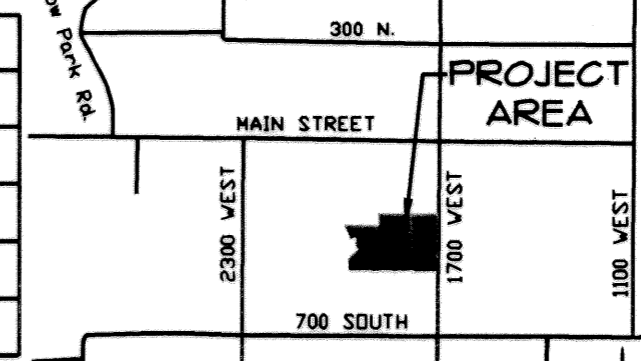


# GRAY FARMS SUBDIVISION PHASE 6

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

LOT AREA	358,915 SQ.FT.	64%
ASPHALT AREA	106,513 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	564,818 SQ.FT.	100%



## SURVEYOR'S CERTIFICATE

I, Dusty L. Bishop do hereby certify that I am a Licensed Professional Surveyor and that I hold certificate No. 4938720, 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 619.06 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 469.03 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 31°20'36" West 29.17 feet, through a central angle of 94°34'44");  
 thence North 32°28'44" West 35.59 feet to the beginning of a curve;  
 thence Northeastly 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 29.21 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 48.54 feet, through a central angle of 6°30'24");  
 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.

Parcel contains: 564,991 square feet or 12.91 acres.

Date July 5, 2006

Dusty L. Bishop  
 License No. 4938720

## UTILITY EASEMENT DEDICATION:

The 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 on 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 the normal utility use. It is understood that if it becomes necessary to relocate said utilities at the instance or request of any public entity of 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 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 our hands this 6 day of JULY, 2006, A.D.

John Stubbs President Richmond American Homes  
Chad Bellon for Taylor Turner  
Chad Bellon for Taylor Turner

## 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  
Maurie R. 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 27th day of January, 2004 A.D.

Howard Johnson  
Scott Halbrook  
John Wall  
 Approved City Engineer

John Johnson  
Scott Halbrook  
John Wall  
 Attest City Recorder

## BOARD OF HEALTH

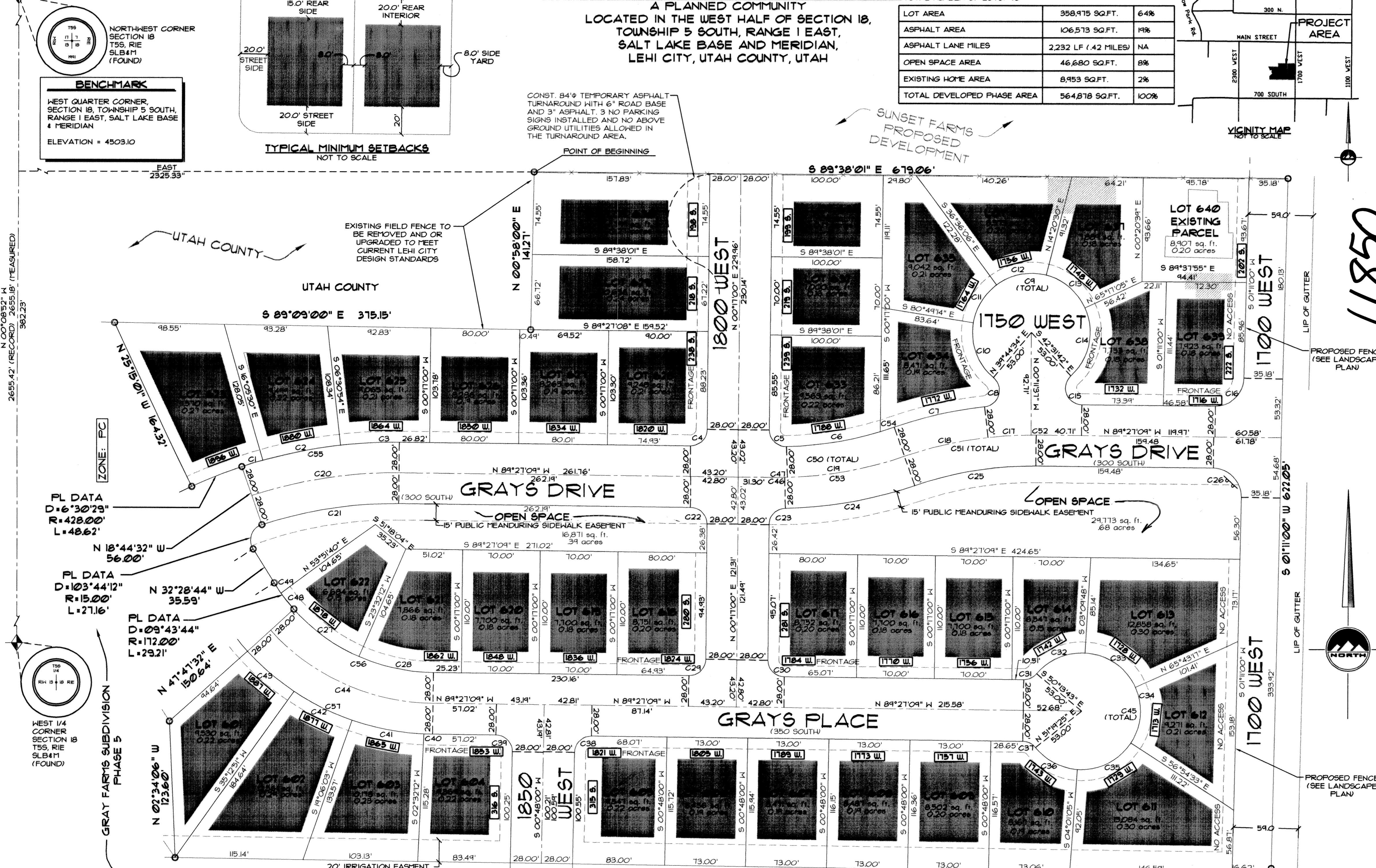
Approved subject to the following conditions

## PLANNING COMMISSION

Approved this 22 day of May, 2003 A.D. by the Community Development Director.

John Wall  
 Planning Commissioner

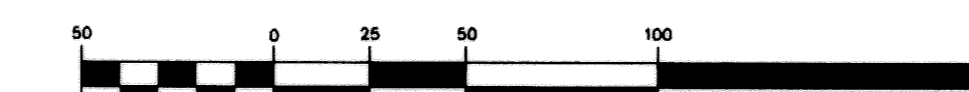
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## CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	19.80'	428.00'	4.90'	19.80'	S 12°34'58" E	2°39'02"
C2	71.94'	428.00'	35.85'	71.46'	S 18°41'48" W	4°34'31"
C3	53.30'	428.00'	26.88'	53.26'	S 87°03'08" W	1°08'09"
C4	23.63'	15.00'	15.01'	21.26'	N 45°24'36" E	40°15'51"
C5	24.26'	15.00'	15.50'	21.56'	S 45°34'30" E	41°59'00"
C6	85.94'	322.00'	43.29'	85.64'	N 80°45'13" E	15°11'34"
C7	83.44'	378.00'	41.82'	83.32'	S 71°06'05" W	12°34'19"
C8	35.00'	15.00'	35.01'	21.58'	N 16°55'04" E	139°41'10"
C9	256.91'	53.00'	46.24'	64.13'	S 88°36'26" W	217°43'44"
C10	54.48'	53.00'	30.25'	52.55'	S 20°32'20" E	54°26'12"
C11	40.90'	53.00'	21.53'	34.40'	S 31°17'20" W	44°19'01"
C12	47.12'	53.00'	25.25'	45.94'	S 18°52'12" W	50°56'36"
C13	47.12'	53.00'	25.25'	45.94'	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'	35.86'	21.41'	S 20°54'25" E	106°55'21"
C16	40.55'	15.00'	40.55'	26.51'	N 45°15'56" E	84°21'51"
C17	38.46'	350.00'	14.50'	38.44'	S 86°31'04" W	6°22'38"
C18	71.31'	350.00'	36.81'	71.15'	S 11°06'08" W	12°34'19"
C19	107.61'	350.00'	54.26'	107.25'	N 14°39'12" E	11°31'34"
C20	135.14'	400.00'	68.25'	134.51'	S 80°56'24" W	14°21'52"
C21	125.14'	372.00'	63.48'	125.15'	S 65°44'41" E	14°22'02"
C22	23.44'	15.00'	14.93'	21.16'	N 44°35'04" W	84°44'04"

## GRAPHIC SCALE



( IN FEET )  
 1 inch = 50 ft.

**SURVEYOR'S NARRATIVE:** The purpose of this survey is to define the Gray Farm 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 Base 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.

## LEGEND

- SET 24" #5 REBAR AND CAP
- SECTION CORNER
- CURVE TABLE
- CURVE LENGTH
- RADIUS
- TANGENT
- CHORD
- BEARING
- DELTA

## STAGE COACH CROSSING SUBDIVISION

- GENERAL NOTES:
- 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.

**APPROVED AS TO FORM**  
 APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2006.

**APPROVED AS TO FORM**  
 APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2006.

**APPROVED AS TO FORM**  
 APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2006.

**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.**