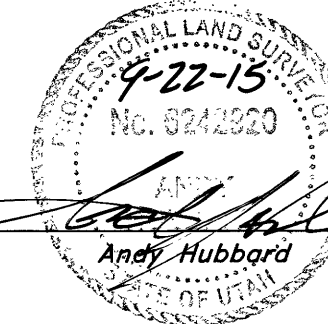


Mountain Point Medical Center Commercial Subdivision - 1st Amendment

A part of the Southwest Quarter of Section 31, T4S, R1E, SLB&M, U.S. Survey,
Lehi City, Utah County, Utah
September 2015

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described hereon in accordance with Section 17-23-17 and that I have verified all measurements shown hereon. This plat of Mountain Point Medical Center Subdivision - 1st Amendment in Lehi City, Utah County, Utah and that it has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Utah County Recorder's Office. Monuments have been found or placed as represented on this plat.
Signed this 23rd day of September, 2015.



6242920
License No.

NARRATIVE

This subdivision was prepared at the request of the property owners for the purpose of Amending Lot 1 (Utah County Recorder Entry #52389-2015) and Creating two (2) new parcels.

This parcel is part of a larger tract previously surveyed by LEI Consulting Engineers and Surveyors Inc. on two occasions, first a Boundary Survey for Wolper Construction Co. (Dated 12/19/2001, and Signed 11-24-03, and filed with the Utah County Surveyor's Office as Filing No. 03-346) and a Second time as an ALTA Survey for Eagle Point Realty and Management (Dated 8/19/2004 and Signed August 25, 2004, and filed with the Utah County Surveyors Office as Filing No. 04-238). The property was also surveyed by Flint Land Surveying and Consulting as a ALTA Survey for Lehi Point Commercial Frontage (Dated 04/10/06, Signed June 16, 2006 and filed with the Utah County Surveyor's Office as Filing No. 06-224-1.

Two Rebar were found with caps stamped "MTN ST SRVY", one at the Northwest corner of the UDOT Parcel, and at the Most Westerly corner of the property. Both monuments were found to be out position with the calculated property corners and did not match other found monuments.

Three Rebar were found with caps stamped "LS 165572" at the Southwest, Southeast and Northeast corners of the Allen Lee Property. The locations of the rebars were checked and honored.

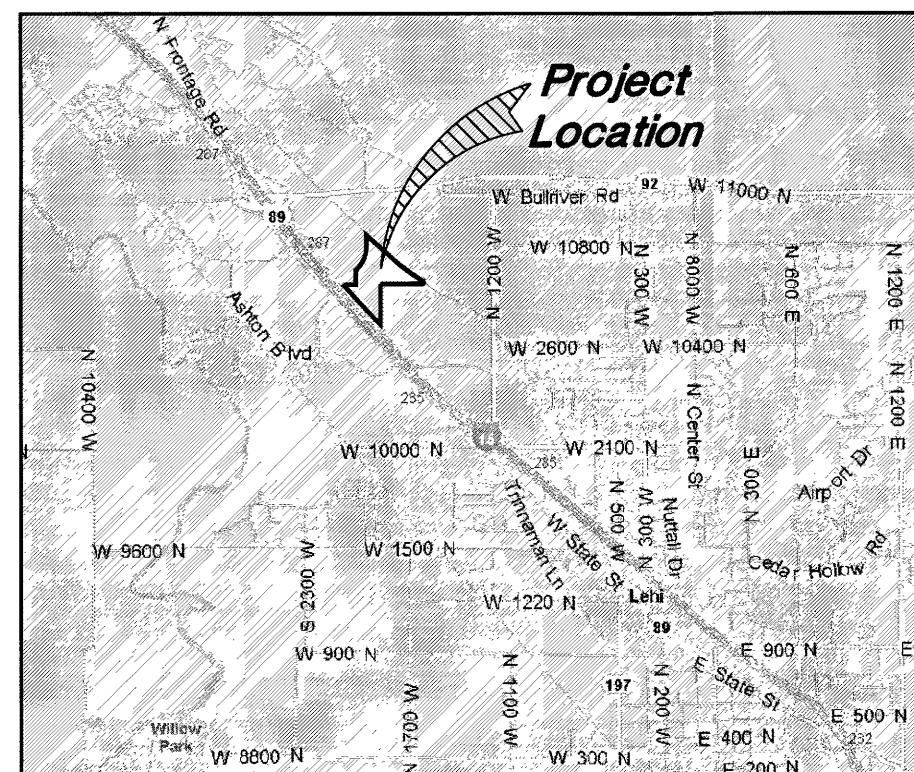
A Right of way Monument was found to the North of the property on the Easterly right of way line of the Frontage road. The location was checked and honored.

Two rebar and caps stamped "Flint" were found along the Southern boundary of the property. The location were checked and found to match the prior survey.

A rebar with a cap stamped "RLS 172675" was found at the Northeast corner of the Utah State Road Commission Property. The location was checked and honored.

Brass cap monuments were found at the West 1/4 corner, the Southwest corner, the South 1/4 corner, and the Southeast corner of Section 31, T4S, R1E, SLB&M U.S. Survey. A line bearing North 89°47'52" East between the South 1/4 corner and the Southeast corner was used as the basis of bearings.

The North line of the Lehi Industrial Park Plat "A", was used to set the South line of this parcel East of the Utah State Road Commission Property. (Recorded in the Utah County Recorder's Office as Entry No. 12420, Map Filing 2020, on April 1, 1978).



VICINITY MAP

DESCRIPTION

All of Lot 1, Mountain Point Medical Center Commercial Subdivision located in the Southwest Corner of Section 31, Township 4 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, Lehi City, Utah County, Utah;

Beginning at a point on the Southwesterly line of a railroad, being 778.46 feet North 0°01'07" West along the Section line, 1336.74 feet East, and 1246.50 feet South 48°38'40" East along said Southwesterly line from the West Quarter corner of said Section 31, and running thence two (2) courses along said Southwesterly line as follows: (1) South 48°38'40" East 851.64 feet to a point of curvature; and (2) Southeasterly along the arc of a 5830.00 foot Radius curve to the left (Central Angle equals 10°35'25", Long Chord bears South 53°56'23" East 1076.07 feet) a distance of 1077.60 feet; thence South 5°42'22" East 53.87 feet to and along the Northerly line of Lehi Industrial Park, Plat A, Lehi City, Utah County, Utah; thence three (3) courses Westerly and Southerly along said North line as follows: (1) South 46°10'38" West 10.74 feet; (2) South 88°59'38" West 1129.70 feet; and (3) South 0°24'22" East 106.46 feet to the Northerly line Lot 3, Mountain Point Medical Center Commercial Subdivision; thence eight (8) courses along the Northerly and Westerly line of said Lot 3 as follows: (1) South 82°20'08" West 386.03 feet; (2) South 00°45'45" East 80.46 feet; (3) South 13°03'06" East 51.68 feet; (4) South 00°45'45" East 113.38 feet; (5) South 08°10'05" West 70.86 feet; (6) South 0°45'45" East 8.70 feet to a point of curvature; (7) Southwesterly along the arc of a 150.50 foot radius curve to the right a distance of 132.88 feet (Delta Angle equals 50°35'14" and Long Chord bears South 24°31'52" West 128.60 feet); and (8) South 49°49'29" West 5.50 feet to the Northwesterly right of way line of a State Road (I-15 East Frontage Road A.K.A Digital Drive); thence Northwesterly along the arc of a 22868.31 foot Radius curve to the right a distance of 65.93 feet (Central Angle equals 0°09'55", Long Chord bears North 43°32'10" West 65.93 feet) to the Easterly line of Lot 2, Mountain Point Medical Center Commercial Subdivision; thence two (2) courses along said Easterly and the North line of said Lot 2 as follows: (1) North 00°45'45" West 539.70 feet; and (2) South 89°59'22" West 156.35 feet; thence North 0°00'43" West 373.18 feet to the Southeasterly line of Triumph Boulevard; thence three (3) courses along said Southeasterly line as follows: (1) Northeasterly along the arc of a 896.18 foot Radius curve to the left (Central Angle equals 09°20'07", Center bears North 43°48'26" West, Long Chord bears North 41°27'41" East 147.94 feet) a distance of 148.10 feet; (2) continuing Northeasterly along the arc of a 865.00 foot Radius curve to the left (Central Angle equals 40°09'07", Center bears North 52°20'01" West, Long Chord bears North 17°35'25" East 593.85 feet) a distance of 606.18 feet; and (3) North 2°29'09" West 241.14 feet to the point of beginning.

Contains: 27.776 acres

OWNER'S DEDICATION

We, the undersigned owners of the herein described tract of land, hereby set apart and subdivide the same into lots, parcels and streets as shown on this plat, and name said tract Mountain Point Medical Center Subdivision - 1st Amendment, and hereby dedicate, grant and convey to Lehi City, Utah County, Utah, all those parts or portions of said tract of land designated as Streets, the same to be used as public thoroughfares forever, and also dedicate to Lehi City those certain strips designated as Culinary Waterline, Water, Sewer, and Fire Line Easements to be used for the installation, maintenance, and operation of water, sewer, and fire lines as may be authorized by Lehi City, and those certain strips designated as public utility easements for public utility and drainage purposes as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage, as may be authorized by Lehi City, and also dedicate to Lehi City those certain strips designated as Triumph Boulevard Slope Easement for grading and construction purposes of Triumph Boulevard as may be authorized by Lehi City.
Signed this 23rd day of Sept., 2015.

Seaboard Development, LLC

William A. Stokes
William A. Stokes
Sr. Vice President
Title

ACKNOWLEDGMENT

State of TN
County of Wilkinson, ss

The foregoing instrument was acknowledged before me this 23rd day of Sept. 2015 by William A. Stokes

Residing At: Franklin, TN *Cindy J. Ellis*
Commission Number: _____ A Notary Public commissioned in TN
Commission Expires: 8-22-16 *Cindy J. Ellis*
Print Name

NOTES:

- Property is Zoned C for Commercial use.
- This area is subject to the normal everyday sounds, odors, sights, equipment, facilities and all other aspects associated with an agricultural lifestyle. Further residents should also recognize the risks inherent with livestock.
- Permanent detention/retention facility to be owned and maintained by the owners of this property not to be altered without approval of Lehi City Council and City Engineer.
- Design capacity of proposed detention pond is 50,355 cu.ft.
- Subdivision is located 40.00 feet East of the Centerline of Triumph Boulevard (80.00 foot wide Right-of-Way).
- Subdivision is 2 Lots, 27.777 Acres in area.
- There are no Limited Access Restrictions within this Subdivision.
- Upon the conveyance of Lot 4, Lot 4 will be provided with parking and access easements over Lot 5 pursuant to a separate Easement Agreement to be Recorded in the Utah County Recorder's Office.

LEHI CITY ENGINEER APPROVAL

APPROVED THIS 24 DAY OF SEP, A.D. 2015, BY THE LEHI CITY ENGINEER.
[Signature]
LEHI CITY ENGINEER

LEHI PLANNING COMMISSION APPROVAL

APPROVED THIS 24 DAY OF SEP, A.D. 2015, BY THE LEHI PLANNING COMMISSION.
[Signature]
CHAIRMAN, PLANNING COMMISSION

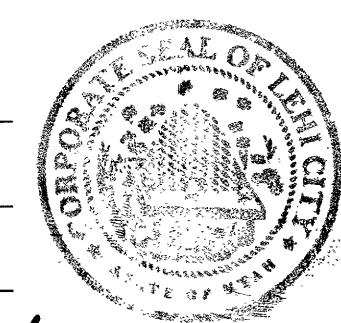
ACCEPTANCE BY LEGISLATIVE BODY

The Mayor of the City 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 purposes for the perpetual use of the public.

Dated This 22 Day of Sept, 2015.

[Signature]
Mayor

Attest: *[Signature]*
City Recorder



UTAH COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND
RECORDED _____ AT _____
IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____ RECORDED
FOR _____

UTAH COUNTY RECORDER

DEPUTY

Mountain Point Medical Center Commercial Subdivision
1st Amendment
INCLUDING A VACATION OF LOT 1 MOUNTAIN POINT MEDICAL CENTER COMMERCIAL SUBDIVISION
A Part of the Southwest Quarter of Section 31
T4S, R1E SLB&M, U.S. Survey
Utah County, Utah

Sheet 1 of 2

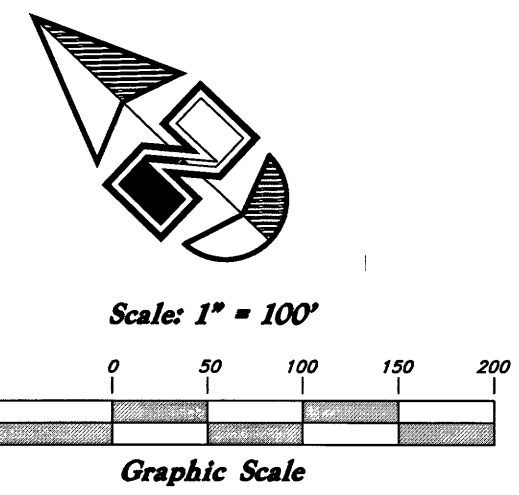
GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 B.L.C (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

14778 sheet 1 of 2

SEC. 31, T4S, R1E, SLB&M, U.S. SURVEY
VACATING LOT 1, MOUNTAIN
POINT MEDICAL CENTER COMMERCIAL SUB.

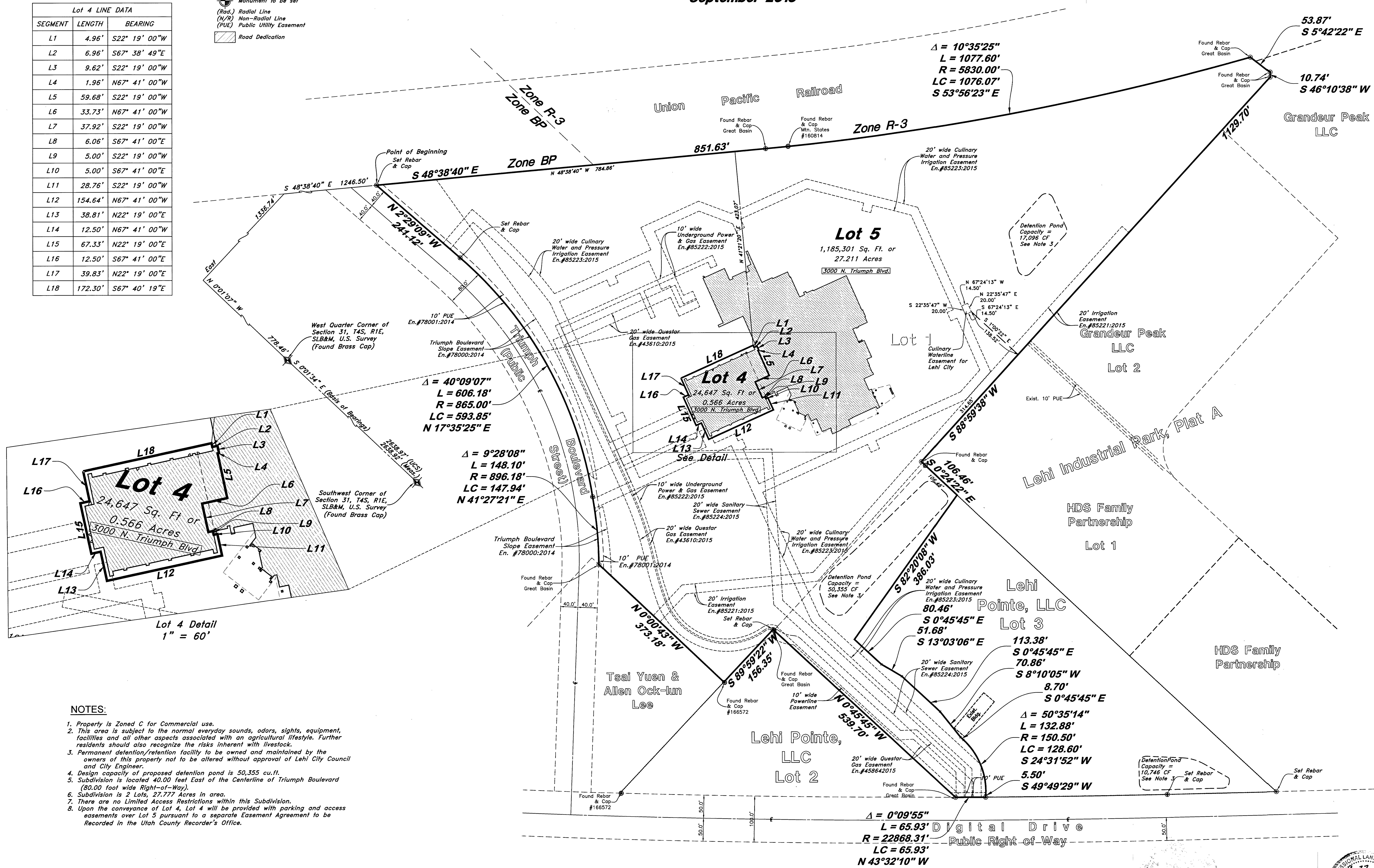
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Lehi City, Utah County, Utah
September 2015

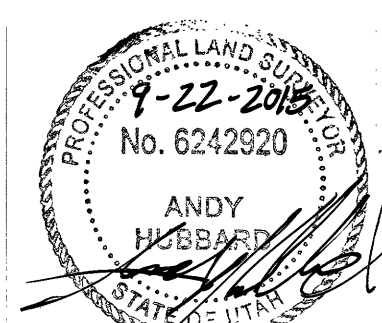


- Legend**
- Set Nail & Washer
 - Set Rebar & Cap
 - ⊙ w/ Fencopost
 - ⊙ Set Hub & Tack
 - ⊙ Monument to be set
 - (Rad.) Radial Line
 - (N/R) Non-Radial Line
 - (PUC) Public Utility Easement
 - ▨ Road Dedication

SEGMENT	LENGTH	BEARING
L1	4.96'	S22° 19' 00"W
L2	6.96'	S67° 38' 49"E
L3	9.62'	S22° 19' 00"W
L4	1.96'	N67° 41' 00"W
L5	59.68'	S22° 19' 00"W
L6	33.73'	N67° 41' 00"W
L7	37.92'	S22° 19' 00"W
L8	6.06'	S67° 41' 00"E
L9	5.00'	S22° 19' 00"W
L10	5.00'	S67° 41' 00"E
L11	28.76'	S22° 19' 00"W
L12	154.64'	N67° 41' 00"W
L13	38.81'	N22° 19' 00"E
L14	12.50'	N67° 41' 00"W
L15	67.33'	N22° 19' 00"E
L16	12.50'	S67° 41' 00"E
L17	39.83'	N22° 19' 00"E
L18	172.30'	S67° 40' 19"E



14778 sheet 2 of 2



UTAH COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR RECORD AND _____ AT _____

RECORDED _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____, RECORDED FOR _____

UTAH COUNTY RECORDER

BY: _____ DEPUTY

SEC. 31 T4S, R1E, SLB&M VACATING LOT 1, MOUNTAIN POINT MEDICAL CENTER COMMERCIAL SUB.

UTAH COUNTY RECORDER
2015 SEP 25 10:45 AM FEE \$2.00 BY CLS
RECORDED FOR LEHI CITY CORPORATION