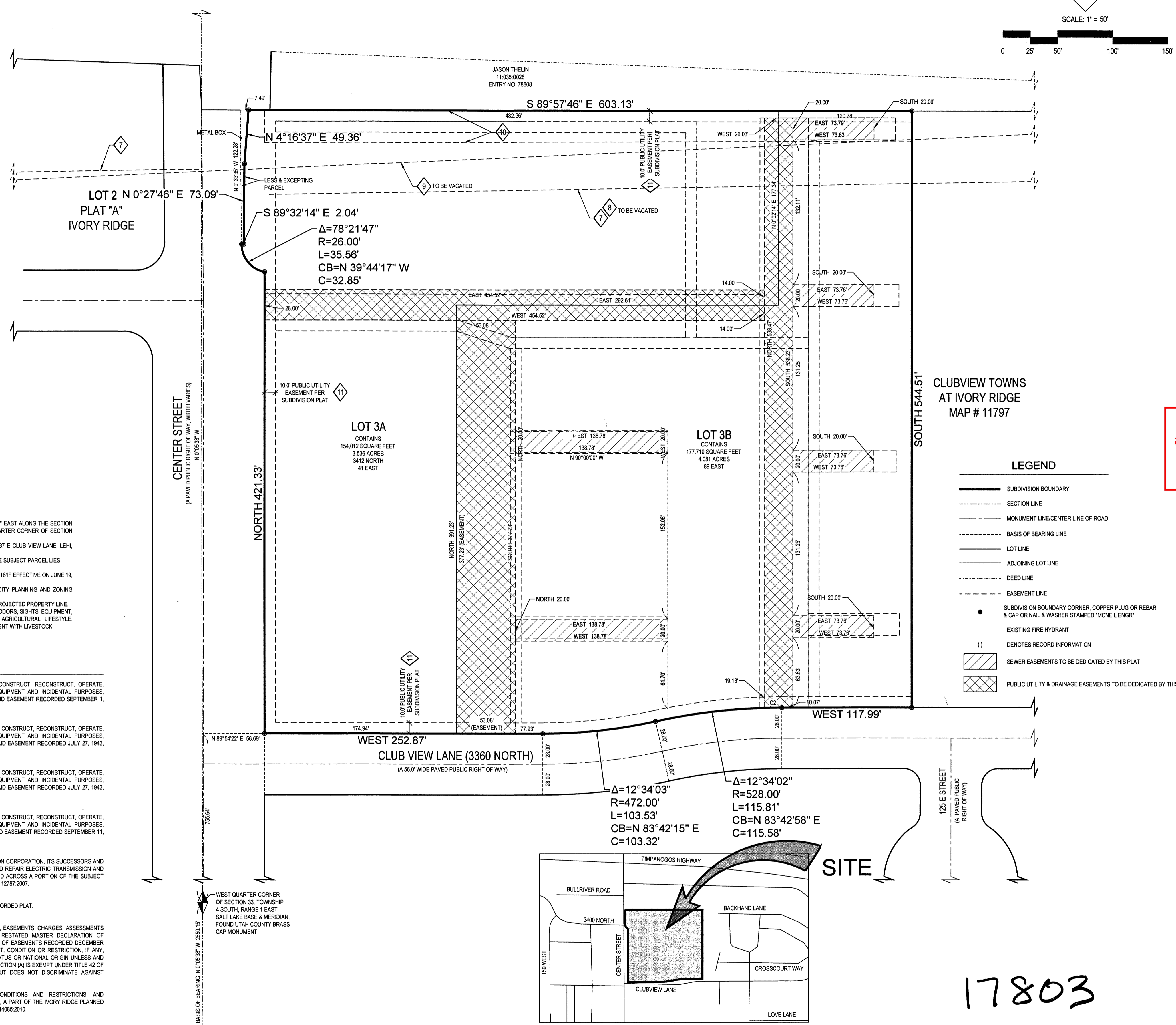
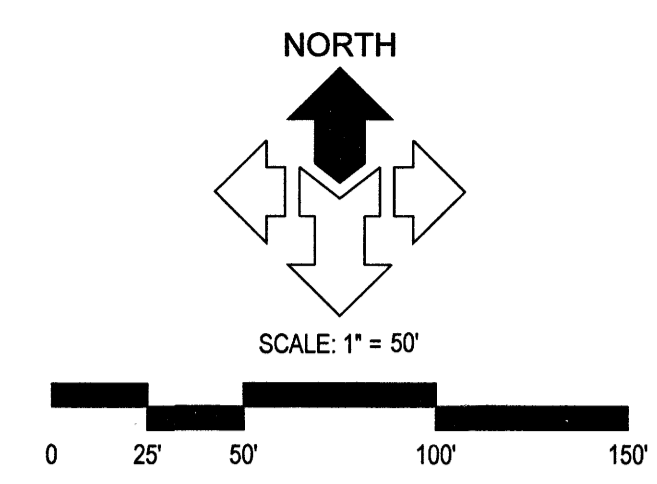


IVORY RIDGE PLAT "B"

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



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. 1535132006, MAP NO. 11919, 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 LINE OF CLUB VIEW LANE, SAID POINT BEING NORTH 0°06'38" WEST ALONG THE SECTION LINE 755.64 FEET AND NORTH 89°54'22" EAST 56.99 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) NORTH WESTERLY 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°52'14" 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 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°34'03" 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. 2 LOTS.

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

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 WHEREOF WE HAVE HEREUNTO SET HANDS THIS 16th DAY OF June, A.D. 2021.

SUNDBORN, LLC

James C. Seaberg
BY JAMES C. 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 } ss
COUNTY OF SALT LAKE }

ON THE 28th DAY OF JUNE, A.D. 2021, 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 **DEANNE CLAYTON** 8/20/2023
NOTARY PUBLIC (SIGNATURE) PRINTED NAME 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 *Beth Smith*
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: *Johnson*

APPROVED: *[Signature]* ATTEST: *[Signature]*
CITY ENGINEER (SEE SEAL BELOW) CITY RECORDER (SEE SEAL BELOW)

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	CITY-COUNTY ENGINEER SEAL	CLERK RECORDER SEAL	CLERK RECORDER SEAL
SHEET 1 OF 1	7/1/21	<i>[Signature]</i>	<i>[Signature]</i>

TABULATIONS	SURVEYOR'S SEAL
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
100 DEVELOPMENT, LLC 3401 N CENTER STREET # 300 LEHI, UTAH, 84043 801-822-8370	

GENERAL NOTES:

1. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 0°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 WITHIN FLOOD ZONE
4. AREA OF MINIMAL FLOOD HAZARD, PER MAP NUMBER 400400161F EFFECTIVE ON JUNE 19, 2020.
5. SUBJECT PARCEL IS LOCATED WITHIN ZONE PC PER LEHI CITY PLANNING AND ZONING MAP
6. BRASS PINS TO BE PLACED AT TOP BACK OF CURB AT EACH PROJECTED PROPERTY LINE.
7. 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, 1999, AS ENTRY NO. 4564, 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. 7896, IN BOOK 377, AT PAGE 548. SURVEY FINDINGS: SHOWN 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. 7896, IN BOOK 377, AT PAGE 548. SURVEY FINDINGS: SHOWN 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. 30278, IN BOOK 2338, AT PAGE 524. SURVEY FINDINGS: SHOWN HEREON
5. 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 25, 2007, AS ENTRY NO. 127872007. 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. 1277892009, 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 29, 2010 AS ENTRY NO. 440562010. 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 mcnilengineering.com

Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

Sec. 33 45 745 R1E S1B&M 05 7010