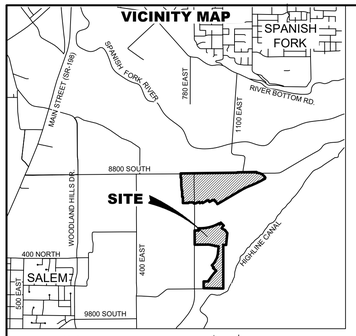


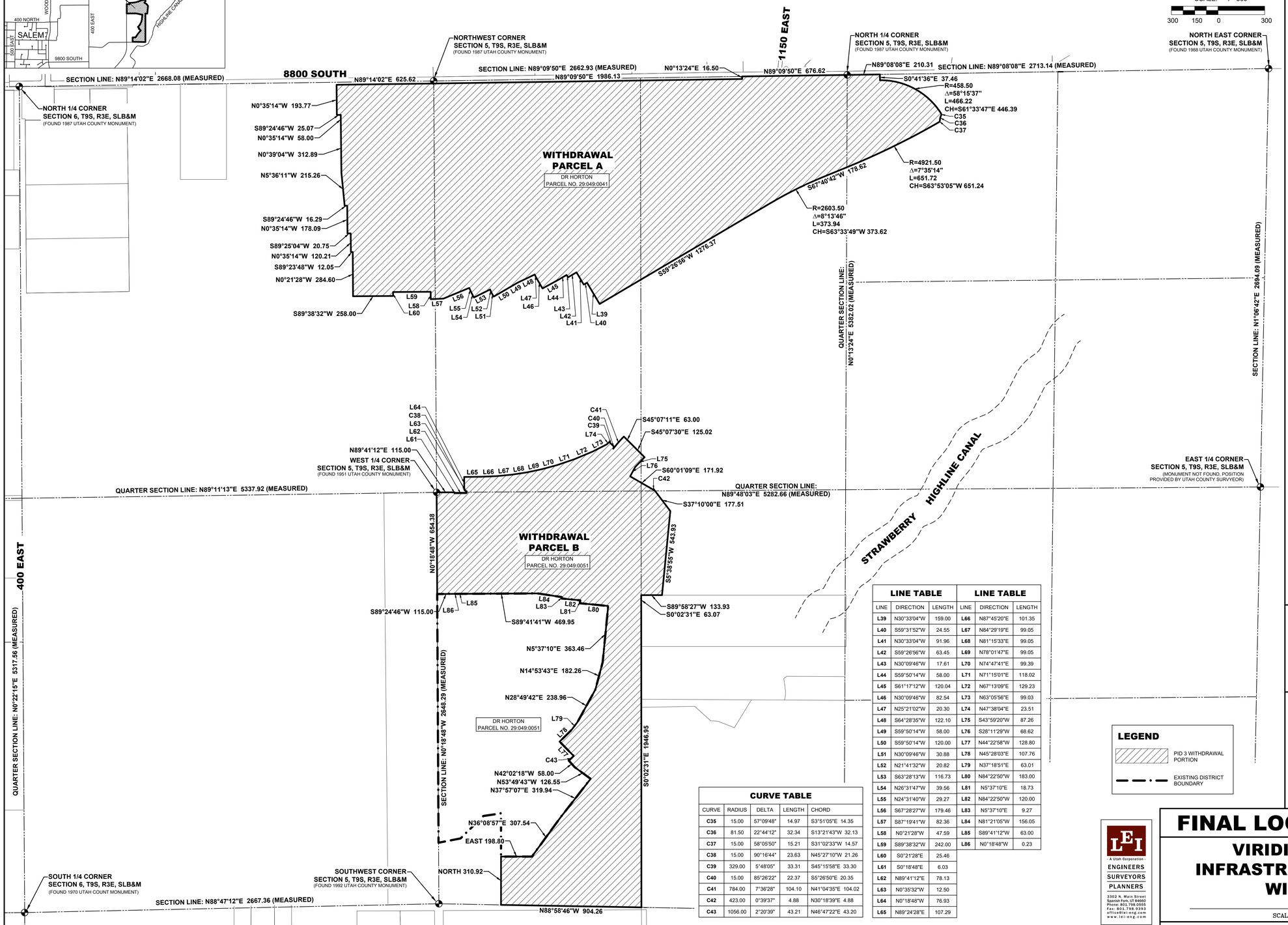
NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY IS N0°24'27"W BETWEEN THE WEST 1/4 CORNER AND THE NORTHWEST CORNER OF SECTION 5, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN.
2. ALL DEEDS, SUBDIVISION, & ANNEXATION PLATS HAVE BEEN ROTATED TO THE BASIS OF BEARING DESCRIBED ABOVE.

NORTH

SCALE: 1"=300'

300 150 0 300



LINE TABLE			LINE TABLE		
LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L39	N30°33'04"W	159.00	L66	N87°45'20"E	101.35
L40	S59°31'52"W	24.55	L67	N84°29'19"E	99.05
L41	N30°33'04"W	91.96	L68	N81°15'33"E	99.05
L42	S59°26'56"W	63.45	L69	N78°01'47"E	99.05
L43	N30°09'46"W	17.61	L70	N74°47'41"E	99.39
L44	S59°50'14"W	58.00	L71	N71°15'01"E	118.02
L45	S61°17'12"W	120.04	L72	N67°13'09"E	129.23
L46	N30°09'46"W	82.54	L73	N63°05'56"E	99.03
L47	N25°21'02"W	20.30	L74	N47°38'04"E	23.51
L48	S64°28'35"W	122.10	L75	S43°59'20"W	87.26
L49	S59°50'14"W	58.00	L76	S28°11'29"W	68.62
L50	S59°50'14"W	120.00	L77	N44°22'58"W	128.80
L51	N30°09'46"W	30.88	L78	N45°28'03"E	107.76
L52	N21°41'32"W	20.82	L79	N37°18'51"E	63.01
L53	S63°28'13"W	116.73	L80	N84°22'50"W	183.00
L54	N26°31'47"W	39.56	L81	N5°37'10"E	18.73
L55	N24°31'40"W	29.27	L82	N84°22'50"W	120.00
L56	S67°28'27"W	179.46	L83	N5°37'10"E	9.27
L57	S87°19'41"W	82.36	L84	N81°21'05"W	156.05
L58	N0°21'28"W	47.59	L85	S89°41'12"W	63.00
L59	S89°38'32"W	242.00	L86	N0°18'48"W	0.23
L60	S0°21'28"E	25.46			
L61	S0°18'48"E	6.03			
L62	N89°41'12"E	78.13			
L63	N0°35'32"W	12.50			
L64	N0°18'48"W	76.93			
L65	N89°24'28"E	107.29			

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C35	15.00	57°09'48"	14.97	S3°51'05"E 14.35
C36	81.50	22°44'12"	32.34	S13°21'43"W 32.13
C37	15.00	58°05'50"	15.21	S31°02'33"W 14.57
C38	15.00	90°16'44"	23.63	N45°27'10"W 21.26
C39	329.00	5°48'05"	33.31	S45°15'58"E 33.30
C40	15.00	85°26'22"	22.37	S5°26'50"E 20.35
C41	784.00	7°36'28"	104.10	N41°04'35"E 104.02
C42	423.00	0°39'37"	4.88	N30°18'39"E 4.88
C43	1056.00	2°20'39"	43.21	N46°47'22"E 43.20

LEGEND

- PID 3 WITHDRAWAL PORTION
- EXISTING DISTRICT BOUNDARY

SURVEYOR'S CERTIFICATE

I, CAHD A. POULSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 501182 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THIS PLAT AND THE BOUNDARIES SHOWN HERON, ARE A TRUE AND CORRECT REPRESENTATION OF DATA COMPILED FROM RECORDS ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER.

BOUNDARY DESCRIPTION

PARCEL A

A PARCEL OF LAND LOCATED IN NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 5, AND THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N89°09'50"E ALONG THE SECTION LINE 1986.31 FEET FROM THE NORTHWEST CORNER OF SECTION 5, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN; THENCE N89°09'50"E ALONG SAID SECTION LINE 676.62 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 5; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5 N89°08'08"E 210.31 FEET; THENCE S00°41'36"E 37.46 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 466.22 FEET WITH A RADIUS OF 458.50 FEET THROUGH A CENTRAL ANGLE OF 58°15'37", CHORD: S61°33'47"E 446.39 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 14.97 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 57°09'48", CHORD: S03°51'05"E 14.35 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 32.34 FEET WITH A RADIUS OF 81.50 FEET THROUGH A CENTRAL ANGLE OF 22°44'12", CHORD: S13°21'43"W 32.13 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 15.21 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 58°05'50", CHORD: S31°02'33"W 14.57 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 651.72 FEET WITH A RADIUS OF 4921.50 FEET THROUGH A CENTRAL ANGLE OF 07°35'14", CHORD: S63°53'05"W 651.24 FEET; THENCE S67°40'42"W 178.62 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 373.94 FEET WITH A RADIUS OF 2603.50 FEET THROUGH A CENTRAL ANGLE OF 08°13'46", CHORD: S63°33'49"W 373.62 FEET; THENCE S59°26'56"W 1276.37 FEET; THENCE N30°33'04"W 159.00 FEET; THENCE S59°31'52"W 24.55 FEET; THENCE N30°33'04"W 91.96 FEET; THENCE S59°26'56"W 63.45 FEET; THENCE N30°09'46"W 17.61 FEET; THENCE S59°50'14"W 58.00 FEET; THENCE S61°17'12"W 120.04 FEET; THENCE N30°09'46"W 82.54 FEET; THENCE N25°21'02"W 20.30 FEET; THENCE S64°28'35"W 122.10 FEET; THENCE S59°50'14"W 58.00 FEET; THENCE S59°50'14"W 120.00 FEET; THENCE N30°09'46"W 30.88 FEET; THENCE N21°41'32"W 20.82 FEET; THENCE S63°28'13"W 116.73 FEET; THENCE N26°31'47"W 39.56 FEET; THENCE N24°31'40"W 29.27 FEET; THENCE S67°28'27"W 179.46 FEET; THENCE S87°19'41"W 82.36 FEET; THENCE N00°21'28"W 47.59 FEET; THENCE S89°38'32"W 242.00 FEET; THENCE S00°21'28"E 25.46 FEET; THENCE S89°38'32"W 258.00 FEET; THENCE N00°21'28"W 284.60 FEET; THENCE S89°23'48"W 12.05 FEET; THENCE N00°35'14"W 120.21 FEET; THENCE S89°25'04"W 20.75 FEET; THENCE N00°35'14"W 178.09 FEET; THENCE S89°24'46"W 16.29 FEET; THENCE N00°35'14"W 58.00 FEET; THENCE S89°24'46"W 25.07 FEET; THENCE N00°35'14"W 193.77 FEET; THENCE (ALONG A LINE PARALLEL WITH AND 16.50 FEET PERPENDICULARLY DISTANCE SOUTH FROM THE SECTION LINE) N89°14'02"E 625.62 FEET TO THE QUARTER SECTION LINE; THENCE (ALONG A LINE PARALLEL WITH AND 16.50 FEET PERPENDICULARLY DISTANCE SOUTH FROM THE SECTION LINE) N89°09'50"E 1986.13 FEET; THENCE N00°13'24"E 16.50 FEET TO THE POINT OF BEGINNING.

CONTAINS: 3,998,846 SQ. FT.
±91.80 ACRES

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

PARCEL B

A PARCEL OF LAND LOCATED IN SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N00°18'48"W ALONG THE SECTION LINE 1993.90 FEET FROM THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN; THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5 N00°18'48"W 654.38 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 5; THENCE N89°41'12"E 115.00 FEET; THENCE S00°18'48"E 6.03 FEET; THENCE N89°41'12"E 78.13 FEET; THENCE N00°35'32"W 12.50 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 23.63 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°16'44", CHORD: N45°27'10"W 21.26 FEET; THENCE N00°18'48"W 76.93 FEET; THENCE N89°24'28"E 107.29 FEET; THENCE N87°45'20"E 101.35 FEET; THENCE N84°29'19"E 99.05 FEET; THENCE N81°15'33"E 99.05 FEET; THENCE N78°01'47"E 99.05 FEET; THENCE N74°47'41"E 99.39 FEET; THENCE N71°15'01"E 118.02 FEET; THENCE N67°13'09"E 129.23 FEET; THENCE N63°05'56"E 99.03 FEET; THENCE N47°38'04"E 23.51 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 33.31 FEET WITH A RADIUS OF 329.00 FEET THROUGH A CENTRAL ANGLE OF 05°48'05", CHORD: S45°15'58"E 33.30 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 22.37 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 85°26'22", CHORD: S05°26'50"E 20.35 FEET TO A POINT OF CUSP; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 104.10 FEET WITH A RADIUS OF 784.00 FEET THROUGH A CENTRAL ANGLE OF 07°36'28", CHORD: N41°04'35"E 104.02 FEET; THENCE S45°07'11"E 63.00 FEET; THENCE S45°07'30"E 125.02 FEET; THENCE S43°59'20"W 87.26 FEET; THENCE S28°11'29"W 68.62 FEET; THENCE S60°01'09"E 171.92 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 4.88 FEET WITH A RADIUS OF 423.00 FEET THROUGH A CENTRAL ANGLE OF 00°39'37", CHORD: N30°18'39"E 4.88 FEET; THENCE S37°10'00"E 177.51 FEET; THENCE S05°38'55"W 543.93 FEET TO THE NORTH LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 12055:2018 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER, BEING MORE PARTICULARLY DEFINED ON THAT RECORD OF SURVEY NO. 08-349; THENCE S89°58'27"W ALONG SAID NORTH LINE AND IN PART ALONG AN EXISTING FENCE LINE 133.93 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE S00°02'31"E ALONG SAID WEST LINE 2010.01 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N88°58'46"W ALONG THE SECTION LINE 904.26 FEET TO THE EAST LINE OF THAT REAL PROPERTY DESCRIBED IN ENTRY NO. 75363:2014 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE NORTH ALONG SAID REAL PROPERTY 310.92 FEET; THENCE EAST 198.80 FEET; THENCE N36°08'57"E 307.54 FEET; THENCE N37°57'07"E 319.94 FEET; THENCE N53°49'43"W 126.55 FEET; THENCE N42°02'18"W 58.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 43.21 FEET WITH A RADIUS OF 1056.00 FEET THROUGH A CENTRAL ANGLE OF 02°20'39", CHORD: N46°47'22"E 43.20 FEET; THENCE N44°22'58"W 128.80 FEET; THENCE N45°28'03"E 107.76 FEET; THENCE N37°18'51"E 63.01 FEET; THENCE N28°49'42"E 238.96 FEET; THENCE N14°53'43"E 182.26 FEET; THENCE N5°37'10"E 363.46 FEET; THENCE N84°22'50"W 183.00 FEET; THENCE N05°37'10"E 18.73 FEET; THENCE N84°22'50"W 120.00 FEET; THENCE N05°37'10"E 9.27 FEET; THENCE N81°21'05"W 156.05 FEET; THENCE S89°41'41"W 469.95 FEET; THENCE S89°41'12"W 63.00 FEET; THENCE N00°18'48"W 0.23 FEET; THENCE S89°24'46"W 115.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±48.89 ACRES
2,129,670 SQ. FT.

COMBINED AREA CONTAINS: ±140.69 ACRES

CHAD A. POULSEN
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 501182

DATE

SURVEYOR'S SEAL

ACCEPTANCE BY COUNTY SURVEYOR

THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO UTAH CODE ANNOTATED 17-23-20 AMENDED.

COUNTY SURVEYOR

COUNTY SURVEYOR SEAL

VIRIDIAN FARM PUBLIC INFRASTRUCTURE DISTRICT #2 ACCEPTANCE

APPROVED THIS _____ DAY OF _____ A.D. 2023 AS A FINAL LOCAL ENTITY PLAT FOR THE VIRIDIAN PUBLIC INFRASTRUCTURE DISTRICT #2.

SIGNATURE: _____

PRINTED NAME: _____

TITLE: _____

ATTEST: _____
RECORDER

RECORDER'S SEAL

LEI
- A Utah Corporation -
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SURVEYORS
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office@lei-eng.com
www.lei-eng.com

FINAL LOCAL ENTITY PLAT

VIRIDIAN FARM PUBLIC INFRASTRUCTURE DISTRICT #3 WITHDRAWAL #2

SALEM CITY UTAH COUNTY, UTAH

SCALE: 1" = 300 FEET

SHEET: 1 OF 1

UTAH COUNTY RECORDER