



SURVEYOR'S CERTIFICATE
I, SEAN A. FERNANDEZ, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 312775 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAVE BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT, HEREFTER TO BE KNOWN AS
LEHI SHINY SHELL PLAT "A"
SEAN A. FERNANDEZ PLS 312775 (SEE SEAL BELOW) May 30, 2025
DATE

BOUNDARY DESCRIPTION
COMMENCING AT A POINT LOCATED SOUTH 00°04'58" WEST ALONG THE SECTION LINE 383.06 FEET AND EAST 399.18 FEET FROM THE NORTHWEST CORNER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG AN ARC OF 15.50 FOOT RADIUS CURVE TO THE RIGHT 8.03 FEET (CHORD BEARS NORTH 75°08'52" EAST 7.94 FEET); THENCE EAST 132.55 FEET; THENCE ALONG AN ARC OF A 13.50 FOOT RADIUS CURVE TO THE LEFT 9.67 FEET (CHORD BEARS NORTH 69°29'02" EAST 9.46 FEET); THENCE NORTH 53°05'22" EAST 17.78 FEET; THENCE SOUTH 36°54'38" EAST 23.81 FEET; THENCE ALONG AN ARC OF A 20.00 RADIUS CURVE TO THE LEFT 18.54' (CHORD BEARS SOUTH 63°27'19" EAST 17.88 FEET); THENCE EAST 105.02 FEET; THENCE ALONG AN ARC OF A 20.00 RADIUS CURVE TO THE RIGHT 8.62' (CHORD BEARS SOUTH 77°39'30" EAST 8.55 FEET); THENCE SOUTH 65°19'00" EAST 178.42 FEET; THENCE SOUTH 24°41'00" WEST 103.77 FEET; THENCE NORTH 88°38'42" WEST 388.28 FEET; THENCE ALONG AN ARC OF A 40.00 FOOT RADIUS CURVE TO THE RIGHT 62.33 FEET (CHORD BEARS NORTH 44°00'22" WEST 56.21 FEET); THENCE NORTH 00°38'17" EAST 132.02 FEET TO THE POINT OF BEGINNING.

AREA= 71,885.27 SQUARE FEET / 1.65 ACRES. CONTAINS 2 LOTS.
BASIS OF BEARING BEING SOUTH 00°04'58" WEST BETWEEN THE NW CORNER AND THE WEST CORNER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

OWNER'S DEDICATION
KNOW BY ALL MEN BY THESE PRESENT THAT WE, ALL THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, AND SUBJECT TO ANY CONDITIONS AND RESTRICTIONS STATED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC AND FOR THE INSTALLATION, MAINTENANCE, LOCATION & CONSTRUCTION OF ANY AND ALL UTILITIES.
IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 18 DAY OF June, A.D. 2025
SHINY SHELL - PIONEER CROSSING, LLC - Jared Richards

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT
STATE OF UTAH
COUNTY OF Salt Lake
ON THIS 18 DAY OF June, A.D. 2025, PERSONALLY APPEARED BEFORE ME, JARED RICHARDS, WHOSE IDENTITY WAS PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE IS THE MANAGER OF SHINY SHELL - PIONEER CROSSING, LLC, AND THAT SAID OWNER'S DEDICATION WAS SIGNED BY HIM IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID Plaintiff ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.
WITNESS MY HAND AND OFFICIAL SEAL.
CONOR PETERSON
Notary Public, State of Utah
Commission # 736897
My Commission Expires 4/29/2028

ACCEPTANCE BY LEGISLATIVE BODY
THE CITY OF LEHI, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC
THIS 19 DAY OF JUNE, A.D. 2025.
MAYOR: [Signature]
APPROVED: [Signature] CITY ENGINEER (SEE SEAL BELOW) ATTEST: [Signature] CLERK/RECORD (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL
APPROVED THIS 2nd DAY OF July, A.D. 2025 BY THE PLANNING COMMISSION.
[Signature]
DIRECTOR-SECRETARY CHAIR, PLANNING COMMISSION

UTAH COUNTY RECORDER SPACE
ENT 49984-2025 MAP 19795
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Jul 3 03:12 PM FEE \$4.00 BY KC
RECORDED FOR LEHI CITY

PLAT "A"
LEHI SHINY SHELL
An amendment and vacation of Five Subdivision, Lot 1
A Commercial Development
Located in the Northwest Quarter of Section 20, Township 5 South, Range 1 East, Salt Lake Base and Meridian.
Lehi City, Utah County, Utah

SYMBOL LEGEND
--- SECTION LINE
--- BOUNDARY LINE
--- ADJACENT PROPERTY
--- PROPERTY LINE
--- P.U.E.
--- BUILDING AREA

PLAT NOTE:
1. EXCEPT AS OTHERWISE PROVIDED IN THAT CERTAIN DECLARATION OF ACCESS, PARKING, DRAINAGE, AND UTILITIES EASEMENTS RECORDED AGAINST LOT 1 AND LOT 2 ON OR ABOUT THE DATE OF THE RECORDING OF THIS PLAT, ALL AREA OUTSIDE OF BUILDINGS ARE CONSIDERED CHANGED AREA AND AS SUCH REPRESENTS SHARED CROSS ACCESS, INGRESS, EGRESS, UTILITIES, PARKING AND LANDSCAPING BETWEEN LOT 1 AND LOT 2.
2. THIS IS JUST A LEGAL SPLITTING OF LOTS AND ALL IMPROVEMENTS WILL COME WITH A FUTURE SITE PLAN.
3. PERMANENT DETENTION/RETENTION (WHICHEVER IS APPLICABLE) FACILITY TO BE OWNED AND MAINTAINED BY THE OWNERS OF THIS PROPERTY NOT TO BE ALTERED WITHOUT APPROVAL BY LEHI CITY COUNCIL AND CITY ENGINEER.

AREA TABULATIONS:

ITEM	QUANTITY
SIZE OF SUBDIVISION	1.65 ACRES
COMMERCIAL LOTS	2 (1.65 ACRES)
OPEN SPACE	0.0 ACRES
STREET DEDICATION	0.0 ACRES
NEW LANE MILES	0.0 ACRES

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

19795

Curve Table

Curve #	Radius	Length	Chord Direction	Chord
C1	15.50'	8.03'	N75° 08' 52"E	7.94'
C2	13.50'	9.67'	N69° 29' 02"E	9.46'
C3	20.00'	18.54'	S63° 27' 19"E	17.88'
C4	20.00'	8.62'	S77° 39' 30"E	8.55'
C5	40.00'	62.33'	N44° 00' 22"W	56.21'

SEALS:
SURVEYOR'S SEAL: SEAN A. FERNANDEZ, No. 312775, 5/30/2025
CITY ENGINEER'S SEAL: [Signature]
CITY RECORDER'S SEAL: [Signature]