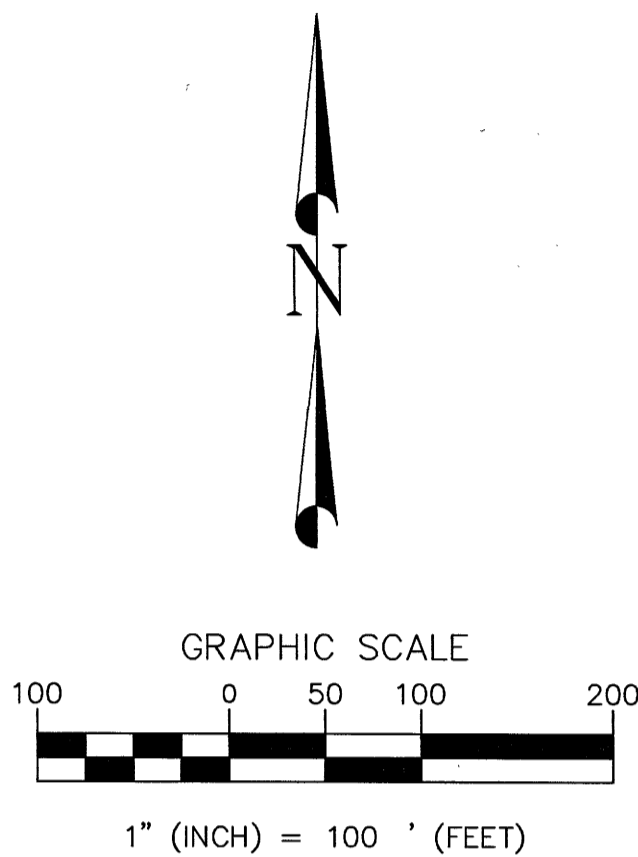


VICINITY MAP
NOT TO SCALE



LEGEND	
	Right-of-Way Line
	Street Center Line
	Section Line
	Boundary Line
	Adjoiner Line
	Tie Line
	Existing Easement Line
	Property Corner To Be Set
	Found Property Corner
	Quarter Section Corner
	Section Corner
	Public Right-of-Way Dedication
	Easement Line to be Dedicated (See Sheet 2 for Additional Details)

NARRATIVE

THE BASIS OF BEARING IS NORTH 0°03'00" EAST BETWEEN THE FOUND EAST QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH AS SHOWN. THE SURVEY CONTROL WAS ESTABLISHED WITH GPS. THE GPS DATA WAS MEASURED ON THE UTAH STATE PLANE CENTRAL ZONE USF MAD83 SYSTEM AND WAS THEN PROJECTED TO A LOW DISTORTION GROUND SYSTEM FOR THIS SURVEY. A UAS SYSTEM WAS USED TO ASSIST IN MEASURING AND MAPPING THE PROPERTY AND AN ORTHO-RECTIFIED PHOTO OF THE SITE WAS USED FOR MAPPING FEATURES SUCH AS ROADWAYS AND WATERWAYS.

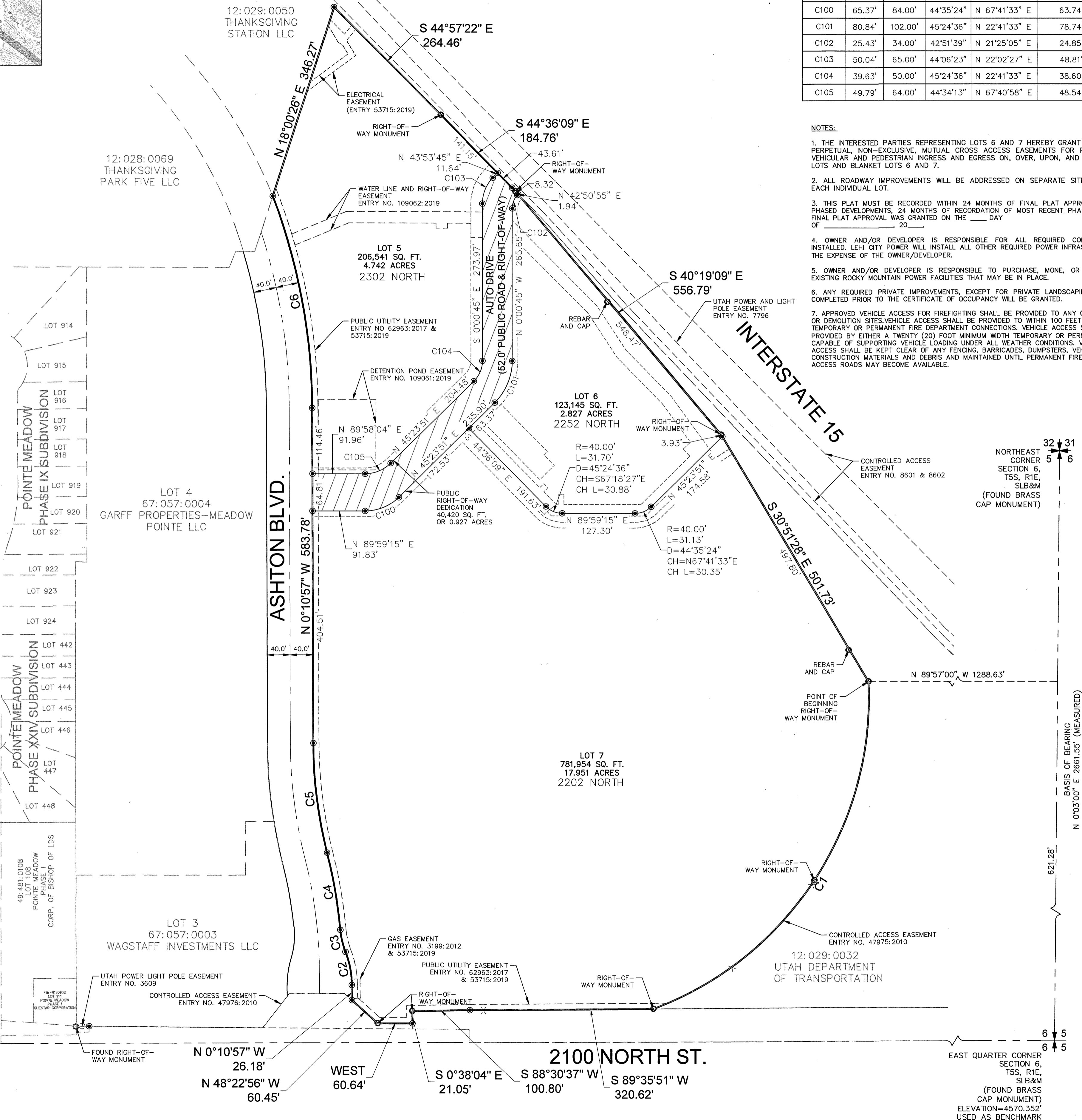
THE PURPOSE OF THIS SURVEY IS SUBDIVIDE THE PARCEL INTO THREE (3) COMMERCIAL BUSINESS LOTS AND A SINGLE ROADWAY DEDICATION.

A 2019 SUBDIVISION PLAT ENTITLED MEADOW POINTE SUBDIVISION PLAT "B" A COMMERCIAL SUBDIVISION (ENTRY NO. 53715:2019, UTAH COUNTY RECORDERS OFFICE) WAS USED TO DETERMINE THE OVERALL BOUNDARIES OF THIS SITE.

MEADOW POINTE SUBDIVISION PLAT "B" A COMMERCIAL SUBDIVISION - AMENDED

AMENDING LOTS 1 & 2 OF MEADOW POINTE PLAT B SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER
OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE MERIDIAN, LEHI CITY, UTAH COUNTY, UTAH
JULY 2024



Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Length
C1	730.85'	578.01'	72°26'46"	S 33°23'58" W	683.13'
C2	59.18'	160.00'	21°11'28"	N 10°46'42" W	58.84'
C3	39.65'	141.00'	16°06'41"	N 13°19'06" W	39.52'
C4	136.74'	865.00'	9°03'27"	N 9°43'07" W	136.60'
C5	192.70'	785.00'	14°03'53"	N 7°12'54" W	192.22'
C6	377.62'	1040.00'	20°48'14"	N 10°35'05" W	375.55'
C100	65.37'	84.00'	44°35'24"	N 67°41'33" E	63.74'
C101	80.84'	102.00'	45°24'36"	N 22°41'33" E	78.74'
C102	25.43'	34.00'	42°51'39"	N 21°25'05" E	24.85'
C103	50.04'	65.00'	44°06'23"	N 22°02'27" E	48.81'
C104	39.63'	50.00'	45°24'36"	N 22°41'33" E	38.60'
C105	49.79'	64.00'	44°34'13"	N 67°40'58" E	48.54'

NOTES

- THE INTERESTED PARTIES REPRESENTING LOTS 6 AND 7 HEREBY GRANT AND CONVEY PERPETUAL, NON-EXCLUSIVE, MUTUAL CROSS ACCESS EASEMENTS FOR PURPOSES OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ON, OVER, UPON, AND ACROSS SAID LOTS AND BLANKET LOTS 6 AND 7.
- ALL ROADWAY IMPROVEMENTS WILL BE ADDRESSED ON SEPARATE SITE PLANS FOR EACH INDIVIDUAL LOT.
- THIS PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, 24 MONTHS OF RECORDATION OF MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE ____ DAY OF ____ 20__.
- OWNER AND/OR DEVELOPER IS RESPONSIBLE FOR ALL REQUIRED CONDUIT TO BE INSTALLED. LEHI CITY POWER WILL INSTALL ALL OTHER REQUIRED POWER INFRASTRUCTURE AT THE EXPENSE OF THE OWNER/DEVELOPER.
- OWNER AND/OR DEVELOPER IS RESPONSIBLE TO PURCHASE, MONE, OR REMOVE AND EXISTING ROCKY MOUNTAIN POWER FACILITIES THAT MAY BE IN PLACE.
- ANY REQUIRED PRIVATE IMPROVEMENTS, EXCEPT FOR PRIVATE LANDSCAPING, SHALL BE COMPLETED PRIOR TO THE CERTIFICATE OF OCCUPANCY WILL BE GRANTED.
- APPROVED VEHICLE ACCESS FOR FIREFIGHTING SHALL BE PROVIDED TO ANY CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO ANY CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER A TWENTY (20) FOOT MINIMUM WIDTH TEMPORARY OR PERMANENT ROAD, CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE KEPT CLEAR OF ANY FENCING, BARRICADES, DUMPSTERS, VEHICLES, CONSTRUCTION MATERIALS AND DEBRIS AND MAINTAINED UNTIL PERMANENT FIRE APPARATUS ACCESS ROADS MAY BECOME AVAILABLE.

SURVEYOR'S CERTIFICATE

I, NATHAN B. WEBER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 51527462, 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 COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS MEADOW POINTE SUBDIVISION PLAT "B" A COMMERCIAL SUBDIVISION - AMENDED AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

ALL OF LOTS 1 AND 2, MEADOW POINTE SUBDIVISION PLAT "B", A COMMERCIAL SUBDIVISION, AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER, STATE OF UTAH ON JUNE 13, 2019 AS ENTRY NO. 53715:2019, BEING A PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, LEHI CITY, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 6; AND RUNNING THENCE NORTH 0°03'00" EAST 621.28 FEET AND NORTH 89°57'00" WEST 1288.63 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 15 BEING A POINT ON A CURVE; THENCE SOUTHWESTERLY 730.85 FEET ALONG THE ARC OF A 578.01 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 72°26'46" AND A LONG CHORD BEARING SOUTH 33°23'58" WEST 683.13 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SECTION 6; AND A POINT OF NON-TANGENCY; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES:

- (1) SOUTH 89°35'51" WEST 320.62 FEET;
 - (2) SOUTH 88°30'37" WEST 100.80 FEET;
 - (3) SOUTH 0°38'04" EAST 21.05 FEET; AND
 - (4) WEST 60.64 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ASHTON BOULEVARD;
- THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING EIGHT (8) COURSES:
- (1) NORTH 48°22'56" WEST 60.45 FEET;
 - (2) NORTH 01°05'57" WEST 26.18 FEET TO A POINT OF CURVATURE;
 - (3) NORTHWESTERLY 59.18 FEET ALONG THE ARC OF A 160.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 21°11'28" AND A LONG CHORD BEARING NORTH 10°46'42" WEST 58.84 FEET TO A POINT OF REVERSE CURVATURE;
 - (4) NORTHWESTERLY 39.65 FEET ALONG THE ARC OF A 141.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 16°06'41" AND A LONG CHORD BEARING NORTH 13°19'06" WEST 39.52 FEET TO A POINT OF REVERSE CURVATURE;
 - (5) NORTHWESTERLY 136.74 FEET ALONG THE ARC OF A 865.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 9°03'27" AND A LONG CHORD BEARING NORTH 9°43'07" WEST 136.60 FEET TO A POINT OF REVERSE CURVATURE;
 - (6) NORTHWESTERLY 192.70 FEET ALONG THE ARC OF A 785.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 14°03'53" AND A LONG CHORD BEARING NORTH 7°12'54" WEST 192.22 FEET TO A POINT OF TANGENCY;
 - (7) NORTH 01°05'57" WEST 583.78 FEET TO A POINT OF CURVATURE; AND
 - (8) NORTHWESTERLY 377.62 FEET ALONG THE ARC OF A 1040.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 20°48'14" AND A LONG CHORD BEARING NORTH 10°35'05" WEST 375.55 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 1, MEADOW POINTE SUBDIVISION PLAT "B", A COMMERCIAL SUBDIVISION;
- THENCE NORTH 18°00'26" EAST 346.27 FEET ALONG THE NORTHERLY LINE OF SAID LOT 1 TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE 15;
- THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES:
- (1) SOUTH 44°57'22" EAST 264.46 FEET;
 - (2) SOUTH 44°36'09" EAST 184.76 FEET;
 - (3) SOUTH 40°19'09" EAST 556.79 FEET; AND
 - (4) SOUTH 30°51'28" EAST 501.73 FEET TO A POINT ON A NON-TANGENT CURVE AND THE POINT OF BEGINNING.
- CONTAINS 1,152.059 SQ. FT. OR 26.447 ACRES

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BRETT GODFREY, THE SR. DIRECTOR OF FACILITIES FOR GARFF PROPERTIES-MEADOW POINTE LLC, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE KNOWN AS:

MEADOW POINTE SUBDIVISION PLAT "B" A COMMERCIAL SUBDIVISION - AMENDED

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND, EASEMENTS, RIGHT-OF-WAY, AND PUBLIC AMENITIES SHOWN ON THIS PLAT IS INTENDED FOR PUBLIC USE. THE OWNER(S) VOLUNTARILY DEFEND, INDEMNIFY, AND SAVE HARMLESS THE COUNTY AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE COUNTY'S USE, MAINTENANCE, AND OPERATION OF THE STREET. THE OWNER(S) VOLUNTARILY DEFEND, INDEMNIFY, AND HOLD HARMLESS THE COUNTY FROM ANY DAMAGE CLAIMED BY PERSONS WITHIN OR WITHOUT THIS SUBDIVISION TO HAVE BEEN CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION OR BY ESTABLISHMENT OR CONSTRUCTION OF THE ROADS WITHIN THIS SUBDIVISION.

IN WITNESS WHEREOF I HAVE HEREUNTO SET HAND THIS 22 DAY OF July, A.D. 2024

Brett Godfrey
BRETT GODFREY SR. DIRECTOR OF FACILITIES
GARFF PROPERTIES-MEADOW POINTE LLC

PRINT NAME

ACKNOWLEDGMENT

STATE OF Utah
COUNTY OF Salt Lake S.S.

ON THIS 22 DAY OF July, IN THE YEAR OF 2024 PERSONALLY APPEARED BEFORE ME BRETT GODFREY, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORN /AFFIRMED, DID SAY THAT HE IS THE SR. DIRECTOR OF FACILITIES OF GARFF PROPERTIES - MEADOW POINTE LLC, AND THAT SAID DOCUMENT WAS SIGNED BY HIM ON BEHALF OF SAID LLC BY AUTHORITY, AND SAID BRETT GODFREY ACKNOWLEDGED TO ME THAT SAID LLC EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL

Notary Public - State of Utah
Comm. No. 73930
My Commission Expires on Jul 27, 2026

111 Broadway, Ste. 404
NOTARY PUBLIC RESIDING AT

PLANNING COMMISSION APPROVAL

APPROVED THIS 25 DAY OF July, 2024, BY THE PLANNING COMMISSION.

DIRECTOR-SECRETARY

APPROVAL BY LEGISLATIVE BODY

THE CITY 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 July, A.D. 2024

CITY MAYOR

APPROVED: CITY ENGINEER (SEE SEAL BELOW)

ATTEST: City Recorder (See Seal Below)

MEADOW POINTE SUBDIVISION PLAT "B" A COMMERCIAL SUBDIVISION - AMENDED AMENDING LOTS 1 & 2 OF MEADOW POINTE PLAT B SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER
OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE MERIDIAN, LEHI CITY, UTAH COUNTY, UTAH
JULY 2024

SURVEYOR'S SEAL	CITY ENGINEER'S SEAL	CLERK-RECORDER SEAL



8891 South 700 West Ste. 150
Midvale, Utah 84047
Phone (801) 268-5099 Fax (801) 268-5032
office@diamondlandsurveying.com
www.diamondlandsurveying.com

MEADOW POINTE SUBDIVISION PLAT "B"
A COMMERCIAL SUBDIVISION - AMENDED

AMENDING LOTS 1 & 2 OF MEADOW POINTE PLAT B SUBDIVISION

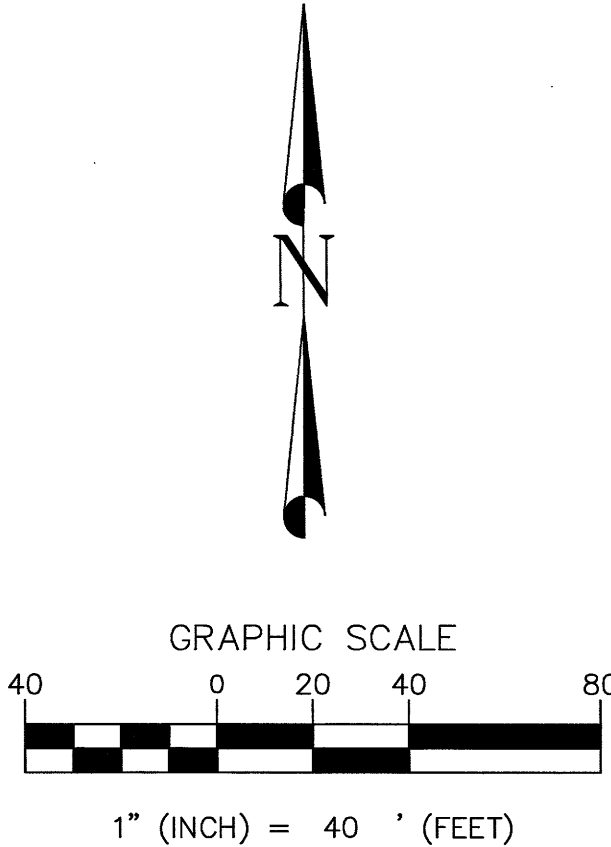
LOCATED IN THE NORTHEAST QUARTER
OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE MERIDIAN, LEHI CITY, UTAH COUNTY, UTAH
JULY 2024

Line Table		
Line #	Length	Direction
L1	10.00'	N 45°23'51" E
L2	10.00'	S 44°36'09" E
L3	10.00'	S 45°23'51" W
L4	31.28'	S 44°36'09" E
L5	20.14'	S 52°13'51" W
L6	11.64'	S 43°53'45" W
L7	78.87'	N 45°23'51" E
L8	1.94'	N 42°50'55" E
L9	0.74'	S 42°50'55" W
L10	78.87'	S 45°23'51" W
L11	27.39'	N 66°48'38" E
L12	17.08'	N 00°00'45" W
L13	3.27'	N 89°59'15" E
L14	20.14'	N 52°13'51" E

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Length
C200	42.01'	54.00'	44°34'13"	N 67°40'58" E	40.96'
C201	23.78'	30.00'	45°24'36"	N 22°41'33" E	23.16'
C202	65.40'	85.00'	44°04'53"	N 22°01'42" E	63.80'
C203	50.04'	65.00'	44°06'23"	S 22°02'27" W	48.81'
C204	39.63'	50.00'	45°24'36"	S 22°41'33" W	38.60'
C205	49.79'	64.00'	44°34'13"	S 67°40'58" W	48.54'
C206	65.37'	84.00'	44°35'24"	N 67°41'33" E	63.74'
C207	80.84'	102.00'	45°24'36"	N 22°41'33" E	78.74'
C208	25.43'	34.00'	42°51'39"	N 21°25'05" E	24.85'
C209	17.95'	24.00'	42°51'39"	S 21°25'05" W	17.54'
C210	88.77'	112.00'	45°24'36"	S 22°41'33" W	86.46'
C211	43.99'	55.50'	45°24'36"	S 67°18'27" E	42.84'
C212	43.19'	55.50'	44°35'24"	N 67°41'33" E	42.11'
C213	50.97'	65.50'	44°35'24"	S 67°41'33" W	49.70'
C214	51.91'	65.50'	45°24'36"	N 67°18'27" W	50.56'
C215	73.15'	94.00'	44°35'24"	S 67°41'33" W	71.32'
C216	5.80'	112.00'	2°58'02"	N 43°54'50" E	5.80'

LEGEND

- Right-of-Way Line
- Street Center Line
- Lot Line
- Boundary Line
- Adjoiner Line
- Existing Easement Line
- Water Line Easement
- Water Line Easement to be Vacated with this Plat
- Water Sewer Easement
- Public Utility & Power Easement (PU&RCE)
- Detention Pond Easement
- Public Right-of-Way Dedication



ASHTON BLVD.

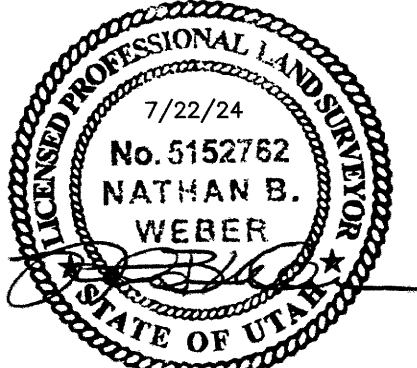
AUTO DRIVE
(52.0' ROAD & PUBLIC RIGHT-OF-WAY)

INTERSTATE 15

LOT 5
206,541 SQ. FT.
4.742 ACRES

LOT 6
123,145 SQ. FT.
2.827 ACRES

ENT 54770-2024 MAP# 19351
UTAH COUNTY RECORDER
2024 Aug 14 03:44 PM FEE 106.00 BY CS
RECORDED FOR LEHI CITY CORPORATION



#19351 2012



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