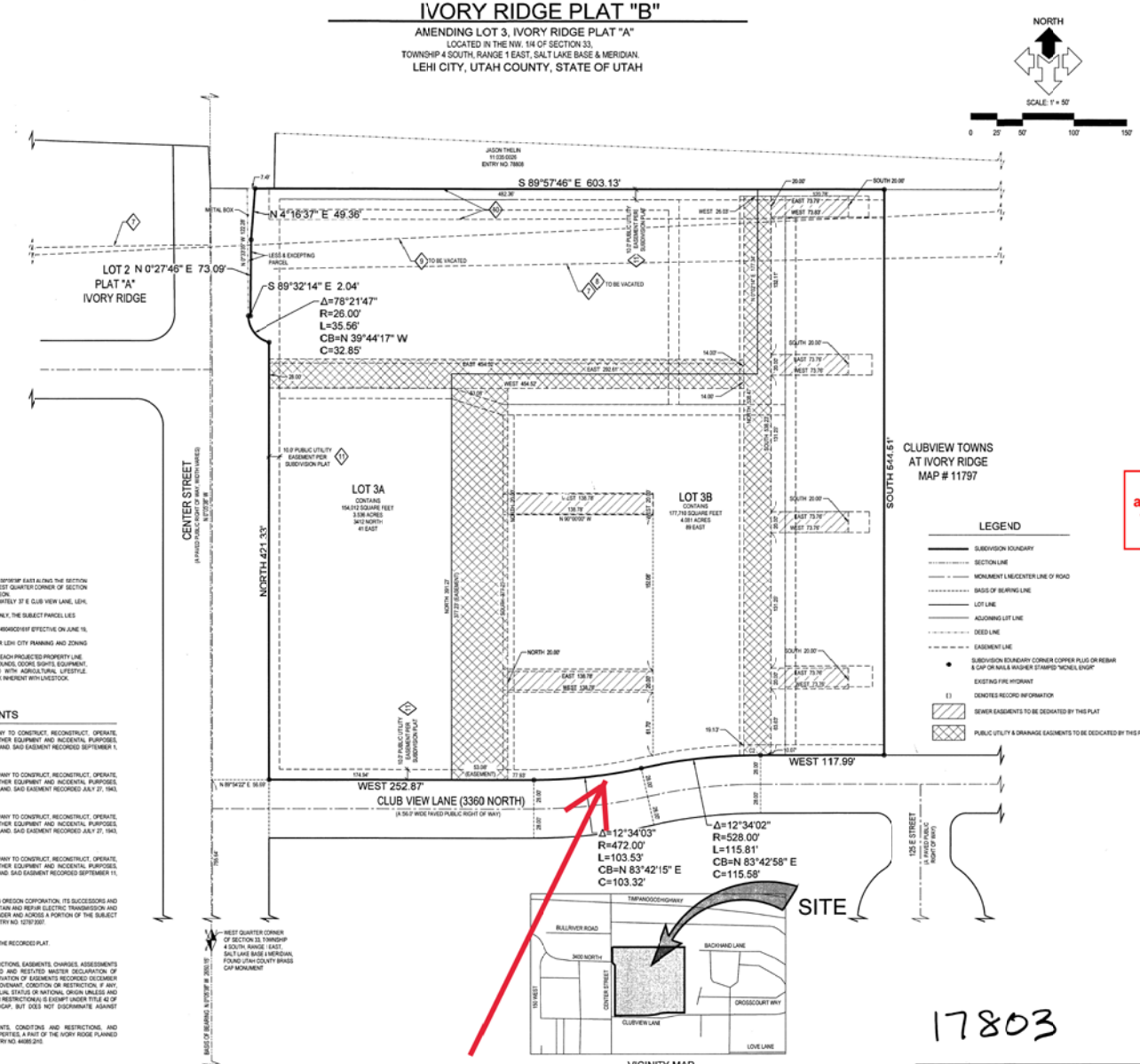
IVORY RIDGE PLAT "B"

AMENDING LOT 3, IVORY RIDGE PLAT "A"
LOCATED IN THE NW. 1/4 OF SECTION 33,
TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN.
LEHI CITY, UTAH COUNTY, STATE OF UTAH



LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- MONUMENT LINE/CENTER LINE OF ROAD
- BASIS OF BEARING LINE
- LOT LINE
- ADJOINING LOT LINE
- DEED LINE
- EASEMENT LINE
- SUBDIVISION BOUNDARY CORNER COPPER PLUG OR REBAR & CAP OR NAIL& WASHER STAMPED "MCNEIL ENGR"
- EXISTING FIRE HYDRANT
- ( ) DENOTES RECORD INFORMATION
- SEWER EASEMENTS TO BE DEDICATED BY THIS PLAT
- PUBLIC UTILITY & DRAINAGE EASEMENTS TO BE DEDICATED BY THIS PLAT

GENERAL NOTES:
1. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 00°00'00" EAST ALONG THE SECTION LINE BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 1 EAST, AS SHOWN HEREON.
2. THE SUBJECT PROPERTY IS LOCATED AT APPROXIMATELY 37 E CLUB VIEW LANE, LEHI, UTAH
3. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PARCEL LIES WITH FLOOD ZONE
X, AREA OF MINIMAL FLOOD HAZARD, PER MAP NUMBER 49049C0165F EFFECTIVE ON JUNE 19, 2020.
4. SUBJECT PARCEL IS LOCATED WITHIN ZONE PC PER LEHI CITY PLANNING AND ZONING MAP.
5. BRASS PINS TO BE PLACED AT TOP BACK OF CURB AT EACH PROJECTED PROPERTY LINE.
6.THIS AREA IS SUBJECT TO THE NORMAL, EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISK INHERENT WITH LIVESTOCK.

EASEMENTS

1. EASEMENT IN FAVOR OF TELLURIDE POWER COMPANY TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND OTHER EQUIPMENT AND INCIDENTAL PURPOSES, OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT LAND. SAID EASEMENT RECORDED SEPTEMBER 1, 1908, AS ENTRY NO. 4914, IN BOOK 113, AT PAGE 246.
SURVEY FINDINGS: SUBJECT TO, NOTHING TO PLOT

2. EASEMENT IN FAVOR OF UTAH POWER AND LIGHT COMPANY TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND OTHER EQUIPMENT AND INCIDENTAL PURPOSES, OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT LAND. SAID EASEMENT RECORDED JULY 27, 1943, AS ENTRY NO. 7865, IN BOOK 377, AT PAGE 548.
SURVEY FINDINGS: S-HOWN HEREON

3. EASEMENT IN FAVOR OF UTAH POWER AND LIGHT COMPANY TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND OTHER EQUIPMENT AND INCIDENTAL PURPOSES, OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT LAND. SAID EASEMENT RECORDED JULY 27, 1943, AS ENTRY NO. 7866, IN BOOK 377, AT PAGE 549.
SURVEY FINDINGS: THOWN HEREON

4. EASEMENT IN FAVOR OF UTAH POWER AND LIGHT COMPANY TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND OTHER EQUIPMENT AND INCIDENTAL PURPOSES, OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT LAND. SAID EASEMENT RECORDED SEPTEMBER 11, 1996, AS ENTRY NO. 36278, IN BOOK 2338, AT PAGE 524.
SURVEY FIN.T.-AGE: SHOWN HEREON

5. RIGHT OF WAY EASEMENT IN FAVOR OF PACIFICORP, AN OREGON COPRORATION, ITS SUCCESSORS AND ASSIGNS TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND OTHER EQUIPMENT AND INCIDENTAL PURPOSES, OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT LAND. SAID EASEMENT RECORDED JANUARY 29, 2007, AS ENTRY NO. 12797:2007.
SURVEY FINDINGS: SHOWN HEREON

6. EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON THE RECORDED PLAT.
SURVEY FINDINGS: SHOWN HEREON

7. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED FOR IN THAT CERTAIN AMENDED AND RESTATED MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AND RESERVATION OF EASEMENTS RECORDED DECEMBER 14, 2009 AS ENTRY NO. 157780:2009, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION(A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS.

AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AND RESERVATION OF EASEMENTS FOR THE IVORY RIDGE PROPERTIES, A PART OF THE IVORY RIDGE PLANNED MIXED USE DEVELOPMENT, RECORDED MAY 28, 2010 AS ENTRY NO. 44085:2010.
SURVEY FINDINGS: SUBJECT TO, NOTHING TO PLOT

PREPARED BY:
McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

SURVEYOR'S CERTIFICATE

I, DAVID B DRAPER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 6861599, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT I HAVE SUBDIVIDED SAID TRACTS OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AS SHOWN HEREON, THAT THE SAME HAVE BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THE SUBDIVISION PLAT, AND THAT THIS SUBDIVISION PLAT IS TRUE AND CORRECT.

SUBDIVISION DESCRIPTION

A PORTION OF LOT 3, IVORY RIDGE PLAT A ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO. 139313:2006, MAP NO. 11918, SAID PORTION OF LOT 3 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3, SAID POINT BEING AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF CENTER STREET AND THE NORTHERLY RIGHT OF WAY ENE OF CLUB VIEW LANE, SAID POINT BEING NORTH 0°00'00" WEST ALONG THE SECTION LINE 750.64 FEET AND NORTH 89°34'22" EAST 56.00 FEET FROM THE WEST QUARTER CORNER OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING FIVE COURSES: 1) NORTH 421.33 FEET TO A POINT ON THE ARC OF A 26.00 FOOT NON-TANGENT RADIUS CURVE TO THE RIGHT, 2) NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 78°21'47" A DISTANCE OF 35.56 FEET CHORD BEARS NORTH 39°44'17" WEST 32.85 FEET, 3) SOUTH 89°32'14" EAST 2.04 FEET, 4) NORTH 0°27'46" EAST 73.09 FEET, 5) NORTH 4°16'37" EAST 49.36'FEET TO A POINT ON THE NORTH LINE OF SAID LOT 3; THENCE SOUTH 89°57'46" EAST ALONG SAID NORTH LINE 603.13 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 3 A DISTANCE OF 644.51 FEET TO THE SOUTHEAST CORNER THEREOF AND A POINT 3N SAID NORTHERLY RIGHT OF WAY LINE; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING FOUR COURSES: 1) WEST 117.99 FEET TO A POINT OF CURVATURE, 2) SOUTHWESTERLY ALONG THE ARC OF A 528.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 12°34'02" A DISTANCE OF 115.81 FEET, CHORD BEARS SOUTH 83°42'58" WEST 115.58 FEET, TO A POINT OF REVERSE CURVATURE, 3) SOUTHWESTERLY ALONG THE ARC OF A 472.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 12°34'03" A DISTANCE OF 103.53 FEET, CHORD BEARS SOUTH 83°42'15" WEST 103.32 FEET, 4) WEST 252.87 FEET TO THE POINT OF BEGINNING.

CONTAINS: 331,722 SQ. FT. OR 7.615 AC. ± LOTS

David B Draper
DAVID B. DRAPER (SEE SEAL BELOW)
LICENSE NO. 6861599

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 HEREOF WE HAVE HEREUNTO SET HANDS THIS 28th DAY OF June A.D. 20 21

SUNBORN, LLC
BY: JAMES G. SEABERG
ITS: MANAGER

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

ACKNOWLEDGEMENT

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

ON THE 28th DAY OF JUNE A.D. 20 21 PERSONALLY APPEARED BEFORE ME, THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

707812
NUMBER

Deanne Clayton
NOTARY PUBLIC (SIGNATURE)
DEANNE CLAYTON
PRINTED NAME
8/20/2023
MY COMMISSION EXPIRES

A notary public commissioned in Utah

PLANNING COMMISSION APPROVAL

APPROVED THIS 25th DAY OF May A.D. 2021 BY THE PLANNING COMMISSION.

DIRECTOR-SECRETARY
CHAIR, PLANNING COMMISSION

ACCEPTANCE OF LEGISLATIVE BODY

THE CITY OF LEHI, COUNTY OF UTAH, APPROVED THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATE HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENT AND OTHER PARCEL OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC THIS 25th DAY OF May A.D. 2021

MAYOR:

APPROVED
CITY ENGINEER (SEE SEAL BELOW)
ATTEST
CITY RECORDER (SEE SEAL BELOW)

17803

TABULATIONS

NUMBER OF LOTS:	TWO (2)
AREA OF SUBDIVISION:	331,722 SQ. FT. OR 7.615 AC.
LOT LEQUIREMENT:	N/A
OPEN SPACE AREA:	N/A
UNITS PER ACRE:	N/A

DEVELOPER INFORMATION
IDD DEVELOPMENT, LLC
3401 N CENTER ST# EXT # 300
LEHI, UTAH, 82043
801-622-8376

SURVEYOR'S SEAL
DAVID B. DRAPER
6861599
06/23/21
STATE OF UTAH

CITY-COUNTY ENGINEER SEAL
7/1/21

CLERK RECORDER SEAL

CLERK RECORDER SEAL
ENT 126675:2021 Fee $ 17803
ANDREA ALLEN
UTAH COUNTY, RECORDER
2021 Jul 21 01:01 pm FEE 54.00 BY LT
RECORDED FOR LEHI CITY CORPO

SEC. 33 T4S R1E SLB&M
TU010 05

PLAT "B"
IVORY RIDGE SUBDIVISION
AMENDING LOT 3, IVORY RIDGE SUBDIVISION PLAT "A"
LOCATED IN THE NW. 1/4 OF SECTION 33,
TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN.
LEHI CITY, UTAH COUNTY, UTAH

SCALE: 1" = 50 FEET SHEET 1 OF 1