

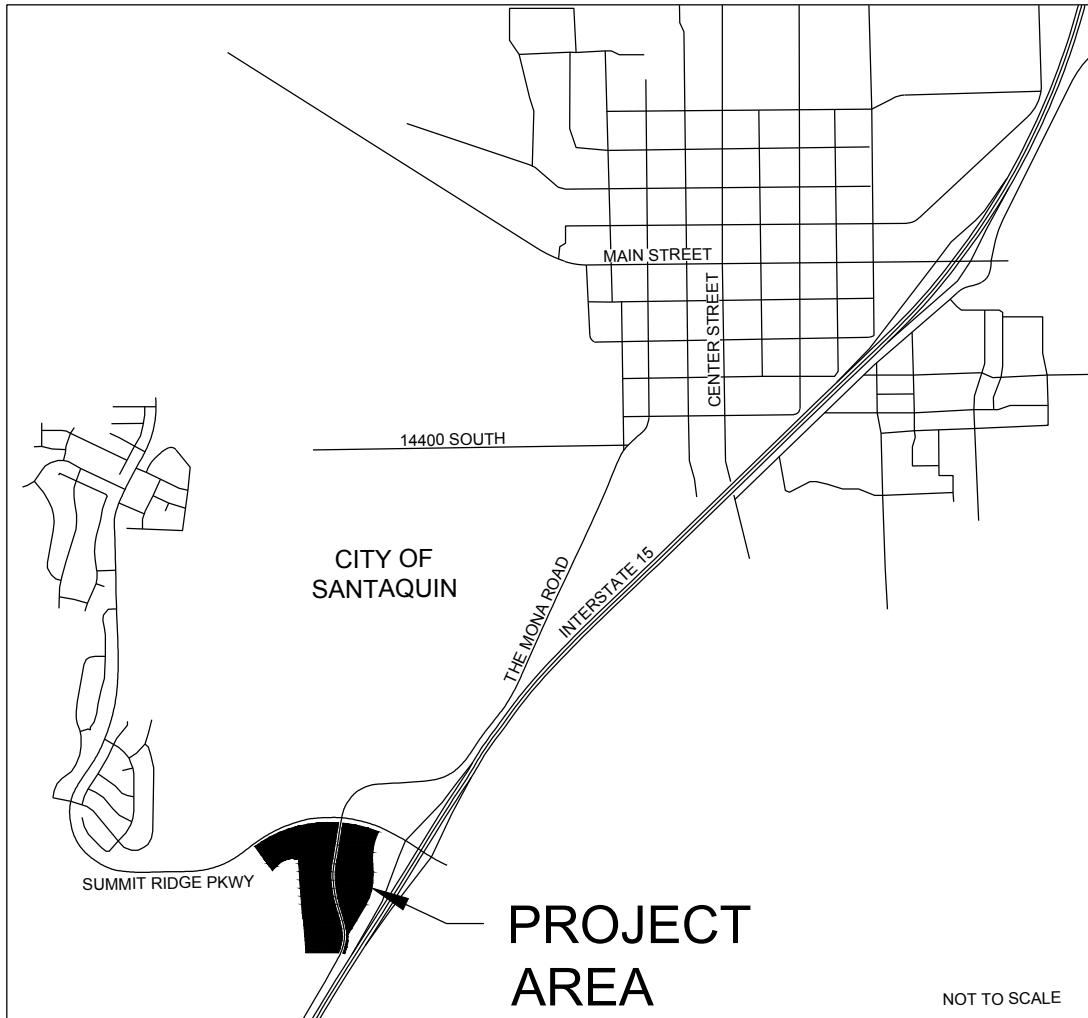
SUMMIT RIDGE COMMERCIAL SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 15 TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

Parcel Line Table		
Line #	Length	Direction
L1	51.11'	N16° 55' 00"W
L2	58.45'	S85° 57' 33"W
L3	46.00'	N4° 02' 27"W
L4	31.00'	S85° 57' 33"W
L5	31.00'	S85° 57' 33"W
L6	31.00'	N4° 02' 27"W
L7	31.00'	N4° 02' 27"W
L8	12.45'	S85° 57' 33"W
L9	35.44'	S16° 55' 00"E
L10	35.68'	N16° 55' 00"W
L11	93.74'	S79° 15' 00"E
L12	35.74'	N79° 15' 00"W
L13	35.95'	N79° 15' 00"W
L14	133.37'	S10° 45' 00"W
L15	87.40'	N10° 45' 00"E
L16	40.31'	N10° 45' 00"E
L17	127.73'	S14° 37' 01"E
L18	81.75'	N14° 37' 01"W
L19	89.75'	S30° 42' 18"W
L20	114.87'	S30° 42' 18"W
L21	31.34'	N5° 56' 36"W
L22	46.55'	N5° 56' 36"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	69.06'	1940.00'	2°02'23"	N83° 24' 11"W	69.06'
C2	60.15'	1940.00'	1°46'36"	N85° 18' 40"W	60.15'
C3	46.25'	1940.00'	1°21'57"	S73° 34' 10"W	46.25'
C4	46.41'	1940.00'	1°22'15"	S72° 12' 01"W	46.41'
C5	227.16'	1000.00'	13°00'56"	N10° 32' 55"W	226.68'
C6	220.46'	854.00'	14°47'27"	N86° 38' 43"W	219.85'
C7	531.28'	1200.00'	25°22'00"	S1° 55' 59"E	526.95'
C8	271.99'	800.00'	19°28'48"	N4° 52' 34"W	270.68'
C9	361.08'	757.00'	27°19'45"	N0° 57' 19"W	357.66'
C10	205.71'	843.00'	13°58'53"	N7° 37' 31"W	205.20'
C11	23.56'	15.00'	90°00'00"	N59° 37' 01"W	21.21'
C12	23.56'	15.00'	90°00'00"	N30° 22' 59"E	21.21'
C13	23.56'	15.00'	89°59'54"	S59° 37' 03"E	21.21'
C14	204.41'	1243.00'	9°25'21"	N9° 54' 19"W	204.18'
C15	345.91'	1243.00'	15°56'40"	N2° 46' 41"E	344.79'
C16	38.44'	1157.00'	1°54'13"	N13° 40' 05"W	38.44'
C17	473.68'	1157.00'	23°27'25"	N0° 59' 03"W	470.38'
C18	23.56'	15.00'	90°00'00"	N34° 15' 00"W	21.21'
C19	23.56'	15.00'	90°00'00"	S55° 45' 00"W	21.21'
C20	23.84'	64.00'	21°20'29"	S21° 25' 15"W	23.70'
C21	44.01'	111.00'	22°43'09"	S20° 46' 28"W	43.73'
C22	22.44'	15.00'	85°42'18"	S53° 36' 08"W	20.40'
C23	25.38'	15.00'	96°56'55"	S37° 43' 27"E	22.46'
C24	23.87'	15.00'	91°10'54"	N28° 40' 26"E	21.43'
C25	23.97'	15.00'	91°34'00"	S62° 41' 41"E	21.50'
C26	220.16'	969.00'	13°01'04"	S10° 32' 59"E	219.69'
C27	234.17'	1031.00'	13°00'48"	N10° 32' 51"W	233.66'
C28	23.56'	15.00'	90°00'00"	S40° 57' 33"W	21.21'
C29	23.56'	15.00'	90°00'00"	N49° 02' 27"W	21.21'
C30	23.56'	15.00'	90°00'00"	S40° 57' 33"W	21.21'
C31	212.46'	823.00'	14°47'27"	N86° 38' 44"W	211.87'
C32	228.25'	885.00'	14°46'38"	N86° 39' 08"W	227.62'
C33	503.48'	874.16'	33°00'00"	N14° 12' 18"E	496.55'
C34	503.48'	874.16'	33°00'00"	N14° 12' 18"E	496.55'
C35	481.80'	1940.00'	14°13'46"	N75° 16' 02"W	480.56'
C36	661.88'	1940.00'	19°32'52"	N84° 01' 38"E	658.67'
C37	602.79'	1940.00'	17°48'10"	N62° 36' 49"E	600.37'
C38	86.57'	469.00'	10°34'33"	S9° 19' 44"E	86.45'
C39	23.56'	15.00'	90°00'00"	N49° 02' 27"W	21.21'

VICINITY MAP



LEGEND	
	SECTION CORNER (LOCATED)
	PROPOSED STREET MONUMENT
	REBAR AND CAP
	MONUMENT LINE
	BOUNDARY LINE
	CENTERLINE
	EASEMENT LINE
	POWER POLE

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }
ON THE ____ DAY OF _____, A.D., 20____, PERSONALLY APPEARED BEFORE ME _____, WHO IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE _____ AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS OR RESOLUTION OF ITS BOARD OF DIRECTORS AND SAID _____ ACKNOWLEDGEMENT TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
My COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

CENTRACOM ACCEPTANCE

APPROVED THIS ____ DAY OF _____, 2021
A CENTRACOM COMPANY

BY: _____ TITLE: _____

CENTURY LINK ACCEPTANCE

APPROVED THIS ____ DAY OF _____, 2021
A LUMEN COMPANY

BY: _____ TITLE: _____

ROCKY MOUNTAIN POWER ACCEPTANCE

APPROVED THIS ____ DAY OF _____, 2021
A PACIFICORP COMPANY

BY: _____ TITLE: _____

DOMINION ENERGY UTAH ACCEPTANCE

DOMINION ENERGY UTAH APPROVES THIS PLAT FOR THE PURPOSE OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF THE RIGHT-OF-WAY AND EASEMENT GRANTS AND EXISTING UNDERGROUND FACILITIES. NOTHING HEREIN SHALL BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHT-OF-WAY AND THE EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANT(S). DOMINION ENERGY UTAH ALSO APPROVES THIS PLAT FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS; HOWEVER, DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE IN OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE.

FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S EAST & SOUTH EAST UTAH COUNTY, CONSTRUCTION SERVICES DEPARTMENT AT 801-853-6586

APPROVED THIS ____ DAY OF _____, 2021
A DOMINION ENERGY COMPANY

BY: _____ TITLE: _____

SURVEYOR'S CERTIFICATE

I, JOSH F. MADSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NO. 5152657 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 PER SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS SHOWN ON THIS PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS PLAT; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY; HEREAFTER KNOWN AS SUMMIT RIDGE COMMERCIAL SUBDIVISION.

JOSH F. MADSEN, P.L.S.
NO. 5152657



LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SUMMIT RIDGE PARKWAY, LOCATED SOUTH 1°04'18" EAST ALONG THE SECTION LINE 602.75 FEET AND WEST 100.41 FEET FROM THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; SOUTH-WESTERLY ALONG THE ARC OF AN 897.72 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (CENTER BEARS: SOUTH 63°19'25" EAST) A DISTANCE OF 453.91 FEET; THROUGH A CENTRAL ANGLE OF 28°58'14" (CHORD: SOUTH 12°11'24" WEST 449.09 FEET); THENCE SOUTH 2°17'42" EAST 234.83 FEET; THENCE ALONG THE ARC OF AN 874.16 FOOT RADIUS CURVE TO THE RIGHT 503.48 FEET; THROUGH A CENTRAL ANGLE OF 33°00'00" (CHORD: SOUTH 14°12'18" WEST 496.55 FEET); THENCE SOUTH 30°42'18" WEST 859.75 FEET; THENCE WEST 425.68 FEET; THENCE NORTH 4°02'27" WEST 432.57 FEET; THENCE NORTH 5°56'36" WEST 77.89 FEET; THENCE NORTH 14°37'00" WEST 24.23 FEET THENCE ALONG THE ARC OF A 469.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS: NORTH 75°23'00" EAST) 469.00 FEET; 86.57 FEET; THROUGH A CENTRAL ANGLE OF 10°34'33" (CHORD: NORTH 9°19'44" WEST 86.45 FEET); THENCE NORTH 4°02'27" WEST 847.20 FEET; THENCE SOUTH 85°57'33" WEST 62.00 FEET; TO A POINT ON AN ARC OF A NON TANGENT CURVE THENCE, CONTINUING 23.56' ALONG THE ARC OF A 15.00 FOOT CURVE TO THE LEFT (CENTER BEARS: SOUTH 85°57'33" WEST) A DISTANCE OF 23.56 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD: NORTH 49°02'27" WEST 21.21 FEET) THENCE SOUTH 85°57'33" WEST 12.45 FEET; THENCE NORTH 4°02'27" WEST 62.00 FEET TO A POINT OF CURVATURE ALONG A NON-TANGENT ARC OF A 431.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS: SOUTH 4°02'27" EAST) A DISTANCE OF 334.07 FEET; THROUGH A CENTRAL ANGLE OF 44°24'38" (CHORD: SOUTH 63°45'14" WEST 325.77 FEET); THENCE ALONG THE ARC OF A 1469.00 FOOT REVERSE RADIUS CURVE TO THE RIGHT (CENTER BEARS: NORTH 45°22'32" WEST) A DISTANCE OF 78.85 FEET; THROUGH A CENTRAL ANGLE OF 3°04'32" (CHORD: SOUTH 43°05'12" WEST 78.84 FEET); THENCE NORTH 36°17'16" WEST 403.95 FEET TO A POINT ALONG THE SOUTHERLY RIGHT-OF-WAY OF SUMMIT RIDGE PARKWAY; THENCE ALONG AN ARC OF A 1,940.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (CENTER BEARS: SOUTH 36°17'16" EAST) A DISTANCE OF 1968.41 FEET THROUGH A CENTRAL ANGLE OF 58°08'05" (CHORD: NORTH 62°46'47" EAST 1885.05 FEET) TO THE POINT OF BEGINNING; LESS AND EXCEPTING THE MONA ROAD DEDICATION.

CONTAINS 48.683 ACRES AND 8 LOTS

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS 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, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS
THIS ____ DAY OF _____, A.D. 202__.

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREET, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC
THIS ____ DAY OF _____, A.D. 202__.

APPROVED BY MAYOR: _____

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

NOTARY PUBLIC SEAL COUNTY ENGINEER SEAL COUNTY RECORDER SEAL