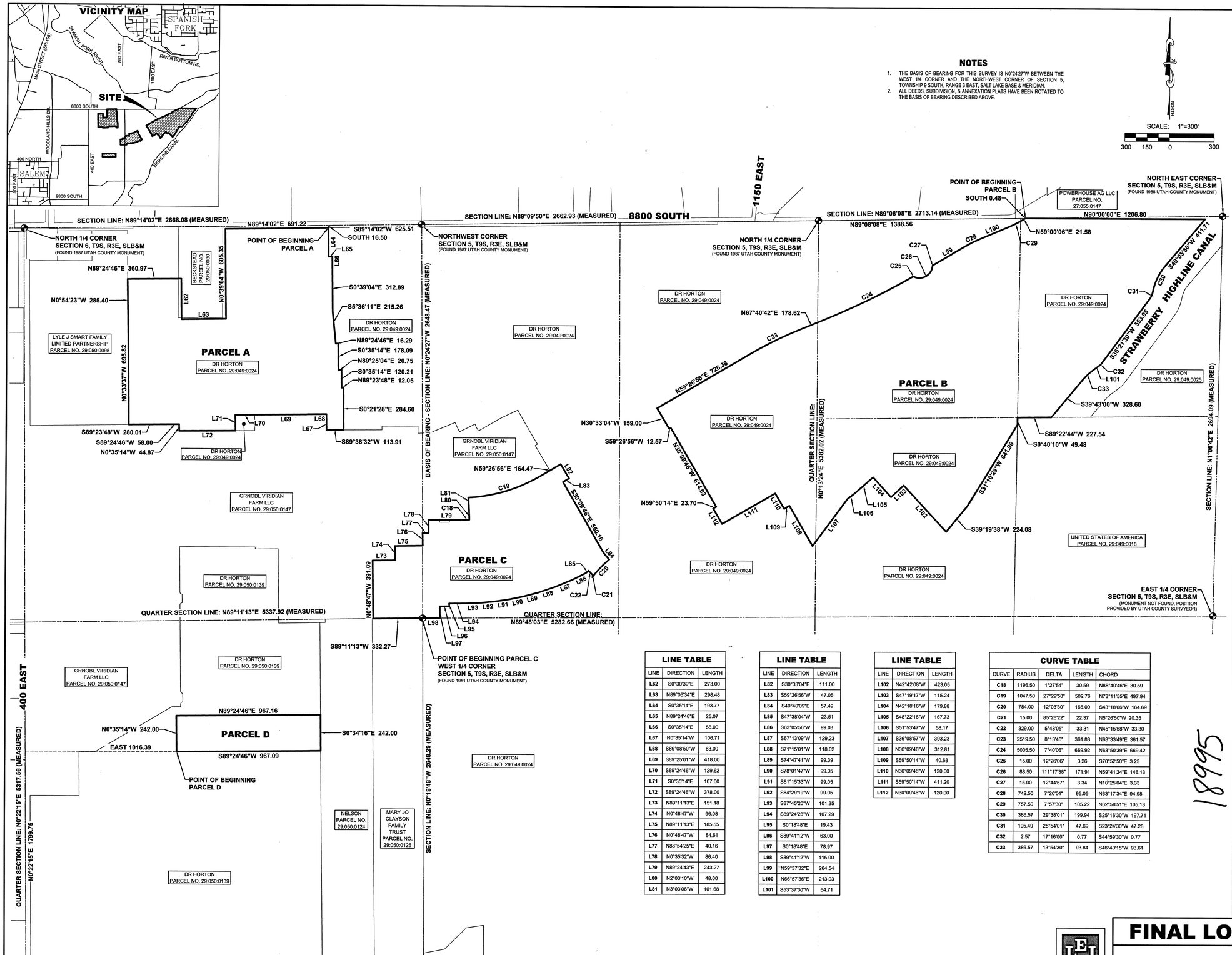

LINE TABLE

LINE	DIRECTION	LENGTH
L62	S0°30'39"E	273.00
L63	N89°06'34"E	298.48
L64	S0°35'14"E	193.77
L65	N89°24'46"E	25.07
L66	S0°35'14"E	58.00
L67	N0°35'14"W	106.71
L68	S89°08'50"W	63.00
L69	S89°25'01"W	418.00
L70	S89°24'46"W	129.62
L71	S0°35'14"E	107.00
L72	S89°24'46"W	378.00
L73	N89°11'13"E	151.18
L74	N0°48'47"W	96.08
L75	N89°11'13"E	185.55
L76	N0°48'47"W	84.61
L77	N88°54'25"E	40.16
L78	N0°35'32"W	86.40
L79	N89°24'43"E	243.27
L80	N2°03'10"W	48.00
L81	N3°03'06"W	101.68

LINE TABLE

LINE	DIRECTION	LENGTH
L82	S30°33'04"E	111.00
L83	S59°26'56"W	47.05
L84	S40°40'09"E	57.49
L85	S47°38'04"W	23.51
L86	S63°05'56"W	99.03
L87	S67°13'09"W	129.23
L88	S71°15'01"W	118.02
L89	S74°47'41"W	99.39
L90	S78°01'47"W	99.05
L91	S81°15'33"W	99.05
L92	S84°29'19"W	99.05
L93	S87°45'20"W	101.35
L94	S89°24'28"W	107.29
L95	S0°18'48"E	19.43
L96	S89°41'12"W	63.00
L97	S0°18'48"E	78.97
L98	S89°41'12"W	115.00
L99	N59°37'32"E	264.54
L100	N66°57'36"E	213.03
L101	S53°37'30"W	64.71

LINE TABLE

LINE	DIRECTION	LENGTH
L102	N42°42'08"W	423.05
L103	S47°19'17"W	115.24
L104	N42°18'16"W	179.88
L105	S48°22'16"W	167.73
L106	S51°53'47"W	58.17
L107	S36°08'57"W	393.23
L108	N30°09'46"W	312.61
L109	S59°50'14"W	40.68
L110	N30°09'46"W	120.00
L111	S59°50'14"W	411.20
L112	N30°09'46"W	120.00

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C18	1196.50	1°27'54"	30.59	N88°40'46"E 30.59
C19	1047.50	27°29'58"	502.76	N73°11'55"E 497.94
C20	784.00	12°03'30"	165.00	S43°18'06"W 164.69
C21	15.00	85°26'22"	22.37	N5°26'50"W 20.35
C22	329.00	5°48'05"	33.31	N45°15'58"W 33.30
C23	2519.50	8°13'46"	361.88	N63°33'49"E 361.57
C24	5005.50	7°40'06"	669.92	N63°50'39"E 669.42
C25	15.00	12°26'06"	3.26	S70°52'50"E 3.25
C26	88.50	111°17'38"	171.91	N59°41'24"E 146.13
C27	15.00	12°44'57"	3.34	N10°25'04"E 3.33
C28	742.50	7°20'04"	95.05	N63°17'34"E 94.98
C29	757.50	7°57'30"	105.22	N62°58'51"E 105.13
C30	386.57	29°38'01"	199.94	S25°16'30"W 197.71
C31	105.49	25°54'01"	47.69	S23°24'30"W 47.28
C32	2.57	17°16'00"	0.77	S44°59'30"W 0.77
C33	386.57	13°54'30"	93.84	S46°40'15"W 93.61

SURVEYOR'S CERTIFICATE

I, CAHD A. FOULSEN, 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 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 625.51 FEET AND SOUTH 16.50 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 S00°35'14"E 193.77 FEET; THENCE N89°24'46"E 25.07 FEET; THENCE S00°35'14"E 58.00 FEET; THENCE S00°39'04"E 312.89 FEET; THENCE S05°36'11"E 215.26 FEET; THENCE N89°24'46"E 16.29 FEET; THENCE S00°35'14"E 178.09 FEET; THENCE N89°25'04"E 20.75 FEET; THENCE S00°35'14"E 120.21 FEET; THENCE N89°23'48"E 12.05 FEET; THENCE S00°21'28"E 284.60 FEET; THENCE S89°38'32"W 113.91 FEET; THENCE N00°35'14"W 106.71 FEET; THENCE S89°08'50"W 63.00 FEET; THENCE S89°25'01"W 418.00 FEET; THENCE S89°24'46"W 129.62 FEET; THENCE S00°35'14"E 107.00 FEET; THENCE S89°24'46"W 378.00 FEET; THENCE N00°35'14"W 44.87 FEET; THENCE S89°24'46"W 58.00 FEET; THENCE S89°23'48"W 280.01 FEET TO THE EAST LINE OF 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: N0°33'37"W 695.82 FEET; THENCE N0°54'23"W 285.40 FEET; THENCE N89°24'46"E 360.97 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE THE FOLLOWING THREE (3) COURSES: S00°30'39"E 273.00 FEET; THENCE N89°06'34"E 298.48 FEET; THENCE N0°39'04"W 605.35 FEET TO THE SOUTH LINE OF 8800 SOUTH STREET (BEING 16.50 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 6); THENCE N89°14'02"E (ALONG A LINE PARALLEL WITH AND 16.5 FEET PERPENDICULARLY DISTANCE SOUTH FROM SAID SECTION LINE) 691.22 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±34.83 ACRES
±1,517,030 SQ. FT.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

PARCEL B

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER AND NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N89°08'08"E ALONG THE SECTION LINE 1388.56 FEET AND SOUTH 0.48 FEET FROM THE NORTH QUARTER CORNER OF SECTION 5, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN; THENCE EAST 1206.80 FEET ALONG THE SOUTH LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 119489:2021 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER TO THE NORTHERLY LINE OF THE STRAWBERRY HIGHLINE CANAL DESCRIBED IN ENTRY NO. 3477:1910 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE ALONG THE NORTHERLY LINE OF SAID CANAL THE FOLLOWING EIGHT (8) COURSES: THENCE S40°05'30"W 411.71 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 199.94 FEET WITH A RADIUS OF 386.57 FEET THROUGH A CENTRAL ANGLE OF 29°38'01", CHORD: S25°16'30"W 197.71 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 47.69 FEET WITH A RADIUS OF 105.49 FEET THROUGH A CENTRAL ANGLE OF 25°54'01", CHORD: S23°24'30"W 47.28 FEET; THENCE S36°21'30"W 553.05 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 0.77 FEET WITH A RADIUS OF 2.57 FEET THROUGH A CENTRAL ANGLE OF 17°16'00", CHORD: S44°59'30"W 0.77 FEET; THENCE S53°37'30"W 64.71 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 93.84 FEET WITH A RADIUS OF 386.57 FEET THROUGH A CENTRAL ANGLE OF 13°54'30", CHORD: S46°40'15"W 93.61 FEET; THENCE S39°43'00"W 328.60 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5; THENCE S89°22'44"W ALONG SAID NORTH LINE 227.54 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S0°40'10"W ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER 49.48 FEET; THENCE S31°10'28"W 641.96 FEET; THENCE S39°19'38"W 224.08 FEET; THENCE N42°42'08"W 423.05 FEET; THENCE S47°19'17"W 115.24 FEET; THENCE N42°18'16"W 179.88 FEET; THENCE S48°22'16"W 167.73 FEET; THENCE S51°53'47"W 58.17 FEET; THENCE S36°08'57"W 393.23 FEET; THENCE N30°09'46"W 312.81 FEET; THENCE S59°50'14"W 40.68 FEET; THENCE N30°09'46"W 120.00 FEET; THENCE S59°50'14"W 411.20 FEET; THENCE N30°09'46"W 120.00 FEET; THENCE N59°50'14"E 23.70 FEET; THENCE N30°09'46"W 614.03 FEET; THENCE S59°26'56"W 12.57 FEET; THENCE N30°33'04"W 159.00 FEET; THENCE N59°26'56"E 726.38 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 669.92 FEET WITH A RADIUS OF 5005.50 FEET THROUGH A CENTRAL ANGLE OF 07°40'06", CHORD: N63°50'39"E 669.42 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 3.26 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 12°26'06", CHORD: S70°52'50"E 3.25 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 171.91 FEET WITH A RADIUS OF 88.50 FEET THROUGH A CENTRAL ANGLE OF 111°17'38", CHORD: N59°41'24"E 146.13 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 3.34 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 12°44'57", CHORD: N10°25'04"E 3.33 FEET; THENCE N59°37'32"E 264.54 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 95.05 FEET WITH A RADIUS OF 742.50 FEET THROUGH A CENTRAL ANGLE OF 07°20'04", CHORD: N63°17'34"E 94.98 FEET; THENCE N66°57'36"E 213.03 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 105.22 FEET WITH A RADIUS OF 757.50 FEET THROUGH A CENTRAL ANGLE OF 07°57'30", CHORD: N62°58'51"E 105.13 FEET; THENCE N59°00'06"E 21.58 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±90.96 ACRES
±3,962,066 SQ. FT.

PARCEL C

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 6 AND THE WEST HALF OF SECTION 5, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT 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 S89°11'13"W ALONG THE QUARTER SECTION LINE 332.27 FEET; THENCE N00°48'47"W 391.09 FEET; THENCE N89°11'13"E 151.18 FEET; THENCE N00°48'47"W 96.08 FEET; THENCE N89°11'13"E 185.55 FEET; THENCE N00°48'47"W 84.61 FEET; THENCE N88°54'25"E 40.16 FEET; THENCE N00°35'32"W 86.40 FEET; THENCE N89°24'43"E 243.27 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 30.59 FEET WITH A RADIUS OF 1196.50 FEET THROUGH A CENTRAL ANGLE OF 01°27'54", CHORD: N88°40'46"E 30.59 FEET; THENCE N02°03'10"W 48.00 FEET; THENCE N03°03'06"W 101.68 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 502.76 FEET WITH A RADIUS OF 1047.50 FEET THROUGH A CENTRAL ANGLE OF 27°29'58", CHORD: N73°11'55"E 497.94 FEET; THENCE N59°26'56"E 164.47 FEET; THENCE S30°33'04"E 111.00 FEET; THENCE S59°26'56"W 47.05 FEET; THENCE S30°09'46"E 550.16 FEET; THENCE S40°40'09"E 57.49 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 165.00 FEET WITH A RADIUS OF 784.00 FEET THROUGH A CENTRAL ANGLE OF 12°03'30", CHORD: S43°18'06"W 164.69 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 22.37 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 85°26'22", CHORD: N05°26'50"W 20.35 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 33.31 FEET WITH A RADIUS OF 329.00 FEET THROUGH A CENTRAL ANGLE OF 05°48'05", CHORD: N45°15'58"W 33.30 FEET; THENCE S47°38'04"W 23.51 FEET; THENCE S63°05'56"W 99.03 FEET; THENCE S67°13'09"W 129.23 FEET; THENCE S71°15'01"W 118.02 FEET; THENCE S74°47'41"W 99.39 FEET; THENCE S78°01'47"W 99.05 FEET; THENCE S81°15'33"W 99.05 FEET; THENCE S84°29'19"W 99.05 FEET; THENCE S87°45'20"W 101.35 FEET; THENCE S89°24'28"W 107.29 FEET; THENCE S00°18'48"E 19.43 FEET; THENCE S89°41'12"W 63.00 FEET; THENCE S00°18'48"E 78.97 FEET; THENCE S89°41'12"W 115.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±20.99 ACRES
±914,391 SQ. FT.

PARCEL D

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

BEGINNING AT A POINT LOCATED N0°22'15"W ALONG THE QUARTER SECTION LINE 1799.75 FEET AND EAST 1016.39 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 6, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN; THENCE N00°35'14"W 242.00 FEET; THENCE N89°24'46"E 967.16 FEET TO AN EXISTING FENCE LINE AS DESCRIBED IN THAT FENCE LINE AGREEMENT IN DEED ENTRY NO. 101395:2015; THENCE S00°34'16"E ALONG SAID FENCE LINE AGREEMENT 242.00 FEET; THENCE S89°24'46"W 967.09 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±5.37 ACRES
±234,043 SQ. FT.

COMBINED AREA CONTAINS: ±152.15 ACRES

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 #2.

SIGNATURE: Kurt L Christensen

PRINTED NAME: Kurt L Christensen

TITLE: Mayor

ATTEST: RECORDER

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

18995

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
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Spanish Fork, UT 84660
Phone: 801.798.0555
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office@lei-eng.com
www.lei-eng.com

FINAL LOCAL ENTITY PLAT

VIRIDIAN FARM PUBLIC INFRASTRUCTURE DISTRICT #2

SALEM CITY — UTAH COUNTY, UTAH

SCALE: 1" = 300 FEET

SHEET: 1 OF 1

UTAH COUNTY RECORDER

ENT 75760:2023 MAP# 18995
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Nov 20 01:20 PM FEE 0.00 BY CS
RECORDED FOR SALEM CITY

Sec. 5 & 6 T9S R3E SLB&M
T1,180
DH