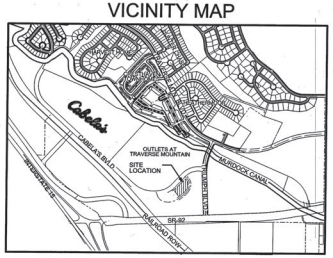
PLAT "D"
OUTLETS AT TRAVERSE MOUNTAIN

(AMENDMENT INCLUDING THE VACATION AND REVISION OF LOT 6 OUTLETS AT TRAVERSE MOUNTAIN, PLAT "B")

LOCATED IN THE SOUTHWEST QUARTER OF SECTIONS 30 TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN LEHI CITY, UTAH COUNTY, UTAH

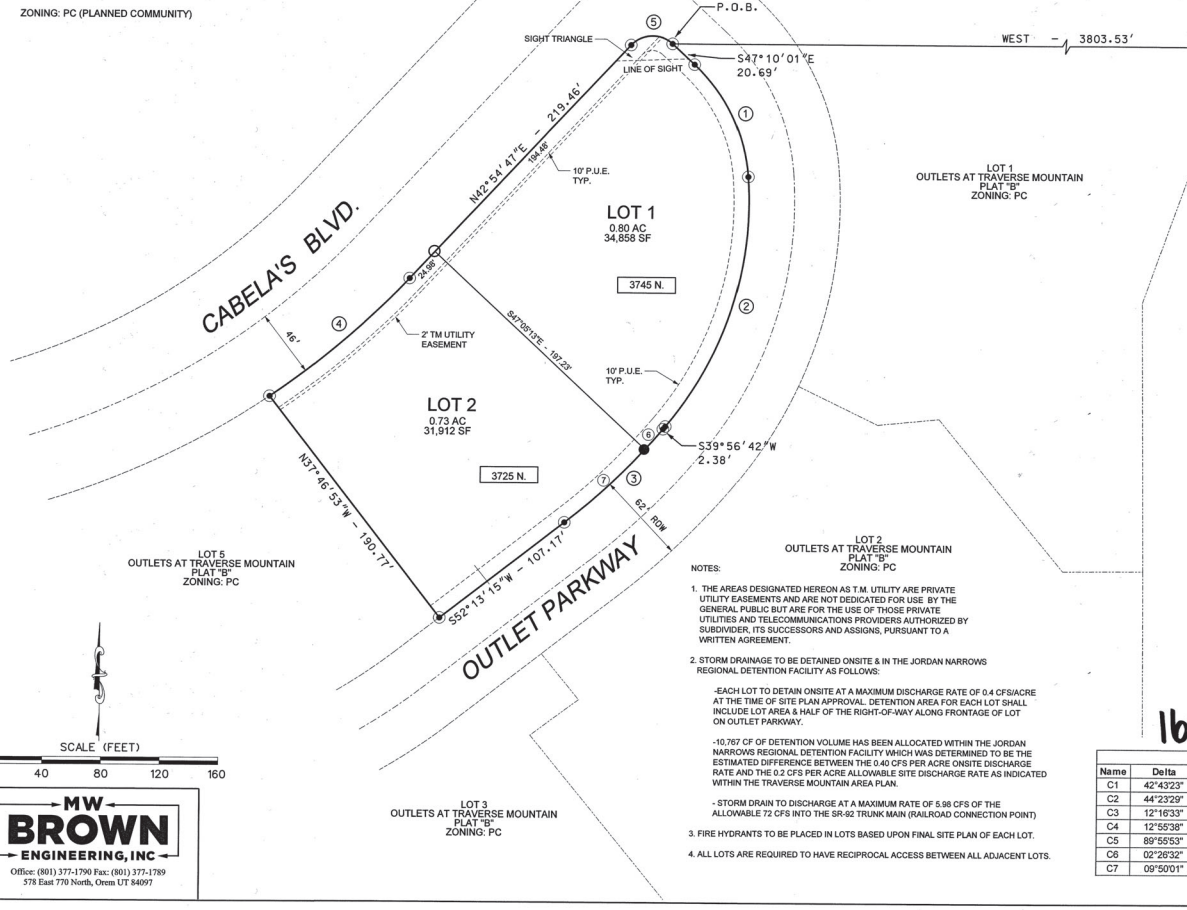
VICINITY MAP



ZONING: PC (PLANNED COMMUNITY)

SOUTHEAST CORNER SECTION 30 TOWNSHIP 4 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN

EAST QUARTER CORNER SECTION 31 TOWNSHIP 4 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN



SCALE (FEET)
0 40 80 120 160

SITE PLAN AREAS	
TOTAL ACREAGE	1.53 ACRES
NUMBER OF LOTS	2 LOTS
TOTAL ACREAGE IN LOTS	1.53 ACRES
TOTAL OPEN SPACE	0.0 ACRES
TOTAL ACREAGE IN ROADS	0.0 ACRES

LEGEND
- SUBDIVISION BOUNDARY
- LOT LINE
- 2' TM UTILITY EASEMENT
- PUBLIC UTILITY EASEMENT
- SET REBAR AND CAP STAMPED WITH PLS 166572
- RIVET SET IN CURB ON LOT LINE
- FOUND SECTION CORNER
- FOUND QUARTER CORNER
- SUBDIVISION BOUNDARY CORNER

NOTES:

1. THE AREAS DESIGNATED HEREON AS T.M. UTILITY ARE PRIVATE UTILITY EASEMENTS AND ARE NOT DEDICATED FOR USE BY THE GENERAL PUBLIC BUT ARE FOR THE USE OF THOSE PRIVATE UTILITIES AND TELECOMMUNICATIONS PROVIDERS AUTHORIZED BY SUBDIVIDER, ITS SUCCESSORS AND ASSIGNS, PURSUANT TO A WRITTEN AGREEMENT.

2. STORM DRAINAGE TO BE DETAINED ONSITE & IN THE JORDAN NARROWS REGIONAL DETENTION FACILITY AS FOLLOWS:

   -EACH LOT TO DETAIN ONSITE AT A MAXIMUM DISCHARGE RATE OF 0.4 CFS/ACRE AT THE TIME OF SITE PLAN APPROVAL. DETENTION AREA FOR EACH LOT SHALL INCLUDE LOT AREA & HALF OF THE RIGHT-OF-WAY ALONG FRONTAGE OF LOT ON OUTLET PARKWAY.

   -10,767 CF OF DETENTION VOLUME HAS BEEN ALLOCATED WITHIN THE JORDAN NARROWS REGIONAL DETENTION FACILITY WHICH WAS DETERMINED TO BE THE ESTIMATED DIFFERENCE BETWEEN THE 0.40 CFS PER ACRE ONSITE DISCHARGE RATE AND THE 0.2 CFS PER ACRE ALLOWABLE SITE DISCHARGE RATE AS INDICATED WITHIN THE TRAVERSE MOUNTAIN AREA PLAN.

   - STORM DRAIN TO DISCHARGE AT A MAXIMUM RATE OF 5.98 CFS OF THE ALLOWABLE 72 CFS INTO THE SR-92 TRUNK MAIN (RAILROAD CONNECTION POINT)

3. FIRE HYDRANTS TO BE PLACED IN LOTS BASED UPON FINAL SITE PLAN OF EACH LOT.

4. ALL LOTS ARE REQUIRED TO HAVE RECIPROCAL ACCESS BETWEEN ALL ADJACENT LOTS.

16904

Curve Table					
Name	Delta	Radius	Length	Chord	Chord BRG
C1	42°43'23"	117.00	87.24	85.23	S 25°48'18" E
C2	44°23'29"	238.00	184.40	179.82	S 17°44'56" W
C3	12°16'33"	433.00	92.77	92.59	S 46°04'58" W
C4	12°55'38"	554.00	124.99	124.73	N 49°22'36" E
C5	89°55'53"	20.00	31.39	28.26	N 87°52'33" E
C6	02°26'32"	433.00	18.46	18.45	S 41°09'49" W
C7	09°50'01"	433.00	74.31	74.22	S 47°18'16" W

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

SURVEYOR'S CERTIFICATE

I, BARRY ANDREASON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166572 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

Beginning at a point on the right of way line of Outlet Parkway which point is South 00°09'21" West along the Section line 450.10 feet and West 3803.53 feet from the Southeast Corner of Section 30, Township 4 South, Range 1 East, Salt Lake Base and Meridian; thence along the right of way line of said Outlet Parkway the following six (6) courses: (1) South 47°10'01" East 20.69 feet; (2) along the arc of a 117.00 foot radius curve to the right 87.24 feet through a central angle of 42°43'23", the chord bears South 25°48'18" East 85.23 feet; (3) along the arc of a 238.00 foot radius curve to the right 184.40 feet through a central angle of 44°23'29", the chord bears South 17°44'56" West 179.82 feet; (4) South 39°56'42" West 2.38 feet; (5) along the arc of a 433.00 foot radius curve to the right 92.77 feet through a central angle of 12°16'33", the chord bears South 46°04'58" West 92.59 feet; (6) South 52°13'15" West 107.17 feet; thence leaving said right of way North 37°46'53" West 190.77 feet to the southeasterly right of way line of Cabela's Boulevard; thence along said right of way line the following two (2) courses: (1) along the arc of a 554.00 foot radius curve to the left 124.99 feet through a central angle of 12°55'38", the chord bears North 49°22'36" East 124.73 feet; (2) North 42°54'47" East 219.46 feet; thence along the arc of a 20.00 foot radius curve to the right 31.39 feet through a central angle of 89°55'53", the chord bears North 87°52'33" East 28.26 feet to the point of beginning.

Area = 1.533 Acres (66,770.18 Sq. Ft.)

ENT 950:2020 Bk 0 6904
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Jan 03 2:45 pm FEE 54.00 BY DA
RECORDED FOR LEHI CITY CORPORATION

Dec 4, 2019
DATE

BARRY ANDREASON
(SEE SEAL BELOW)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS 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 AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 5th DAY OF December, 2019

OSMOND DESIGNS ORM LLC
Jarod Osmond (Manager)

ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }

ON THE 5th DAY OF December 2019 A.D. Jarod Osmond (manager) PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES 11-18-2021
Commission # 698071

NOTARY PUBLIC
(SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY OF LEHI, 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 November, A.D. 2019

APPROVED BY ENGINEER
(SEE SEAL BELOW)

ATTEST CLERK-RECORDER
(SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS 16 DAY OF October, A.D. 2019, BY THE Lehi City PLANNING COMMISSION

DIRECTOR-SECRETARY

CHAIRMAN, PLANNING COMMISSION

PLAT "D"
OUTLETS AT TRAVERSE MOUNTAIN

COMMERCIAL SUBDIVISION

AMENDMENT INCLUDING THE VACATION AND REVISION OF LOT 6, OUTLETS AT TRAVERSE MOUNTAIN, PLAT "B"

LEHI CITY, UTAH COUNTY, UTAH

SCALE: 1" = 40 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR NO.166572 BARRY ANDREASON State of Utah 12/4/19		Lehi City Engineer 12/4/19	

SEC. 30, T4S, R1E
SLB&M