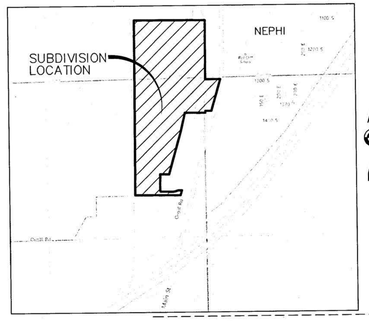
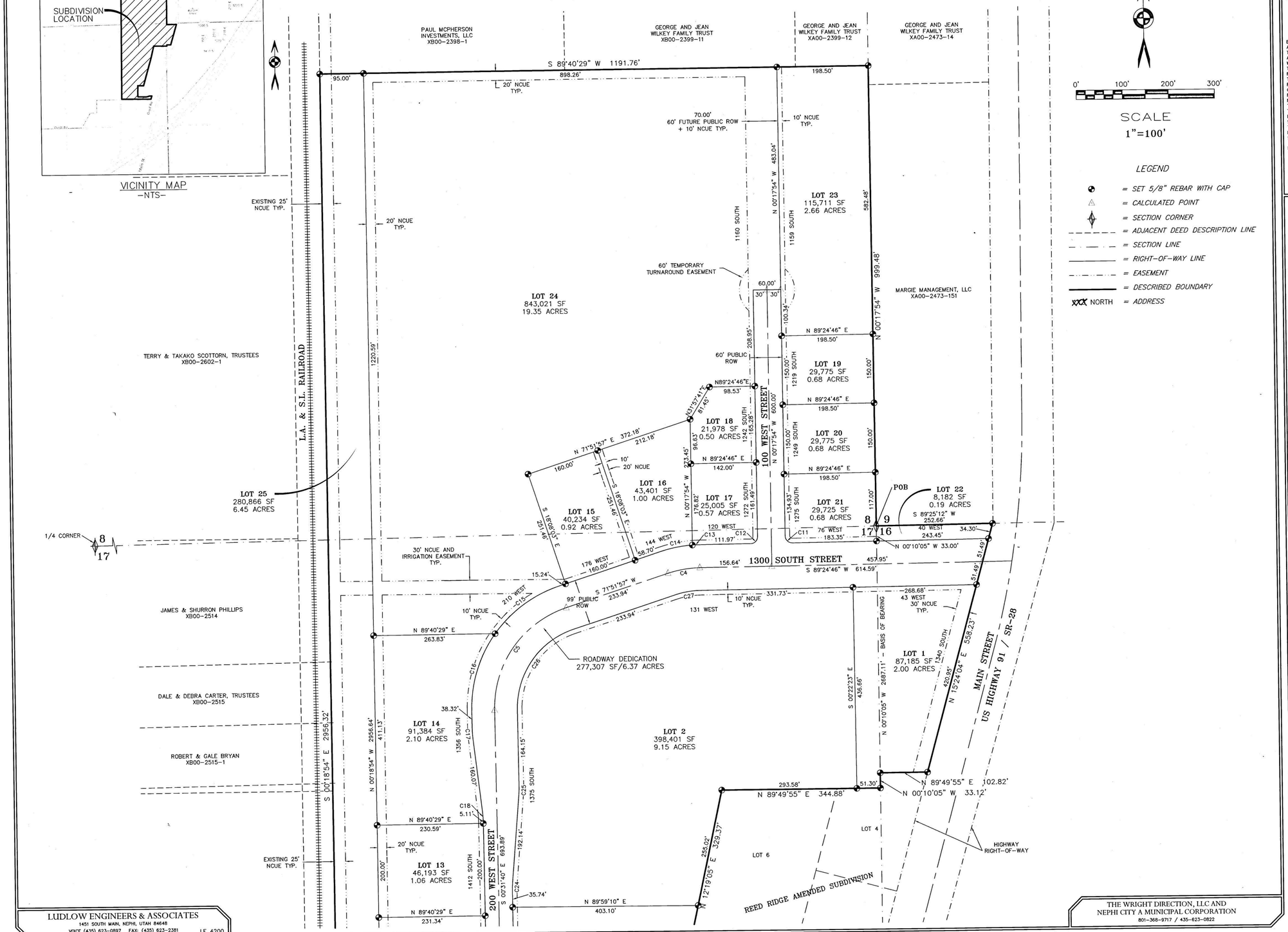
MAP NO. 478

CRIMSON FLATS SUBDIVISION

A COMMERCIAL SUBDIVISION



VICINITY MAP
-NTS-



SURVEYOR'S CERTIFICATION

I DARYL N. PENROD, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 5331527. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

Daryl N Penrod 12/24/2025
DARYL N PENROD DATE

BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG THE EAST LINE OF SAID SECTION 8 N00°17'54"W 999.48 FEET; THENCE S89°40'29"W 1191.76 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE L.A. & S.L. RAILROAD; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE S00°18'54"E 2956.32 FEET; THENCE N89°52'10"E 762.76 FEET TO THE WEST RIGHT OF WAY LINE OF THE STATE ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE N15°18'05"E 85.23 FEET TO THE SOUTH LINE OF THE "4SI GROUP, LLC" PARCEL; THENCE ALONG SAID "4SI GROUP, LLC" PARCEL THE FOLLOWING (8) COURSES: (1) S89°52'06"W 37.65 FEET, (2) ALONG THE ARC OF A 130.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 43.67 FEET (THE CHORD BEARS S80°14'47"W 43.46 FEET), (3) S70°37'31"W 33.31 FEET, (4) ALONG THE ARC OF A 70.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 23.51 FEET (THE CHORD BEARS S80°14'50"W 23.40 FEET), (5) S89°52'10"W 214.47 FEET, (6) ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 23.58 FEET (THE CHORD BEARS N45°05'32"W 21.23 FEET), (7) N00°03'13"W 279.49 FEET, (8) EAST 150.10 FEET TO THE SOUTHWEST CORNER OF THE "MAVERIK INC." PARCEL; THENCE ALONG THE WESTERLY LINES OF THE "MAVERIK INC." PARCEL AND REED RIDGE SUBDIVISION N15°20'57"E 742.75 FEET; THENCE ALONG THE REED RIDGE SUBDIVISION THE FOLLOWING (4) CALLS: (1) N12°19'05"E 329.37 FEET, (2) N89°49'55"E 344.88 FEET TO THE EAST LINE OF SECTION 17, TOWNSHIP 13 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, (3) N00°10'05"W 33.12 FEET ALONG SAID EAST LINE (4) N89°49'55"E 102.82 FEET TO THE WEST RIGHT-OF-WAY LINE OF US HIGHWAY 91 (SR-28); THENCE ALONG SAID RIGHT-OF-WAY LINE N15°24'04"E 558.23 FEET TO THE NORTH LINE OF SAID SECTION 17; THENCE ALONG SAID NORTH LINE S89°25'12"W 252.66 FEET TO THE POINT OF BEGINNING, CONTAINING 66.02 ACRES OF LAND.

BASIS OF BEARING = N00°10'05"W BETWEEN THE NORTHEAST CORNER AND THE EAST 1/4 CORNER OF SECTION 17, TOWNSHIP 13 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

AFFECTING PARCELS No. XA00-2518-212, XA00-2518-1E1, XA00-2516-1E, XA00-2516-2N, XA00-2504-211, XA00-2513-12, XA00-2513-11, XA00-2513-2, XA00-2406-1, XA00-2406-2

ZONING - HIGHWAY COMMERCIAL 1(HC1)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE WRIGHT DIRECTION, LLC, A UTAH LIMITED LIABILITY COMPANY AND NEPHI CITY, A MUNICIPAL CORPORATION; THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE, GRANT AND CONVEY TO NEPHI CITY, A MUNICIPAL CORPORATION OF THE STATE OF UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACTS OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE TO NEPHI CITY THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITY PURPOSES AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AS MAY BE AUTHORIZED BY NEPHI CITY, IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 24th DAY OF December, A.D. 20 25

BY: THE WRIGHT DIRECTION, LLC
KOREY WRIGHT, MANAGING MEMBER

BY: NEPHI CITY, A MUNICIPAL CORPORATION
JUSTIN SEELY, MAYOR

ACKNOWLEDGMENT

STATE OF Utah)
: ss.
COUNTY OF JUAB)

ON THE 24th DAY OF December, 20 25 BEFORE ME, A NOTARY PUBLIC COMMISSIONED IN THE STATE OF Utah APPEARED KOREY WRIGHT, MANAGING MEMBER OF THE WRIGHT DIRECTION, LLC, A UTAH LIMITED LIABILITY COMPANY; PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

MY COMMISSION EXPIRES 9/25/2027 — NOTARY PUBLIC (SIGN)
MY COMMISSION NUMBER 732269 — Travis Worwood NOTARY PUBLIC (PRINT)

ACKNOWLEDGMENT

STATE OF Utah)
: ss.
COUNTY OF JUAB)

ON THE 24th DAY OF December, 20 25 BEFORE ME, A NOTARY PUBLIC COMMISSIONED IN THE STATE OF Utah APPEARED JUSTIN SEELY, MAYOR OF NEPHI CITY, A MUNICIPAL CORPORATION; PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

MY COMMISSION EXPIRES 9/25/2027 — NOTARY PUBLIC (SIGN)
MY COMMISSION NUMBER 732269 — Travis Worwood NOTARY PUBLIC (PRINT)

ADMINISTRATIVE ACCEPTANCE BY MAYOR OF NEPHI

THE MAYOR OF NEPHI CITY, APPROVES THIS SUBDIVISION AND THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR UTILITIES AND PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC AS MAY BE AUTHORIZED BY NEPHI CITY, THIS 24th DAY OF Dec. AD 20 25

MAYOR (JUSTIN SEELY)

CRIMSON FLATS

A COMMERCIAL SUBDIVISION

NEPHI CITY, JUAB COUNTY, STATE OF UTAH
SECTIONS 8, 16, & 17, TOWNSHIP 13 SOUTH, RANGE 1 EAST, S.L.B. & M.

SHEET 1 OF 2

SURVEYOR: PROFESSIONAL LAND SURVEYOR — DARYL N. PENROD NO. 5331527 — STATE OF UTAH

CLERK-RECORDER: NEPHI CITY INCORPORATED FEBRUARY 23 1889 STATE OF UTAH

COUNTY RECORDER

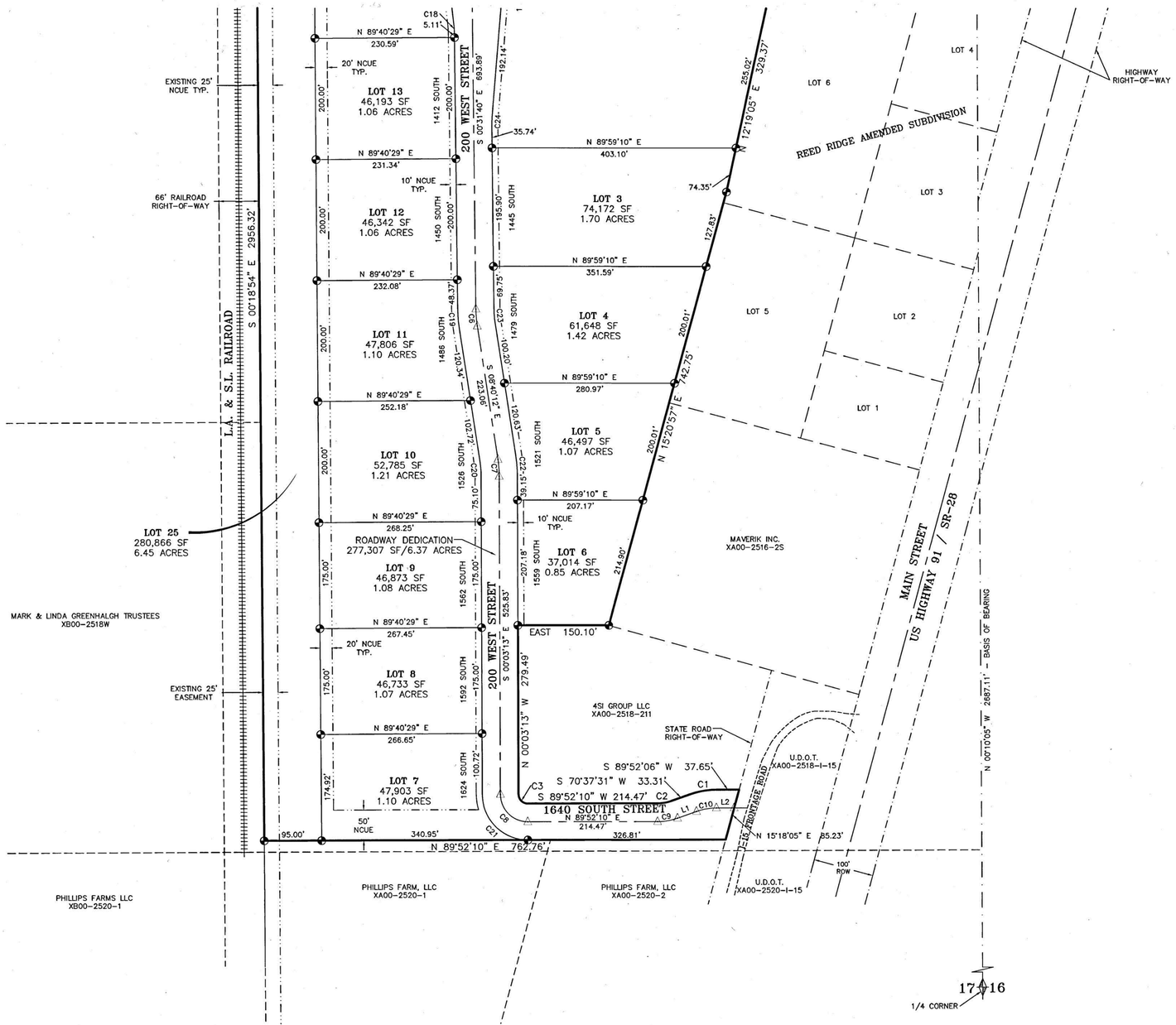
MAP NO. 478 *1 of 2*
Entry No. 324167 Book 647 Page 1737
Debra P. Zirbes, Juab County Recorder
December 29, 2025 01:59:44 P.M. Fee $150.00
By: Nephi City, a municipal corporation

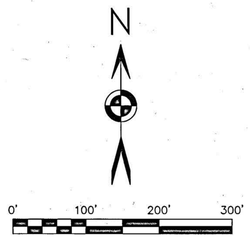
LUDLOW ENGINEERS & ASSOCIATES
1451 SOUTH MAIN, NEPHI, UTAH 84648
VOICE (435) 623-0897 FAX: (435) 623-2381 LE 4200

THE WRIGHT DIRECTION, LLC AND
NEPHI CITY A MUNICIPAL CORPORATION
801-368-9717 / 435-623-0822

CRIMSON FLATS SUBDIVISION

A COMMERCIAL SUBDIVISION





SCALE
1"=100'

LEGEND

- = SET 5/8" REBAR WITH CAP
- = CALCULATED POINT
- = SECTION CORNER
- = ADJACENT DEED DESCRIPTION LINE
- = SECTION LINE
- = RIGHT-OF-WAY LINE
- = EASEMENT
- = DESCRIBED BOUNDARY
- XXX NORTH = ADDRESS

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 70°37'31" E	33.31'
L2	N 89°52'06" E	29.37'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	130.00'	43.67'	43.46'	S 80°14'47" W	19°14'46"
C2	70.00'	23.51'	23.40'	S 80°14'50" W	19°14'39"
C3	15.00'	23.58'	21.23'	N 45°05'32" W	90°04'37"
C4	230.00'	70.44'	70.16'	N 80°38'21" E	17°32'49"
C5	230.00'	290.61'	271.66'	N 35°40'08" E	72°23'37"
C6	200.00'	28.42'	28.40'	S 04°35'56" E	8°08'32"
C7	200.00'	30.08'	30.05'	N 04°21'42" W	8°36'59"
C8	45.00'	70.75'	63.68'	S 45°05'32" E	90°04'37"
C9	100.00'	33.59'	33.43'	N 80°14'50" E	19°14'39"
C10	100.00'	33.59'	33.43'	S 80°14'47" W	19°14'46"
C11	15.00'	23.64'	21.27'	S 45°26'34" E	90°17'50"
C12	15.00'	23.49'	21.16'	S 44°33'26" W	89°42'40"
C13	279.50'	15.12'	15.11'	N 87°51'48" E	3°05'56"
C14	279.50'	70.48'	70.29'	N 79°05'23" E	14°26'53"
C15	279.50'	176.04'	173.14'	N 53°49'20" E	36°05'14"
C16	279.50'	177.11'	174.16'	S 17°37'32" W	36°18'23"
C17	230.00'	24.74'	24.73'	N 03°36'35" W	6°09'50"
C18	170.00'	18.29'	18.28'	S 03°36'35" E	6°09'50"
C19	230.00'	32.68'	32.66'	S 04°35'56" E	8°08'32"
C20	173.50'	23.34'	23.32'	N 03°57'02" W	7°42'25"
C21	75.00'	117.91'	106.14'	N 45°05'32" W	90°04'37"
C22	230.00'	34.59'	34.56'	S 04°21'42" E	8°36'59"
C23	170.00'	24.16'	24.14'	S 04°35'56" E	8°08'32"
C24	170.00'	15.76'	15.75'	S 02°07'39" W	5°18'38"
C25	230.00'	21.32'	21.31'	N 02°07'39" E	5°18'38"
C26	180.50'	228.06'	213.19'	N 35°40'08" E	72°23'37"
C27	180.50'	55.28'	55.06'	N 80°38'21" E	17°32'49"

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SHEET 2 OF 2