

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.



BENCHMARK
 BENT 14 CORNER OF SECTION 22 T5S, R2E, S18&M
 SALT LAKE BASIN MIDDLEBURY
 ELEV. 4182.3
 DATUM: NAD83

VICINITY MAP
 N.T.S.

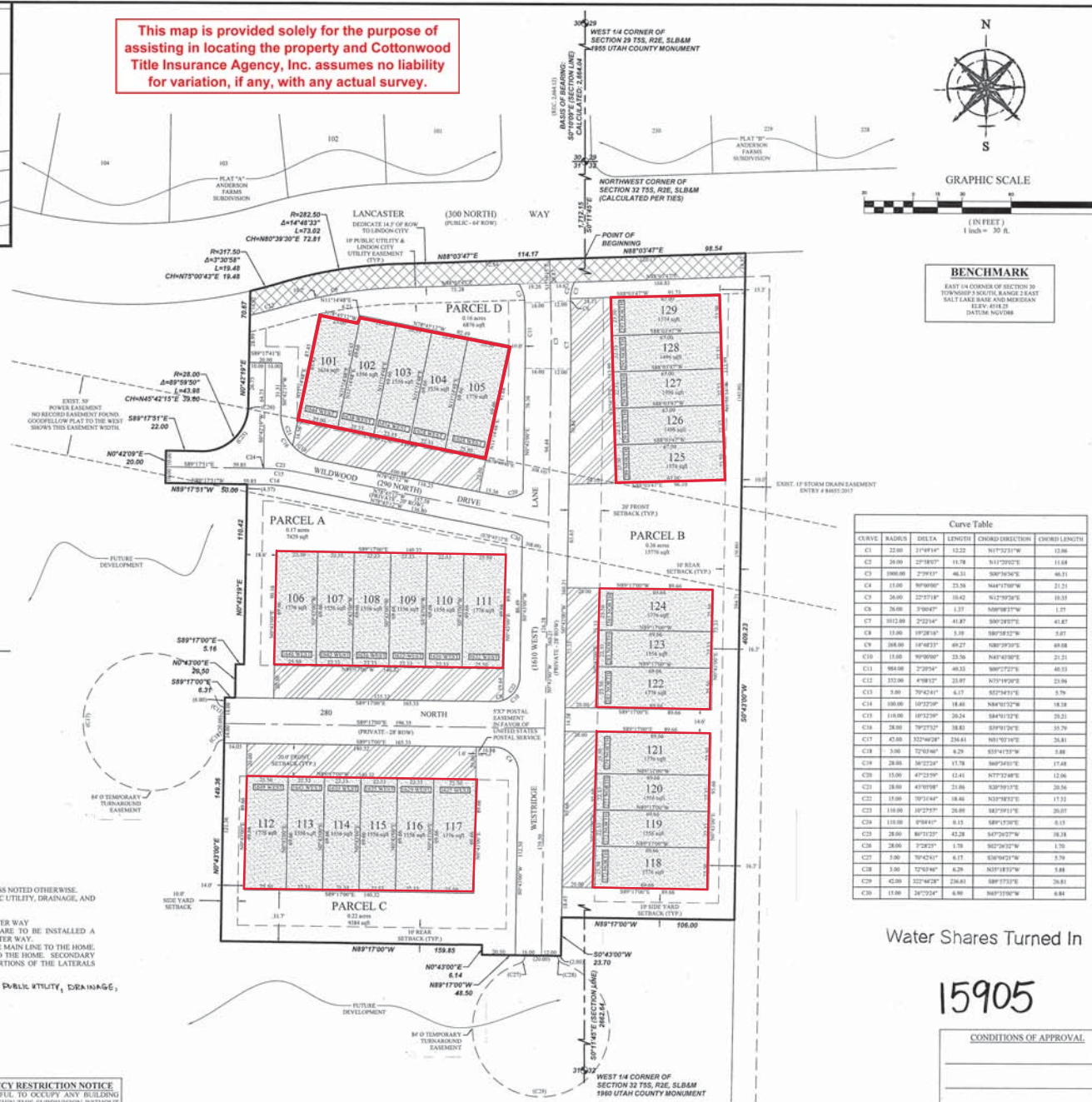
LEGEND

	BOUNDARY
	SECTION LINE
	EASEMENT
	RIGHT-OF-WAY LINE
	BUILDING SETBACK
	EXISTING PROPERTY LINE
	SECTION MONUMENT (FOUND)
	LIMITED COMMON OWNERSHIP
	PRIVATE OWNERSHIP
	COMMON OWNERSHIP
	DEDICATED ROW TO LONDON CITY
	IF TEMPORARY EASEMENT

- NOTES**
- PUBLIC UTILITY & LONDON CITY EASEMENTS ARE 10' UNLESS NOTED OTHERWISE.
 - PARCELS A, B, C AND D ARE DEDICATED AS A PUBLIC UTILITY, DRAINAGE, AND LONDON CITY UTILITY EASEMENTS.
 - IF REBAR & CAP TO BE SET AT ALL LOT CORNERS.
 - LOTS ARE NOT PERMITTED TO FRONT OR ACCESS LANCASTER WAY.
 - WINDOW WELLS OF HOMES ALONG LANCASTER WAY ARE TO BE INSTALLED A MINIMUM OF 18" ABOVE CORRESPONDING TIC OF LANCASTER WAY.
 - SEWER & LAND DRAIN LATERALS ARE PRIVATE FROM THE MAIN LINE TO THE HOME. CULINARY LATERALS ARE PRIVATE FROM THE METER TO THE HOME. SECONDARY WATER IS PRIVATE. MAINTENANCE OF ALL PRIVATE PORTIONS OF THE LATERALS ARE THE RESPONSIBILITY OF THE HOMEOWNER.
 - CONC-XG - FASSETMENT MEASUREMENTS
 - ALL **PLANS** SQUARE-WAY, N.E. - DEDICATED AS PUBLIC UTILITY, DRAINAGE, AND LONDON CITY UTILITY EASEMENT.

PREPARED BY
FOCUS
 ENGINEERING AND SURVEYING, LLC
 32 WEST CENTER STREET
 MIDVALE, UTAH 84047 PH: (801) 352-9075
 www.FocusUtah.com

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



Curve Table

CURVE	RAIUS	DELTA	LENGTH	CROSS DIRECTION	CHORD LENGTH
C1	22.80	174°04'	12.22	N17°23'18"	13.86
C2	26.00	215°00'	14.78	S11°25'02"	14.84
C3	380.00	239°01'	46.31	S89°30'36"	46.31
C4	11.00	80°00'00"	23.58	N44°17'06"	21.21
C5	26.00	227°18'	10.42	S12°39'38"	10.33
C6	26.00	330°47'	1.37	S89°38'17"	1.37
C7	102.00	252°14'	41.87	S80°28'17"	41.87
C8	17.00	102°00'	3.38	S89°38'27"	3.07
C9	184.00	164°01'	49.27	S69°17'07"	49.18
C10	15.00	80°00'00"	23.58	N44°17'06"	21.21
C11	380.00	239°01'	46.31	S89°30'36"	46.31
C12	323.00	438°12'	32.87	S10°19'03"	23.96
C13	3.00	79°42'41'	6.17	S75°34'15"	5.79
C14	180.00	102°00'	18.86	N44°17'06"	18.38
C15	116.00	103°23'	20.24	S44°17'12"	20.21
C16	28.00	78°27'32'	16.83	S89°19'26"	15.79
C17	42.00	102°00'24"	20.61	S61°01'19"	20.61
C18	3.00	72°04'46"	6.26	S51°41'17"	5.88
C19	28.00	102°23'	17.78	S69°30'16"	17.48
C20	15.00	47°23'09"	12.41	N77°24'48"	12.06
C21	28.00	47°00'00"	23.68	S39°13'17"	20.36
C22	15.00	70°14'44"	18.86	S10°18'37"	17.33
C23	116.00	102°23'	20.24	S44°17'11"	20.07
C24	116.00	89°41'	6.15	S89°17'09"	6.13
C25	28.00	80°17'32'	42.28	S47°20'27"	18.18
C26	26.00	72°00'	1.39	S62°29'17"	1.39
C27	3.00	104°24'	6.17	S26°01'17"	5.79
C28	3.00	129°34'	6.26	N20°18'17"	5.88
C29	42.00	102°40'28"	20.61	S89°17'19"	20.61
C30	11.00	107°24'	6.80	N40°13'06"	6.81

Water Shares Turned In
15905

CONDITIONS OF APPROVAL

SURVEYOR'S CERTIFICATE
 I, SPENCER W. LLEWELLYN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 1016569 IN ACCORDANCE WITH TITLE 88, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAN IN ACCORDANCE WITH SECTION 17-23-17 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 THE MONUMENTS ON THE GROUND AS SHOWN ON THIS PLAN, AND THAT THIS PLAN IS TRUE AND CORRECT.
 DATE: 1/16/18
 SPENCER W. LLEWELLYN
 PROFESSIONAL LAND SURVEYOR
 CERTIFICATE NO. 1016569

BOUNDARY DESCRIPTION
 A PORTION OF THE NE1/4 OF SECTION 31 AND THE SW1/4 OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MIDDLEBURY, LOCATED IN LONDON, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE SOUTHERLY LINE OF PLAT "A", ANDERSON FARMS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER, LOCATED 89°14'48" ALONG THE SECTION LINE 1,712.15 FEET FROM THE NORTHWEST CORNER OF SECTION 32, T5S, R2E, S18&M; THENCE N89°07'47" ALONG SAID PLAT AND EXTENSION THEREOF 98.54 FEET; THENCE S60°43'07" 49.23 FEET; THENCE N89°17'00" 106.00 FEET; THENCE S00°43'07" 23.70 FEET; THENCE N89°17'00" 48.50 FEET; THENCE N00°43'07" 6.14 FEET; THENCE N89°17'00" 19.85 FEET; THENCE N00°43'07" 14.98 FEET; THENCE S00°17'01" 6.31 FEET; THENCE N00°43'07" 20.50 FEET; THENCE S89°17'00" 5.16 FEET; THENCE N00°42'19" 110.42 FEET; THENCE N89°17'00" 50.00 FEET; THENCE N00°42'19" 20.00 FEET; THENCE S89°17'01" 22.00 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 28.00 FEET A DISTANCE OF 43.98 FEET THROUGH A CENTRAL ANGLE OF 89°39'07" (CHORD: N84°24'19" 37.60 FEET); THENCE N00°42'19" 30.61 FEET TO THE SOUTHERLY LINE OF SAID PLAT, THENCE ALONG SAID PLAT THE FOLLOWING 3 (THREE) CURVES AND DISTANCES: EASTERLY ALONG THE ARC OF NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 317.50 FEET (RADIAL BEARING: S14°14'18" A DISTANCE OF 19.48 FEET THROUGH A CENTRAL ANGLE OF 0°32'28" (CHORD: N79°02'47" 19.48 FEET) TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 28.00 FEET A DISTANCE OF 71.62 FEET THROUGH A CENTRAL ANGLE OF 148°17" (CHORD: N89°39'30" 72.81 FEET); THENCE N89°07'47" 114.17 FEET TO THE POINT OF BEGINNING.
 CONTAINS: 2.94 ACRES ±

OWNER'S DEDICATION
 KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCEL, AND STREETS TO BE HEREAFTER KNOWN AS
PARKVIEW TOWNS AT ANDERSON FARMS
 DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAN 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 PLAN, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITY LINES AND FACILITIES.
 IN WITNESS WHEREOF, *Chris Gamvroulas* HAS HAND THIS 14TH DAY OF January, A.D. 2018.
 JEFFREY SMITH
 COUNTY RECORDER
 2017 JAN 08 09:43 AM PST IN FT 14
 CHRISTOPHER P. GAMVROULAS
 PRESIDENT, IVORY DEVELOPMENT LLC

LIMITED LIABILITY ACKNOWLEDGMENT
 STATE OF UTAH
 COUNTY OF Utah
 ON the 11 DAY OF January, A.D. 2018, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, FOR THE COUNTY OF UTAH, 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 FULL LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.
 MY COMMISSION EXPIRES: 03/30/2019
 Jeffery Smith
 A NOTARY PUBLIC IN AND FOR THE COUNTY OF UTAH
 Brad Mackey
 PRINTED FULL NAME OF NOTARY
 MY COMMISSION No. 682618

ACCEPTANCE BY LEGISLATIVE BODY
 THE CITY COUNCIL OF LONDON 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 2 DAY OF February, 2018.
 APPROVED BY MAYOR: *Jefferson*
 APPROVED BY CITY ENGINEER: *Deirdre*
 APPROVED BY CITY RECORDER: *Jeffrey Smith*
 (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL
 APPROVED THIS 2 DAY OF February, A.D. 2018, BY THE LONDON CITY PLANNING COMMISSION:
Mark CHAIRMAN, PLANNING COMMISSION
Deirdre SECRETARY

PLAT "A"
 PARKVIEW TOWNS AT
 ANDERSON FARMS
 SUBDIVISION
 LONDON CITY, UTAH COUNTY, UTAH
 SCALE: 1"=30'

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