GRAY FARMS SUBDIVISION PHASE 6

A PLANNED COMMUNITY
LOCATED IN THE WEST HALF OF SECTION 18,
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
LEHI CITY, UTAH COUNTY, UTAH

TOTAL NUMBER OF LOTS: 40

LOT AREA	358,975 SQ.FT.	64%
ASPHALT AREA	106,573 SQ.FT.	19%
ASPHALT LANE MILES	2.232 LF (.42 MILES)	NA
OPEN SPACE AREA	46,680 SQ.FT.	8%
EXISTING HOME AREA	8,953 SQ.FT.	2%
TOTAL DEVELOPED PHASE AREA	564,878 SQ.FT.	100%

NORTHWEST CORNER SECTION 18 T5S, R1E SLB&M (FOUND)

BENCHMARK

WEST QUARTER CORNER, SECTION 18, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN

ELEVATION = 4503.10

TYPICAL MINIMUM SETBACKS
NOT TO SCALE

VICINITY MAP
NOT TO SCALE

BASIS OF BEARING
N 00°08'52" W
2655.42' (RECORD) 2655.18' (MEASURED)
382.23'

EAST
2325.33'

POINT OF BEGINNING

S 89°38'01" E 679.06'

N 00°58'00" E 141.21'

EXISTING FIELD FENCE TO BE REMOVED AND OR UPGRADED TO MEET CURRENT LEHI CITY DESIGN STANDARDS

CONST. 84'Φ TEMPORARY ASPHALT TURNAROUND WITH 6" ROAD BASE AND 3" ASPHALT. 3 NO PARKING SIGNS INSTALLED AND NO ABOVE GROUND UTILITIES ALLOWED IN THE TURNAROUND AREA.

SUNSET FARMS PROPOSED DEVELOPMENT

UTAH COUNTY

UTAH COUNTY

S 89°09'00" E 375.15'

N 25°15'01" W 164.32'

ZONE: PC

PL DATA
D=6°30'29"
R=428.00'
L=48.62'

N 18°44'32" W
56.00'

PL DATA
D=103°44'12"
R=15.00'
L=27.16'

N 32°28'44" W
35.59'

PL DATA
D=09°43'44"
R=172.00'
L=29.21'

N 47°47'32" E
150.64'

GRAY FARMS SUBDIVISION PHASE 5

N 02°34'06" E
123.60'

WEST 1/4 CORNER SECTION 18 T5S, R1E SLB&M (FOUND)

1800 WEST

1850 WEST

1750 WEST

1700 WEST

GRAYS DRIVE (300 SOUTH)

GRAYS PLACE (350 SOUTH)

OPEN SPACE
15' PUBLIC MEANDURING SIDEWALK EASEMENT
16,871 sq. ft.
.39 acres

OPEN SPACE
15' PUBLIC MEANDURING SIDEWALK EASEMENT
29,773 sq. ft.
.68 acres

LOT 640 EXISTING PARCEL
8,901 sq. ft.
0.20 acres

PROPOSED FENCE (SEE LANDSCAPE PLAN)

LIP OF GUTTER

20' IRRIGATION EASEMENT

N 89°17'09" W 969.03'

STAGE COACH CROSSING SUBDIVISION

S 74°44'13" W 19.35'

PROJECT AREA

300 N.
MAIN STREET
700 SOUTH
2300 WEST
1700 WEST
1100 WEST
Union Pacific RR

TYPICAL MINIMUM SETBACKS

15.0' REAR SIDE
20.0' REAR INTERIOR
20.0' STREET SIDE
8.0'
8.0'
8.0' SIDE YARD
20.0' STREET SIDE
20'

LEGEND

ENSIGN ENG. LAND SURV.

SET 24" #5 REBAR AND CAP

SECTION CORNER

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	18.80'	428.00'	9.40'	18.80'	S 12°34'54" W	2°39'02"
C2	71.54'	428.00'	35.85'	71.46'	S 18°41'48" W	9°34'31"
C3	53.30'	428.00'	26.68'	53.26'	S 81°03'08" W	7°08'05"
C4	23.63'	15.00'	15.01'	21.26'	N 45°24'56" E	90°15'51"
C5	24.06'	15.00'	15.50'	21.56'	S 45°38'30" E	91°53'00"
C6	85.94'	322.00'	43.23'	85.68'	N 80°48'13" E	15°17'34"
C7	83.49'	378.00'	41.92'	83.32'	S 71°06'05" W	12°39'19"
C8	35.00'	15.00'	35.01'	27.58'	N 16°35'04" E	133°41'10"
C9	286.91'	53.00'	46.24'	64.13'	S 88°36'26" E	217°43'44"
C10	54.98'	53.00'	30.25'	52.55'	S 20°32'20" E	59°26'12"
C11	40.90'	53.00'	21.53'	39.90'	S 31°11'20" W	44°13'01"
C12	47.12'	53.00'	25.25'	45.54'	S 18°52'12" W	50°56'36"
C13	47.12'	53.00'	25.25'	45.54'	N 50°11'12" W	50°56'36"
C14	66.11'	53.00'	38.64'	62.44'	N 11°22'42" E	72°11'12"
C15	35.85'	15.00'	38.01'	27.91'	S 20°54'25" E	136°55'21"
C16	40.55'	26.00'	25.71'	36.51'	N 45°15'56" E	89°21'51"
C17	38.46'	350.00'	19.50'	38.44'	S 86°37'04" W	6°22'38"
C18	71.31'	350.00'	38.81'	71.15'	S 71°06'05" W	12°34'19"
C19	101.67'	350.00'	54.26'	101.25'	N 79°35'12" E	17°31'34"
C20	135.11'	400.00'	68.25'	134.51'	S 80°56'24" W	19°21'52"
C21	125.14'	372.00'	63.48'	125.15'	S 80°56'24" W	19°22'02"
C22	23.49'	15.00'	14.93'	21.16'	N 44°35'04" W	89°44'04"

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C23	23.18'	15.00'	14.62'	20.94'	S 44°32'52" W	88°31'44"
C24	119.01'	318.00'	60.00'	118.52'	N 79°41'35" E	18°02'19"
C25	111.13'	322.00'	56.12'	110.58'	S 80°39'38" W	19°46'26"
C26	41.13'	26.00'	26.23'	36.97'	N 44°08'04" W	90°38'09"
C27	72.82'	172.00'	36.96'	72.27'	S 54°20'07" E	24°15'23"
C28	69.01'	172.00'	34.98'	68.55'	S 11°15'12" E	22°59'20"
C29	23.63'	15.00'	15.01'	21.26'	N 45°24'56" E	90°15'51"
C30	23.49'	15.00'	14.93'	21.16'	S 44°35'04" E	88°44'04"
C31	13.24'	15.00'	7.12'	12.86'	N 65°04'34" E	50°46'34"
C32	49.39'	53.00'	26.65'	47.62'	S 66°28'03" W	53°23'30"
C33	51.81'	53.00'	32.20'	55.04'	N 85°33'28" W	62°33'24"
C34	53.01'	53.00'	29.00'	50.88'	N 04°24'42" E	51°22'10"
C35	56.36'	53.00'	31.11'	53.74'	N 63°33'16" E	60°55'38"
C36	43.76'	53.00'	23.21'	42.53'	S 62°18'45" E	47°18'20"
C37	13.24'	15.00'	7.12'	12.86'	N 64°03'52" W	50°46'34"
C38	23.50'	15.00'	14.93'	21.11'	S 45°40'26" W	89°44'51"
C39	23.63'	15.00'	15.01'	21.26'	N 44°19'34" W	90°15'09"
C40	7.92'	228.00'	3.96'	7.92'	S 88°21'28" E	1°59'21"
C41	65.81'	228.00'	33.18'	65.68'	S 79°10'53" E	16°33'50"
C42	58.66'	228.00'	29.48'	58.50'	S 63°31'43" E	14°44'24"
C43	55.51'	228.00'	27.90'	55.38'	S 49°05'11" E	13°57'02"
C44	164.92'	200.00'	87.41'	160.28'	S 65°49'41" E	47°14'43"
C45	260.44'	53.00'	43.26'	61.03'	N 00°32'51" E	281°33'08"
C46	10.60'	350.00'	5.30'	10.60'	N 88°40'48" E	1°44'01"
C47	13.12'	350.00'	6.56'	13.12'	N 88°28'25" E	2°08'52"
C48	18.22'	172.00'	9.12'	18.21'	S 34°10'26" E	6°04'04"
C49	10.98'	172.00'	5.50'	10.98'	S 34°18'34" E	3°39'40"
C50 (TOTAL)	120.19'	350.00'	61.00'	120.19'	N 80°39'38" W	19°40'26"
C51 (TOTAL)	120.19'	350.00'	61.00'	120.19'	S 80°39'38" W	19°46'26"
C52	4.53'	350.00'	2.26'	4.53'	N 89°49'23" W	0°44'29"
C53	110.81'	350.00'	55.56'	109.74'	N 79°43'35" E	18°02'19"
C54	13.11'	322.00'	6.56'	13.11'	N 71°56'26" E	2°20'01"
C55	144.63'	428.00'	73.01'	143.95'	N 80°56'19" E	19°21'43"
C56	141.83'	172.00'	75.23'	137.85'	S 65°49'41" E	47°14'44"
C57	188.01'	228.00'	98.72'	182.72'	S 65°49'41" E	47°14'43"

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

SURVEYOR'S NARRATIVE: The purpose of this survey is to define the Gray Farms Phase 6 Subdivision. The basis of bearing is the section line between the Northwest Corner and the West Quarter Corner of Section 18, Township 5 South, Range 1 East, Salt Lake and Meridian, Lehi City, Utah County, Utah, said line having a record bearing and distance of North 0°08'52" West 2655.42 feet and a measured distance of 2654.93 feet. The record information used as a basis for this survey was established from the "State Coordinate & Dependent Resurvey of portions of Township 5 South, Range 1 East, Salt Lake Base and Meridian" prepared by the Office of the Utah County Surveyor, said resurvey being based on the Utah Coordinate System, 1927 Central Zone.

GENERAL NOTES:

ZONE: R-1-15 PRD

1) 10' P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT.

2) SET A 24" #5 REBAR & CAP AT ALL PROPERTY CORNERS.

3) SET A BRASS PIN IN THE TOP BACK OF CURB AT THE EXTENSION OF EACH LOT LINE.

4) THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.

5) FRONT YARDS SHALL BE LANDSCAPED BY THE DEVELOPER, CONTRACTOR OR BUILDER, THIS INCLUDES THE SIDE YARDS TO THE BACK OF THE HOUSE WITH A MINIMUM OF 2 TREES 2" CALIPER OR GREATER, AND SPRINKLERS, AND GRASS. THIS WILL BE BONDED FOR AT THE TIME OF BUILDING PERMIT ISSUE.

6) ALL WORK TO MEET LATEST LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENT SPECIFICATIONS.

7) THREE (3) SETS OF COLORED AS-BUILT DRAWINGS SHALL BE SUBMITTED TO LEHI CITY UPON COMPLETION OF PUBLIC IMPROVEMENTS.

8) ALL DETENTION FOR PHASE 6 OF GRAY FARMS OCCURS IN THE GRAYS CROSSING SUBDIVISION AREA DETENTION POND TO THE SOUTHWEST OF THIS AREA.

9) PRIOR TO CONSTRUCTION, THE CONTRACTOR WILL PREPARE AN EROSION AND SEDIMENTATION CONTROL PLAN, AND SUBMIT IT TO THE LEHI CITY PUBLIC WORKS DIRECTOR FOR APPROVAL.

10) ALL OPEN SPACE IS DEDICATED, MAINTAINED AND OWNED BY THE HOMEOWNERS ASSOCIATION. 1700 WEST PLANTER STRIP IS TO BE MAINTAINED BY THE HOA.

11) ADDITIONAL 2 CONDO UNITS ARE BEING PROVIDED IN EXCHANGE FOR WIDENING OF 1700 WEST AND PROPERTY AND ASPHALT ON 2300 WEST.

ENSIGN
engineering • planning • surveying

1346 West State Road
Pleasant Grove, Utah 84062
(801) 796-8145
fax (801)-796-8147

90 East Fort Union Blvd., Suite 100
Midvale, Utah 84047
(801) 255-0529
fax (801)-255-4449

APPROVED AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____ 200___

CITY ATTORNEY

SURVEYORS SEAL

REGISTERED PROFESSIONAL LAND SURVEYOR
No. 4938720
DUSTY L. BISHOP
STATE OF UTAH

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

SURVEYOR'S CERTIFICATE

I, Dusty L. Bishop do hereby certify that I am a Licensed Professional Surveyor and that I hold certificate No. 4938120 as prescribed under laws of the State of Utah. I further certify that 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, streets, and easements and that the same is as shown on this plat. I further certify that all lots have been correctly surveyed and staked on the ground and meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A parcel of ground, situate in Section 18, Township 5 South, Range 1 East, Salt Lake Base and Meridian, located in Lehi City, Utah County, Utah, more particularly described as follows:

Beginning at a point which is located North 0°08'52" West 382.23 feet along the Section line and East 2325.33 feet from the West Quarter Corner of said Section 18, and running:

thence South 89°38'01" East 679.06 feet;
thence South 1°11'00" West 622.05 feet to the north line of Plat "A", Stage Coach Crossing Subdivision;
thence South 74°44'13" West 19.35 feet along said north line;
thence North 89°17'09" West 969.03 feet along said north line;
thence North 2°34'06" West 123.60 feet;
thence North 47°47'32" East 150.64 feet;
thence Northwesterly 29.21 feet along the arc of a 172.00-foot radius non-tangent curve to the right (center bears North 47°47'32" East and the long chord bears North 37°20'36" West 29.17 feet, through a central angle of 9°43'44");
thence North 32°28'44" West 35.59 feet to the beginning of a curve;
thence Northeasterly 27.16 feet along the arc of a 15.00-foot radius tangent curve to the right (center bears North 57°31'16" East and the long chord bears North 19°23'22" East 23.60 feet, through a central angle of 103°44'12");
thence North 18°44'32" West 56.00 feet;
thence Southwesterly 48.62 feet along the arc of a 428.00-foot radius non-tangent curve to the left (center bears South 18°44'32" East and the long chord bears South 68°00'13" West 48.59 feet, through a central angle of 6°30'29");
thence North 25°15'01" West 164.32 feet;
thence South 89°09'00" East 375.15 feet;
thence North 0°58'00" East 141.21 feet to the point of beginning.

ENT 118749:2006 PG # 11850
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2006 Aug 29 10:59 am FEE 40.00 BY HP
RECORDED FOR LEHI CITY

Parcel contains: 564,991 square feet or 12.97 acres.

July 5, 2006
Date

Dusty L. Bishop
Dusty L. Bishop
License No. 4938120

UTILITY EASEMENT DEDICATION:

_____, owner of the property set forth and described in this plat, hereby offers and conveys to all public utility agencies, their successors and assigns, a permanent easement and right-of way over, under, across, and through those areas designated on this plat as common areas and limited common areas (including private driveways, streets or lanes) or utility easements for the construction and maintenance of subterranean electrical, telephone, natural gas, sewer, water and drainage lines and appurtenances, together with the right of access thereto, which would require that no surface construction be allowed which would interfere with normal utility use. It is understood that if it becomes necessary to relocate said utilities at the instance or request of any public entity or the owner, the costs and expenses incurred thereby will be borne the owner or the entity requiring or requesting the same.

OWNER'S DEDICATION

Know all men by these presents that we, all of the undersigned owners of all of the property designed in the Surveyors 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 our hands this the 6 day of JULY, 2006 A.D.

John Stubbs President Richmond American Homes

Chad Bellon for Taylor-Turner
Chad Bellon

ACKNOWLEDGMENT

STATE OF UTAH) S.S.
County of Utah)

On the 6 day of JULY A.D. 2006 personally appeared before me the signers of the foregoing Dedication who duly acknowledge to me that they did execute the same.

My Commission Expires MARCH 16, 2009

Laurie D. Skinner
NOTARY PUBLIC

ACCEPTANCE BY THE CITY OF LEHI

The City of Lehi, County of Utah, approves this subdivision and hereby accepts the Dedication of all streets, easements, and other parcels of land intended for public purposes for the perpetual use of the public. This 4th day of January, 2007 A.D.

Approved _____ City Engineer

Attest _____ City Recorder

BOARD OF HEALTH

Approved subject to the following conditions _____

_____
City-County Health Department

PLANNING COMMISSION

Approved this 22 day of May, 2006 A.D. by the Community Development Director.

_____
Planning Commissioner

GRAY FARMS SUBDIVISION PHASE 6

A PLANNED COMMUNITY
LOCATED IN THE WEST HALF OF SECTION 18,
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
LEHI CITY, UTAH COUNTY, UTAH

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.

Job # 1671 | SHEET 1 of 1

11850