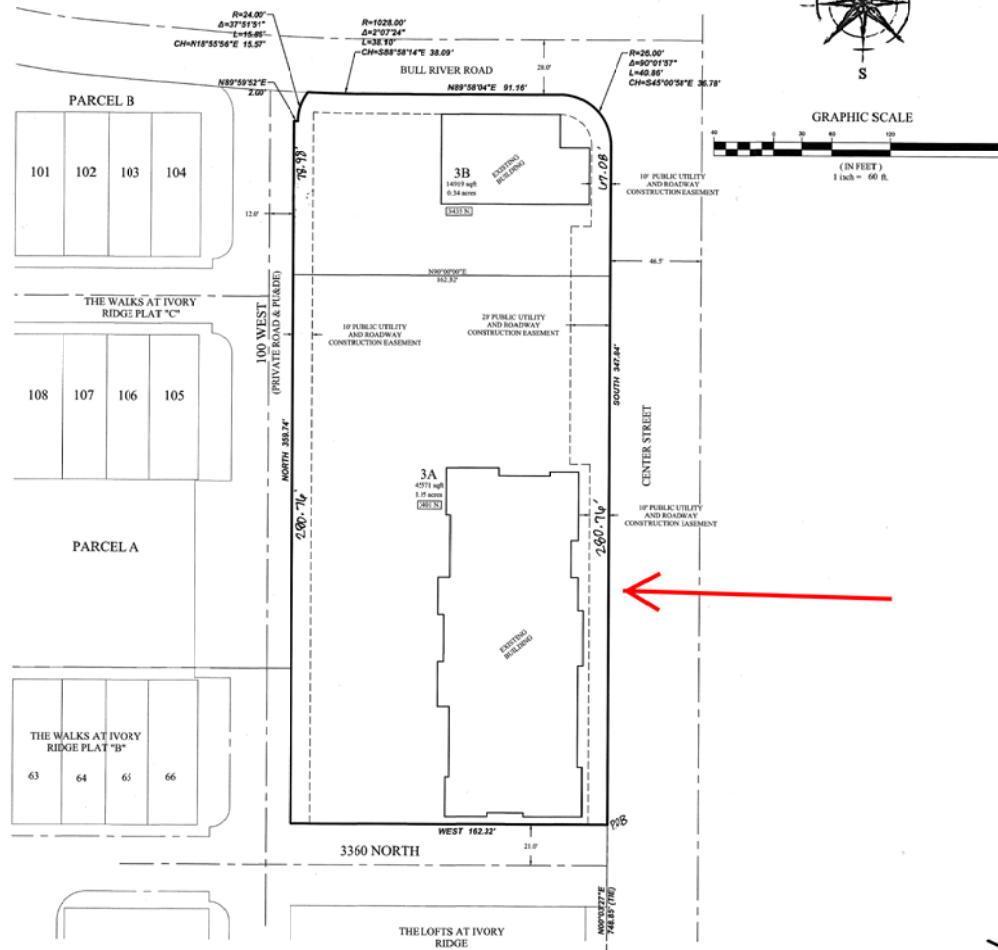


- NOTES**
1. 85 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS.
 2. ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN FURTHERITY FOR INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS, AND ASSIGNS.
 3. THIS AREA IS SUBJECT TO THE NORMAL, EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLES. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISK INHERENT WITH LIVESTOCK.
 4. ALL ACCESS TO AND FROM THE PROPERTY ALREADY EXISTS.
 5. ALL DRAINAGE FACILITIES ON THIS SITE ALREADY EXIST.
 6. RECIPROCAL CROSS ACCESS AND PARKING BETWEEN LOT 3A AND 3B

SITE TABULATIONS

TOTAL ACREAGE	1.39 ACRES
TOTAL ACREAGE IN LOTS	1.39 ACRES
LOTS	2
CURRENT ZONING	PC



1/8/2020
 WEST 1/4 CORNER OF SECTION 22, T4S, R1E, S18&M UTAH COUNTY MONUMENT
 EAST 1/4 CORNER OF SECTION 32, T4S, R1E, S18&M UTAH COUNTY MONUMENT

PREPARED FOR
ICO DEVELOPMENT



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.

SURVEYOR'S CERTIFICATE
 I, Spencer W. Llewellyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the commission 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, blocks, streets, and easements, and the same has, or will be correctly surveyed, staked and easements set off as shown on this Plat, and that this Plat is true and correct.
 Spencer W. Llewellyn
 Professional Land Surveyor
 Certificate No. 10516507
 Date: 01/08/20

BOUNDARY DESCRIPTION
 ALL OF LOT 3, THE WALK AT IVORY RIDGE PLAT "C", ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED MAY 9, 2012 (ENTRY NO. 18361202) IN THE OFFICE OF THE UTAH COUNTY RECORDER
MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT, SAID CORNER BEING LOCATED N89°56'33"W ALONG THE 1/4 SECTION LINE 41.28 FEET AND N00°02'17"E 348.85 FEET FROM THE EAST 1/4 CORNER OF SECTION 25, TOWNSHIP 4 SOUTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, THENCE WEST 162.32 FEET, THENCE NORTH 339.74 FEET, THENCE N89°59'52"E 2.00 FEET, THENCE NORTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 24.00 FEET (RADIUS BEARS EAST) A DISTANCE OF 15.86 FEET THROUGH A CENTRAL ANGLE OF 37°51'24" CHORD: 81.093'96"E 15.51 FEET, THENCE EAST 148.06 FEET (RADIUS BEARS: N02°05'18"E) A DISTANCE OF 38.16 FEET THROUGH A CENTRAL ANGLE OF 02°07'24" CHORD: 38.97'41"E 38.09 FEET, THENCE N89°58'04"E 91.16 FEET, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 26.00 FEET A DISTANCE OF 40.86 FEET THROUGH A CENTRAL ANGLE OF 30°01'37" CHORD: 34.67'03"E 36.78 FEET, THENCE SOUTH 347.84 FEET TO THE POINT OF BEGINNING.
 CONTAINS: 1.39 ACRES/±

OWNER'S DEDICATION
 KNOW ALL MEN 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 ANY PUBLIC STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.
 IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 13 DAY OF February, A.D. 2020
 Spencer W. Llewellyn
 Notary Public, State of Utah
 BY: James G. Seaberg
 (PRINTED NAME)
 ITS: Manager

LIMITED LIABILITY ACKNOWLEDGMENT
 STATE OF UTAH
 COUNTY OF UTAH
 ON THE 13 DAY OF February, A.D. 2020, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF UTAH, IN SAID STATE OF UTAH, JAMES G. SEABERG, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE MANAGER OF WALKS AT IVORY RIDGE, L.L.C., A UTAH L.L.C. AND THAT HE HAS SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.
 MY COMMISSION EXPIRES 12/02/2025
 DEANNE CLAYTON
 A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN UTAH COUNTY
 MY COMMISSION No. 707712
 DEANNE CLAYTON
 PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY
 THE CITY OF LEHI, 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 28 DAY OF January, A.D. 2020
 Approved by Mayor: [Signature]
 Planning Commission Chair: [Signature] ATTEST: [Signature] CLERK/RECORDER (SEE SEAL BELOW)

THE WALK AT IVORY RIDGE PLAT D
 (AMENDING LOT 3 OF THE WALK AT IVORY RIDGE PLAT C)
 SUBDIVISION LOCATED IN LEHI CITY, UTAH
 LOCATED IN THE NE 1/4 OF SECTION 31, T4S, R1E, SALT LAKE BASE & MERIDIAN
 LEHI CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL SPENCER W. LLEWELLYN PROFESSIONAL LAND SURVEYOR STATE OF UTAH 1/08/20	CITY ENGINEER'S SEAL LEHI CITY 2/10/20 ENGINEER	CITY RECORDER'S SEAL LEHI CITY 2/10/20 RECORDER	COUNTY RECORDER'S SEAL JEFFERY SMITH UTAH COUNTY RECORDER 2020 FEB 05 10:11 AM FILE 34.20 BY SA RECORDED FOR THE CITY OF LEHI
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16984

2020 FEB 05 10:11 AM FILE 34.20 BY SA RECORDED FOR THE CITY OF LEHI