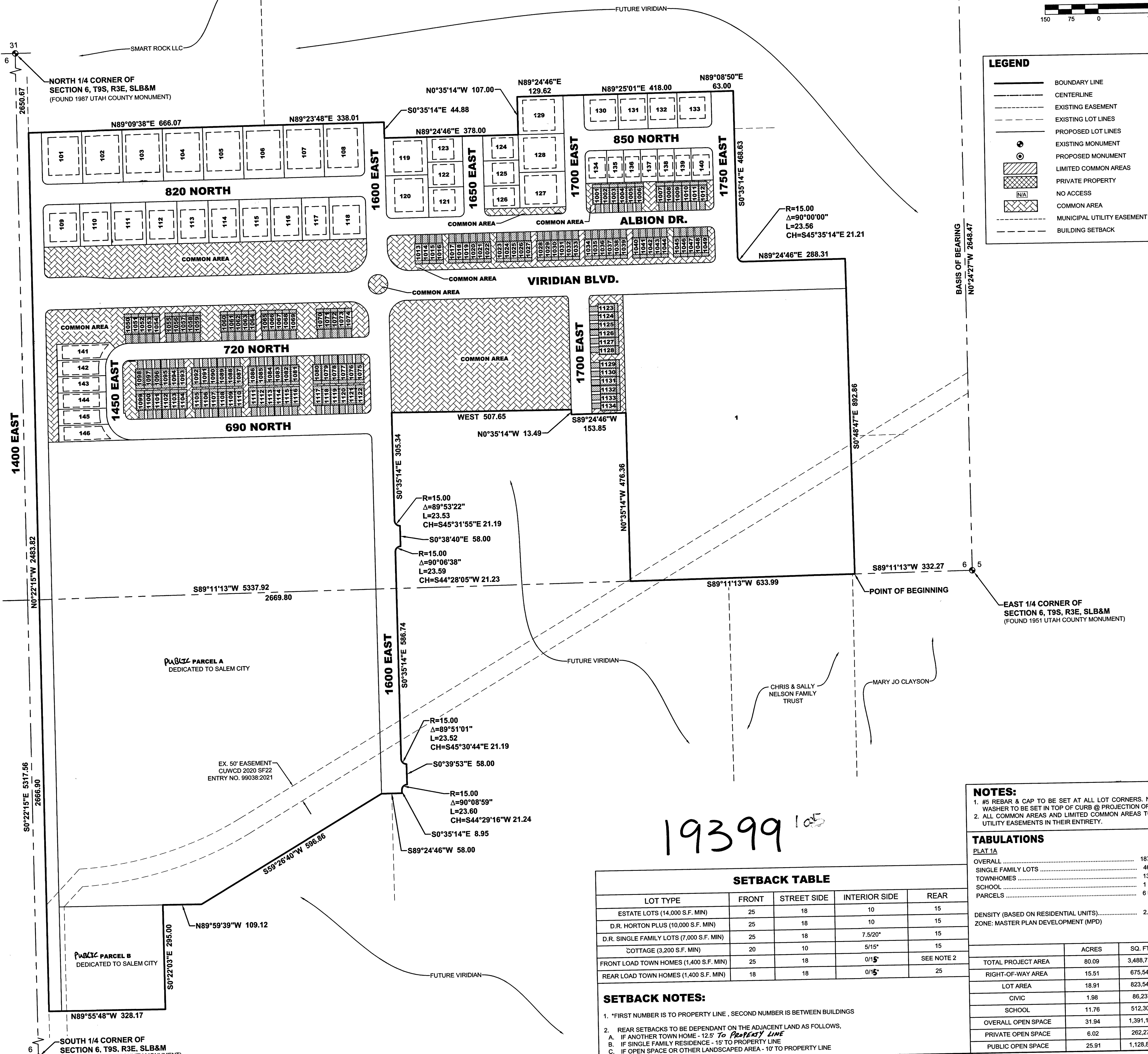


VIRIDIAN PLAT 1A

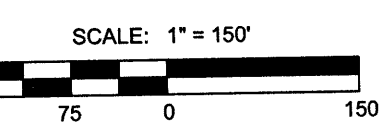
LOCATED IN THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN SALEM CITY, UTAH COUNTY, UTAH

NORTHEAST 1/4 CORNER OF SECTION 6, T9S, R3E, SLB&M (FOUND 1987 UTAH COUNTY MONUMENT)



LEGEND

- BOUNDARY LINE
- CENTERLINE
- EXISTING EASEMENT
- EXISTING LOT LINES
- PROPOSED LOT LINES
- EXISTING MONUMENT
- PROPOSED MONUMENT
- LIMITED COMMON AREAS
- PRIVATE PROPERTY
- NO ACCESS
- COMMON AREA
- MUNICIPAL UTILITY EASEMENT
- BUILDING SETBACK



SURVEYOR'S CERTIFICATE
I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 501182 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S) THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION
A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT LOCATED 889°11'13"W ALONG THE QUARTER SECTION LINE 332.27 FEET FROM THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN (BASIS OF BEARING: N00°24'27"W ALONG THE SECTION LINE FROM THE EAST QUARTER CORNER TO THE NORTHEAST CORNER OF SAID SECTION 6, TOWNSHIP 9 SOUTH, RANGE 3 EAST); THENCE CONTINUE ALONG SAID QUARTER SECTION LINE S89°11'13"W 633.99 FEET; THENCE N00°35'14"W 476.36 FEET; THENCE S89°24'46"W 153.85 FEET; THENCE N00°35'14"W 13.49 FEET; THENCE WEST 507.65 FEET; THENCE S00°35'14"E 305.34 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 23.53 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 89°53'22"; CHORD: S45°31'55"E 21.19 FEET; THENCE S00°38'40"E 58.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 23.59 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°06'38"; CHORD: S44°28'05"W 21.23 FEET; THENCE S00°35'14"E 586.74 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 23.52 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 89°51'01"; CHORD: S45°30'44"E 21.19 FEET; THENCE S00°39'53"E 58.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 23.60 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°06'38"; CHORD: S44°28'05"W 21.23 FEET; THENCE S00°35'14"E 8.95 FEET; THENCE N89°24'46"W 58.00 FEET; THENCE N89°59'39"W 109.12 FEET; THENCE S00°22'03"E 295.00 FEET; THENCE N89°54'48"W 328.17 FEET TO A POINT WHICH LIES 33.00 FEET EAST OF THE QUARTER SECTION LINE; THENCE N00°22'15"W ALONG A LINE PARALLEL WITH AND 33.00 FEET PERPENDICULARLY DISTANCE EAST FROM SAID QUARTER SECTION LINE 2483.82 FEET; THENCE N89°09'38"E 666.07 FEET; THENCE N89°23'48"E 338.01 FEET; THENCE S00°35'14"E 44.88 FEET; THENCE N89°24'46"E 378.00 FEET; THENCE N00°35'14"W 107.00 FEET; THENCE N89°24'46"E 129.62 FEET; THENCE N89°25'01"E 418.00 FEET; THENCE N89°08'50"E 63.00 FEET; THENCE S00°35'14"E 468.83 FEET; THENCE N89°24'46"E 288.31 FEET; THENCE S00°35'14"E 468.83 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±80.09 ACRES
3,488,758 SQ. FT.

DATE: June 29, 2024
SURVEYOR: Chad A. Poulsen

OWNERS DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, EASEMENTS, COMMON AREA AND LIMITED COMMON AREA AND DO HEREBY DEDICATE THE STREETS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON TO SALEM CITY FOR PERPETUAL USE OF THE PUBLIC. PURSUANT TO THE UTAH CODE 109A-604(1)(D), THE OWNER HEREBY CONVEYS THE COMMON AREA AND LIMITED COMMON AREA, AS INDICATED HEREON, TO THE VIRIDIAN DRH OWNERS ASSOCIATION, A UTAH NON-PROFIT CORPORATION, WITH A REGISTERED ADDRESS OF 12531 S. GATEWAY PARK PLACE STE D-100 DRAPER, UTAH 84020.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 29 DAY OF July, A.D. 2024
Adam R. Kosek, LLC
Adam R. Kosek
V.P. Draper, UT

ACKNOWLEDGMENT
STATE OF UTAH, S.S.
COUNTY OF Davis, A.D. 2024 PERSONALLY APPEARED BEFORE ME Eric James Green
ON THE 29 DAY OF July, A.D. 2024 THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MELINDA ANN ANDERSEN
NOTARY PUBLIC STATE OF UTAH
COMMISSION NUMBER: 722790
COM. EXPIRES: 02-10-2025

NOTARY PUBLIC FULL NAME: Melinda Ann Andersen
COMMISSION NUMBER: 722790
MY COMMISSION EXPIRES: 2/10/2025
A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY
THE CITY OF SALEM, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.
THIS 19 DAY OF July, A.D. 2024
Christina
APPROVED BY: Mayor

APPROVED: Benjamin
STATE OF UTAH
COUNTY OF UTAH
On the 5th day of September, 2024, personally appeared before me Sammy M. Beck the signers of the foregoing dedication who duly acknowledged to me that they did execute the same.

APPROVED: Adam R. Kosek, LLC
Notary Public
Commissioned in Utah

NOTARY PUBLIC FULL NAME: Sammy M. Beck
COMMISSION NUMBER: 728873
COMMISSION EXPIRES: 01/12/2027

VIRIDIAN PLAT 1A
SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN SALEM CITY, UTAH COUNTY, UTAH

SCALE: 1" = 150'

SURVEYOR'S SEAL: Chad A. Poulsen
CITY-COUNTY ENGINEER SEAL: Adam R. Kosek, LLC
COUNTY RECORDER SEAL: Sammy M. Beck

ENT 22624-2024 MAP 19399
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 SEP 13 08:19 AM FEE 616.00 BY KR
RECORDED FOR SALEM CITY

SETBACK TABLE

LOT TYPE	FRONT	STREET SIDE	INTERIOR SIDE	REAR
ESTATE LOTS (14,000 S.F. MIN)	25	18	10	15
D.R. HORTON PLUS (10,000 S.F. MIN)	25	18	10	15
D.R. SINGLE FAMILY LOTS (7,000 S.F. MIN)	25	18	7.5/20'	15
COTTAGE (3,200 S.F. MIN)	20	10	5/15'	15
FRONT LOAD TOWN HOMES (1,400 S.F. MIN)	25	18	0'15'	SEE NOTE 2
REAR LOAD TOWN HOMES (1,400 S.F. MIN)	18	18	0'15'	25

SETBACK NOTES:

- *FIRST NUMBER IS TO PROPERTY LINE, SECOND NUMBER IS BETWEEN BUILDINGS
- REAR SETBACKS TO BE DEFENDANT ON THE ADJACENT LAND AS FOLLOWS:
 - IF ANOTHER TOWN HOME - 12.5' TO PROPERTY LINE
 - IF SINGLE FAMILY RESIDENCE - 15' TO PROPERTY LINE
 - IF OPEN SPACE OR OTHER LANDSCAPED AREA - 10' TO PROPERTY LINE

NOTES:

- #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS, NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
- ALL COMMON AREAS AND LIMITED COMMON AREAS TO BE MUNICIPAL UTILITY EASEMENTS IN THEIR ENTIRETY.

TABULATIONS

PLAT 1A	187 LOTS/PARCELS
OVERALL	187 LOTS/PARCELS
SINGLE FAMILY LOTS	46 LOTS
TOWNHOMES	134 LOTS
SCHOOL	1 LOT
PARCELS	6 PARCELS

DENSITY (BASED ON RESIDENTIAL UNITS)..... 2.24 UNITS/ACRE
ZONE: MASTER PLAN DEVELOPMENT (MPD)

	ACRES	SQ. FT.	PERCENT
TOTAL PROJECT AREA	80.09	3,488,758	100%
RIGHT-OF-WAY AREA	15.51	675,546	19.4%
LOT AREA	18.91	823,549	23.6%
CIVIC	1.98	86,237	12.8%
SCHOOL	11.76	512,302	62.2%
OVERALL OPEN SPACE	31.94	1,391,124	39.9%
PRIVATE OPEN SPACE	6.02	262,272	18.9%
PUBLIC OPEN SPACE	25.91	1,128,852	81.1%

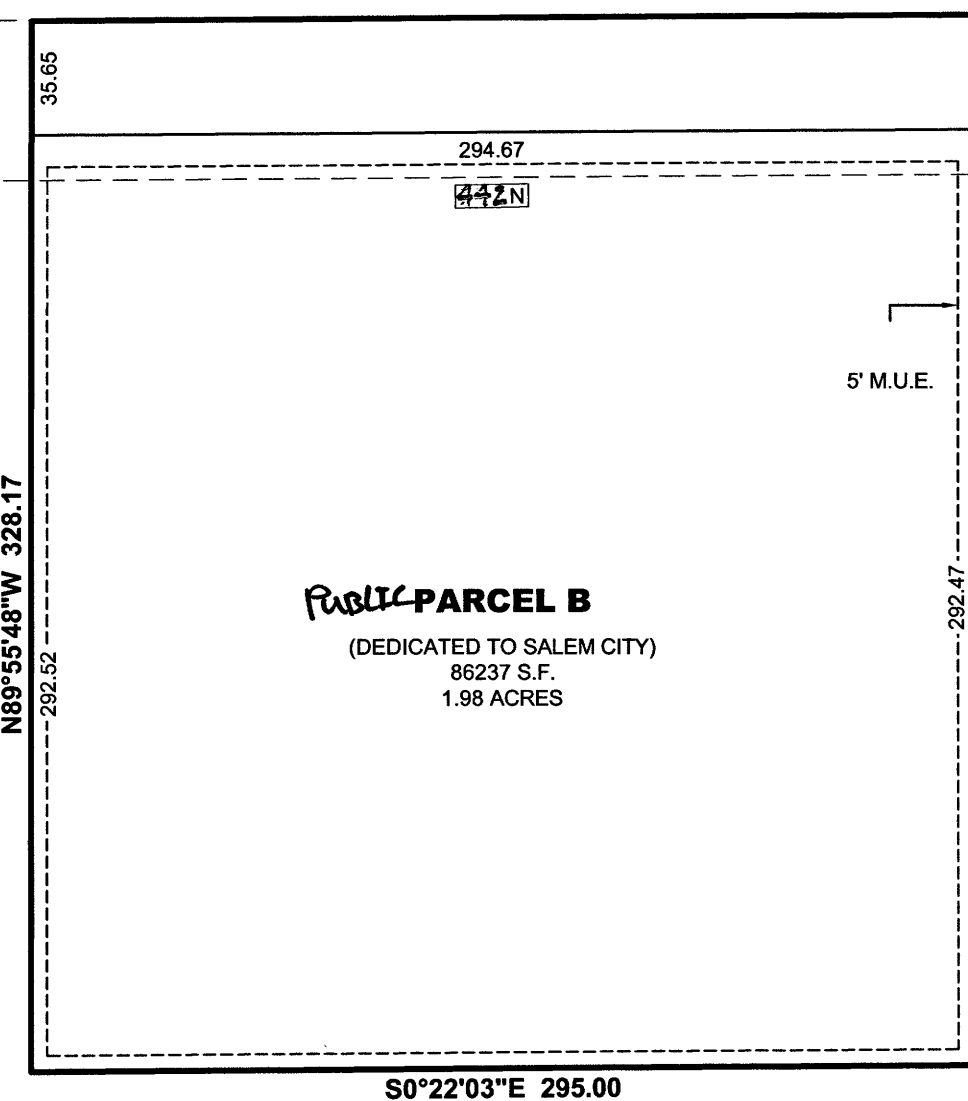
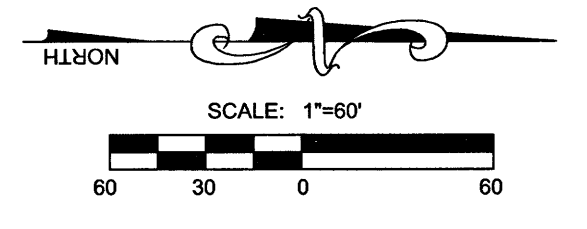
LEI
A Utah Corporation
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84650
Phone: 801.798.0555
Fax: 801.798.3313
office@lel-eng.com
www.lel-eng.com

Sec. 6, T9S, R3E, SLB&M, T4 180; PC

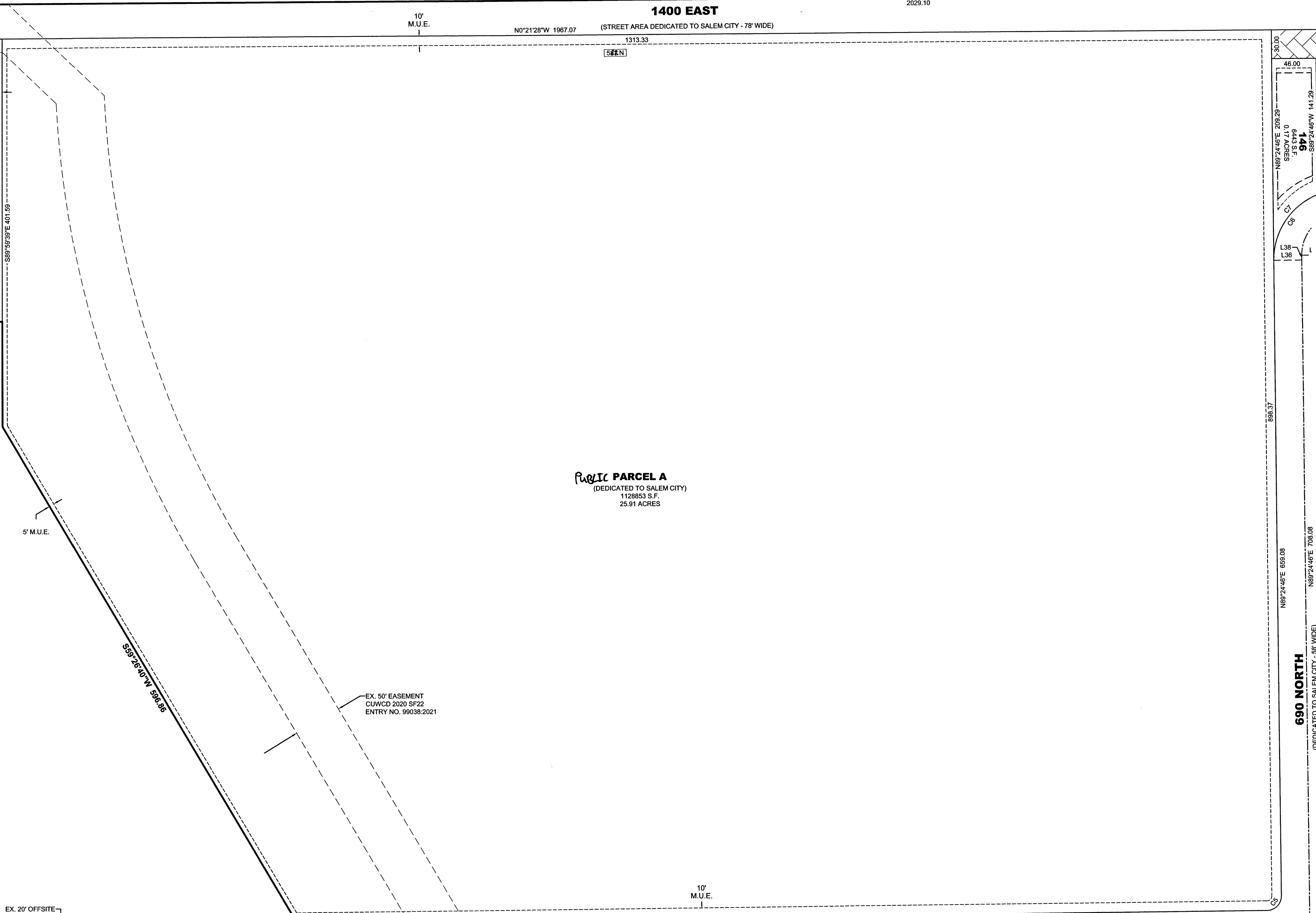
N0°22'15"W 2483.82
2029.10

1400 EAST

(STREET AREA DEDICATED TO SALEM CITY - 78' WIDE)



Parcel B
(DEDICATED TO SALEM CITY)
89237 S.F.
1.98 ACRES



Parcel A
(DEDICATED TO SALEM CITY)
1128853 S.F.
25.91 ACRES

690 NORTH
(DEDICATED TO SALEM CITY - 66' WIDE)

1600 EAST
(DEDICATED TO SALEM CITY - 58' WIDE)

LEGEND	
	BOUNDARY LINE
	CENTERLINE
	EXISTING EASEMENT
	EXISTING LOT LINES
	PROPOSED LOT LINES
	EXISTING MONUMENT
	PROPOSED MONUMENT
	LIMITED COMMON AREAS
	PRIVATE PROPERTY
	NO ACCESS
	COMMON AREA
	MUNICIPAL UTILITY EASEMENT
	BUILDING SETBACK

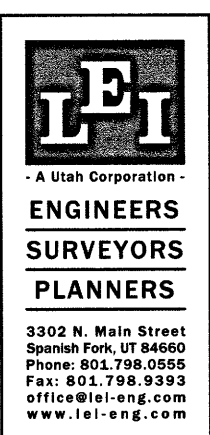
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ANDREA ALLEN
UTAH COUNTY RECORDER
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RECORDED FOR SALEM CITY

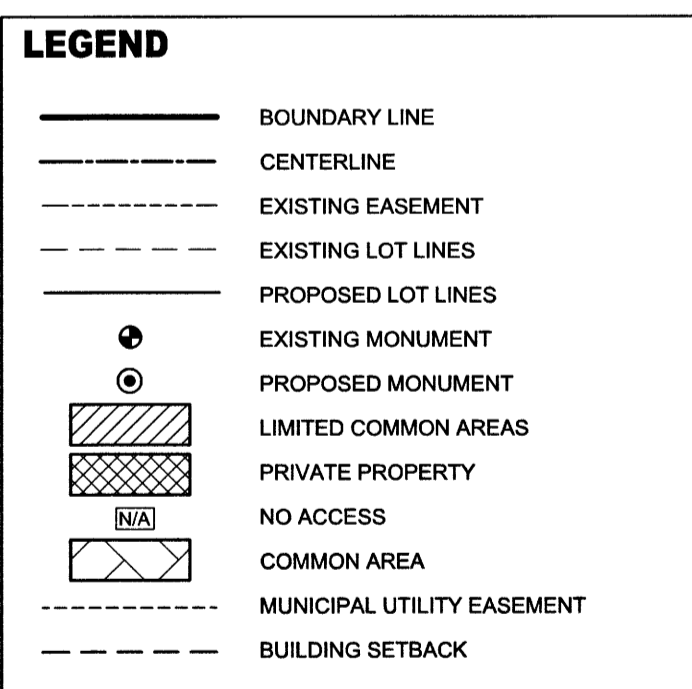
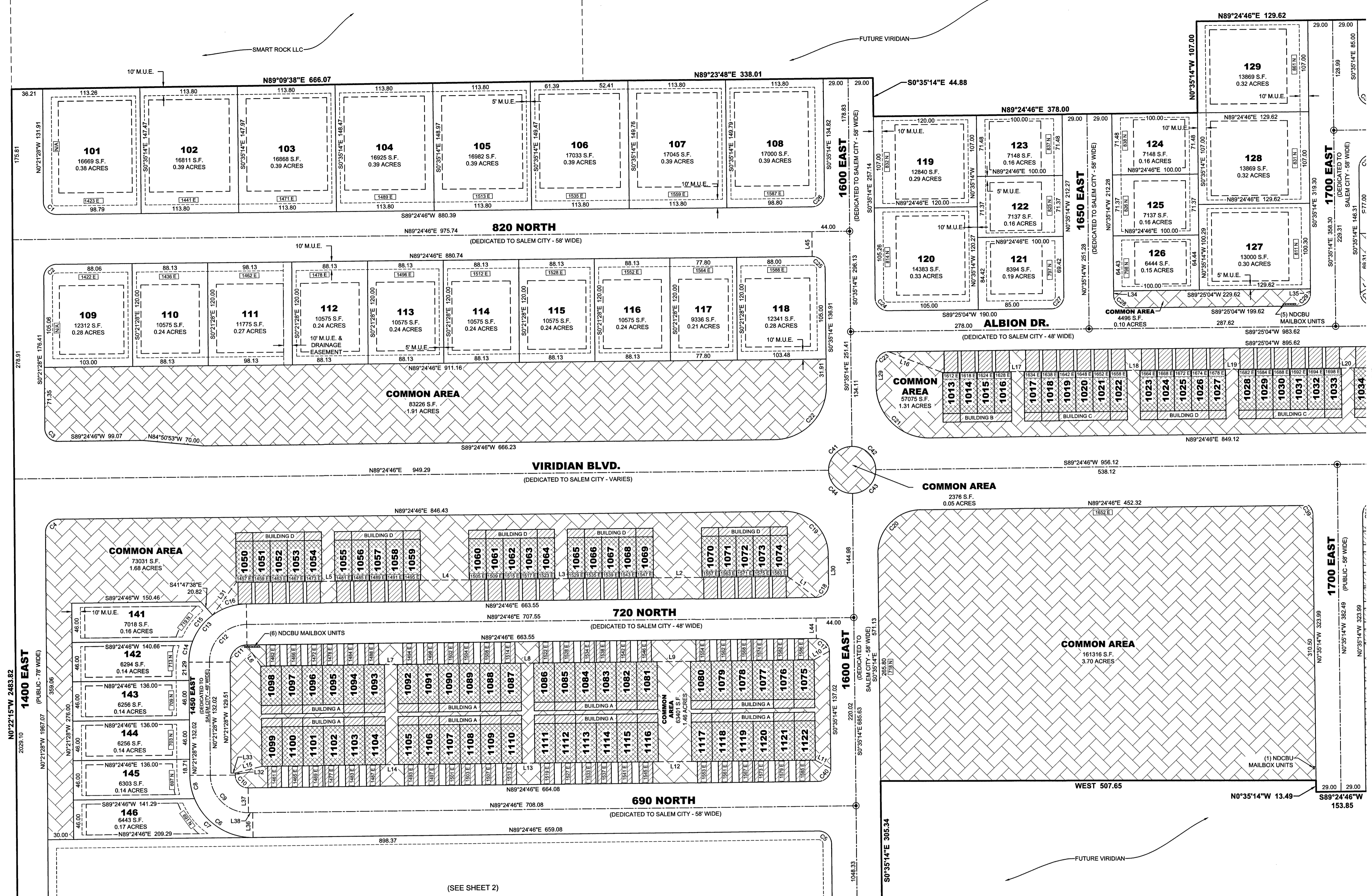
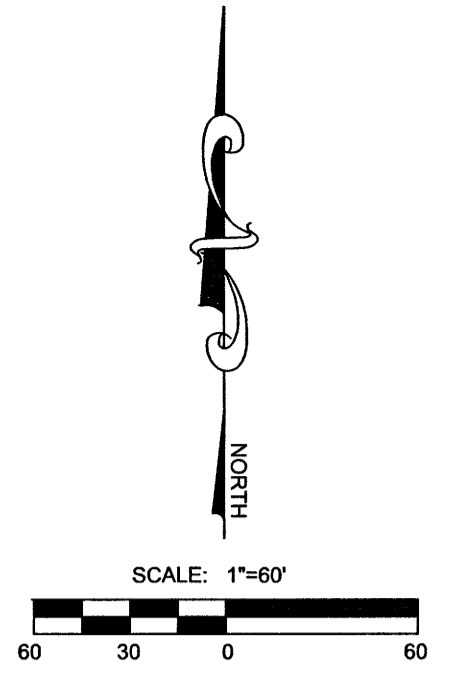
19399 2025

VIRIDIAN PLAT 1A

SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 9
SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN
SALEM CITY, UTAH COUNTY, UTAH





19399 5015

VIRIDIAN PLAT 1A

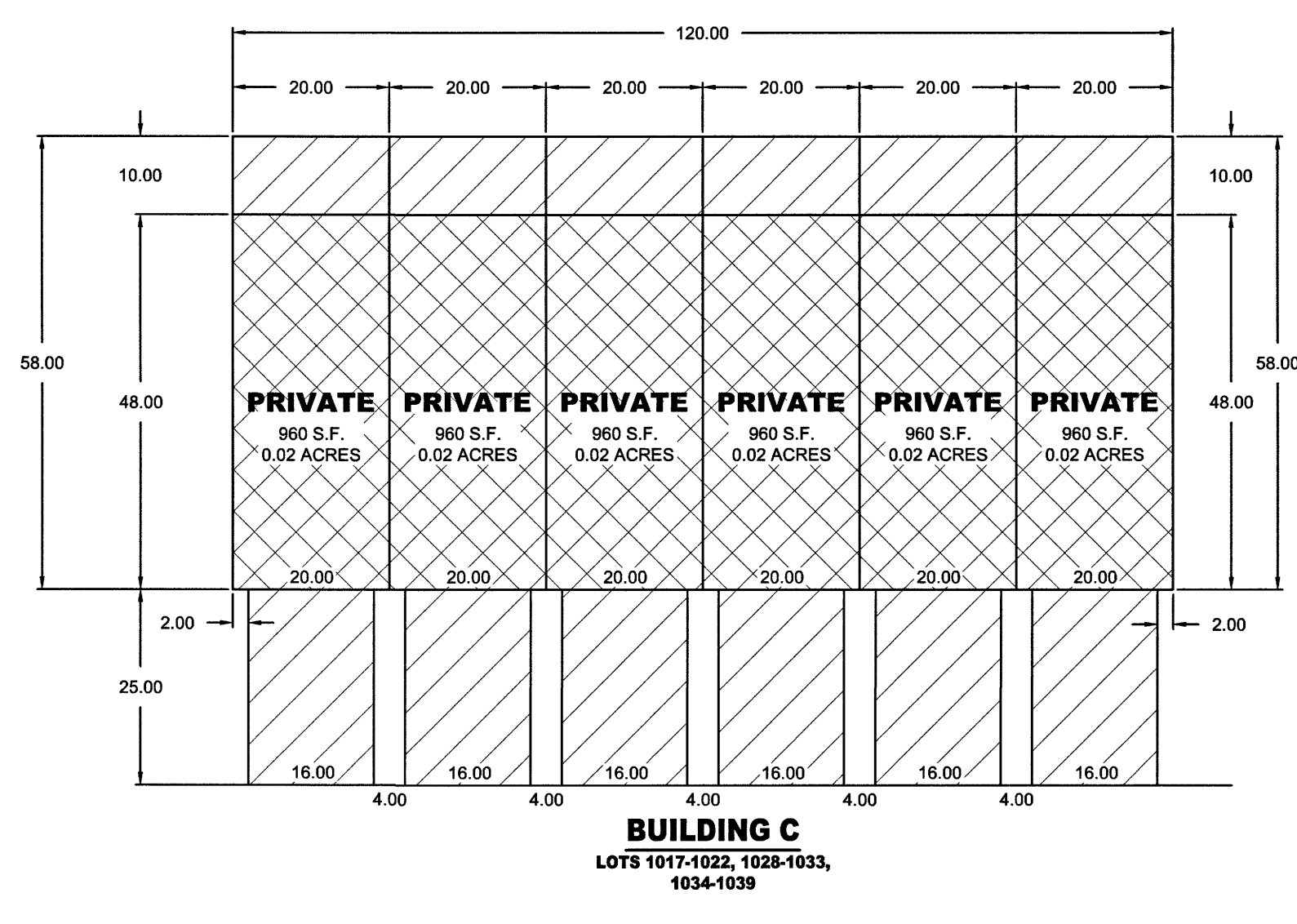
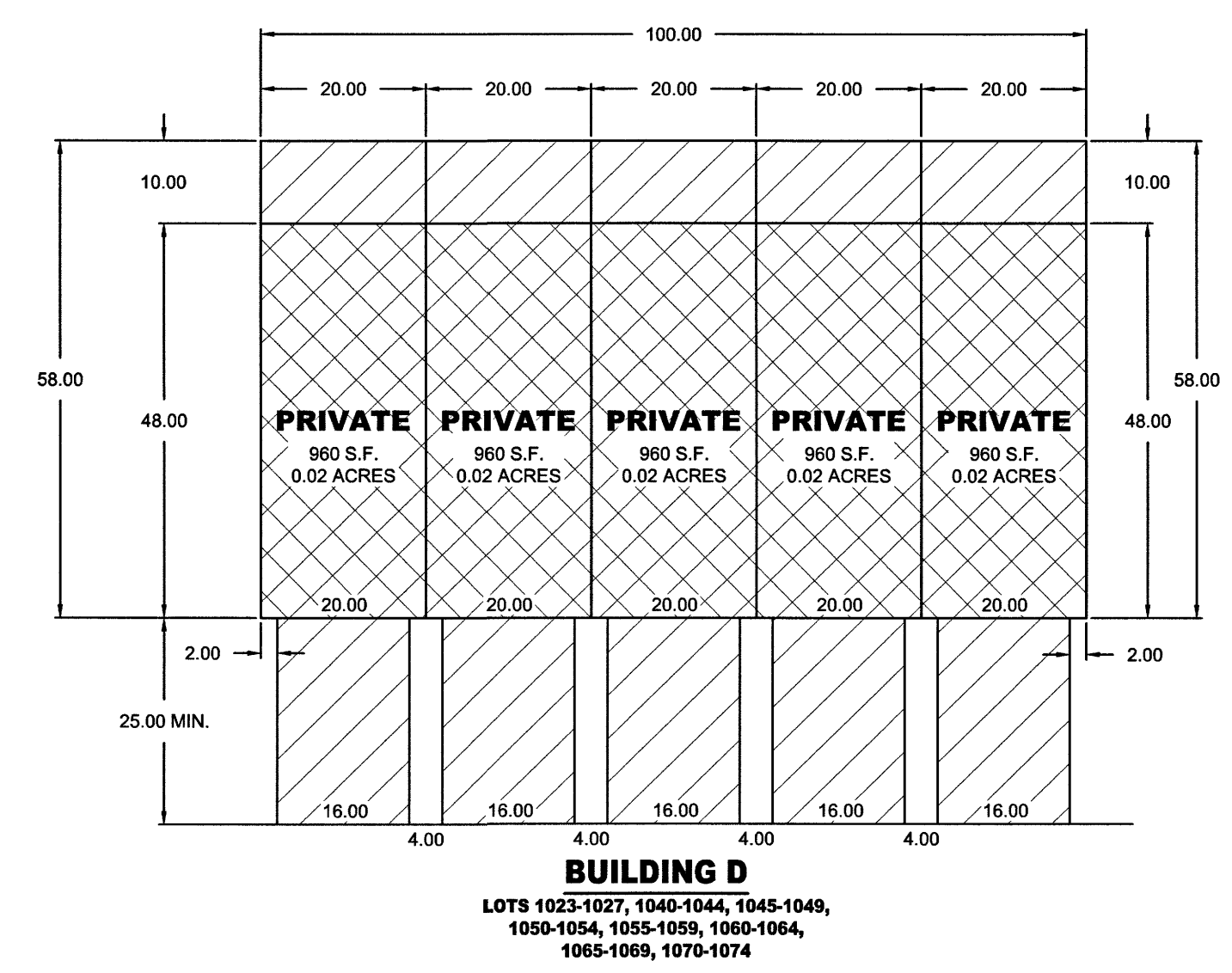
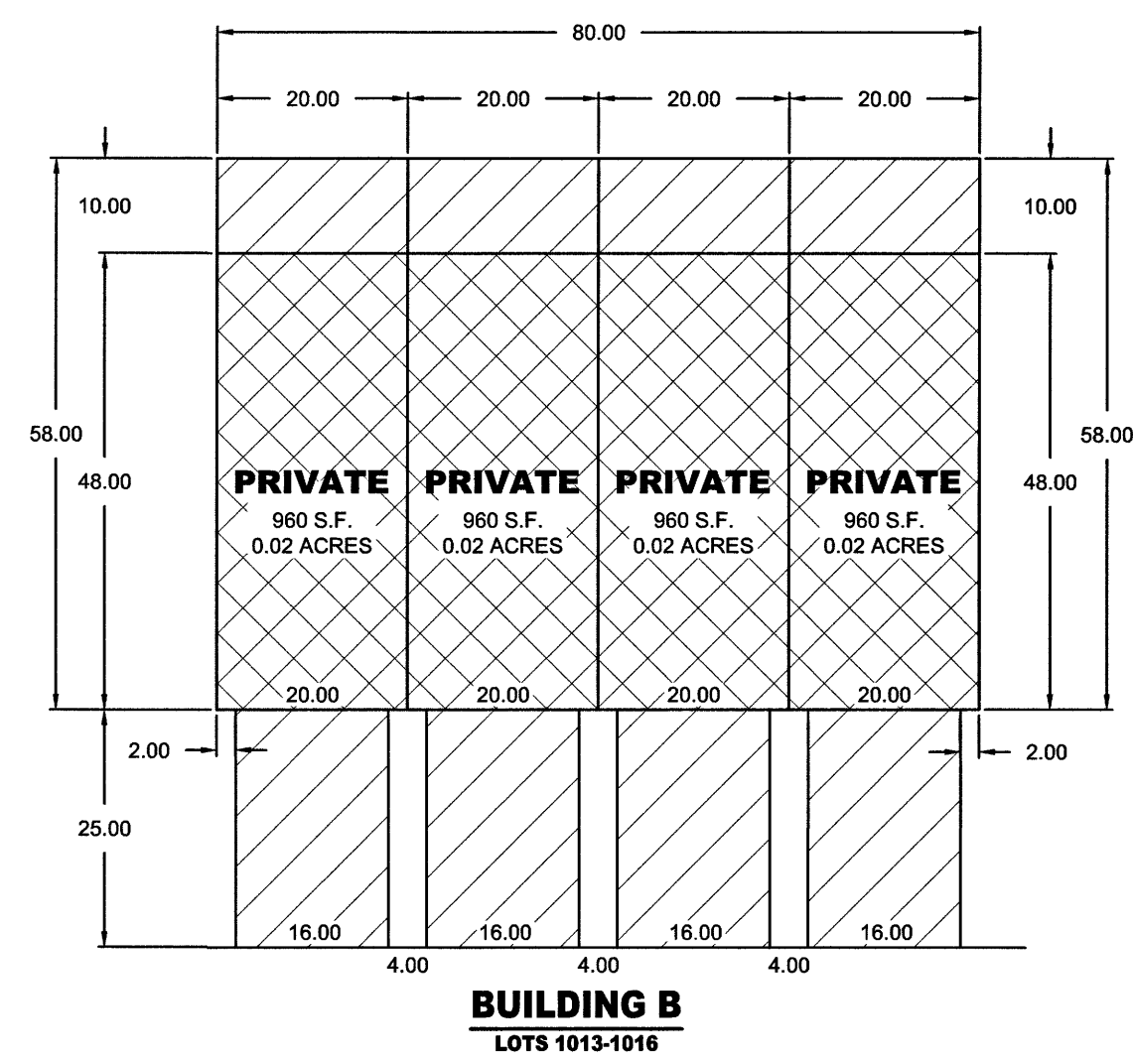
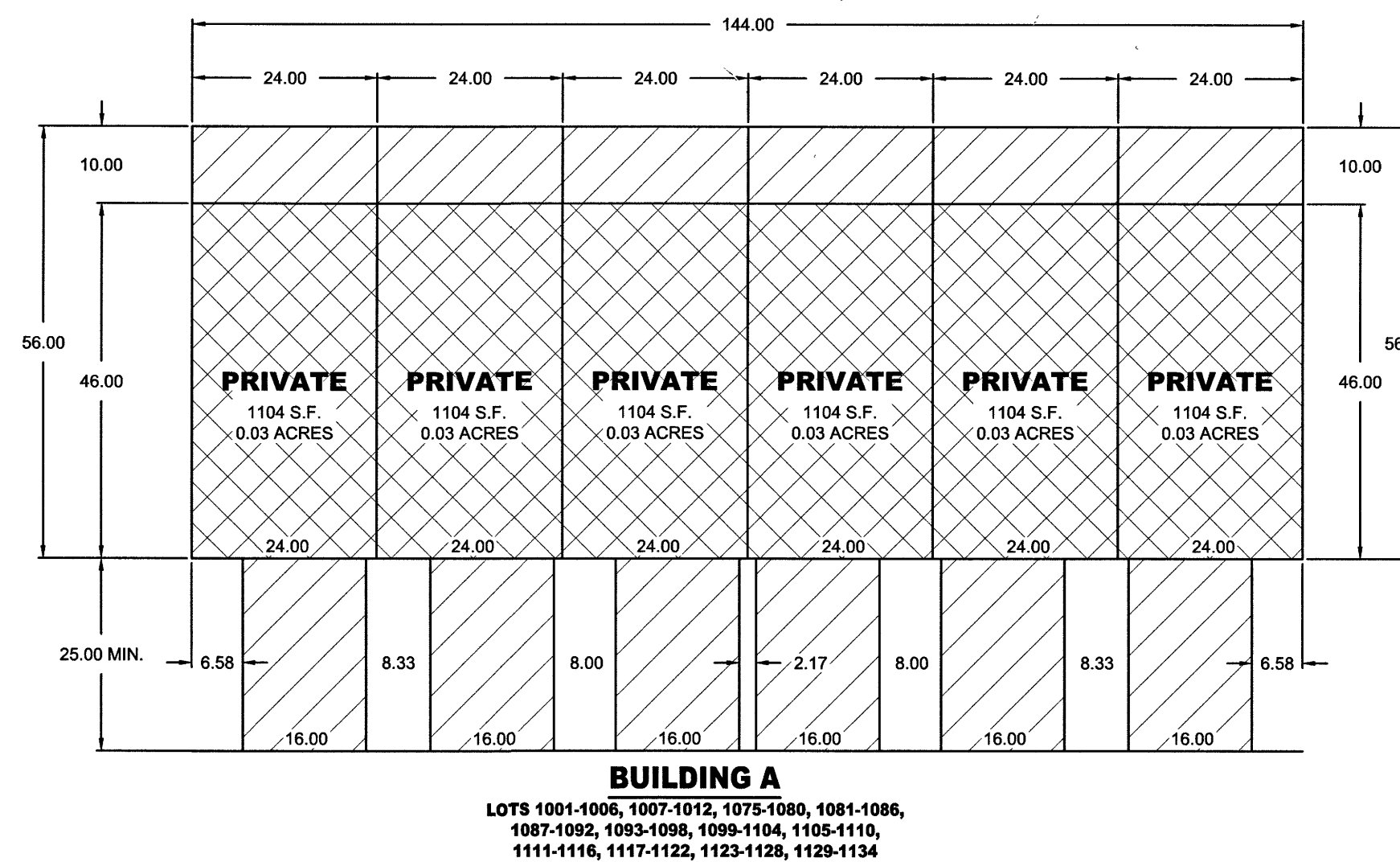
SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 9
SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN
SALEM CITY, UTAH COUNTY, UTAH

ENT 62624-2024 MAP 19399
ANDREA ALLEN
UTAH COUNTY RECORDER
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RECORDED FOR SALEM CITY

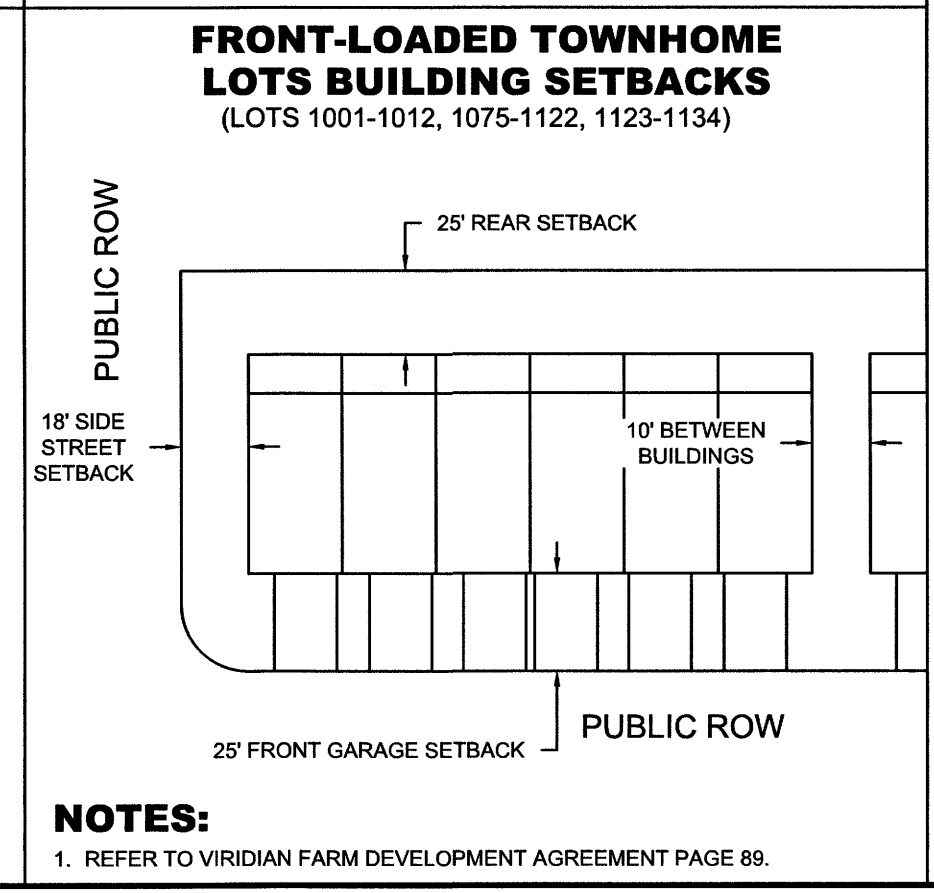
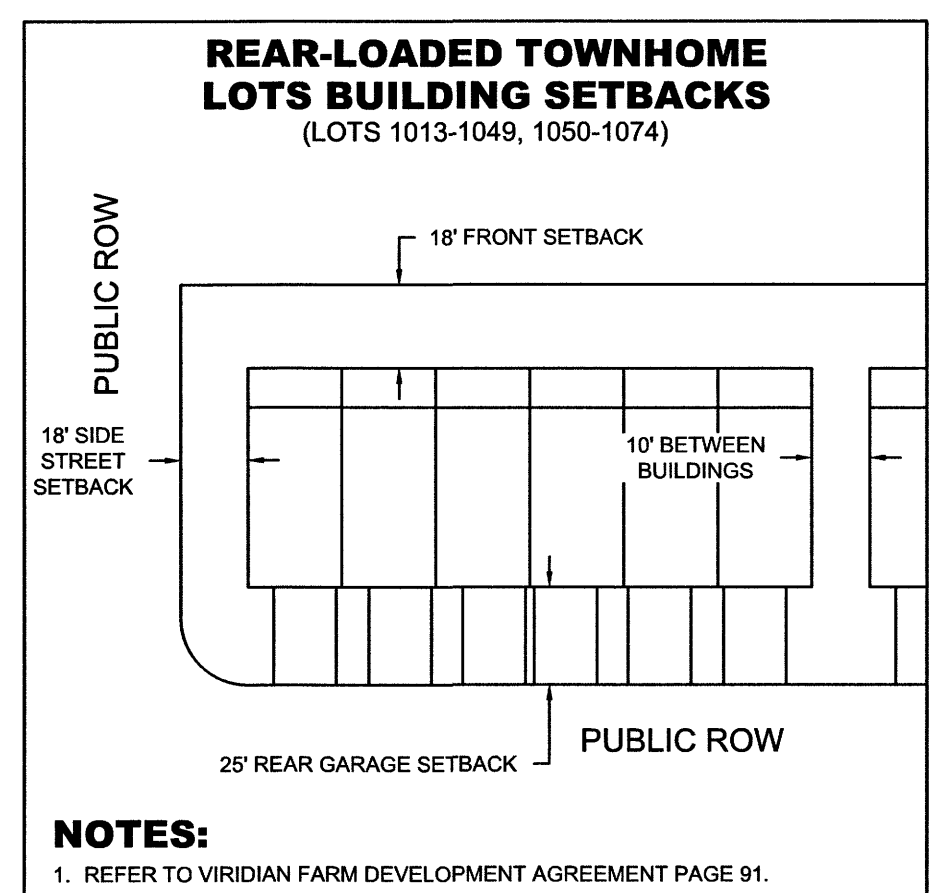
SHEET 3 OF 5

SCALE: 1"=60'



CURVE TABLE					CURVE TABLE					CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD	CURVE	RADIUS	DELTA	LENGTH	CHORD	CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	15.00	90°13'46"	23.62	S45°28'21"E 21.26	C21	61.50	90°00'00"	96.60	N45°35'14"W 86.97	C41	27.50	90°00'00"	43.20	N44°24'46"E 38.89
C2	15.00	89°46'14"	23.50	S44°31'39"W 21.17	C22	61.50	90°00'00"	96.60	N44°24'46"E 86.97	C42	27.50	90°00'00"	43.20	S45°35'14"E 38.89
C3	15.00	90°13'46"	23.62	S45°28'21"E 21.26	C23	15.00	90°00'18"	23.56	S44°24'55"W 21.21	C43	27.50	90°00'00"	43.20	S44°24'46"W 38.89
C4	15.00	89°46'14"	23.50	S44°31'39"W 21.17	C24	15.00	89°59'42"	23.56	S45°35'05"E 21.21	C44	27.50	90°00'00"	43.20	N45°35'14"W 38.89
C5	15.00	90°00'00"	23.56	N45°35'14"W 21.21	C25	15.00	90°00'00"	23.56	N45°35'14"W 21.21					
C6	73.00	90°13'46"	114.96	N45°28'21"W 103.44	C26	15.00	90°00'00"	23.56	N44°24'46"E 21.21					
C7	73.00	68°17'28"	87.01	S56°26'30"E 81.95	C27	15.00	90°00'18"	23.56	N44°24'55"E 21.21					
C8	73.00	21°56'18"	27.95	S11°19'37"E 27.78	C28	15.00	89°59'42"	23.56	S45°35'05"E 21.21					
C9	44.00	90°13'46"	69.29	S45°28'21"E 62.35	C29	15.00	90°00'18"	23.56	N44°24'55"E 21.21					
C10	15.00	90°13'46"	23.62	S45°28'21"E 21.26	C30	15.00	89°59'42"	23.56	S45°35'05"E 21.21					
C11	20.00	89°46'14"	31.34	S44°31'39"W 28.23	C31	15.00	90°00'18"	23.56	S44°24'55"W 21.21					
C12	44.00	89°46'14"	68.94	S44°31'39"W 62.10	C32	15.00	89°59'42"	23.56	S45°35'05"E 21.21					
C13	68.00	89°46'14"	106.54	S44°31'39"W 95.97	C33	15.00	90°00'18"	23.56	N44°24'55"E 21.21					
C14	68.00	21°19'31"	25.31	N10°18'18"E 25.16	C34	15.00	89°59'42"	23.56	N45°35'05"W 21.21					
C15	68.00	32°53'08"	39.03	N37°24'37"E 38.50	C35	15.00	90°00'18"	23.56	N44°24'55"E 21.21					
C16	68.00	35°32'35"	42.18	N71°37'28"E 41.51	C36	15.00	89°59'42"	23.56	N45°35'05"W 21.21					
C17	15.00	90°00'00"	23.56	N45°35'14"W 21.21	C37	15.00	90°00'00"	23.56	N44°24'46"E 21.21					
C18	15.00	90°00'00"	23.56	N44°24'46"E 21.21	C38	15.00	47°10'00"	12.35	S22°59'46"W 12.00					
C19	50.50	90°00'00"	79.33	S45°35'14"E 71.42	C39	15.00	47°10'00"	12.35	N24°10'14"W 12.00					
C20	50.50	90°00'00"	79.33	N44°24'46"E 71.42	C40	15.00	90°00'00"	23.56	N44°24'46"E 21.21					

LINE TABLE			LINE TABLE		
LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L1	S52°52'38"E	40.87	L24	N60°23'33"E	20.61
L2	N89°24'46"E	56.50	L25	N89°25'04"E	36.00
L3	N89°24'46"E	15.00	L26	S61°29'51"E	20.57
L4	N89°24'46"E	56.50	L27	N40°31'33"W	31.46
L5	N89°24'46"E	15.00	L28	S0°35'14"E	15.25
L6	N32°45'35"W	29.54	L29	S0°35'14"E	24.61
L7	N89°24'46"E	15.00	L30	S0°35'14"E	35.48
L8	N89°24'46"E	15.00	L31	S35°47'13"W	46.80
L9	N89°24'46"E	38.91	L32	N0°21'28"W	2.51
L10	N60°14'26"E	20.52	L33	S89°38'32"W	5.00
L11	S61°24'08"E	20.51	L34	N0°35'14"W	5.00
L12	S89°24'46"W	38.91	L35	S0°35'14"E	5.00
L13	S89°24'46"W	15.00	L36	N0°35'14"W	29.00
L14	S89°24'46"W	15.00	L37	N0°35'14"W	29.00
L15	S76°02'20"W	32.13	L38	S89°24'46"W	5.00
L16	N68°49'10"W	67.43	L39	S0°34'58"E	24.00
L17	N89°25'04"E	15.00	L40	S0°34'58"E	24.00
L18	N89°25'04"E	15.00	L41	S0°35'51"E	29.00
L19	N89°25'04"E	15.00	L42	S0°34'58"E	29.00
L20	N89°25'04"E	15.00	L43	N72°27'25"E	26.14
L21	N89°25'04"E	15.00	L44	N0°35'14"W	24.00
L22	N89°25'04"E	15.00	L45	N0°35'14"W	29.00
L23	N60°21'32"E	20.59			



LEGEND

- BOUNDARY LINE
- CENTERLINE
- EXISTING EASEMENT
- EXISTING LOT LINES
- PROPOSED LOT LINES
- EXISTING MONUMENT
- PROPOSED MONUMENT
- LIMITED COMMON AREAS
- PRIVATE PROPERTY
- NO ACCESS
- COMMON AREA
- MUNICIPAL UTILITY EASEMENT
- BUILDING SETBACK

DR-HORTON PLUS & ESTATE TYPICAL LOT BUILDING SETBACKS & MUNICIPAL UTILITY EASEMENTS
 (LOTS 101-120, 127-129)

NOTES:
 1. ALL M.U.E. (MUNICIPAL UTILITY EASEMENTS) DEDICATED TO SALEM CITY.
 2. A SHARED 10' M.U.E. (5' EACH LOT) IS REQUIRED ON ONE SIDE OF EVERY OTHER LOT.
 3. REFER TO VIRIDIAN FARM DEVELOPMENT AGREEMENT PAGES 81-83.

COTTAGE LOT TYPICAL BUILDING SETBACKS & MUNICIPAL UTILITY EASEMENTS
 (LOTS 134-146)

NOTES:
 1. ALL M.U.E. (MUNICIPAL UTILITY EASEMENTS) DEDICATED TO SALEM CITY.
 2. A SHARED 10' M.U.E. (5' EACH LOT) IS REQUIRED ON ONE SIDE OF EVERY OTHER LOT.
 3. REFER TO VIRIDIAN FARM DEVELOPMENT AGREEMENT PAGE 86.

SINGLE FAMILY LOT TYPICAL BUILDING SETBACKS & MUNICIPAL UTILITY EASEMENTS
 (LOTS 121-126, 130-133)

NOTES:
 1. ALL M.U.E. (MUNICIPAL UTILITY EASEMENTS) DEDICATED TO SALEM CITY.
 2. A SHARED 10' M.U.E. (5' EACH LOT) IS REQUIRED ON ONE SIDE OF EVERY OTHER LOT.
 3. REFER TO VIRIDIAN FARM DEVELOPMENT AGREEMENT PAGE 85.

19399 3085

ENT 4262412024 MAP# 19399
 ANDREA ALLEN
 UTAH COUNTY RECORDER
 2024 Sep 13 08:49 AM FEE 616.00 BY KR
 RECORDED FOR SALEM CITY

VIRIDIAN PLAT 1A
 SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN SALEM CITY, UTAH COUNTY, UTAH

SHEET 5 OF 5

