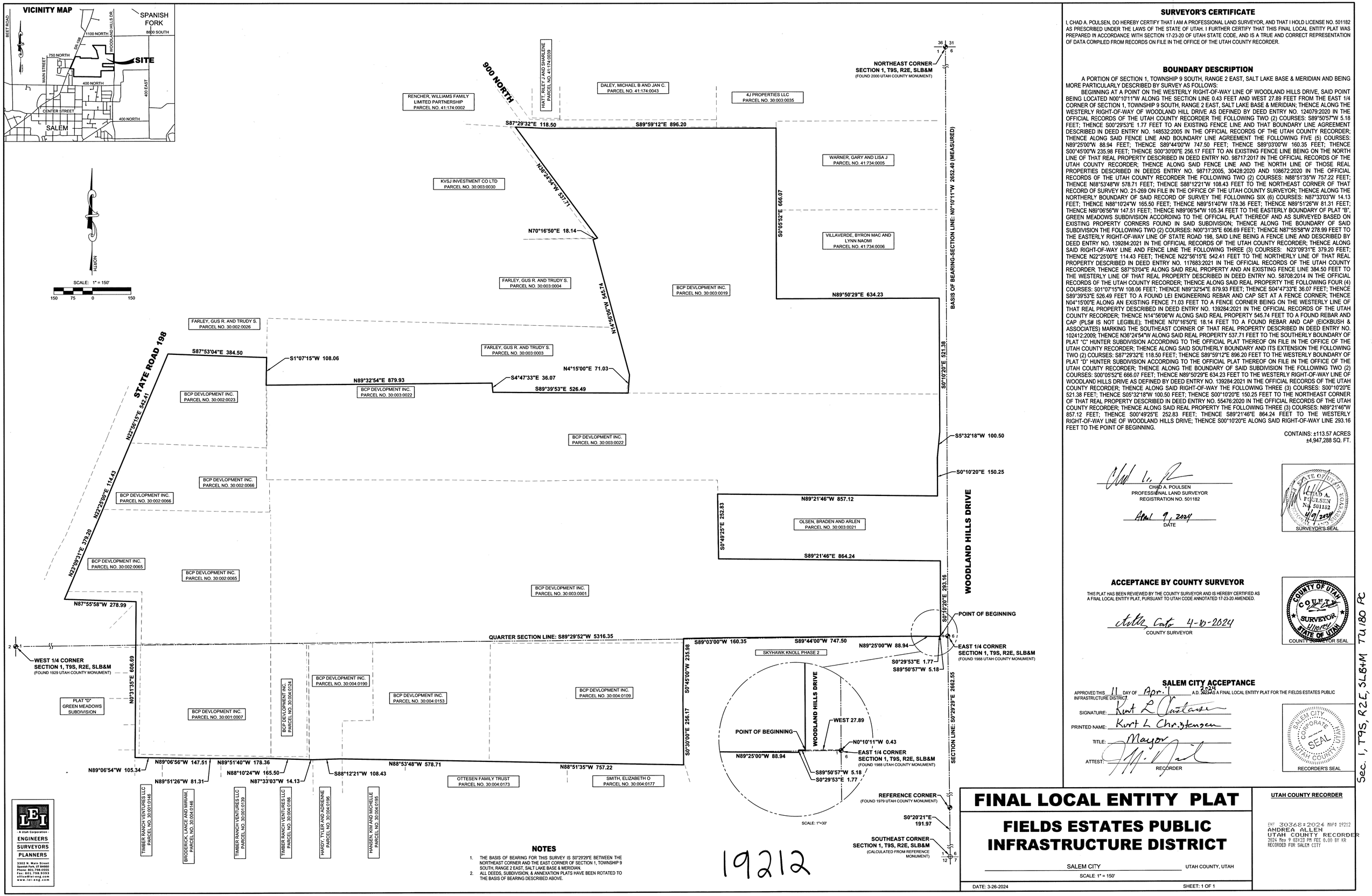

SURVEYOR'S CERTIFICATE

I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 501182 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THIS FINAL LOCAL ENTITY PLAT WAS PREPARED IN ACCORDANCE WITH SECTION 17-23-20 OF UTAH STATE CODE, AND IS A TRUE AND CORRECT REPRESENTATION OF DATA COMPILED FROM RECORDS ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER.

BOUNDARY DESCRIPTION

A PORTION OF SECTION 1, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN AND BEING MORE PARTICULARLY DESCRIBED BY SURVEY AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF WOODLAND HILLS DRIVE, SAID POINT BEING LOCATED N00°10'11"W ALONG THE SECTION LINE 0.43 FEET AND WEST 27.89 FEET FROM THE EAST 1/4 CORNER OF SECTION 1, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF WOODLAND HILL DRIVE AS DEFINED BY DEED ENTRY NO. 124079:2020 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER THE FOLLOWING TWO (2) COURSES: S89°50'57"W 5.18 FEET; THENCE S00°29'53"E 1.77 FEET TO AN EXISTING FENCE LINE AND THAT BOUNDARY LINE AGREEMENT DESCRIBED IN DEED ENTRY NO. 148532:2005 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID FENCE LINE AND BOUNDARY LINE AGREEMENT THE FOLLOWING FIVE (5) COURSES: N89°25'00"W 88.94 FEET; THENCE S89°44'00"W 747.50 FEET; THENCE S89°03'00"W 160.35 FEET; THENCE S00°45'00"W 235.98 FEET; THENCE S00°30'00"E 256.17 FEET TO AN EXISTING FENCE LINE BEING ON THE NORTH LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 98717:2017 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID FENCE LINE AND THE NORTH LINE OF THOSE REAL PROPERTIES DESCRIBED IN DEEDS ENTRY NO. 98717:2005, 30428:2020 AND 108672:2020 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER THE FOLLOWING TWO (2) COURSES: N88°51'35"W 757.22 FEET; THENCE N88°53'48"W 578.71 FEET; THENCE S88°12'21"W 108.43 FEET TO THE NORTHEAST CORNER OF THAT RECORD OF SURVEY NO. 21-269 ON FILE IN THE OFFICE OF THE UTAH COUNTY SURVEYOR; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID RECORD OF SURVEY THE FOLLOWING SIX (6) COURSES: N87°33'03"W 14.13 FEET; THENCE N88°10'24"W 165.50 FEET; THENCE N89°51'40"W 178.36 FEET; THENCE N89°51'26"W 81.31 FEET; THENCE N89°06'56"W 147.51 FEET; THENCE N89°06'54"W 105.34 FEET TO THE EASTERLY BOUNDARY OF PLAT "B", GREEN MEADOWS SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF AND AS SURVEYED BASED ON EXISTING PROPERTY CORNERS FOUND IN SAID SUBDIVISION; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING TWO (2) COURSES: N00°31'35"E 606.69 FEET; THENCE N87°55'58"W 278.99 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 198, SAID LINE BEING A FENCE LINE AND DESCRIBED BY DEED ENTRY NO. 139284:2021 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID RIGHT-OF-WAY LINE AND FENCE LINE THE FOLLOWING THREE (3) COURSES: N23°09'31"E 379.20 FEET; THENCE N22°25'00"E 114.43 FEET; THENCE N22°56'15"E 542.41 FEET TO THE NORTHERLY LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 117683:2021 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE S87°53'04"E ALONG SAID REAL PROPERTY AND AN EXISTING FENCE LINE 384.50 FEET TO THE WESTERLY LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 58708:2014 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID REAL PROPERTY THE FOLLOWING FOUR (4) COURSES: S01°07'15"W 108.06 FEET; THENCE N89°32'54"E 879.93 FEET; THENCE S04°47'33"E 36.07 FEET; THENCE S89°39'53"E 526.49 FEET TO A FOUND LEI ENGINEERING REBAR AND CAP SET AT A FENCE CORNER; THENCE N04°15'00"E ALONG AN EXISTING FENCE 71.03 FEET TO A FENCE CORNER BEING ON THE WESTERLY LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 139284:2021 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE N14°56'06"W ALONG SAID REAL PROPERTY 545.74 FEET TO A FOUND REBAR AND CAP (PLS# IS NOT LEGIBLE); THENCE N70°16'50"E 18.14 FEET TO A FOUND REBAR AND CAP (EICKBUSH & ASSOCIATES) MARKING THE SOUTHEAST CORNER OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 102412:2009; THENCE N36°24'54"W ALONG SAID REAL PROPERTY 537.71 FEET TO THE SOUTHERLY BOUNDARY OF PLAT "C" HUNTER SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID SOUTHERLY BOUNDARY AND ITS EXTENSION THE FOLLOWING TWO (2) COURSES: S87°29'32"E 118.50 FEET; THENCE S89°59'12"E 896.20 FEET TO THE WESTERLY BOUNDARY OF PLAT "D" HUNTER SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING TWO (2) COURSES: S00°05'52"E 666.07 FEET; THENCE N89°50'29"E 634.23 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF WOODLAND HILLS DRIVE AS DEFINED BY DEED ENTRY NO. 139284:2021 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES: S00°10'20"E 521.38 FEET; THENCE S05°32'18"W 100.50 FEET; THENCE S00°10'20"E 150.25 FEET TO THE NORTHEAST CORNER OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 55476:2020 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID REAL PROPERTY THE FOLLOWING THREE (3) COURSES: N89°21'46"W 857.12 FEET; THENCE S00°49'25"E 252.83 FEET; THENCE S89°21'46"E 864.24 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF WOODLAND HILLS DRIVE; THENCE S00°10'20"E ALONG SAID RIGHT-OF-WAY LINE 293.16 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±113.57 ACRES
±4,947,288 SQ. FT.

CHAD A. POULSEN
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 501182

April 9, 2024
DATE

STATE OF UTAH CHAD A. POULSEN No. 501182 4/9/2024
SURVEYOR'S SEAL

ACCEPTANCE BY COUNTY SURVEYOR

THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HEREBY CERTIFIED AS A FIINAL LOCAL ENTITY PLAT, PURSUANT TO UTAH CODE ANNOTATED 17-23-20 AMENDED.

4-10-2024
COUNTY SURVEYOR

COUNTY OF UTAH COUNTY SURVEYOR STATE OF UTAH
COUNTY SURVEYOR SEAL

SALEM CITY ACCEPTANCE

APPROVED THIS 11 DAY OF Apr. 1 2024 A.D. 2024 AS A FINAL LOCAL ENTITY PLAT FOR THE FIELDS ESTATES PUBLIC INFRASTRUCTURE DISTRICT.

SIGNATURE: Kurt L Christensen
PRINTED NAME: Kurt L Christensen
TITLE: Mayor
ATTEST: RECORDER

SALEM CITY CORPORATE SEAL UTAH COUNTY, UTAH
RECORDER'S SEAL

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY IS S0°29'29"E BETWEEN THE NORTHEAST CORNER AND THE EAST CORNER OF SECTION 1, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN.
2. ALL DEEDS, SUBDIVISION, & ANNEXATION PLATS HAVE BEEN ROTATED TO THE BASIS OF BEARING DESCRIBED ABOVE.

FINAL LOCAL ENTITY PLAT

FIELDS ESTATES PUBLIC INFRASTRUCTURE DISTRICT

SALEM CITY — UTAH COUNTY, UTAH

SCALE 1" = 150'

DATE: 3-26-2024 — SHEET: 1 OF 1

UTAH COUNTY RECORDER

ENT 30368:2024 MAP# 19212
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Apr 9 03:23 PM FEE 0.00 BY KR
RECORDED FOR SALEM CITY

Sec. 1, T9S, R2E, SLB&M TU180 PC