

COLD SPRING RETAIL PLAT 'A'

FINAL PLAT
 AMENDING ALL OF LOT 1 OF SOA INVESTMENT PLAT 1
 LOCATED IN THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 11,
 TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
 LEHI CITY, UTAH COUNTY, UTAH

SOA INVESTMENTS, LLC
 58-023-0356



LEGEND

- SECTION CORNER
- EXISTING MONUMENT
- SET ENSIGN REBAR AND CAP
- SECTION LINE
- CENTERLINE
- PROPERTY LINE
- EASEMENT LINE
- PUBLIC UTILITY AND DRAINAGE EASEMENT
- PUBLIC UTILITY, DRAINAGE AND ROAD CONSTRUCTION EASEMENT
- STORM DRAIN EASEMENT
- SEWER EASEMENT

EASEMENT NOTES

1. AN EASEMENT IN FAVOR OF UTAH DEPARTMENT OF TRANSPORTATION, RECORDED JULY 7, 2009, AS ENTRY NO. 73900-2009, OF OFFICIAL RECORDS.
2. AN IRRIGATION EASEMENT IN FAVOR OF UTAH LAKE DISTRIBUTING COMPANY, RECORDED AUGUST 31, 2009 AS ENTRY NO. 95286-2009, OF OFFICIAL RECORDS.

LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO A NON-EXCLUSIVE MUTUAL CROSS ACCESS EASEMENT FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN INGRESS AN EGRESS ON, OVER, UPON, AND ACROSS THE DRIVEWAY AND PARKING AREAS OF THE LOTS HEREON.

NOTES

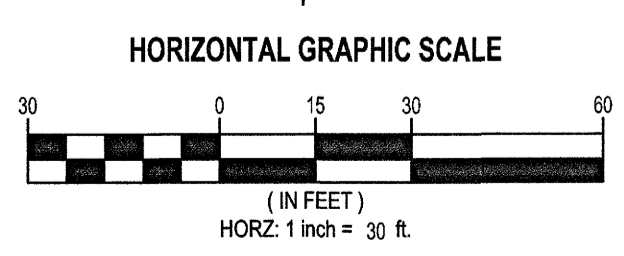
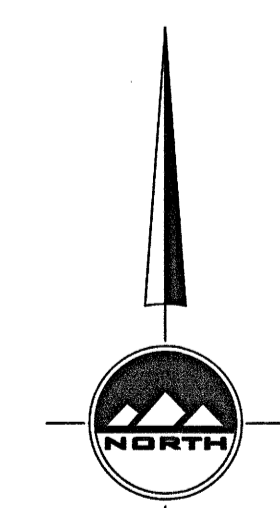
1. ALL FRONT LOT CORNERS TO HAVE A RIVET SET ON TOP OF CURB ON THE PROLONGATION OF EACH LOT LINE.
2. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, FACILITIES AND ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.

IRRIGATION SERVICES		
LOCATION	AREA (SQ FT)	SIZE (INCHES)
LOT 101	16,595	1
LOT 102	15,222	1

LINEAR HOLDING COMPANY, LLC
 66-320-0201
 LOT 1

SARATOGA TOWN CENTER OFFICE
 CONDOMINIUM PLAT B
 MAP #13294

COMMON AREA
 66-320-0206
 PARCEL A



SURVEYOR'S CERTIFICATE

I, **PATRICK M. HARRIS**, do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. **286882** 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 shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as **COLD SPRING RETAIL PLAT 'A'**, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet footage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

All of Lot 1 of SOA Investment Plat 1 recorded December 10, 2021 as Entry No. 20519-2021 in the office of the Utah County Recorder, said parcel of land situate in the Southeast and Southwest Quarters of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the Westerly Boundary line of Lot 2 of said SOA Investment Plat 1, said point being South 89°51'47" West 2482.32 feet along the Section Line and North 0°08'13" West 73.20 feet from the Southeast Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 74°39'55" West 262.53 feet to the Easterly Right-of-Way line of Redwood Road;

thence North 12°01'32" West 300.77 feet along said Easterly Right-of-Way line to the Southerly Right-of-Way line of Orinda Drive;

thence along said Southerly Right-of-Way line the following two (2) courses:

(1) Northeasterly 8.09 feet along the arc of a 19.00 foot radius curve to the right (center bears South 38°06'17" East and the chord bears North 64°05'41" East 8.03 feet with a central angle of 24°23'56");

(2) North 76°17'21" East 237.37 feet to the Westerly Boundary line of Lot 2 of said SOA Investment Plat 1;

thence South 15°20'07" East 256.01 feet along said Westerly Boundary line to the point of beginning.

Contains 75,782 Square Feet or 1.740 Acres, and 2 Lots

DATE: **JUNE 28, 2023**

Patrick M. Harris
 PATRICK M. HARRIS
 LICENSE NO. 286882

ENT 48595-2023 Map # 18848
 ANDREA ALLEN
 UTAH COUNTY RECORDER
 2023 Jul 27 9:23 AM FEE \$4.00 BY TRC
 RECORDED FOR LEHI CITY CORPORATION

OWNER'S DEDICATION

Know all by these presents that I / we, the undersigned owner(s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

COLD SPRING RETAIL PLAT 'A'

do hereby dedicate the streets, easements and other public areas as indicated hereon for the perpetual use of the public.

In witness whereof I / we have hereunto set our hand (s) this **28th** day of **June**, A.D., 20**23**.

Christian Gordon
 By: **Christian Gordon**
 Manager

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
 County of Utah

On the **28th** day of **June**, A.D., 20**23**, personally appeared before me, **Christine Gardner**, the signer of the foregoing instrument, who duly acknowledged to me that he/she is a **Manager** of **Cold Spring Retail Plat 'A'**, a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: **08-25-2024**

Christine Gardner
 NOTARY PUBLIC
 RESIDING IN **Utah County**

NOTARY PUBLIC:
 CHANTHELLE MARTIN TAYLOR
 COMM # 7153750
 MY COMMISSION EXPIRES
 AUGUST 25, 2024
 STROUDSVILLE, UT

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D., 20____, BY THE PLANNING COMMISSION.

Patrick M. Harris
 DIRECTOR-SECRETARY
 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 INTERESTED FOR PUBLIC PURPOSE FOR THE PERPETUAL USE OF THE PUBLIC THIS **17th** DAY OF **JULY**, A.D. **2023**.

MAYOR: *Donna Wilson*
 ATTEST: *Donna Wilson*
 CLERK/RECORDER (SEE SEAL BELOW)

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 LEHI CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL 	NOTARY PUBLIC SEAL 	CITY ENGINEER'S SEAL 	CLERK/RECORDER SEAL
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SHEET 1 OF 1

PROJECT NUMBER: 11461C
 MANAGER: JKF
 DRAWN BY: SJL
 CHECKED BY: KFW
 DATE: 6/23/23

LEHI ENGINEER APPROVAL

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

DATE: _____ CITY ENGINEER

OWNER
GARDNER COMPANY
 201 SOUTH MAIN STREET, STE 2000
 SALT LAKE CITY, UTAH 84111
 801-456-4140

SANDY
 45 W 10000 S, Suite 500
 Sandy, UT 84070
 Phone: 801-255-0529
 WWW.ENSGNENG.COM

LAYTON
 Phone: 801-547-1100
 TOOELE
 Phone: 435-943-3990
 CEDAR CITY
 Phone: 435-986-1483
 RICHFIELD
 Phone: 435-959-2983

ROCKY MOUNTAIN POWER NOTES:
 1. PURSUANT TO UTAH CODE ANN. § 54-3-27 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:
 2.1. A RECORDED EASEMENT OR RIGHT-OF-WAY
 2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 2.4. ANY OTHER PROVISION OF LAW.

DOMINION ENERGY NOTE:

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING 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 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 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 1-800-215-9032.

LAND USE TABLE			
LOT AREA	= 75,782 SF	1.74 AC	100%
ROADWAYS	= 0 SF	0.00 AC	0 %
COMMON SPACE	= 0 SF	0.00 AC	0 %
LIMITED COMMON SPACE	= 0 SF	0.00 AC	0 %
TOTAL AREA	= 75,782 SF	1.74 AC	100 %

Sec. 11, T5S, R1W, S18&M, TU-201 JS And. lot 1, Plat 1, SOA Investments