



VICINITY MAP

CURVE	RADIUS	DELTA	LENGTH	CHORD DISTANCE	CHORD LENGTH
C1	84.00	191°15'17"	26.12	54P142°47'E	27.99
C2	100.00	191°15'17"	33.48	54P142°47'E	35.33
C3	112.00	191°15'17"	37.58	54P142°47'E	39.32
C4	11.00	90°00'00"	17.28	54P142°47'E	15.56
C5	11.00	90°00'00"	17.28	55P140°51'E	15.56
C6	11.00	90°00'00"	17.28	54P142°47'E	15.56
C7	11.00	90°00'00"	17.28	55P140°51'E	15.56
C8	11.00	91°22'57"	1.00	55P141°57'E	1.00
C9	11.00	91°22'57"	1.00	54P142°47'W	1.00
C10	11.00	91°22'57"	1.00	52P141°27'E	1.00
C11	11.00	91°22'57"	1.00	54P142°47'W	1.00
C12	100.00	192°23'17"	34.40	55P143°11'E	34.53
C13	84.00	192°23'17"	28.96	55P143°11'E	28.73
C14	112.00	192°23'17"	36.13	55P143°11'E	36.34

LINE	DIRECTION	LENGTH
L1	54P142°47'E	1.56
L2	54P142°47'E	15.56
L3	54P142°47'E	59.65
L4	54P142°47'W	1.44
L5	54P142°47'E	30.00
L6	54P142°47'E	30.00

WEST 1/4 CORNER OF SECTION 29 T5S, R2E, S18.8M 1985 UTAH COUNTY MONUMENT

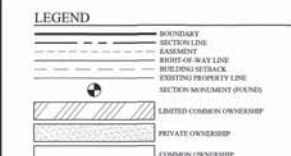
NORTHWEST CORNER OF SECTION 32 T5S, R2E, S18.8M (CALCULATED PER TIES)



GRAPHIC SCALE

BENCHMARK
EAST 1/4 CORNER OF SECTION 30 TOWNSHIP 5 SOUTH RANGE 2 EAST SALT LAKE BASIN AND MERIDIAN
ELEV 4022.2
DATE: NOVEMBER 2013

VICINITY MAP



- NOTES**
- LIMITED COMMON OWNERSHIP AREAS ARE TO BE DEDICATED AS A PUBLIC UTILITY, DRAINAGE, A LINDON CITY UTILITY EASEMENTS.
 - ALL PRIVATE RIGHT OF WAYS ARE TO BE DEDICATED AS A PUBLIC UTILITY, DRAINAGE, & LINDON CITY UTILITY EASEMENTS.
 - PARCELS 3A & 3B ARE COMMON AREAS AND ARE TO BE MAINTAINED BY THE HOA.
 - #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS.
 - 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.
 - (XXX) - EASEMENT MEASUREMENTS.
 - A IF PUBLIC UTILITY AND LINDON CITY UTILITY EASEMENT IS TYPICAL ALONG ALL PRIVATE RIGHTS OF WAY.
 - 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, NOISE, DUST, ODORS, HOURS OF OPERATIONS, ETC. THAT ARE COMMONLY ASSOCIATED WITH INDUSTRIAL, AS WELL AS MIXED 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 CITY'S ZONING STANDARDS.
 - STORM DRAINS THAT SERVE PRIVATE LAND ARE PRIVATE.
 - PURSUANT TO UTAH CODE (16-9A-404), THE OWNER HERBY CONVEYS THE COMMON AREA, AS INDICATED HEREON, TO THE ANDERSON FARMS MASTER ASSOCIATION, A UTAH NONPROFIT CORPORATION, WITH A REGISTERED ADDRESS OF 978 EAST WOODROCK LANE, SALT LAKE CITY, UT 84117.
 - THE PROPERTIES CONTAINED HEREIN MAY BE SUBJECT TO CCR'S ACCORDING TO THE MASTER DEVELOPMENT AGREEMENT RECORDED JUNE 9, 2016 AS ENTRY NO. 52102.2016.

PREPARED BY
FOCUS
ENGINEERING AND SURVEYING, LLC
32 WEST CENTER STREET
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusllc.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.

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.

WEST 1/4 CORNER OF SECTION 32 T5S, R2E, S18.8M 1960 UTAH COUNTY MONUMENT

SURVEYOR'S CERTIFICATE
I, SPENCER W. LLEWELYN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 1016501 IN ACCORDANCE WITH TITLE 36, CHAPTER 23, 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 17-23-17 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 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. 1016501
DATE: 2/27/19

BOUNDARY DESCRIPTION
A portion of the NE 1/4 of Section 31, Township 5 South, Range 2 East, Salt Lake Base & Meridian, located in Lindon, Utah, more particularly described as follows:
Beginning at a point located 50°11'45"E along the Section line 2,132.53 feet and West 151.30 feet from the Northeast Corner of Section 31, T5S, R2E, S18.8M; thence 50°41'00"W 239.20 feet; thence 54P142°47'E 50.00 feet; thence 52P141°27'W 28.00 feet; thence 54P142°47'W 120.20 feet to the Northern line of that Real Property described in Deed Entry No. 5087.2010 of the Official Records of Utah County; thence N49°51'55"W 499.94 feet; thence N57°09'47"E 115.01 feet; thence S59°19'06"E 81.68 feet; thence East 140.85 feet; thence S45°00'00"E 26.46 feet; thence East 59.55 feet; thence S89°17'00"E 71.33 feet to the point of beginning.
Contains: 2.56 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, PARCELS, AND STREETS TO BE HEREINAFTER KNOWN AS
PARKVIEW TOWNS AT ANDERSON FARMS PLAT C

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 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 PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITY LINES AND FACILITIES.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THIS 27th DAY OF February, A.D. 2019.
Christopher P. Gamvoulas
CHRISTOPHER P. GAMVOULAS
PRESIDENT, IVORY DEVELOPMENT LLC

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 INTENDED 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 PUBLIC 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 CONDITIONS AND RESTRICTIONS APPLICABLE TO THIS PROJECT AND RECORDED WITH THIS PLAT.

LIMITED LIABILITY ACKNOWLEDGMENT
STATE OF UTAH
COUNTY OF SALT LAKE
ON the 27th day of February, A.D. 2019, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF UTAH, IN SAID STATE OF UTAH, CHRISTOPHER P. GAMVOULAS, 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 DECLARATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.
MY COMMISSION EXPIRES: JAN 31, 2023
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN SALT LAKE COUNTY
Steve Olden
STEVE OLDEN
PRINTED FULL NAME OF NOTARY
MY COMMISSION No. 764338

APPROVAL 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 28th DAY OF February, 2019.
APPROVED BY MAYOR: *Jeffrey M. Mavor*
APPROVED BY CITY ATTORNEY: *B. E. Haws*
APPROVED BY ENGINEER: *William P. Morrison*
(SEE SEAL BELOW) (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL
APPROVED THIS 27th DAY OF February, A.D. 2019, BY THE LINDON CITY PLANNING COMMISSION.
DIRECTOR - SECRETARY: *Shirley All*
MEMBER, PLANNING COMMISSION: *Shirley All*

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

16470

CONDITIONS OF APPROVAL

SURVEYOR'S SEAL: *Spencer W. Llewelyn*
NOTARY PUBLIC SEAL: *Steve Olden*
CITY COUNTY ENGINEER SEAL: *William P. Morrison*
COUNTY RECORDER SEAL: *Noah D. Gamvoulas*