

NEW STAR COMMERCIAL DEVELOPMENT

LOCATED NORTHEAST QUARTER AND SOUTHEAST QUARTER OF SECTION 16 AND THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
A COMMERCIAL SUBDIVISION
LEHI CITY, UTAH COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, GARY CHRISTENSEN, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5152617 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; 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 hereon, and have subdivided said tract of land into lots, together with easements, hereafter to be known as **NEW STAR COMMERCIAL DEVELOPMENT** and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Commencing North 1565.53 feet and West 17.63 feet from the Southeast Corner of Section 16, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence North 04°56'02" East 306.91 feet; thence North 88°38'39" West 623.75 feet; thence North 05°03'51" East 439.02 feet; thence northerly 160.98 feet along the arc of a 249.86 feet non-tangent radius curve to the left, having a central angle of 36°54'52", (chord bears North 13°22'58" West 158.21 feet); thence North 31°49'58" West 158.12 feet; thence North 58°41'48" East 217.20 feet; thence South 38°07'24" East 64.40 feet; thence West 0.90 feet; thence South 37°13'33" East 76.14 feet; thence South 52°08'48" West 27.02 feet; thence southeasterly 857.00 feet along the arc of a 3467.00 feet non-tangent radius curve to the left, having a central angle of 14°09'48", (chord bears South 44°56'05" East 854.82 feet); thence South 53°13'26" East 76.43 feet; thence South 04°56'04" West 368.71 feet; thence North 23°12'10" West 0.67 feet; thence South 04°56'40" West 11.56 feet; thence North 03°57'00" East 243.02 feet; thence South 07°37'00" West 260.80 feet; thence South 71°13'31" West 392.18 feet; thence North 08°30'58" East 208.06 feet; thence South 85°03'23" East 3.50 feet to the POINT OF BEGINNING.

The above described entire tract of land contains 499,067 square feet or 11.46 acres more or less. Containing 3 Lots.

OWNERS DEDICATION

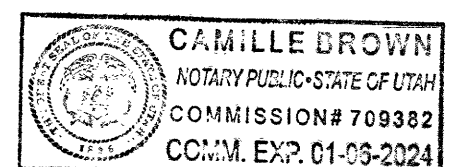
KNOW ALL MEN BY THE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS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

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 2 DAY OF April, A.D. 2020

OWNERS NAME POSITION Haruo Miyagi member/manager

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF UTAH)



ON THE 2nd DAY OF April, 2020 PERSONALLY APPEARED BEFORE ME, Haruo Miyagi, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY, THE SIGNERS OF THE ABOVE OWNERS DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE/THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

Camille Brown Camille Brown 1/6/2024
NOTARY PUBLIC (SIGNATURE) PRINTED NAME MY COMMISSION EXPIRES:
RESIDING IN UTAH COUNTY, STATE OF UTAH COMMISSION # 709382

OWNERS DEDICATION

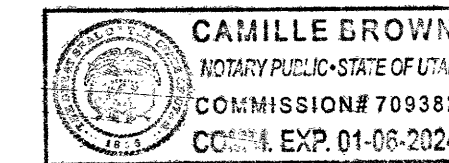
KNOW ALL MEN BY THE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS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

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 2 DAY OF April, A.D. 2020

OWNERS NAME POSITION Yoshi Miyagi member/manager

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF UTAH)



ON THE 2nd DAY OF April, 2020 PERSONALLY APPEARED BEFORE ME, Yoshi Miyagi, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY, THE SIGNERS OF THE ABOVE OWNERS DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE/THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

Camille Brown Camille Brown 1/6/2024
NOTARY PUBLIC (SIGNATURE) PRINTED NAME MY COMMISSION EXPIRES:
RESIDING IN UTAH COUNTY, STATE OF UTAH COMMISSION # 709382

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE PLANNING COMMISSION

DIRECTOR-SECRETARY _____ CHAIRMAN, PLANNING COMMISSION _____

ACCEPTANCE BY LEGISLATIVE BODY

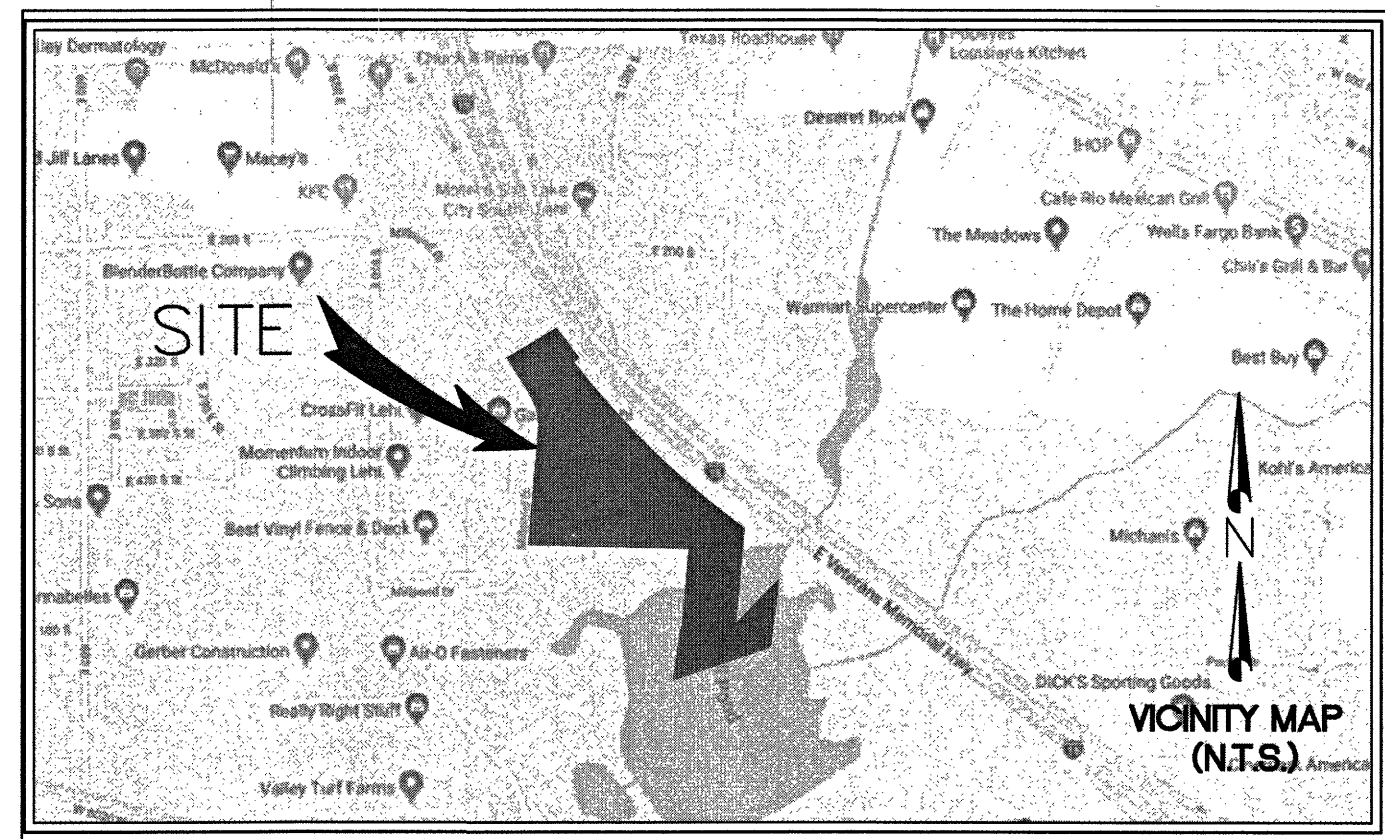
THE CITY OF LEHI, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 2nd DAY OF April, A.D. 2020

MAYOR: Jeffery Smith ATTEST: Jeffery Smith
2020 Apr 23 3:07 PM FEE \$6.00 BY NA
RECORDED FOR LEHI CITY CORPORATION

APPROVED: _____ ATTEST: _____
CITY ENGINEER (SEE SEAL BELOW) CLERK-RECORDER (SEE SEAL BELOW)

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LEHI CITY, UTAH COUNTY, UTAH



PLAT NOTES

- Frontage improvements will be constructed and additional right of way dedicated with each individual lot development.
- All lots will have reciprocal cross access between one another.

LEGEND

- Boundary Line
- Adjacent Parcel Line
- Road Right-of-Way (ROW)
- Lot Line
- Section Line
- Road Center Line
- Easement Line
- Set 5/8" x 24" Rebar and Cap stamped CIR Engineering

GENERAL NOTES

- BRASS PINS TO BE PLACED AT TOP BACK OF CURB AT EACH PROJECTED PROPERTY LINE.
- STORM DRAIN DETENTION CANNOT BE MODIFIED WITHOUT PERMISSION FROM THE LEHI CITY ENGINEER.

RIGHT TO FARM:

THIS AREA IS SUBJECT TO THE NORMAL EVERDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISK INHERENT WITH LIVESTOCK.

AREA TABULATIONS

| ITEM | QUANTITY |
|---------------------|-------------|
| SIZE OF SUBDIVISION | 11.46 ACRES |
| COMMERCIAL LOTS | 3 LOTS |
| OPEN SPACE | N/A |
| STREET DEDICATION | N/A |

SHEET

1

OWNER:
New Star Holdings LLC
702 Hobbie Creek Canyon,
Springville, UT 84663

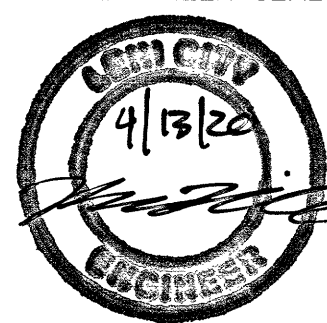
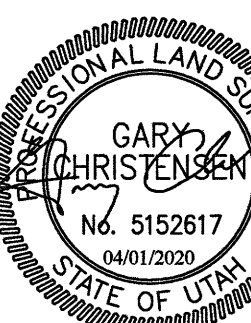
CIR
ENGINEERING, L.L.C.
3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 - 801-949-6296

SURVEYOR SEAL

NOTARY PUBLIC SEAL

CITY ENGINEER SEAL

CLERK-RECORDER SEAL



UTAH COUNTY RECORDER

Recorded # _____
State of Utah, County of Utah, Recorded and filed at the request of _____
Date: _____ Time: _____ Book: _____ Page: _____

Fee \$ _____ Utah County Recorder

17045