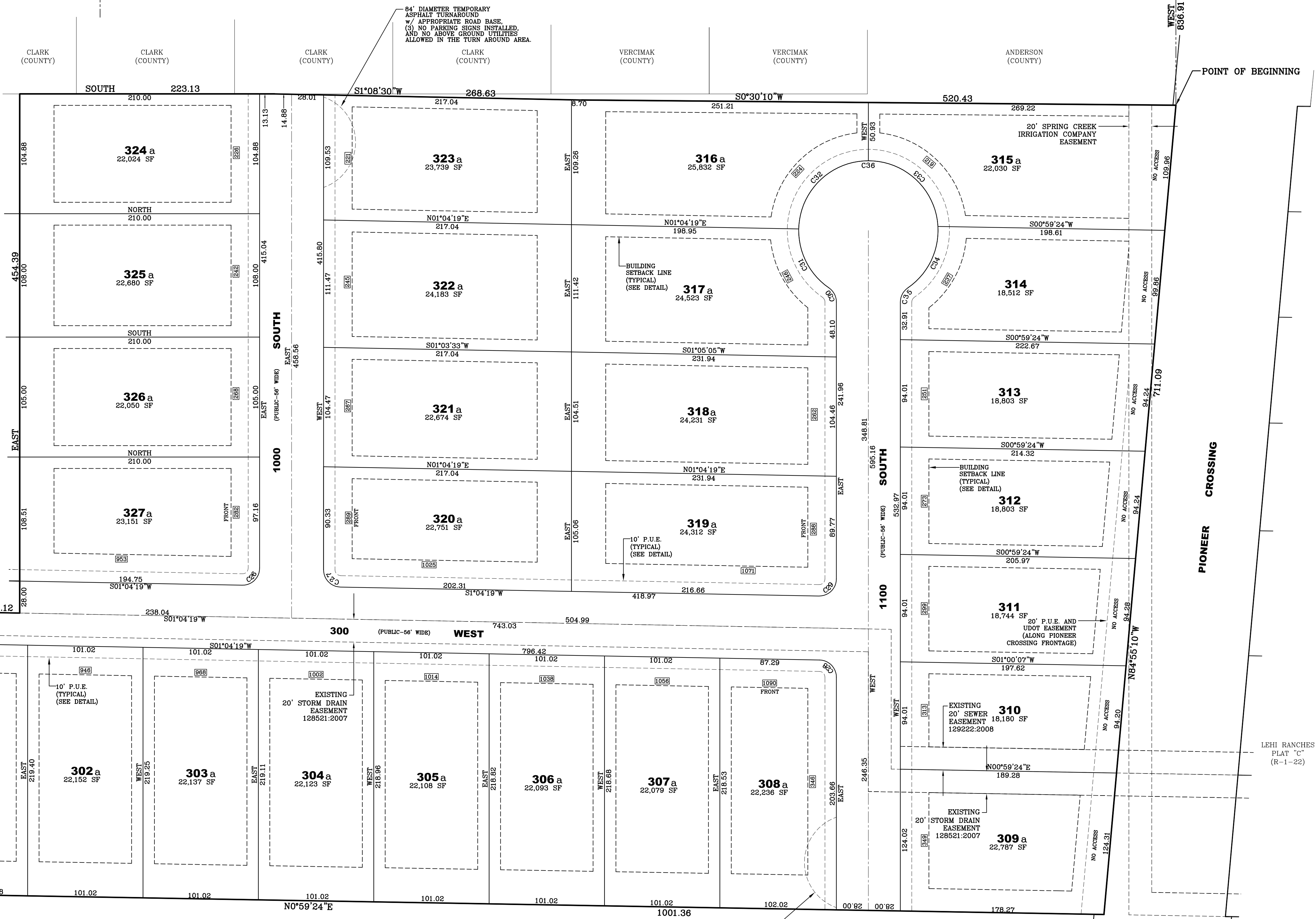


NORTHEAST CORNER OF SECTION 20, T5S, R1E, S.L.B.&M. 1999 UTAH COUNTY MONUMENT

EAST 1/4 CORNER OF SECTION 20, T5S, R1E, S.L.B.&M. 1999 UTAH COUNTY MONUMENT

SECTION LINE - BASIS OF BEARING 2,698.01 (MEASURED)



SURVEYOR'S CERTIFICATE

I, RYAN W. HALL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 631073 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-22-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS OR WILL BE CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED S0°00'01"E 1,239.54 FEET AND WEST 836.91 FEET FROM THE NORTHEAST CORNER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN THENCE AS FOLLOWS:

COURSE	DISTANCE	REMARKS
N84°55'10"W	711.09	ALONG THE PIONEER CROSSING RIGHT-OF-WAY
N0°59'24"E	1001.36	
N21°03'31"E	47.18	ALONG THE LEHI RANCHES SUBDIVISION, PLAT A
EAST	231.36	ALONG THE LEHI RANCHES SUBDIVISION, PLAT A
S1°04'19"W	96.12	ALONG THE LEHI RANCHES SUBDIVISION, PLAT A
EAST	454.39	ALONG THE LEHI RANCHES SUBDIVISION, PLAT A
SOUTH	223.13	
S1°08'30"W	268.63	
S0°30'10"W	520.43	TO THE POINT OF BEGINNING.

CONTAINS 16.43± ACRES

BASIS OF BEARING: ALONG THE SECTION LINE AS SHOWN HEREON

DATE _____ SURVEYOR (See Seal Below)

OWNER'S DEDICATION

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

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH S.S.
 COUNTY OF UTAH
 ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME _____ WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR 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.

MY COMMISSION EXPIRES _____ A NOTARY PUBLIC COMMISSIONED IN UTAH
 NOTARY ADDRESS _____ PRINTED FULL NAME OF NOTARY

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. 20____

ENGINEER (See Seal Below) ATTEST CLERK-RECORDER (See Seal Below)

BOARD OF HEALTH

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS _____ CITY-COUNTY HEALTH DEPARTMENT

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE _____ PLANNING COMMISSION.
 DIRECTOR-SECRETARY CHAIRMAN, PLANNING COMMISSION

PLAT "C" LEHI RANCHES A RESIDENTIAL SUBDIVISION

LEHI UTAH COUNTY, UTAH

SCALE: 1" = 50 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY-RECORDER SEAL
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This form approved by Utah County and the municipalities therein.

CURVE	RADIUS	DELTA	LENGTH	CHORD
C26	15.00	91°04'19"	23.84	S44°27'51"E 21.41
C27	15.00	88°55'41"	23.28	S45°32'09"W 21.01
C28	15.00	88°55'41"	23.28	N45°32'09"E 21.01
C29	15.00	91°04'19"	23.84	S44°27'51"E 21.41
C30	15.00	55°32'34"	14.54	N62°13'43"E 13.98
C31	61.00	58°47'08"	60.46	S62°50'59"W 58.01
C32	61.00	88°45'28"	94.50	N44°22'44"W 85.33
C33	61.00	88°44'01"	92.34	N43°22'00"E 83.77
C34	61.00	58°48'34"	62.61	S63°51'42"E 59.90
C35	15.00	55°32'34"	14.54	N62°13'43"W 13.98
C36	61.00	291°05'09"	309.90	N00°00'00"W 69.03

TABULATIONS

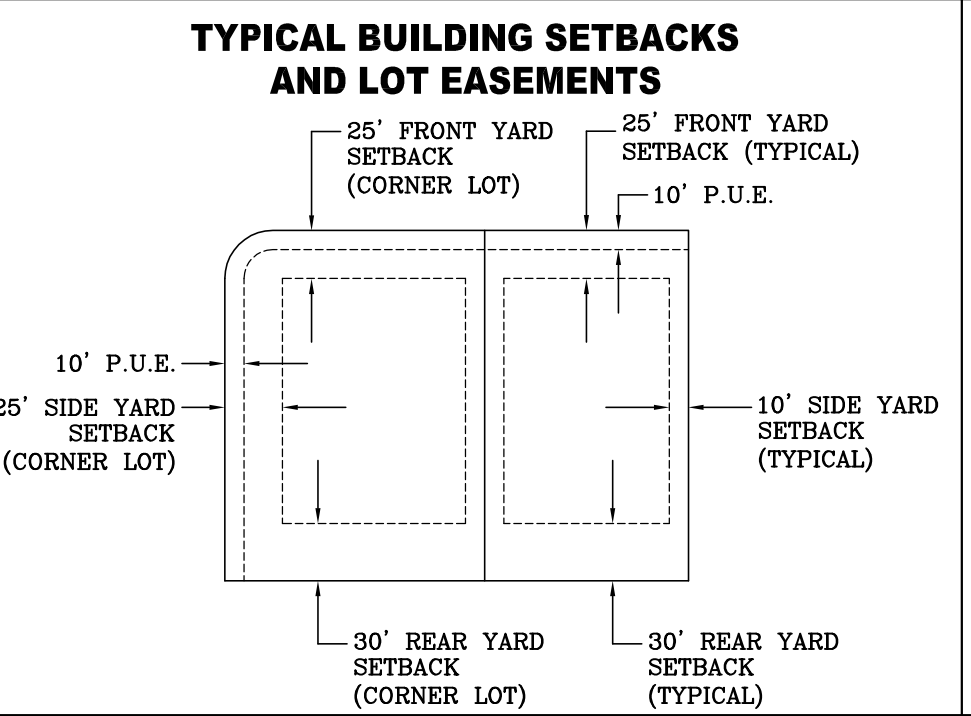
R-1-22 RESIDENTIAL AREA 16.43 ACRES
 LOT AREA (EXCLUDES ROADS) 13.93 ACRES
 DENSITY 1.64 UNITS/ACRE
 TOTAL LOTS** 27

**ADDITIONAL 4 LOTS IN LIEU OF PAYMENT FOR 106' R/W CENTER STREET, 500 WEST, 700 SOUTH R/W AND ADDITIONAL PAVEMENT; AND TRAIL R/W ACROSS LOT 216 (PLAT "B").

LEGEND

P.U.E. PUBLIC UTILITY EASEMENT
 SF LOT SQUARE FOOTAGE
 XXX LOT ADDRESS (TYP.)
 XXXa ANIMAL RIGHTS LOT DESIGNATION

- NOTES**
- THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SITES, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
 - THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURE PROTECTION AREA IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THIS AGRICULTURE PROTECTION AREA. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.
 - 10-FOOT PUBLIC UTILITY EASEMENT (P.U.E.) ALONG ALL ROADWAYS (AS SHOWN).
 - #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS. NAIL AND BRASS WASHER TO BE SET IN CURB AT PROJECTION OF SIDE LOT LINES.
 - ALL ROADWAYS SHOWN ON THIS PLAT ARE DEDICATED FOR PUBLIC USE AND ARE 56' WIDE AT FULL DEDICATION.
 - STORM DRAINAGE FOR THIS PLAT IS BEING DETAINED IN AN EXISTING DETENTION POND OWNED BY LEHI CITY AND LOCATED ON LOT 216 OF THIS SUBDIVISION. POND CAPACITY IS 44,300 CUBIC FEET. THE PROJECT REQUIREMENT IS 67,000 CUBIC FEET. OFF-SITE 48" STORM DRAIN PIPE WAS INSTALLED IN LIEU OF ADDITIONAL DETENTION.
 - NO FLOOR SLABS SHALL BE PERMITTED BELOW EXISTING GRADE.



QUESTAR APPROVAL

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER'S DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT OF WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS _____ DAY OF _____, 20____

QUESTAR GAS COMPANY

BY _____
 TITLE _____

CEI Consulting Engineers and Surveyors, Inc.
 14441 South 980 West
 Bluffdale, Utah 84065
 801-495-2844
 Fax 801-495-2847