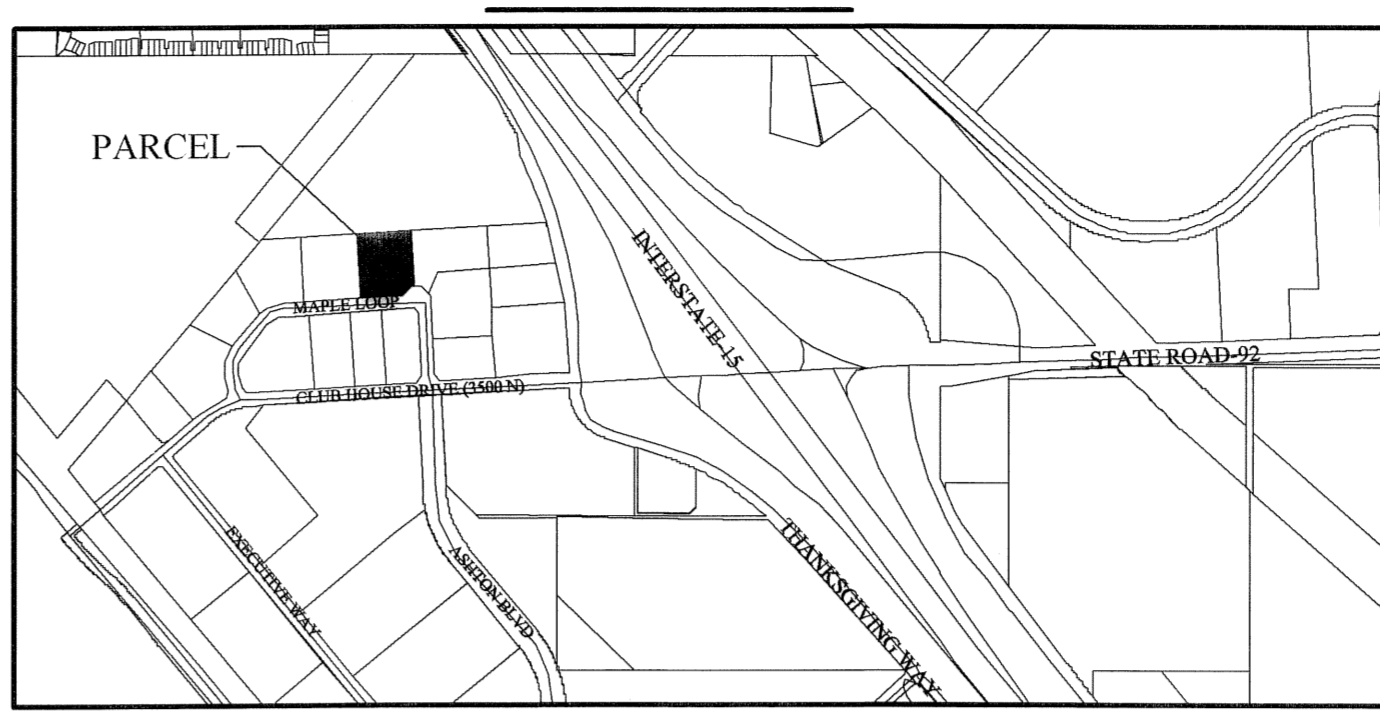


**VICINITY MAP**



**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	294.00	32.73	6°22'43"	32.71	S 0°0'12" E
C2	61.00	48.16	45°14'7"	46.92	S 58°49'49" W
C3	25.00	21.97	50°21'23"	21.27	S 61°23'27" W

**GENERAL NOTE:**

PLEASE NOTE THAT EAVES, OVERHANGS, TRIMS, AND OTHER ARCHITECTURAL FEATURES AND PROJECTIONS MAY EXTEND BEYOND THE BOUNDARY LINE INDICATED FOR THIS BUILDING.

**GENERAL NOTES**

- ALL COMMON AREA AND LANDSCAPE AREA IN THE PUBLIC RIGHT-OF-WAY ALONG THE PROJECT FRONTAGE WILL BE MAINTAINED BY THE OWNERS ASSOCIATION.
- ALL PRIVATE ROADWAYS, COMMON AREA ARE A PUBLIC UTILITY EASEMENT FOR THE INSTALLATION OF NATURAL GAS, POWER, CABLE, PHONE, SEWER, WATER, STORM DRAIN, ETC. AND FOR MAINTENANCE OF THOSE UTILITIES.
- ALL LOT CORNERS SHALL BE MARKED WITH AN APPROVED TYPE OF METAL PEG AT LEAST 5/8" IN DIAMETER AND TWENTY-FOUR INCHES IN LENGTH. ALL LOT CORNERS ADJACENT TO STREET FRONTAGE SHALL BE PROTECTED TO CURB AND GUTTER AND INDICATED BY A COPPER RIVET. CORNER MARKERS MUST BE INSTALLED PRIOR TO ISSUANCE OF ANY BUILDING PERMITS. MONUMENTS TO BE CONSTRUCTED PER LEHI CITY DESIGN STANDARDS PAGE 2-12.
- STORM WATER FOR THIS PROJECT IS DETAINED ON-SITE IN PRIVATE UNDERGROUND STORAGE. CAPACITY = 3,784 C.F. THIS FACILITY WILL BE OWNED AND MAINTAINED BY THE OWNERS ASSOCIATION.
- BUILDING PLANS AND PLOT PLANS ARE TO BE STAMPED BY THE ARCHITECTURAL CONTROL COMMITTEE PRIOR TO SUBMITTAL TO LEHI CITY FOR A BUILDING PERMIT.
- ALL IMPROVEMENTS WERE APPROVED, BONDED, AND COMPLETED WITH THE MOUNTAIN POINT OFFICE PLAZA SITE PLAN.
- EACH UNIT WILL REQUIRE A SEPARATE POWER METER.

**TABULATIONS**

TOTAL PROJECT AREA:	1.47 ACRES = 100%
LANDSCAPE AREA:	21,819 S.F. = 34.0%
IMPERVIOUS AREA:	42,379 S.F. = 66.0%
PROJECT ZONE:	RC

**ACKNOWLEDGMENT**

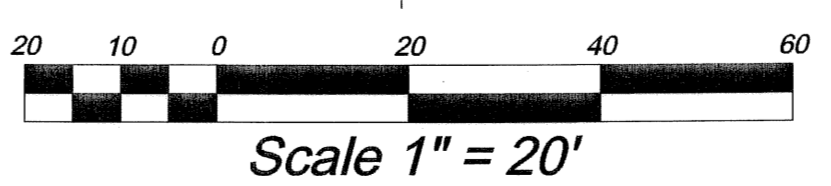
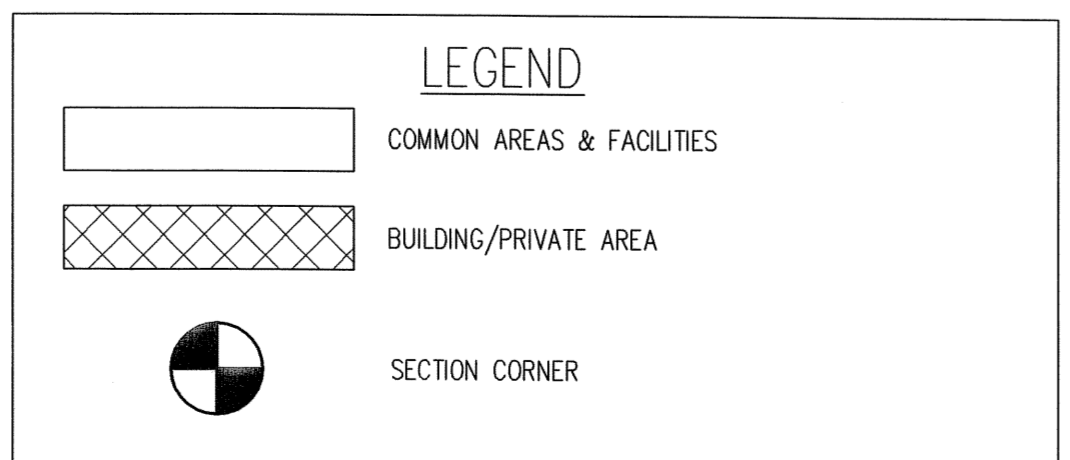
STATE OF UTAH S.S.  
 COUNTY OF UTAH  
 ON THE 18 DAY OF September, 2008 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING OWNER'S CERTIFICATE AND DEDICATION, UTILITY DEDICATION, AND RESERVATION OF COMMON AREA, WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME IN THE REPRESENTATIVE CAPACITY INDICATED.  
 MY COMMISSION EXPIRES 8/22/2010  
 Notary Public

**BOUNDARY DESCRIPTION**

BEGINNING AT A POINT THAT IS NORTH 00°01'07" WEST ALONG SECTION LINE 1613.26 FEET AND WEST 2499.90 FEET FROM THE EAST 1/4 CORNER OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN;  
 THENCE NORTH 03°11'13" WEST, A DISTANCE OF 276.08 FEET; THENCE NORTH 86°48'47" EAST, A DISTANCE OF 235.66 FEET; THENCE ALONG THE ARC OF A 294.00 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 06°22'43" FOR 32.73 FEET (CHORD BEARS SOUTH 00°00'12" EAST 32.71 FEET); THENCE SOUTH 05°23'38" EAST, A DISTANCE OF 103.95 FEET; THENCE SOUTH 03°11'19" EAST, A DISTANCE OF 107.64 FEET; THENCE ALONG THE ARC OF A 61.00 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 45°14'07" FOR 48.16 FEET (CHORD BEARS SOUTH 58°49'49" WEST 46.92 FEET) TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 50°21'23"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 21.97 FEET (CHORD BEARS SOUTH 61°23'27" WEST 21.27 FEET); THENCE SOUTH 86°34'08" WEST, A DISTANCE OF 177.21 FEET TO THE POINT OF BEGINNING.  
 CONTAINING 64,198 SQUARE FEET OR 1.4738 ACRES, MORE OR LESS.

**CONDITIONS OF APPROVAL**

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



**SHEET 1 OF 2**

**SURVEYOR'S CERTIFICATE**

I, DAVID V. THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR. AND THAT I HOLD CERTIFICATE NO. 163947 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY THAT AT THE REQUEST OF THE OWNER OF THE BELOW DESCRIBED LAND, I PERFORMED A SURVEY OF SAID LAND, THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH WILL BE CONSTRUCTED MOUNTAIN POINT OFFICE PLAZA PHASE 1, AN EXPANDABLE CONDOMINIUM PROJECT, AND THAT THE RECORD OF SURVEY MAP FOR SAID CONDOMINIUM PROJECT, CONSISTING OF TWO (2) SHEETS, IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13(1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR REESTABLISH THIS SURVEY.  
 Aug. 5, 2008  
 DATE  
 (SEE SEAL BELOW)

**BOUNDARY DESCRIPTION**

**OWNER'S CERTIFICATE AND DEDICATION**

THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED LAND HEREBY CERTIFIES THAT: OWNER HAS CAUSED A SURVEY TO BE MADE OF SAID LAND AND THIS CONDOMINIUM PLAT ("MAP") AND A DECLARATION OF CONDOMINIUM ("DECLARATION") TO BE PREPARED FOR MOUNTAIN POINT OFFICE PLAZA PHASE 1, AN EXPANDABLE CONDOMINIUM PROJECT (THE "PROJECT"); OWNER CONSENTS TO THE CONCURRENT RECORDATION OF THE MAP AND A FIRST SUPPLEMENTAL DECLARATION AND THEREBY SUBMITS THE DESCRIBED LAND TO THE PROVISIONS OF THE UTAH CONDOMINIUM OWNERSHIP ACT; AND OWNER HEREBY DEDICATES ANY PUBLIC STREETS REFLECTED ON THE MAP FOR THE USE BY THE GENERAL PUBLIC AND DECLARES ALL OTHER DRIVEWAYS OR PRIVATE STREETS REFLECTED ON THE MAP TO BE PRIVATE AND INTENDED FOR USE ONLY BY OWNERS OF THE CONDOMINIUM UNITS WITHIN THE PROJECT, THEIR GUESTS AND INVITEES, AS REFLECTED IN THE PROVISIONS OF THE DECLARATION.

**UTILITY DEDICATION**

THE UNDERSIGNED OWNER OF THE PROPERTY SET FORTH AND DESCRIBED IN THIS PLAT, HEREBY OFFERS AND CONVEYS TO LEHI CITY, ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT AND RIGHT-OF-WAY OVER, UNDER, ACROSS, AND THROUGH THOSE AREAS DESIGNATED ON THIS PLAT AS "COMMON AREA (INCLUDING PRIVATE DRIVEWAYS, STREETS, OR LANES)" AND UTILITY EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, CABLE, CULINARY WATER, AND FIBER RELATED SERVICE LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERETO, WHICH WOULD REQUIRE THAT NO SURFACE CONSTRUCTION BE ALLOWED WHICH WOULD INTERFERE WITH NORMAL UTILITY USE. IT IS UNDERSTOOD THAT IF IT BECOMES NECESSARY TO RELOCATE SAID UTILITIES AT THE INSTANCE OR REQUEST OF ANY PUBLIC ENTITY OR THE OWNER, THE COSTS AND EXPENSES INCURRED THEREBY WILL BE BORNE BY THE OWNER OR THE ENTITY REQUESTING OR REQUESTING THE SAME.

**RESERVATION OF COMMON AREA**

THE UNDERSIGNED OWNER, IN RECORDING THIS CONDOMINIUM PLAT, HAS DESIGNATED CERTAIN AREAS OF LAND AS PRIVATE DRIVEWAYS, STREETS OR OTHER COMMON AREAS INTENDED FOR USE BY OWNERS OF THE CONDOMINIUM UNITS WITHIN THE PROJECT WHICH ARE HEREBY RESERVED FOR THEIR COMMON USE AND ENJOYMENT AS MORE FULLY SET FORTH AND PROVIDED IN THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM APPLICABLE TO THE PROJECT.

DATED THIS 18 DAY OF September, 2008  
 SRC7 LLC  
 AUTHORIZED SIGNATURE  
 STEVEN CROSHAW  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 AUTHORIZED SIGNATURE

**ACKNOWLEDGMENT**

STATE OF UTAH S.S.  
 COUNTY OF UTAH  
 ON THE 18 DAY OF September, 2008 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING OWNER'S CERTIFICATE AND DEDICATION, UTILITY DEDICATION, AND RESERVATION OF COMMON AREA, WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME IN THE REPRESENTATIVE CAPACITY INDICATED.  
 MY COMMISSION EXPIRES 8/22/2010  
 Notary Public

**ACCEPTANCE BY LEGISLATIVE BODY**

THE CITY COUNCIL OF LEHI CITY, COUNTY OF UTAH, STATE OF UTAH, APPROVES MOUNTAIN POINT OFFICE PLAZA, A CONDOMINIUM PROJECT, IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT, HEREBY ACCEPTS THE RIGHT-OF-WAY DEDICATION FOR 100 SOUTH AND 1660 WEST STREETS AND THE UTILITY DEDICATION FOR OPERATION AND MAINTENANCE OF THE CULINARY WATER LINES FROM THE CONNECTION TO THE WATER LINE IN 100 SOUTH THROUGH THE COMMON AREA UP TO AND INCLUDING THE WATER METER OF EACH BUILDING THIS 18 DAY OF July, 2008.

APPROVED BY MAYOR  
 APPROVED  
 ATTEST  
 CLERK-RECORDER (See Seal Below)

**PLANNING COMMISSION APPROVAL**

APPROVED THIS 12 DAY OF June, 2008 BY THE LEHI CITY PLANNING COMMISSION.  
 DIRECTOR - SECRETARY  
 CHAIRPERSON, PLANNING COMMISSION

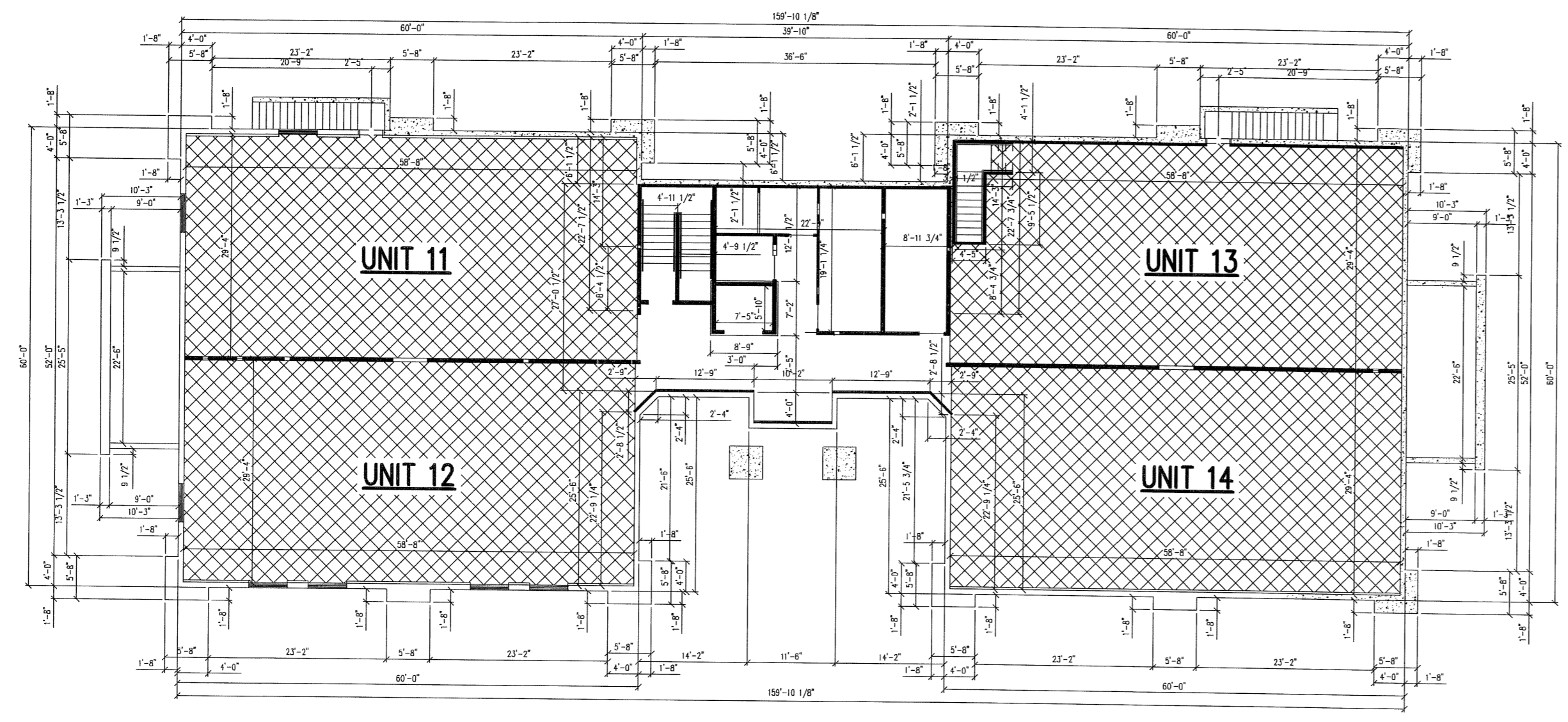
**MOUNTAIN POINT OFFICE PLAZA**

AN EXPANDABLE CONDOMINIUM PROJECT  
 INCLUDING A VACATION OF A PORTION OF LOT 6, THANKSGIVING POINT BUSINESS PARK PLAT B

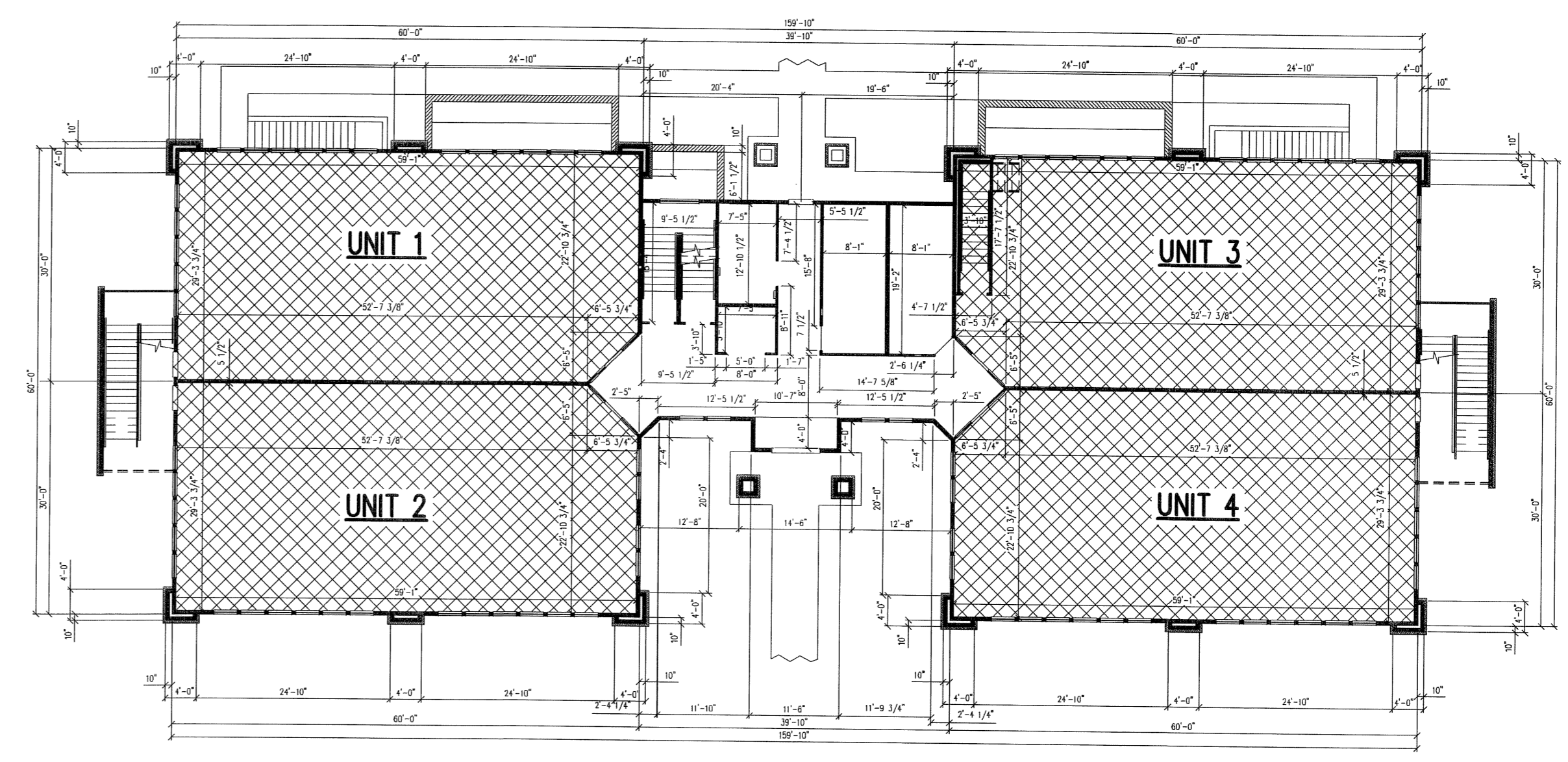
LEHI, UTAH COUNTY, UTAH  
 SCALE: 1" = 20 FEET

Notary Public Seal  
 City Engineer's Seal  
 Clerk-Recorder Seal  
 NO 163947  
 DAVID V. THOMAS  
 8-5-08  
 STATE OF UTAH

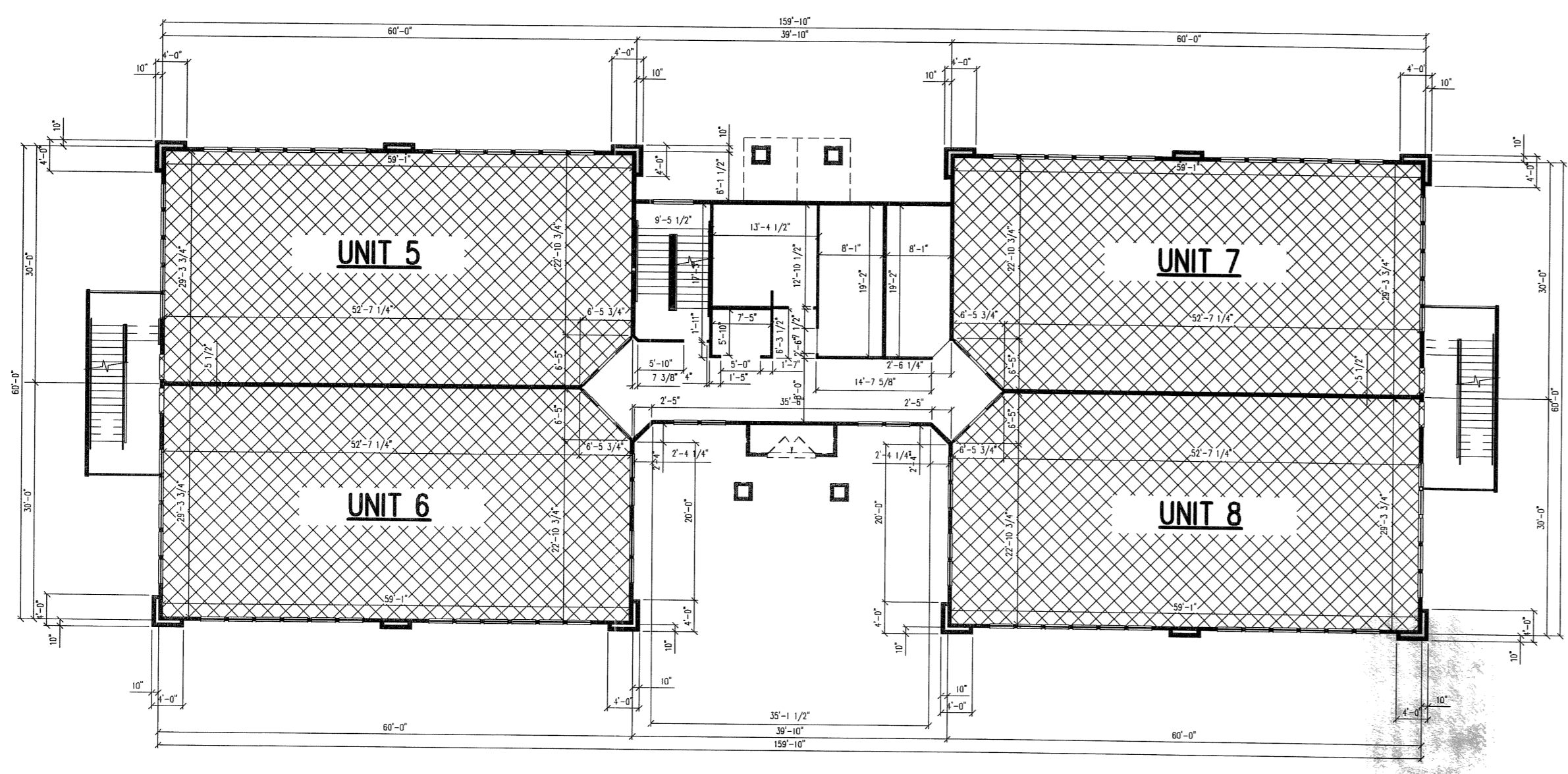
SEC 36-4-1W (PT LOT 6, THANKSGIVING PARK PLAT B)



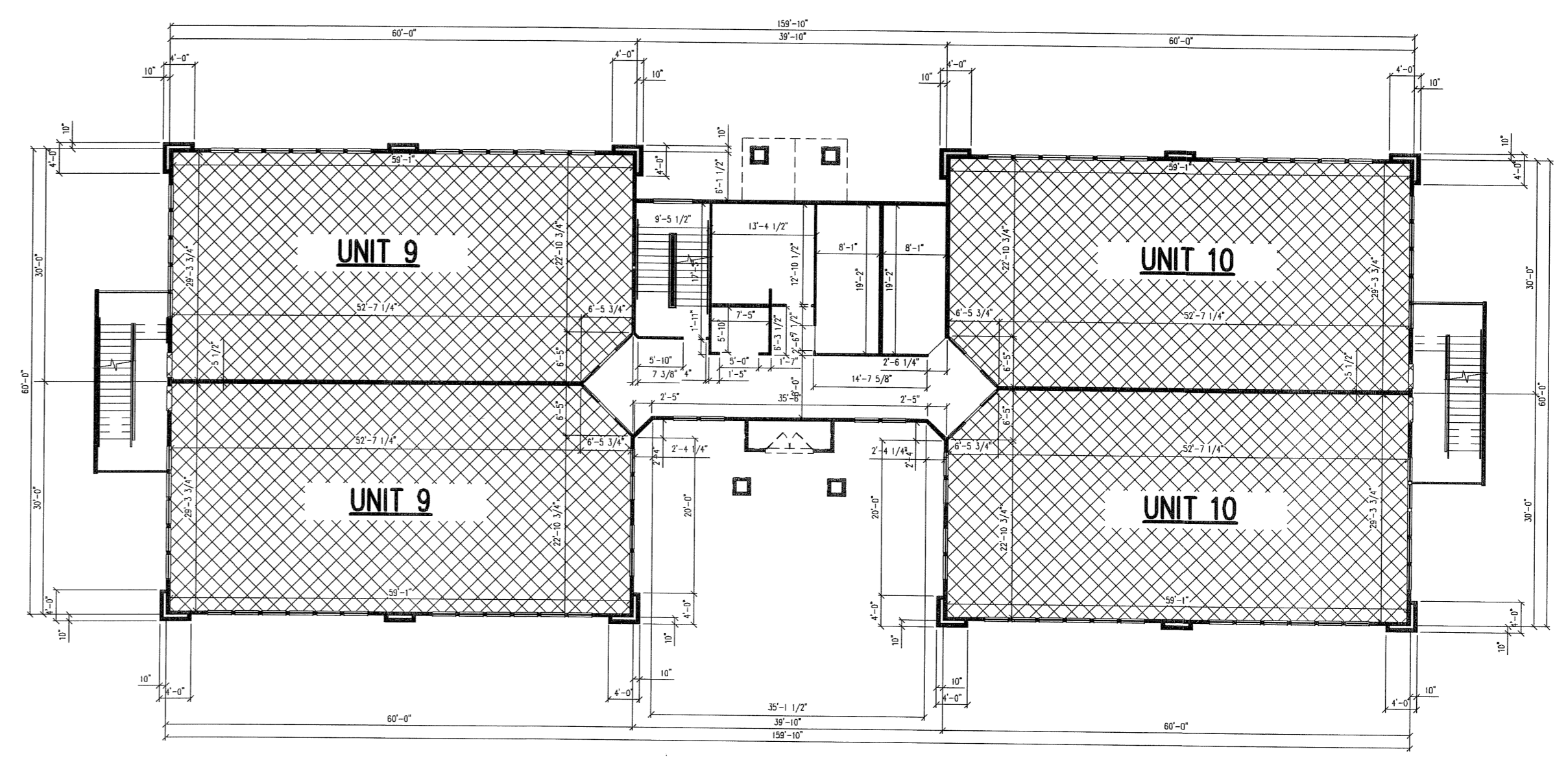
BASEMENT LEVEL



FIRST LEVEL

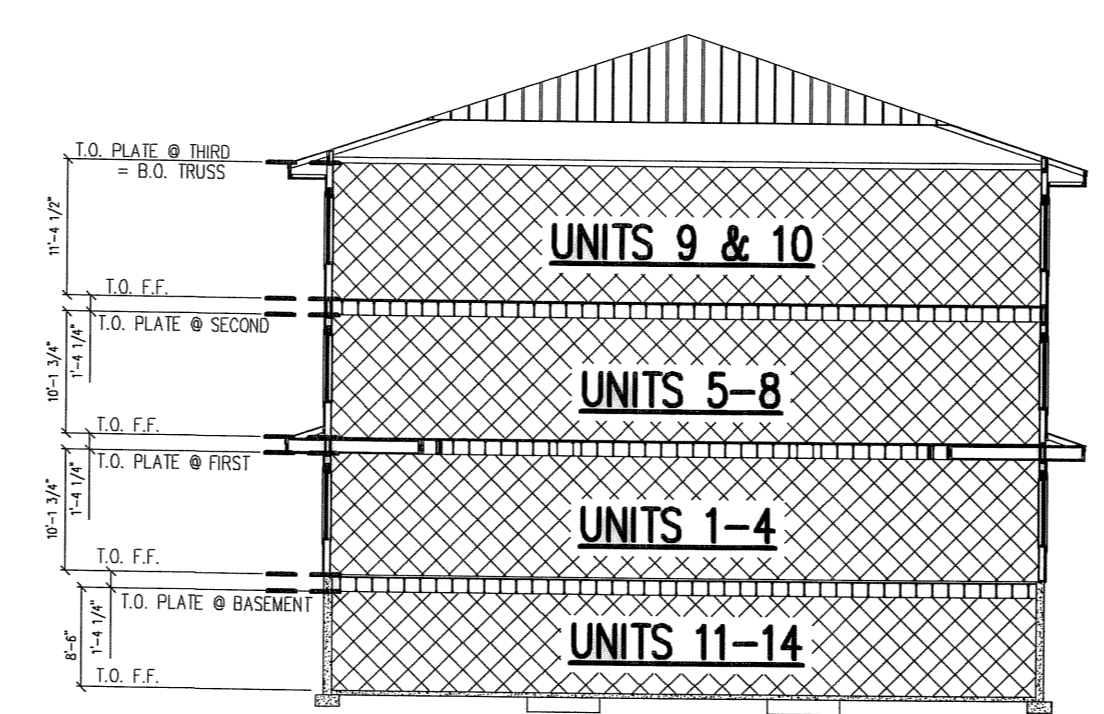


SECOND LEVEL



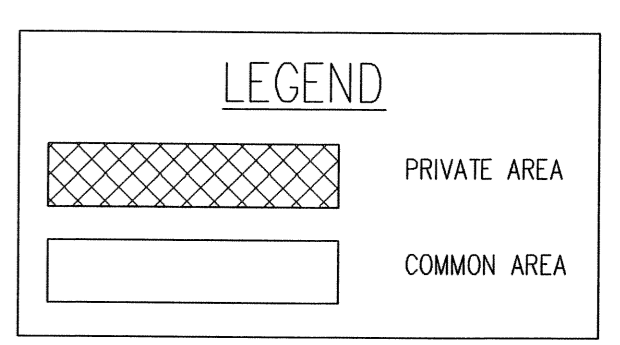
THIRD LEVEL

SQUARE FOOTAGE  
 UNITS 1-8, 11-14 = 1,777 SQ FT  
 UNITS 9, 10 = 3,554 SQ FT



BUILDING ELEVATION SECTION

GENERAL NOTES  
 1. ALL BUILDING WALLS ARE PARALLEL WITH, PERPENDICULAR TO, OR AT 45° ANGLE TO REFERENCE BEARING.  
 2. ALL INTERIOR DIMENSIONS AND ELEVATIONS ARE TO FINISHED SURFACES.  
 3. ALL BUILDING DIMENSIONS ARE TYPICAL.



BY 11/05/2008 08:13:27  
 RANDALL A. COULINGTON  
 UTAH COUNTY RECORDER  
 2008 FEE: \$7.000 AM FEE: 74.000 BT 13  
 RECORDED FOR LEHI CITY CORPORATION

PHASE 1  
**MOUNTAIN POINT OFFICE PLAZA**  
 AN EXPANDABLE CONDOMINIUM PROJECT  
 INCLUDING A VACATION OF A PORTION OF LOT 6, THANKSGIVING POINT BUSINESS PARK PLAT B  
 LEHI, UTAH COUNTY, UTAH

12879

**SHEET 2 OF 2**