

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.



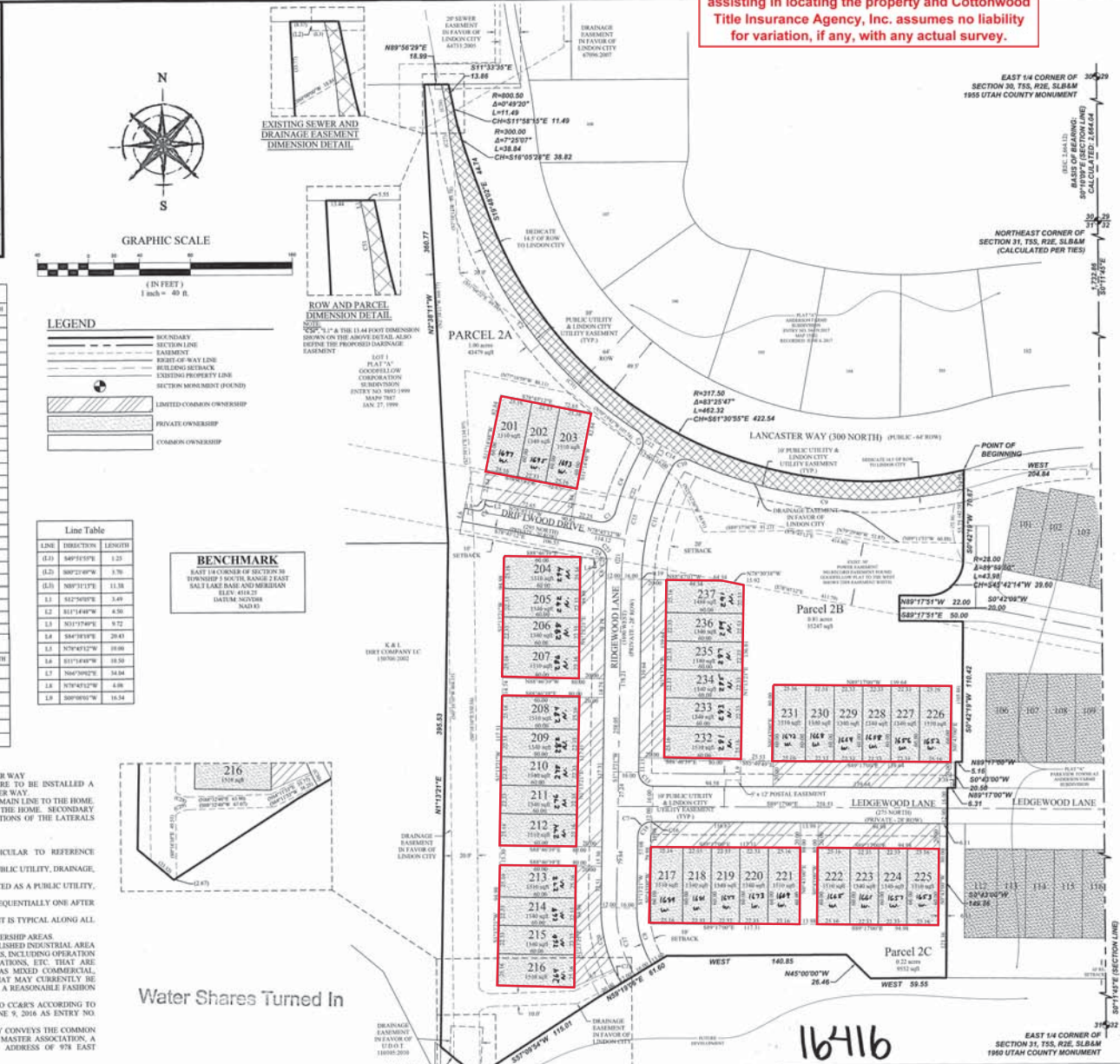
VICINITY MAP

Curve Table						
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD DIRECTION	CHORD LENGTH
C1	11.00	87°32'21"	16.41	5.87270"W	14.95	
C2	331.00	98°30'59"	294.27	5.84722"E	206.60	
C3	11.00	86°59'27"	16.40	5.87199"E	14.95	
C4	211.00	167°27'27"	52.23	52°27'27"W	10.14	
C5	1.00	98°09'59"	7.83	5.85144"W	7.97	
C6	211.00	77°37'45"	13.42	50°02'30"W	13.41	
C7	11.00	89°29'59"	17.18	54°15'11"W	13.48	
C8	84.00	37°41'41"	46.77	51°47'34"E	46.17	
C9	332.00	37°31'27"	219.37	50°40'53"E	211.48	
C10	11.00	87°50'37"	16.32	57°42'34"W	14.86	
C11	84.00	29°09'57"	45.18	53°14'09"W	45.18	
C12	200.00	27°06'17"	22.40	53°07'01"E	22.40	
C13	11.00	86°30'27"	17.38	54°01'30"E	13.42	
C14	332.00	47°27'30"	25.84	54°21'21"E	25.84	
C15	300.00	29°00'57"	163.28	52°04'09"W	163.21	
C16	11.00	77°20'47"	6.44	50°02'30"W	6.44	
C17	100.00	37°41'41"	55.68	51°47'34"E	54.97	
C18	11.00	87°08'57"	16.54	54°17'48"E	13.02	
C19	11.00	87°24'47"	12.56	50°27'02"W	12.56	
C20	11.00	29°30'27"	49.80	51°17'54"W	49.41	
C21	200.00	47°01'47"	31.14	50°49'59"W	31.14	
C22	200.00	29°04'47"	76.14	52°01'27"W	69.78	
C23	11.00	87°34'57"	16.60	53°17'00"E	14.66	
C24	11.00	77°39'29"	14.44	54°12'32"E	13.19	
C25	11.00	87°40'17"	1.81	50°07'24"E	1.81	
C26	200.00	77°24'47"	25.33	50°47'49"E	25.34	

Easement Curve Table						
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD DIRECTION	CHORD LENGTH
C26	200.00	77°24'47"	25.75	50°47'44"E	25.74	
C27	332.00	37°41'41"	36.79	50°47'44"E	36.78	
C28	11.00	47°02'54"	11.79	50°56'01"E	11.49	
C29	11.00	41°48'57"	10.91	50°42'12"W	10.47	
C30	112.00	37°41'27"	10.81	52°19'07"E	10.81	
C31	332.00	47°24'47"	38.51	50°27'24"E	38.48	

- NOTES**
- 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 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.
 - CCCXXI - EASEMENT MEASUREMENTS
 - PARCELS 2A, 2B & 2C TO BE MAINTAINED BY HOA.
 - ALL LOT DIMENSIONS ARE PARALLEL AND PERPENDICULAR TO REFERENCE BEARINGS SHOWN HEREON.
 - ALL PRIVATE RIGHTS OF WAY ARE TO BE DEDICATED AS PUBLIC UTILITY, DRAINAGE, AND LINDON CITY UTILITY EASEMENTS.
 - LIMITED COMMON OWNERSHIP AREAS ARE TO BE DEDICATED AS A PUBLIC UTILITY, DRAINAGE, AND LINDON CITY UTILITY EASEMENTS.
 - CONSTRUCTION OF PLATS B, C, & D WILL BE COMPLETED SEQUENTIALLY ONE AFTER ANOTHER.
 - A 10' PUBLIC UTILITY AND LINDON CITY UTILITY EASEMENT IS TYPICAL ALONG ALL PRIVATE RIGHTS OF WAY.
 - PARCELS 2A, 2B, AND 2C INCLUDE ONLY THE COMMON OWNERSHIP AREAS.
 - THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED INDUSTRIAL AREA AND IT CAN BE ANTICIPATED THAT ALL LAWFUL ACTIVITIES, INCLUDING OPERATION OF MACHINES, NOISES, DUST, ODORS, HOBS OF OPERATIONS, ETC. THAT ARE COMMONLY ASSOCIATED WITH INDUSTRIAL, AS WELL AS COMMERCIAL, AGRICULTURAL, AND OTHER NON-RESIDENTIAL USES THAT MAY CURRENTLY BE FOUND IN THE AREA, WILL BE ALLOWED TO CONTINUE IN A REASONABLE FASHION CONSISTENT WITH THE ZONING STANDARDS.
 - THE PROPERTIES CONTAINED HEREIN MAY BE SUBJECT TO CC&RS ACCORDING TO THE MASTER DEVELOPMENT AGREEMENT RECORDED JUNE 9, 2016 AS ENTRY NO. 231023016.
 - PURSUANT TO UTAH CODE 18-9-604(6), THE OWNER HEREBY CONVEYS THE COMMON AREA, AS INDICATED HEREON, TO THE ANDERSON FARMS MASTER ASSOCIATION, A UTAH NONPROFIT CORPORATION, WITH A REGISTERED ADDRESS OF 978 EAST WOODLAK LANE, SALT LAKE CITY, UT 84117.

PREPARED BY
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 ENGINEERING AND SURVEYING, LLC
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CONDITIONS OF APPROVAL

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.



UDOT DRAINAGE EASEMENT DIMENSION DETAIL

CONVEYANCE OF COMMON AREAS TO ASSOCIATION
 THE UNDERSIGNED OWNER IN RECORDING THIS PLAT, HAS DESIGNATED CERTAIN AREAS OF THE LAND AS PRIVATE DRIVEWAYS, STREETS, LIMITED COMMON AREAS AND OTHER COMMON AREAS INTENDING FOR THE USE BY MEMBERS OF THE ANDERSON FARMS MASTER ASSOCIATION, THEIR GUEST AND INVITEES. SUCH AREAS ARE TO BE CONVEYED TO THE APPROPRIATE PARTIES, INCLUDING THE CONVEYANCE OF COMMON AREAS TO THE ANDERSON FARMS MASTER ASSOCIATION, BY DEED, TO BE RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE. THE USE AND ENJOYMENT BY THE OWNERS OF LOTS OR DWELLINGS IN THE ANDERSON FARMS MASTER ASSOCIATION PROJECT AS MORE FULLY DESCRIBED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS APPLICABLE TO THIS PROJECT AND RECORDED WITH THIS PLAT.

SURVEYOR'S CERTIFICATE
 I, SPENCER W. LLEWELYN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 10516007 IN ACCORDANCE WITH TITLE 8, 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 PLAT IN ACCORDANCE WITH SECTION 17-2-17 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 MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

SPENCER W. LLEWELYN
 PROFESSIONAL LAND SURVEYOR
 CERTIFICATE NO. 10516007
 DATE: 01/16/18

BOUNDARY DESCRIPTION
 A portion of the NE1/4 of Section 31, Township 3 South, Range 2 East, Salt Lake Base & Meridian, located in Lindon, Utah, more particularly described as follows:
 Beginning at the Northwest Corner of PARKVIEW TOWNS AT ANDERSON FARMS PLAT "A", according to the Official Plat thereof recorded in the Office of the Utah County Recorder, located SPT1474E along the Section line 1,732.36 feet and West 204.84 feet from the Northern Corner of Section 31, T3S, R2E, S1/4B.M., thence along said PARKVIEW TOWNS AT ANDERSON FARMS PLAT "A" the following (10 foot) courses and distances: S04°47'19"W 70.61 feet, thence along the arc of a curve to the right with a radius of 28.00 feet a distance of 43.98 feet through a central angle of 89°39'59" Chord: S45°42'14"W 79.60 feet, thence S89°17'51"W 22.00 feet, thence S04°29'59"W 20.00 feet, thence S89°17'51"E 30.00 feet, thence S00°42'19"W 111.42 feet, thence S89°17'00"W 5.16 feet, thence S00°47'00"W 20.50 feet, thence S89°17'00"W 6.31 feet, thence S00°47'00"W 149.16 feet, thence West 59.55 feet, thence N45°00'00"W 26.46 feet, thence West 140.85 feet, thence S59°19'00"W 41.60 feet, thence S77°04'24"W 115.01 feet, thence S89°21'59"W 36.43 feet to the Easterly line of the Real Property described in Deed Entry No. 139706-2002 of the Official Records of Utah County, thence N01°17'21"E along said deed 395.53 feet to the Southeast Corner of Lot 1, GOODFELLOW CORPORATION SUBDIVISION, according to the Official Plat thereof recorded January 25, 1999 as Entry No. 8653, 1999 in the Office of the Utah County Recorder, thence N02°31'11"W along said plat 366.77 feet, thence S89°56'29"E 18.99 feet to the Southwesterly line of ANDERSON FARMS SUBDIVISION PLAT "A", according to the Official Plat thereof recorded June 6, 2017 as Entry No. 5449-2017 in the Office of the Utah County Recorder, thence along said plat the following (5 foot) courses and distances: S11°33'53"E 13.86 feet, thence along the arc of a curve to the left with a radius of 800.50 feet a distance of 11.49 feet through a central angle of 89°42'00" Chord: S11°33'17"E 11.49 feet to a point of compound curvature, thence along the arc of a curve to the left with a radius of 300.00 feet a distance of 38.84 feet through a central angle of 67°27'07" Chord: S45°02'25"E 38.82 feet, thence S18°48'47"E 44.78 feet, thence along the arc of a curve to the left with a radius of 317.50 feet a distance of 462.32 feet through a central angle of 83°25'47" Chord: S04°30'57"E 422.54 feet to the point of beginning.

OWNER'S DEDICATION
 KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCELS, AND STREETS BY THE HEREAFTER KNOWN AS
**PLAT B
 PARKVIEW TOWNS AT ANDERSON FARMS**

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITY LINES AND FACILITIES. IN WITNESS WHEREOF, HAVE HEREUNTO SET OUR HANDS THIS 15th DAY OF December, A.D. 2018.

Christopher P. Gamvoulas
 CHRISTOPHER P. GAMVOULAS
 PRESIDENT, IVORY DEVELOPMENT LLC

LIMITED LIABILITY ACKNOWLEDGMENT
 STATE OF UTAH
 COUNTY OF Utah
 On the 17 day of December, A.D. 2018, I, JEFFREY S. GRIFFIN, Recorder for the County of Utah, do hereby certify that the foregoing instrument was duly acknowledged before me by the undersigned parties, and that the instrument is a true and correct copy of the original instrument as recorded in my office. MY COMMISSION EXPIRES: 03/30/2019

Brad Mackay
 A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Salt Lake County
 BRAD MACKAY
 PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY
 THE CITY COUNCIL OF LINDON 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 27th DAY OF January, 2018.

John D. ...
 APPROVED BY MAYOR

John D. ...
 APPROVED BY CITY ENGINEER (SEE SEAL BELOW)

John D. ...
 APPROVED BY CITY ATTORNEY

John D. ...
 APPROVED BY CITY RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL
 APPROVED THIS 27th DAY OF January, A.D. 2018, BY THE LINDON CITY PLANNING COMMISSION.

John D. ...
 DIRECTOR - SECRETARY

John D. ...
 CHAIRMAN, PLANNING COMMISSION

PLAT "B" PARKVIEW TOWNS AT ANDERSON FARMS SUBDIVISION
 LINDON CITY, UTAH COUNTY, UTAH
 SCALE: 1"=40'

SURVEYOR'S SEAL, NOTARY PUBLIC SEAL, CITY ENGINEER SEAL, COUNTY RECORDER SEAL