

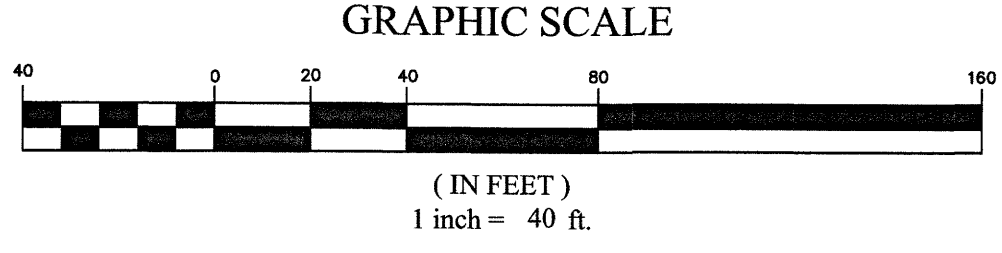
**VICINITY MAP**  
N.T.S.

**SITE TABULATIONS**

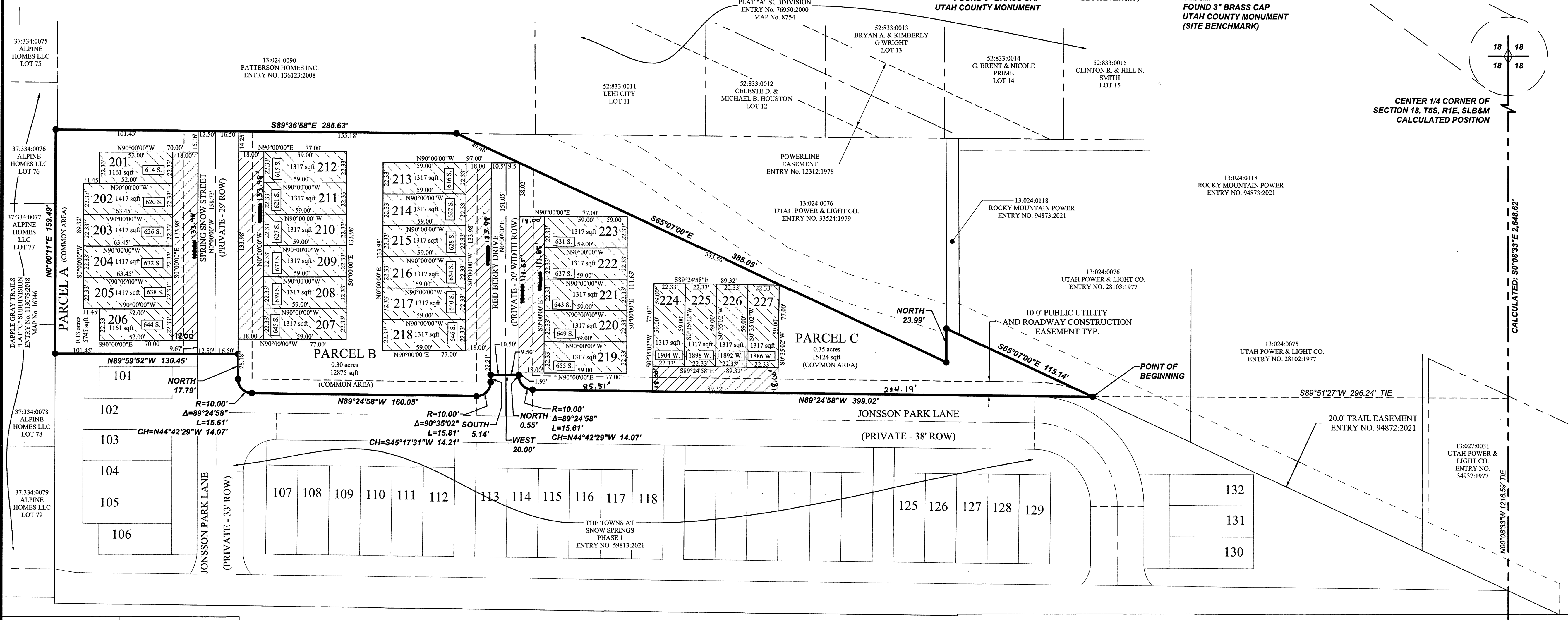
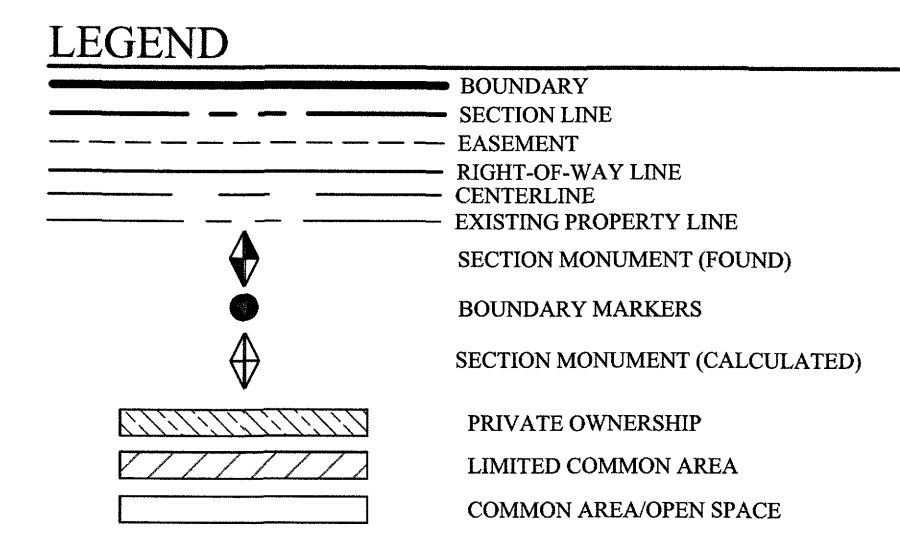
TOTAL ACREAGE	2.02 ACRES
TOTAL LOTS	27 LOTS
TOTAL ACREAGE IN LOTS	0.82 ACRES
TOTAL OPEN SPACE	0.78 ACRES
TOTAL ACREAGE IN ROW	0.42 ACRES
LANE MILES OF ROAD	0.06 MILES
TOTAL UNITS PER ACRE	13.36 UNITS/ACRE

# THE TOWNS AT SNOW SPRINGS P.U.D.

PHASE 2  
LOCATED IN THE SW 1/4 OF SECTION 18, T5S, R1E,  
SALT LAKE BASE & MERIDIAN  
LEHI CITY, UTAH COUNTY, UTAH

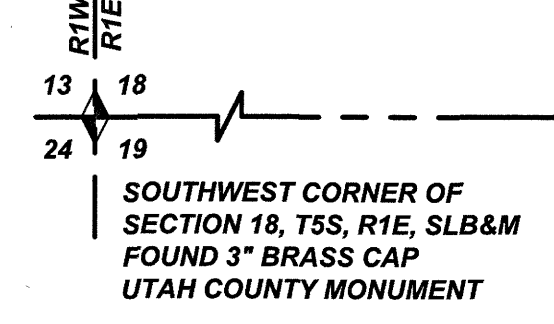
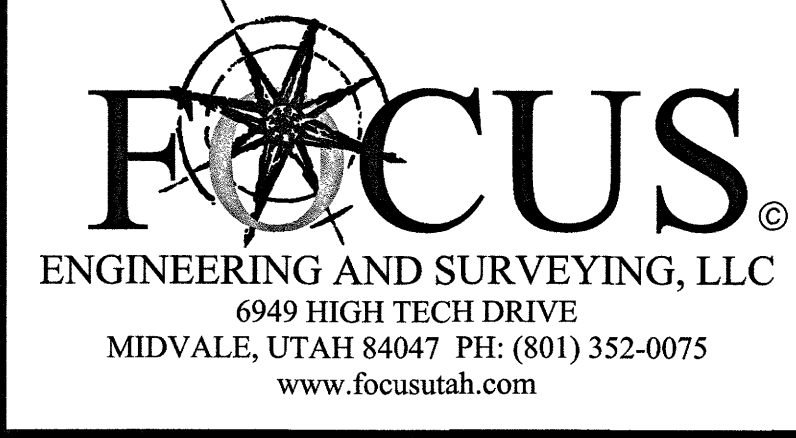


- NOTES**
- #5 REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
  - THIS AREA IS SUBJECT TO THE NORMAL, EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLES. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISK INHERENT WITH LIVESTOCK.
  - A 10' PUBLIC UTILITY AND ROADWAY CONSTRUCTION EASEMENT HAS BEEN PROVIDED ALONG ALL STREET FRONTAGE
  - PARCELS A-C TO BE COMMON/OPEN SPACE OWNED AND MAINTAINED BY THE HOA.
  - ZONED: R-3
  - REDUCED BUILDING SETBACKS ON THE JONSSON PROPERTY WILL BE ALLOWED AS
    - FRONT ALONG 700 SOUTH STREET = 15' MIN FRONT TO PORCH (TO CREATE A BETTER PEDESTRIAN INTERFACE AND ALLOW FOR MORE FLEXIBLE BUILDING DESIGNS)
    - SIDE YARDS ALONG 700 SOUTH STREET = 12' (TO GIVE A 2 FT BUFFER AWAY FROM THE PUE)
    - REAR YARD ON THE WEST ADJACENT TO THE EXISTING NEIGHBORHOOD = 20' (TO MATCH THE DAPPLE GRAY PLAT REAR SETBACK)
    - BETWEEN BUILDINGS = 12'
    - BUILDING TO CURB/SIDEWALK ON DRIVEWAY SIDE = 18' IF FULL DRIVEWAY OR 6' DRIVE APRON
    - ADJACENT TO OPEN SPACE = 0'
  - THIS SITE WILL BE WATERED OFF OF A 1 1/2 INCH SECONDARY WATER SERVICE PROVIDED IN PHASE 1
  - THE PROPOSED RAIN GARDENS MUST BE BUILT TO CAPACITY AND MAY NOT BE MODIFIED OR ELIMINATED AFTER CONSTRUCTION IS COMPLETE
  - ALL COMMON AREA AND PRIVATE STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY EASEMENTS

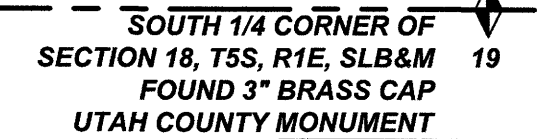


1 OF 1      02/12/2022

**OWNER/DEVELOPER**  
IVORY HOMES  
3340 NORTH CENTER STREET  
LEHI, UTAH 84043  
(801) 407-6841  
CONTACT: BRAD MACKAY



**BASIS OF BEARING: S89°36'37"W (SECTION LINE) MEASURED: 2,661.74'**  
(RECORD: 2,661.68')



**THE TOWNS AT SNOW SPRINGS P.U.D. PHASE 2**  
LOCATED IN THE SW 1/4 OF SECTION 18, T5S, R1E,  
SALT LAKE BASE & MERIDIAN  
LEHI CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL EVAN J. WOOD 02/16/22 No. 183395	CITY ENGINEER'S SEAL LEHI CITY 2/24/22	CITY RECORDER'S SEAL STATE OF UTAH	COUNTY RECORDER'S SEAL ENT 28338:2022 Map # 18205 ANDREA ALLEN UTAH COUNTY RECORDER 2022 Mar 04 2:43 pm FEE 110.00 BY TH RECORDED FOR LEHI CITY CORPORATION
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**SURVEYOR'S CERTIFICATE**  
I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 183395 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owner(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 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.

Professional Land Surveyor  
Certificate No. 183395

Date: 02/16/2022

**BOUNDARY DESCRIPTION**  
A parcel of land situate in the SW 1/4 of Section 18, Township 5 South, Range 1 East, SLB&M, located in Lehi City, Utah, being a part of one (1) parcel identified by Utah County tax numbers 13:024:0019, more particularly described as follows:  
Beginning at a point on the southwesterly line of a Warranty Deed on file as Entry No. 28103:1977 in the Utah County Recorder's Office, said point being N00°08'33"W 1,216.59 feet along the Quarter Section line and S89°51'27"W 296.24 feet from the South Quarter Corner of Section 18, T5S, R1E, SLB&M; running thence N89°24'58"W 399.02 feet to the arc of a curve to the right with a radius of 10.00 feet a distance of 15.61 feet through a central angle of 89°24'58" Chord: N44°42'29"W 14.07 feet; thence North 0°55 feet; thence West 20.00 feet; thence South 5.14 feet; thence along the arc of a curve to the right with a radius of 10.00 feet a distance of 15.81 feet through a central angle of 90°35'02" Chord: S45°17'31"W 14.21 feet; thence N89°24'58"W 160.05 feet; thence along the arc of a curve to the right with a radius of 10.00 feet a distance of 15.61 feet through a central angle of 89°24'58" Chord: N44°42'29"W 14.07 feet; thence North 17.79 feet; thence N89°59'52"W 130.45 feet to the easterly line of DAPPLE GRAY TRAILS PLAT "C" Subdivision, on file as Entry No. 113075:2018, Map No. 16346, in the Utah County Recorder's Office; thence along said easterly line N00°00'11"E 159.49 feet; thence S89°36'58"E 285.63 feet to and along the southerly line of a Special Warranty Deed on file as Entry No. 136123:2008, in the Utah County Recorder's Office, to the southwesterly line of a Warranty Deed on file as Entry No. 33524:1979 in the Utah County Recorder's Office; thence along said deed the following two (2) courses: (1) S65°07'00"E 385.05 feet; thence (2) North 23.99 feet to the southerly line of a Special Warranty Deed on file as Entry No. 94873:2021 in the Utah County Recorder's Office, thence along said deed and to and along a Special Warranty Deed on file as Entry No. 28103:1977, in the Utah County Recorder's Office, S65°07'00"E 115.14 feet along said deeds to the point of beginning.

Contains: 2.02 acres +/-, 27 Units and 3 Parcels

**OWNER'S DEDICATION**  
KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCEL, AND STREETS TO BE HEREAFTER KNOWN AS  
**THE TOWNS AT SNOW SPRINGS P.U.D., PHASE 2**  
DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITY LINES AND FACILITIES. PURSUANT TO UTAH CODE 10-9A-604(D) THE OWNER HEREBY CONVEYS THE COMMON AREA, INCLUDING PRIVATE ROADS AND PRIVATE DRIVEWAYS, AS INDICATED HEREON, TO THE TOWNS AT SNOW SPRINGS HOMEOWNERS ASSOCIATION, A UTAH NONPROFIT CORPORATION, WITH A REGISTERED ADDRESS OF 978 WOODOAK LANE, SALT LAKE CITY, UTAH, 84117.  
IN WITNESS WHEREOF I HAVE HERETO SET MY  
HAND THIS 17<sup>th</sup> DAY OF February A.D. 2022

KEVIN ANGLESEY, MANAGER  
VANTAGGIO SNOW SPRINGS TOWNS, LLC

**LIMITED LIABILITY ACKNOWLEDGMENT**

STATE OF UTAH  
COUNTY OF Utah

ON THE 17<sup>th</sup> DAY OF February A.D. 2022 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF UTAH, IN SAID STATE OF UTAH, KEVIN ANGLESEY, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE MANAGER OF VANTAGGIO SNOW SPRINGS TOWNS, L.L.C. A UTAH L.L.C. AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 4/11/2023

BRAD MACKAY  
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN SALT LAKE COUNTY

MY COMMISSION No. 705722

**ACCEPTANCE BY LEGISLATIVE BODY**

THE CITY OF LEHI, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON 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 24<sup>th</sup> DAY OF Feb. A.D. 2022

APPROVED BY MAYOR: [Signature]

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

**PLANNING COMMISSION APPROVAL**

APPROVED THIS 24<sup>th</sup> DAY OF February A.D. 2022, BY THE LEHI CITY PLANNING COMMISSION.

DIRECTOR - SECRETARY: [Signature] CHAIR, PLANNING COMMISSION: [Signature]

**THE TOWNS AT SNOW SPRINGS P.U.D. PHASE 2**  
LOCATED IN THE SW 1/4 OF SECTION 18, T5S, R1E,  
SALT LAKE BASE & MERIDIAN  
LEHI CITY, UTAH COUNTY, UTAH

18205

2020/02-0074 The Towns at Snow Springs (Design 20-0074) (dws) Sheets (C2)-FINAL PLAT PH2.dwg Sec. 18, T5S, R1E, SLB&M T2010 JD