



ENT 103309:2020 PG 1 of 6
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Jul 20 11:55 am FEE 0.00 BY MA
RECORDED FOR LEHI CITY CORPORATION

4

**LEHI CITY
NOTICE OF APPROVAL OF BOUNDARY LINE ADJUSTMENT**

The undersigned owners of the parcels described on Exhibits A and B attached hereto, hereby request approval from Lehi City of a boundary line adjustment between said parcels pursuant to Section 11.380 of the Lehi City Development Code. The revised descriptions of said parcels are also set forth on the attached exhibits.

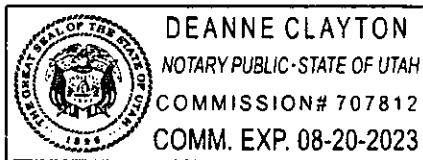
Dated this 1 day of JULY, 2020.

Ivan Ridge C. Strucce
James H. Lecker, Manager
Property Owner, Exhibit A

Property Owner, Exhibit A

State of Utah)
County of UTAH)

The foregoing instrument was acknowledged before me this 1st day of JULY, 2020
by JAMES SEABERG, who signed above.



Deanne Clayton
Notary Public

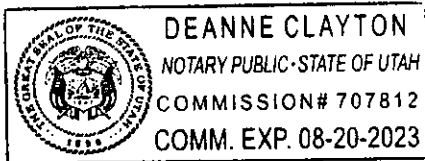
Dated this 1 day of JULY, 2020.

Iron Bridge C Store LLC
James Seaberg Manager
Property Owner, Exhibit B

Property Owner, Exhibit B

State of Utah)
)
County of UTAH)

The foregoing instrument was acknowledged before me this 1ST day of JULY, 2020
by JAMES SEABERG, who signed above.



Deanne Clayton
Notary

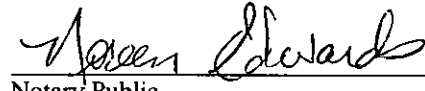
Approved this 13th day of July, 2020 by Lehi City Corporation



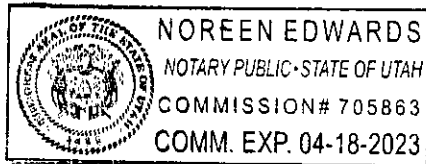
Planning Director

State of Utah)
County of Utah)

The foregoing instrument was acknowledged before me this 13 day of July, 2020
by Kim Struthers, who signed above.



Notary Public



ENT 103309:2020 PG 4 of 6

EXHIBIT A**Legal Description prior to adjustment:**

All of Lot 1, PLAT "A" IVORY RIDGE, according to the Official Plat thereof recorded October 11, 2006 as Entry No. 135313:2006 in the Office of the Utah County Recorder.

Contains: 0.84 acres

Legal Description after adjustment:

All of Lot 1 and a portion of Lot 2, PLAT "A" IVORY RIDGE, according to the Official Plat thereof recorded October 11, 2006 as Entry No. 135313:2006 in the Office of the Utah County Recorder, more particularly described as follows:

Beginning at a point on the Northerly line of Lot 2, PLAT "A" IVORY RIDGE, according to the Official Plat thereof recorded October 11, 2006 as Entry No. 135313:2006 in the Office of the Utah County Recorder, located North 1,374.25 feet and West 257.26 feet from the West 1/4 Corner of Section 33, Township 4 South, Range 1 East, Salt Lake Base and Meridian (Basis of Bearing: S0°05'38"E along the Section line between the West 1/4 Corner and the Southwest Corner of said Section 33); thence South 191.18 feet to the North line of Bull River Road; thence along said road the following six (6) courses: 1) N85°14'47"W 47.68 feet; 2) along the arc of a curve to the right with a radius of 322.00 feet a distance of 100.84 feet through a central angle of 17°56'39" Chord: N76°16'27"W 100.43 feet to a point of compound curvature; 3) along the arc of a curve to the right having a radius of 87.00 feet a distance of 61.20 feet through a central angle of 40°18'29" Chord: N47°08'51"W 59.95 feet; 4) N26°59'33"W 52.03 feet; 5) along the arc of a curve to the left having a radius of 148.00 feet a distance of 160.64 feet through a central angle of 62°11'28" Chord: N58°05'11"W 152.87 feet; 6) N89°10'51"W 48.06 feet; thence N00°04'56"W 9.05 feet; thence S87°54'17"E 390.74 feet to the point of beginning.

Contains: 40,215 square feet or 0.92 acres+/-

EXHIBIT B**Legal Description prior to adjustment:**

All of Lot 2, PLAT "A" IVORY RIDGE, according to the Official Plat thereof recorded October 11, 2006 as Entry No. 135313:2006 in the Office of the Utah County Recorder.

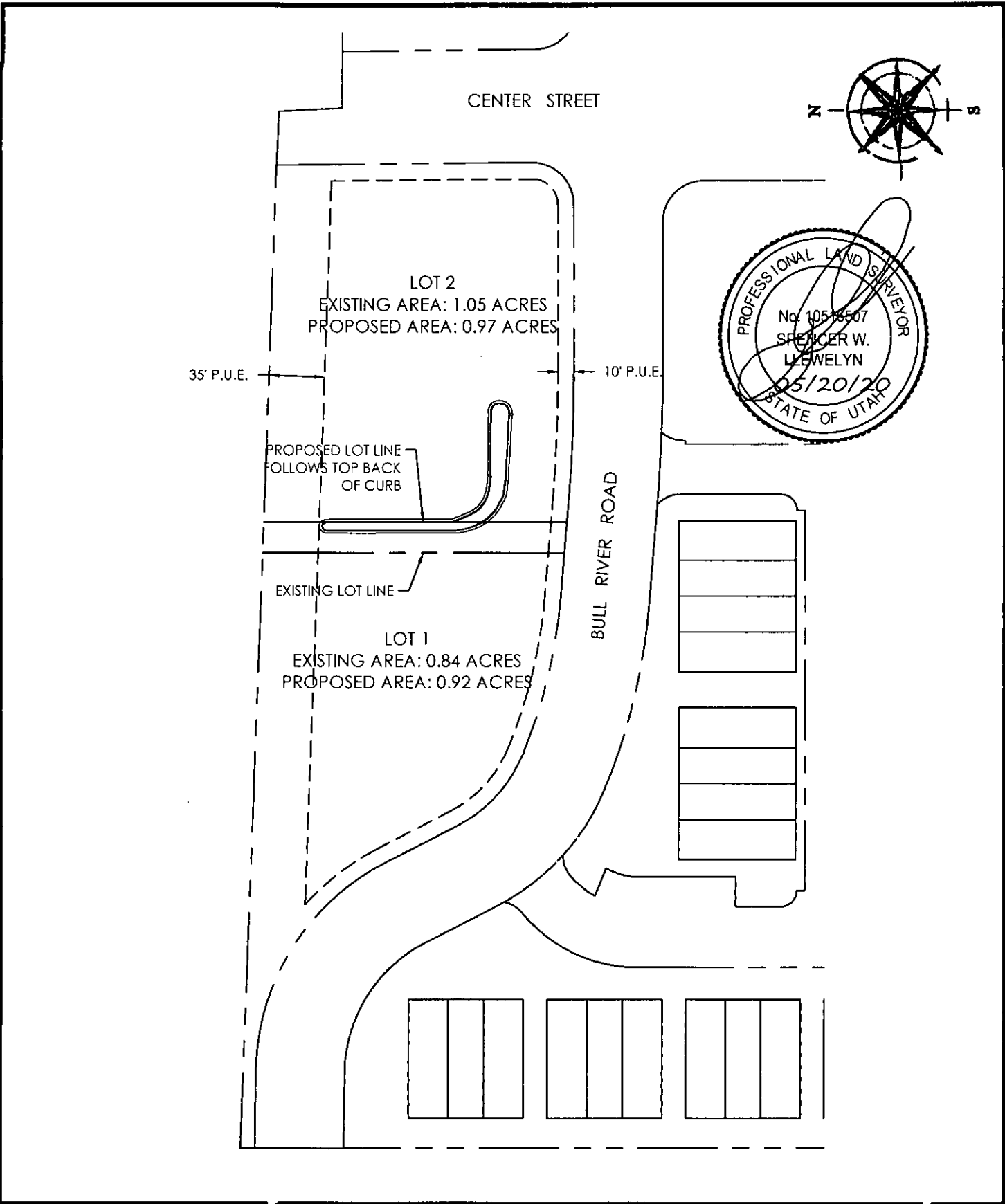
Contains: 1.05 acres

Legal Description after adjustment:

A portion of Lot 2, PLAT "A" IVORY RIDGE, according to the Official Plat thereof recorded October 11, 2006 as Entry No. 135313:2006 in the Office of the Utah County Recorder, more particularly described as follows:

Beginning at a point on the Northerly line of Lot 2, PLAT "A" IVORY RIDGE, according to the Official Plat thereof recorded October 11, 2006 as Entry No. 135313:2006 in the Office of the Utah County Recorder, located North 1,374.25 feet and West 257.26 feet from the West 1/4 Corner of Section 33, Township 4 South, Range 1 East, Salt Lake Base and Meridian (Basis of Bearing: S0°05'38"E along the Section line between the West 1/4 Corner and the Southwest Corner of said Section 33); thence S87°54'17"E along the Northerly line of said Lot 220.27 feet to the Westerly line of Center Street; thence S00°33'35"E along said street 161.20 feet; thence along the arc of a curve to the right with a radius of 26.00 feet a distance of 41.08 feet through a central angle of 90°31'39" Chord: S44°42'14"W 36.94 feet to the Northerly line of Bull River Road; thence along said street the following three (3) courses: 1) S89°58'04"W 102.19 feet; 2) along the arc of a curve to the right with a radius of 972.00 feet a distance of 81.19 feet through a central angle of 04°47'09" Chord: N87°38'22"W 81.16 feet; 3) N85°14'47"W 12.47 feet; thence North 191.18 feet to the point of beginning.

Contains: 42,042 square feet or 0.97 acres+/-



FOCUS[®]
 ENGINEERING AND SURVEYING, LLC
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 MIDVALE, UTAH 84047 PH: (801) 352-4075
 www.focusutah.com

IVORY RIDGE PLAT "A"

LOT LINE ADJUSTMENT

Date Created	5/20/2020
Scale	1"=80'
Drawn	SWL
Job	20-0220
Sheet	
1 OF 1	

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