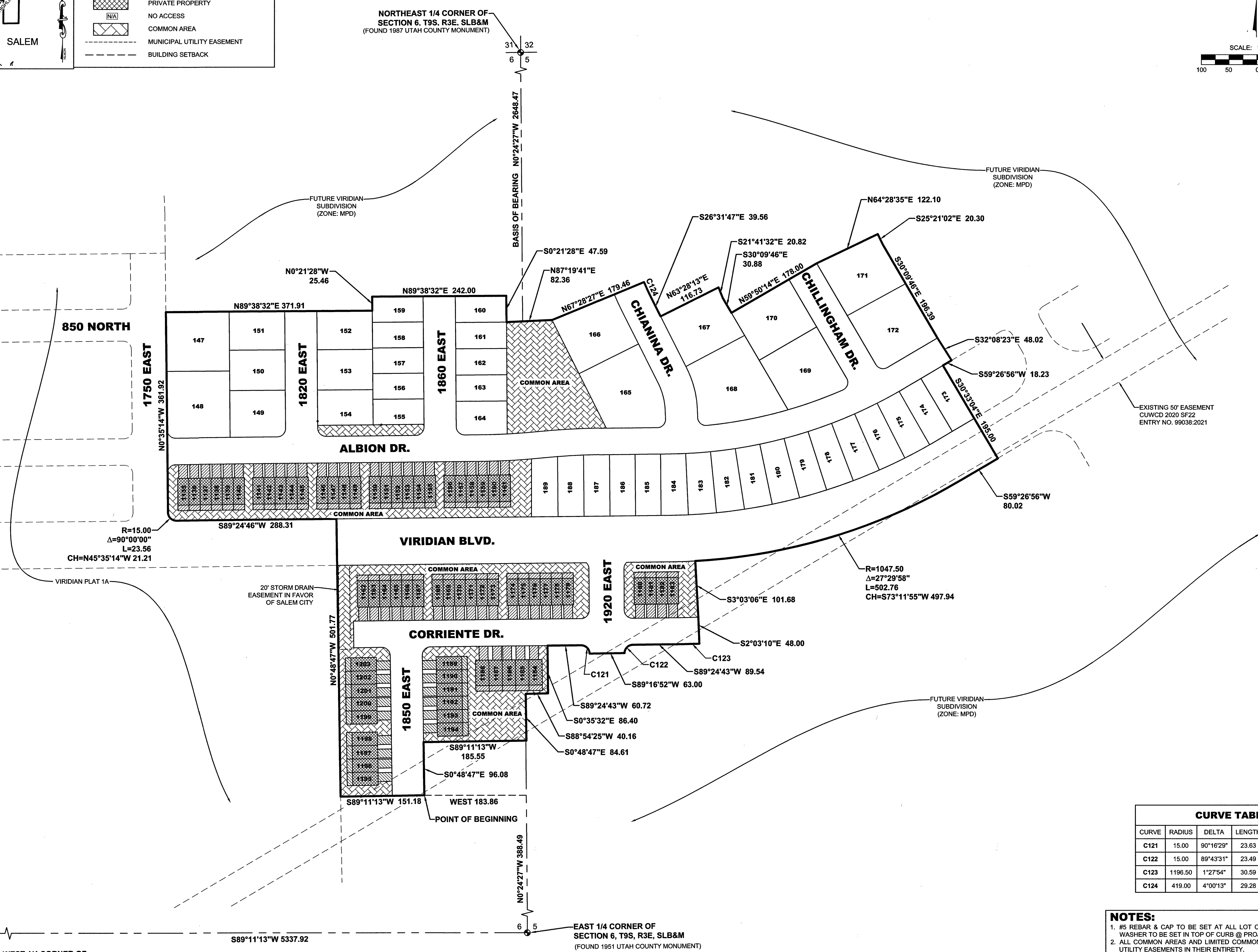
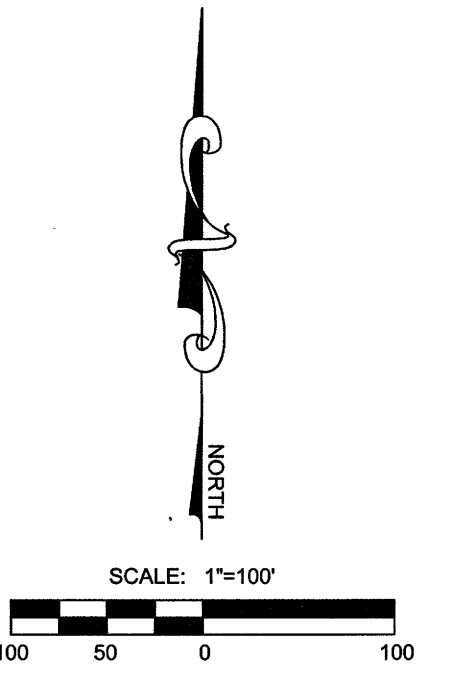


VIRIDIAN PLAT 2A

LOCATED IN THE NORTHWEST QUARTER OF SECTION 5 AND THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN SALEM CITY, UTAH COUNTY, UTAH



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 OF SECTION 6, AND THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT LOCATED N00°24'27"W ALONG THE SECTION LINE 388.49 FEET AND WEST 183.86 FEET FROM THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN; THENCE S89°11'13"W 151.18 FEET; THENCE N00°48'47"W 601.77 FEET; THENCE S89°24'46"W 288.31 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.56 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD: N45°35'14"W 21.21 FEET; THENCE N00°35'14"W 361.92 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 N87°28'27"E 179.46 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 29.28 FEET WITH A RADIUS OF 419.00 FEET THROUGH A CENTRAL ANGLE OF 04°00'13", CHORD: 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 178.00 FEET; THENCE N64°28'35"E 122.10 FEET; THENCE S25°21'02"E 20.30 FEET; THENCE S32°08'23"E 48.02 FEET; THENCE S59°26'56"W 18.23 FEET; THENCE S30°33'04"E 495.00 FEET; THENCE S59°26'56"W 80.02 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°40'48"W 30.59 FEET; THENCE S89°24'43"W 89.54 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 23.49 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 89°43'31", CHORD: S44°32'58"W 21.16 FEET; THENCE S89°16'52"W 63.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 23.63 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°16'29", CHORD: N45°27'02"W 21.26 FEET; THENCE S89°24'43"W 60.72 FEET; THENCE S00°35'32"E 86.40 FEET; THENCE S38°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 TO THE POINT OF BEGINNING.

CONTAINS: ±18.60 ACRES
810,321 SQ. FT.

DATE: October 23, 2024

Chad A. Poulsen
SURVEYOR
SALT LAKE COUNTY

ACKNOWLEDGMENT

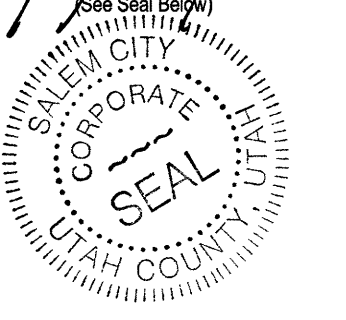
STATE OF UTAH, COUNTY OF Davis, S.S.
 ON THE 11th DAY OF November, A.D. 2024 PERSONALLY APPEARED BEFORE ME Arie James Green THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY PUBLIC FULL NAME: Ashley Allsup
 COMMISSION NUMBER: 739056
 MY COMMISSION EXPIRES: September 6, 2028
 A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE Mayor OF Salem City COUNTY OF Davis, 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 11th DAY OF November, A.D. 2024.

APPROVED BY: *[Signature]*
 APPROVED: *[Signature]*
 ATTEST: *[Signature]*



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C121	15.00	90°16'29"	23.63	N45°27'02"W 21.28
C122	15.00	89°43'31"	23.49	S44°32'58"W 21.16
C123	1196.50	1°27'54"	30.59	S88°40'48"W 30.59
C124	419.00	4°00'13"	29.28	S24°31'40"E 29.27

NOTES:
 1. #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.
 2. ALL COMMON AREAS AND LIMITED COMMON AREAS TO BE MUNICIPAL UTILITY EASEMENTS IN THEIR ENTIRETY.

TABULATIONS				
PLAT 2A				
OVERALL	112 LOTS			
D.R. SINGLE FAMILY LOTS	43 LOTS			
TOWNHOMES	69 LOTS			
DENSITY	6.02 UNITS/ACRE			
ZONE: MASTER PLAN DEVELOPMENT (MPD)				

	ACRES	SQ. FT.	PERCENT
TOTAL PROJECT AREA	18.60	810,321	100%
RIGHT-OF-WAY AREA	6.44	280,492	34.6%
LOT AREA	9.46	411,958	50.8%
OVERALL OPEN SPACE	2.71	117,871	14.5%
PRIVATE OPEN SPACE	2.11	91,764	77.9%
PUBLIC OPEN SPACE	0.60	26,107	22.1%

SETBACK TABLE				
LOT TYPE	FRONT	STREET SIDE	INTERIOR SIDE	REAR
D.R. HORTON PLUS	25	18	10	15
D.R. SINGLE FAMILY LOTS	25	18	7.5/20*	15
COTTAGE	20	10	5/15*	15
REAR LOAD COTTAGE	18	18	5/15*	25
FRONT LOAD TOWN HOMES	25	18	0/15*	SEE NOTE 2
REAR LOAD TOWN HOMES	18	18	0/15*	25

SETBACK NOTES:
 1. FIRST NUMBER IS TO PROPERTY LINE, SECOND NUMBER IS BETWEEN BUILDINGS
 2. REAR SETBACKS TO BE DEPENDANT ON THE ADJACENT LAND AS FOLLOWS:
 A. IF ANOTHER TOWN HOME - 12.5' TO PROPERTY LINE
 B. IF SINGLE FAMILY RESIDENCE - 15' TO PROPERTY LINE
 C. IF OPEN SPACE OR OTHER LANDSCAPED AREA - 10' TO PROPERTY LINE

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 10-9A-604(1)(D), THE OWNER HEREBY CONVEYS THE COMMON AREA AND LIMITED COMMON AREA, AS INDICATED HEREON, TO THE VIRIDIAN DRH OWNER'S 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 11th DAY OF November, A.D. 2024
 By: General Manager
Genoa Viridian Fam, LLC
 By: Arie J. Green, Manager
Arie J. Green



19555 1063

VIRIDIAN PLAT 2A

SUBDIVISION

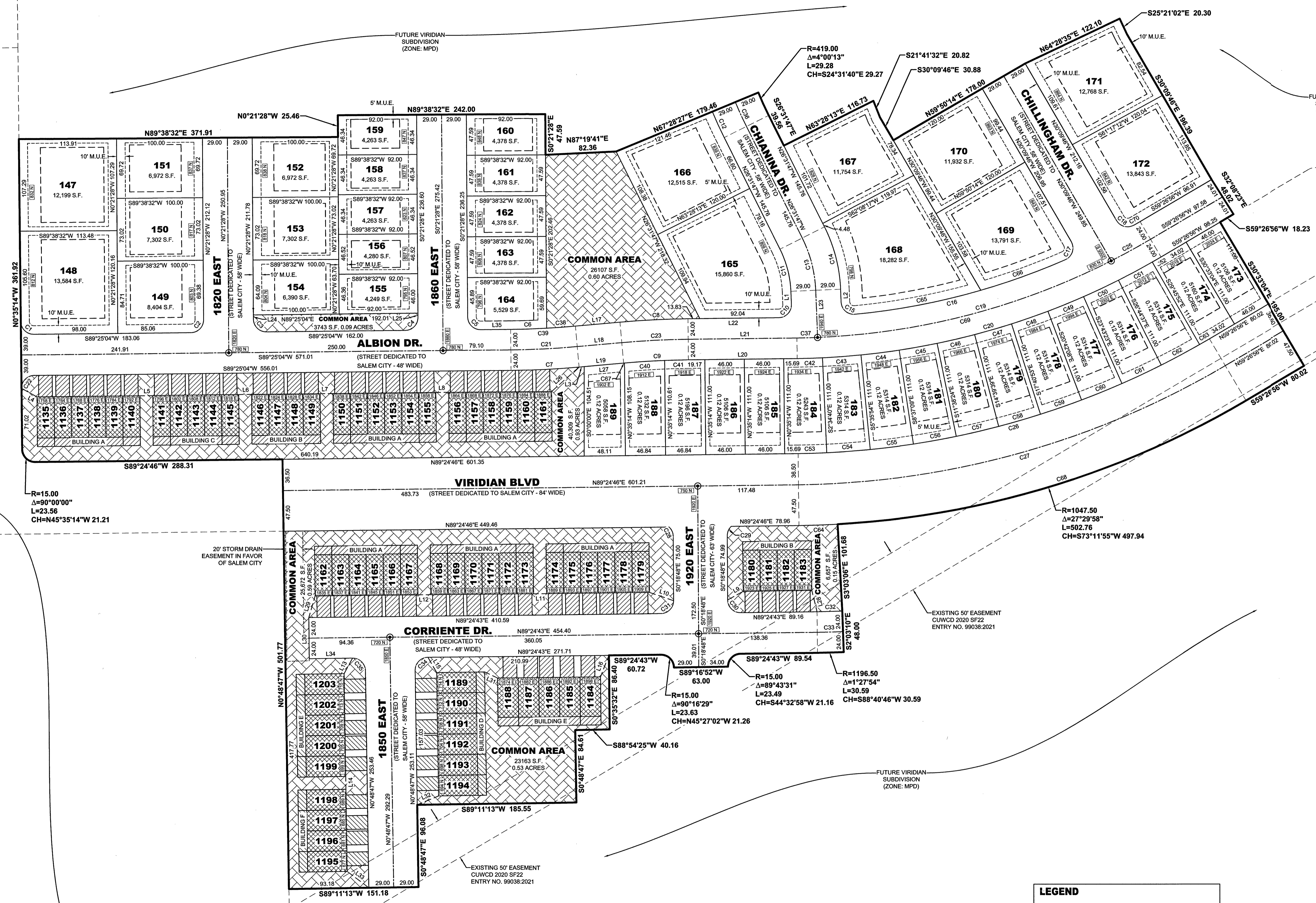
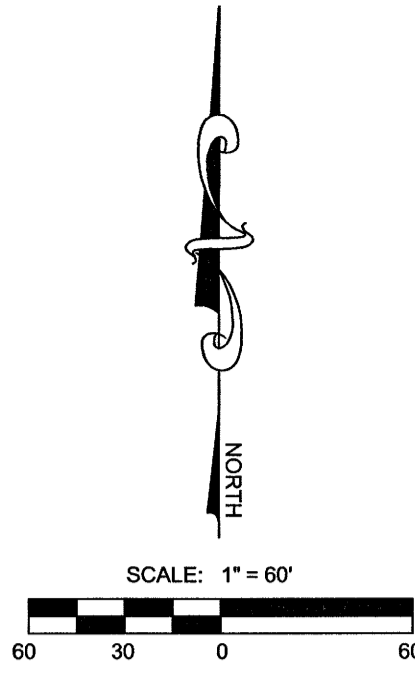
LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, AND THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN SALEM CITY, UTAH COUNTY, UTAH

SCALE: 1"=100' SHEET 1 OF 3

SURVEYOR'S SEAL <i>Chad A. Poulsen</i> 10/23/2024	NOTARY PUBLIC SEAL <i>Ashley Allsup</i> 11/17/2024	CITY-COUNTY ENGINEER SEAL	COUNTY-RECORDER SEAL
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This form approved by Utah County and the municipalities therein. LEI #20-0047

Secs 5+6, T9s, R3E, SLB+M; TL180; PC



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

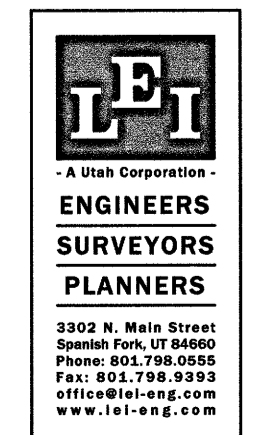
VIRIDIAN PLAT 2A

SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 5,
AND THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN
SALEM CITY, UTAH COUNTY, UTAH

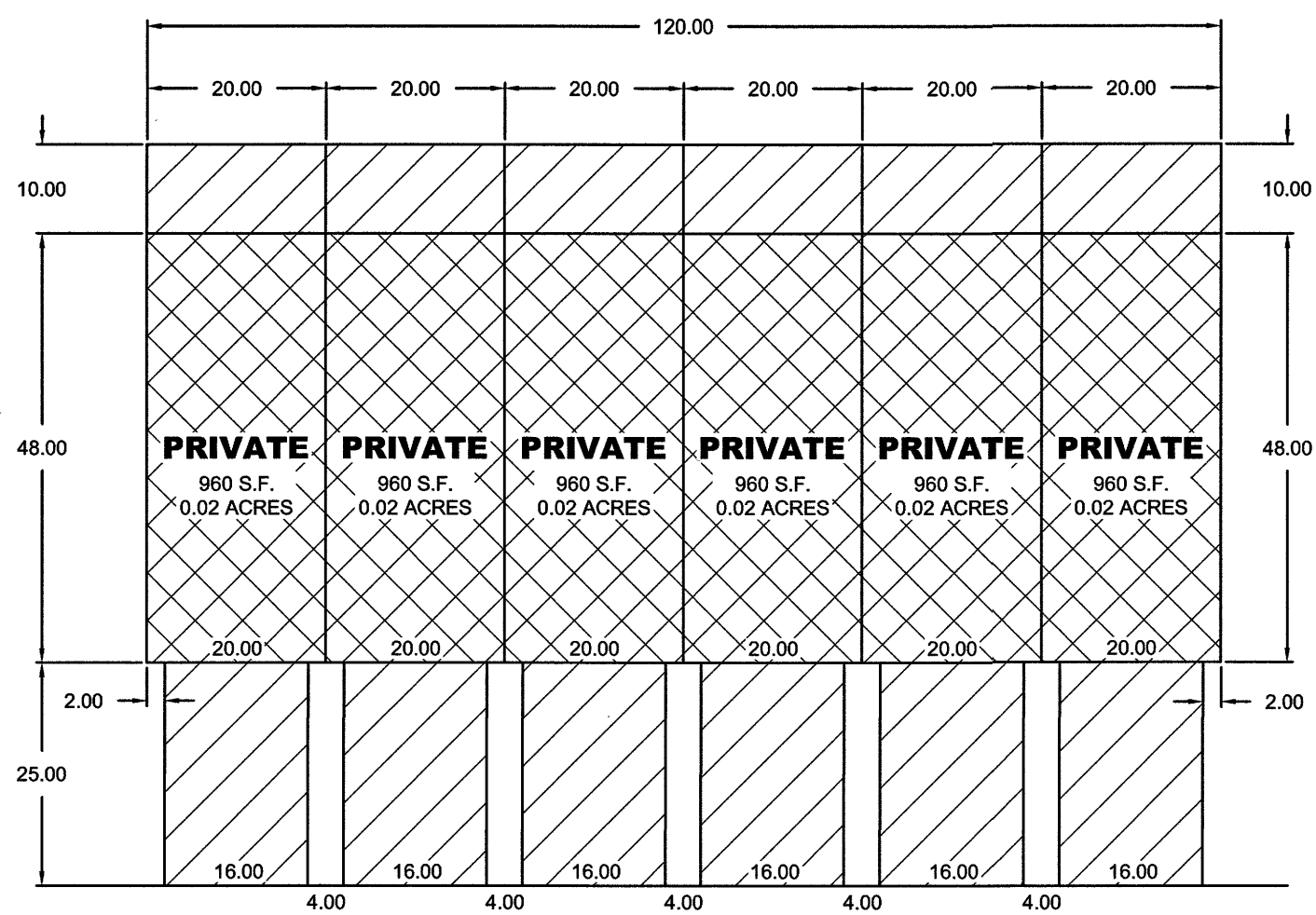
SCALE: 1" = 60'

SHEET 2 OF 3

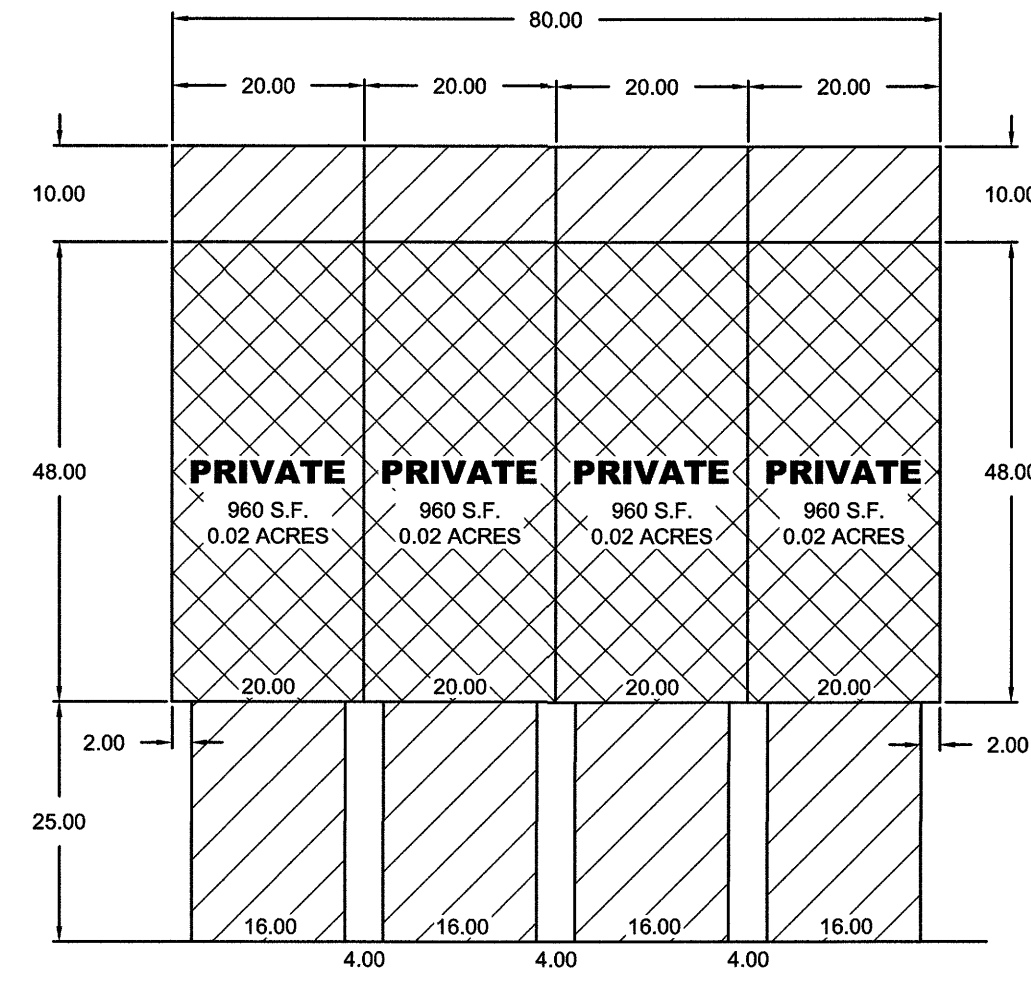


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ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Dec 19 03:41 PM FEE 374.00 BY TH
RECORDED FOR SALEM CITY

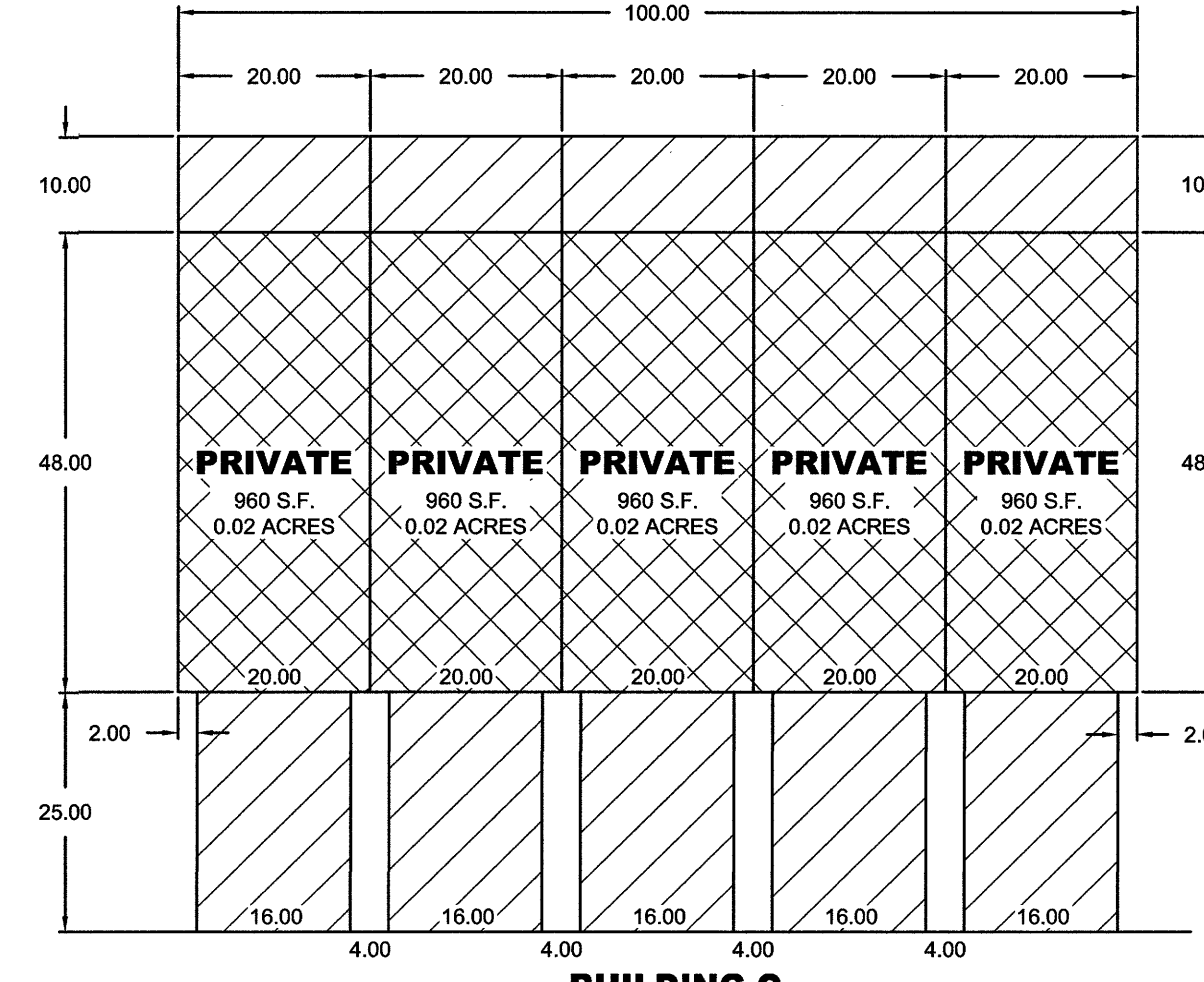
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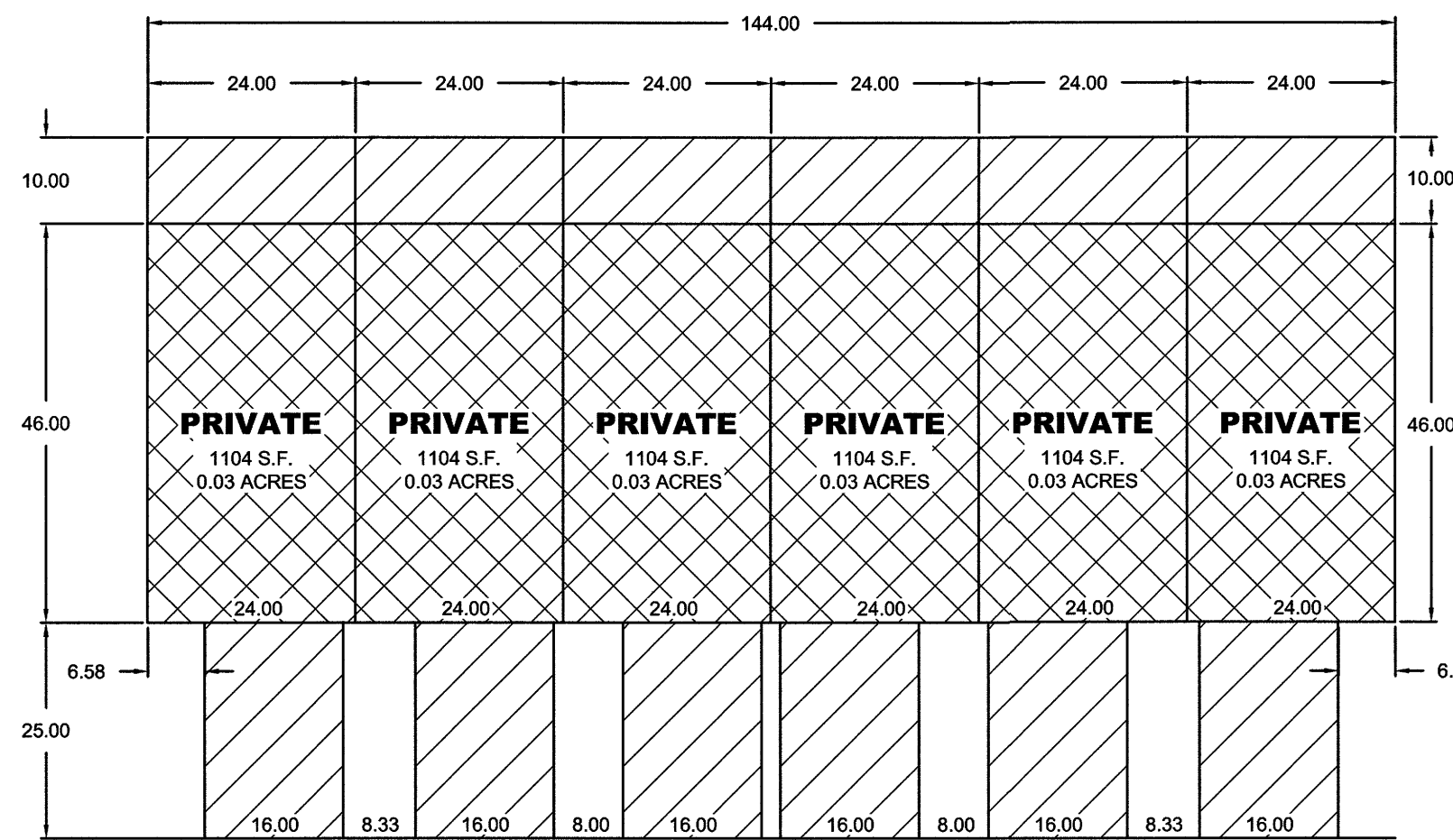
BUILDING A
 LOTS 1135-1140, 1158-1165,
 1156-1161, 1162-1167, 1168-1173,
 1174-1179



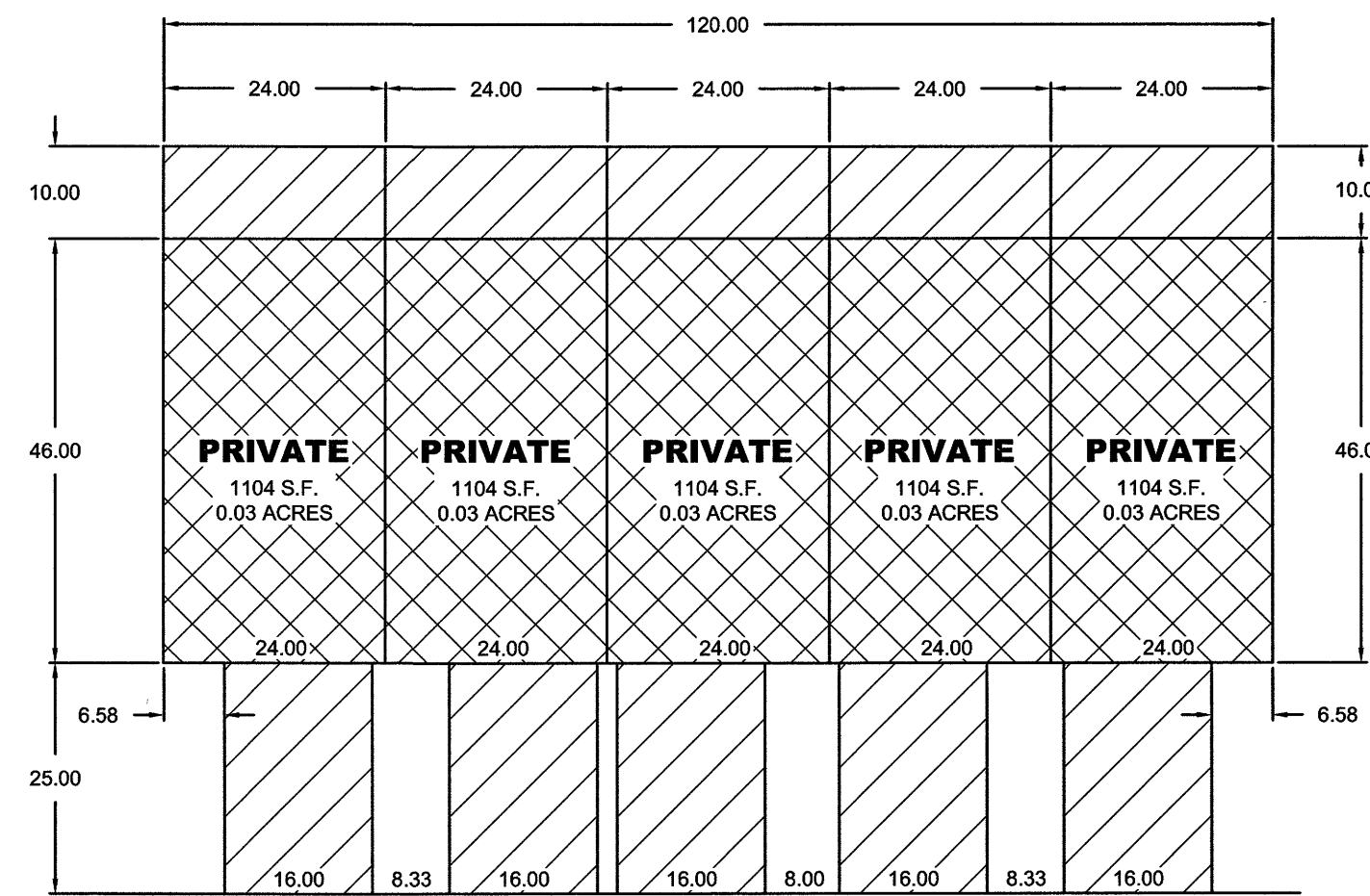
BUILDING B
 LOTS 1148-1149, 1180-1183



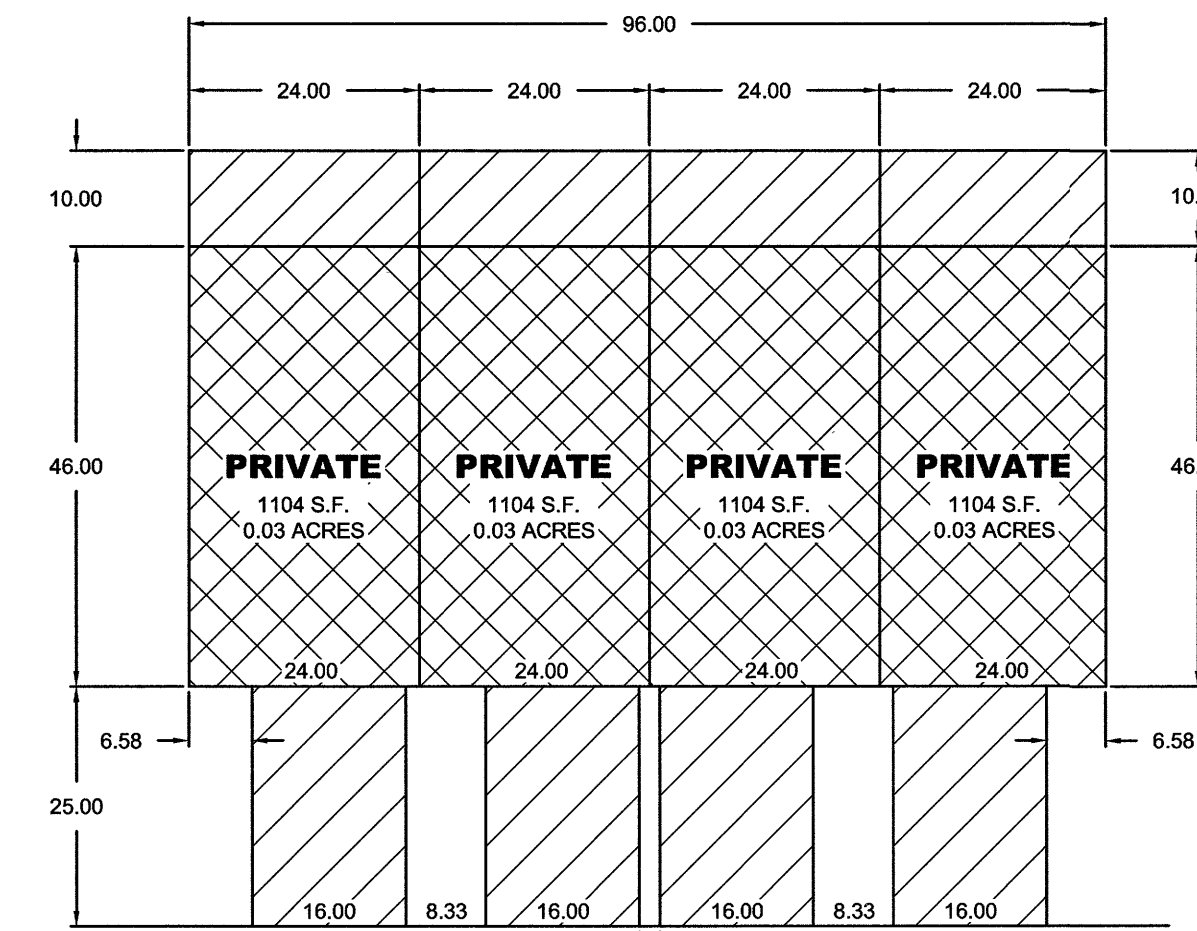
BUILDING C
 LOTS 1141-1145



BUILDING D
 LOTS 1169-1194



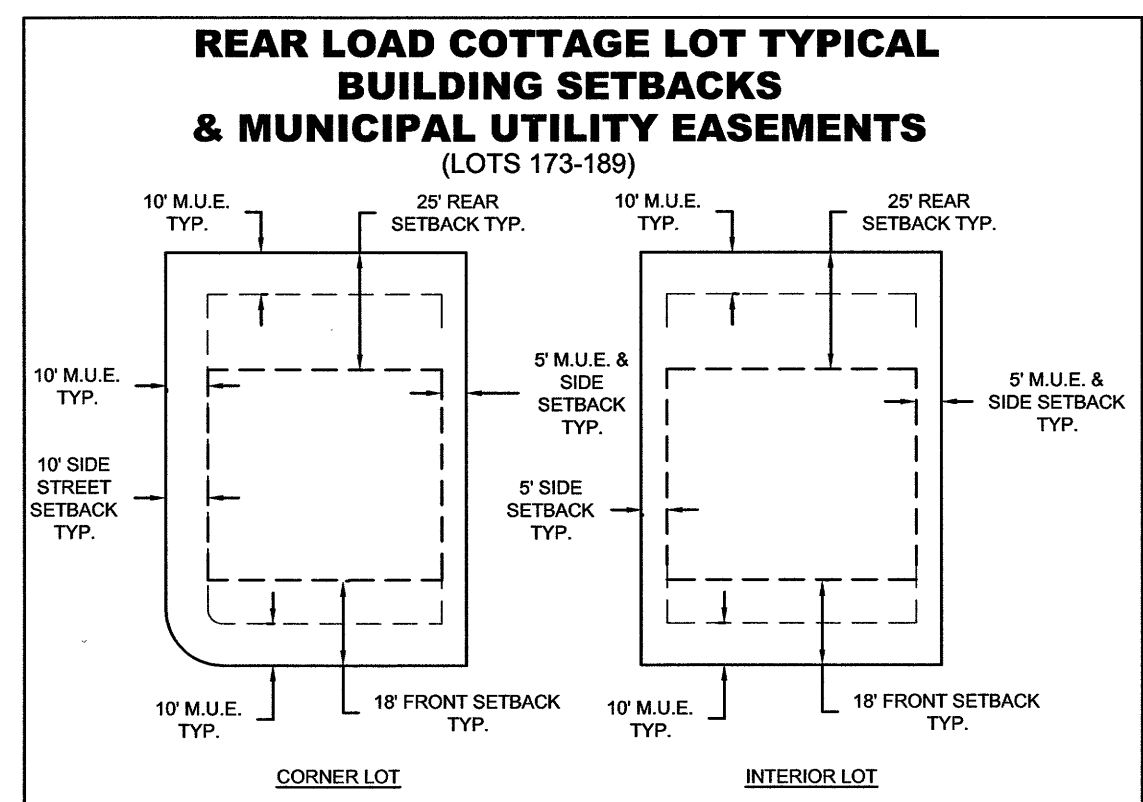
BUILDING E
 LOTS 1184-1185, 1189-1203



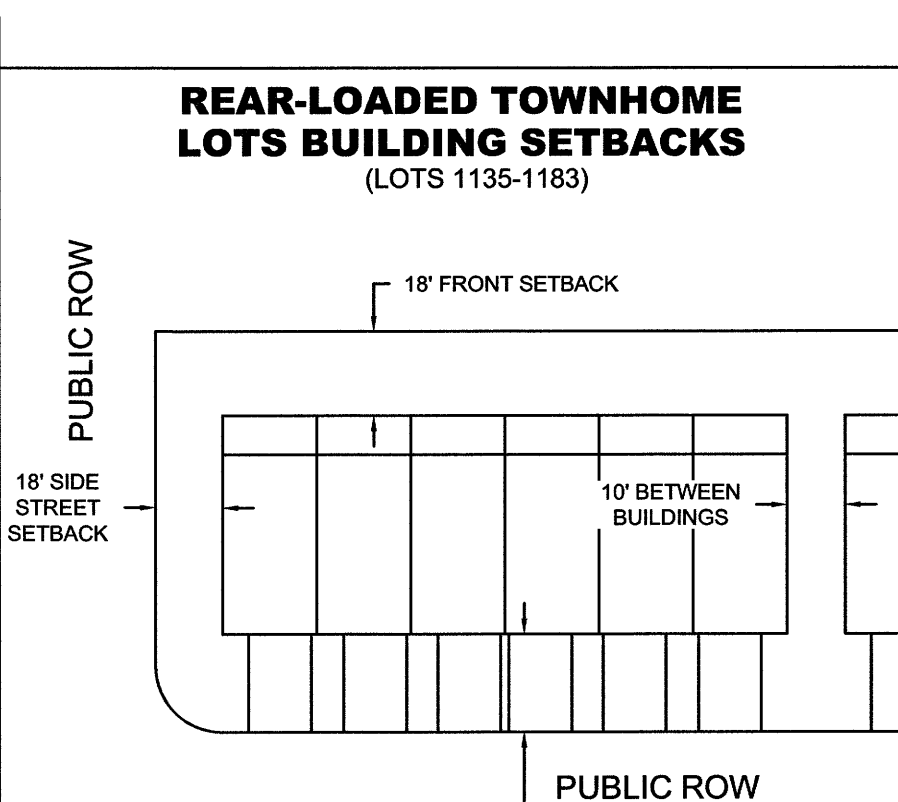
BUILDING F
 LOTS 1195-1198

LINE TABLE			LINE TABLE		
LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L1	S2°15'28"E	15.34	L21	S89°24'46"W	126.86
L2	S2°15'28"E	15.06	L22	S89°24'46"W	105.87
L3	S84°58'33"W	5.96	L23	S2°15'28"E	55.28
L4	N61°32'06"W	20.59	L24	N0°21'28"W	4.94
L5	N89°25'04"E	15.00	L25	S0°21'28"E	5.06
L6	N89°25'04"E	15.00	L26	N48°25'50"E	42.81
L7	N89°25'04"E	15.00	L27	S84°58'33"W	46.18
L8	N89°25'04"E	15.00	L28	S13°48'01"E	25.69
L9	N60°55'09"E	20.82	L29	S16°20'06"W	26.13
L10	S70°47'38"E	29.74	L30	S0°35'29"E	48.00
L11	S89°24'43"W	15.00	L31	S64°49'19"E	16.63
L12	S89°24'43"W	15.00	L32	S67°22'54"W	26.93
L13	N28°31'00"E	20.54	L33	S52°51'45"E	31.70
L14	S0°48'47"E	15.06	L34	N89°24'43"E	50.51
L15	S29°40'57"E	20.59	L35	S89°25'04"W	34.95
L16	S21°12'46"W	26.93			
L17	S84°58'33"W	52.14			
L18	S84°58'33"W	52.14			
L19	S84°58'33"W	52.14			
L20	S89°24'46"W	126.86			

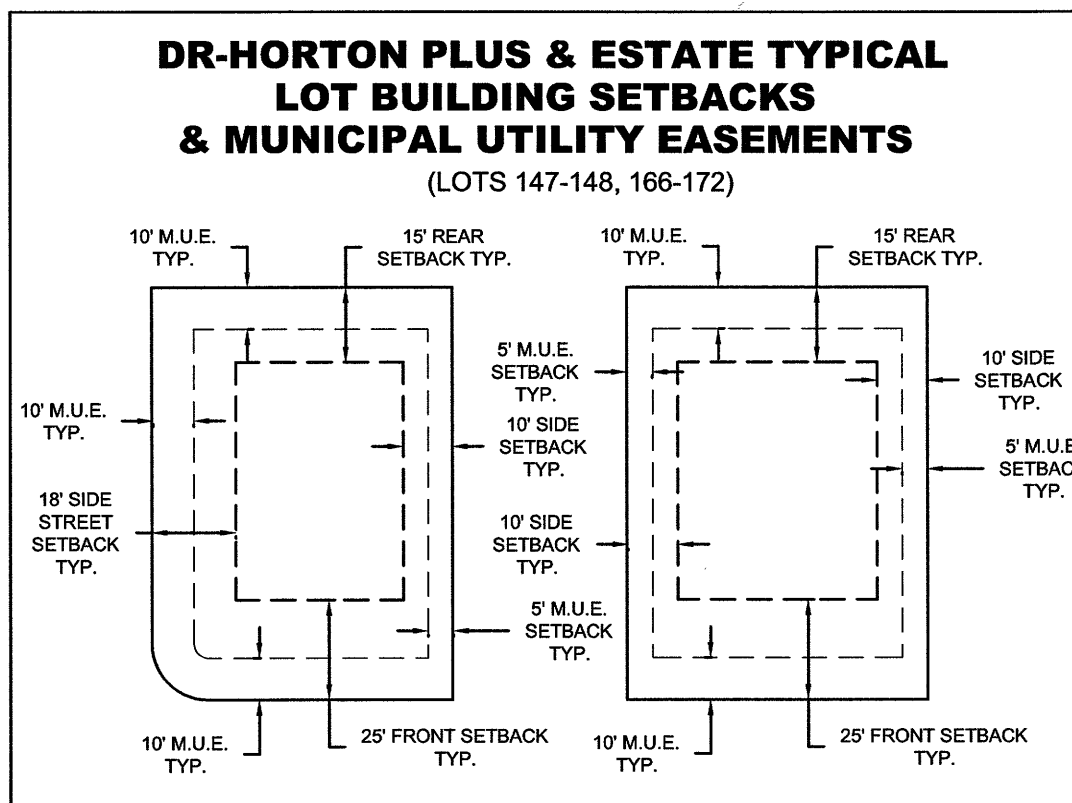
CURVE TABLE					CURVE TABLE					CURVE TABLE					CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD	CURVE	RADIUS	DELTA	LENGTH	CHORD	CURVE	RADIUS	DELTA	LENGTH	CHORD	CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	15.00	89°58'42"	23.56	S45°35'05"E 21.21	C21	1000.00	4°26'31"	77.53	N87°11'49"E 77.51	C42	852.50	1°59'26"	29.62	N88°25'03"E 29.62	C62	963.50	3°01'15"	50.80	N61°44'45"E 50.79
C2	15.00	89°46'32"	23.50	N44°31'48"E 21.17	C22	15.00	90°00'18"	23.56	S44°24'55"W 21.21	C43	852.50	3°01'15"	44.95	N85°54'43"E 44.94	C63	963.50	0°47'12"	13.23	N59°50'32"E 13.23
C3	15.00	90°13'28"	23.62	S45°28'12"E 21.25	C23	1000.00	4°26'13"	77.44	S87°11'40"W 77.42	C44	852.50	3°01'15"	44.95	N82°53'28"E 44.94	C64	1047.50	2°27'52"	45.06	N88°10'50"E 45.05
C4	15.00	89°46'32"	23.50	N44°31'48"E 21.17	C25	828.50	3°36'54"	52.27	N61°15'23"E 52.27	C45	852.50	3°01'15"	44.95	N79°52'14"E 44.94	C65	804.50	10°38'10"	149.34	N79°13'45"E 149.13
C5	15.00	90°13'28"	23.62	S45°28'12"E 21.25	C26	963.50	29°57'50"	503.88	N74°25'51"E 498.16	C46	852.50	3°01'15"	44.95	N76°50'59"E 44.94	C66	804.50	7°28'55"	105.06	N70°10'13"E 104.98
C6	976.00	2°27'58"	42.01	N88°11'05"E 42.01	C27	1000.00	29°57'50"	522.97	N74°25'51"E 517.03	C47	852.50	3°01'15"	44.95	N73°49'44"E 44.94	C67	976.00	0°03'31"	1.00	S85°00'19"W 1.00
C7	1024.00	4°26'31"	79.39	N87°11'49"E 79.37	C28	15.00	47°26'26"	12.42	N24°02'01"W 12.07	C48	852.50	3°01'15"	44.95	N70°48'29"E 44.94	C68	1047.50	29°57'50"	547.81	S74°25'51"W 541.59
C8	1024.00	4°26'13"	79.30	S87°11'40"W 79.28	C29	15.00	46°53'34"	12.28	S23°07'59"W 11.94	C49	852.50	3°01'15"	44.95	N67°47'15"E 44.94	C69	828.50	29°57'50"	433.28	N74°25'51"E 428.36
C9	976.00	4°26'13"	75.58	S87°11'40"W 75.56	C30	15.00	90°16'29"	23.63	S45°27'02"E 21.26	C50	852.50	3°01'15"	44.95	N64°46'00"E 44.94	C70	804.50	0°34'46"	8.14	N59°44'19"E 8.14
C10	15.00	91°40'14"	24.00	N43°34'39"E 21.52	C31	15.00	89°43'31"	23.49	N44°32'58"E 21.16	C51	852.50	3°01'15"	44.95	N61°44'45"E 44.94					
C11	121.00	24°16'19"	51.26	N14°23'37"W 50.88	C32	1148.50	1°27'54"	29.36	N88°40'46"E 29.36	C52	852.50	0°47'12"	11.70	N59°50'32"E 11.70					
C12	477.00	4°00'13"	33.33	S24°31'40"E 33.33	C33	1172.50	1°27'54"	29.98	N88°40'46"E 29.98	C53	963.50	1°59'26"	33.47	N88°25'03"E 33.47					
C13	150.00	24°16'19"	63.54	N14°23'37"W 63.07	C34	15.00	90°13'30"	23.62	S44°17'58"W 21.25	C54	963.50	3°01'15"	50.80	N85°54'43"E 50.79					
C14	179.00	24°16'19"	75.83	N14°23'37"W 75.26	C35	15.00	89°46'30"	23.50	N45°42'02"W 21.17	C55	963.50	3°01'15"	50.80	N82°53'28"E 50.79					
C15	15.00	93°11'41"	24.40	S48°51'19"E 21.80	C36	448.00	4°00'13"	31.31	S24°31'40"E 31.30	C56	963.50	3°01'15"	50.80	N79°52'14"E 50.79					
C16	804.50	18°07'05"	254.40	N75°29'18"E 253.34	C37	828.50	1°40'14"	24.16	N88°34'39"E 24.16	C57	963.50	3°01'15"	50.80	N76°50'59"E 50.79					
C17	15.00	96°35'31"	25.29	N18°08'00"E 22.40	C38	976.00	1°58'33"	33.66	N85°57'50"E 33.66	C58	963.50	3°01'15"	50.80	N73°49'44"E 50.79					
C18	15.00	89°48'32"	23.51	S75°04'02"E 21.18	C39	976.00	4°26'31"	75.67	N87°11'49"E 75.65	C59	963.50	3°01'15"	50.80	N70°48'29"E 50.79					
C19	828.50	24°40'41"	356.85	N75°24'11"E 354.10	C40	976.00	2°45'14"	46.91	S86°24'41"W 46.90	C60	963.50	3°01'15"	50.80	N67°47'15"E 50.79					
C20	852.50	29°57'50"	445.83	N74°25'51"E 440.77	C41	976.00	1°37'28"	27.67	S88°36'02"W 27.67	C61	963.50	3°01'15"	50.80	N64°46'00"E 50.79					



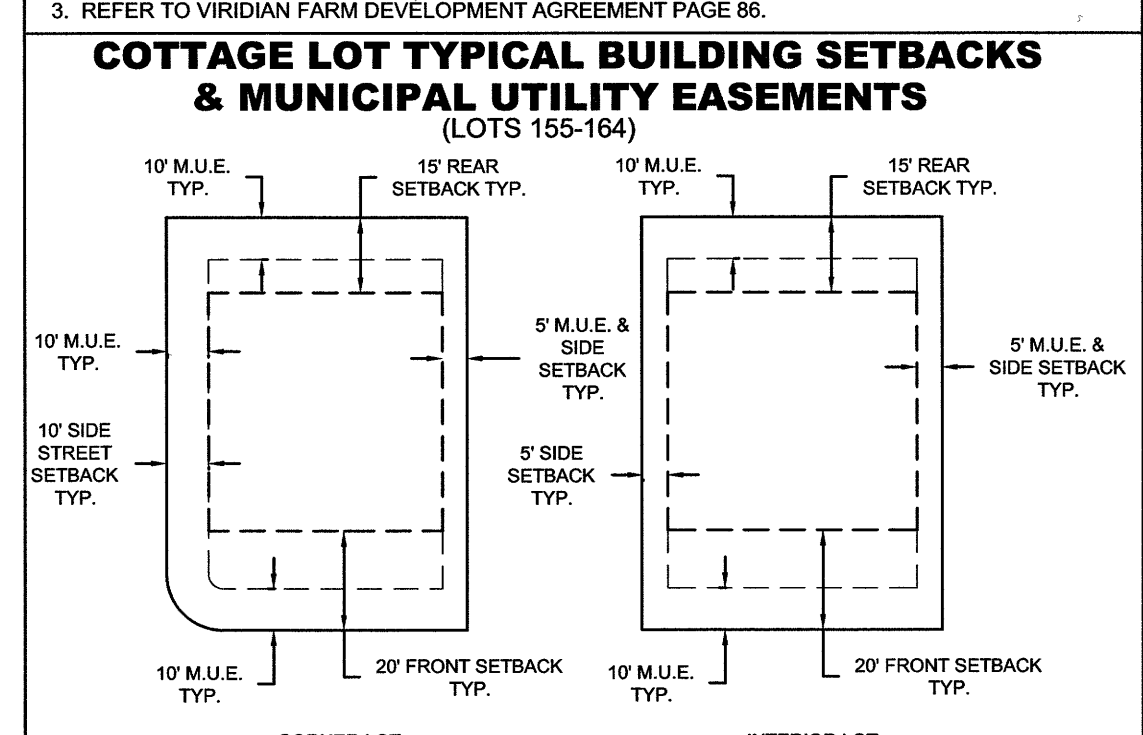
NOTES:
 1. ALL M.U.E.(MUNICIPAL UTILITY EASEMENTS) DEDICATED TO SALEM CITY.
 2. A SHARED 10' M.U.E. (5' EACH LOT) IS REQUIRED ON ONE SIDE OF EVERY OTHER LOT.
 3. REFER TO VIRIDIAN FARM DEVELOPMENT AGREEMENT PAGE 86.



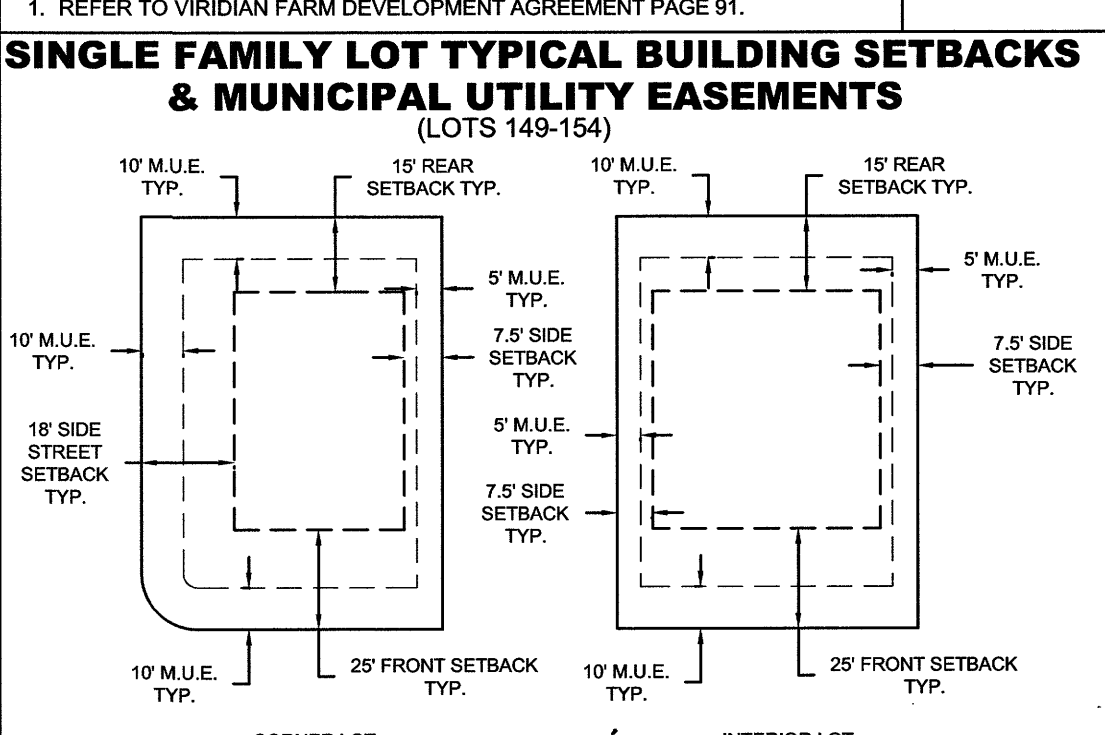
NOTES:
 1. REFER TO VIRIDIAN FARM DEVELOPMENT AGREEMENT PAGE 91.



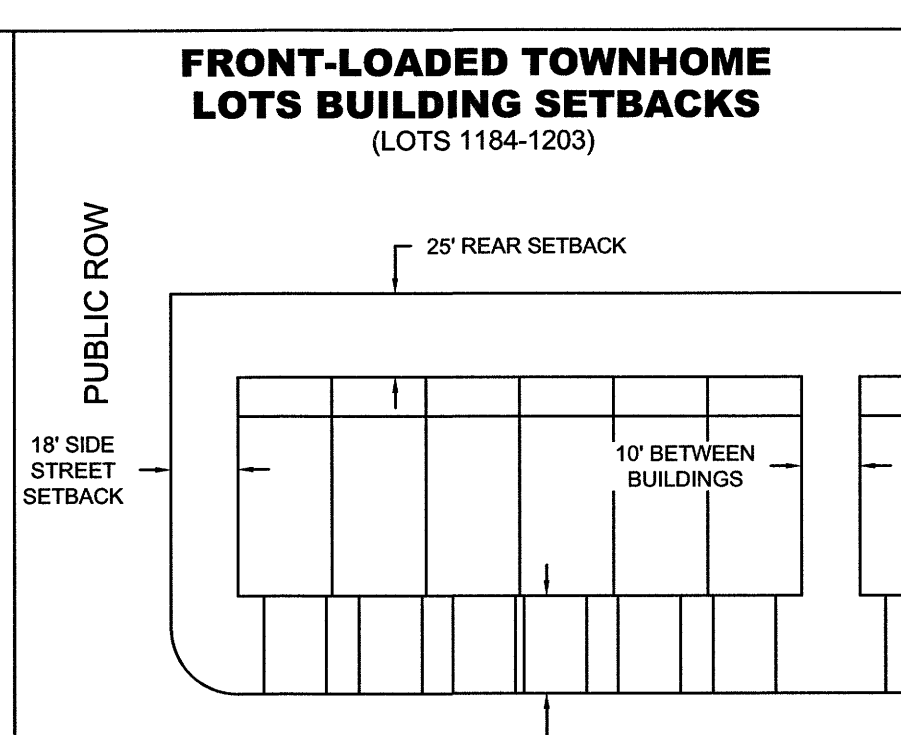
NOTES:
 1. ALL M.U.E.(MUNICIPAL UTILITY EASEMENTS) DEDICATED TO SALEM CITY.
 2. A SHARED 10' M.U.E. (5' EACH LOT) IS REQUIRED ON ONE SIDE OF EVERY OTHER LOT.
 3. REFER TO VIRIDIAN FARM DEVELOPMENT AGREEMENT PAGES 81-83



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.



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.



NOTES:
 1. REFER TO VIRIDIAN FARM DEVELOPMENT AGREEMENT PAGE 89.

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

VIRIDIAN PLAT 2A

SUBDIVISION

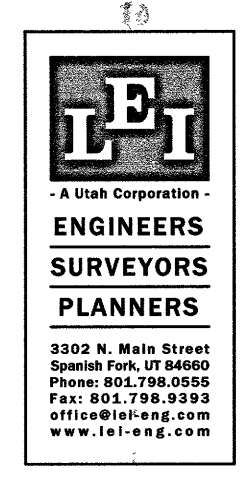
LOCATED IN THE NORTHWEST QUARTER OF SECTION 5,
 AND THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN
 SALEM CITY, UTAH COUNTY, UTAH

19555 3083

ENT 89768-2024 MAP# 19555
 ANDREA ALLEN
 UTAH COUNTY RECORDER
 2024 Dec 19 03:41 PM FEE 374.00 BY TM
 RECORDED FOR SALEM CITY

This form approved by Utah County and the municipalities therein.

LEI #20-0047



19555 3083