



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	43.46'	44.00'	41.72'	N76°48'58"E	56°35'37"
C2	40.47'	56.00'	39.60'	N69°13'27"E	41°24'35"
C3	68.93'	169.00'	68.45'	N78°14'40"E	23°22'08"
C4	29.80'	21.00'	27.36'	S72°47'26"E	81°17'58"
C5	40.61'	8554.52'	40.61'	S32°00'17"E	0°16'19"

LOT 2
22,449 sq. ft.
0.52 acres
195 North State Street

LOT 1
132,307 sq. ft.
3.04 acres
2.75 West

- LEGEND**
- FOUND BRASS CAP
 - SET 5/8" IRON PIN
 - SET 1/2" IRON PIN
 - △ CALCULATED POINT, NOT SET
 - PROPERTY BOUNDARY
 - CENTERLINE
 - RIGHT-OF-WAY LINE
 - LOT LINE
 - SECTION LINE
 - EASEMENT
 - EXISTING DEED LINE

OCCUPANCY RESTRICTION NOTICE
IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY THE CITY.

Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

ROCKY MOUNTAIN POWER
1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF THE UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION.
ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THE ROCKY MOUNTAIN POWER HAS UNDER
(1) A RECORDED EASEMENT OR RIGHT OF WAY
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
(3) TITLE 54, CHAPTER 8a DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
(4) ANY OTHER PROVISION OF LAW.

QUESTAR GAS
QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATION OR LIABILITIES PROVIDED BY LAW OR EQUITY. THE APPROVAL DOES NOT CONSTITUTE ACCEPTANCE. APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER'S DEDICATION AND THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR RIGHT OF WAY DEPARTMENT AT 1-800-366-8532

SURVEYOR'S CERTIFICATE
I, KENNETH E. BARNEY DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 172768. 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, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-3-27, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND ALL OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THE PLAT IS TRUE AND CORRECT.
DATE: June 29, 2015
KENNETH E. BARNEY, P.L.S.

BOUNDARY DESCRIPTION
A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 2 EAST, S.L.B.&M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE NORTH 2682.45 FEET; THENCE EAST 670.76 FEET TO THE REAL POINT OF BEGINNING,
THENCE NORTH A DISTANCE OF 279.36 FEET TO A POINT OF CURVATURE OF A 44.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY A DISTANCE OF 43.46 FEET ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 56°35'37" AND A CHORD THAT BEARS N.76°48'58"E. A DISTANCE OF 41.72 FEET TO A POINT OF CURVATURE OF A 56.00-FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE NORTHEASTERLY A DISTANCE OF 40.47 FEET ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 41°24'35" AND A CHORD THAT BEARS N.69°13'27"E. A DISTANCE OF 39.60 FEET; THENCE N.89°55'4"E. A DISTANCE OF 409.60 FEET TO A POINT OF CURVATURE OF A 169.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 68.93 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 23°22'08" AND A CHORD THAT BEARS N.78°14'40"E. A DISTANCE OF 68.45 FEET TO A POINT OF CURVATURE OF A 21.00-FOOT REVERSE TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 29.80 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 81°17'57" AND A CHORD THAT BEARS S.72°47'26"E. A DISTANCE OF 27.36 FEET TO A POINT OF CURVATURE OF A 8554.52-FOOT RADIUS REVERSE TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 40.61 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 0°16'19" AND A CHORD THAT BEARS S.32°00'17"E. A DISTANCE OF 40.61 FEET; THENCE S.31°53'21"E. A DISTANCE OF 105.50 FEET; THENCE S.75°14'11"W. A DISTANCE OF 274.44 FEET; THENCE S.00°00'02"E. A DISTANCE OF 114.33 FEET; THENCE S.87°46'00"W. A DISTANCE OF 25.60 FEET; THENCE WEST A DISTANCE OF 366.69 FEET MORE OR LESS TO THE POINT OF BEGINNING, CONTAINING 154,756 SQ.FT OR 3.55 ACRES OF LAND.
BASIS OF BEARING: UTAH CENTRAL ZONE NAD 27

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, 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 HERETO SET OUR HANDS THIS DAY OF 21st July, A.D. 2015.
BY: Steven Chernomyn MANAGING MEMBER, Lindon View, LLC
BY: _____ MEMBER

ACKNOWLEDGMENT
STATE OF UTAH } s.s.
COUNTY OF UTAH }
ON THE 21 DAY OF July, A.D. 2015 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.
MY COMMISSION EXPIRES April 23 2017 Angie Daly NOTARY PUBLIC (SEE SEAL)

ACCEPTANCE BY LEGISLATIVE BODY
THE CITY COUNCIL OF LINDON, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSE FOR THE PERPETUAL USE OF THE PUBLIC THIS 27 DAY OF July, A.D. 2015.
Sharon Call Mayor/PLANNING COMMISSION CHAIR
Ben R. Howard CITY ATTORNEY
APPROVED Mark S. Clark ATTEST Kathryn Moosmoed
CITY ENGINEER (SEE SEAL) CITY RECORDER (SEE SEAL)

PLANNING COMMISSION APPROVAL
APPROVED THIS 29 DAY OF July, A.D. 2015, BY THE LINDON PLANNING COMMISSION.
See above
DIRECTOR-SECRETARY CHAIRMAN, PLANNING COMMISSION

LINDON VIEW SUBDIVISION PLAT "A"
A VACATION OF LOT 13 OF OLD STATION SQUARE PLAT "C" AND LOT 12 OF OLD STATION SQUARE PLAT "B" NE 1/4 SECTION 33, T.5S., R.2E. S.L.B.&M.
LINDON UTAH COUNTY, UTAH
SCALE: 1" = 30 FEET

SURVEYOR'S SEAL: KENNETH E. BARNEY, P.L.S., No. 172768, State of Utah, Exp. 12/31/15
NOTARY PUBLIC SEAL: ANGIE DALY, No. 14705, State of Utah, Exp. 04/23/17
CITY-ENGINEER SEAL: Mark S. Clark, No. 17276, State of Utah, Exp. 07/21/15
CLERK-RECORDER SEAL: Kathryn Moosmoed, No. 17276, State of Utah, Exp. 07/21/15
APPROVED THIS 23 DAY OF July, A.D. 2015
BY: Rick Zanic
BY: Pa-Construction

APPROVED UTOPIA
APPROVED THIS 17 DAY OF July, A.D. 2015.
BY: Construction Manager
TITLE: Construction Manager

CENTURY LINK
APPROVED THIS 17 DAY OF July, A.D. 2015.
BY: ENTRACE IT
TITLE: ENTRACE IT

COMCAST
APPROVED THIS 20th DAY OF July, A.D. 2015.
BY: Comcast 2 Plan + Design
TITLE: Comcast 2 Plan + Design

ROCKY MOUNTAIN POWER
APPROVED THIS 17 DAY OF July, A.D. 2015.
BY: Mike Conder
TITLE: Estimator

QUESTAR GAS
APPROVED THIS 17 DAY OF July, A.D. 2015.
BY: Rick Zanic
TITLE: Pa-Construction

14705

562.37, 155, 152, 150, 148, 146, 144, 142, 140, 138, 136, 134, 132, 130, 128, 126, 124, 122, 120, 118, 116, 114, 112, 110, 108, 106, 104, 102, 100, 98, 96, 94, 92, 90, 88, 86, 84, 82, 80, 78, 76, 74, 72, 70, 68, 66, 64, 62, 60, 58, 56, 54, 52, 50, 48, 46, 44, 42, 40, 38, 36, 34, 32, 30, 28, 26, 24, 22, 20, 18, 16, 14, 12, 10, 8, 6, 4, 2, 0