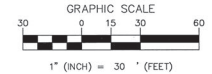
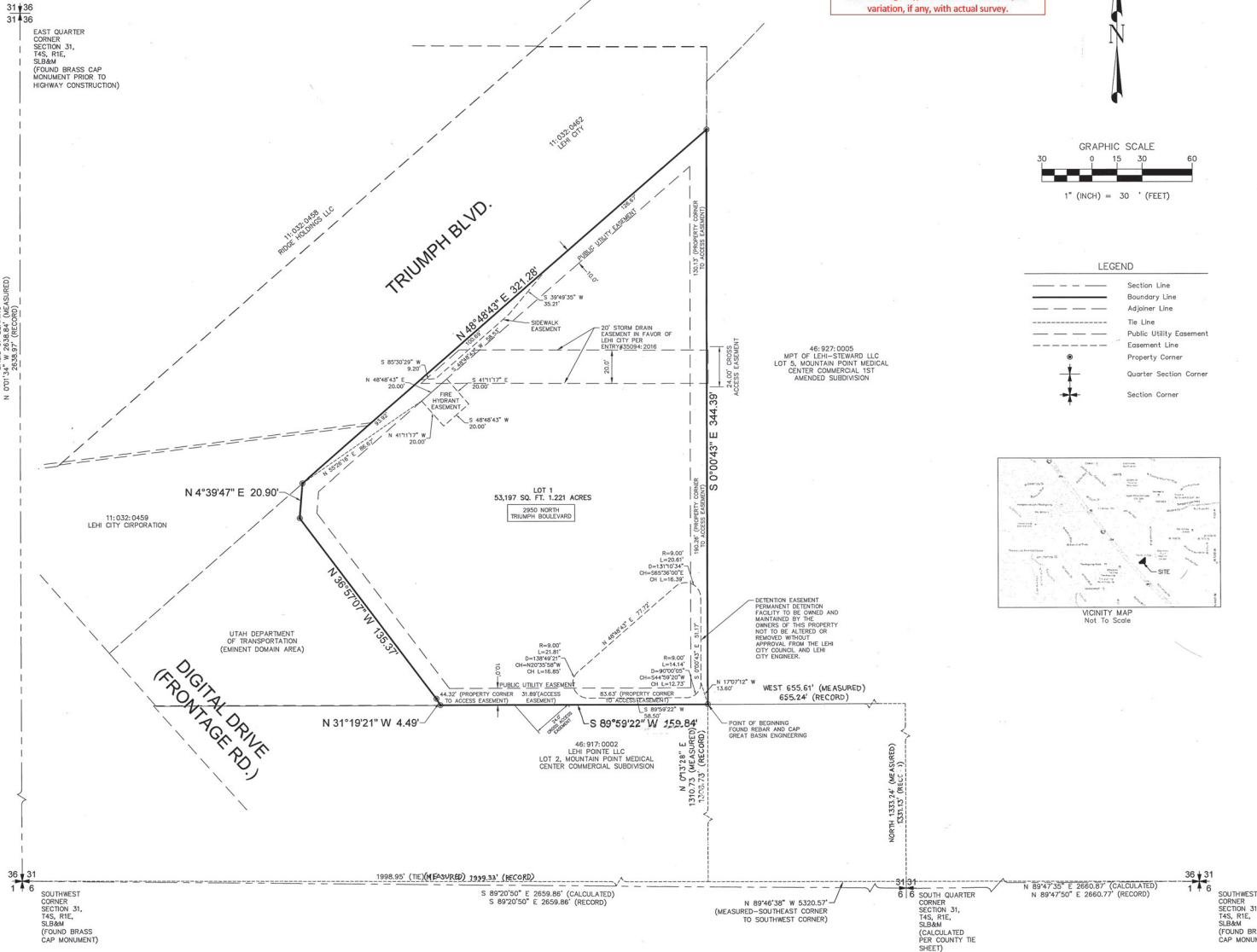


# CARVANA LEHI SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER  
OF SECTION 31,  
TOWNSHIP 44 SOUTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN

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



LEGEND

--- (dashed line)	Section Line
--- (solid line)	Boundary Line
--- (long dashed line)	Adjoiner Line
--- (short dashed line)	Tie Line
--- (dash-dot line)	Public Utility Easement
--- (dotted line)	Easement Line
--- (line with dots)	Property Corner
--- (line with cross)	Quarter Section Corner
--- (line with square)	Section Corner



## SURVEYOR'S CERTIFICATE

I, NATHAN B. WEBER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 51527622 AS PRESCRIBED 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 PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, HEREAFTER TO BE KNOWN AS CARVANA LEHI SUBDIVISION AS SHOWN ON THIS PLAT.

## BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A THE SOUTHWEST CORNER OF LOT 1, MOUNTAIN POINT MEDICAL CENTER COMMERCIAL SUBDIVISION AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY#52389-2015, SAID POINT BEING SOUTH 89°46'38" EAST 1998.95 FEET (SAID LINE BEING MEASURED FROM THE FOUND BRASS CAP MONUMENTS AT THE SOUTHWEST CORNER AND THE SOUTHWEST CORNER OF SAID SECTION 31) AND NORTH 0°13'28" EAST 1310.73 FEET FROM THE SOUTHWEST CORNER OF SECTION 31, SAID POINT BEING ALSO NORTH 131.13 FEET AND WEST 655.14 FEET FROM THE SOUTH QUARTER CORNER (PER THE UTAH COUNTY SURVEYOR'S SECTION THE SHEET, T. NO. 37-12) AND RUNNING:  
THENCE SOUTH 89°59'22" WEST 159.84 FEET ALONG THE NORTH LINE OF LOT 2 OF SAID MOUNTAIN POINT MEDICAL CENTER COMMERCIAL SUBDIVISION;  
THENCE NORTH 31°19'21" WEST 4.49 FEET;  
THENCE NORTH 36°57'07" WEST 135.37 FEET;  
THENCE NORTH 04°39'47" EAST 20.90 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY AND NO-ACCESS LINE OF TRIUMPH BOULEVARD;  
THENCE NORTH 48°48'43" EAST 321.28 FEET ALONG THE SOUTHEASTERLY RIGHT-OF-WAY AND NO-ACCESS LINE OF TRIUMPH BOULEVARD TO THE SOUTHWEST LINE OF SAID LOT 1, MOUNTAIN POINT CENTER COMMERCIAL SUBDIVISION;  
THENCE SOUTH 0°00'43" EAST 344.39 FEET ALONG SAID SOUTHWEST LINE TO THE POINT OF BEGINNING.  
PARCEL CONTAINS 53,197 SQ. FT. 1.221 ACRES.

## OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNER OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREOF AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO A LOTS, BLOCKS, STREET, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREOF FOR THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS 16<sup>th</sup> DAY OF July A.D. 2019.  
*Christian Orr* Carvana, LLC  
Owner Christian Orr, Developer/Project Manager

## ACKNOWLEDGMENT

STATE OF Arizona  
COUNTY OF Maricopa  
ON THE 16 DAY OF July, 2019, I PERSONALLY APPEARED BEFORE ME, THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.  
*Samantha Knudsen* Samantha Knudsen  
NOTARY PUBLIC (SIGNATURE) PRINTED NAME MY COMMISSION EXPIRES:  
RESIDING IN Phoenix, STATE OF Arizona



## PLANNING COMMISSION APPROVAL

APPROVED THIS 20 DAY OF February, 2019 BY THE PLANNING COMMISSION.  
*Jeffrey Smith*  
DIRECTOR-SECRETARY CHAIRMAN, PLANNING COMMISSION

## APPROVAL BY LEGISLATIVE BODY

THE CITY OF LEHI, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS PARCELED HEREOF, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARTS OF LAND INTENDED FOR THE PUBLIC OF THE PERPETUAL USE OF THE PUBLIC. THIS 21<sup>st</sup> DAY OF July, A.D. 2019.

MAYOR: *Jefferson*  
APPROVED: CITY ENGINEER (SEE SEAL BELOW) ATTEST: *Jeffrey Smith* CLERK/RECORDER (SEE SEAL BELOW)  
CITY ENGINEER (SEE SEAL BELOW) CLERK/RECORDER (SEE SEAL BELOW)

## CARVANA LEHI SUBDIVISION

A COMMERCIAL SUBDIVISION  
LEHI CITY, UTAH COUNTY, UTAH

SCALE 1"=30'

SURVEYOR'S SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL

DATE: 6/26/19  
No. 51527622  
NATHAN B. WEBER  
STATE OF UTAH

DIAMOND LAND SURVEYING, LLC  
5243 South Green Pine Drive  
Murray, Utah 84123  
office@diamondlandsurveying.com  
Phone (801) 265-5099 Fax 265-5032

16708

Sec. 31, T4S, R1E  
506 + M T4010