

AFTER RECORDING, PLEASE RETURN TO:

Lehi City Corporation
153 North 100 East
Lehi, UT 84043
Attn: City Attorney



ENT 49621:2012 PG 1 of 5
JEFFERY SMITH
UTAH COUNTY RECORDER
2012 Jun 14 2:24 pm FEE 0.00 BY SW
RECORDED FOR LEHI CITY CORPORATION

NOTICE OF ADOPTION AND BINDING EFFECT
OF
TRAVERSE MOUNTAIN AREA PLAN

The City Council of the City of Lehi adopted Ordinance No. 35-2011 on January 24, 2012, which replaced the previous Traverse Mountain (Fox Ridge) Area Plan (See Ordinance attached to this notice as Exhibit A). The new Area Plan identifies the various development types and residential densities proposed throughout Traverse Mountain. Actual units and density vary by Planning District as described in the new Area Plan, but the total number of dwelling units will not exceed 5,812 dwelling units, which includes 1,900 existing/platted units. The specific number of dwelling units per Planning District can be found in the new Traverse Mountain Area Plan, a copy of which is on file and available for review with the Lehi City Planning Department.

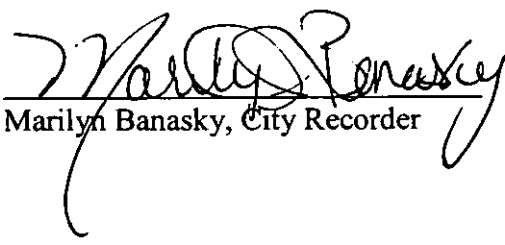
The real property which is subject to the Traverse Mountain Area Plan is described in Exhibit B attached hereto. Owners of any of the real property which is subject to the Traverse Mountain Area Plan are encouraged to review the Plan because any and all development activity within the boundaries of the Traverse Mountain Area Plan must be in compliance with the Area Plan, in addition to a developer receiving all necessary permits, inspections, and approvals from Lehi City.

CITY OF LEHI

By: 

Printed Name: Bert Wilson

Its: Mayor

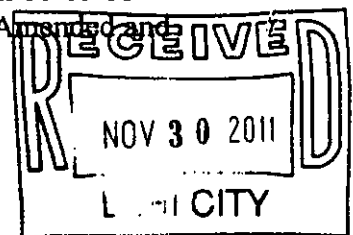
Attest: 
Marilyn Banasky, City Recorder



TRAVERSE MOUNTAIN AREA PLAN OVERALL DESCRIPTION

November 23, 2011

Beginning at a point which is East 1318.84 feet and South 807.71 feet from the Northwest corner of Section 32, Township 4 South, Range 1 East, Salt Lake Base and Meridian; thence North 87°42'00" West 882.87 feet to a point of curvature; thence along the arc of a 5819.55 foot radius curve to the left 398.82 feet through a central angle of 03°55'35", the chord of which bears North 89°39'48" West 398.74 feet to a point on the Easterly right of way of Morning Glory Road; thence along said right of way the following three (3) calls: (1) South 0°09'00" West 7.13 feet to a point of curvature; (2) thence along the arc of a 26.00 foot radius curve to the left 41.57 feet through a central angle of 91°36'17", the chord of which bears South 45°39'13" East 19.60 feet; (3) thence South 1°27'26" East 19.60 feet to a point on the northerly right of way line of SR 92; thence along said right of way and also along the arc of a 5841.38 foot radius curve to the left 160.89 feet through a central angle of 00°58'51", the chord of which bears South 87°54'05" West 160.88 feet; thence leaving said right of way to a point on the westerly right of way of Morning Glory Road; thence along said right of way the following three (3) calls: (1) North 03°3'13" West 19.15 feet to a point of curvature; (2) thence along the arc of a 26.00 foot radius curve to the left 39.39 feet through a central angle of 86°48'03", the chord of which bears North 43°32'54" East 35.73 feet; (3) thence North 00°09'00" East 9.50 feet to a point of curvature; thence along the arc of a 5830.00 foot radius curve to the left 735.35 feet through a central angle of 07°13'37", the chord of which bears South 83°40'53" West 734.86 feet; thence South 09°55'55" East 51.87 feet to a point on the northerly right of way line of SR 92; thence along said right of way the following four (4) calls: (1) thence along the arc of a 5841.38 foot radius curve to the left 41.09 feet through a central angle of 00°24'11", the chord of which bears South 80°01'12" West 41.09 feet; (2) thence South 79°43'26" West 752.25 feet to a point of curvature; (3) thence along the arc of a 5646.95 foot radius curve to the right 777.28 feet through a central angle of 07°53'12", the chord of which bears South 83°40'37" West 776.67 feet; (4) thence South 87°36'38" West 2052.75 feet; thence leaving said right of way North 41°37'36" West 1115.22 feet along the easterly line of the Light Rail Corridor right of way; thence along said right of way the following nine (9) calls: (1) thence North 46°15'16" West 204.62 feet; (2) thence North 48°31'00" West 2116.69 feet to a point of curvature; (3) thence along the arc of a 2742.42 foot radius curve to the right 1214.82 feet through a central angle of 25°22'50", the chord of which bears North 28°41'09" West 1204.91 feet; (4) thence North 23°08'10" West 433.22 feet; (5) thence North 27°16'01" West 243.57; (6) thence North 29°56'45" West 451.27 feet to a point of curvature; (7) thence along the arc of a 1259.22 foot radius curve to the right 362.53 feet through a central angle of 16°29'44", the chord of which bears North 23°48'19" West 361.28 feet; (8) thence North 13°27'01" West 1753.90 feet to a point of curvature; (9) along the arc of a 476.03 foot radius curve to the left 132.64 feet through a central angle of 15°57'53", the chord of which bears North 21°25'58" West 132.21 feet; thence leaving said right of way South 89°45'05" East 962.65 feet to the westerly line of Winter Haven Subdivision Phase 1 Amended on file with the Utah County Recorder's Office; thence North 00°05'33" West along the westerly line of said Winter Haven Subdivision Phase 1 Amended and



Winter Haven Phase 2 2247.25 feet; thence North 61°44'01" East 13.57 feet; thence North 00°30'22" East along said line 929.45 feet; thence North 00°19'26" East along said line 1884.51 feet; thence North 85°56'42" East 779.73 feet to the westerly line of the Utah Power and Light parcel as recorded in Warranty Deed Entry No. 42465, Book 1690 and Page 759 on file with the Utah County Recorders Office; thence South 05°28'00" East along said westerly line 50.70 feet; thence North 84°32'00" East along the southerly line of said parcel 100.00 feet; thence North 05°28'00" West along the easterly line of said parcel 51.76 feet; thence North 83°55'26" East 15.09 feet; thence North 53°01'27" East 592.37 feet; thence North 37°42'18" East 2130.78 feet; thence North 54°46'19" East 1109.17 feet; thence North 27°48'45" East 125.21 feet; thence North 33°31'25" East 20.03 feet; thence North 89°56'30" East 2914.07 feet to the West Quarter corner of Section 17, Township 4 South, Range 1 East, Salt Lake Base and Meridian, a found Utah County Brass Cap; thence South 00°04'00" East along the Section line 2638.00, according to field survey information, to the Southwest corner of said Section 17; thence South 89°58'00" East along the Section line 3481.86 through the South Quarter corner of said Section 17, a found Utah County Brass Cap, to a point; thence South 30°43'27" West 1601.80 feet; thence South 12°36'57" West 1532.29 feet; thence South 32°15'47" West 816.57 feet; thence South 34°59'54" West 490.30 feet; thence South 03°01'38" West 836.44 feet; thence South 09°45'13" East 749.75 feet; thence South 32°26'27" East 880.20 feet; thence South 25°01'34" East 455.66 feet; thence South 00°23'31" West 2660.80 feet; thence North 89°48'43" East 1891.43 feet; thence South 00°05'59" East 2268.04 feet; thence North 87°46'07" West 1910.08 feet; thence North 00°08'40" East 50.69 feet; thence North 87°42'00" West 1.48 feet to the point of beginning.

Area = 2660 Acres



BND - 2



Line Table		
Name	Length	Direction
L1	7.13	S 0°09'00" W
L2	19.60	S 1°27'28" E
L3	19.15	N 3°03'13" W
L4	9.50	N 0°09'00" E
L5	51.87	S 9°55'55" E
L6	204.62	N 46°15'16" W
L7	433.22	N 23°08'10" W
L8	243.57	N 27°16'01" W
L9	451.27	N 29°55'45" W
L10	962.65	S 89°49'05" E
L11	13.57	N 61°44'01" E
L12	929.45	N 0°30'22" E
L13	779.73	N 85°56'42" E
L14	50.70	S 05°28'00" E
L15	100.00	N 84°32'00" E
L16	51.76	N 5°28'00" W
L17	15.09	N 83°55'25" E
L18	582.37	N 53°01'27" E
L19	125.21	N 27°48'45" E
L20	20.03	N 33°31'25" E
L21	490.30	S 34°59'54" W
L22	836.44	S 3°01'38" W
L23	749.75	S 9°45'13" E
L24	880.20	S 32°26'27" E
L25	455.66	S 25°01'34" E
L26	50.89	N 00°08'40" E
L27	1.48	N 87°42'00" W

SECTION 13

Curve Table						
Name	Radius	Arc Length	Chord Length	Tangent Length	Middle Ordinate	External Distance
C1	5819.55	398.82	398.74	199.49	3.42	3.42
C2	26.00	41.57	37.28	26.74	7.87	11.30
C3	5841.38	160.89	160.88	80.45	0.55	0.55
C4	26.00	39.39	35.73	24.59	7.11	9.78
C5	5830.00	735.35	734.88	368.16	11.59	11.61
C6	5841.38	41.09	41.09	20.54	0.04	0.04
C7	5846.95	777.28	776.87	388.26	13.37	13.40
C8	2742.42	1214.82	1204.91	617.54	66.99	68.67
C9	1259.22	382.53	381.28	182.53	13.02	13.16
C10	476.03	132.64	132.21	66.75	4.61	4.66

SECTION 18
T4S R1E

SECTION 17
T4S R1E

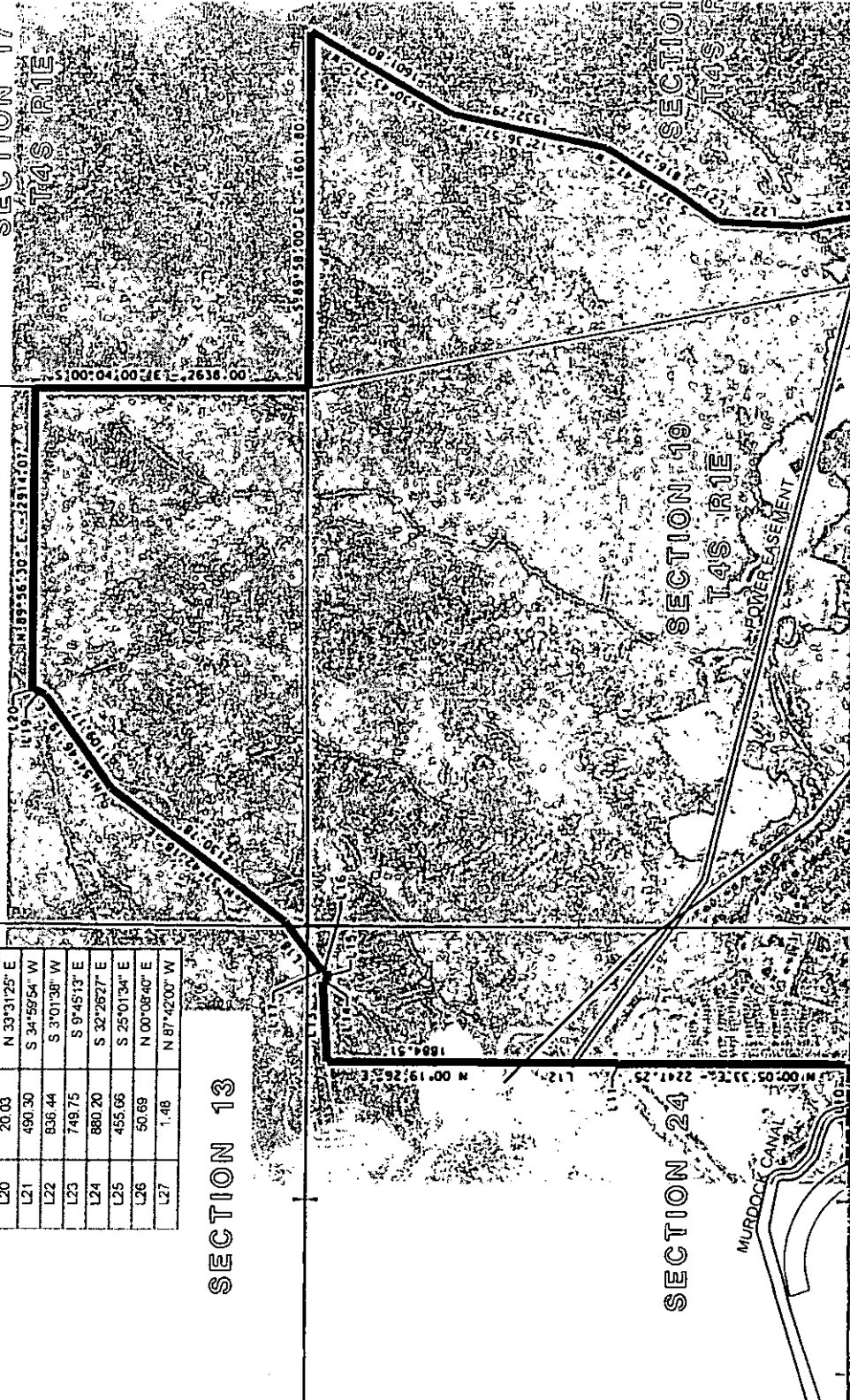
SECTION 20
T4S R1E

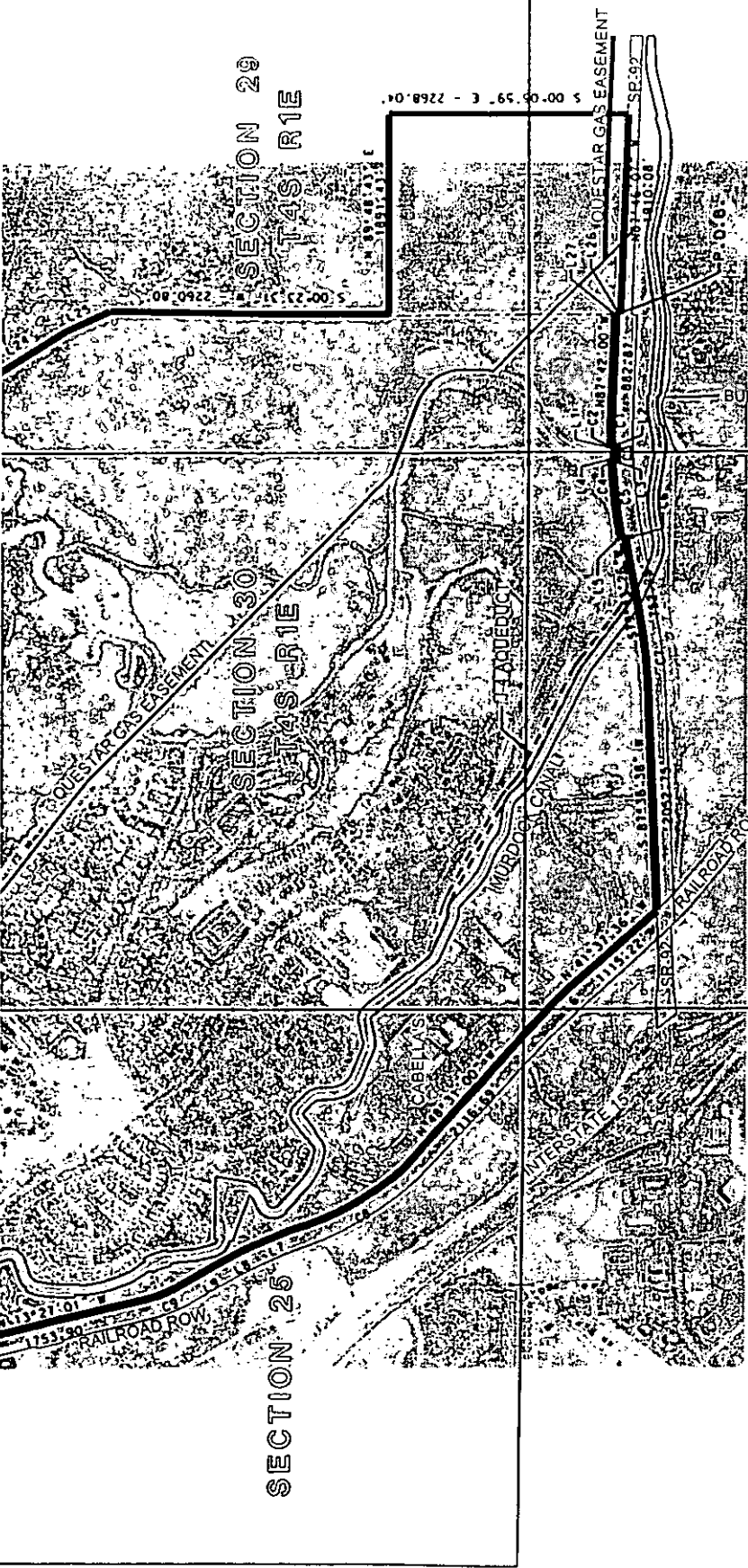
SECTION 19
T4S R1E

SECTION 24

MURROCK CANAL

POWER EASEMENT



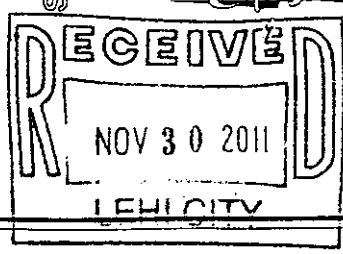


SECTION 32
T4S R1E

SECTION 31
T4S R1E

SECTION 36
T4S R1W

TOTAL ACRES
2660



MW BROWN
ENGINEERING, INC.
Office: (610) 372-1700 Ext: (610) 372-1739
578 East 17th North, Lehigh, PA 18109

NO.	DATE	BY	REVISIONS

SITE BOUNDARY

PROJECT NO.
2010.037.002

SHEET NO.
BND - 3