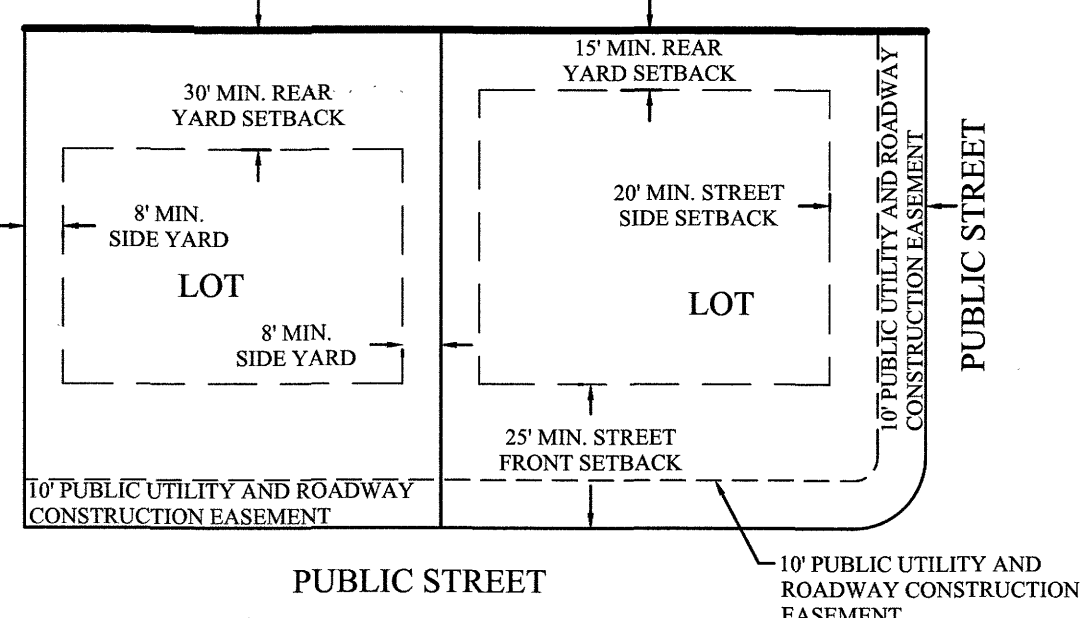
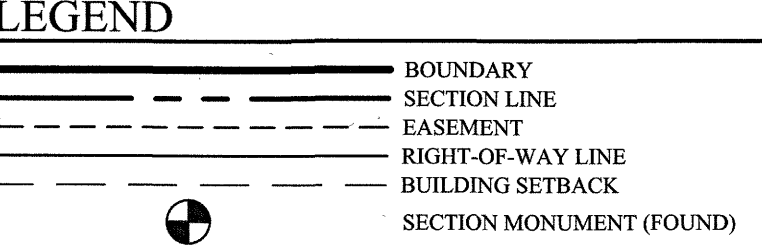


VICINITY MAP  
N.T.S.

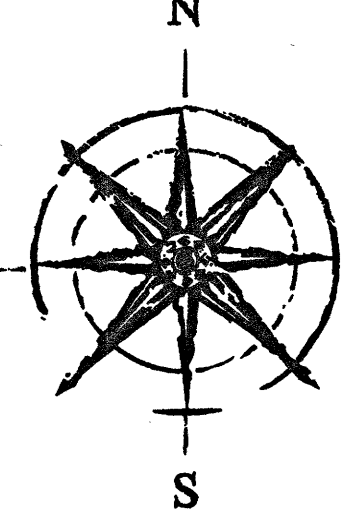


TYPICAL BUILDING SETBACKS  
N.T.S.



TABULATIONS:

CURRENT ZONE:	RA-1
TOTAL AREA:	10.7 ACRES
SINGLE FAMILY LOTS:	29
OPEN SPACE:	0.43 ACRES
DENSITY:	2.71 UNITS/ACRE
ROADWAY AREA:	1.17 ACRES
ROADWAY LENGTH:	1,382 FEET



GRAPHIC SCALE  
(IN FEET)  
1 inch = 50 ft.

NOTES:  
1. THIS AREA IS SUBJECT TO NORMAL EVERYDAY SOUNDS, ODORS, SITES, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.  
2. 10' PUBLIC UTILITY AND ROADWAY CONSTRUCTION EASEMENT ALONG ALL ROADWAYS (AS SHOWN).  
3. #5 REBAR AND CAP (FOCUS ENG.) TO BE SET AT ALL REAR LOT CORNERS. PLUG TO BE SET IN CURB AT PROJECTION OF SIDE LOT LINES.  
4. BONUS DENSITY, REDUCED BUILDING SETBACKS AND LOT SIZE FLEXIBILITY HAS BEEN GRANTED TO THIS SUBDIVISION FOR OPEN SPACE DEDICATION ALONG DRY CREEK AND THE 600 EAST TRAIL.

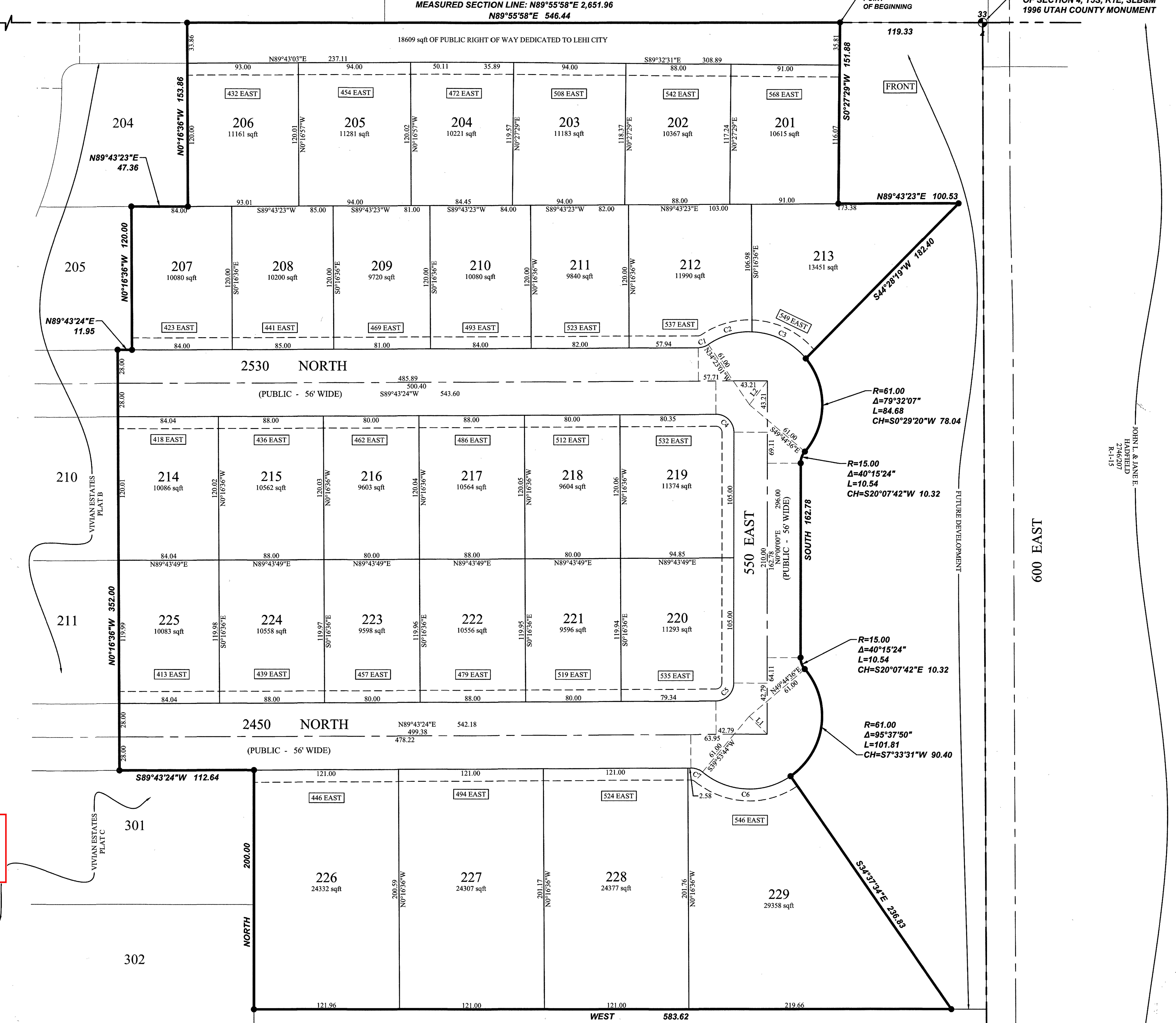
Line Table

LINE	DIRECTION	LENGTH
L1	S45°00'00"E	21.21
L2	N36°52'12"E	25.00

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	15.00	34°06'25"	8.93	N72°40'11"E	8.80
C2	61.00	36°23'54"	38.75	N73°48'56"E	38.10
C3	61.00	48°42'24"	51.86	S63°37'55"E	50.31
C4	15.00	90°16'36"	23.63	N45°08'18"W	21.26
C5	15.00	89°43'24"	23.49	N44°51'42"E	21.16
C6	61.00	74°31'18"	79.34	N87°21'55"W	73.86
C7	15.00	40°10'20"	10.52	N70°11'26"W	10.30

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.



**SURVEYOR'S CERTIFICATE**  
I, Spencer W. Llewellyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-2-17 of said Code, and have subdivided said tract of land into lots, blocks, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.  
Date: 10/06/2020  
Spencer W. Llewellyn  
Professional Land Surveyor  
Certificate No. 10516507

**BOUNDARY DESCRIPTION**  
A portion of the NW1/4 of Section 4, Township 5 South, Range 1 East, Salt Lake Base and Meridian, Lehi City, Utah, more particularly described as follows:  
Beginning at a point located S89°55'58"W along the Section line 119.33 feet from the North 1/4 Corner of Section 4, T5S, R1E, SLB&M (Basis of Bearing: N0°03'14"W between the West 1/4 Corner and the Northwest Corner of Section 4); thence S00°27'29"W 151.88 feet; thence N89°43'23"E 100.53 feet; thence S44°28'19"W 182.40 feet; thence Southerly along the arc of a non-tangent curve to the right having a radius of 61.00 feet (radius bears: S50°43'17"W) a distance of 84.68 feet through a central angle of 79°32'07" Chord: S00°29'20"W 78.04 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 15.00 feet a distance of 10.54 feet through a central angle of 40°15'24" Chord: S20°07'42"W 10.32 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 10.54 feet through a central angle of 40°15'24" Chord: S20°07'42"E 10.32 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 61.00 feet a distance of 101.81 feet through a central angle of 95°37'50" Chord: S07°33'31"W 90.40 feet; thence S34°37'34"E 236.83 feet; thence West 583.62 feet; thence North 200.00 feet to the Northeast Corner of Lot 301, PLAT "C", VIVIAN ESTATES, according to the Official Plat thereof recorded June 28, 2018 as Entry No. 60521-2018 in the Office of the Utah County Recorder; thence S89°43'24"W along said plat 112.64 feet to a point on the Easterly line of PLAT "B", VIVIAN ESTATES, according to the Official Plat thereof recorded June 28, 2018 as Entry No. 60520-2018 in the Office of the Utah County Recorder; thence along said plat the following 5 (five) courses: 1) N00°16'36"W 352.00 feet; 2) N89°43'24"E 11.95 feet; 3) N00°16'36"W 120.00 feet; 4) N89°43'23"E 47.36 feet; 5) N00°16'36"W 153.86 feet to the Section line; thence N89°55'58"E along the Section line 546.44 feet to the point of beginning.  
Contains: 10.70 acres +/-

**OWNER'S DEDICATION**  
KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREOF AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREOF FOR PERPETUAL USE OF THE PUBLIC.  
IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 7 DAY OF October, A.D. 2020  
John D. Hatfield  
JEFFERY SHITH  
UTAH COUNTY RECORDER  
2020 Oct 22 2:21 PM FEE 108.00 BY HA  
RECORDED FOR LEHI CITY CORPORATION

**CORPORATE ACKNOWLEDGMENT**  
STATE OF UTAH  
S.S.  
COUNTY OF Utah  
ON THE 7 DAY OF October, A.D. 2020 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Utah, IN SAID STATE OF UTAH, John D. Hatfield, WHO, AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE President OF Vivian Estates Inc, A UTAH INC. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID COMPANY FOR THE PURPOSES THEREIN MENTIONED.  
MY COMMISSION EXPIRES: Sept. 7, 2021  
Marilyn Wakamatsu  
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Utah COUNTY  
MY COMMISSION No. 676882  
Marilyn Wakamatsu  
PRINTED FULL NAME OF NOTARY

**ACCEPTANCE BY LEGISLATIVE BODY**  
THE CITY COUNCIL OF LEHI CITY, 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 12th DAY OF October, A.D. 2020.  
APPROVED BY MAYOR: [Signature]  
ATTEST: [Signature] CLERK-RECORDER (SEE SEAL BELOW)

**PLANNING COMMISSION APPROVAL**  
APPROVED THIS 13 DAY OF December, A.D. 2018, BY THE LEHI CITY PLANNING COMMISSION.  
DIRECTOR - SECRETARY: [Signature]  
CHAIRMAN, PLANNING COMMISSION: [Signature]

PHASE 2A  
**VIVIAN ESTATES**  
SUBDIVISION  
LOCATED IN THE NW1/4 OF SECTION 4, T5S, R1E, SALT LAKE BASE & MERIDIAN  
LEHI CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL: Spencer W. Llewellyn, Professional Land Surveyor, Certificate No. 10516507, State of Utah, 10/06/2020.  
NOTARY PUBLIC SEAL: Marilyn Wakamatsu, Notary Public, Commission Expires September 7, 2021, State of Utah.  
LEHI CITY ENGINEER SEAL: [Signature]  
LEHI CITY RECORDER SEAL: [Signature]

17339

2017-17-224 Vivian Estates 2 Design 17-224 Cms/Vheeta/Phase 2 Final Plat/C2 FINAL PLAT.CAD