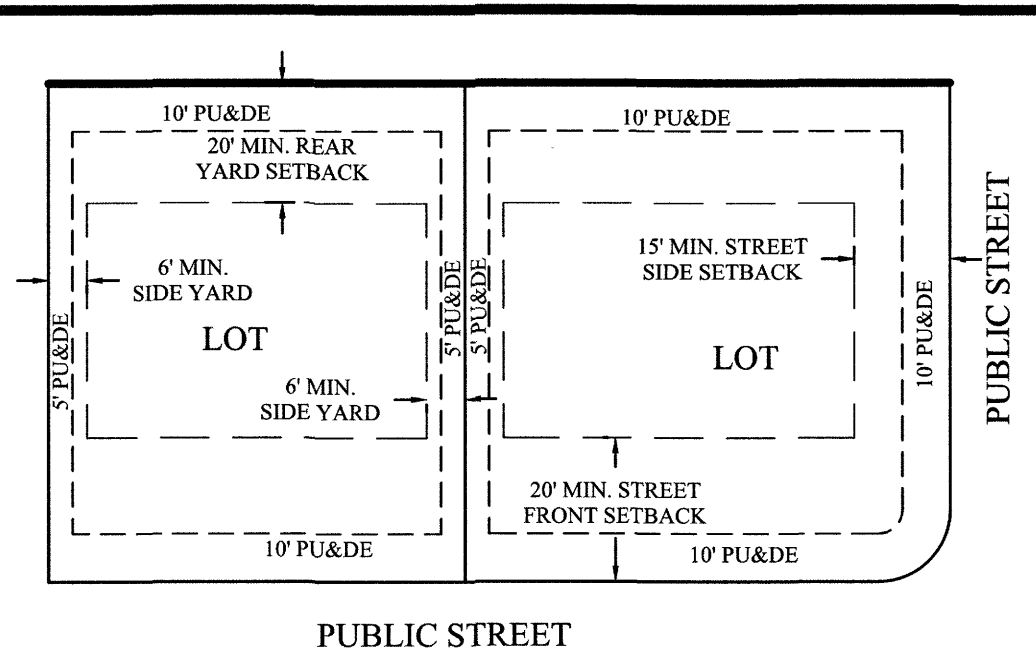


VICINITY MAP  
N.T.S.



**LEGEND**

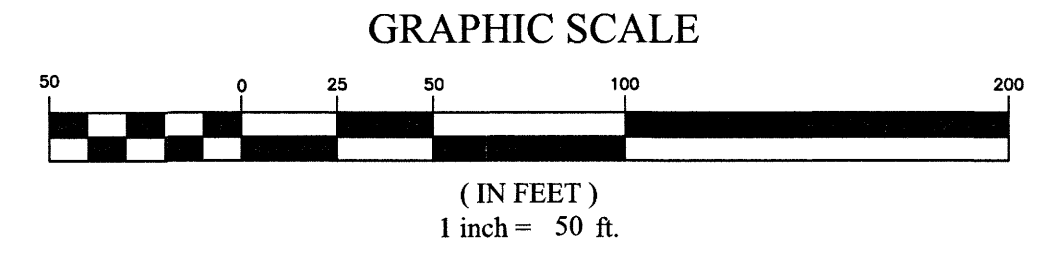
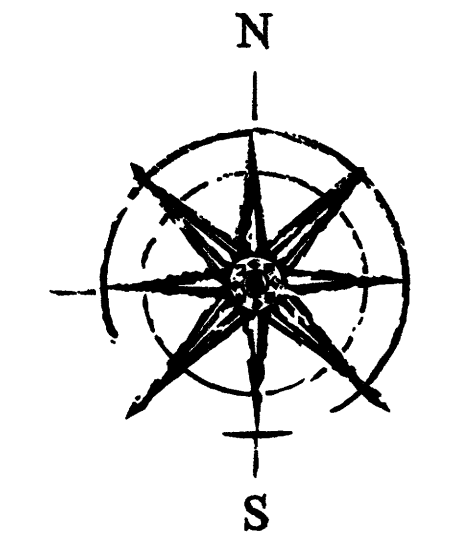
- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	15.00	91°04'03"	23.84	N46°31'40"W	21.41
C2	50.00	4°00'10"	3.49	N89°56'23"E	3.49
C3	50.00	31°47'18"	27.74	N72°02'39"E	27.39
C4	50.00	35°34'24"	31.04	N73°56'12"E	30.55
C5	50.00	50°51'26"	44.38	S62°50'53"E	42.94
C6	50.00	62°56'49"	54.93	S05°56'46"E	52.21
C7	50.00	15°23'34"	13.43	S17°49'52"W	13.39
C8	15.00	88°48'04"	23.25	S43°32'16"W	20.99
C9	50.00	27°47'08"	24.25	S74°09'58"E	24.01
C10	50.00	50°03'11"	43.68	S85°17'59"E	42.30
C11	50.00	54°31'47"	47.59	N42°24'32"E	45.81
C12	50.00	47°47'42"	41.71	N08°45'13"W	40.51
C13	50.00	31°47'18"	27.74	N16°45'25"W	27.39

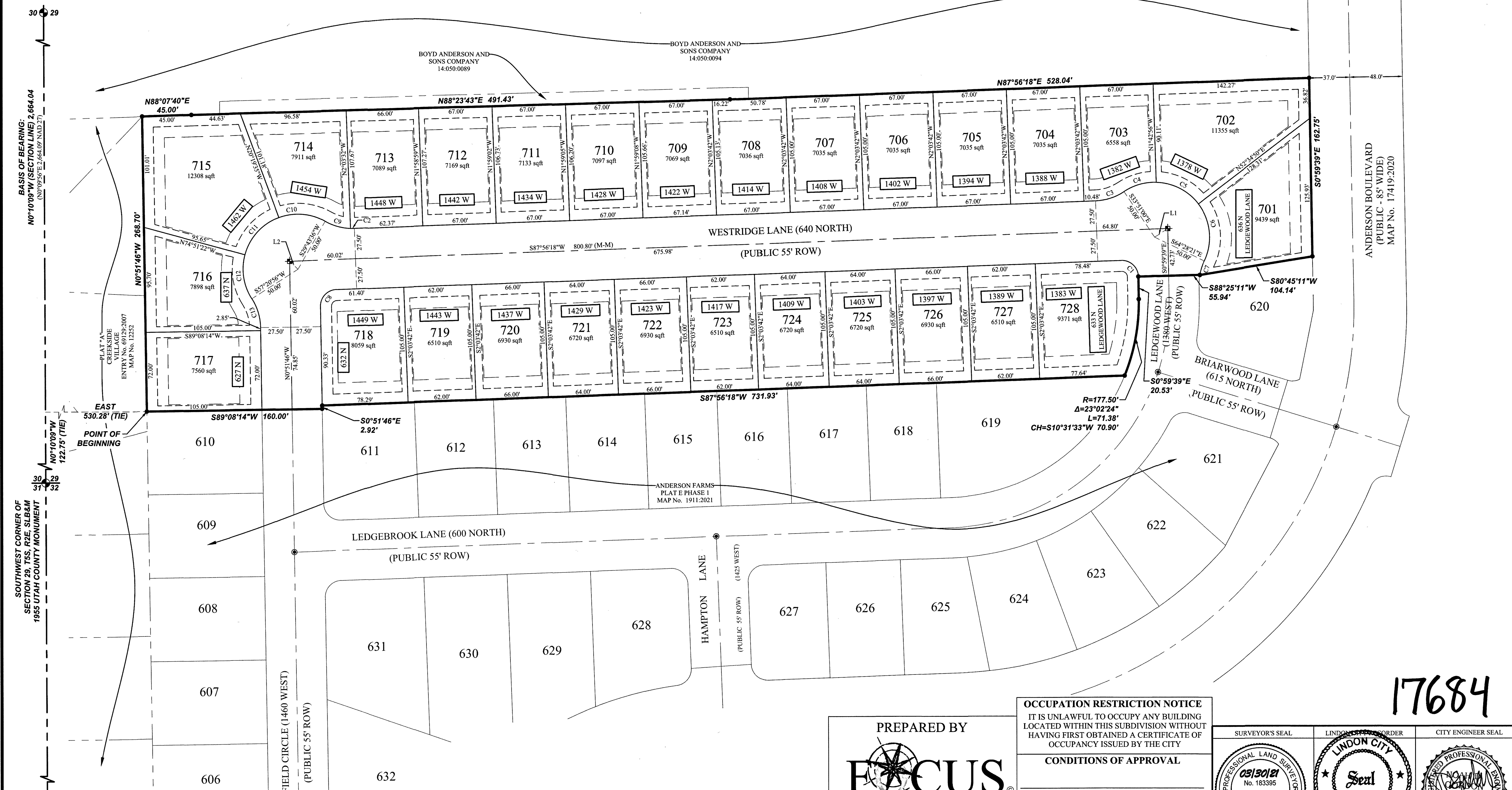
Line Table		
LINE	DIRECTION	LENGTH
L1	N56°11'08"E	14.25
L2	N46°27'44"W	10.50

**NOTES**

- PUBLIC UTILITY EASEMENTS ARE 10' UNLESS NOTED OTHERWISE.
- #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS.
- NAIL TO BE SET IN TOP OF CURB AT PROJECTION OF SIDE LOT LINES IN LIEU OF SETTING FRONT LOT CORNERS.
- POTENTIAL PURCHASERS OF PROPERTY LEGALLY DESCRIBED BY THIS PLAT ARE ADVISED TO FAMILIARIZE THEMSELVES WITH ALL NOTES, LOT INFORMATION, EASEMENTS, AND OTHER PERTINENT INFORMATION CONTAINED WITH THIS PLAT AND ALSO WITH ANY CONDITIONS, COVENANTS AND RESTRICTIONS (CC&R'S) DOCUMENTS RECORDED AGAINST LAND LEGALLY DESCRIBE BY THIS PLAT. FAILURE TO ADHERE TO THESE NOTES, EASEMENT, CC&R'S OR OTHER DOCUMENTS RECORDED AGAINST THE LAND COULD RESULT IN FINANCIAL LOSSES TO OR CHANGES IN EXPECTED PROPERTY USE OF THE PROPERTY OWNER. PROPERTY OWNERS AND PURCHASERS ARE RESPONSIBLE TO REVIEW AND FOLLOW ALL NOTES, EASEMENTS, CC&R'S, AND OTHER RECORDED DOCUMENTS RELATED TO THIS PLAT, AS CURRENTLY EXISTING OR AS MAY FROM TIME TO TIME BE CHANGED AND/OR AMENDED.
- SEWER AND LAND DRAIN LATERALS ARE PRIVATE FROM THE METER TO THE HOME. SECONDARY WATER IS PRIVATE FROM THE METER TO THE HOME. MAINTENANCE OF ALL PRIVATE PORTIONS OF THE LATERALS ARE THE RESPONSIBILITY OF ANDERSON FARMS MASTER ASSOCIATION.
- (XXX XX) EASEMENT MEASUREMENT.
- ALL PRIVATE RIGHT OF WAY'S ARE DEDICATED AS PUBLIC UTILITY, DRAINAGE, AND LINDON CITY UTILITY EASEMENTS.
- ANDERSON FARMS MASTER ASSOCIATION  
13894 SOUTH BANGERTER PARKWAY, Suite 200  
DRAPER, UT. 84020



WEST 1/4 CORNER OF SECTION 29, T5S, R2E, SLB&M 1955 UTAH COUNTY MONUMENT



WEST 1/4 CORNER OF SECTION 32, T5S, R2E, SLB&M 1960 UTAH COUNTY MONUMENT

**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 17-21-17 OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND THE MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

*Evan J. Wood*  
EVAN J. WOOD  
PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NO. 183395

DATE 03/30/2021

**BOUNDARY DESCRIPTION**

A portion of the SW1/4 of Section 29, Township 5 South, Range 2 East, Salt Lake Base & Meridian, located in Lindon, Utah, more particularly described as follows:  
Beginning at a point on the Plat "A", CREEKSIDE VILLAGE, according to the Official Plat recorded May 10, 2007 as Entry No. 69129-2007 in the Office of the Utah County Recorder, located N00°10'09"W along the Section line 122.75 feet and East 530.28 feet from the Southwest Corner of Section 29, T5S, SLB&M; then N00°51'46"W along said plat 268.70 feet; then N88°07'40"E 45.00 feet; then N88°23'43"E 491.43 feet; then N87°56'18"E 528.04 feet; then S00°59'39"E 162.75 feet; then S80°45'11"W 104.14 feet; then S88°25'11"W 55.94 feet; then S00°59'39"E 20.53 feet; then along the arc of a curve to the right with a radius of 177.50 feet a distance of 71.38 feet through a central angle of 23°02'24" Chord: S10°31'33"W 70.90 feet; then S87°56'18"W 731.93 feet; then S00°51'46"E 2.92 feet; then S89°08'14"W 160.00 feet to the point of beginning.

Contains: 6.16 acres +/-

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.

**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, AND STREETS TO BE HEREAFTER KNOWN AS

**PLAT E PHASE 2 ANDERSON FARMS**

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.

IN WITNESS WHEREOF, *Christopher P. Gamvroulas* HAVE HEREUNTO SET his HAND THIS 30 DAY OF March, A.D. 2021

*Christopher P. Gamvroulas*  
CHRISTOPHER P. GAMVROULAS  
PRESIDENT, IVORY DEVELOPMENT LLC

**LIABILITY ACKNOWLEDGMENT**

STATE OF UTAH  
S.S.  
COUNTY OF UTAH

ON THE 30 DAY OF MARCH, A.D. 2021 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AN FOR THE COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, CHRISTOPHER P. GAMVROULAS, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT OF IVORY DEVELOPMENT LLC, A UTAH LLC AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 31 JAN. 2023

*Steve Oldenow*  
A NOTARY PUBLIC COMMISSIONED IN UTAH  
RESIDING IN SALT LAKE COUNTY

MY COMMISSION No. 704338

STEVE OLDENOW  
PRINTED FULL NAME OF NOTARY

**ACCEPTANCE BY LEGISLATIVE BODY**

THE CITY COUNCIL OF LINDON 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 19 DAY OF April, 2021.

*Jeff Owen*  
APPROVED BY MAYOR

*Richard A. Madsen*  
ATTEST BY CITY RECORDER  
(SEE SEAL BELOW)

*Michael F. Evans*  
PLANNING DIRECTOR

*Steve Oldenow*  
PLANNING COMMISSION CHAIR

**PLAT E PHASE 2 ANDERSON FARMS SUBDIVISION**

LOCATED IN THE SW1/4 OF SECTION 29, T5S, R2E, SLB&M LINDON CITY, UTAH COUNTY, UTAH

SCALE: 1"=50'

PREPARED BY

**FOCUS**  
ENGINEERING AND SURVEYING, LLC  
6949 HIGH TECH DRIVE  
MIDVALE, UTAH 84047 PH: (801) 352-0075  
www.focusutah.com

**OCCUPATION RESTRICTION NOTICE**

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

**CONDITIONS OF APPROVAL**

SURVEYOR'S SEAL: EVAN J. WOOD, No. 183395, STATE OF UTAH

LINDON CITY RECORDER: LINDON CITY, UTAH COUNTY UTAH

CITY ENGINEER SEAL: PROFESSIONAL ENGINEER, STATE OF UTAH

NOTARY PUBLIC SEAL: STEVE OLDENOW, No. 704338, My Commission Expires on Jan 31, 2023

COUNTY RECORDER SEAL: ENR 92962-2021 Map # 17684 ANDREA ALLEN, UTAH COUNTY RECORDER, 2021 Reg 18 11:24 am FEE 106.00 BY JR, RECORDED FOR LINDON CITY CORPORATION

17684

Sec 29, T5S, R2E, SLB&M T0-085 BM