



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.

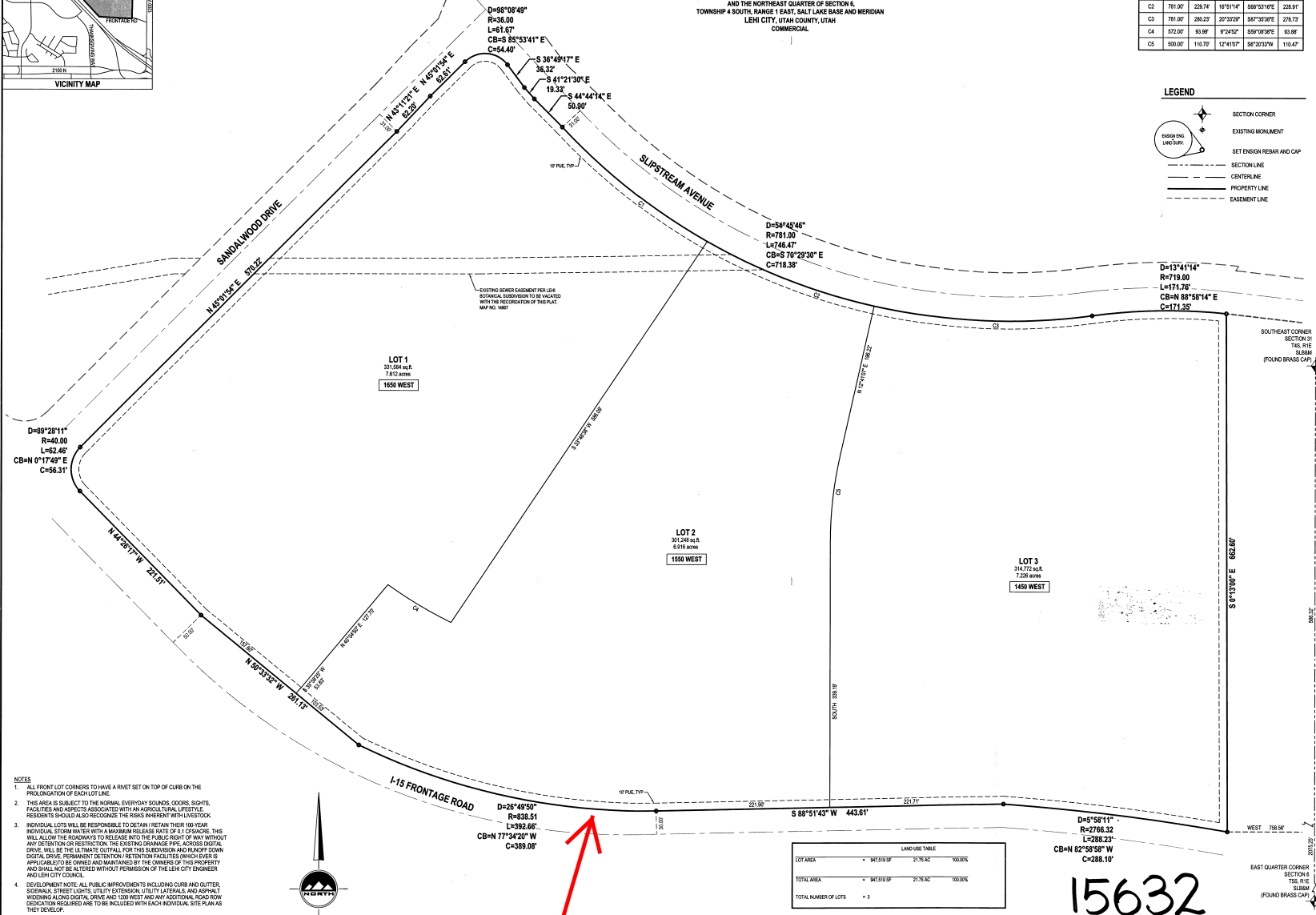
LEHI SPECTRUM PLAT 'A'

VACATING LOT 1 OF LEHI BOTANICAL SUBDIVISION
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31,
 TOWNSHIP 4 SOUTH, RANGE 1 EAST,
 AND THE NORTHEAST QUARTER OF SECTION 6,
 TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
 LEHI CITY, UTAH COUNTY, UTAH
 COMMERCIAL

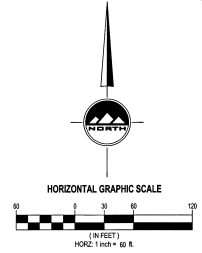
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	781.02	238.51	17°11'02"	S81°47'05"E	235.87
C2	781.02	229.74	16°51'14"	S88°53'10"E	228.81
C3	781.02	282.23	20°32'29"	S87°35'30"E	278.72
C4	572.02	83.89	19°24'32"	S59°08'30"E	83.88
C5	500.02	110.72	12°41'07"	S82°20'32"W	110.47

LEGEND

- SECTION CORNER
- EXISTING MONUMENT
- SET ENSIGN REBAR AND CAP
- SECTION LINE
- CENTERLINE
- PROPERTY LINE
- EASEMENT LINE



- NOTES
- ALL FRONT LOT CORNERS TO HAVE A NYNET SET ON TOP OF CURB ON THE PROLONGATION OF EACH LOT LINE.
 - THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, FACILITIES AND ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
 - INDIVIDUAL LOTS WILL BE RESPONSIBLE TO OBTAIN PERMITS FOR THEIR 100-YEAR INDIVIDUAL STORM WATER WITH A MINIMUM RELEASE RATE OF 0.1 INCH PER HOUR. THIS WILL ALLOW THE ROADWAYS TO RELEASE INTO THE PUBLIC RIGHT OF WAY WITHOUT ANY DETENTION OR RESTRICTION. THE EXISTING URGRASS PIPE ACROSS DIGITAL DRIVE, WILL BE THE UTILITY DIGITAL FOR THIS SUBDIVISION AND SHOULD BE DOWN DIGITAL DRIVE. PERMANENT DETENTION/RETENTION FACILITIES (POND/EVER) IS APPLICABLE TO THE OWNERS AND MAINTAINED BY THE OWNERS OF THIS PROPERTY AND SHALL NOT BE ALTERED WITHOUT PERMISSION OF THE LEHI CITY ENGINEER AND LEHI CITY COUNCIL.
 - DEVELOPMENT NOTE: ALL PUBLIC IMPROVEMENTS INCLUDING CURB AND GUTTER, SIDEWALK, STREET LIGHTS, UTILITY EXTENSION, UTILITY LATERALS, AND ASPHALT PAVING ALONG DIGITAL DRIVE AND 1500 WEST AND ANY ADDITIONAL ROAD ROW DEDICATION REQUIRED ARE TO BE INCLUDED WITH EACH INDIVIDUAL SITE PLAN AS THEY DEVELOP.



LAND USE TABLE	
LOT AREA	547,519 SF 12.57 AC 100.00%
TOTAL AREA	547,519 SF 12.57 AC 100.00%
TOTAL NUMBER OF LOTS	3

15632

SURVEYOR'S CERTIFICATE

PATRICK M. HARRIS, do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 15632, as provided under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plan and have subdivided said tract of land into lots and streets, hereafter to be known as LEHI SPECTRUM PLAT 'A', and that the same has been correctly surveyed and staked on the ground as shown on this plan. I further certify that all lots meet frontage and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

All of Lot 1 of Lehi Botanical Subdivision, Section 31, Township 4 South, Range 1 East, Salt Lake Base and Meridian, Lehi City, Utah County, Utah, is hereby vacated and dedicated to the public use of the State of Utah. The vacated area is shown on this plan and is bounded by the following: ...

Continued on page 2 of 2
 DATE: July 17, 2017
 PATRICK M. HARRIS
 LICENSE NO. 26858

OWNER'S DEDICATION

Known to me by these presents that I, we, the undersigned owner(s) of the above described tract of land, having caused same to be subdivided, hereafter known as the LEHI SPECTRUM PLAT 'A', do hereby dedicate the streets, easements and other public uses as indicated hereon to the perpetual use of the public. In witness whereof I, we have hereunto set our hand (s) this 17 day of July, A.D. 2017.

By: Brian L. Davis, Manager, Redwood Mountain Holdings LLC

CORPORATE ACKNOWLEDGMENT

STATE OF Utah, County of Salt Lake, I, Brian L. Davis, do hereby acknowledge that I am the duly authorized officer of Redwood Mountain Holdings LLC, and that I have hereunto set my hand and seal this 17th day of July, 2017.

CORPORATE ACKNOWLEDGMENT

STATE OF Utah, County of Salt Lake, I, Wendy Palmer, do hereby acknowledge that I am the duly authorized officer of Redwood Mountain Holdings LLC, and that I have hereunto set my hand and seal this 17th day of July, 2017.

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF THE COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS HEREON, AND HEREBY ACCEPTS THE DEDICATION FOR ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC. This 27 day of June, A.D. 2017.

LEHI SPECTRUM PLAT 'A'

VACATING LOT 1 OF LEHI BOTANICAL SUBDIVISION
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31,
 TOWNSHIP 4 SOUTH, RANGE 1 EAST,
 AND THE NORTHEAST QUARTER OF SECTION 6,
 TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
 LEHI CITY, UTAH COUNTY, UTAH

<p>SALT LAKE CITY 45 W. 1000 S, Suite 500 SALT LAKE CITY, UT 84119 Phone: 801.222.6529 Fax: 801.222.4460 www.ensigneng.com</p>	<p>LAYTON Phone: 801.541.1700 PLEASANTON Phone: 402.430.9000 DENVER CITY Phone: 303.438.1000 RICHFIELD Phone: 435.622.0000 COLORADO SPRINGS Phone: 719.478.0171</p>	<p>SHEET 1 OF 1</p> <p>PROJECT NUMBER: 7572 MANAGER: JPF DRAWN BY: KFW CHECKED BY: PMH DATE: 7/17/17</p>	<p>LEHI ENGINEER APPROVAL</p> <p>I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAN AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.</p> <p>DATE: CITY ENGINEER</p>	<p>PLANNING COMMISSION APPROVAL</p> <p>APPROVED THIS 14 day of June, A.D. 2017, BY THE LEHI CITY PLANNING COMMISSION.</p> <p>CHAIRMAN, PLANNING COMMISSION</p>	<p>SURVEYOR'S SEAL</p> <p>LEHI CITY PLANNING COMMISSION SEAL</p> <p>CITY ENGINEER'S SEAL</p> <p>CLERK/RECORDERS SEAL</p>
		<p>DEVELOPER</p>			<p>15632</p>

SEC. 31, T4S, R1E, S40.00' W. 155.00' E. 15632, VACATING LOT 1, LEHI BOTANICAL, T4S, R1E