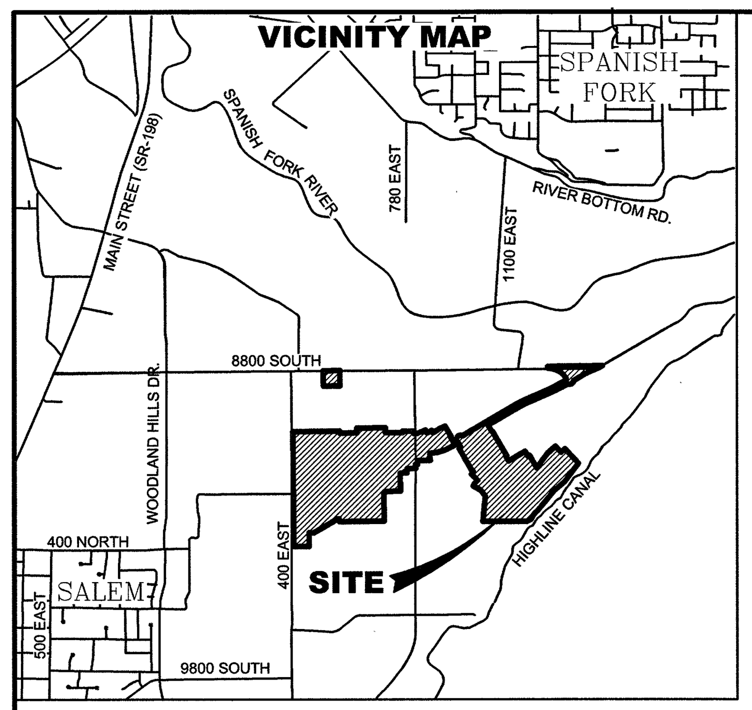


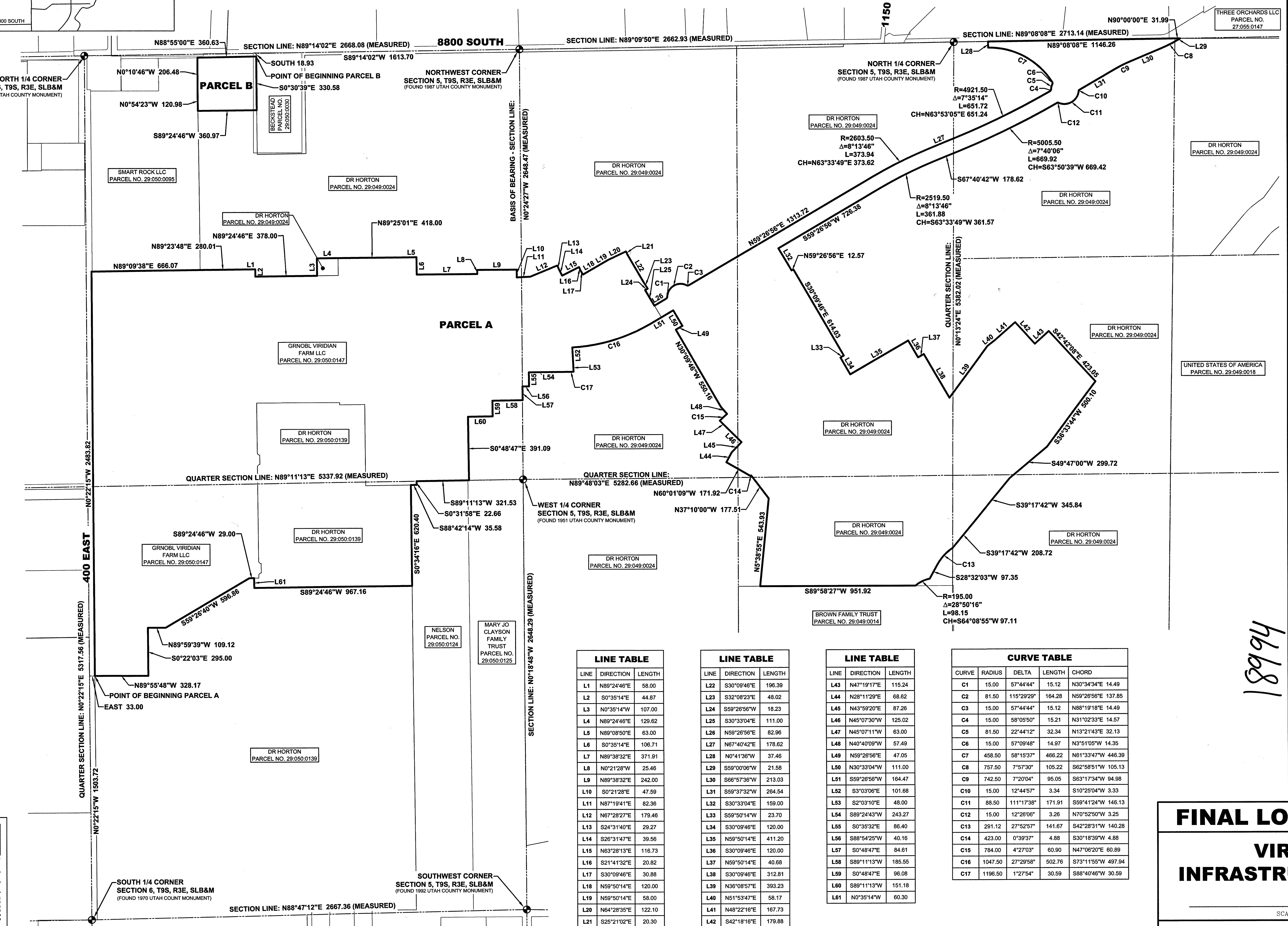


## NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY IS N0°24'27"W BETWEEN THE WEST 1/4 CORNER AND THE NORTHWEST CORNER OF SECTION 5, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN.
2. ALL DEEDS, SUBDIVISION, & ANNEXATION PLATS HAVE BEEN ROTATED TO THE BASIS OF BEARING DESCRIBED ABOVE.

### LINE TABLE

| LINE | DIRECTION | LENGTH |
|---|---|---|
| L1 | N89°24'46"E | 58.00 |
| L2 | S0°35'14"E | 44.87 |
| L3 | N0°35'14"W | 107.00 |
| L4 | N89°24'46"E | 129.62 |
| L5 | N89°08'50"E | 63.00 |
| L6 | S0°35'14"E | 106.71 |
| L7 | N89°38'32"E | 371.91 |
| L8 | N0°21'28"W | 25.46 |
| L9 | N89°38'32"E | 242.00 |
| L10 | S0°21'28"E | 47.59 |
| L11 | N87°19'41"E | 82.36 |
| L12 | N67°28'27"E | 179.46 |
| L13 | S24°31'40"E | 29.27 |
| L14 | S26°31'47"E | 39.56 |
| L15 | N63°28'13"E | 116.73 |
| L16 | S21°41'32"E | 20.82 |
| L17 | S30°09'46"E | 30.88 |
| L18 | N59°50'14"E | 120.00 |
| L19 | N59°50'14"E | 58.00 |
| L20 | N64°28'35"E | 122.10 |
| L21 | S25°21'02"E | 20.30 |

### LINE TABLE

| LINE | DIRECTION | LENGTH |
|---|---|---|
| L22 | S30°09'46"E | 196.39 |
| L23 | S32°08'23"E | 48.02 |
| L24 | S59°26'56"W | 18.23 |
| L25 | S30°33'04"E | 111.00 |
| L26 | N59°26'56"E | 82.96 |
| L27 | N67°40'42"E | 178.62 |
| L28 | N0°41'36"W | 37.46 |
| L29 | S59°00'06"W | 21.58 |
| L30 | S66°57'36"W | 213.03 |
| L31 | S59°37'32"W | 264.54 |
| L32 | S30°33'04"E | 159.00 |
| L33 | S59°50'14"W | 23.70 |
| L34 | S30°09'46"E | 120.00 |
| L35 | N59°50'14"E | 411.20 |
| L36 | S30°09'46"E | 120.00 |
| L37 | N59°50'14"E | 40.68 |
| L38 | S30°09'46"E | 312.81 |
| L39 | N36°08'57"E | 393.23 |
| L40 | N51°53'47"E | 58.17 |
| L41 | N48°22'16"E | 167.73 |
| L42 | S42°18'16"E | 179.88 |

### LINE TABLE

| LINE | DIRECTION | LENGTH |
|---|---|---|
| L43 | N47°19'17"E | 115.24 |
| L44 | N28°11'29"E | 68.62 |
| L45 | N43°59'20"E | 87.26 |
| L46 | N45°07'30"W | 125.02 |
| L47 | N45°07'11"W | 63.00 |
| L48 | N40°40'09"W | 57.49 |
| L49 | N59°26'56"E | 47.05 |
| L50 | N30°33'04"W | 111.00 |
| L51 | S59°26'56"W | 164.47 |
| L52 | S3°03'06"E | 101.68 |
| L53 | S2°03'10"E | 48.00 |
| L54 | S89°24'43"W | 243.27 |
| L55 | S0°35'32"E | 86.40 |
| L56 | S88°54'25"W | 40.16 |
| L57 | S0°48'47"E | 84.61 |
| L58 | S89°11'13"W | 185.55 |
| L59 | S0°48'47"E | 96.08 |
| L60 | S89°11'13"W | 151.18 |
| L61 | N0°35'14"W | 60.30 |

### CURVE TABLE

| CURVE | RADIUS | DELTA | LENGTH | CHORD |
|---|---|---|---|---|
| C1 | 15.00 | 57°44'44" | 15.12 | N30°34'34"E 14.49 |
| C2 | 81.50 | 115°29'29" | 164.28 | N59°26'56"E 137.85 |
| C3 | 15.00 | 57°44'44" | 15.12 | N88°19'18"E 14.49 |
| C4 | 15.00 | 58°05'50" | 15.21 | N31°02'33"E 14.57 |
| C5 | 81.50 | 22°44'12" | 32.34 | N13°21'43"E 32.13 |
| C6 | 15.00 | 57°09'48" | 14.97 | N3°51'05"W 14.35 |
| C7 | 458.50 | 58°15'37" | 466.22 | N61°33'47"W 446.39 |
| C8 | 757.50 | 7°57'30" | 105.22 | S62°58'51"W 105.13 |
| C9 | 742.50 | 7°20'04" | 95.05 | S63°17'34"W 94.98 |
| C10 | 15.00 | 12°44'57" | 3.34 | S10°25'04"W 3.33 |
| C11 | 88.50 | 111°17'38" | 171.91 | S59°41'24"W 146.13 |
| C12 | 15.00 | 12°26'06" | 3.26 | N70°52'50"W 3.25 |
| C13 | 291.12 | 27°52'57" | 141.67 | S42°28'31"W 140.28 |
| C14 | 423.00 | 0°39'37" | 4.88 | S30°18'39"W 4.88 |
| C15 | 784.00 | 4°27'03" | 60.90 | N47°06'20"E 60.89 |
| C16 | 1047.50 | 27°29'58" | 502.76 | S73°11'55"W 497.94 |
| C17 | 1196.50 | 1°27'54" | 30.59 | S88°40'46"W 30.59 |


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office@lei-eng.com
www.lei-eng.com


18994

## SURVEYOR'S CERTIFICATE

I, CAHD A. POULSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 501182 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THIS PLAT AND THE BOUNDARIES SHOWN HERON, ARE A TRUE AND CORRECT REPRESENTATION OF DATA COMPILED FROM RECORDS ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER.

## BOUNDARY DESCRIPTION

**PARCEL A**

A PORTION OF SECTION 5, AND A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED BY SURVEY AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°22'15"W ALONG THE QUARTER SECTION LINE 1503.72 FEET AND EAST 33.00 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 6, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN; THENCE N0°22'15"W (ALONG A LINE PARALLEL WITH AND 33.00 FEET PERPENDICULARLY DISTANCE EAST FROM THE QUARTER SECTION LINE) 2483.82 FEET TO THE SOUTH LINE OF THAT FENCE LINE AGREEMENT DESCRIBED IN DEED ENTRY NO. 80651:1999 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE N89°09'38"E ALONG SAID FENCE LINE AGREEMENT 666.07 FEET; THENCE N89°23'48"E 280.01 FEET; THENCE N89°24'46"E 58.00 FEET; THENCE S00°35'14"E 44.87 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 106.71 FEET; THENCE N89°38'32"E 371.91 FEET; THENCE N00°21'28"W 25.46 FEET; THENCE N89°38'32"E 242.00 FEET; THENCE S00°21'28"E 47.59 FEET; THENCE N87°19'41"E 82.36 FEET; THENCE N67°28'27"E 179.46 FEET; THENCE S24°31'40"E 29.27 FEET; THENCE S26°31'47"E 39.56 FEET; THENCE N63°28'13"E 116.73 FEET; THENCE S21°41'32"E 20.82 FEET; THENCE S30°09'46"E 30.88 FEET; THENCE N59°50'14"E 120.00 FEET; THENCE N59°50'14"E 58.00 FEET; THENCE N64°28'35"E 122.10 FEET; THENCE S25°21'02"E 20.30 FEET; THENCE S30°09'46"E 196.39 FEET; THENCE S32°08'23"E 48.02 FEET; THENCE S59°26'56"W 18.23 FEET; THENCE S30°33'04"E 111.00 FEET; THENCE N59°26'56"E 82.96 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 15.12 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 57°44'44", CHORD: N30°34'34"E 14.49 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 164.28 FEET WITH A RADIUS OF 81.50 FEET THROUGH A CENTRAL ANGLE OF 115°29'29", CHORD: N59°26'56"E 137.85 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 15.12 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 57°44'44", CHORD: N88°19'18"E 14.49 FEET; THENCE N59°26'56"E 1313.72 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 373.94 FEET WITH A RADIUS OF 2603.50 FEET THROUGH A CENTRAL ANGLE OF 08°13'46", CHORD: N63°33'49"E 373.62 FEET; THENCE N67°40'42"E 178.62 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 651.72 FEET WITH A RADIUS OF 4921.50 FEET THROUGH A CENTRAL ANGLE OF 07°35'14", CHORD: N63°53'05"E 651.24 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 15.21 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 58°05'50", CHORD: N31°02'33"E 14.57 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 32.34 FEET WITH A RADIUS OF 81.50 FEET THROUGH A CENTRAL ANGLE OF 22°44'12", CHORD: N13°21'43"E 32.13 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 14.97 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 57°09'48", CHORD: N03°51'05"W 14.35 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 466.22 FEET WITH A RADIUS OF 458.50 FEET THROUGH A CENTRAL ANGLE OF 58°15'37", CHORD: N61°33'47"W 446.39 FEET;; THENCE N00°41'36"W 37.46 FEET; THENCE N89°08'08"E 1146.26 FEET; THENCE EAST 31.99 FEET; THENCE S59°00'06"W 21.58 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 105.22 FEET WITH A RADIUS OF 757.50 FEET THROUGH A CENTRAL ANGLE OF 07°57'30", CHORD: S62°58'51"W 105.13 FEET; THENCE S66°57'36"W 213.03 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 95.05 FEET WITH A RADIUS OF 742.50 FEET THROUGH A CENTRAL ANGLE OF 07°20'04", CHORD: S63°17'34"W 94.98 FEET; THENCE S59°37'32"W 264.54 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 3.34 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 12°44'57", CHORD: S10°25'04"W 3.33 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 171.91 FEET WITH A RADIUS OF 88.50 FEET THROUGH A CENTRAL ANGLE OF 111°17'38", CHORD: S59°41'24"W 146.13 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 3.26 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 12°26'06", CHORD: N70°52'50"W 3.25 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 669.92 FEET WITH A RADIUS OF 5005.50 FEET THROUGH A CENTRAL ANGLE OF 07°40'06", CHORD: S63°50'39"W 669.42 FEET; THENCE S67°40'42"W 178.62 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 361.88 FEET WITH A RADIUS OF 2519.50 FEET THROUGH A CENTRAL ANGLE OF 08°13'46", CHORD: S63°33'49"W 361.57 FEET; THENCE S59°26'56"W 726.38 FEET; THENCE S30°33'04"E 159.00 FEET; THENCE N59°26'56"E 12.57 FEET; THENCE S30°09'46"E 614.03 FEET; THENCE S59°50'14"W 23.70 FEET; THENCE S30°09'46"E 120.00 FEET; THENCE N59°50'14"E 411.20 FEET; THENCE S30°09'46"E 120.00 FEET; THENCE N59°50'14"E 40.68 FEET; THENCE S30°09'46"E 312.81 FEET; THENCE N36°08'57"E 393.23 FEET; THENCE N51°53'47"E 58.17 FEET; THENCE N48°22'16"E 167.73 FEET; THENCE S42°18'16"E 179.88 FEET; THENCE N47°19'17"E 115.24 FEET; THENCE S42°42'08"E 423.05 FEET; THENCE S36°33'44"W 500.10 FEET; THENCE S49°47'00"W 299.72 FEET; THENCE S39°17'42"W 345.84 FEET; THENCE S39°17'42"W 208.72 FEET TO THE NORTHERLY LINE OF THE STRAWBERRY HIGHLINE CANAL; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING THREE COURSES: ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 141.67 FEET WITH A RADIUS OF 291.12 FEET THROUGH A CENTRAL ANGLE OF 27°52'57", CHORD: S42°28'31"W 140.28 FEET; THENCE S28°32'03"W 97.35 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 98.15 FEET WITH A RADIUS OF 195.00 FEET THROUGH A CENTRAL ANGLE OF 28°50'16", CHORD: S64°08'55"W 97.11 FEET TO THE NORTH LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 12055:2018 BEING MORE PARTICULARLY DEFINED ON THAT RECORD OF SURVEY NO. 08-349; THENCE S89°58'27"W ALONG SAID SURVEY LINE AND IN PART ALONG AN EXISTING FENCE LINE 951.92 FEET; THENCE N05°38'55"E 543.93 FEET; THENCE N37°10'00"W 177.51 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 4.88 FEET WITH A RADIUS OF 423.00 FEET THROUGH A CENTRAL ANGLE OF 0°39'37", CHORD: S30°18'39"W 4.88 FEET; THENCE N60°01'09"W 171.92 FEET; THENCE N28°11'29"E 68.62 FEET; THENCE N43°59'20"E 87.26 FEET; THENCE N45°07'30"W 125.02 FEET; THENCE N45°07'11"W 63.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 60.90 FEET WITH A RADIUS OF 784.00 FEET THROUGH A CENTRAL ANGLE OF 04°27'03", CHORD: N47°06'20"E 60.89 FEET; THENCE N40°40'09"W 57.49 FEET; THENCE N30°09'46"W 550.16 FEET; THENCE N59°26'56"E 47.05 FEET; THENCE N30°33'04"W 111.00 FEET; THENCE S59°26'56"W 164.47 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 502.76 FEET WITH A RADIUS OF 1047.50 FEET THROUGH A CENTRAL ANGLE OF 27°29'58", CHORD: S73°11'55"W 497.94 FEET; THENCE S03°03'06"E 101.68 FEET; THENCE S02°03'10"E 48.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 30.59 FEET WITH A RADIUS OF 1196.50 FEET THROUGH A CENTRAL ANGLE OF 01°27'54", CHORD: S88°40'46"W 30.59 FEET; THENCE S89°24'43"W 243.27 FEET; THENCE S00°35'32"E 86.40 FEET; THENCE S88°54'25"W 40.16 FEET; THENCE S00°48'47"E 84.61 FEET; THENCE S89°11'13"W 185.55 FEET; THENCE S00°48'47"E 96.08 FEET; THENCE S89°11'13"W 151.18 FEET; THENCE S00°48'47"E 391.09 FEET TO THE QUARTER SECTION LINE; THENCE S89°11'13"W ALONG THE QUARTER SECTION LINE 321.53 FEET TO AN EXISTING FENCE LINE AS DESCRIBED IN THAT FENCE LINE AGREEMENT DESCRIBED IN DEED ENTRY NO. 101395:2015; THENCE ALONG SAID FENCE LINE AND FENCE LINE AGREEMENT THE FOLLOWING THREE (3) COURSES: S0°31'58"E 22.66 FEET; THENCE S88°42'14"W 35.58 FEET; THENCE S0°34'16"E 620.40 FEET; THENCE S89°24'46"W 967.16 FEET; THENCE N00°35'14"W 60.30 FEET; THENCE S89°24'46"W 29.00 FEET; THENCE S59°26'40"W 596.86 FEET; THENCE N89°59'39"W 109.12 FEET; THENCE S00°22'03"E 295.00 FEET; THENCE N89°55'48"W 328.17 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±194.98 ACRES
±8,493,399 SQ. FT.

*TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:*

**PARCEL B**

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S89°14'02"W ALONG THE SECTION LINE 1613.70 FEET AND SOUTH 18.93 FEET FROM THE NORTHEAST 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 ALONG AN EXISTING FENCE S00°30'39"E 330.58 FEET; THENCE S89°24'46"W 360.97 FEET TO THAT FENCE LINE AGREEMENT DESCRIBED IN DEED ENTRY NO. 80651:1999 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID FENCE LINE AGREEMENT THE FOLLOWING TWO (2) COURSES: THENCE N00°54'23"W 120.98 FEET; THENCE N00°10'46"W 206.48 FEET TO THE SOUTH LINE OF 8800 SOUTH STREET ALSO BEING THE NORTH LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 782:1959 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID REAL PROPERTY N88°55'00"E 360.63 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±2.73 ACRES
118,865 SQ. FT.

***COMBINED AREA CONTAINS: ±197.71 ACRES***


ENT 75756:2023 MAP# 18994
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Nov 20 12:58 PM FEE 0.00 BY MG
RECORDED FOR SALEM CITY


CHAD A. POULSEN
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 501182

SEPT. 21, 2023
DATE

STATE OF UTAH — CHAD A. POULSEN No. 501182 — 9/21/2023 — PROFESSIONAL LAND SURVEYOR
SURVEYOR'S SEAL

## ACCEPTANCE BY COUNTY SURVEYOR

THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO UTAH CODE ANNOTATED 17-23-20 AMENDED.

COUNTY SURVEYOR

COUNTY OF UTAH — COUNTY SURVEYOR — 9/28/23 — STATE OF UTAH
COUNTY SURVEYOR SEAL

## SALEM CITY ACCEPTANCE

APPROVED THIS 20 DAY OF September A.D. 2023 AS A FINAL LOCAL ENTITY PLAT FOR THE VIRIDIAN PUBLIC INFRASTRUCTURE DISTRICT #1.

SIGNATURE: ______

PRINTED NAME: Kurt L Christensen

TITLE: Mayor

ATTEST: ______ RECORDER

SALEM CITY CORPORATE SEAL UTAH COUNTY, UTAH
RECORDER'S SEAL

# FINAL LOCAL ENTITY PLAT

# VIRIDIAN FARM PUBLIC INFRASTRUCTURE DISTRICT #1

SALEM CITY — UTAH COUNTY, UTAH

SCALE: 1" = 300 FEET

SHEET: 1 OF 1

UTAH COUNTY RECORDER

Sec. 5,6 T9S, R3E SLB+M TU180 DH