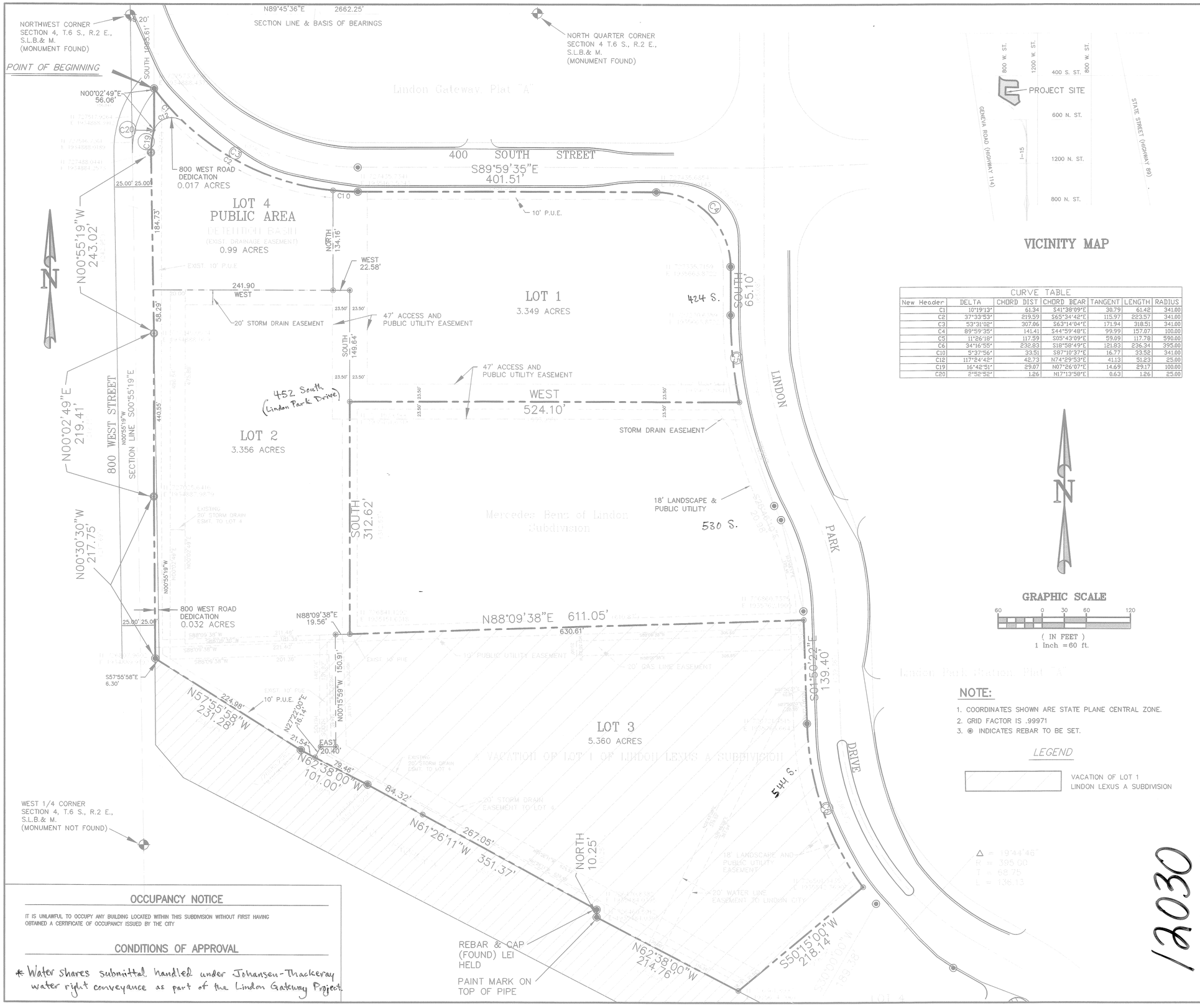

VICINITY MAP

CURVE TABLE						
New Header	DELTA	CHORD DIST	CHORD BEAR	TANGENT	LENGTH	RADIUS
C1	10°19'13"	61.34	S41°38'09"E	30.79	61.42	341.00
C2	37°33'53"	219.59	S65°34'42"E	115.97	223.57	341.00
C3	53°31'02"	307.06	S63°14'04"E	171.94	318.51	341.00
C4	89°59'35"	141.41	S44°59'48"E	99.99	157.07	100.00
C5	11°26'18"	117.59	S05°43'09"E	59.09	117.78	590.00
C6	34°16'55"	232.83	S18°58'49"E	121.83	236.34	395.00
C10	5°37'56"	33.51	S87°10'37"E	16.77	33.52	341.00
C12	117°24'42"	42.73	N74°29'53"E	41.13	51.23	25.00
C19	16°42'51"	29.07	N07°26'07"E	14.69	29.17	100.00
C20	2°52'52"	1.26	N17°13'58"E	0.63	1.26	25.00

NOTE:

1. COORDINATES SHOWN ARE STATE PLANE CENTRAL ZONE.
2. GRID FACTOR IS .99971
3. ◉ INDICATES REBAR TO BE SET.

LEGEND

VACATION OF LOT 1 LINDON LEXUS A SUBDIVISION

OCCUPANCY NOTICE

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

CONDITIONS OF APPROVAL

* Water shares submittal handled under Johansen-Thackeray water right conveyance as part of the Lindon Gateway Project.

SURVEYOR'S CERTIFICATE

I, DAVID J. BYRD, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, HOLDING CERTIFICATE NO. 161081, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, A SURVEY WAS MADE UNDER MY DIRECTION OF THE LAND SHOWN AND DESCRIBED BELOW, AND THE SAME HAS BEEN CORRECTLY SURVEYED AND EXISTS ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

SURVEYOR (SEE SEAL BELOW) — DATE 11/30/06

BOUNDARY DESCRIPTION

BEGINNING at a point on the Southwest corner of the Lindon Gateway Subdivision Plat "A", according to the official plat thereof, said point being North 89°45'36" East 48.20 feet along the Section Line and South 1095.61 feet from the Northwest Corner of Section 4, Township 6 South, Range 2 East, SALT LAKE BASE & MERIDIAN, THENCE AS FOLLOWS:

COURSE	DISTANCE	REMARKS
along an arc	L=318.51'	Delta=53°31'02", R=341.00', chord bears S.63°14'04"E. 307.06 feet; thence
S.89°59'35"E.	401.51'	thence
along an arc	L=157.07'	Delta=89°59'35", R=100.00', chord bears S.44°59'48"E. 141.41 feet; thence
SOUTH	65.10'	thence
along an arc	L=117.78'	Delta=11°26'18", R=590.00', chord bears S.05°43'09"E. 117.59 feet to the Northeast corner of Mercedes-Benz of Lindon Subdivision, according to the official plat thereof; thence along said subdivision the following three (2) courses:
WEST	524.10'	thence
SOUTH	312.62'	to a point on the North line of former Lindon Lexus Sub-division according to the official plat thereof; thence along said former subdivision the following eight (8) courses:
N.88°09'38"E.	611.05'	to the Southeast corner of said Mercedes-Benz of Lindon; thence
S.01°50'22"E.	139.40'	thence
along an arc	L=236.34'	Delta=34°16'55", R=395.00', chord bears S.18°58'49"E. 232.83 feet; thence
S.50°15'00"W.	218.14'	thence
N.62°38'00"W.	214.76'	thence
NORTH	10.25'	thence
N.61°26'11"W.	351.37'	thence
N62°38'00"W,	101.00'	and passing the Southwest corner of said former Lindon Lexus Subdivision; thence
N.57°55'58"W.	231.28'	thence
N.00°30'30"W.	217.75'	thence
N.00°02'49"E.	219.41	thence
N00°55'19"W	243.02'	thence
along an arc	L=29.17	delta=16°42'51", R=100.00' chord bears N.07°26'07"E 29.07 feet: thence
along an arc	L=1.26'	delta=2°52'52", R=25.00' chord bears N.17°13'58"E 1.26 feet: thence
N.00°02'49"E.	56.06'	to the Point of Beginning.

Property Contains 4 Lots on 13.104 Acres including former Lindon Lexus Subdivision to be vacated.

N.89°45'36"E. between two found section corners, the Northwest corner and the North quarter corner of Section 4, T.6 S., R2 E., S.L.B.&M. as shown.

OWNERS 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 PLAT, 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 1st DAY OF Dec, A.D. 2006.

LARRY H. MILLER
OPERATING MANAGER
MILLER FAMILY REAL ESTATE

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF UTAH } S.S.

ON THE 1st DAY OF December 2006 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY PUBLIC — MY COMMISSION EXPIRES:
RESIDING IN UTAH COUNTY, STATE OF UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF LINDON, 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 19th DAY OF Dec. A.D. 2006.

APPROVED – MAYOR AND CITY COUNCIL MEMBERS
ATTEST:
CLERK/RECORDER (SEE SEAL BELOW)

APPROVED:
CITY ENGINEER (SEE SEAL BELOW)
CITY ATTORNEY

ENT 172124:2006 PG 1 OF 1
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2006 Dec 29 3:36 pm FEE 34.00 BY SW
RECORDED FOR LINDON CITY CORPORATION

PLANNING COMMISSION APPROVAL

PLANNING COMMISSION.

APPROVED THIS 13th DAY OF Dec., A.D. 2006, BY THE LINDON CITY Planning Commission

DIRECTOR–SECRETARY
CHAIRMAN, PLANNING COMMISSION

MILLER USED CARS OF LINDON

PLAT A

A VACATION OF LOT 1 OF LINDON LEXUS A SUBDIVISION

LINDON, UTAH COUNTY, UTAH

SCALE 1" = 60'

SURVEYOR'S SEAL — CITY ENGINEER'S SEAL — CLERK–RECORDER SEAL

12030

SEC 4-T6S-R2E-SLB&M
LOT 1 LINDON LEXUS