

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/AFFIRED, DID SAY THAT HE/SHE IS THE \_\_\_\_\_ OF \_\_\_\_\_ 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 HERE IN 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

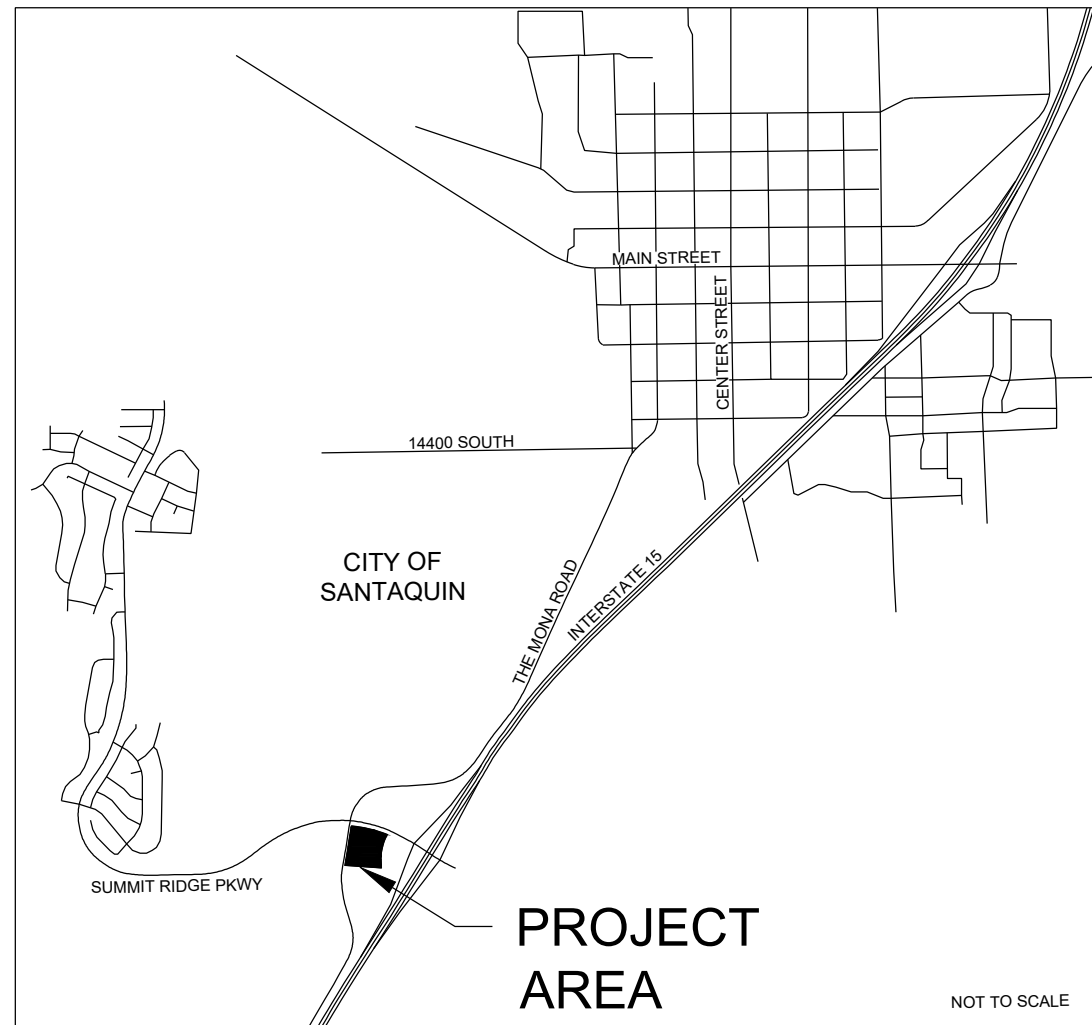
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021  
A DOMINION ENERGY COMPANY

BY: \_\_\_\_\_, TITLE: \_\_\_\_\_

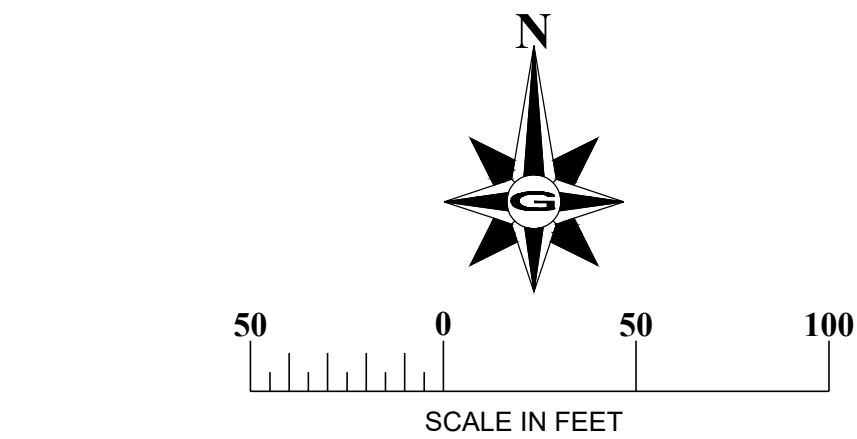
Curve Table

| Curve # | Length  | Radius   | Delta     | Chord Direction | Chord Length |
|---------|---------|----------|-----------|-----------------|--------------|
| C1      | 37.84'  | 25.00'   | 86°43'23" | S54° 06' 19"W   | 34.33'       |
| C2      | 23.84'  | 64.00'   | 21°20'29" | S21° 25' 15"W   | 23.70'       |
| C3      | 41.41'  | 111.00'  | 21°22'35" | N21° 24' 11"E   | 41.17'       |
| C4      | 22.74'  | 15.00'   | 86°52'42" | S54° 11' 21"W   | 20.63'       |
| C5      | 5.62'   | 1940.00' | 0°09'58"  | N82° 27' 17"W   | 5.62'        |
| C6      | 481.49' | 1940.00' | 14°13'13" | N75° 15' 41"W   | 480.26'      |

VICINITY MAP



SUMMIT RIDGE COMMERCIAL SUBDIVISION PLAT A  
LOCATED IN THE NORTHEAST QUARTER OF SECTION 15 TOWNSHIP 10 SOUTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN



10+10  
15+15

BRASS CAP  
MONUMENT  
1933 GLO

S89°43'52"W 2659.70'  
BASIS OF BEARINGS

BRASS CAP  
MONUMENT 1957  
"UTAH COUNTY"

BRASS CAP  
MONUMENT 1933 GLO  
ELEVATION 4982.56'

10+11  
10+11

N0°05'18"W 2648.14'

10+11  
15+14

602.75'

THE S1°04'18"E 2635.68'

SUMMIT RIDGE PARKWAY

R=1940.00'  
L=487.12'  
Δ=14°23'11"  
C BRG = N75°20'40"W  
CH = 485.84

EXISTING 10' PUBLIC UTILITY  
EASEMENT ALONG SUMMIT  
RIDGE PARKWAY  
EXISTING 20' UNDERGROUND  
RIGHT OF WAY EASEMENT  
ALONG SUMMIT RIDGE PARKWAY

WEST 100.41'

POB

R=897.72'  
L=453.92'  
Δ= 28°58'15"

LOT 1  
304986 S.F.  
7.0015 AC.  
1660 S 990 W

THE MONA ROAD

N10°45'00"E 610.86'

351.77'

205.63'

PARCEL A  
0.1120 ACRES  
THE MONA ROAD  
PUBLIC ROW  
EXPANSION AREA  
(VARIABLE WIDTH)

10' PUBLIC UTILITY  
EASMENT ALONG  
ALL STREETS TO  
BE DEDICATED  
TYPICAL

PARCEL A  
0.1120 ACRES  
THE MONA ROAD  
PUBLIC ROW  
EXPANSION AREA  
(VARIABLE WIDTH)

3.00'

5' PUBLIC UTILITY  
EASEMENT ON  
ALL SIDE AND  
REAR LOTS.  
TYPICAL

32:021:0060  
242 PARTNERS LLC

32:021:0056  
LITTLE OPEE'S  
PRODUCE  
AND SALES  
LLC

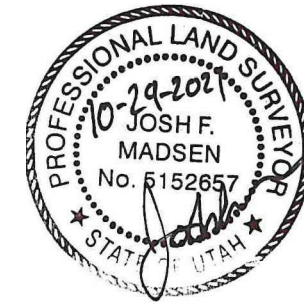
BRASS CAP  
MONUMENT 1933 GLO

15+14  
15+14

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; THAT THE REFERENCE MONUMENTS 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; HEREFTER KNOWN AS SUMMIT RIDGE COMMERCIAL SUBDIVISION PLAT A.

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

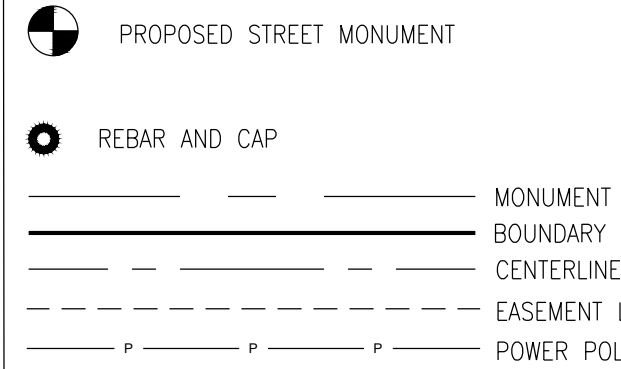
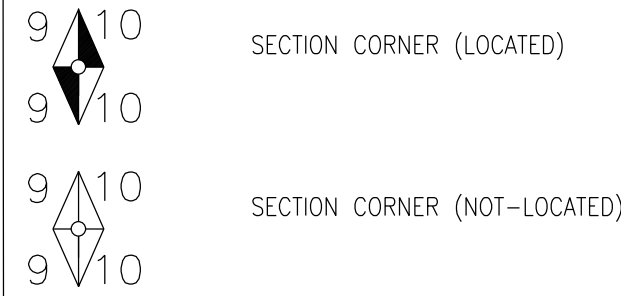


LEGAL DESCRIPTION

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; THENCE SOUTH-WESTERLY ALONG THE ARC OF AN 897.72 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (CENTER BEARS: SOUTH 63°19'27" EAST) A DISTANCE OF 453.92 FEET; THROUGH A CENTRAL ANGLE OF 28°58'15" (CHORD: SOUTH 12°11'26" WEST 449.10 FEET); SOUTH 21°17'42" EAST 157.84' AND NORTH 79°15'00" WEST 532.62' TO A POINT ON THE EXISTING RIGHT OF WAY OF THE MONA ROAD. THENCE ALONG THE EXISTING RIGHT OF WAY OF THE MONA ROAD NORTH 10°45'00" EAST, 610.86 TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAS A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86°43'23" AN ARC DISTANCE OF 37.84 FEET TO A POINT ON THE RIGHT OF WAY OF SUMMIT RIDGE PARKWAY; THENCE EASTERLY ALONG THE SOUTHERLY RIGHT OF WAY OF SUMMIT RIDGE PARKWAY, SAID NON-TANGENT RIGHT OF WAY CURVE IS CONCAVE SOUTHERLY AND HAS A RADIUS OF 1,940.00 FEET, THROUGH A CENTRAL ANGLE OF 14°23'11" AN ARC DISTANCE OF 487.12 FEET WITH A CHORD BEARING SOUTH 75°20'40" EAST 485.84' TO THE POINT OF BEGINNING.

WITH AN AREA OF 7.114 ACRES, 1 LOT AND 1 AREA TO BE DEDICATED AS EXPANSION AREA OF THE MONA ROAD

LEGEND



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 STREETS, 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

