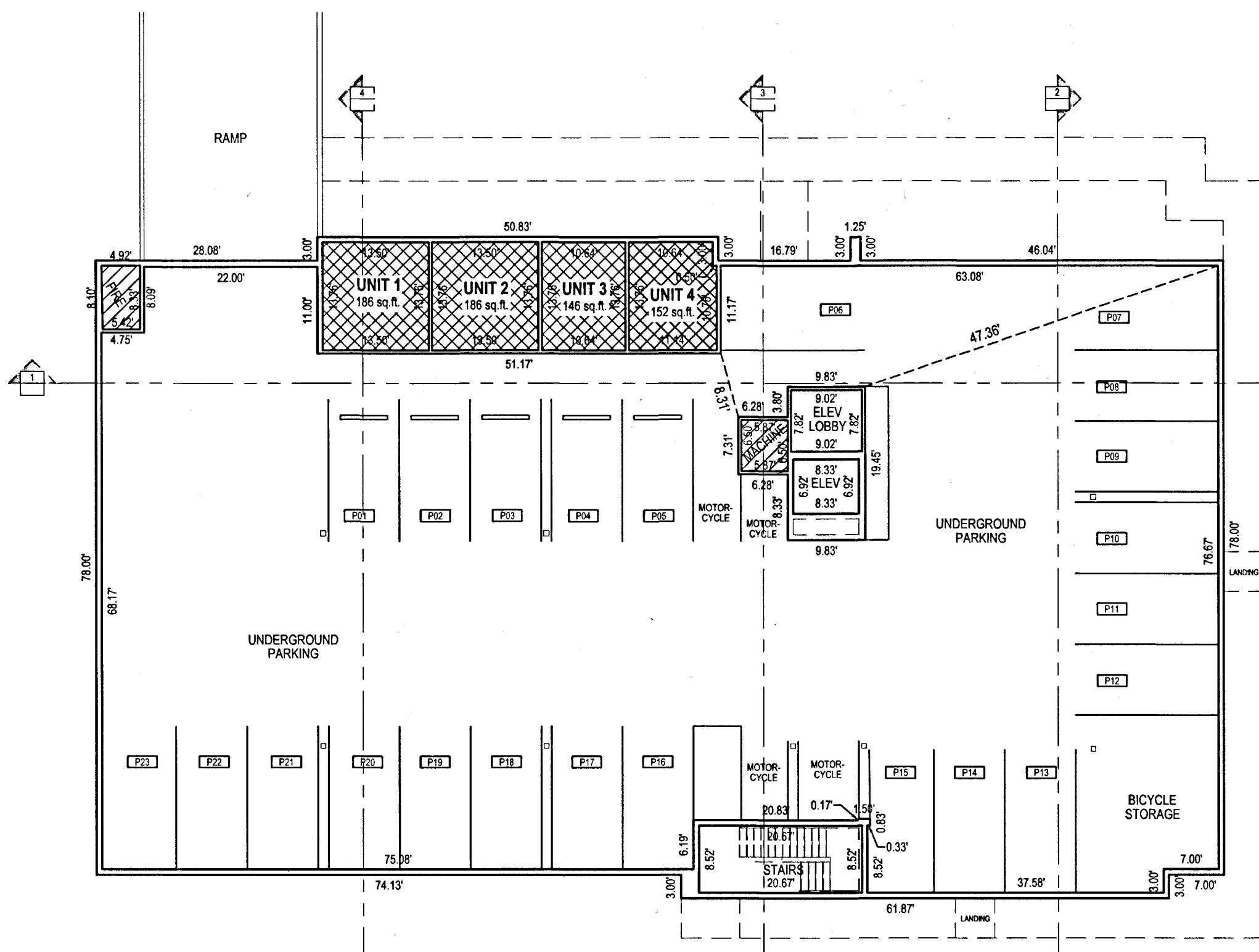


TUOIO HC  
SEC. 32, T1S, R1E, S18E M  
Vacating Lot 2 Central Bank

# SUNRISE OFFICE CONDOMINIUM PLAT

VACATING UNIT 2 OF CENTRAL BANK SUBDIVISION  
FINAL PLAT

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LEHI CITY, UTAH COUNTY, UTAH  
PLANNED COMMUNITY (PC) ZONING



OWNER  
573 SUNRISE, LLC  
3576 W 1775 S  
SYRACUSE, UT 84075

19581 2 of 2

SANDY  
45 W 10000 S, Suite 500  
Sandy, UT 84070  
Phone: 801.255.0529  
WWW.ENSIGNENG.COM

LAYTON  
Phone: 801.547.1100

TOOLE  
Phone: 435.343.3000

CEDAR CITY  
Phone: 435.965.1453

REDFIELD  
Phone: 435.890.2953

SHEET 2 OF 2  
PROJECT NUMBER: 12769A  
MANAGER: DAJ  
DRAWN BY: KFW  
CHECKED BY: PMH  
DATE: 1/14/25

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LEHI CITY, UTAH COUNTY, UTAH

ENTR 3960-2025 MP# 19581  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2025 Jan 21 10:00 AM TEE 110.00 BY LM  
RECORDED FOR LEHI CITY

SURVEYOR'S SEAL  
NOTARY PUBLIC SEAL  
CITY ENGINEER'S SEAL  
LEHI CITY ENGINEER  
STATE OF UTAH