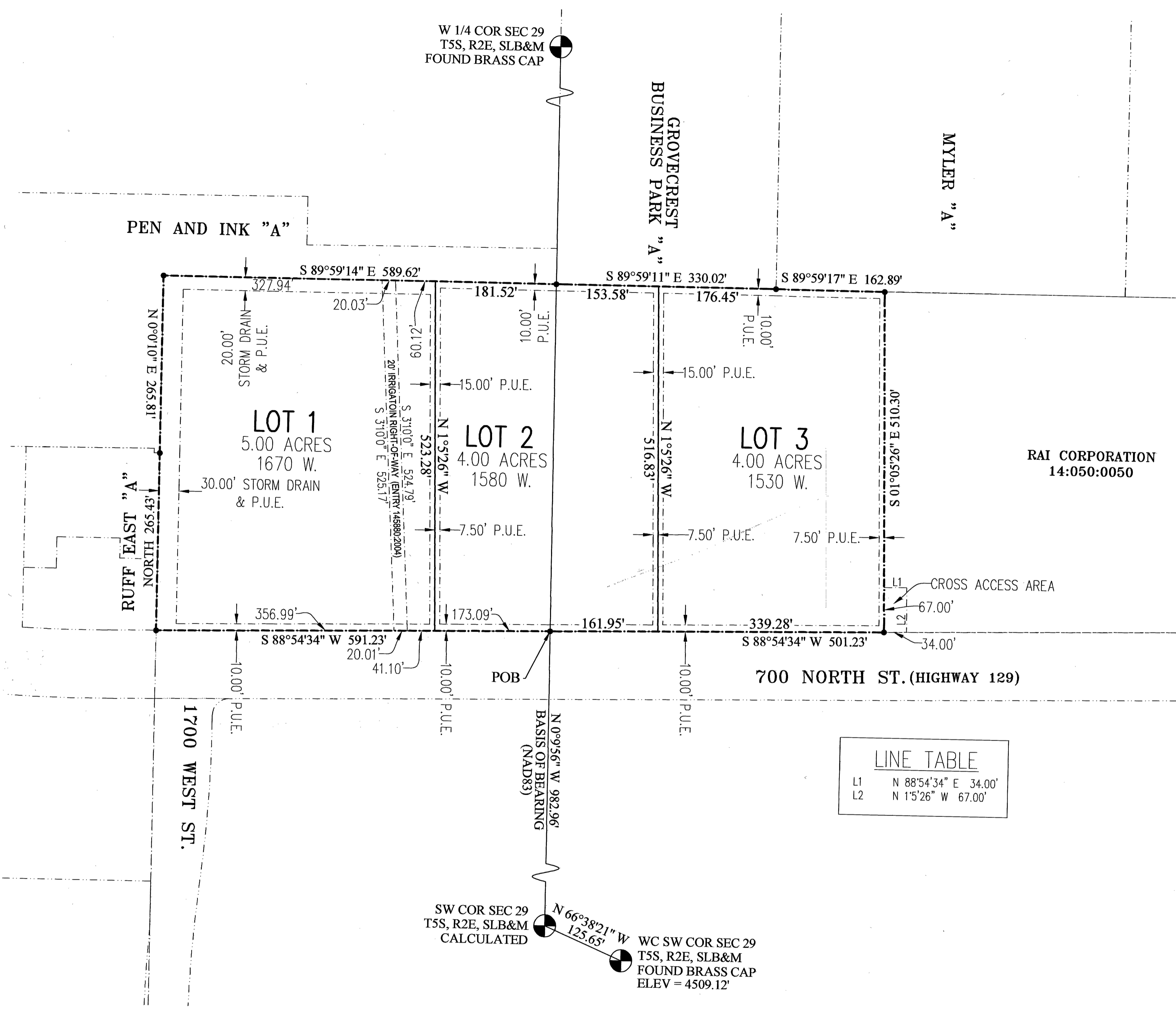


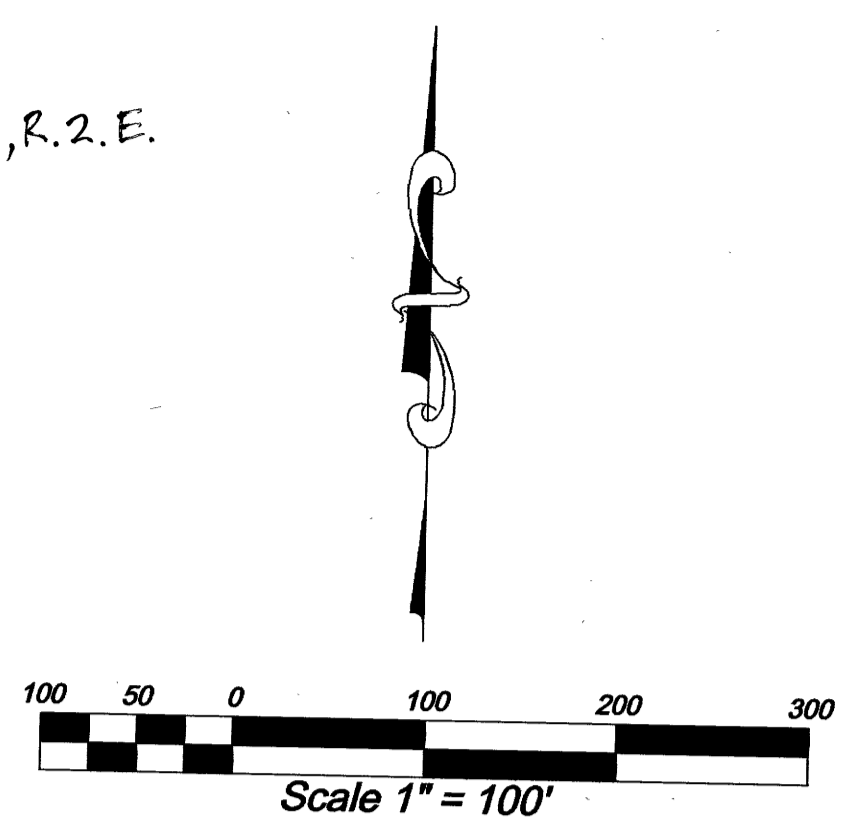
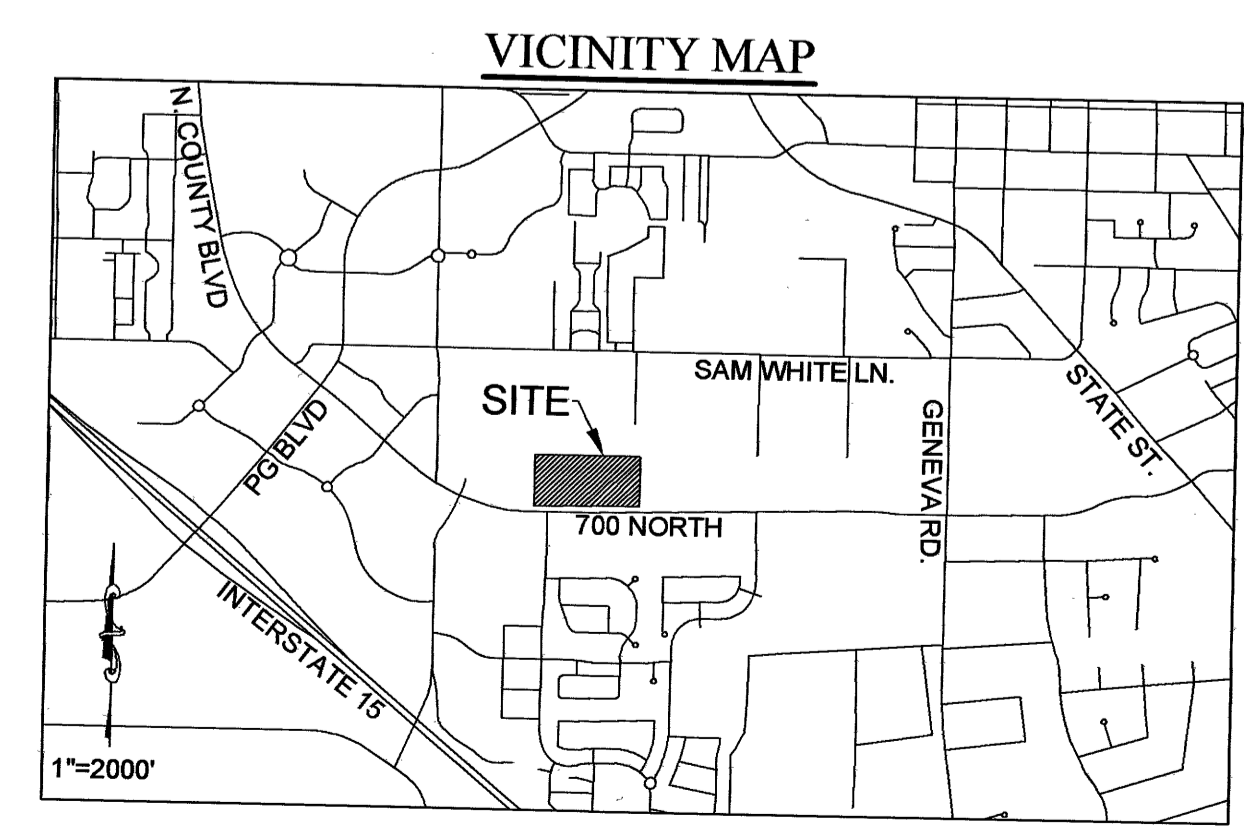
RAI SUBDIVISION PLAT "A"

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 2 + SOUTHEAST 1/4 OF SECTION 30, T.S.S., R.2.E.
EAST, SALT LAKE BASE & MERIDIAN.
CITY OF LONDON, COUNTY OF UTAH,
STATE OF UTAH



LINE TABLE

L1	N 88°54'34" E 34.00'
L2	N 1°5'26" W 67.00'



CROSS ACCESS NOTE

- ALL LOTS IN THIS SUBDIVISION ARE TO PROVIDE CROSS ACCESS TO ADJACENT LOTS IN THIS PLAT.
- THE OWNERS, EMPLOYEES, AND PATRONS OF EACH LOT WITHIN THE SUBDIVISION ARE HEREBY GRANTED THE RIGHT OF VEHICULAR AND PEDESTRIAN ACCESS OVER AND UPON ALL AREAS WITHIN EACH LOT DESIGNATED FOR VEHICULAR AND PEDESTRIAN USE.

PLAT NOTES:

- ZONE = LVC (LONDON VILLAGE COMMERCIAL)
- THIS SUBDIVISION IS LOCATED IN ZONE X, FEMA FIRM COMMUNITY PANEL NUMBERS 49049C0307F AND 49049C0330F, EFFECTIVE DATE JUNE 19, 2020.

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }

ON THE 2nd DAY OF August, A.D. 2022, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING CERTIFICATE AND DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME IN THE CAPACITY INDICATED.

Commission Number 708632
Commission Expires 11/1/25

Signed (A Notary Public Commissioned in Utah)
Michael E. Ross
Print Name of Notary

MICHAEL E. ROSS
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 708632
COMM. EXP. 11-01-2023

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }

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ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }

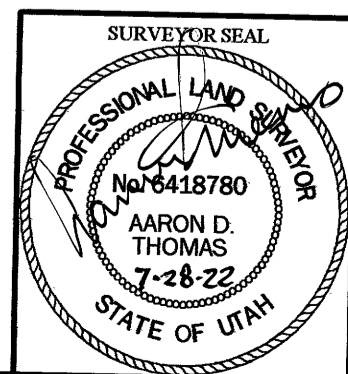
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Commission Number 708632
Commission Expires 11/1/25

Signed (A Notary Public Commissioned in Utah)
Michael E. Ross
Print Name of Notary

MICHAEL E. ROSS
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 708632
COMM. EXP. 11-01-2023

LAND SURVEYOR: **AZTEC ENGINEERING INC.**
732 N. 780 W.
AMERICAN FORK, UT. 84003
AZTECENGINEERING@GMAIL.COM



SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6418780 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE, CORRECT AND ACCURATE.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 0°09'58" WEST ALONG SECTION LINE 982.96 FEET FROM THE SOUTHWEST CORNER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 88°54'34" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 129 A DISTANCE OF 591.23 FEET; THENCE NORTH ALONG THE EASTERLY BOUNDARY OF RUFF EAST SUBDIVISION PLAT "A" A DISTANCE OF 285.43 FEET; THENCE ALONG THE BOUNDARY OF PEN AND INK PLAT "A" THE FOLLOWING TWO COURSES AND DISTANCES: 1) NORTH 0°00'10" EAST 265.81 FEET, AND 2) SOUTH 89°59'14" EAST 589.62 FEET; THENCE SOUTH 89°59'11" EAST ALONG THE SOUTHERLY BOUNDARY OF GROVECREST BUSINESS PARK PLAT "A" A DISTANCE OF 330.02 FEET; THENCE SOUTH 89°59'17" EAST ALONG THE SOUTHERLY BOUNDARY OF MYLER PLAT "A" A DISTANCE OF 162.89 FEET; THENCE SOUTH 01°05'26" EAST 510.30 FEET; THENCE SOUTH 88°54'34" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 129 A DISTANCE OF 501.23 FEET TO THE POINT OF BEGINNING.

AREA = 13.00 ACRES

AARON D. THOMAS
(See Seal Below)

July 28, 2022
DATE

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERON AND SHOWN ON THIS PLAT, HAVE CAUSED A SURVEY AND THIS PLAT TO BE MADE OF THE PROPERTY AND 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. THE UNDERSIGNED OWNERS CONSENTS TO RECORDATION OF THIS PLAT.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 1st DAY OF August, A.D. 2022

CHRIGLIS COMPANY BY: J. Kester
RAI CORPORATION, A UTAH CORPORATION BY: J. Kester
WSB TRUST 101, DATED JANUARY 10, 2006 BY: W.C. Bradshaw
CONNECT PUBLIC RELATIONS, INC. RETIREMENT TRUST BY: W.C. Bradshaw
SGG INVESTMENT, L.C. BY: W.C. Bradshaw

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }

ON THE 3 DAY OF August, A.D. 2022, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING CERTIFICATE AND DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME IN THE CAPACITY INDICATED.

Commission Number 718193
Commission Expires 5/18/25

Signed (A Notary Public Commissioned in Utah)
Sharon Kearns
Print Name of Notary

SHARON KEARNS
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 718193
COMM. EXP. 05-18-2025

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY OF LONDON, 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 PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 15 DAY OF August, A.D. 2022

Carolyn D. Sandberg MAYOR
Sharon Call PLANNING COMMISSION CHAIR
Michael Florence COMMUNITY DEVELOPMENT DIRECTOR
W. Denden CITY ENGINEER
Kathleen A. Mosman CITY RECORDER

OCCUPANCY RESTRICTION NOTICE

IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY THE CITY OF LONDON.

CONDITIONS OF APPROVAL

RAI SUBDIVISION PLAT "A"

LONDON CITY UTAH COUNTY, UTAH
SCALE: 1" = 100 FEET

LAND SURVEYOR SEAL: AZTEC ENGINEERING INC.
NOTARY PUBLIC SEAL: MICHAEL E. ROSS
CITY ENGINEER SEAL: LONDON CITY
CITY RECORDER SEAL: LONDON CITY
COUNTY RECORDER SEAL: LONDON CITY

ENT 84223:2022 Map # 18467
ANDREA ALLEN
UTAH COUNTY RECORDER
2022, Aug 25 12:41 pm FEE \$6.00 BY IC
RECORDED FOR LONDON CITY CORPORATION

Sec 29, 30, T5S, R2E SLB# 17
UT085 BT

18467