

Ordinance No. 11-23-99.55

ENT 125170 BK 5287 PG 544
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
1999 Dec 01 9:18 am FEE 0.00 BY SS
RECORDED FOR LEHI CITY

**AN ORDINANCE APPROVING AND ADOPTING THE
THANKSGIVING POINT AREA PLAN**

WHEREAS, Chapter 15 of the Lehi City Development Code establishes the use of the Area Plan concept in defining and specifying terms and conditions of development; and

WHEREAS, Section 15-020 of the Lehi City Development Code sets forth the minimum requirements for inclusion in an Area Plan which, when adopted by the City Council, becomes the framework for the processing of preliminary and final subdivision plats and preliminary and final site plans; and

WHEREAS, once said Area Plan is adopted, it becomes the blue print for all future development on the subject property and no development, permit or license shall be approved unless it conforms to all requirements of the adopted Area Plan; and

WHEREAS, Thanksgiving Point LC, developer of the Thanksgiving Point Project has prepared and submitted a proposed Area Plan for the development of the project known as Thanksgiving Point which has been reviewed by Staff/DRC and has been modified through the process of negotiation such that Staff/DRC and Thanksgiving Point LC are recommending to the City Council that the proposed Area Plan be adopted;

NOW, THEREFORE, IT IS ORDAINED BY THE CITY COUNCIL OF LEHI CITY, UTAH AS FOLLOWS:

SECTION 1. The Area Plan together with all attached exhibits, maps and supporting documents designated as the "Thanksgiving Point Area Plan" dated November 23, 1999, copies of which are on file with the office of the City Recorder and the City Planning and Zoning office, is hereby adopted as the Area Plan for the development of the Thanksgiving Point Project. Said project area is described on attached Exhibits A and B.

SECTION 2. The Annexation and Development Agreement between Lehi City and Thanksgiving Point, L.C. dated November 13, 1995 continues to apply to future development at Thanksgiving Point in all aspects not superseded by this Area Plan. If a conflict exists between the Annexation and Development Agreement and the Thanksgiving Point Area Plan, the Area Plan controls.

SECTION 3. Unless specifically modified by the Thanksgiving Point Area Plan, Thanksgiving Point, L.C. or its assigns will be required to comply with all applicable requirements of Lehi City necessary for approval of future phases of the Project, including the payment of fees and compliance with all their applicable ordinances, resolutions, regulations, policies and procedures of Lehi City including, but not limited to, the Lehi City Municipal Code, the Lehi City Development Code and the Lehi City Design Standards and Public Improvement Specifications.

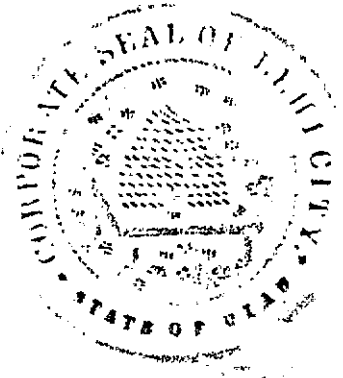
SECTION 4. This ordinance shall take effect immediately after passage by the City Council and subsequent publication as required by law.

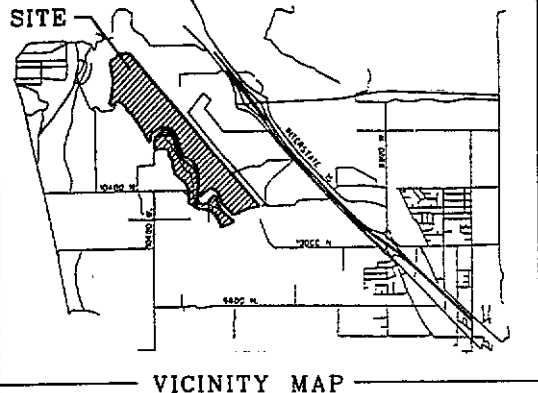
PASSED AND ADOPTED by the Lehi City Council this 23rd day of November, 1999.


KENNETH J. GREENWOOD, Mayor

Attest:


CONNIE J. ASHTON, City Recorder





VICINITY MAP

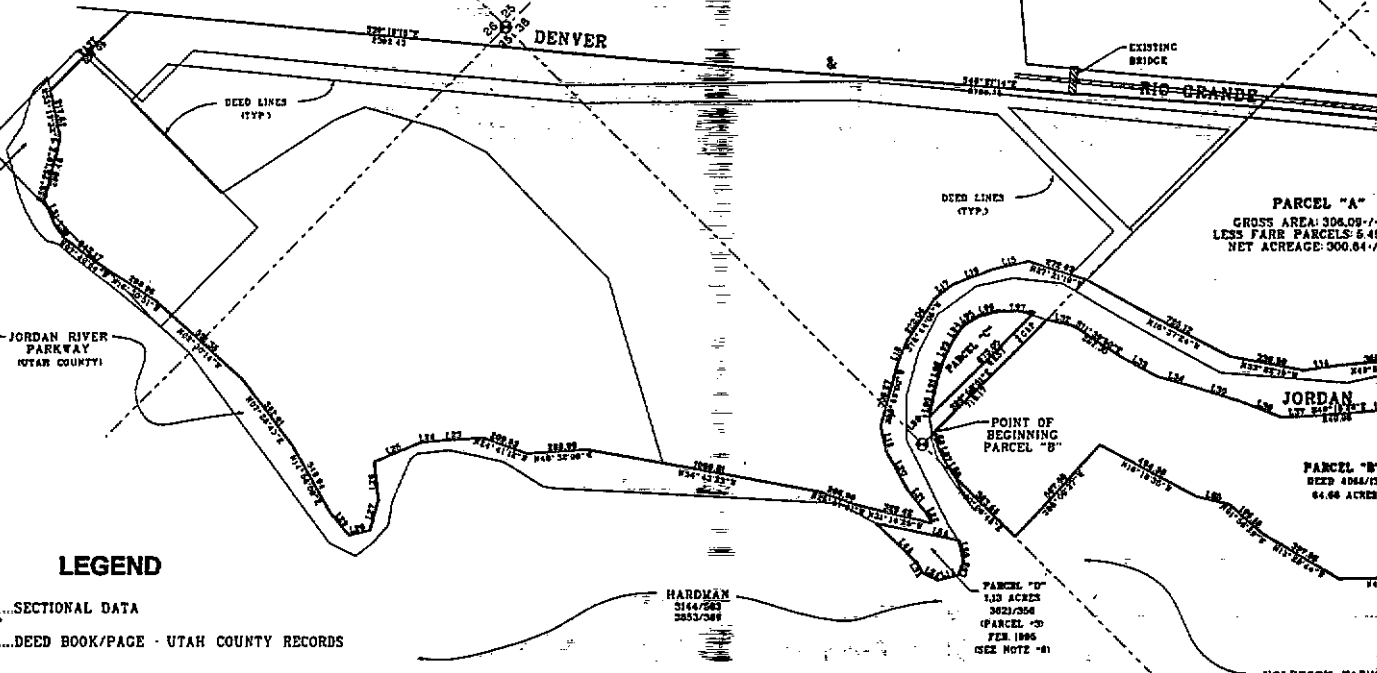
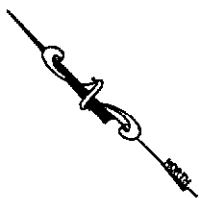


EXHIBIT A

LEGEND



SECTIONAL DATA

XXXX/XXX...DEED BOOK/PAGE - UTAH COUNTY RECORDS

SURVEY DESCRIPTIONS

PARCEL "A"

A PORTION OF SECTIONS 26, 35, & 36 OF TOWNSHIP 4 SOUTH, RANGE 1 WEST, AND A PORTION OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN LEHI, UTAH COUNTY, STATE OF UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE DENVER & RIO GRANDE WESTERN RAILROAD LOCATED 509'41'23" N ALONG THE SECTION LINE 310.18 FEET AND SOUTH 648.16 FEET FROM THE NORTHEAST CORNER OF SECTION 1, T5S, R1W, S.L.B. & M. THENCE S81°02'05" W 352.17 FEET; THENCE S72°37'28" W 359.70 FEET; THENCE S68°14'41" W 254.41 FEET; THENCE S7°22'28" E 67.30 FEET; THENCE S79°54'29" W 300.57 FEET TO THE EASTERLY LINE OF THE JORDAN RIVER PARKWAY, THE PREVIOUS 4 COURSES ALONG A FENCELINE, OR EXTENSION THEREOF, AS DESCRIBED IN A BOUNDARY LINE AGREEMENT RECORDED IN DEED BOOK 3590 PAGE 226 OF THE OFFICIAL RECORDS OF UTAH COUNTY; THENCE ALONG SAID PARKWAY THE FOLLOWING COURSES AND DISTANCES N15°28'48" W 98.18 FEET; THENCE N54°42'20" W 109.01 FEET; THENCE N43°16'41" W 519.53 FEET; THENCE N20°50'54" W 528.00 FEET; THENCE N41°20'37" W 286.55 FEET; THENCE N64°21'18" W 170.16 FEET; THENCE S74°57'58" W 103.14 FEET; THENCE S51°14'57" W 805.09 FEET; THENCE N47°00'37" W 81.80 FEET; THENCE N10°14'22" W 154.42 FEET; THENCE N2°53'41" E 431.82 FEET; THENCE N6°30'29" E 159.13 FEET; THENCE N1°48'07" W 355.09 FEET; THENCE N12°37'43" W 222.16 FEET; THENCE N23°16'43" W 184.10 FEET; THENCE N39°43'32" W 193.55 FEET; THENCE N49°55'58" W 368.04 FEET; THENCE N23°30'44" W 184.51 FEET; THENCE N39°43'32" W 330.50 FEET; THENCE N16°37'24" W 725.12 FEET; THENCE N27°21'10" W 272.82 FEET; THENCE N57°02'53" W 181.28 FEET; THENCE N65°35'23" W 199.39 FEET; THENCE N82°16'29" W 105.43 FEET; THENCE S78°44'05" W 222.06 FEET; THENCE S57°25'31" W 101.87 FEET; THENCE S59°59'00" W 308.27 FEET; THENCE S30°54'52" W 122.89 FEET; THENCE S16°07'42" W 183.85 FEET; THENCE S8°45'00" W 340.89 FEET; THENCE S18°08'08" W 48.24 FEET; THENCE S31°14'25" W 523.42 FEET; THENCE N25°57'01" W 206.58 FEET; THENCE N34°43'23" W 1068.81 FEET; THENCE N48°32'06" W 288.99 FEET; THENCE N24°41'12" W 209.83 FEET; THENCE N48°11'01" W 217.84 FEET; THENCE N51°48'30" W 87.43 FEET; THENCE N67°28'07" W 229.59 FEET; THENCE S39°21'17" W 173.85 FEET; THENCE S80°48'30" W 142.15 FEET; THENCE N67°30'56" W 99.86 FEET; THENCE N4°42'01" W 140.78 FEET; THENCE N1°58'00" E 348.84 FEET; THENCE N7°28'43" E 382.01 FEET; THENCE N2°30'14" W 521.35 FEET; THENCE N12°30'51" W 268.95 FEET; THENCE N7°40'54" W 242.17 FEET; THENCE N10°09'24" E 75.50 FEET; THENCE N21°50'49" E 117.09 FEET; THENCE N59°25'19" E 286.48 FEET; THENCE N37°17'32" E 217.82 FEET; THENCE LEAVING SAID JORDAN RIVER PARKWAY EAST 507.09 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE DENVER & RIO GRANDE WESTERN RAILROAD; THENCE ALONG SAID RIGHT-OF-WAY S39°18'15" E 2392.43 FEET; THENCE S40°21'14" E 2728.75 FEET; THENCE S39°18'15" E 4243.43 FEET; THENCE ALONG THE ARC OF A 7,950 FOOT RADIUS CURVE TO THE LEFT 282.83 FEET THROUGH A CENTRAL ANGLE OF 2°02'15" (CHORD S40°19'21" E 282.81 FEET) TO THE POINT OF BEGINNING, LESS, & EXCEPTING THOSE PARCELS CONVEYED TO FARR. CONTAINS 300.84 ACRES (NET)

PARCEL "C"

BEGINNING AT A POINT THAT IS NORTH 83.47 FEET AND EAST 108.61 FEET FROM THE WEST 1/4 CORNER OF SECTION 38, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE ALONG THE SOUTH BANK OF THE JORDAN RIVER N39°41'19" E 2.58 FEET; THENCE N54°58'51" E 78.65 FEET; THENCE N60°23'32" E 100.27 FEET; THENCE N60°48'58" E 85.16 FEET; THENCE N70°34'00" E 100.03 FEET; THENCE N77°34'20" E 84.93 FEET; THENCE S78°10'14" E 86.11 FEET; THENCE S59°47'38" E 86.93 FEET; THENCE S42°31'09" E 171.86 FEET MORE OR LESS TO THE SOUTH LINE OF LOT 1 SECTION 36; THENCE WEST 673.05 FEET ALONG SAID TO BEGINNING. CONTAINS 1.80 ACRES

PARCEL "B"

BEGINNING AT A POINT THAT IS EAST 78.85 FEET OF THE WEST QUARTER CORNER OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE S89°58'01" E 719.17 FEET; THENCE S31°52'48" E 123.12 FEET; THENCE S11°39'50" E 252.30 FEET; THENCE S15°38'57" E 182.36 FEET; THENCE S28°17'19" E 167.49 FEET; THENCE S21°53'35" E 225.30 FEET; THENCE S23°04'01" E 195.29 FEET; THENCE S47°29'31" E 126.19 FEET; THENCE S49°15'28" E 240.06 FEET; THENCE S50°01'35" E 144.88 FEET; THENCE S52°47'54" E 119.15 FEET; THENCE S38°38'26" E 96.96 FEET; THENCE S28°18'20" E 122.12 FEET; THENCE S20°55'01" E 104.83 FEET; THENCE S04°11'45" E 226.38 FEET; THENCE S14°21'00" E 221.20 FEET; THENCE S01°16'03" E 101.75 FEET; THENCE S05°53'42" W 130.95 FEET; THENCE S04°53'35" W 140.26 FEET; THENCE S07°10'58" W 135.59 FEET; THENCE S04°16'39" E 194.75 FEET; THENCE S18°20'54" E 146.22 FEET; THENCE S37°47'02" E 65.41 FEET; THENCE S56°01'52" E 86.50 FEET; THENCE S80°47'16" E 136.23 FEET; THENCE N01°50'05" E 99.42 FEET; THENCE N68°26'06" E 61.23 FEET; THENCE N52°58'24" E 102.23 FEET; THENCE N44°19'35" E 163.11 FEET; THENCE N40°17'16" E 101.23 FEET; THENCE N43°58'46" E 75.31 FEET; THENCE N58°48'54" E 22.46 FEET; THENCE N68°51'19" E 18.94 FEET; THENCE N77°59'24" E 15.58 FEET; THENCE N01°28'51" E 15.06 FEET; THENCE S81°58'31" E 14.82 FEET; THENCE S50°08'51" E 14.89 FEET; THENCE S38°24'26" E 10.30 FEET; THENCE S29°59'48" E 50.32 FEET; THENCE S13°04'02" E 278.65 FEET; THENCE S22°59'44" E 67.72 FEET; THENCE S28°52'08" E 141.82 FEET; THENCE S47°05'58" E 32.36 FEET; THENCE S24°19'28" E 127.33 FEET; THENCE S35°53'48" E 109.42 FEET; THENCE S41°54'35" E 177.82 FEET; THENCE S60°39'21" E 79.18 FEET; THENCE S48°51'27" E 19.24 FEET; THENCE S33°04'34" E 53.83 FEET; THENCE S43°22'28" E 43.53 FEET; THENCE S58°58'21" E 42.32 FEET; THENCE S41°10'05" E 73.18 FEET; THENCE S33°30'33" E 128.20 FEET; THENCE S67°23'54" W 590.61 FEET; THENCE N10°17'58" W 251.45 FEET; THENCE N35°13'44" W 716.19 FEET; THENCE N89°35'35" W 581.25 FEET; THENCE N50°21'09" W 274.81 FEET; THENCE N59°30'01" W 219.99 FEET; THENCE N00°09'05" W 458.87 FEET; THENCE N69°55'18" W 52.72 FEET; THENCE N00°04'08" W 329.17 FEET; THENCE N45°57'46" W 185.10 FEET; THENCE N10°02'28" E 114.51 FEET; THENCE N08°47'18" W 121.58 FEET; THENCE N45°45'07" W 467.25 FEET; THENCE N13°28'44" W 397.08 FEET; THENCE N01°56'20" W 196.18 FEET; THENCE N30°45'52" W 163.78 FEET; THENCE N18°18'35" W 484.38 FEET; THENCE S80°00'27" W 567.05 FEET; THENCE N00°06'45" E 383.51 FEET; THENCE N12°10'17" E 83.55 FEET; THENCE N20°32'54" E 70.72 FEET; THENCE N31°02'58" E 71.16 TO THE POINT OF BEGINNING. CONTAINS 64.66 ACRES

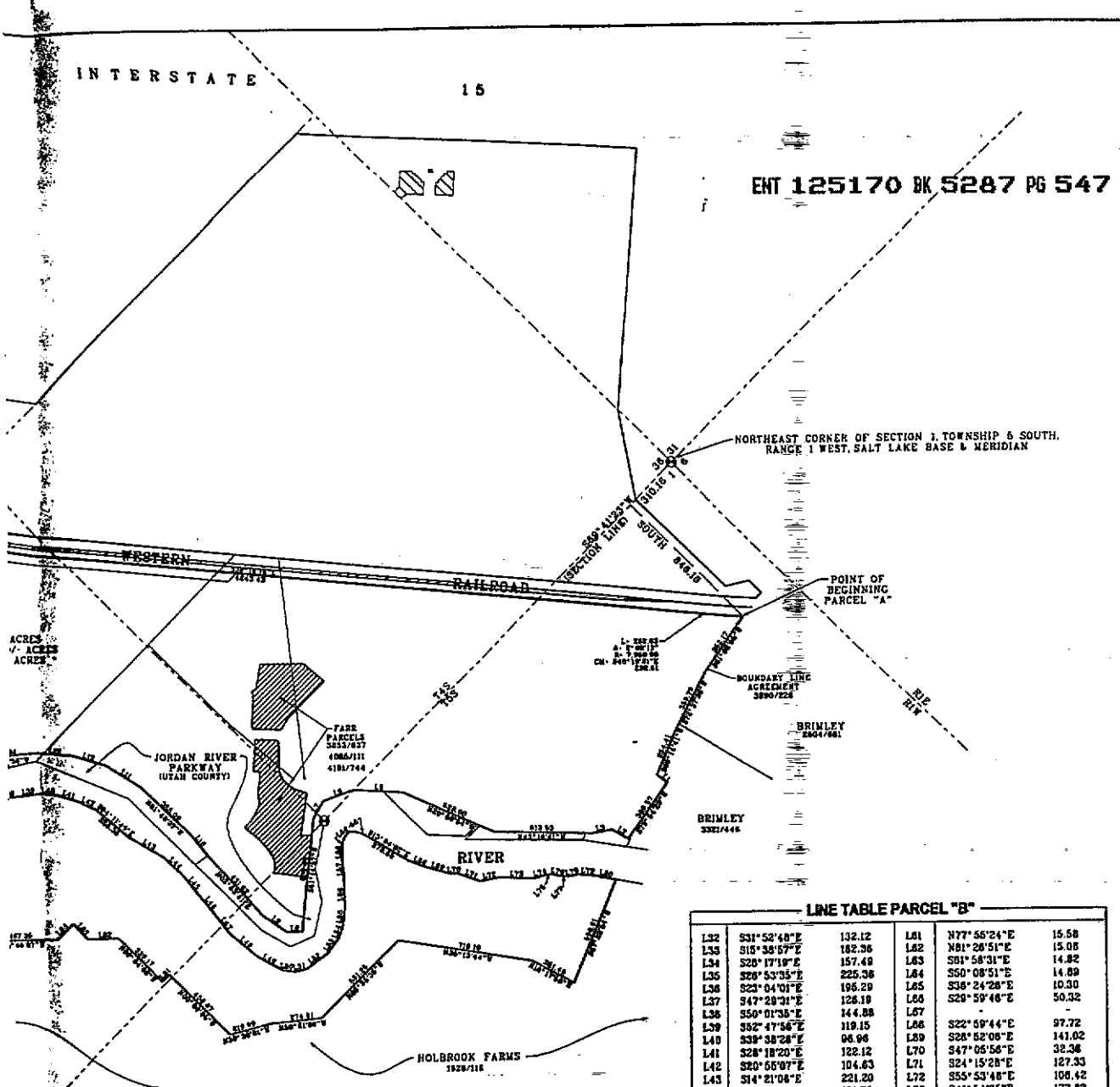
PARCEL "D"

BEGINNING AT A POINT ON THE EAST BANK OF THE JORDAN RIVER AS IT EXISTED BEFORE THE 1965 DREDGING OF THE RIVER; SAID POINT BEING LOCATED SOUTH 422.89 FEET AND WEST 193.48 FEET FROM THE EAST QUARTER CORNER OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; SAID POINT HAVING UTAH STATE PLANE COORDINATES OF X=1,886,718.98 FEET AND Y=782,743.52 FEET BASED ON THE LAMBERT CONFORMAL PROJECTION OF UTAH CENTRAL ZONE; THENCE THE FOLLOWING BEARINGS AND DISTANCES ALONG SAID RIVER BANK S31°19'30" W 98.54 FEET; THENCE S65°19'28" W 86.63 FEET; THENCE N00°42'00" W 83.72 FEET; THENCE N18°18'46" W 80.90 FEET; THENCE N18°11'58" E 48.86 FEET; THENCE N00°20'03" W 280.66 FEET; THENCE S33°04'21" E 380.34 FEET TO THE POINT OF BEGINNING. CONTAINS 1.13 ACRES

INTERSTATE

15

ENT 125170 BK 5287 PG 547



NORTHEAST CORNER OF SECTION 1 TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN

POINT OF BEGINNING PARCEL "A"

BRIMLEY 2834761

BRIMLEY 33827446

LINE TABLE PARCEL "A"

L1	S7°22'20"E	67.38	L17	N82°18'29"W	105.43
L2	N15°26'48"W	98.16	L18	S67°25'31"W	101.67
L3	N54°42'20"W	109.01	L19	S30°51'52"W	122.89
L4			L20	S18°07'42"W	163.85
L5	N41°28'37"W	288.55	L21	S06°45'07"W	148.86
L6	N64°21'10"W	170.16	L22	S18°08'05"W	48.24
L7	S74°57'58"W	103.14	L23	N48°11'01"W	217.94
L8	N47°08'37"W	81.80	L24	N51°48'30"W	67.43
L9	N10°14'22"W	154.42	L25	N87°28'07"W	229.39
L10	N08°30'29"E	159.13	L26	S39°21'17"W	173.95
L11	N12°57'43"E	222.18	L27	S80°48'30"W	142.13
L12	N28°18'43"W	184.10	L28	N58°30'58"W	99.86
L13	N39°43'32"W	193.55	L29	N04°42'01"E	140.78
L14	N53°30'44"W	185.51	L30	N10°09'24"E	75.60
L15	N57°02'33"W	181.28	L31	N21°50'49"E	117.09
L16	N65°35'23"W	198.39			

LINE TABLE PARCEL "D"

L95	S31°48'30"W	98.54	L3A	N16°11'58"E	48.86
L99	S05°18'29"W	68.63	L4A	N00°20'03"W	280.66
L1A	N80°42'00"W	93.72	L5A	S33°04'21"E	380.34
L2A	N18°18'46"W	80.90			

LINE TABLE PARCEL "B"

L32	S31°52'48"E	132.12	L61	N77°55'24"E	15.58
L33	S18°38'57"E	182.36	L62	N81°28'51"E	15.08
L34	S28°17'18"E	157.49	L63	S81°58'31"E	14.82
L35	S28°53'35"E	225.36	L64	S50°08'51"E	14.89
L36	S23°04'01"E	196.29	L65	S38°24'28"E	10.30
L37	S47°28'31"E	126.19	L66	S29°59'48"E	50.32
L38	S50°01'38"E	144.88	L67		
L39	S82°47'56"E	119.15	L68	S22°59'44"E	97.72
L40	S39°38'28"E	86.96	L69	S28°52'08"E	141.02
L41	S28°18'20"E	122.12	L70	S47°05'56"E	32.36
L42	S20°58'07"E	104.63	L71	S24°15'28"E	127.33
L43	S14°21'04"E	221.20	L72	S55°53'48"E	106.42
L44	S01°18'03"E	131.75	L73	S41°54'35"E	177.82
L45	S05°53'42"E	130.95	L74	S60°38'21"E	79.18
L46	S04°53'35"W	140.28	L75	S48°51'27"E	19.24
L47	S07°10'58"W	135.59	L76	S33°04'34"E	53.83
L48	S04°18'38"E	194.76	L77	S48°22'29"E	43.53
L49	S16°20'54"E	146.22	L78	S58°58'21"E	42.32
L50	S37°47'02"E	85.41	L79	S41°10'05"E	79.18
L51	S58°01'58"E	56.50	L80	S33°30'33"E	128.20
L52	S80°47'18"E	138.23	L81	N69°55'18"W	52.72
L53	N81°50'15"E	99.42	L82	N45°57'48"W	185.10
L54	N68°28'08"E	81.23	L83	N01°00'28"E	114.51
L55	N52°58'24"E	102.23	L84	N88°47'18"W	121.58
L56	N44°19'35"E	183.11	L85	N30°45'52"W	153.78
L57	N40°17'18"E	101.21	L86	N12°19'17"E	83.56
L58	N40°58'46"E	75.31	L87	N20°32'54"E	70.72
L59	N68°48'54"E	22.46	L88	N31°02'56"E	71.18
L60	N68°31'19"E	18.98			

LINE TABLE PARCEL "C"

L89	N39°41'19"E	2.59	L94	N77°34'28"E	84.93
L90	N54°58'51"E	78.65	L95	S76°10'14"E	80.11
L91	N60°23'32"E	100.27	L96	S69°47'38"E	88.93
L92	N60°48'59"E	85.16	L97	S42°31'09"E	171.86
L93	N70°34'08"E	100.03			

NOTES:

- THE PURPOSE OF THIS SURVEY IS TO PROVIDE LEGAL DESCRIPTIONS FOR THAT PORTION OF THANKSGIVING POINT PROPERTY WEST OF THE RAILROAD
- PARCEL "A" IS A NEW DESCRIPTION BASED ON THE PERIMETER OF EXISTING RECORDED DEEDS. PARCELS "B" & "C" ARE RECORDED DEEDS.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- IMPROVEMENTS SHOWN HEREON (ROADWAYS, BUILDINGS, ETC.) ARE NON-INCLUSIVE.
- SHOWN FOR REFERENCE ONLY.
- PART EAST OF RAILROAD IS SHOWN ON A SURVEY PLAN PREPARED BY THIS OFFICE DATED 1/20/99.
- PARCEL "D" IS SHOWN UNDER THANKSGIVING POINT OWNERSHIP IN CURRENT COUNTY RECORDS BUT WAS ALSO A PORTION OF PROPERTY CONVEYED TO UTAH COUNTY DEED BOOK 2385/800 (DEC 1986)

SURVEYOR'S CERTIFICATE

"I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO 172675, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT I HAVE MADE A SURVEY OF THE LAND SHOWN ON THIS PLAN AND THAT IT CORRECTLY REPRESENTS THE EXISTING CONDITIONS AS SHOWN."

THIS PLAN DOES NOT REPRESENT A CERTIFICATE TO THE TITLE OR OWNERSHIP OF THE LANDS SHOWN HEREON.

SIGNATURE

DATE

REVISION BY: _____ DATE: 1/7/99
 ADD. PARCEL "D"
 1785 No. Main St. #1
 Spanish Fork, UT 84660
 801-798-0655 Fax 801-798-9333
LEI
 Consulting Engineers

LOCATION: SECTIONS 26, 36, 36, T4S, R1W, & SECTION 1, T6S, R1W, S.L.B.M.

LEHI, UTAH

PREPARED FOR: QUANTUM MANAGEMENT
PROPERTY OF: THANKSGIVING POINT, L.C.

98'66

DPC

3/25/99

DATE

PAGE

1

SCALE

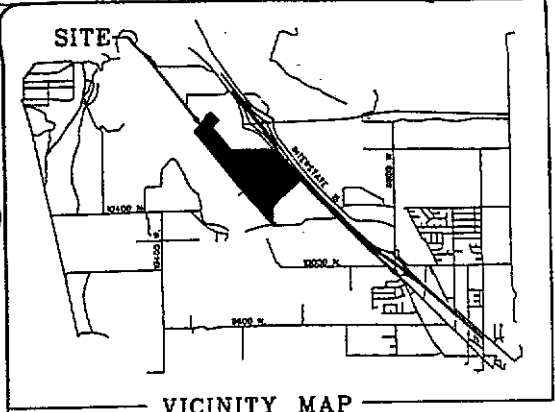
1" = 400'

SHM

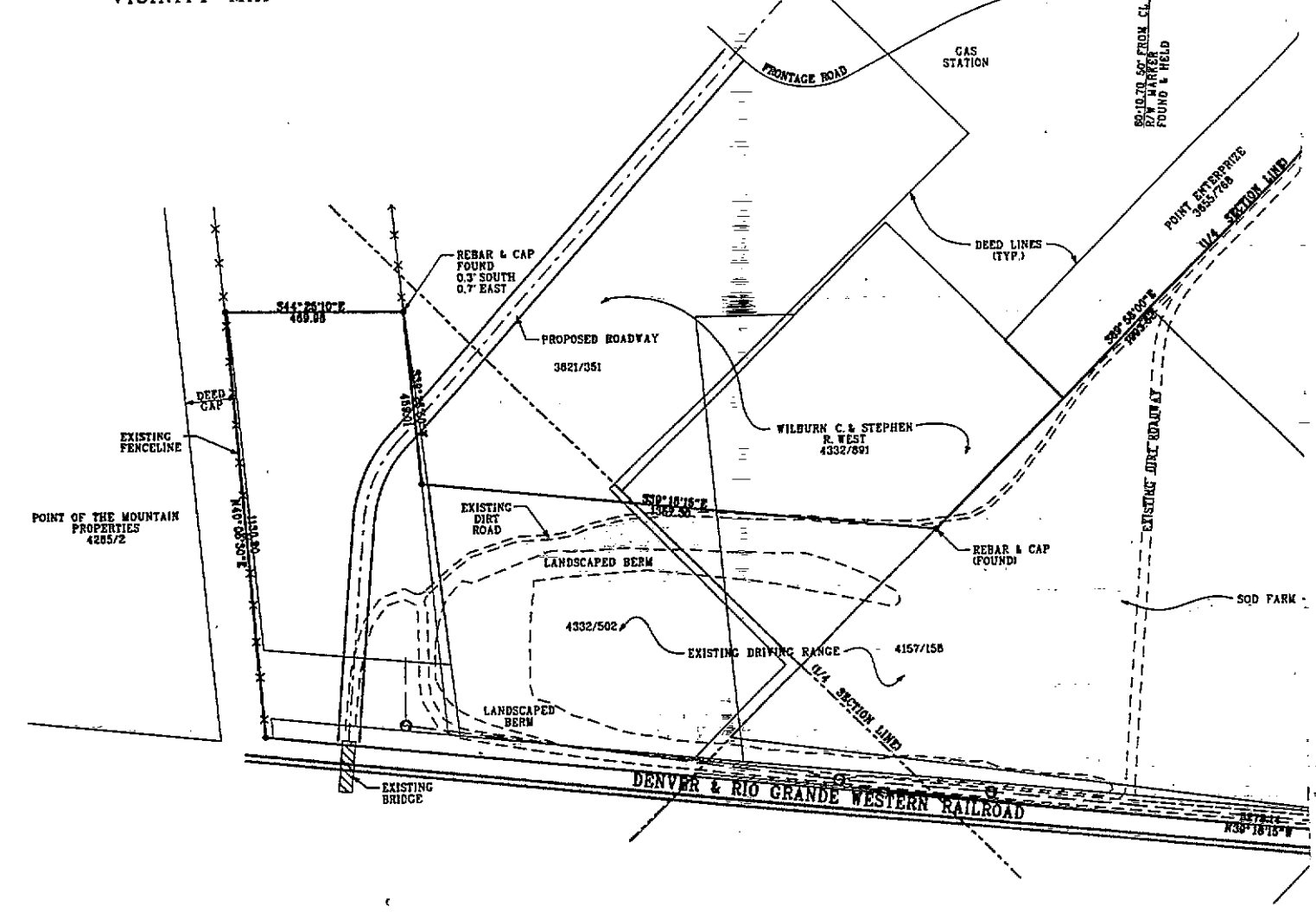
DRAWN BY

SHEET 1 OF 1

EXHIBIT B



ENT 125170 BK 5287 PG 548



LEGEND

- ...REBAR & CAP (TO BE SET)
- ⊙ ...SECTIONAL DATA (DESCRIBED HEREON)
- ...RIGHT-OF-WAY MARKER (FOUND)

NOTES:

- 1) THE PURPOSE OF THIS SURVEY IS TO PROVIDE A LEGAL DESCRIPTION FOR THAT PORTION OF THANKSGIVING POINT PROPERTY BETWEEN THE RAILROAD AND INTERSTATE 15
- 2) ALL LEGAL DESCRIPTIONS WERE ROTATED TO A COMMON BASIS OF BEARING.
- 3) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 4) IMPROVEMENTS SHOWN HEREON (ROADWAYS, BUILDINGS, ETC.) ARE NON-INCLUSIVE. SHOWN FOR REFERENCE ONLY.

SURV

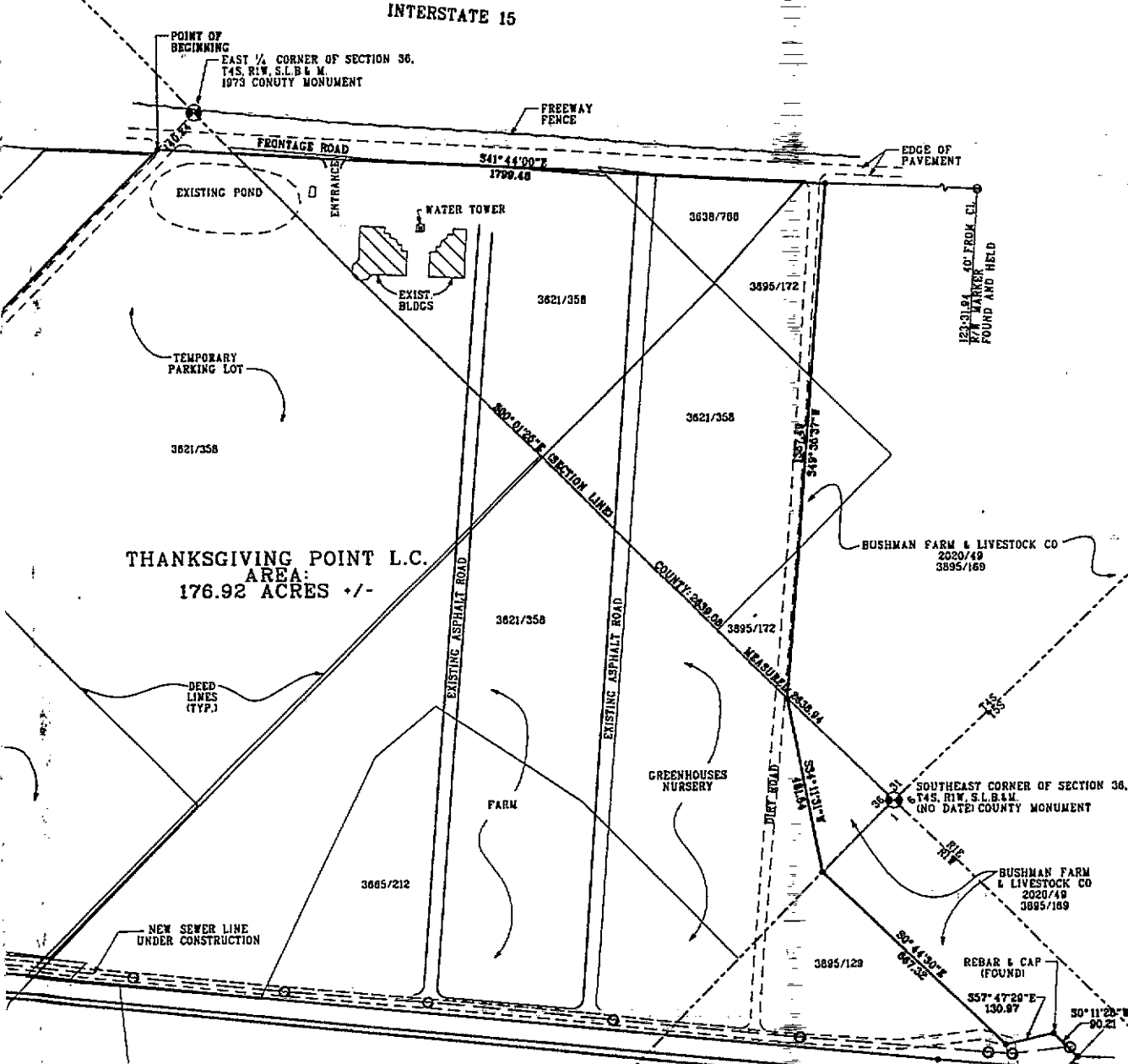
THAT REAL PROPERTY OWNED BY THE RIO GRANDE WESTERN RAILROAD AND OF UTAH, MORE PARTICULARLY DESCRIBED

BEGINNING AT A POINT ON THE WEST OPPOSITE ENGINEERS STATION 88-30.0' SECTION LINE 140.24 FEET FROM THE THENCE S41° 44' 00" E ALONG SAID RICE THENCE S34° 11' 31" W 481.54 FEET; THENCE TO A REBAR & CAP (FOUND); THENCE S0° ALONG SAID FENCELINE 41.53 FEET TO THE DENVER & RIO GRANDE WESTERN; 7,850 FOOT RADIUS NON-TANGENT CURVE; CENTRAL ANGLE OF 2° 30' 00" (CHORD); RAILROAD 5,279.14 FEET; THENCE N40° SOUTHWESTERLY LINE OF THAT REAL PROPERTY OFFICIAL RECORDS OF UTAH COUNTY; LINE OF THAT REAL PROPERTY DESCRIBED IN RECORDS OF UTAH COUNTY; THENCE S39° 28' 50" W 1,357.30 FEET TO A REBAR & CAP (FOUND); THENCE S57° 11' 15" W 1,893.62 FEET TO THE

DATE BY	REVISION

1785 No. Main St. #1
 Spanish Fork, UT 84660
 801-798-0555 Fax 801-798-9393

LEI
 Consulting Engineers



LOCATION: SE 1/4 OF SECTION 36, T4S, R1W, S1E, B.M. LEHI, UTAH

PREPARED FOR: QUANTUM MANAGEMENT

PROPERTY OF: THANKSGIVING POINT, L.C.

KEY DESCRIPTION

THANKSGIVING POINT L.C. LOCATED BETWEEN THE DENVER & INTERSTATE 15, LOCATED IN LEHI, UTAH COUNTY, STATE BEG AS FOLLOWS:

THE EASTERLY RIGHT-OF-WAY LINE OF A FRONTAGE ROAD, 40.00 FEET WIDE, SAID POINT BEING LOCATED N89°58'00"W ALONG THE 1/4 EAST 1/4 CORNER OF SECTION 36, T4S, R1W, S1E, B.M.; THENCE S49°35'37"W 1,387.49 FEET; THENCE S0°44'30"E 687.32 FEET; THENCE S57°47'29"E 130.97 FEET; THENCE N1°28'W 90.21 FEET TO A FENCE LINE; THENCE S89°10'40"W TO A CONCRETE POST AT THE EASTERLY RIGHT-OF-WAY LINE OF RAILROAD; THENCE NORTHWESTERLY ALONG THE ARC OF A CIRCLE (RADIUS BEARS N48°11'45"E) 342.51 FEET THROUGH A FENCE LINE; THENCE N39°18'15"W ALONG SAID FENCE LINE 1,130.20 FEET TO THE NORTHWESTERLY CORNER OF THE PROPERTY DESCRIBED IN DEED BOOK 3004 PAGE 743 OF THE OFFICIAL RECORDS; THENCE S44°25'10"E 469.96 FEET TO THE NORTHWESTERLY CORNER OF THE PROPERTY DESCRIBED IN DEED BOOK 3621 PAGE 351 OF THE OFFICIAL RECORDS; THENCE S39°18'15"E 459.01 FEET; THENCE S89°58'00"E ALONG THE EASTERLY RIGHT-OF-WAY LINE OF THE RAILROAD TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

"I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO 172875, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT I HAVE MADE A SURVEY OF THE LAND SHOWN ON THIS PLAN AND THAT IT CORRECTLY REPRESENTS THE EXISTING CONDITIONS AS SHOWN."

SIGNATURE _____

DATE _____

PROJECT	98874	DPC
SCALE	1" = 200'	1/20/99
SHEET 1 OF 1		BTGT/AS
DRAWN BY		
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CONTAINS 176.92 ACRES