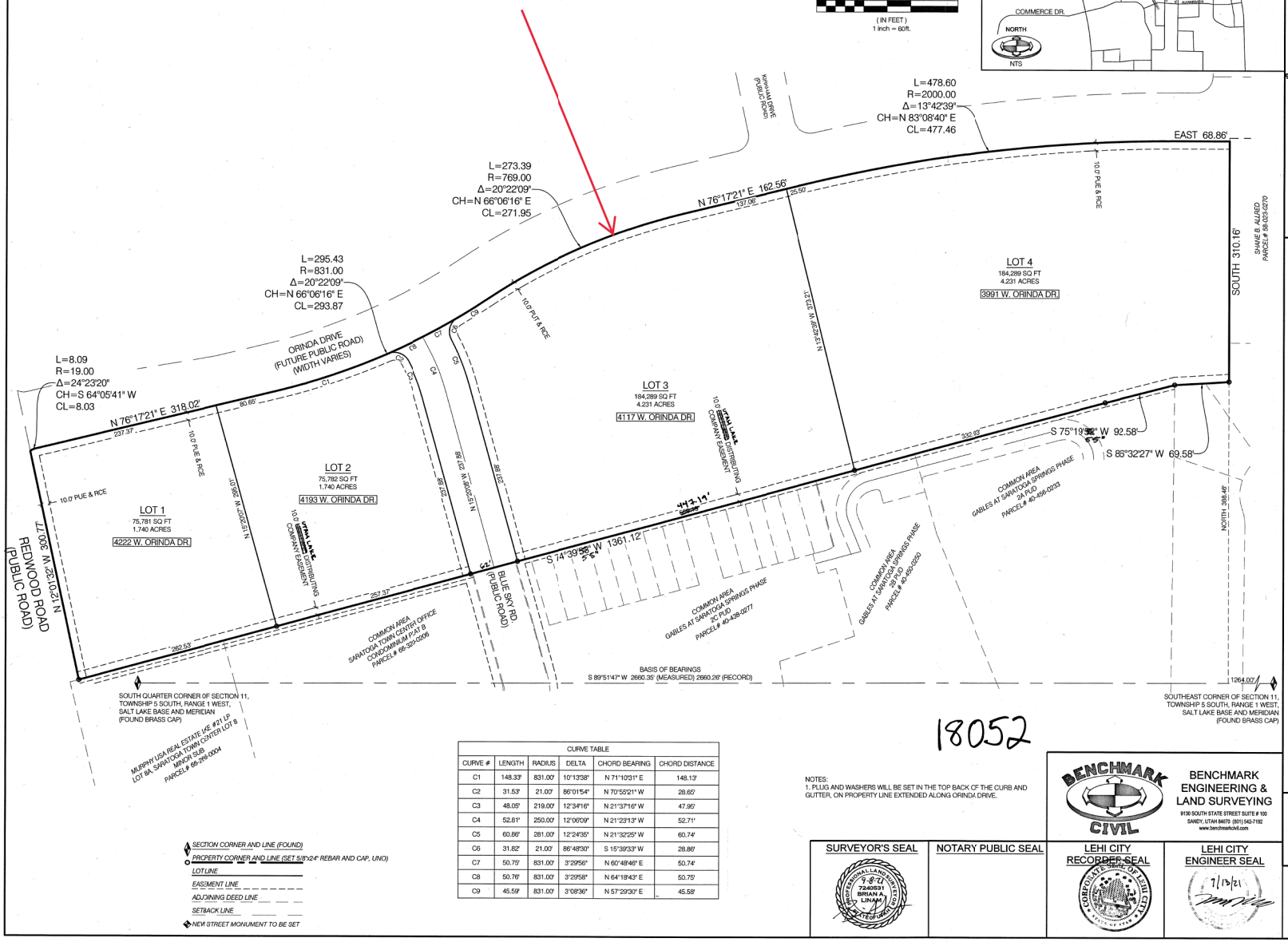
This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

SOA INVESTMENT PLAT 1

LOCATED IN THE SCUTHWEST QUARTER OF SECTION 11,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

NORTH

GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
1 inch = 60ft.

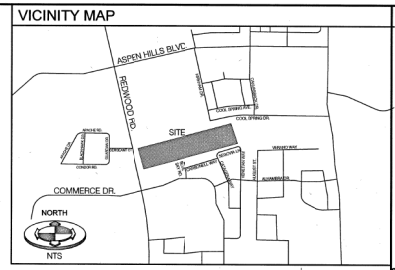


CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	148.33'	831.00'	10°13'38"	N 71°10'31" E	148.13'
C2	31.53'	21.00'	86°01'54"	N 70°55'21" W	28.65'
C3	48.05'	219.00'	12°34'16"	N 21°37'16" W	47.95'
C4	52.81'	250.00'	12°06'09"	N 21°23'13" W	52.71'
C5	60.86'	281.00'	12°24'35"	N 21°32'25" W	60.74'
C6	31.82'	21.00'	86°48'30"	S 15°39'33" W	28.86'
C7	50.75'	831.00'	3°29'56"	N 60°48'46" E	50.74'
C8	50.76'	831.00'	3°29'58"	N 64°18'43" E	50.75'
C9	45.59'	831.00'	3°08'36"	N 57°29'30" E	45.58'

NOTES:
1. PLUG AND WASHERS WILL BE SET IN THE TOP BACK OF THE CURB AND GUTTER, ON PROPERTY LINE EXTENDED ALONG ORINDA DRIVE.

SECTION CORNER AND LINE (FOUND)
PROPERTY CORNER AND LINE (SET 5/8"x24" REBAR AND CAP, UNO)
LOT LINE
EASMENT LINE
ADJOINING DEED LINE
SETBACK LINE
NEW STREET MONUMENT TO BE SET

VICINITY MAP



SURVEYOR'S CERTIFICATE

I, BRIAN A. LINAM DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 7240531, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, AND A STREET, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS:

SOA INVESTMENT PLAT 1

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS MEET MINIMUM AREA, WIDTH AND FRONTAGE REQUIREMENTS OF THE APPLICABLE ZONING ORDINACE.

BOUNDARY DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN LEHI, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF RIVER HEIGHTS SUBDIVISION, SAID POINT BEING LOCATED S 89°51'47" W ALONG THE SECTION LINE 1264.00 FEET AND NORTH 388.46 FEET FROM THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG SAID SUBDIVISION LINE AND THE NORTH LINE OF THE GABLES AT SARATOGA SPRINGS SUBDIVISION AND THE SARATOGA TOWN CENTER SUBDIVISION THE FOLLOWING THREE (3) COURSES: S86°32'27"W 69.58 FEET; THENCE S75°19'55"W 92.58 FEET; THENCE S74°39'58"W 1361.12 FEET TO THE EAST LINE OF REDWOOD ROAD; THENCE N12°01'32"W ALONG SAID LINE 300.77 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 19.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: S38°05'59"E) 8.09 FEET THROUGH A CENTRAL ANGLE OF 24°23'20" (CHORD: N64°05'41"E 8.03 FEET): THENCE N76°17'21"E 318.02 FEET: THENCE ALONG THE ARC OF A 831.00 FOOT RADIUS CURVE TO THE LEFT 295.4; FEET THROUGH A CENTRA, ANGLE OF 20°22'09" (CHORD: N66°06'16"E 293.87 FEET): THENCE ALONG THE ARC OF A 769.00 FOOT RADIUS CURVE TO THE RIGHT 273.39 FEET THROUGH A CENTRAL ANGLE OF 20°22'09" (CHORD: N66°06'16"E 271.95 FEET): THENCE N76°17'21"E 162.56 FEET; THENCE ALONG THE ARC OF A 2000.00 FOOT RADIUS CURVE TO THE RIGHT 478.60 FEET THROUGH A CENTRAL ANGLE OF 13°42'39" (CHORD: N83°08'40"E 477.46 FEET): THENCE EAST 68.86 FEET TO THE WEST LINE OF THAT REAL PROPERTY DESCRIBED AT ENTRY NO. 108707:2015 IN THE OFFICIAL RECORDS OF UTAH COUNTY; THENCE SOUTH ALONG SAID LINE 310.16 FEET TO THE POINT OF BEGINNING.

ENT 205196:2021 Mar # 18052
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Sep 10 2:50 PM FEE 35.00 BY BA
RECORDED FOR LEHI CITY CORPORATION

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED OWNER( ) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS THE

SOA INVESTMENT PLAT 1

DO HEREB" DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL EASEMENTS AND PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. IN WITNESS WHEREBY I HAVE HEREUNTO SET MY HAND THIS 9th DAY OF September, A.D., 2021

BY: Robert Allred
ITS: Manager SOA Investments, LLC

LLC ACKNOWLEDGMENT

ON THE 9th DAY OF September A.D. 2021, Robert Allred, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND SAID COUNTY OF Salt Lake IN SAID STATE OF UTAH, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND IS THE Manager OF SOA INVESTMENTS, LLC, A UTAH LIMITED LIABILITY COMPANY AND WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE SIGNED THE ABOVE OWNERS DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED FOR AND BEHALF OF SOA INVESTMENTS, LLC, A UTAH LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES: 08-25-2024 (DATE)
COMMISSION NUMBER: 713730
Chantelle Martin Taylor
A NOTARY PUBLIC COMMISSIONED IN UTAH

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 PURPOSE OF THE PERPETUAL USE OF SAID PUBLIC.
THIS 14 DAY OF Sep., A.D. 2021

CITY MAYOR
CITY ENGINEER (SEE SEAL BELOW)
ATTEST: CLERK-RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS 27 DAY OF May A.D. 2021 BY THE LEHI CITY COUNCIL.

DIRECTOR - SECRETARY
CHAIR, PLANNING COMMISSION

CITY COUNCIL APPROVAL

APPROVED THIS ____ DAY OF ____, A.D. 20__, BY THE LEHI CITY COUNCIL.

DIRECTOR - SECRETARY
CHAIR, CITY COUNCIL

18052

BENCHMARK CIVIL
BENCHMARK ENGINEERING & LAND SURVEYING
9130 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

SURVEYOR'S SEAL: 9-8-21 7240531 BRIAN A. LINAM
NOTARY PUBLIC SEAL
LEHI CITY RECORDER SEAL
LEHI CITY ENGINEER SEAL: 7/13/21

SOA INVESTMENT PLAT 1
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH
SHEET 1 OF 1

RECORDED # ____
STATE OF UTAH, COUNTY OF UTAH, RECORDED AND FILED AT THE REQUEST OF ____
DATE ____ TIME ____ BOOK ____ PAGE ____
FEE $ ____
UTAH COUNTY RECORDER

Sec 11 T5 R1W Tool RT

2103060sp.dwg