

FLASH POINTE COMMERCIAL CONDOMINIUMS

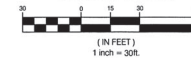
AMENDING LOTS 5, 6, AND 7, NORTHDRIDGE PLAZA, PLAT "B" SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 33,
TOWNSHIP 4 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH
COMMERCIAL (C) ZONE

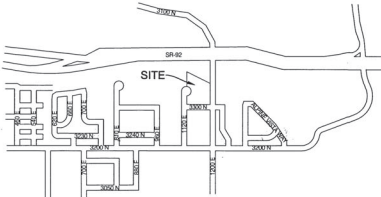
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in locating the property and Cottonwood Title
Insurance Agency, Inc. assumes no liability for
variation, if any, with actual survey.



GRAPHIC SCALE

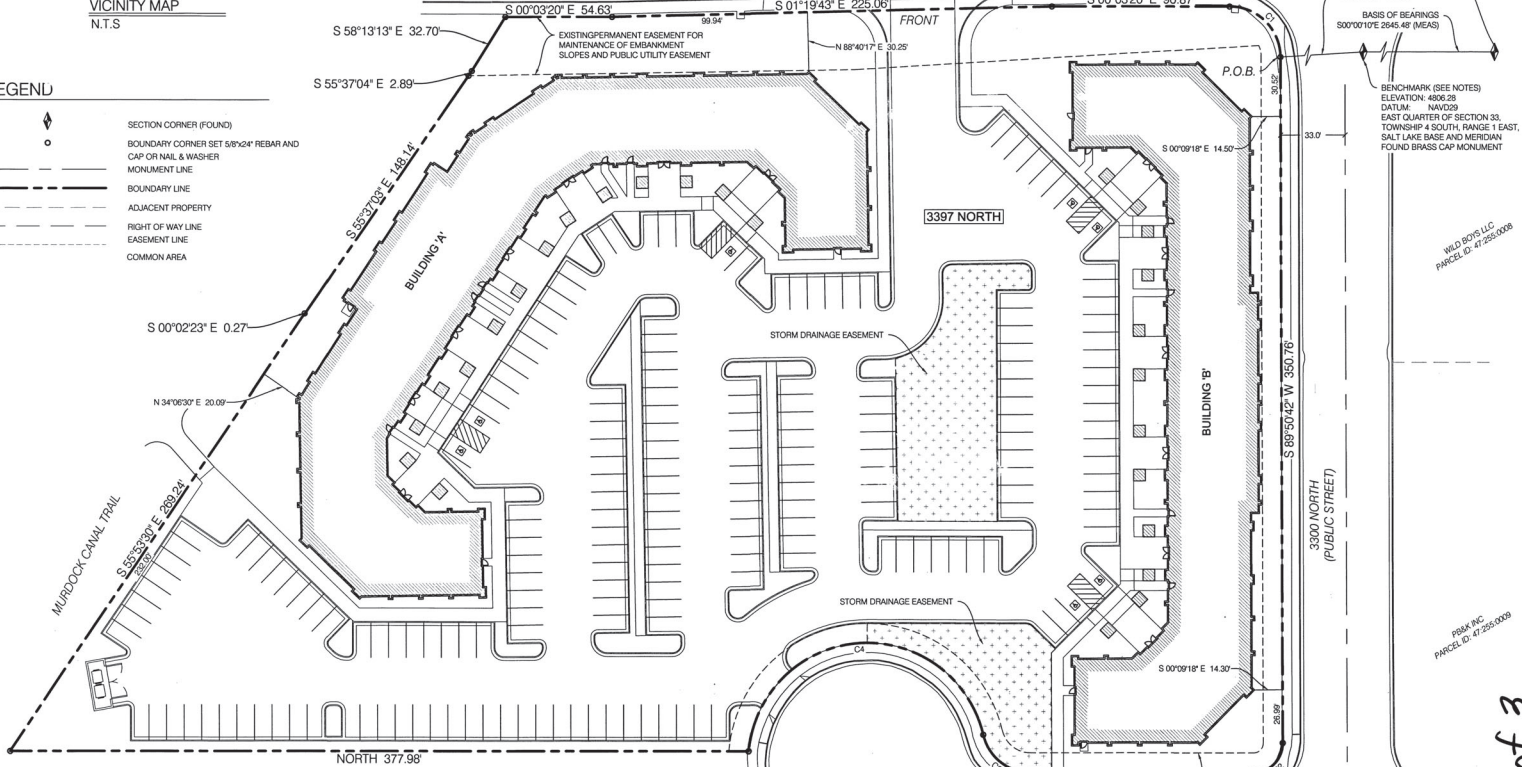


(IN FEET)
1 inch = 30ft.



VICINITY MAP
N.T.S.

- LEGEND**
- SECTION CORNER (FOUND)
 - BOUNDARY CORNER SET 5/8" REBAR AND CAP OR NAIL & WASHER
 - MONUMENT LINE
 - BOUNDARY LINE
 - ADJACENT PROPERTY
 - RIGHT OF WAY LINE
 - EASEMENT AT LINE
 - COMMON AREA



- NOTES:**
1. ALL EXTERIOR AREAS ARE COMMON AREA.
 2. PERMANENT DETENTION FACILITY TO BE OWNED AND MAINTAINED BY THE OWNERS OF THIS PROPERTY NOT TO BE ALTERED WITHOUT APPROVAL BY LEHI CITY COUNCIL AND CITY ENGINEER.

RENAISSANCE ACADEMY
PARCEL ID: 47-251-0064

BENCHMARK ENGINEERING & LAND SURVEYING
CIVIL

9136 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 484-7177
www.benchmarkcivil.com

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	40.87	26.07	89°54'02"	S 44°52'41" W	36.74
C2	23.67	15.00	90°08'41"	N 45°04'39" W	21.24
C3	33.47	25.00	76°33'08"	N 38°16'34" E	30.97
C4	171.31	61.00	160°54'29"	N 03°54'05" W	120.31

SUITE NUMBERS	
BLD. A	BLD. B
101	108
102	109
103	110
104	111
105	112
106	113
107	

SURVEYOR'S CERTIFICATE

I, KAGAN M. DIXON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 9061041 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER, I HAVE CAUSED TO BE MADE UNDER MY DIRECTION THIS CONDOMINIUM PLAT OF FLASH POINTE PLAZA COMMERCIAL CONDOMINIUMS IN ACCORDANCE WITH THE PROVISIONS OF SECTION 58-15(1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE BUILDINGS AND PROPERTY ARE SHOWN CORRECTLY.

FLASH POINTE COMMERCIAL CONDOMINIUMS
AMENDING LOTS 5, 6, AND 7, NORTHDRIDGE PLAZA, PLAT "B" SUBDIVISION
BOUNDARY DESCRIPTION

ALL OF LOTS 5, 6, AND 7, NORTHDRIDGE PLAZA, PLAT "B", A COMMERCIAL SUBDIVISION, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 03°39'25" WEST 475.06 FEET FROM THE EAST QUARTER CORNER OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING THE SOUTHEASTLY CORNER OF LOT 7, NORTHDRIDGE PLAZA, PLAT "B", A COMMERCIAL SUBDIVISION, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER, AND RUNNING THENCE SOUTH 89°54'41" WEST 393.70 FEET TO THE POINT OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 23.60 FEET THROUGH A CENTRAL ANGLE OF 90°08'41" (CHORD BEARS NORTH 40°04'59" WEST 21.24 FEET); THENCE NORTH 113.91 FEET TO THE POINT OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 33.40 FEET THROUGH A CENTRAL ANGLE OF 76°32'41" (CHORD BEARS NORTH 38°16'34" EAST 30.97 FEET) TO THE POINT OF A 61.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 171.31 FEET THROUGH A CENTRAL ANGLE OF 160°54'18" (CHORD BEARS NORTH 03°54'05" WEST 120.31 FEET); THENCE NORTH 37.98 FEET; THENCE SOUTH 85°53'03" EAST 289.24 FEET; THENCE SOUTH 00°02'23" EAST 0.27 FEET; THENCE SOUTH 55°37'04" EAST 14.84 FEET; THENCE SOUTH 55°07'04" EAST 2.89 FEET; THENCE SOUTH 58°12'13" EAST 32.70 FEET TO THE EAST RIGHT-OF-WAY LINE OF 1200 EAST STREET; THENCE SOUTH 07°00'22" EAST 64.60 FEET; THENCE SOUTH 07°00'22" EAST 226.08 FEET; THENCE SOUTH 00°02'23" EAST 90.87 FEET TO THE POINT OF A 30.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 40.80 FEET THROUGH A CENTRAL ANGLE OF 89°54'02" (CHORD BEARS SOUTH 44°53'41" WEST 36.74 FEET) TO THE POINT OF BEGINNING.

CONTAINS 13 UNITS
18334 SQUARE FEET
4.482 ACRES, MORE OR LESS

OWNERS' CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT FLASH POINTE, LLC, THE OWNERS OF THE TRACT OF LAND DESCRIBED HEREON AS FLASH POINTE PLAZA COMMERCIAL CONDOMINIUMS, LOCATED ON SAID TRACT OF LAND, DO HEREBY CERTIFY THAT THEY HAVE CAUSED A SURVEY TO BE MADE AND HAVE HAD THIS RECORD OF SURVEY MAP CONSISTING OF 7 SHEETS, AND DO HEREBY CONSENT TO THE RECORDATION OF THIS RECORD OF SURVEY MAP IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT, AND THAT THEY HAVE CAUSED THIS INSTRUMENT TO BE KNOWN AS:

Allyson
MANAGING MEMBER, **WILD PINE, FLASH POINTE, LLC**
PARCEL ID: 47-255-0068

FLASH POINTE COMMERCIAL CONDOMINIUMS
AMENDING LOTS 5, 6, AND 7, NORTHDRIDGE PLAZA, PLAT "B" SUBDIVISION
ACKNOWLEDGMENT

State of Utah _____ S.S.
Utah County _____

ON THE 17th DAY OF JULY, A.D. 2015, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, WHO BEING BY ME DULY SWORN, TESTIFIED TO ME THAT HE IS THE MANAGING MEMBER OF FLASH POINTE, LLC, A LIMITED LIABILITY COMPANY EXISTING UNDER THE LAWS OF THE STATE OF UTAH; AND THAT SAID OWNERS DEDICATION WAS SIGNED BY HIM IN BEHALF OF FLASH POINTE, LLC AND THAT THE SAID EXECUTED THE SAME.

Allyson
NOTARY PUBLIC SIGNATURE
NOTARY PUBLIC FULL NAME: ALYSSA HANSEN
COMMISSION NUMBER: 14631602
MY COMMISSION EXPIRES: 03/22/2017
A NOTARY PUBLIC COMMISSIONED IN UTAH

Allyson
APPROVAL BY LEGISLATIVE BODY

THE CITY COUNCIL 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 THE PUBLIC PURPOSES OF THE PERPETUAL USE OF SAID PUBLIC.

THIS 14 DAY OF JULY, A.D. 2015

Jeffery
CITY MAYOR
JEFFERY SMITH
UTAH COUNTY RECORDER
2015 JUL 31 10:50 AM FEY 103.00 81 58
RECORDED FOR PUBLIC USE

ATTEST: *Allyson*
CITY ENGINEER
CLEAR RECORDABLE 2015 BELOW

PLANNING COMMISSION APPROVAL

APPROVED THIS 17 DAY OF June, A.D. 2015, BY THE LEHI CITY PLANNING COMMISSION.

DIRECTOR - SECRETARY _____ CHAIRMAN, PLANNING COMMISSION _____

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LOCATED IN THE NORTHEAST QUARTER OF SECTION 33,
TOWNSHIP 4 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

SHEET 1 OF 3

SURVEYOR'S SEAL	NOTARY PUBLIC	LEHI CITY ENGINEER	LEHI CITY RECORDER
	NOTARY PUBLIC SIGNATURE NOTARY PUBLIC FULL NAME COMMISSION NUMBER MY COMMISSION EXPIRES		

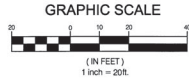
14707 sheet 1 of 3

SEC. 53, T15S, R1E, SUBDIVISION
T15010, AMENDING LOTS 5, 6, 7
NORTHDRIDGE PLAZA, PLAT "B"

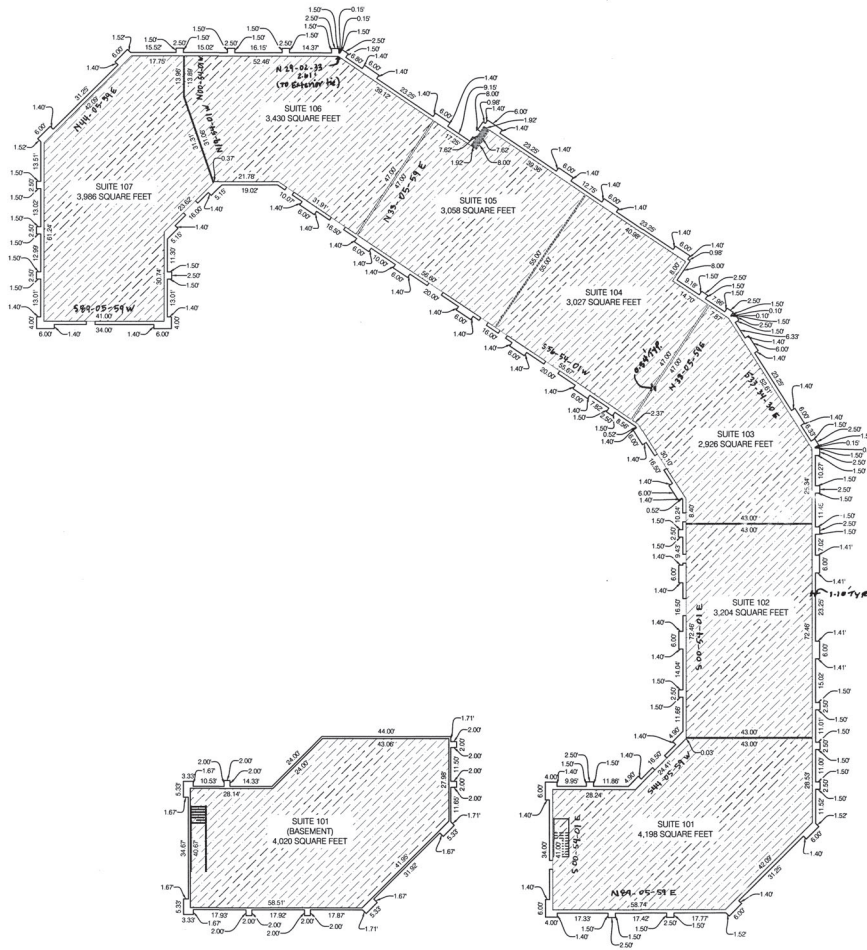
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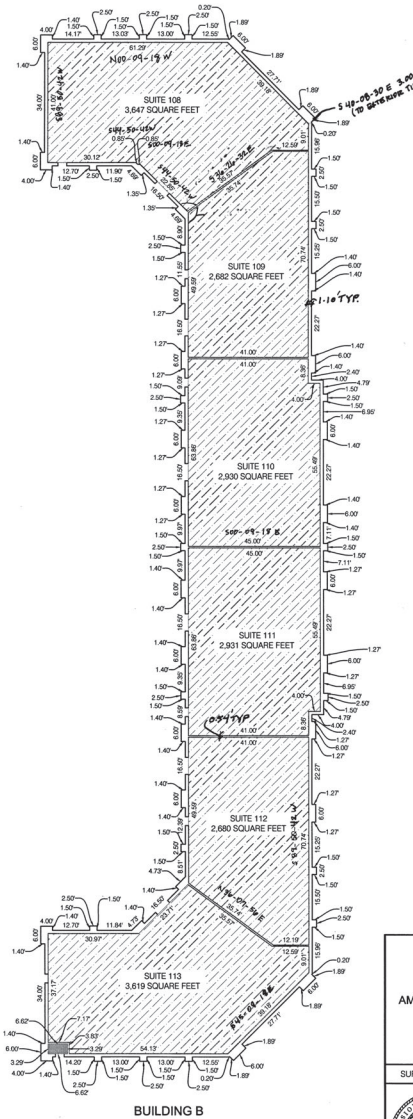
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LEHI CITY, UTAH COUNTY, UTAH



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BUILDING A



BUILDING B

CEILING HEIGHTS BY UNIT	
101	14' (VAULTED)
102	12'
103	12'
104	16'
105	16'
106	12'
107	14' (VAULTED)
108	12' (VAULTED)
109	12'
110	16'
111	16'
112	12'
113	12' (VAULTED)

COMMON AREA
PRIVATE OWNERSHIP
LIMITED COMMON AREA

NOTE: ALL BEARINGS, DISTANCES, AND AREAS AS SHOWN FOR BUILDINGS "A" & "B" ARE BASED UPON ARCHITECTURAL DATA. VERIFICATION IS REQUIRED FOR ALL UNITS.

REV. 6/29/04 120115 Rev 4 14707
JEFFREY SMITH
UTAH COUNTY RECORDER
2005 JUL 20 10:00 AM REC 10530 BY 95
RECORDED FOR LEHI CITY CORPORATION

FLASH POINTE COMMERCIAL CONDOMINIUMS			
AMENDING LOTS 5, 6, AND 7, NORTHRIDGE PLAZA, PLAT "B" SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN LEHI CITY, UTAH COUNTY, UTAH			
SHEET 2 OF 3			
SURVEYOR'S SEAL	NOTARY PUBLIC	LEHI CITY ENGINEER	LEHI CITY RECORDER
	NOTARY PUBLIC SIGNATURE		
	NOTARY PUBLIC FULL NAME		
	COMMISSION NUMBER		
	MY COMMISSION EXPIRES		

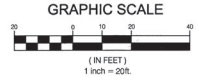
14707 sheet 2 of 3

SEC. 33, T4S, R1E, S33B3, T40D17, AMENDING LOTS 5, 6, 7, NORTHRIDGE PLAZA PART B

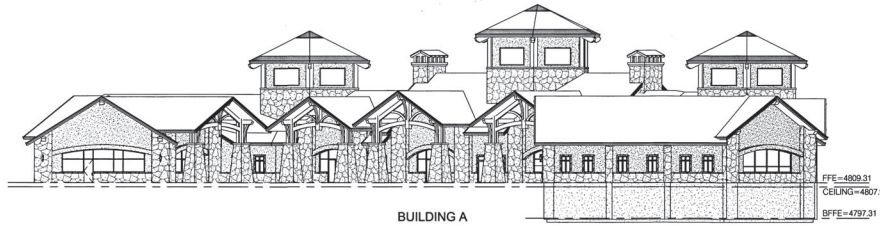
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BUILDING A

FFE=4809.31
CEILING=4807.91
BFFE=4797.31





BUILDING B

FFE=4806.38

DE 6896442018 Plat # 14707
JEFFERY SMITH
UTAH COUNTY RECORDER
2018 JUL 31 10:50 AM FEE \$20.00 BY 51
RECORDED FOR LEHI CITY CORPORATION

14707 sheet 3 of 3

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			SHEET 3 OF 3
SURVEYOR'S SEAL	NOTARY PUBLIC	LEHI CITY ENGINEER	LEHI CITY RECORDER
	<p style="font-size: x-small;">NOTARY PUBLIC SIGNATURE</p> <p style="font-size: x-small;">NOTARY PUBLIC FULL NAME</p> <p style="font-size: x-small;">COMMISSION NUMBER</p> <p style="font-size: x-small;">MY COMMISSION EXPIRES</p>		

SEC. 33 - THIS (P.L.E. SUB 444) IS A PENDING LOTS 5, 6, 7 NORTHRIDGE PLAZA PLAT B