

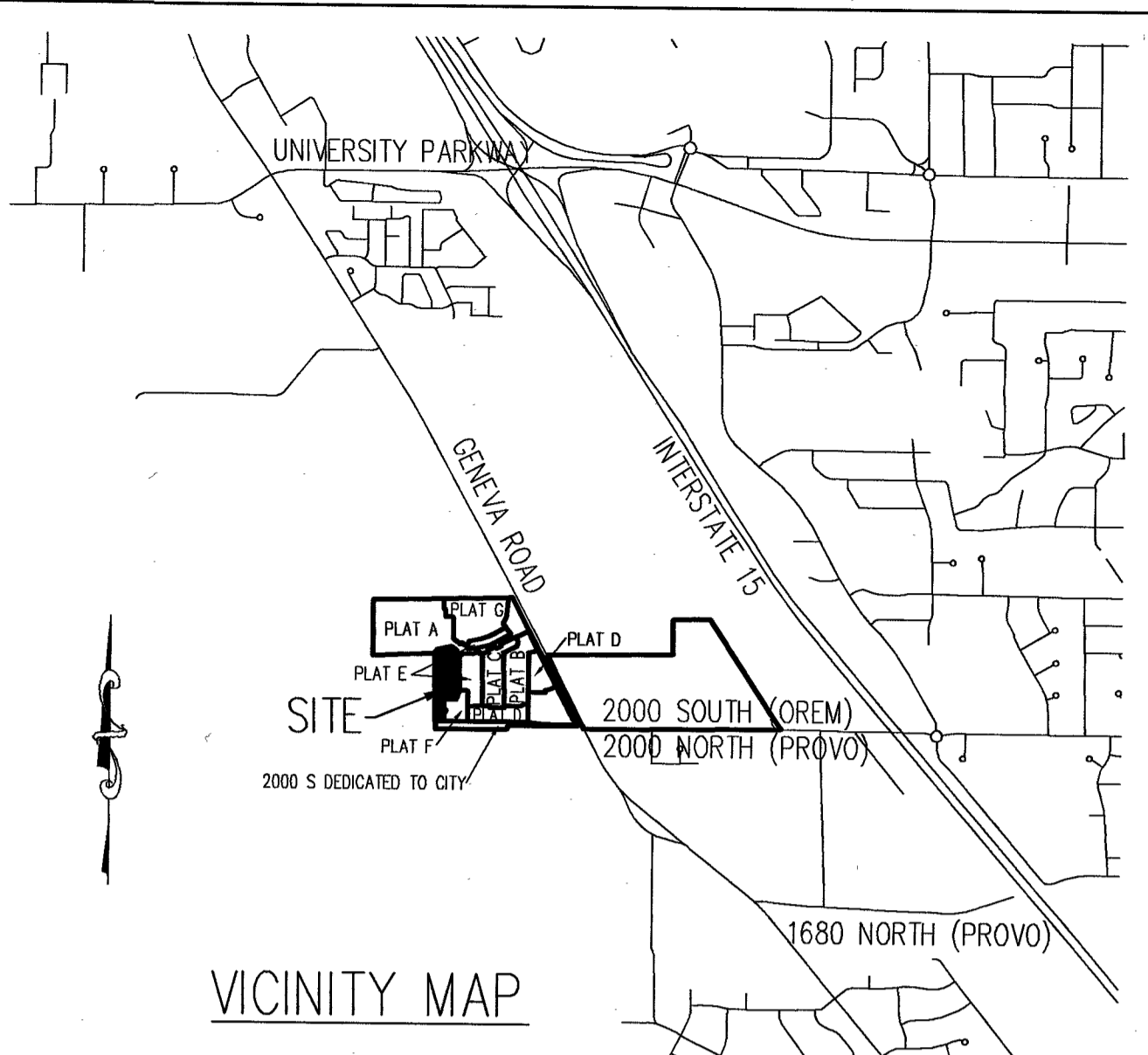
ADDRESS TABLE

LOT #	ADDRESS
707	1947 SOUTH 1140 WEST
708	1944 SOUTH 1140 WEST
709	1933 SOUTH 1140 WEST
710	1929 SOUTH 1140 WEST
711	1923 SOUTH 1140 WEST
712	1917 SOUTH 1140 WEST
713	1909 SOUTH 1140 WEST
714	1903 SOUTH 1140 WEST
715	1899 SOUTH 1140 WEST
716	1893 SOUTH 1140 WEST
717	1889 SOUTH 1140 WEST
718	1883 SOUTH 1140 WEST
719	1914 SOUTH 1140 WEST
720	1918 SOUTH 1140 WEST
721	1924 SOUTH 1140 WEST
722	1928 SOUTH 1140 WEST
723	1932 SOUTH 1140 WEST
724	1936 SOUTH 1140 WEST
725	1942 SOUTH 1140 WEST
726	1948 SOUTH 1140 WEST
727	1954 SOUTH 1140 WEST
728	1958 SOUTH 1140 WEST
729	1964 SOUTH 1140 WEST
730	1968 SOUTH 1140 WEST

BENCH MARK

SOUTHEAST CORNER, SECTION 28, TOWNSHIP 6S, RANGE 2E, SLB&M ELEVATION = 4539.23

OREM CITY'S OREM97 BASE MAP SHOWS THIS SECTION CORNER AT AN ELEVATION 4538.88. THIS IS A DIFFERENCE OF 0.35 FEET WITH THIS ELEVATION DATUM BEING HIGHER THAN THE OREM97 DATUM.



- GENERAL NOTES**
- ALL COMMON AREA AND LIMITED COMMON AREA SHOWN HEREON ARE CONSIDERED TO BE PUBLIC UTILITY EASEMENT.
 - PRIOR TO ISSUANCE OF BUILDING PERMIT, A SIGN OFF FROM A GEOTECHNICAL ENGINEER SHALL BE SUBMITTED TO THE CITY OF OREM.
 - THIS SITE IS LOCATED IN FEMA FLOOD ZONE C, WHICH IS AN AREA OF MINIMAL FLOODING, MAP NUMBER 495517 0230 A, EFFECTIVE DATE: OCTOBER 15, 1982 & MAP NUMBER 495517 0240 A, EFFECTIVE DATE: OCTOBER 15, 1982
 - NO KNOWN FAULT LINES ARE LOCATED WITHIN 1000 FEET OF ANY PART OF THIS SITE AS PER THE UTAH GEOLOGICAL SURVEY MAP & THE UTAH COUNTY HAZARDS MAP.
 - WETLANDS ARE NOT TO BE DISTURBED OR MODIFIED.
 - THERE IS A HIGH GROUND WATER TABLE IN THIS AREA. NO BASEMENTS ARE ALLOWED.
 - ALL BUILDING WALLS ARE PARALLEL WITH, OR AT A PERPENDICULAR ANGLE TO THE REFERENCE BEARING.
 - NO DRIVEWAY OR DRIVE ACCESS MAY BE LOCATED WITHIN TWENTY-FIVE (25') OF AN EXISTING FENCE WHICH IS GREATER THAN THREE FEET (3') IN HEIGHT.
 - CC&R DOCUMENTS ACCOMPANY THIS PLAT.
 - NO BASEMENTS OR CRAWL SPACES - ALL CONSTRUCTION SHALL BE SLAB ON GRADE.
 - PLAT IS SUBJECT TO MASTER ASSOCIATION CC&RS AS RECORDED IN UTAH COUNTY ENTRY NUMBER 20164-2019.
 - ALL SANITARY SEWER AND STORM DRAIN INFRASTRUCTURE CONTAINED HEREIN ARE PRIVATELY OWNED AND MAINTAINED BY THE PRD.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	116.00	7.88	3°53'36"	7.88	S 56°11'39" E
C2	188.50	47.24	14°21'28"	47.11	S 60°3'31" E
C3	52.00	43.54	47°58'17"	42.28	S 25°16'8" E
C4	100.00	35.33	20°14'28"	35.14	N 8°50'14" E
C5	100.00	62.20	35°38'8"	61.20	N 36°46'31" E
C6	100.00	32.88	18°50'26"	32.74	N 45°10'22" E
C7	188.50	21.23	6°27'11"	21.22	S 62°28'42" E
C8	188.50	20.96	6°22'20"	20.95	S 56°3'57" E
C9	188.50	5.04	1°31'57"	5.04	S 66°28'16" E

OREM CITY ATTORNEY

Approval as to form this 4th day of January, A.D. 2022
By the City Attorney.

Stacy Cal
OREM CITY ATTORNEY

CONDITIONS OF APPROVAL

OCCUPANCY RESTRICTION NOTICE

THE CITY OF OREM HAS AN ORDINANCE WHICH RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN THIS SUBDIVISION. ACCORDINGLY, IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITH THIS SUBDIVISION WITHOUT HAVING FIRST OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY THE CITY.

SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6418780 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, COMMON AREA, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AND THAT THIS IS TRUE AND CORRECT.

DATE: Dec. 22, 2021

(SEE SEAL BELOW)

BOUNDARY DESCRIPTION

Beginning at a point located North 89°31'44" West along section line 1,981.77 feet and North 30.85 feet from the Southeast corner of Section 28, Township 6 South, Range 2 East, Salt Lake Base and Meridian;

thence South 89°48'22" West, along the 2000 South right-of-way, a distance of 90.27 feet; thence North 01°17'00" West, along a fence line called out in a boundary line agreement recorded as Entry 122779-2009 in the office of the Utah County Recorder, a distance of 651.97 feet; thence along the "Fields at Lakeview Plat A" and "Fields at Lakeview Plat E" and "Fields at Lakeview Plat F" boundaries the following fourteen courses: 1) North 42°56'36" East, a distance of 49.89 feet; 2) North 77°07'36" East, a distance of 131.44 feet; 3) along the arc of a 116.00 foot radius curve to the right through a central angle of 03°53'36" for 7.88 feet (chord bears South 56°11'39" East 7.88 feet); 4) South 54°14'51" East, a distance of 58.97 feet; 5) South 35°45'09" West, a distance of 17.45 feet; 6) along the arc of a 188.50 foot radius curve to the left through a central angle of 14°21'28" for 47.24 feet (chord bears South 60°3'31" East 47.11 feet); 7) South 22°45'45" West, a distance of 25.88 feet; 8) South 88°43'00" West, a distance of 324.96 feet; 9) South 20°55'48" West, a distance of 28.44 feet; 10) South 88°43'00" West, a distance of 112.63 feet; 11) South 01°17'00" East, a distance of 65.69 feet; 12) along the arc of a 52.00 foot radius curve to the left through a central angle of 47°58'17" for 43.54 feet (chord bears South 25°16'08" East 42.28 feet); 13) South 35°13'40" West, a distance of 28.88 feet; 14) South 01°17'00" East, a distance of 79.44 feet to the point of beginning.

Containing 132,318.95 square feet or 3.0376 acres, more or less.

OWNER'S CERTIFICATE AND CONSENT TO RECORD

THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DESCRIBED FIELDS AT LAKEVIEW PLAT "H", A PLANNED RESIDENTIAL DEVELOPMENT LOCATED ON SAID TRACT OF LAND HAVE CAUSED A SURVEY TO BE MADE AND THIS PLAT CONSISTING OF 1 SHEET TO BE PREPARED, DOES HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR THE PERPETUAL USE OF THE PUBLIC AND DOES HEREBY CONSENT TO THE RECORDATION OF THIS PLAT. PURSUANT TO STATE CODE 10-9A-606 "O", OWNER HEREBY CONVEYS ALL COMMON AREA AS INDICATED HEREON (INCLUDING PRIVATE ROADS) TO THE FIELDS AT LAKEVIEW HOA INC., ADDRESS 1216 W. 1295 S., OREM, UT 84058.

IN WITNESS WHEREOF WE HAVE HERUNTO SET OUR HANDS THIS 23rd DAY OF December, A.D. 2021

BOARDWALK INDUSTRIES LLC

JEFF MANSELL, MANAGER

PRINTED NAME OF OWNER(S) AUTHORIZED SIGNATURE(S)

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH SALT LAKE

ON THE 23rd DAY OF December, 2021 PERSONALLY APPEARED BEFORE ME THE FOREGOING OWNERS KNOWN TO ME TO BE AUTHORIZED TO EXECUTE THE DEDICATION FOR AND ON BEHALF OF THE OWNERS WHO DULY ACKNOWLEDGED TO ME THAT THE DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.

MY COMMISSION NUMBER 708883
MY COMMISSION EXPIRES 11-18-2023

Brenda S. Holladay
PRINT NAME OF NOTARY

UTILITY DEDICATION

BOARDWALK INDUSTRIES LLC, OWNER(S) OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE PLAT OF FIELDS AT LAKEVIEW PLAT "H", A PLANNED RESIDENTIAL DEVELOPMENT, CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT AND DOES HEREBY OFFER AND CONVEY TO ALL PUBLIC UTILITY AGENCIES AND THEIR SUCCESSORS AND ASSIGNS A PERMANENT EASEMENT AND RIGHT OF WAY AS SHOWN ON THE AREAS MARKED "UTILITY EASEMENT", AND "PRIVATE STREETS", AND "COMMON AREA", AND "LIMITED COMMON AREA" ON THE WITHIN PLAT FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND APPURTENANCES TOGETHER WITH THE RIGHT OF ACCESS THEREUNTO. IT IS ALSO HEREBY UNDERSTOOD THAT ALL UNITS HAVE A CROSS EASEMENT THROUGH EACH OTHER FOR THE PLACEMENT OF NECESSARY UTILITIES TO SERVE ADJACENT UNITS.

RESERVATION OF COMMON AREAS

BOARDWALK INDUSTRIES LLC, OWNER(S) IS RECORDING THIS PLAT OF FIELDS AT LAKEVIEW PLAT "H", A PLANNED RESIDENTIAL DEVELOPMENT, HAS DESIGNATED CERTAIN AREAS OF LAND AS "PRIVATE STREETS", AND "COMMON AREAS", INTENDED FOR THE USE BY OWNERS IN FIELDS AT LAKEVIEW PLAT "H", A PLANNED RESIDENTIAL DEVELOPMENT, FOR INGRESS, EGRESS, RECREATION, AND OTHER RELATED ACTIVITIES. THE DESIGNATION OF THESE AREAS ARE NOT DEDICATED HEREBY FOR THE USE OF THE GENERAL PUBLIC BUT ARE RESERVED FOR THE COMMON USE AND ENJOYMENT OF THE OWNERS IN FIELDS AT LAKEVIEW PLAT "H", A PLANNED RESIDENTIAL DEVELOPMENT, AS MORE FULLY PROVIDED IN THE DECLARATION OF PROTECTIVE EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS, APPLICABLE TO FIELDS AT LAKEVIEW PLAT "H", A PLANNED RESIDENTIAL DEVELOPMENT. SAID DECLARATION IS HEREBY INCORPORATED AND MADE PART OF THIS OFFICIAL PLAT AND BECOMES EFFECTIVE UPON THE DATE THAT THIS PLAT IS RECORDED IN THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH.

ACCEPTANCE BY THE CITY OF OREM

THE CITY OF OREM, 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 11th DAY OF January, 2022

APPROVED [Signature] CITY ENGINEER APPROVED [Signature] CITY RECORDER

PLAT "H"

FIELDS AT LAKEVIEW

A PLANNED RESIDENTIAL DEVELOPMENT

OREM CITY UTAH COUNTY, UTAH

SCALE: 1" = 40 FEET

Notary Public Seal
Brenda S. Holladay
Notary Public - State of Utah
Commission # 708883
Comm. Exp. 11-18-2023

City Engineer's Seal
AARON D. THOMAS
12-22-21

City Recorder's Seal
CORPORATE SEAL
STATE OF UTAH

Surveyor: Aztec Engineering, Inc.
732 North 780 West
American Fork, UT 84003
(801) 224-7308

Sec. 28, T6S, R2E, T4090