

**SURVEYOR'S CERTIFICATE**

I, ROGER D. DUDLEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 147089, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

**BOUNDARY DESCRIPTION**

COMMENCING N 00°13'21" W along the Section Line 63.31 Feet and East 630.97 Feet From the Southwest corner of Section 10,

TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; THENCE AS FOLLOWS

BEARING	DISTANCE	REMARKS
S 69°40'24" E	188.00'	
EAST	4.48'	
N 00°45'00" E	534.48'	
S 89°15'00" E	107.53'	
S 78°19'17" E	57.04'	
East	674.78'	
N 83°11'13" E	56.40'	
East	99.92'	
S 00°01'30" E	530.60'	
West	720.10'	
S 04°43'24" W	658.08'	
Arc Length	54.39'	chord bears S 78°57'22" W 54.34', Radius: 356.00'
Arc Length	33.44'	chord bears N 68°34'44" W 31.18', Radius: 26.00'
Arc Length	167.79'	chord bears N 47°00'13" W 165.81', Radius: 314.87'
N 68°16'11" W	239.66'	
N 00°24'38" E	500.39'	to the point of beginning
		Area: 775.882 SF 17.81 Acres

**BASIS OF BEARING** = S 89°59'24" E along the Section Line  
DATE: Oct 6, 2003

**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 AND SUBJECT TO ANY CONDITIONS AND RESTRICTIONS STATED HEREON, HAVE CAUSED THE SAME TO BE SUBMITTED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS 10th DAY OF OCTOBER, A.D. 2003

Ivory Homes, LTD., By  
CLARK D. IVORY, MANAGING MEMBER OF VALUE, L.C., WHO IS GENERAL PARTNER OF IVORY HOMES, LTD.

Sandra Pace  
500 N 1100 EAST  
American Fork, Utah  
TRUSTEE

**BOARD OF HEALTH**

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

CITY-COUNTY HEALTH DEPARTMENT

**FIRE MARSHALL**

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

FIRE MARSHALL

**ACCEPTANCE OF LEGISLATIVE BODY**

THE City of Lehi, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC THIS 10th DAY OF September, A.D. 2003

MAYOR: [Signature]  
CITY ENGINEER: [Signature]  
CITY RECORDER: [Signature]

**PLANNING COMMISSION APPROVAL**

APPROVED THIS 10th DAY OF July, A.D. 2003 BY THE Lehi City PLANNING COMMISSION.

DIRECTOR: [Signature]  
SECRETARY: [Signature]  
CHAIRMAN, PLANNING COMMISSION: [Signature]

Sheet 1 of 2

PLAT "A"

**Hunter's Grove**

Located in the SE of the SW of Section 10, Township 5 South, Range 1 East Salt Lake Base and Meridian

RESIDENTIAL SUBDIVISION

LEHI, UTAH COUNTY, UTAH

SCALE: 1" = 50 FEET

PREPARED BY

**DUDLEY AND ASSOCIATES INC.**

**OCCUPANCY RESTRICTION NOTICE**

ORDINANCE NO. \_\_\_\_\_ OF \_\_\_\_\_, UTAH COUNTY, UTAH, RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN THIS SUBDIVISION. ACCORDINGLY, IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY \_\_\_\_\_

**PARTNERSHIP ACKNOWLEDGMENT**

STATE OF UTAH }  
COUNTY OF SALT LAKE } S.S.

ON THE 9th DAY OF October, A.D. 2003, PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, WHO AFTER BEING DULY SWORN, TESTIFIED TO ME THAT HE IS CLARK D. IVORY, WHO IS MANAGING MEMBER OF VALUE, L.C., WHO IS GENERAL PARTNER OF IVORY HOMES, LTD. AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN SET FORTH AND THAT HE EXECUTED THE SAME.

NOTARY PUBLIC (SEE SEAL BELOW)  
MY COMMISSION EXPIRES: 7/20/2007

**ACKNOWLEDGMENT (CORPORATE)**

STATE OF UTAH } S.S.  
COUNTY OF UTAH }

ON THE 10th DAY OF October, A.D. 2003, PERSONALLY APPEARED BEFORE ME, \_\_\_\_\_ AND \_\_\_\_\_, WHO BEING BY ME DULY SWORN, DID SAY EACH FOR HIMSELF, THAT HE, THE SAID \_\_\_\_\_, IS THE PRESIDENT AND HE THE SAID \_\_\_\_\_, IS THE SECRETARY OF SAID \_\_\_\_\_ CORPORATION, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND SAID \_\_\_\_\_ AND \_\_\_\_\_ EACH DULY ACKNOWLEDGE TO ME THAT SAID CORPORATION EXECUTED THE SAME AND THAT THE SEAL AFFIXED IS THE SEAL OF SAID CORPORATION.

NOTARY PUBLIC  
RESIDING AT \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

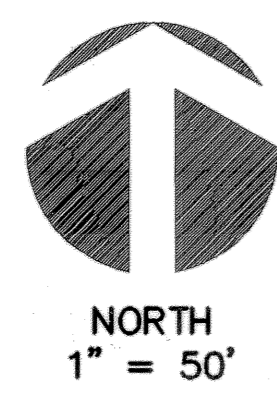
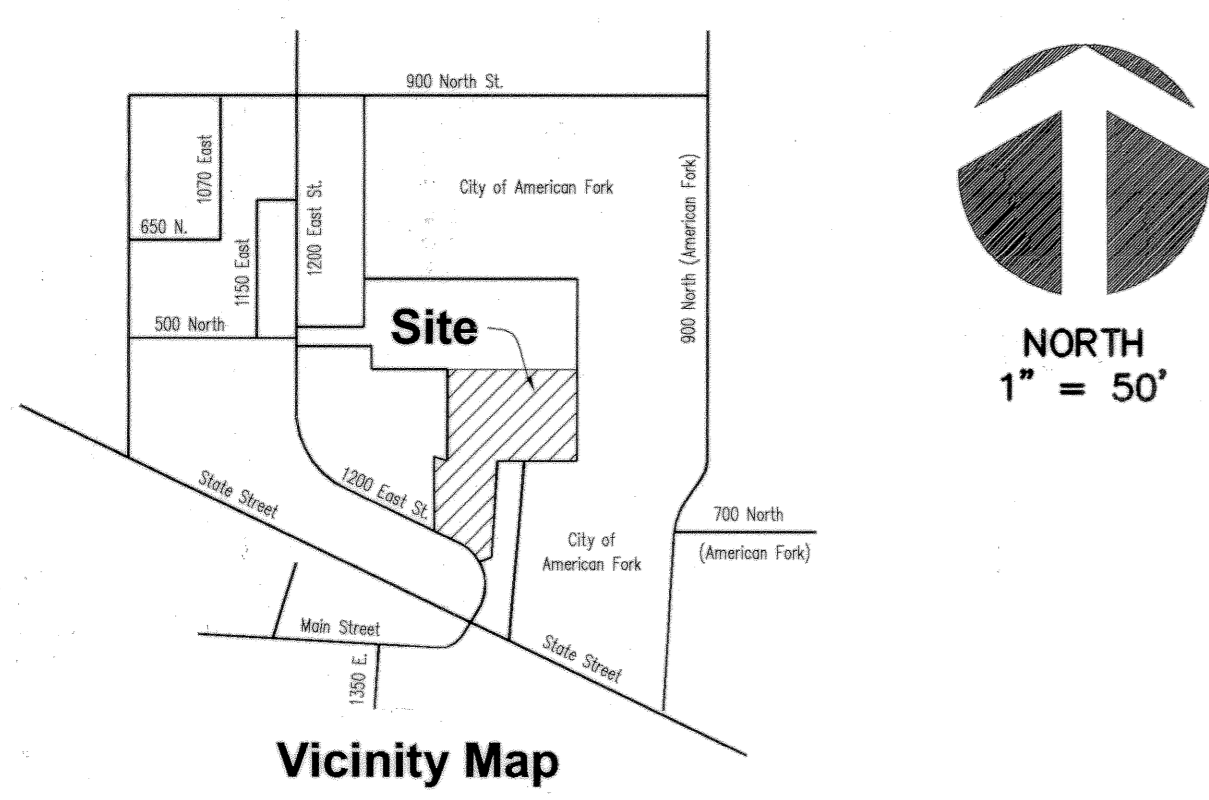
REGISTERED LAND SURVEYOR  
No. 147089  
Roger D. Dudley  
STATE OF UTAH

NOTARY PUBLIC (SEE SEAL BELOW)  
NOTARY PUBLIC FOR THE STATE OF UTAH  
COUNTY OF UTAH  
COMMISSION EXPIRES: \_\_\_\_\_

CITY-COUNTY ENGINEER SEAL  
LEHI CITY ENGINEER

CLERK-RECORDER SEAL

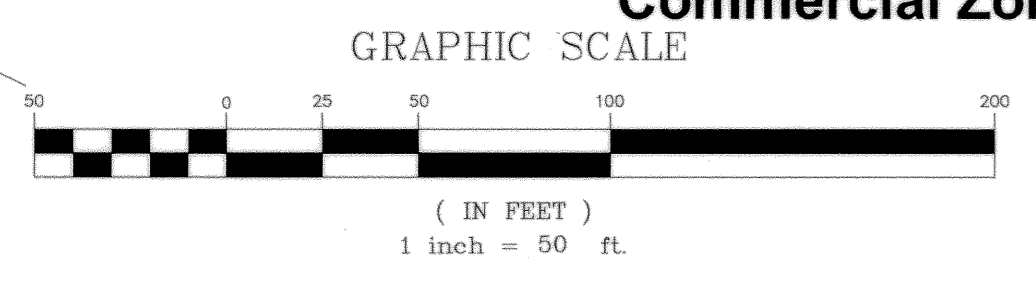




**Mark Dee Robbins  
Julie R. Sutherland  
Commercial Zone**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	472.00'	38.11'	19.07'	38.10'	N 03°03'48" E	4°37'36"
C3	328.00'	37.37'	18.69'	37.36'	N 02°46'39" E	4°03'18"
C4	20.00'	31.15'	19.74'	28.10'	N 45°22'30" E	89°15'00"
C5	20.00'	31.42'	20.00'	28.28'	N 45°00'00" W	90°00'00"
C6	972.00'	29.62'	14.81'	29.62'	N 00°52'23" E	1°44'46"
C7	1000.00'	30.47'	15.24'	30.47'	N 00°52'23" E	1°44'46"
C8	1028.00'	31.33'	15.66'	31.33'	N 00°52'23" E	1°44'46"
C9	20.00'	31.42'	20.00'	28.28'	N 45°00'00" E	90°00'00"
C10	20.00'	31.42'	20.00'	28.28'	N 45°00'00" W	90°00'00"
C11	20.00'	31.42'	20.00'	28.28'	N 45°00'00" E	90°00'00"
C12	50.00'	21.39'	10.86'	21.22'	N 77°44'47" W	24°30'26"
C13	61.00'	7.96'	3.98'	7.95'	N 69°13'50" W	7°28'31"
C14	61.00'	63.61'	35.04'	60.77'	N 77°09'27" E	59°44'55"
C15	61.00'	61.19'	33.45'	58.66'	N 18°32'47" E	57°28'24"
C16	61.00'	15.24'	7.66'	15.20'	N 17°20'55" W	14°19'01"
C17	20.00'	31.42'	20.00'	28.28'	N 45°00'00" E	90°00'00"
C18	20.00'	31.68'	20.26'	28.47'	N 44°37'30" W	90°45'00"
C19	20.00'	31.42'	20.00'	28.28'	N 45°00'00" W	90°00'00"
C20	20.00'	31.42'	20.00'	28.28'	N 45°00'00" E	90°00'00"
C21	20.00'	31.42'	20.00'	28.28'	N 45°00'00" W	90°00'00"
C22	20.00'	31.42'	20.00'	28.28'	N 45°00'00" E	90°00'00"
C23	50.00'	21.39'	10.86'	21.22'	N 12°15'13" W	24°30'26"
C24	20.00'	31.42'	20.00'	28.28'	N 72°43'49" E	90°00'00"
C25	472.00'	184.15'	93.26'	182.98'	N 16°33'12" E	22°21'13"
C26	500.00'	235.43'	119.95'	233.28'	N 14°14'25" E	26°58'49"
C27	528.00'	211.27'	107.06'	209.96'	N 16°18'03" E	22°55'31"
C28	20.00'	31.42'	20.00'	28.28'	N 17°16'11" W	90°00'00"

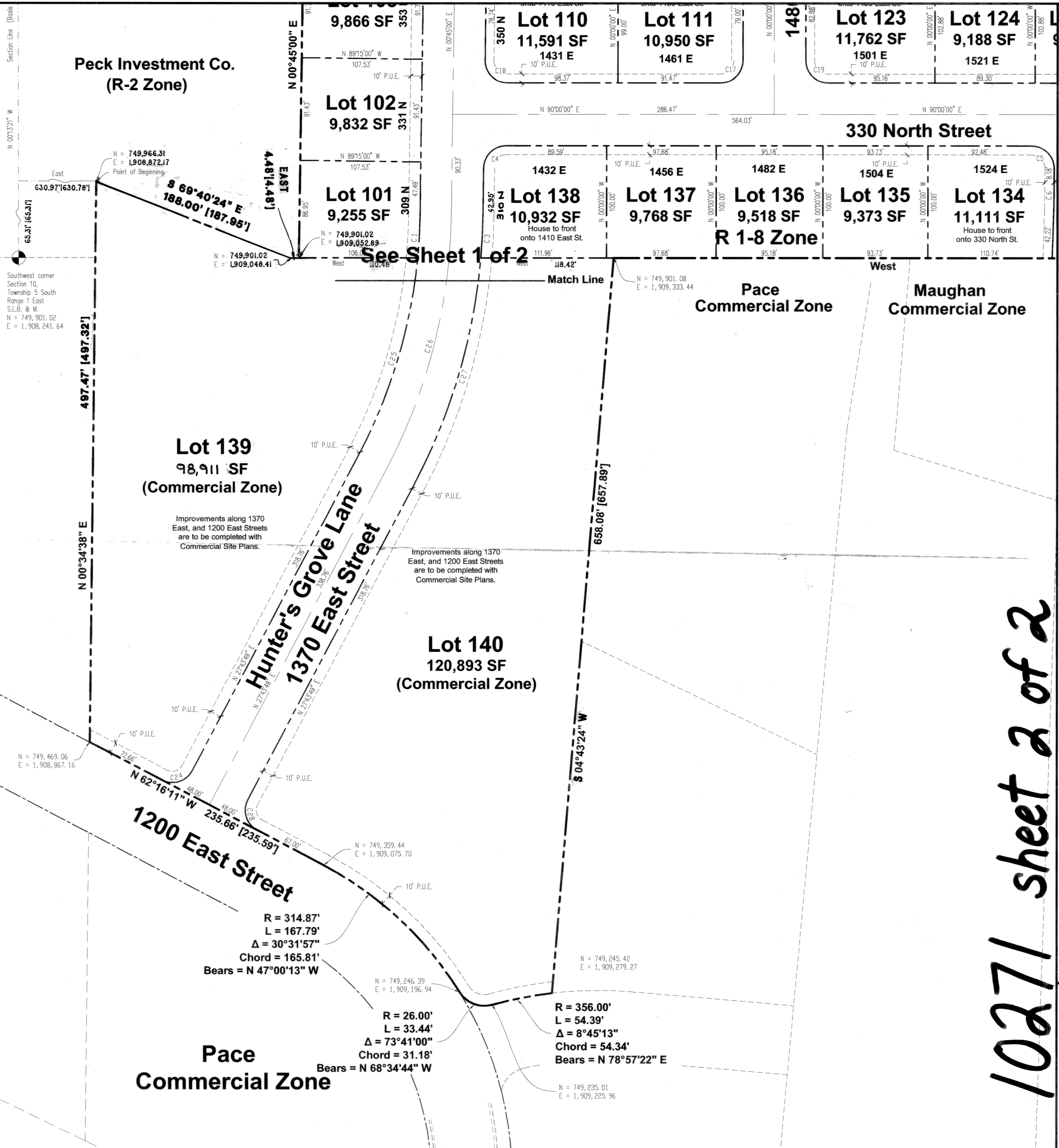
**Mark Dee Robbins  
Julie R. Sutherland  
Commercial Zone**



**Notes:**  
This area is subject to the everyday sounds, odors, site, equipment, and all other aspects associated with an Agricultural lifestyle. Future residents should also recognize the risks inherent with livestock.  
Plat "A" Storm water will be done in piping in lieu of detention.

**Tabulations:**  
Total Area = 17.81 Acres  
Dedicated Roads = 5.79 Acres  
Area in Lots = 12.02 Lots  
# of Lots = 40  
No Open Space Shown  
Plat "A" Lies within a R1-8 Zone and Commercial Zone.

**Peck Investment Co.  
(R-2 Zone)**



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**BOUNDARY DESCRIPTION**  
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TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; THENCE AS FOLLOWS

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IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 9th DAY OF Oct. PUBLIC A.D. 2003

**IVORY HOMES, LTD., BY,** *Sandra Pace Joyce Parrish*  
**CLARK D. IVORY, MANAGING MEMBER OF VALUE, L.L.C. WHO IS GENERAL PARTNER OF IVORY HOMES, LTD.** *Clark D. Ivory*

**BOARD OF HEALTH**  
APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:  
CITY-COUNTY HEALTH DEPARTMENT

**FIRE MARSHALL**  
APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:  
FIRE MARSHALL

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See signature below  
MAYOR: *Paul*  
APPROVED: *Paul* ATTEST: *Constance Johnson*  
CITY ENGINEER: *Steph Hallock* CITY RECORDER: *John Adams*  
CITY CLERK: *John Adams*

**PLANNING COMMISSION APPROVAL**  
APPROVED THIS 10th DAY OF July, A.D. 2003 BY THE Lehi City PLANNING COMMISSION.  
DIRECTOR: *Constance Johnson* SECRETARY: *John Adams*

Sheet 2 of 2

**PLAT "A"**  
No. 103651-2003  
REGISTERED LAND SURVEYOR  
UTAH COUNTY RECORDER  
2003 Nov 19 11:31 AM FEE \$0.00 BY SS  
RECORDED FOR LEHI CITY

**Hunter's Grove**  
Located in the SE of the SW of Section 10,  
Township 5 South, Range 1 East  
Salt Lake Base and Meridian

**RESIDENTIAL SUBDIVISION**  
LEHI, UTAH COUNTY, UTAH  
SCALE: 1" = 50 FEET

10271 sheet 2 of 2

PREPARED BY  
  
DUDLEY AND ASSOCIATES INC.

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*Clark D. Ivory*  
MY COMMISSION EXPIRES: 7/20/2007

**ACKNOWLEDGEMENT (CORPORATE)**  
STATE OF UTAH } S.S.  
COUNTY OF UTAH }  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, \_\_\_\_\_ AND \_\_\_\_\_, WHO BEING BY ME DULY SWORN, DID SAY EACH FOR HIMSELF, THAT HE, THE SAID \_\_\_\_\_ IS THE PRESIDENT AND HE, THE SAID \_\_\_\_\_ IS THE SECRETARY OF \_\_\_\_\_ CORPORATION, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND SAID \_\_\_\_\_ AND \_\_\_\_\_ EACH DULY ACKNOWLEDGE TO ME THAT SAID CORPORATION EXECUTED THE SAME AND THAT THE SEAL AFFIXED IS THE SEAL OF SAID CORPORATION.

NOTARY PUBLIC  
RESIDING AT \_\_\_\_\_

CORPORATE SEAL  
  
  
  
  
  
LEHI CITY ENGINEER  
UTAH COUNTY RECORDER  
CITY-COUNTY ENGINEER  
CLERK-RECORDER

SEC 10, T5S, R1E, T0 1010