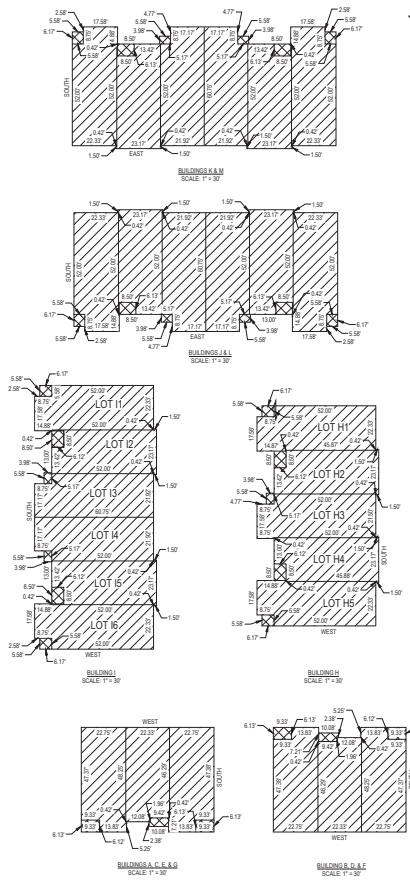
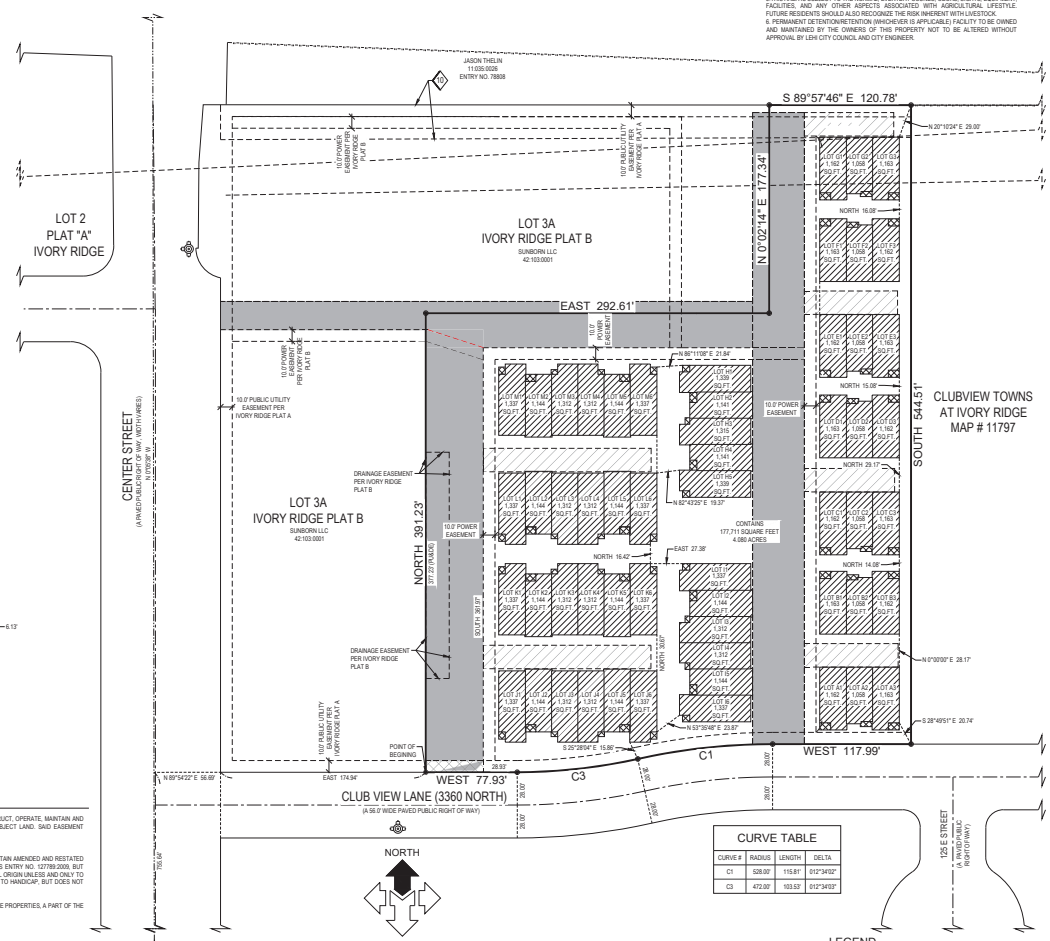
IVORY RIDGE PLAT C

AMENDING LOT 3B IVORY RIDGE PLAT B
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

GENERAL NOTES:
1. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 00°05'38" 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 49049C0161F EFFECTIVE ON JUNE 19, 2020.
4. SUBJECT PARCEL IS LOCATED WITHIN ZONE PC PER LEHI CITY PLANNING AND ZONING MAP
5.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.
6. PERMANENT DETENTION/RETENTION (WHICHEVER IS APPLICABLE) FACILITY TO BE OWNED AND MAINTAINED BY THE OWNERS OF THIS PROPERTY NOT TO BE ALTERED WITHOUT APPROVAL BY LEHI CITY COUNCIL AND CITY ENGINEER.





CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	528.00'	115.81'	012°34'02"
C3	472.00'	103.53'	012°34'03"

EASEMENTS

1. RIGHT OF WAY EASEMENT IN FAVOR OF PACIFICORP, AN OREGON CORPORATION, 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 26, 2007, AS ENTRY NO. 12787:2007
SURVEY FINDINGS: SHOWN HEREON

2. 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. 123788:2009, 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

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.

PREPARED BY:
McNEIL ENGINEERING™
Economical Sustainable Designs, Professionals You Know and Trust
[redacted]
CIVIL Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDD

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

ALL OF LOT 3B, IVORY RIDGE PLAT A, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO. 126875:2021, MAP NO. 17803, SAID LOT 3B BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF CLUB VIEW LANE AND THE SOUTHWEST CORNER OF SAID LOT 3B, SAID POINT BEING NORTH 0°05'38" WEST ALONG THE SECTION LINE 755.64 FEET AND NORTH 89°54'22" EAST 56.59 FEET AND EAST 174.94 FEET FROM THE WEST QUARTER CORNER OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE NORTH 391.23 FEET; THENCE EAST 292.61 FEET; THENCE NORTH 0°02'14" EAST 177.34 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 3; THENCE SOUTH 89°57'46" EAST ALONG SAID NORTH LINE 120.78 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 3 A DISTANCE OF 544.51 FEET TO THE SOUTHEAST CORNER THEREOF AND A POINT ON 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°42'57" WEST 103.32 FEET, 4) WEST 77.93 FEET TO THE POINT OF BEGINNING.

CONTAINS: 177,711 SQ. FT. OR 4.080 ACRES (58 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 _____ DAY OF _____, A.D. 20____.

SUNDOBORN, LLC

BY: JAMES G. SEABERG
ITS: MANAGER

ACKNOWLEDGEMENT

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

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

NUMBER

NOTARY PUBLIC (SIGNATURE) PRINTED NAME MY COMMISSION EXPIRES

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____ 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 _____ DAY OF _____ A.D. 20 _____.

MAYOR: _____

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

LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- MONUMENT LINE/CENTER LINE OF ROAD
- BASIS OF BEARING LINE
- LOT LINE
- ADJOINING LOT LINE
- DEED LINE
- EASEMENT LINE
- LIMITED COMMON AREA
- COMMON AREA
- PRIVATE OWNERSHIP
- SUBDIVISION BOUNDARY CORNER, COPPER PLUG OR REBAR & CAP OR NAIL & WASHER STAMPED "MCNEIL ENGR"
- EXISTING FIRE HYDRANT
- ( ) DENOTES RECORD INFORMATION
- SEWER EASEMENTS PER IVORY RIDGE PLAT B
- PUBLIC UTILITY & DRAINAGE EASEMENTS PER IVORY RIDGE PLAT B

TABULATIONS

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

DEVELOPER INFORMATION

ICO DEVELOPMENT, LLC
3401 N CENTER STREET # 300
LEHI, UTAH, 82043
801-822-8370

SURVEYOR'S SEAL

David B Draper
3-24-22

CITY-COUNTY ENGINEER SEAL | CLERK RECORDER SEAL | CLERK RECORDER SEAL

PLAT "C"
IVORY RIDGE SUBDIVISION
AMENDING LOT 3B IVORY RIDGE PLAT B
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