

Ordinance No. 11-15-05.89

A ORDINANCE APPROVING AND ADOPTING THE IVORY RIDGE AREA PLAN

WHEREAS, Chapter 15 of the Lehi City Development Code established the issue of the Area Plan concept in defining and specifying terms and conditions of development; and

WHEREAS, Section 15-030 of the Lehi City Development Code sets forth the minimum requirements for inclusion in an Area Plan which, when adopted by the City Council, becomes the framework for the processing of preliminary and final subdivision plats and preliminary and final site plans; and

WHEREAS, once said Area Plan is adopted, it becomes the blue print for all future development on the subject property and no development, permit or license shall be approved unless it conforms to all requirements of the adopted Area Plan; and

WHEREAS, Ivory Homes, developer of Ivory Ridge has prepared and submitted a proposed Area Plan for the development of the project known as Ivory Ridge which has been reviewed by Staff/DRC and has been modified through the process of negotiation such that Staff/DRC and Ivory Homes are recommending to the City Council that the proposed Area Plan be adopted;

WHEREAS, Lehi City amended the Lehi City General Plan by ordinance dated February 22, 2005, which among other things permits development of the subject property consistent with the Ivory Ridge Area Plan; and

WHEREAS, the General Plan as amended, specifies that the Subject Property will be zoned and developed as a PC zone; and

WHEREAS, the adoption of the Area Plan is required for the PC zoning mandated by the General Plan for the subject property and is undertaken pursuant to the General Plan, as amended, and the Lehi City Development Code; and

WHEREAS, the Ivory Ridge Area Plan satisfies the standards and requirements of the Lehi City Development Code for approval of an Area Plan and is consistent with the General Plan; and

WHEREAS, this administrative action is undertaken in response to current conditions and to further the interest of the City in its orderly and efficient development and to comply with obligations and requirements imposed on the City by agreement and ordinance; and

NOW THEREFORE, IT IS ORDAINED BY THE CITY COUNCIL OF LEHI CITY, UTAH AS FOLLOWS:

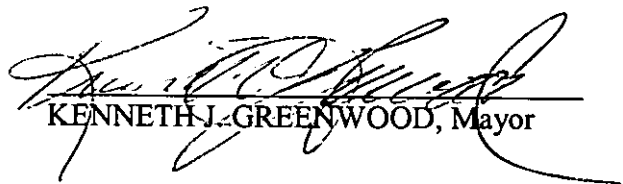
SECTION 1. The Area Plan together with all attached exhibits, maps and supporting documents designated as the "Ivory Ridge Area Plan" dated November 15, 2005, copies of which are on file with the City Planning and Zoning Office, is hereby adopted as the Area Plan for the development of Ivory Ridge. Said project are is described on attached Exhibits A, B, C & D.

SECTION 2. Unless specifically modified by the Ivory Ridge Area Plan, the owner of the Subject Property or its assigns will be required to comply with all applicable requirements of Lehi City necessary for approval of the Project, including the payment of fees and compliance with all applicable ordinances, Ordinances, regulations, policies and procedures of Lehi City including , but not limited to, the Lehi City Municipal Code, the Lehi City Development Code and the Lehi City Design Standards and Public Improvement Specifications.

SECTION 3. The action of the City undertaken hereby is administrative in nature, falling within the general purpose and policy of the General Plan and zoning ordinances, and pursuant to the provisions and requirements of the General Plan Amendment, the provisions of the Lehi City Development Code, and the obligations and requirements imposed on the City by ordinance and agreement.

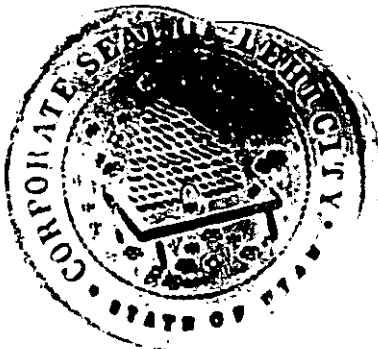
SECTION 4. This Ordinance adopting the Area Plan shall be effective immediately after passage by the City Council, subject to any publication that may be required by law.

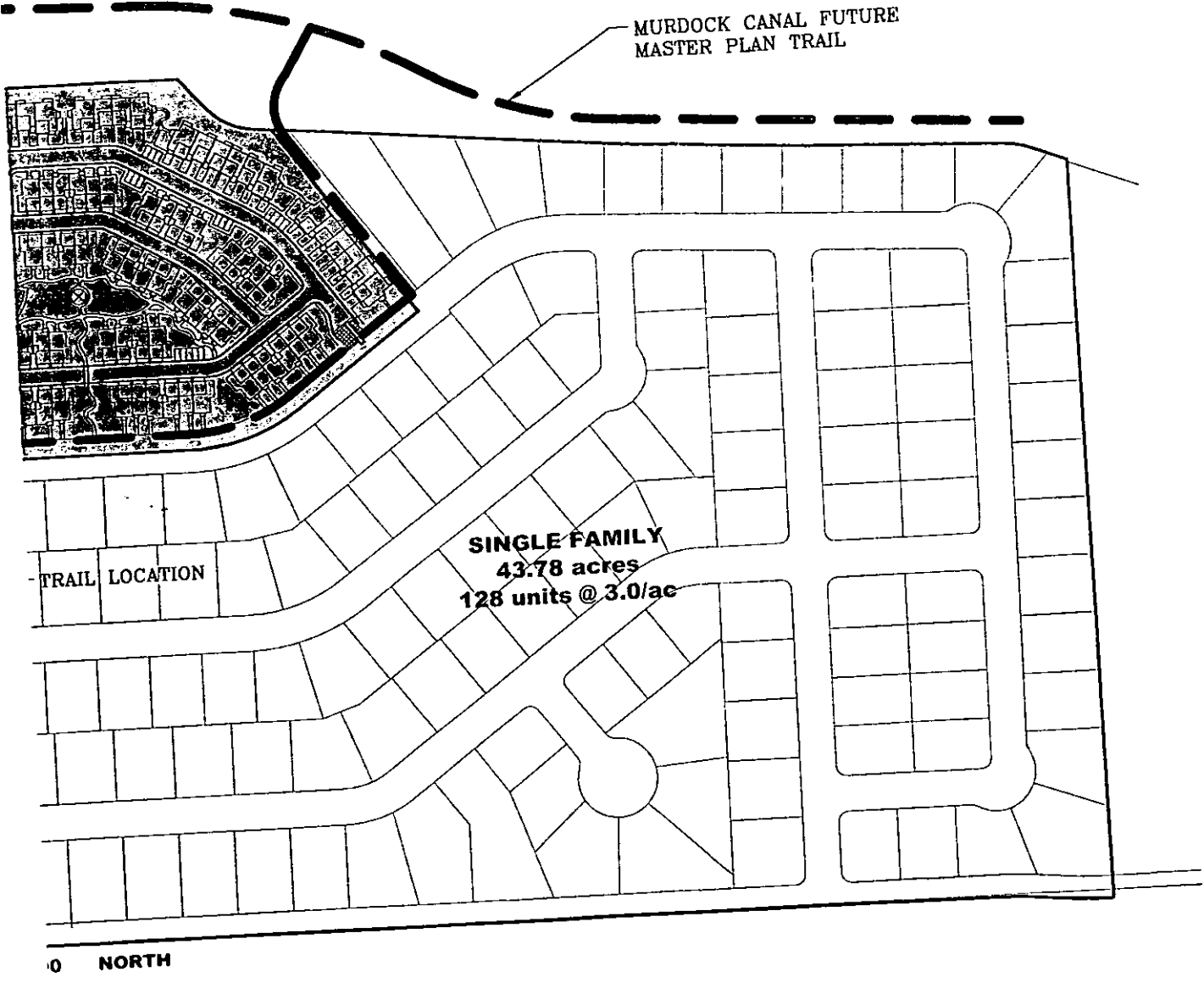
PASSED AND ADOPTED by the Lehi City Council this 15th day of November, 2005.


KENNETH J. GREENWOOD, Mayor

Attest:


CONNIE J. ASHTON, City Recorder





TABULATIONS

	TOTAL AREA	231.4 ACRES		
	DETENTION BASIN	3.6 ACRES		
	CHURCH SITES	10.5 ACRES		
	NET AREA	217.3 ACRES		
	SINGLE FAMILY	152.5 ACRES	435 (2.85 U/A)	70.2%
	MULTI-FAMILY	28.7 ACRES	286 (10.0 U/A)	13.2%
	MIXED USE	18.43 ACRES	114 (6.2 U/A)	8.5%
	OPEN SPACE/RECREATION ¹	31.02 ACRES		14.3%

¹ OPEN SPACE AREA INCLUDES LANDSCAPE ISLANDS, CENTER STREET MEDIAN, AND ROUND ABOUT ISLANDS, SWIM/TENNIS, TRAILS, TOWNHOUSE LANDSCAPING AREAS, COMMERCIAL LANDSCAPING AREAS.
² ALL AREAS ARE TO CENTERLINE OF ROADWAY

DATE

REVISION

3302 No. Main St.
Spanish Fork, UT 84660
801-798-0555

LPI
Professional Engineers

IVORY RIDGE PLANNED COMMUNITY
LEHI, UTAH

PROJECT: 2004-060
SCALE: 1" = 250'
DESIGNER: BTD
DATE: 12/1/06

RECEIVED

DEC - 6 2006
LEHI CITY

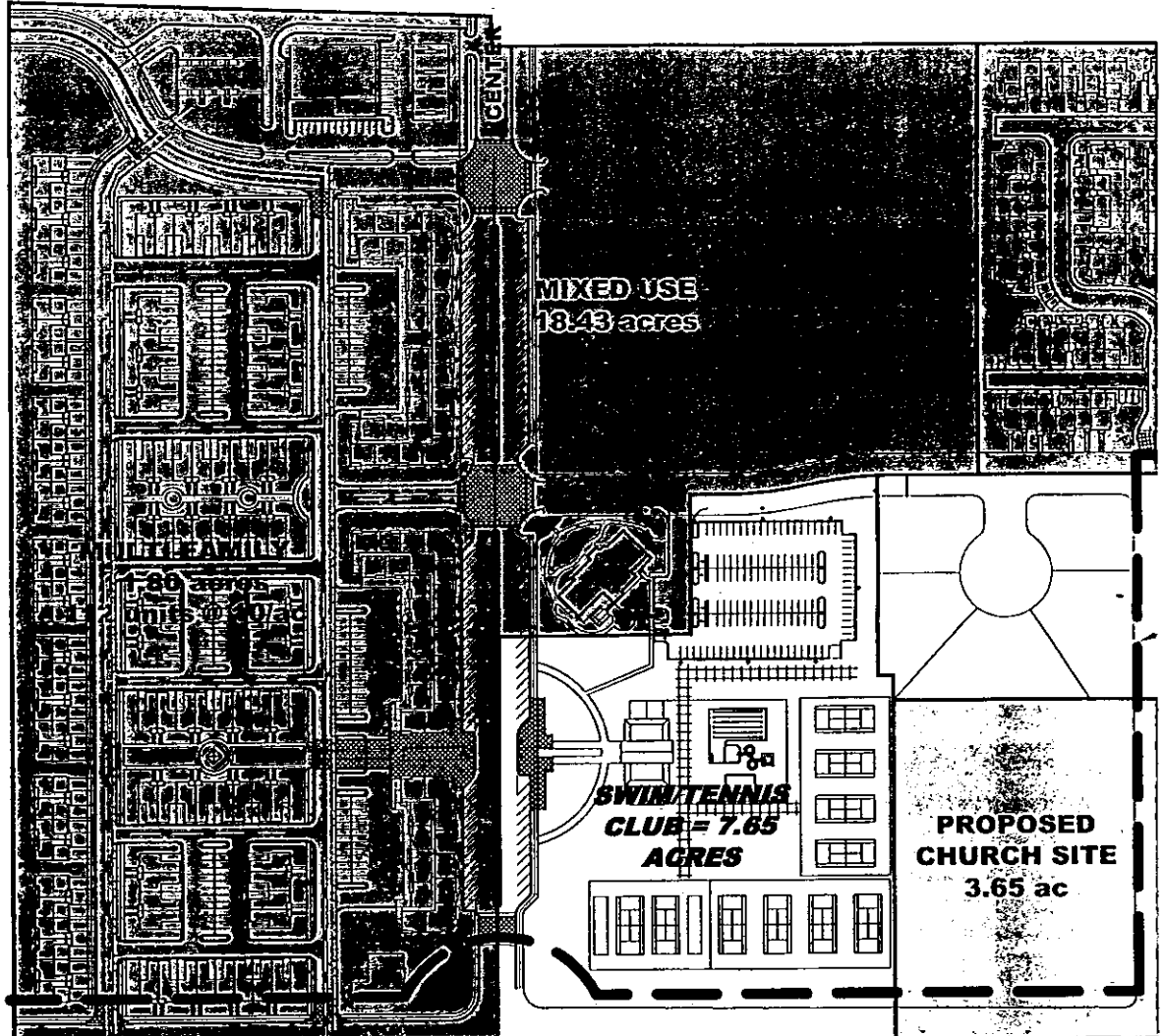
PA
L



BULL RIVER ROAD

CENTER STREET

CENTER STREET



MIXED USE
18.43 acres

SWIM/TENNIS
CLUB = 7.65
ACRES

PROPOSED
CHURCH SITE
3.65 ac

3200 NOR



PROPOSED CHURCH SITE

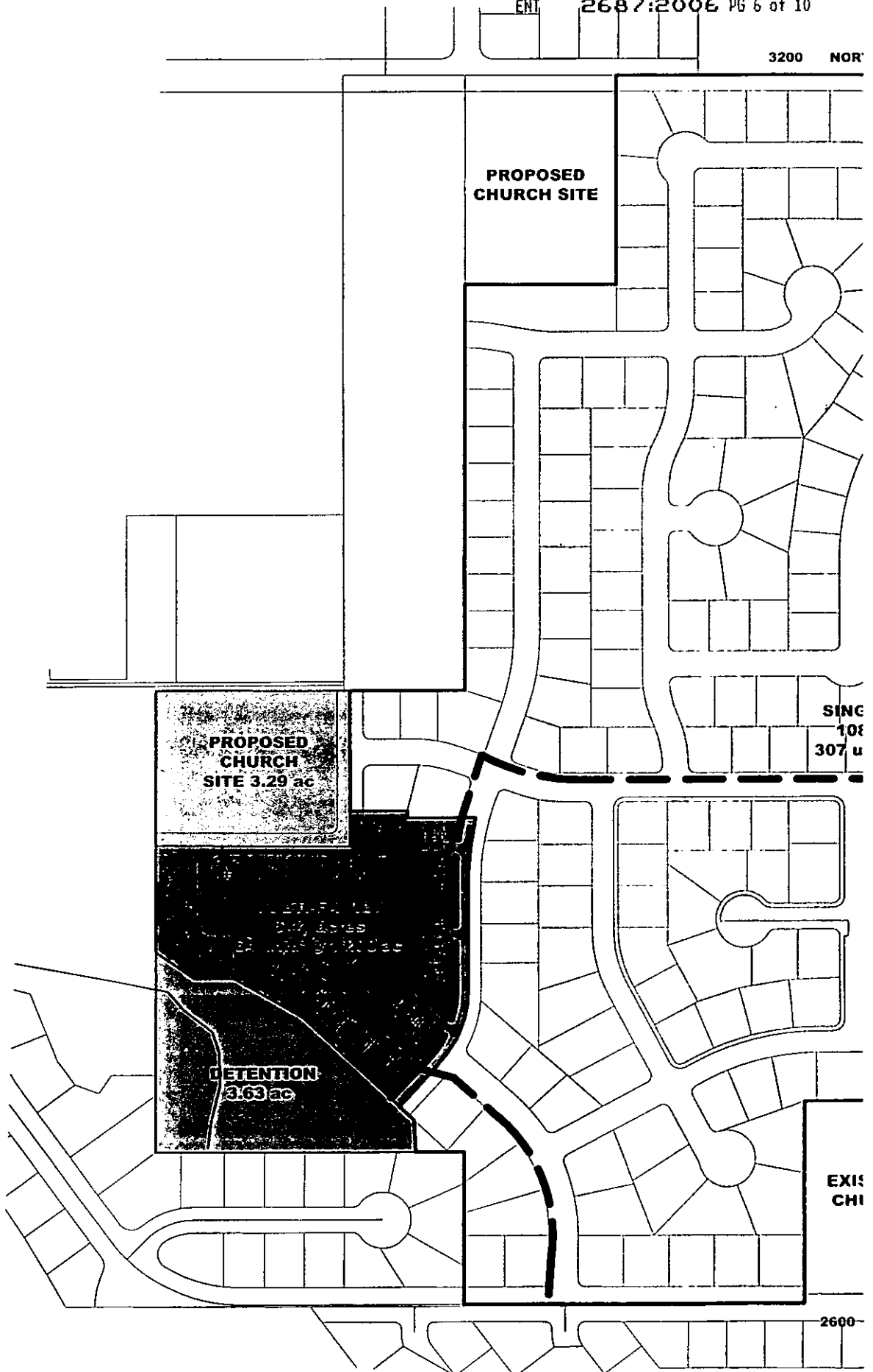
PROPOSED CHURCH SITE 3.29 ac

SING 108 307 u

DETENTION 3.63 ac

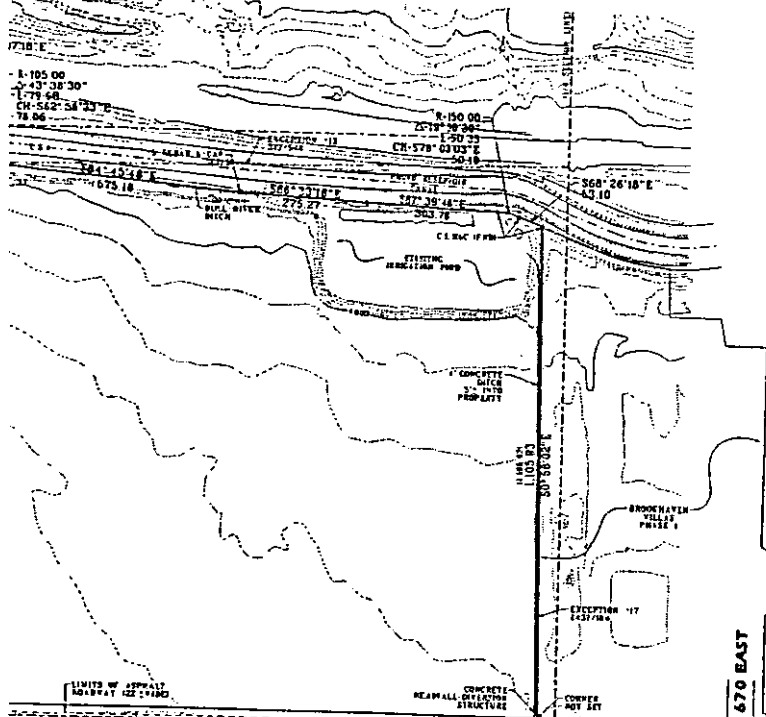
EXIS CHI

2600



LEGEND

	SECTIONAL MONUMENTATION
	EXISTING UTILITY POLE WITH GUY & OVERHEAD WIRE
	EXISTING TELEPHONE BOX
	EXISTING MANHOLE
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING SEWER MANHOLE
	EXISTING IRRIGATION VALVE
	EXISTING BARBED WIRE FENCE
	EXISTING DITCH
XXXX/XX	DEED BOOK/PAGE (DEED REFERENCE)
XXI XX	ENTRY NO-YEAR (DEED REFERENCE)
XIXX-XI	ENTRY NO-YEAR (DEED REFERENCE)
C.S. REC (F&M)	CORNERSTONE SURVEY REBAR & CAP (RLS 7600) FOUND
(BROV/DIST)	RECORD DEED OR PLAT CALL
*	*S REBAR & CAP SET OR FOUND (AS NOTED)



11TH RANGE 1 EAST, SALT LAKE COUNTY, UTAH
 SECTION LINE 24.75 FEET
 THENCE N89°57'11" W
 645.75 FEET TO
 AN ENTRY NO. 37562-2002
 57' ALONG SAID
 ENTRY TO THE EAST LINE OF
 E 1,308.04 FEET TO THE
 POINT OF BEGINNING

268 ACRES

11TH RANGE 1 EAST, SALT LAKE COUNTY, UTAH
 SECTION LINE 24.75 FEET
 SECTION 32, T4S, R1E,
 EASTERLY OF THE
 NE 1/4 OF THE NW 1/4 OF
 33 FEET TO THE
 NENCE ALONG SAID
 64.32 FEET; THENCE
 T 78.98 FEET THROUGH
 THE THENCE S04°45'48"E
 0'E 303.78 FEET; THENCE
 N15°50'33" E 110.33 FEET THROUGH
 THE THENCE S08°25'18"E
 141.88 FEET; THENCE
 S 0°00'00" E 174.17
 FEET TO THE POINT OF
 BEGINNING

3038 ACRES

**BOOK 5292 PAGE 843 OF
 1/4 OF SECTION 32, TOWNSHIP 4
 SOUTH, RANGE 1 EAST, SALT LAKE
 COUNTY, UTAH**

**ENTRY LOCATED N89°57'11" W
 645.75 FEET FROM THE EAST 1/4
 63.77 FEET TO THE NORTH
 564.31 FEET; THENCE
 T 78.98 FEET TO THE POINT OF
 BEGINNING**

- NOTES**
- THE PURPOSE OF THIS SURVEY IS TO PREPARE A CURRENT BOUNDARY SURVEY AND DESCRIPTION AS REQUESTED BY THE CLIENT NOTWITHSTANDING THE USE OF THE TITLE REPORT LISTED BELOW, AND AT THE SPECIFIC REQUEST OF THE CLIENT, THIS SURVEY DOES NOT REPRESENT AN ALTAZACSM LAND TITLE SURVEY OR CERTIFICATION.
 - REFERENCE DOCUMENTS:
 - A COMMITMENT FOR TITLE INSURANCE PREPARED BY COTTONWOOD TITLE, ORDER NO. 9645-CA, EFFECTIVE JULY 27, 2004, PREPARED FOR THE CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS. ALL TITLE EXCEPTIONS NOTED ON THIS SURVEY ARE REFERENCED FROM SAID DOCUMENT.
 - AN ALTAZACSM LAND TITLE SURVEY PREPARED FOR THE LDS CHURCH BY CORNERSTONE INC. DATED JULY 1, 1998 AND FILED AS NO. 98-187 IN THE OFFICE OF THE UTAH COUNTY SURVEYOR. ALL PROPERTY CORNERS FOUND, UNLESS NOTED OTHERWISE, CORRESPOND TO MONUMENTS SET AS PART OF THIS 1998 SURVEY.
 - THE BASIS OF BEARING FOR THIS SURVEY SECTION MONUMENTS IN SECTIONS 32 AND 33 WERE LOCATED AND ROTATED TO THE PUBLISHED UTAH COUNTY HADDS BEARING OF S8°05'36"E ALONG THE SECTION LINE FROM THE WEST 1/4 OF SECTION 33 TO THE SOUTHWEST CORNER OF SAID SECTION. ALL OTHER OBSERVED BEARINGS MATCHED COUNTY HADDS DATUM WITHIN A FEW SECONDS SOME RECORD HADDS BEARINGS ARE SHOWN AND WERE HELD BETWEEN MONUMENTS NOT RECOVERED SECTIONS 32 AND 33 WERE SUBDIVIDED WITH SAID DATA AND THE RESULTING CALCULATED LINES FIT VERY WELL WITH THE MEASUREMENTS FROM THE 1988 SURVEY REFERENCED ABOVE.
 - ALL DEEDS, PLATS AND SURVEYS SHOWN HEREON HAVE BEEN ROTATED TO THE ABOVE REFERENCED SECTION LINE.
 - EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAN, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE PROPERTIES SHOWN HEREON: EASEMENTS, ENCUMBRANCES, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING, OR OTHER LAND-USE RESTRICTIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 - EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAN, NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.
 - IMPROVEMENTS SHOWN HEREON (ROADWAYS, FENCES, DITCHES, UTILITIES, ETC) ARE NOT INCLUSIVE OF ALL POSSIBLE FEATURES ON THIS SITE.
 - *S REBAR & CAPS (LEI ENG. PLS 172675) WERE SET AT ALL CORNERS WHERE A MONUMENT WAS NOT RECOVERED.
 - ELEVATIONS & CONTOURS SHOWN ARE BASED ON THE PUBLISHED UTAH COUNTY ELEVATION OF 4765.83 ON THE WEST 1/4 CORNER OF SECTION 33. AERIAL PHOTOGRAPHY & DIGITAL CONTOURS PROVIDED BY OLYMPUS AERIAL SURVEYS, INC. 10 PARCEL IS WRITTEN FROM RECORD DOCUMENT REFERENCED IN DESCRIPTION. THERE IS A SLIGHT DEED CAP (0.06%) BETWEEN PARCELS 1A-2 & 1C.

Exhibit "C"

LEGAL DESCRIPTIONS FROM TITLE REPORT PARCEL 1A-2

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT NORTH 00°04'54" WEST 24.75 FEET ALONG THE SECTION LINE FROM THE EAST QUARTER CORNER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 00°04'54" WEST 1300.84 FEET ALONG SAID SECTION LINE TO THE NORTHEAST CORNER OF THE SOUTH HALF OF SAID SECTION 32; THENCE SOUTH 89°58'55" WEST 645.75 FEET ALONG THE NORTH LINE OF SAID SOUTH HALF TO THE EAST LINE OF A PARCEL OF LAND DESCRIBED IN ENTRY NO. 37562-2002 OF THE UTAH COUNTY RECORDS; THENCE SOUTH 00°04'54" EAST 1299.58 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF A PARCEL OF LAND DESCRIBED AS ENTRY NO. 7381 IN BOOK 334 AT PAGE 514 OF THE SAID RECORDS; SAID NORTH LINE BEING 24.75 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE SOUTH LINE OF SAID SOUTH HALF; THENCE SOUTH 89°57'12" EAST 645.75 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

PARCEL 1B

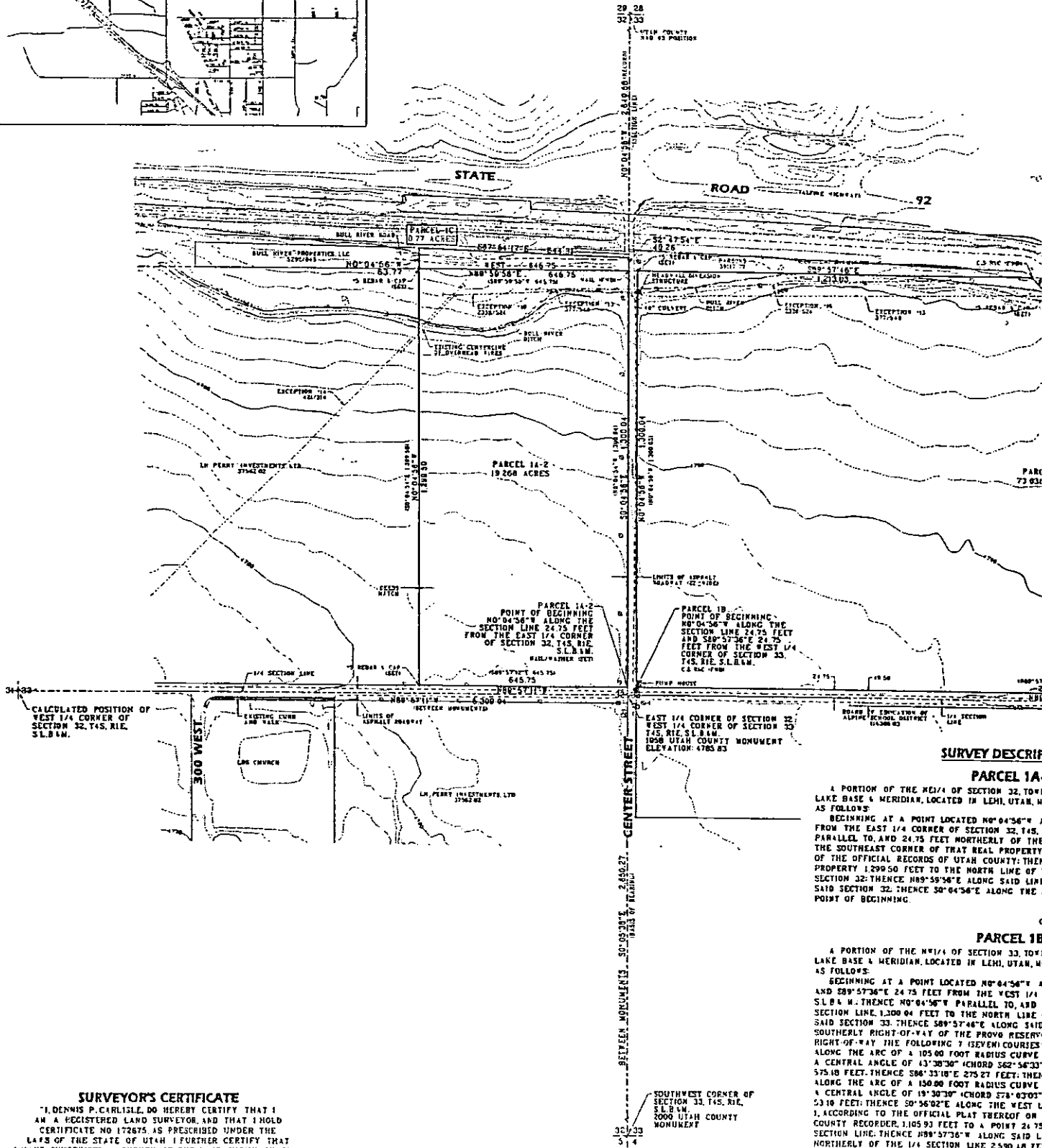
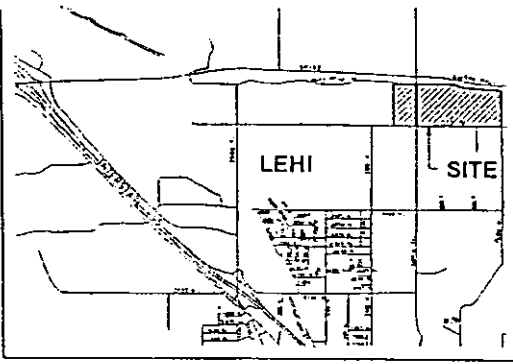
A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT BEING NORTH 00°04'54" WEST 24.75 FEET ALONG THE SECTION LINE AND SOUTH 89°57'36" EAST 24.75 FEET FROM THE WEST QUARTER CORNER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE EAST LINE OF A PARCEL OF LAND DESCRIBED AS ENTRY NO. 129 IN BOOK 430 AT PAGE 161 OF THE UTAH COUNTY RECORDS; SAID EAST LINE BEING 24.75 FEET PERPENDICULARLY DISTANT EASTERLY FROM SAID SECTION LINE AND RUNNING THENCE NORTH 00°04'54" WEST 1300.05 FEET ALONG SAID EAST LINE AND RUNNING TO THE SOUTH HALF OF SAID SECTION 32; THENCE SOUTH 89°57'47" EAST 1013.03 FEET ALONG SAID NORTH LINE TO THE SOUTH RIGHT OF WAY LINE OF THE PHOTO RESECTOR CANAL AS DESCRIBED IN BOOK 435 AT PAGE 534 AND BOOK 444 AT PAGE 435 OF THE SAID RECORDS; THENCE ALONG SAID CANAL THE FOLLOWING 7 COURSES: SOUTH 41°07'18" EAST 64.32 FEET TO A POINT OF TANGENCY OF A 105.00 FOOT RADIUS CURVE TO THE LEFT, ALONG SAID CURVE 29.98 FEET THROUGH A CENTRAL ANGLE OF 43°38'30", SOUTH 64°45'48" EAST 575.18 FEET, SOUTH 36°33'18" EAST 273.27 FEET, SOUTH 87°39'18" EAST 301.76 FEET TO A POINT OF TANGENCY OF A 150.00 FOOT RADIUS CURVE TO THE RIGHT, ALONG SAID CURVE 50.33 FEET THROUGH A CENTRAL ANGLE OF 19°13'30", SOUTH 88°26'18" EAST 531.8 FEET TO AN EXISTING FENCE; THENCE SOUTH 00°58'02" EAST 1105.82 FEET ALONG SAID EXISTING FENCE AS DESCRIBED IN A BOUNDARY LINE AGREEMENT IN BOOK 2137 AT PAGE 184 OF SAID RECORDS TO THE NORTH LINE OF TWO PARCELS OF LAND DESCRIBED AS ENTRY NO. 7380 IN BOOK 334 AT PAGE 513 AND AS ENTRY NO. 1028 IN BOOK 334 AT PAGE 513 OF SAID RECORDS; SAID NORTH LINE BEING 24.75 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE SOUTH LINE OF SAID SOUTH HALF; THENCE NORTH 89°57'36" WEST 2590.48 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

REVISION	DATE BY
APPROVED	DATE BY

3302 No. Main St.
 Spanish Fork, UT 84660
 801-798-0555 Fax 801-798-9393
 Consulting Engineers and Surveyors, Inc.

BOUNDARY SURVEY
 LOCATION: NE 1/4 OF SECTION 32, T4S, R1E, S.L.B.&M. - LEHI, UTAH
 PROPERTY OF: LDS CHURCH
 PREPARED FOR: IVORY HOMES

PROJECT#	2004-680
SCALE	1" = 200'
CHECKED BY	DPC
DESIGNER	DPC
DATE	9/2/2004
DRAWN BY	KHP
SHEET B-1	



CALCULATED POSITION OF WEST 1/4 CORNER OF SECTION 32, T4S, R1E, S.L.B.M.

SURVEYOR'S CERTIFICATE
 I, DENNIS P. CHRISTIE, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO 172675 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT I HAVE SUPERVISED A SURVEY OF THE LAND SHOWN ON THIS PLAN AND THAT IT CORRECTLY REPRESENTS THE EXISTING CONDITIONS AS SHOWN.
 THIS PLAN DOES NOT REPRESENT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE LAND SHOWN HEREON

SIGNATURE _____
 DATE _____

SURVEY DESCRIP

PARCEL 1A
 A PORTION OF THE NE 1/4 OF SECTION 32, T4S, R1E, S.L.B.M., LOCATED IN LEHI, UTAH, AS FOLLOWS:
 BEGINNING AT A POINT LOCATED N0°04'56" W 1 FROM THE EAST 1/4 CORNER OF SECTION 32, T4S, R1E, S.L.B.M., AND 24.75 FEET NORTHERLY OF THE THE SOUTHEAST CORNER OF THAT REAL PROPERTY OF THE OFFICIAL RECORDS OF UTAH COUNTY; THENCE N29°57'36" E 24.75 FEET TO THE NORTH LINE OF SECTION 32; THENCE S0°04'56" E ALONG THE POINT OF BEGINNING.

PARCEL 1B
 A PORTION OF THE NW 1/4 OF SECTION 33, T4S, R1E, S.L.B.M., LOCATED IN LEHI, UTAH, AS FOLLOWS:
 BEGINNING AT A POINT LOCATED N0°04'56" W 1 AND S89°57'36" E 24.75 FEET FROM THE WEST 1/4 S.L.B.M. THENCE N0°04'56" E PARALLEL TO, AND SAID SECTION 33; THENCE S89°57'46" E ALONG SAID SOUTHERLY RIGHT-OF-WAY OF THE PROVED RESERVY RIGHT-OF-WAY THE FOLLOWING 7 (SEVEN) COURSES ALONG THE ARC OF A 105.00 FOOT RADIUS CURVE A CENTRAL ANGLE OF 43°30'30" (CHORD 562'56"33" 575.18 FEET; THENCE S86°33'18" E 275.27 FEET; THENCE ALONG THE ARC OF A 150.00 FOOT RADIUS CURVE A CENTRAL ANGLE OF 19°30'30" (CHORD 574'03"07" 531.0 FEET; THENCE S0°36'02" E ALONG THE WEST L 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON COUNTY RECORDER, 1,105.93 FEET TO A POINT 24.75 SECTION LINE; THENCE N89°57'36" W ALONG SAID L NORTHERLY OF THE 1/4 SECTION LINE, 2,590.18 FEET.

PARCEL 1C
 A PORTION OF THAT REAL PROPERTY DESCRIBED IN THE OFFICIAL RECORDS OF UTAH COUNTY, LOCATED IN SOUTHERLY RANG 1 EAST, SALT LAKE BASE & MERIDIAN PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE SOUTH LINE OF ALONG THE 1/4 SECTION LINE 645.75 FEET AND NE CORNER OF SECTION 32, T4S, R1E, S.L.B.M. THENCE LINE OF SAID PROPERTY; THENCE S87°54'17" E (BEI S2°17'54" E 40.26 FEET; THENCE WEST 645.75 FEET

NOTES

- 1) THE PURPOSE OF THIS SURVEY IS TO PREPARE A CURRENT BOUNDARY SURVEY AND DESCRIPTION AS REQUESTED BY THE CLIENT NOTWITHSTANDING THE USE OF THE TITLE REPORT LISTED BELOW, AND AT THE SPECIFIC REQUEST OF THE CLIENT, THIS SURVEY DOES NOT REPRESENT AN ALTA/CASM LAND TITLE SURVEY OR CERTIFICATION.
- 2) REFERENCE DOCUMENTS
- 3) A COMMITMENT FOR TITLE INSURANCE PREPARED BY COTTONWOOD TITLE, ORDER NO 9645-CA, EFFECTIVE JULY 27, 2004, PREPARED FOR THE CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS ALL TITLE EXCEPTIONS NOTED ON THIS SURVEY ARE REFERENCED FROM SAID DOCUMENT.
- 4) AN ALTA/CASM LAND TITLE SURVEY PREPARED FOR THE LDS CHURCH BY CORNERSTONE, INC. DATED JULY 1, 1998 AND FILED AS WD 58-187 IN THE OFFICE OF THE UTAH COUNTY SURVEYOR ALL PROPERTY CORNERS FOUND, UNLESS NOTED OTHERWISE, CORRESPOND TO MONUMENTS SET AS PART OF THIS 1998 SURVEY
- 5) BASIS OF BEARING FOR THIS SURVEY SECTION MONUMENTS IN SECTIONS 32 AND 33 WERE LOCATED AND ROTATED TO THE PUBLISHED UTAH COUNTY MONUMENT BEARING OF 50°05'30"E ALONG THE SECTION LINE FROM THE WEST 1/4 OF SECTION 33 TO THE SOUTHWEST CORNER OF SAID SECTION ALL OTHER OBSERVED BEARINGS MATCHED COUNTY 5403 DATUM WITHIN A FEW SECONDS. SOME RECORD (AD3) BEARINGS ARE SHOWN AND WERE HELD BETWEEN MONUMENTS NOT RECOVERED SECTIONS 32 AND 33 WERE SUBDIVIDED WITH SAID DATA AND THE RESULTING CALCULATED LINES FIT VERY WELL WITH THE MEASUREMENTS FROM THE 1998 SURVEY REFERENCED ABOVE.
- 6) ALL DEEDS, PLATS AND SURVEYS SHOWN HEREON HAVE BEEN ROTATED TO THE ABOVE REFERENCED SECTION LINE.
- 7) EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAN, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE PROPERTIES SHOWN HEREON: EASEMENTS, ENCUMBRANCES, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING, OR OTHER LAND-USE RESTRICTIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH WOULD DISCLOSE.
- 8) EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAN, NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN GEOREF DATA CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES. PLEASE CONTACT THE APPROPRIATE AGENCIES.
- 9) IMPROVEMENTS SHOWN HEREON (ROADWAYS, FENCES, OUTCROPS, UTILITIES, ETC) ARE FOR INFORMATION ONLY. ALL POSSIBLE FEATURES ON THIS SITE.
- 10) 5" REBAR 1 CAPS (OLD ENCL. 172673) WERE SET AT ALL CORNERS WHERE A MONUMENT WAS NOT RECOVERED.
- 11) ELEVATIONS & CONTOURS SHOWN ARE BASED ON THE PUBLISHED UTAH COUNTY ELEVATION OF 4785.83 ON THE EAST 1/4 CORNER OF SECTION 32, AERIAL PHOTOGRAPHY & DIGITAL CONTOURS PROVIDED BY OLYMPUS AERIAL SURVEYS, INC.
- 12) ALTHOUGH NOT SHOWN, THE SOUTH SIDE OF 2600 NORTH IS FULLY IMPROVED WITH CURB, CUTTER WALK & FULL UTILITIES.

LEGAL DESCRIPTIONS

FROM TITLE REPORT EXHIBIT 'A'

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER NORTH 89°57'12" WEST 10°00.17 FEET TO A POINT 325.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE PARALLEL WITH SAID WEST LINE SOUTH 00°04'21" WEST 450.00 FEET TO A POINT 450.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID NORTH LINE; THENCE PARALLEL WITH SAID NORTH LINE NORTH 89°57'12" WEST 325.00 FEET TO SAID WEST LINE; THENCE ALONG SAID WEST LINE SOUTH 00°04'21" WEST 878.69 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE SOUTH 00°06'57" WEST 896.37 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE SOUTH 00°06'57" WEST 332.17 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE SOUTH 89°55'13" EAST 731.62 FEET TO THE WEST LINE OF A PARCEL OF LAND DESCRIBED IN BOOK 1628 AT PAGE 157 OF THE UTAH COUNTY RECORDS; THENCE ALONG THE WEST LINE OF SAID PARCEL NORTH 00°03'12" EAST 441.21 FEET; THENCE ALONG THE NORTH LINE OF SAID PARCEL SOUTH 89°56'26" EAST 325.00 FEET; THENCE ALONG THE EAST LINE OF SAID PARCEL SOUTH 00°03'32" WEST 441.33 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 39°55'13" EAST 272.36 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE ALONG THE SECTION LINE NORTH 89°52'43" EAST 732.24 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN BOOK 1667 AT PAGE 634 OF SAID RECORDS; THENCE ALONG THE WEST LINE OF SAID PARCEL NORTH 00°03'13" WEST 440.33 FEET; THENCE ALONG THE NORTH LINE OF SAID PARCEL AND THE EXTENSION OF AN EXISTING FENCE SOUTH 89°57'45" EAST 47.42 FEET TO AN EXISTING FENCE DESCRIBED IN BOOK 1685 AT PAGE 97 OF SAID RECORDS; THENCE ALONG SAID FENCE NORTH 00°03'16" EAST 1315.64 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32 AND THE EXTENSION OF AN EXISTING FENCE DESCRIBED IN THE BOOK 1685 AT PAGE 93 OF SAID RECORDS; THENCE NORTH 89°57'12" WEST 765.30 FEET TO THE POINT OF BEGINNING.

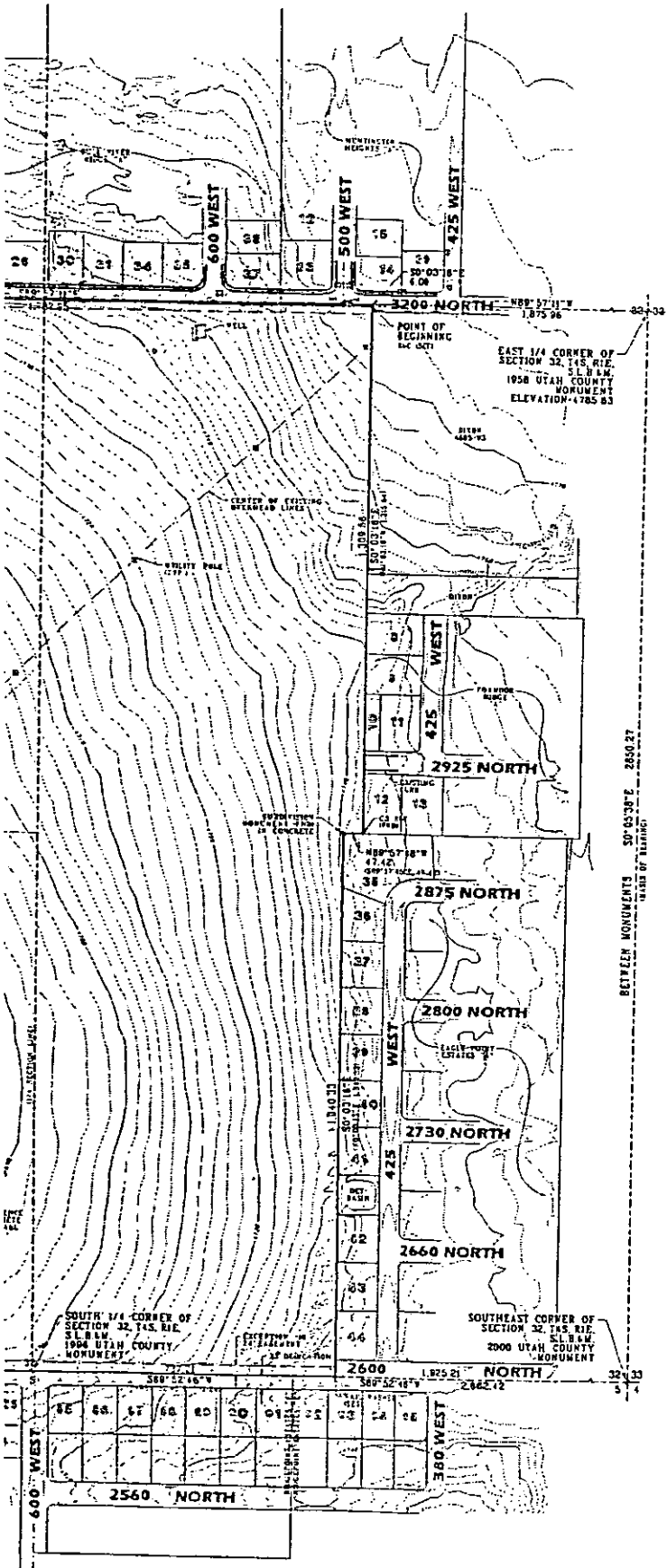
LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:
A PORTION OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, LOCATED IN LEHI, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT A POINT NORTH 89°56'53" WEST ALONG THE QUARTER SECTION LINE 1873.45 FEET FROM THE EAST QUARTER CORNER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°56'53" WEST 1795.47 FEET; THENCE SOUTH 0°04'21" WEST 6.00 FEET; THENCE SOUTH 89°56'53" EAST 1785.47 FEET; THENCE NORTH 0°03'16" EAST 6.00 FEET TO THE POINT OF BEGINNING.

Exhibit "D"

SURVEY DESCRIPTION

A PORTION OF THE SW1/4 AND THE SE1/4 OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, LOCATED IN LEHI, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT LOCATED NORTH 89°57'12" WEST 10°00.17 FEET FROM THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32, T4S, R1E, S.L.B.M.; THENCE SOUTH 00°04'21" WEST 450.00 FEET TO THE WEST LINE OF LANDS OF DIXON, AND THE WEST LINE OF FOREMOOR RIDGE SUBDIVISION, PLAT "A", ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICES OF THE UTAH COUNTY SURVEYOR; THENCE ALONG THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICES OF THE UTAH COUNTY SURVEYOR; THENCE ALONG SAID PLAT THE FOLLOWING: NORTH 89°57'12" WEST 17.42 FEET TO THE NORTHEAST CORNER OF SAID PLAT; THENCE SOUTH 00°03'16" EAST 1315.64 FEET TO THE SOUTH LINE OF SAID SECTION 32; THENCE SOUTH 89°52'46" WEST 732.24 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE SOUTH 89°55'13" EAST 272.36 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE SOUTH 00°06'57" WEST 896.37 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE SOUTH 00°06'57" WEST 332.17 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE SOUTH 89°55'13" EAST 731.62 FEET TO THE WEST LINE OF A PARCEL OF LAND DESCRIBED IN BOOK 1628 AT PAGE 157 OF THE UTAH COUNTY RECORDS; THENCE ALONG THE WEST LINE OF SAID PARCEL NORTH 00°03'12" EAST 441.21 FEET; THENCE ALONG THE NORTH LINE OF SAID PARCEL SOUTH 89°56'26" EAST 325.00 FEET; THENCE ALONG THE EAST LINE OF SAID PARCEL SOUTH 00°03'32" WEST 441.33 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 39°55'13" EAST 272.36 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE ALONG THE SECTION LINE NORTH 89°52'43" EAST 732.24 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN BOOK 1667 AT PAGE 634 OF SAID RECORDS; THENCE ALONG THE WEST LINE OF SAID PARCEL NORTH 00°03'13" WEST 440.33 FEET; THENCE ALONG THE NORTH LINE OF SAID PARCEL AND THE EXTENSION OF AN EXISTING FENCE SOUTH 89°57'45" EAST 47.42 FEET TO AN EXISTING FENCE DESCRIBED IN BOOK 1685 AT PAGE 97 OF SAID RECORDS; THENCE ALONG SAID FENCE NORTH 00°03'16" EAST 1315.64 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32 AND THE EXTENSION OF AN EXISTING FENCE DESCRIBED IN THE BOOK 1685 AT PAGE 93 OF SAID RECORDS; THENCE NORTH 89°57'12" WEST 765.30 FEET TO THE POINT OF BEGINNING.



REVISION	DATE	BY

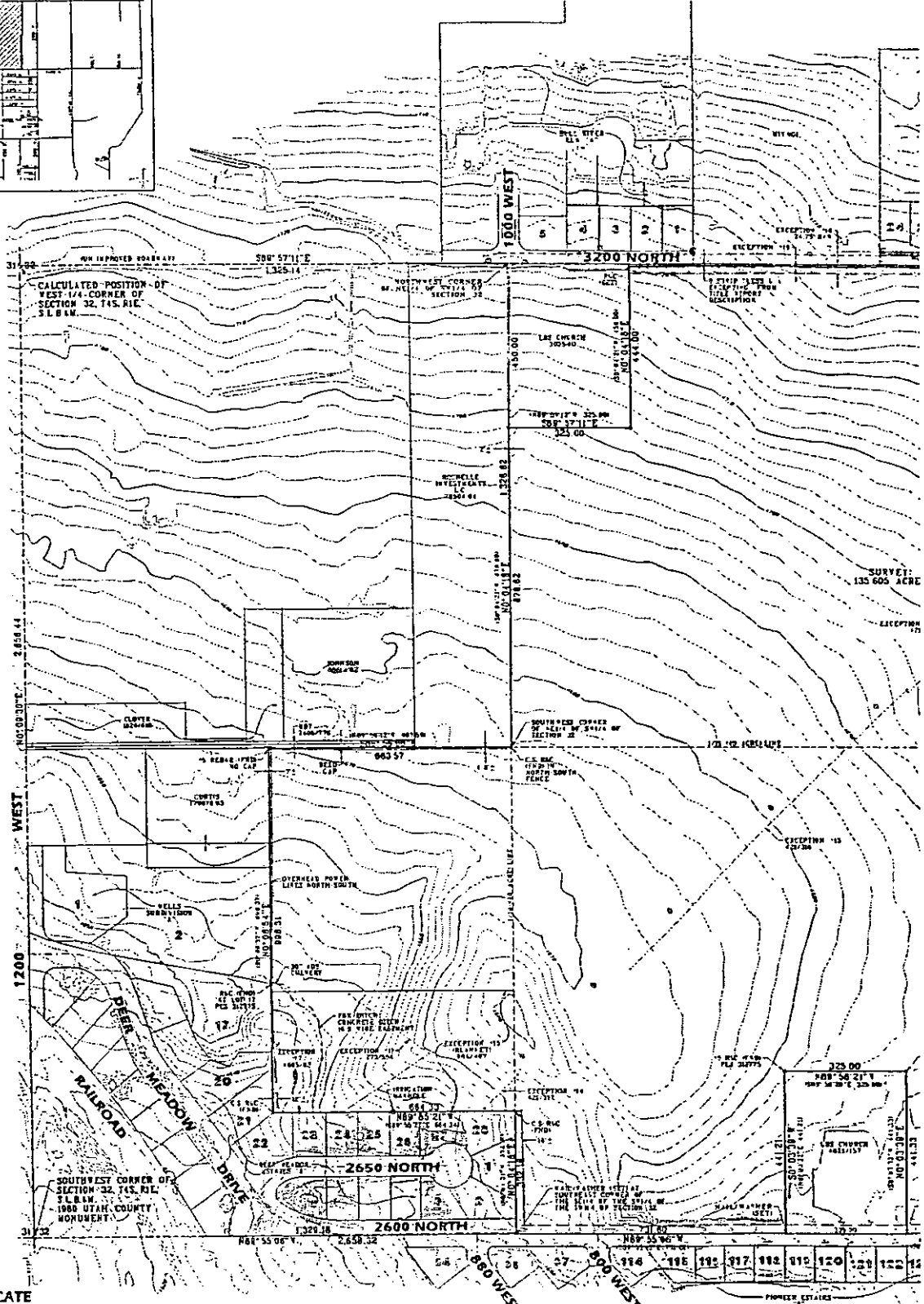
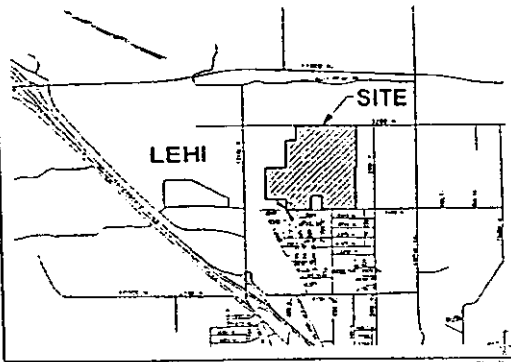
3302 No. Main St
Spanish Fork, UT 84660
801-798-0555 Fax 801-798-9393
Consulting Engineers and Surveyors, Inc.

BOUNDARY SURVEY
LOCATION: SW1/4 & SE1/4 OF SECTION 32, T4S, R1E, S.L.B.M. - LEHI, UTAH
PROPERTY OF: CORPORATION OF THE PRESIDING BISHOP - LDS CHURCH
PREPARED FOR: IVORY HOMES

PROJECT: 2004-680
SCALE: 1" = 200'
CHECKED BY: DPC

DESIGNER: DPC
DATE: 9/21/2004
DRAWN BY: KHP

SHEET
B-2



SURVEYOR'S CERTIFICATE

I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO 172675, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT I HAVE SUPERVISED A SURVEY OF THE LAND SHOWN ON THIS PLAN AND THAT IT CORRECTLY REPRESENTS THE EXISTING CONDITIONS AS SHOWN. THIS PLAN DOES NOT REPRESENT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE LAND SHOWN HERON.

SIGNATURE

DATE

LEGEND

	SECTIONAL MONUMENTATION		REED BOOK/PAGE (DEED REFERENCE)
	EXISTING UTILITY POLE WITH GUY & OVERHEAD WIRE		ENTRY NO-YEAR (DEED REFERENCE)
	EXISTING TELEPHONE BOX		ENTRY NO-YEAR (DEED REFERENCE)
	EXISTING MANHOLE		CORNERSTONE SURVEY REBAR & CAP (WELLS FOUND)
	EXISTING WATER VALVE		RECORD DEED OR PLAT CALL
	EXISTING FIRE HYDRANT		REBAR & CAP (WELLS)
	EXISTING SEWER MANHOLE		NAIL WASHER (SET)
	EXISTING IRRIGATION VALVE		EXISTING ELECTRICAL BOX
	EXISTING BARBED WIRE FENCE		
	EXISTING DITCH		