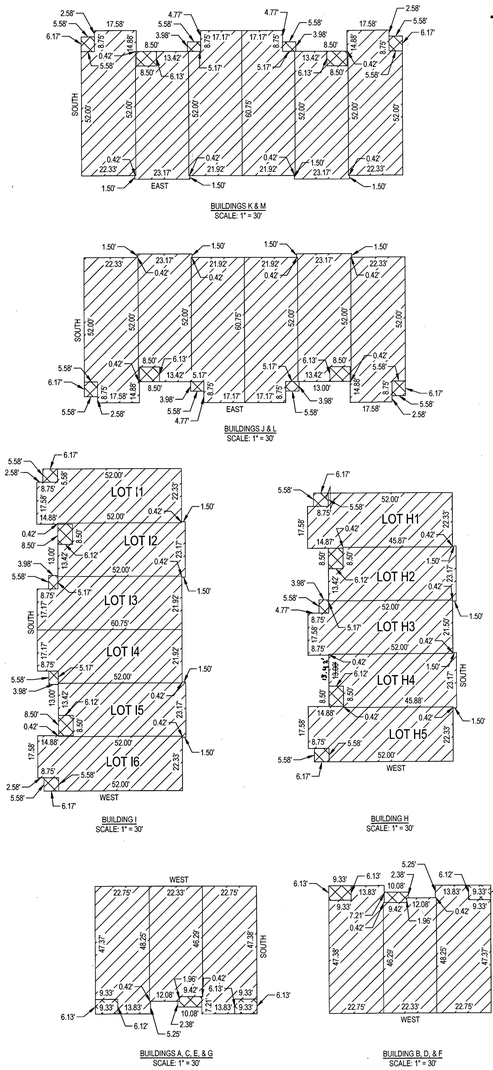
IVORY RIDGE PLAT C

AMENDING LOT 3A AND 3B IVORY RIDGE PLAT B
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

GENERAL NOTES:
1. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 00°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 WITH FLOOD ZONE
X, AREA OF MINIMAL FLOOD HAZARD, PER MAP NUMBER 49049C0161F EFFECTIVE ON JUNE 19, 2020.
4. SUBJECT PARCEL IS LOCATED WITHIN ZONE PC PER LEHI CITY PLANNING AND ZONING MAP.
5. PERMANENT DETENTION/RETENTION (WHICHEVER IS APPLICABLE) FACILITY TO BE OWNED AND MAINTAINED BY THE OWNERS OF THIS PROPERTY NOT TO BE ALTERED WITHOUT APPROVAL BY LEHI CITY COUNCIL AND CITY ENGINEER.
6. SUBJECT PLAT IS ONLY A LEGAL SUBDIVIDING OF LAND AND ALL LOT IMPROVEMENTS WILL TAKE PLACE WITH A SITE PLAN.



EASEMENTS

10 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. 12787:2007.
SURVEY FINDINGS: SHOWN HEREON

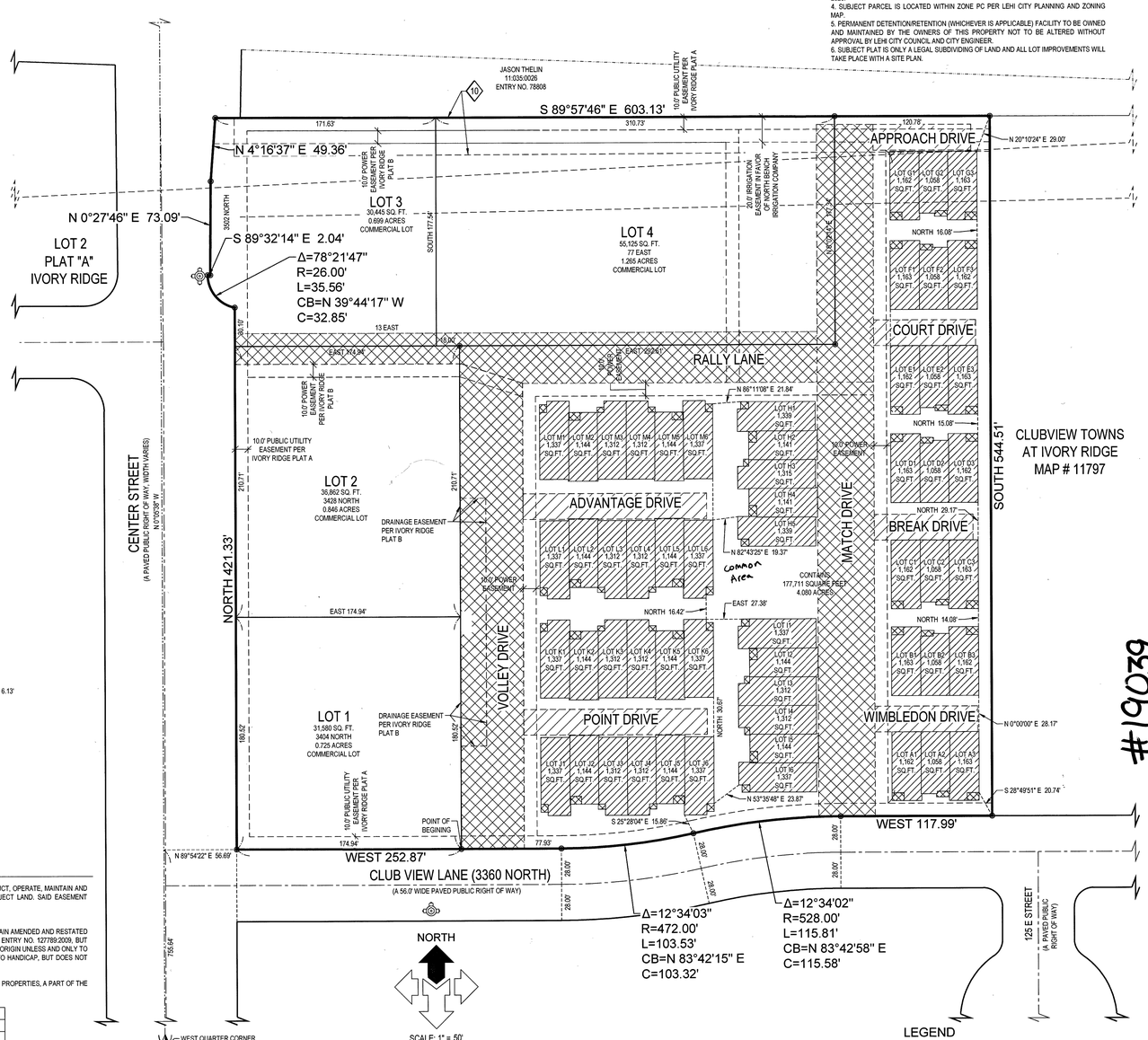
12 TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED FOR IN THAT CERTAIN AMENDED AND RESTATED MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AND RESERVATION OF EASEMENTS RECORDED DECEMBER 14, 2009 AS ENTRY NO. 127789:2009, BUT OMITTING 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.

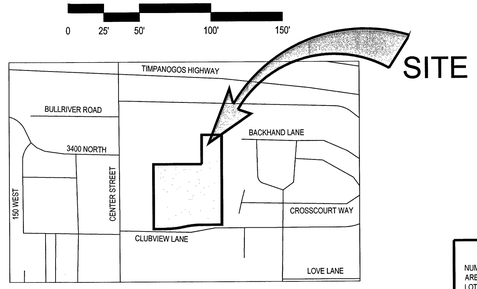
AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AND RESERVATION OF EASEMENTS FOR THE IVORY RIDGE PROPERTIES, A PART OF THE IVORY RIDGE PLANNED MIXED USE DEVELOPMENT, RECORDED MAY 28, 2010 AS ENTRY NO. 44085:2010.
SURVEY FINDINGS: SUBJECT TO, NOTHING TO PLOT

LOT	ADDRESS
A1	105 EAST CLUB VIEW LANE
A2	113 EAST CLUB VIEW LANE
A3	121 EAST CLUB VIEW LANE
B1	107 EAST WIMBLEDON DRIVE
B2	115 EAST WIMBLEDON DRIVE
B3	123 EAST WIMBLEDON DRIVE
C1	106 EAST BREAK DRIVE
C2	144 EAST BREAK DRIVE
C3	122 EAST BREAK DRIVE
D1	103 EAST BREAK DRIVE
D2	111 EAST BREAK DRIVE
D3	119 EAST BREAK DRIVE
E1	104 EAST COURT DRIVE
E2	112 EAST COURT DRIVE
E3	120 EAST COURT DRIVE

LOT	ADDRESS
F1	101 EAST COURT DRIVE
F2	109 EAST COURT DRIVE
F3	117 EAST COURT DRIVE
G1	102 EAST APPROACH DRIVE
G2	110 EAST APPROACH DRIVE
G3	118 EAST APPROACH DRIVE
H1	3477 NORTH MATCH DRIVE
H2	3469 NORTH MATCH DRIVE
H3	3461 NORTH MATCH DRIVE
H4	3453 NORTH MATCH DRIVE
H5	3445 NORTH MATCH DRIVE
I1	3429 NORTH MATCH DRIVE
I2	3421 NORTH MATCH DRIVE
I3	3413 NORTH MATCH DRIVE
I4	3405 NORTH MATCH DRIVE

LOT	ADDRESS
I5	3397 NORTH MATCH DRIVE
I6	3389 NORTH MATCH DRIVE
J1	31 EAST CLUB VIEW LANE
J2	31 EAST CLUB VIEW LANE
J3	31 EAST CLUB VIEW LANE
J4	31 EAST CLUB VIEW LANE
J5	31 EAST CLUB VIEW LANE
J6	31 EAST CLUB VIEW LANE
K1	33 EAST POINT DRIVE
K2	45 EAST POINT DRIVE
K3	57 EAST POINT DRIVE
K4	69 EAST POINT DRIVE
K5	81 EAST POINT DRIVE
K6	93 EAST POINT DRIVE
L1	34 EAST ADVANTAGE DRIVE
L2	46 EAST ADVANTAGE DRIVE
L3	58 EAST ADVANTAGE DRIVE
L4	70 EAST ADVANTAGE DRIVE
L5	82 EAST ADVANTAGE DRIVE
L6	94 EAST ADVANTAGE DRIVE
M1	32 EAST RALLY LANE
M2	44 EAST RALLY LANE
M3	56 EAST RALLY LANE
M4	68 EAST RALLY LANE
M5	80 EAST RALLY LANE
M6	92 EAST RALLY LANE





VICINITY MAP
SCALE: N.T.S.

LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- MONUMENT LINE/CENTER LINE OF ROAD
- BASIS OF BEARING LINE
- LOT LINE
- ADJOINING LOT LINE
- DEED LINE
- EASEMENT LINE
- SUBDIVISION BOUNDARY CORNER, COPPER PLUG OR REBAR & CAP OR NAIL & WASHER STAMPED "MCNEIL ENGR"
- EXISTING FIRE HYDRANT
- ( ) DENOTES RECORD INFORMATION
- SEWER EASEMENTS PER IVORY RIDGE PLAT B
- PUBLIC UTILITY & DRAINAGE EASEMENTS PER IVORY RIDGE PLAT B

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

ALL OF LOT 3A AND 3B, IVORY RIDGE PLAT B, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO. 126075:2021, MAP NO. 17803, SAID LOTS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3A, 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°05'38" WEST ALONG THE SECTION LINE 755.64 FEET AND NORTH 89°54'22" EAST 56.55 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) NORTHWESTERLY 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°32'14" 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°34'02" 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 ACRES (60 LOTS)

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.

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

OWNER'S DEDICATION

KNOW ALL 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 ARES AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET HANDS THIS 27TH DAY OF NOVEMBER A.D. 2023

SUNDBORN, LLC

BY: JAMES G. SEABERG
ITS: MANAGER

ICO RIDGE TOWNS LLC

BY: JAMES G. SEABERG
ITS: MANAGER

DEANNE CLAYTON
NOTARY PUBLIC - STATE OF UTAH
My Commission Expires August 8, 2027
COMMISSION NUMBER 732540

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF ~~SALT LAKE~~ UTAH } S.S.

ON THE 27TH DAY OF NOVEMBER A.D. 2023 PERSONALLY APPEARED BEFORE ME, THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

NUMBER: 732540
NOTARY PUBLIC (SIGNATURE)
DEANNE CLAYTON — PRINTED NAME
8/8/2027 — MY COMMISSION EXPIRES

PLANNING COMMISSION APPROVAL

APPROVED THIS 18th DAY OF December A.D. 2023 BY THE PLANNING COMMISSION.

DIRECTOR-SECRETARY
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 11TH DAY OF Dec. A.D. 2023

MAYOR:

APPROVED: CITY ENGINEER (SEE SEAL BELOW)
ATTEST: CITY RECORDER (SEE SEAL BELOW)

PLAT "C"
IVORY RIDGE SUBDIVISION
AMENDING LOT 3A AND 3B IVORY RIDGE PLAT B
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 — SHEET 1 OF 1

DEVELOPER INFORMATION	SURVEYOR'S SEAL	CITY-COUNTY ENGINEER SEAL	CLERK RECORDER SEAL	CLERK RECORDER SEAL
ICO DEVELOPMENT, LLC 3401 N CENTER STREET # 300 LEHI, UTAH, 82043 801-822-8370	PROFESSIONAL LAND SURVEYOR DAVID B. DRAPER No. 6861599 DATE 3-28-23 STATE OF UTAH	LEHI CITY ENGINEER 12-07-23	CORPORATE SEAL OF LEHI CITY STATE OF UTAH	ENT 83251:2023 MAP# 19039 ANDREA ALLEN UTAH COUNTY RECORDER 2023 Dec 27 10:30 AM FEE 170.00 BY KR RECORDED FOR LEHI CITY

ENT 83251:2023 MAP# 19039
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Dec 27 10:30 AM FEE 170.00 BY KR
RECORDED FOR LEHI CITY

TABULATIONS (LOTS 1-4)	
NUMBER OF LOTS:	FOUR (4)
AREA OF SUBDIVISION:	154,011 SQ. FT. OR 3.535 AC.
LOT REQUIREMENT:	N/A

TABULATIONS (CONDOMINIUM LOTS)	
NUMBER OF LOTS:	56 LOTS
AREA OF SUBDIVISION:	177,711 SQ. FT. OR 4.080 AC.
LOT REQUIREMENT:	N/A
OPEN SPACE AREA:	107,449 SQ. FT.
UNITS PER ACRE:	13 UNITS PER ACRE

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 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

SEC. 33 / T4S, R1E SLB&M Var. Lot 3A, Plat B, Ivory Ridge ; lot 3B, Plat B Ivory Ridge TU-010 JS