

## DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is executed in duplicate this 25<sup>th</sup> day of MARCH, 2019 (the "Effective Date"), by and between CITY OF OREM, a Utah municipal corporation and political subdivision of the State of Utah, with its principal offices located at 56 N. State Street, Orem UT 84057 (herein after referred to as "City"), and BOARDWALK INDUSTRIES, LLC, Utah limited liability company with its principal office located at 2825 E. Cottonwood Parkway #527, Salt Lake City, UT 84121 (herein after referred to as "Boardwalk") and THE COTTAGES AT LAKEVIEW FIELDS, LLC, a Utah limited liability company with its principal office at 2825 E. Cottonwood Parkway #527, Salt Lake City UT 84121 (herein after referred to as "Cottages"). Boardwalk and Cottages, collectively, are referred to as the "Developers."

### RECITALS

WHEREAS, the Developers own or control ground at approximately 1900 South Geneva Road and identified as parcel number #19:036:073 (22.39 acres), 19:036:0034 (12.82 acres) and 19:036:0030 (1.79 acres) which three parcels are hereinafter collectively referred as the "Property" and;

WHEREAS, the Developers are working to complete construction of sewer improvements including a sewer lift station and a section of a sewer line that are necessary to provide sewer service to the Property; and

WHEREAS, the Developers desire to record two final plats for the property which plats are attached hereto as Exhibit "A" (hereinafter the "Initial Final Plats") and by reference are made a part hereof; and

WHEREAS the City is willing to allow Developers to record the Initial Final Plats subject to the terms and conditions of this Development Agreement; and

### AGREEMENT

NOW, THEREFORE, in consideration of the mutual promises, conditions, and covenants contained herein, and other good and valuable consideration, the parties agree as follows:

1. Recording of Initial Final Plats. The City shall allow recordation of the two final plats which are attached hereto as Exhibit "A" (the "Initial Final Plats"). No other plats for the Property shall be recorded until the sewer lift station and sewer line necessary to provide sewer service to the Property have been completed and are operational.

2. Lift Station Plans. Approval of final lift station plans has not yet been given, but will not be unreasonably withheld. Plans must be approved prior to recording of the Initial Final Plats and the parties agree that upon completion of a fully functioning sewer system and lift station capable of serving the Property, this Agreement shall be void.



ENT 29654:2019 PG 1 of 9  
 JEFFERY SMITH  
 UTAH COUNTY RECORDER  
 2019 Apr 10 12:46 pm FEE 113.00 BY MG  
 RECORDED FOR OREM CITY CORPORATION

3. Sewer Installation. No Certificate of Occupancy or final inspection will be permitted or granted by the City for any lot or unit within the Initial Final Plats until there is a fully functioning sewer system capable of serving the Property including an appropriate lift station approved by the City and completed pursuant to plans agreed to between the City and the Developer.

4. Sales of Lots/Units. The Developers may enter into purchase contracts but may not close, allow occupancy of, or transfer title to any single unit or multiple units located within the Initial Final Plats by voluntarily transfer until there is a fully functioning sewer system capable of serving the Property including an appropriate lift station approved by the City and completed pursuant to plans agreed to between the City and the Developer.

5. Final Inspection. No closing or voluntary transfer of title of any single unit or multiple units will take place until those units pass final inspection and obtain a Certificate of Occupancy. .

6. Applicable Law. This document shall be interpreted pursuant to the laws of the State of Utah and enforcement of the same shall be proper only in Utah County, State of Utah.

7. Compliance. The Developers expressly acknowledge that nothing in this agreement shall be deemed to relieve them from the obligation to comply with any necessary requirements of the City for approval of the sewer system and lift station, according to engineering parameters previously discussed and agreed to by the parties.

8. No Effect on Prior Agreements. This Development Agreement does not supersede and does not abrogate any provisions of any prior agreement(s) between the City and Developers or between the City and any current or previous owner of the Property or any portion thereof.

9. Agreement to be Recorded. This Agreement may be recorded against the Property and shall be deemed to run with the land and shall be binding on all successors and assigns of Developers in the ownership, development, operation or use of any portion of the Property.

IN WITNESS WHEREOF the parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first herein above written.

"CITY"

"DEVELOPER"

CITY OF OREM

BOARDWALK INDUSTRIES, LLC



By: Chris P. Dwyer  
Its: City Manager

By: [Signature]  
Its: Manager

ATTEST:  
LLC

THE COTTAGES AT LAKEVIEW FIELDS

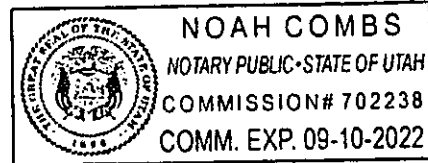
[Signature]  
City Recorder

By: [Signature]  
Its: Manager

STATE OF UTAH )  
 )  
:SS.  
COUNTY OF SALT LAKE )

On the 12th day of March 2019, personally appeared before me, Jeff Mansell, signer of the foregoing Development Agreement, who duly acknowledged to me that he executed the same.

[Signature]  
Notary Public

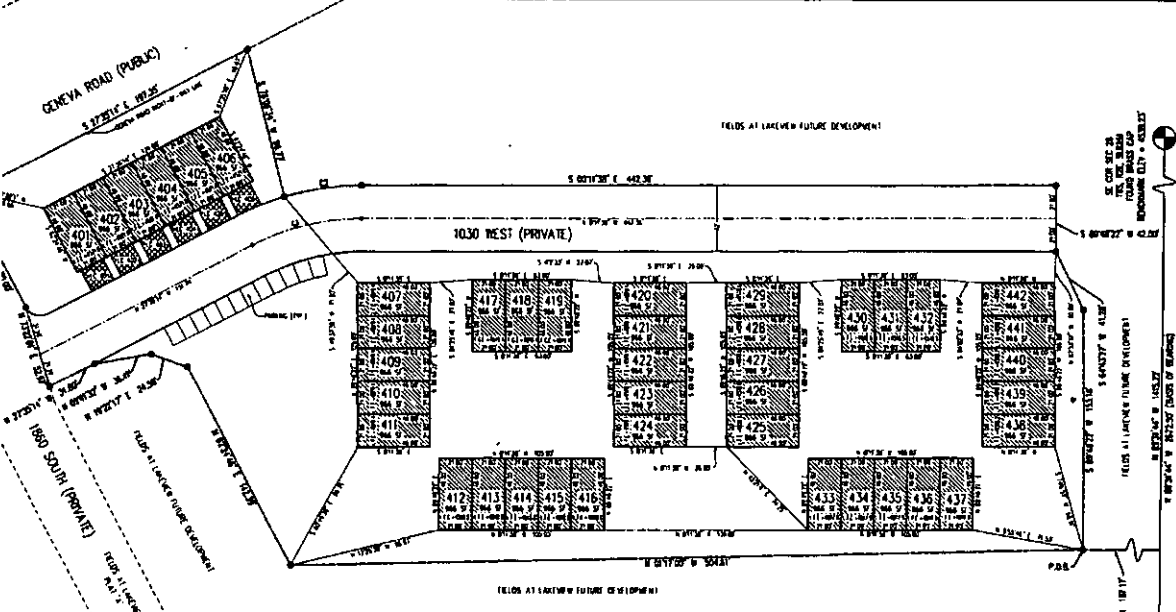


STATE OF UTAH )  
 )  
:SS.  
COUNTY OF SALT LAKE )

On the \_\_\_ day of \_\_\_\_\_ 2019, personally appeared before me, \_\_\_\_\_, signer of the foregoing Development Agreement, who duly acknowledged to me that he executed the same.

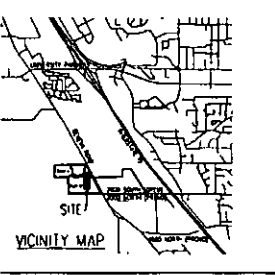
\_\_\_\_\_  
Notary Public

# **EXHIBIT A**



**CURVE TABLE**

Station	Angle	Radius	Chord	Offset
1+00.00	90° 00'	100.00	100.00	0.00
1+25.00	90° 00'	100.00	100.00	0.00
1+50.00	90° 00'	100.00	100.00	0.00
1+75.00	90° 00'	100.00	100.00	0.00
2+00.00	90° 00'	100.00	100.00	0.00

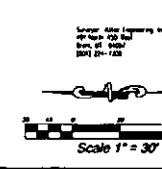


**GENERAL NOTES**

1. ALL COMMON AREA AND LIMITED COMMON AREA SHALL BE CONVEYED TO THE PUBLIC UPON RECORDED.
2. FROM THE COMMENCEMENT OF RECORDING THIS PLAN, A SIGN BY THE HOMEOWNER SHALL BE MAINTAINED TO THE CITY OF OREGON.
3. THIS SITE IS LOCATED IN THE CITY OF OREGON, IN THE AREA OF VARIOUS ZONING, AND THE HOMEOWNER SHALL MAINTAIN A SIGN TO THE CITY OF OREGON AS REQUIRED BY THE CITY OF OREGON.
4. NO OTHER PARTS OF THIS SITE ARE TO BE USED FOR ANY PART OF THIS SITE AS THE CITY OF OREGON SHALL BE RESPONSIBLE FOR THE SIGN.
5. THERE IS A POWER LINE CROSSING UNDER THIS AREA, AND THE HOMEOWNER SHALL MAINTAIN THE POWER LINE AS REQUIRED BY THE CITY OF OREGON.
6. THE HOMEOWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE POWER LINE AS REQUIRED BY THE CITY OF OREGON.
7. THE HOMEOWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE POWER LINE AS REQUIRED BY THE CITY OF OREGON.
8. THE HOMEOWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE POWER LINE AS REQUIRED BY THE CITY OF OREGON.
9. THE HOMEOWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE POWER LINE AS REQUIRED BY THE CITY OF OREGON.
10. THE HOMEOWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE POWER LINE AS REQUIRED BY THE CITY OF OREGON.

**ADDRESS TABLE**

Lot	Address
101	1011 1030 NEST
102	1021 1030 NEST
103	1031 1030 NEST
104	1041 1030 NEST
105	1051 1030 NEST
106	1061 1030 NEST
107	1071 1030 NEST
108	1081 1030 NEST
109	1091 1030 NEST
110	1101 1030 NEST
111	1111 1030 NEST
112	1121 1030 NEST
113	1131 1030 NEST
114	1141 1030 NEST
115	1151 1030 NEST
116	1161 1030 NEST
117	1171 1030 NEST
118	1181 1030 NEST
119	1191 1030 NEST
120	1201 1030 NEST
121	1211 1030 NEST
122	1221 1030 NEST
123	1231 1030 NEST
124	1241 1030 NEST
125	1251 1030 NEST
126	1261 1030 NEST
127	1271 1030 NEST
128	1281 1030 NEST
129	1291 1030 NEST
130	1301 1030 NEST
131	1311 1030 NEST
132	1321 1030 NEST
133	1331 1030 NEST
134	1341 1030 NEST
135	1351 1030 NEST
136	1361 1030 NEST
137	1371 1030 NEST
138	1381 1030 NEST
139	1391 1030 NEST
140	1401 1030 NEST
141	1411 1030 NEST
142	1421 1030 NEST
143	1431 1030 NEST
144	1441 1030 NEST
145	1451 1030 NEST
146	1461 1030 NEST
147	1471 1030 NEST
148	1481 1030 NEST
149	1491 1030 NEST
150	1501 1030 NEST



1030 NEST (PRIVATE)

**OCCUPANCY RESTRICTION NOTICE**

THE CITY OF OREGON HAS APPROVED THIS PLAN AS A CONDITION OF THE CITY OF OREGON'S APPROVAL, AND THE HOMEOWNER SHALL MAINTAIN A SIGN TO THE CITY OF OREGON AS REQUIRED BY THE CITY OF OREGON.

**CONDITIONS OF APPROVAL**

THE HOMEOWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE POWER LINE AS REQUIRED BY THE CITY OF OREGON.

**OREGON CITY ATTORNEY**

Approved on this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_

By the City Attorney

OREGON CITY ATTORNEY

**SURVEYOR'S CERTIFICATE**

I, \_\_\_\_\_, being duly sworn, depose and say that I am a duly Licensed Professional Engineer in the State of Oregon, and that I have examined the foregoing plat and certify that the same is a true and correct representation of the facts as shown to me by the owner and the survey data.

**BOUNDARY DESCRIPTION**

The parcel is bounded by Geneva Road (Public) to the north, 1030 Nest (Private) to the south, \_\_\_\_\_ to the east, and \_\_\_\_\_ to the west.

**OWNER'S DECLARATION AND CONSENT TO RECORD**

I, \_\_\_\_\_, being duly sworn, depose and say that I am the owner of the above-described parcel, and that I have examined the foregoing plat and certify that the same is a true and correct representation of the facts as shown to me by the owner and the survey data.

**ACKNOWLEDGMENT**

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, I, \_\_\_\_\_, being duly sworn, depose and say that I am the owner of the above-described parcel, and that I have examined the foregoing plat and certify that the same is a true and correct representation of the facts as shown to me by the owner and the survey data.

**UTILITY DEDICATION**

I, \_\_\_\_\_, being duly sworn, depose and say that I have examined the foregoing plat and certify that the same is a true and correct representation of the facts as shown to me by the owner and the survey data.

**RESERVATION OF COMMON AREAS**

I, \_\_\_\_\_, being duly sworn, depose and say that I have examined the foregoing plat and certify that the same is a true and correct representation of the facts as shown to me by the owner and the survey data.

**ACCEPTANCE BY THE CITY OF OREGON**

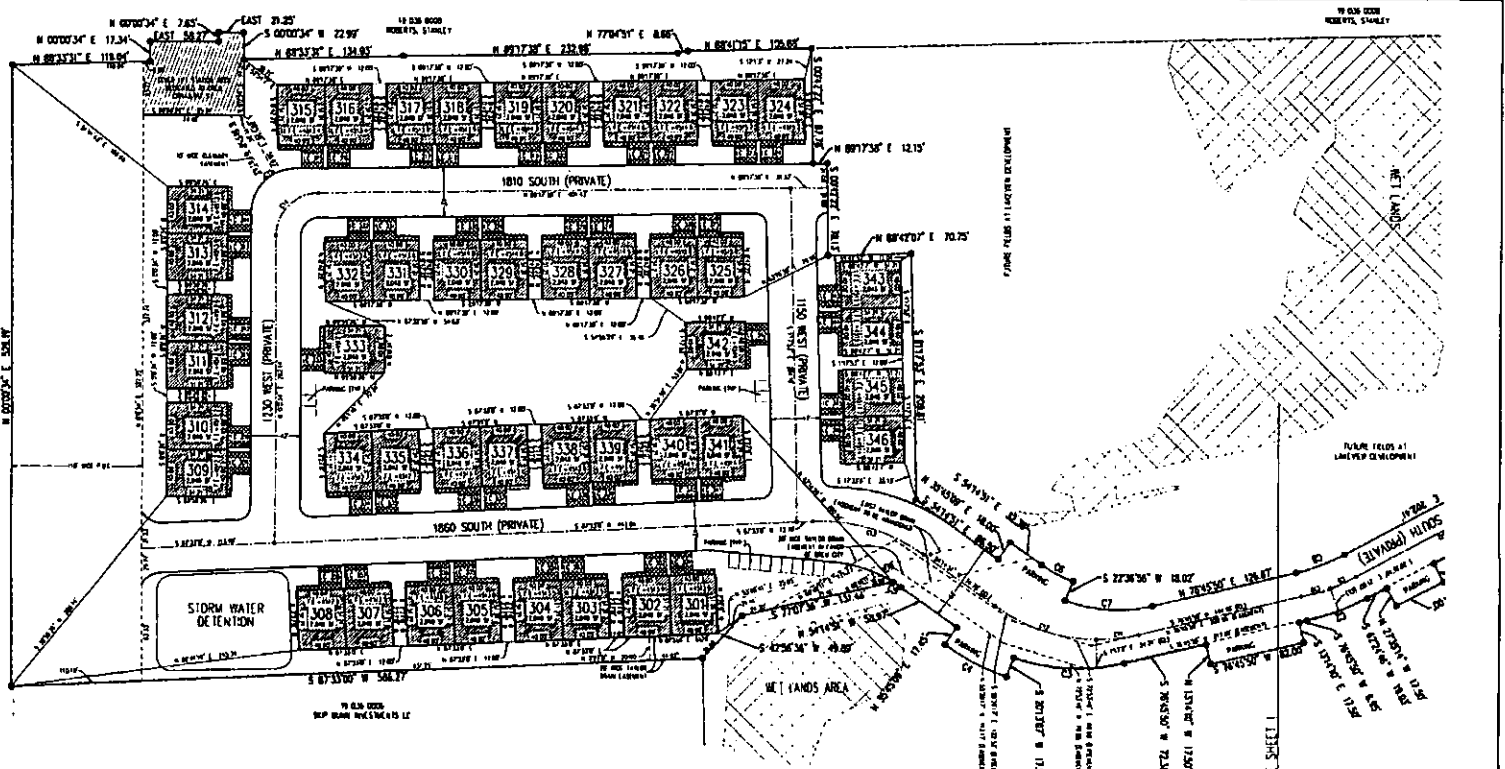
The City of Oregon, being duly sworn, depose and say that it has examined the foregoing plat and certifies that the same is a true and correct representation of the facts as shown to it by the owner and the survey data.

## **BOUNDARY DESCRIPTION**

Beginning at a point located North 89°31'44" West along section line 1415.22 feet and North 187.17 feet from the Southeast corner of Section 28, Township 6 South, Range 2 East, Salt Lake Base and Meridian;

thence North 01°17'00" West, a distance of 504.81 feet; thence North 62°24'46" East, a distance of 142.39 feet; thence North 19°22'17" East, a distance of 24.59 feet; thence North 09°41'32" West, a distance of 36.41 feet; thence North 27°35'14" West, a distance of 31.80 feet; thence North 73°22'01" East, a distance of 52.97 feet; thence North 62°24'46" East, a distance of 70.00 feet; thence along the arc of a 20.00 foot curve to the right through a central angle of 33°22'01" for 11.65 feet (chord bears North 79°05'47" East 11.48 feet); thence South 27°35'14" East, a distance of 197.35 feet; thence South 76°06'34" West, a distance of 96.77 feet; thence along the arc of a 171.00 foot curve to the right through a central angle of 16°36'36" for 49.57 feet (chord bears South 08°29'56" East 49.40 feet); thence South 00°11'38" East, a distance of 442.36 feet; thence South 89°48'22" West, a distance of 42.00 feet; thence South 64°43'27" West, a distance of 41.28 feet; thence South 89°48'22" West, a distance of 153.18 feet to the point of beginning.

Containing 151,560 square feet or 3.4793 acres, more or less.



**LEGEND**

- STORM WATER DETENTION
- UTILITY LINES
- PRIVATE STREETS
- EASEMENTS
- LOT LINES

**ADDRESS TABLE**

LOT #	ADDRESS
301	1010 SOUTH PRIVATE
302	1010 SOUTH PRIVATE
303	1010 SOUTH PRIVATE
304	1010 SOUTH PRIVATE
305	1010 SOUTH PRIVATE
306	1010 SOUTH PRIVATE
307	1010 SOUTH PRIVATE
308	1010 SOUTH PRIVATE
309	1010 SOUTH PRIVATE
310	1010 SOUTH PRIVATE
311	1010 SOUTH PRIVATE
312	1010 SOUTH PRIVATE
313	1010 SOUTH PRIVATE
314	1010 SOUTH PRIVATE
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316	1010 SOUTH PRIVATE
317	1010 SOUTH PRIVATE
318	1010 SOUTH PRIVATE
319	1010 SOUTH PRIVATE
320	1010 SOUTH PRIVATE
321	1010 SOUTH PRIVATE
322	1010 SOUTH PRIVATE
323	1010 SOUTH PRIVATE
324	1010 SOUTH PRIVATE
325	1010 SOUTH PRIVATE
326	1010 SOUTH PRIVATE
327	1010 SOUTH PRIVATE
328	1010 SOUTH PRIVATE
329	1010 SOUTH PRIVATE
330	1010 SOUTH PRIVATE
331	1010 SOUTH PRIVATE
332	1010 SOUTH PRIVATE
333	1010 SOUTH PRIVATE
334	1010 SOUTH PRIVATE
335	1010 SOUTH PRIVATE
336	1010 SOUTH PRIVATE
337	1010 SOUTH PRIVATE
338	1010 SOUTH PRIVATE
339	1010 SOUTH PRIVATE
340	1010 SOUTH PRIVATE
341	1010 SOUTH PRIVATE
342	1010 SOUTH PRIVATE
343	1010 SOUTH PRIVATE
344	1010 SOUTH PRIVATE

**ADDRESS TABLE**

LOT #	ADDRESS
345	1010 SOUTH PRIVATE
346	1010 SOUTH PRIVATE
347	1010 SOUTH PRIVATE
348	1010 SOUTH PRIVATE
349	1010 SOUTH PRIVATE
350	1010 SOUTH PRIVATE
351	1010 SOUTH PRIVATE
352	1010 SOUTH PRIVATE
353	1010 SOUTH PRIVATE
354	1010 SOUTH PRIVATE
355	1010 SOUTH PRIVATE
356	1010 SOUTH PRIVATE
357	1010 SOUTH PRIVATE
358	1010 SOUTH PRIVATE
359	1010 SOUTH PRIVATE
360	1010 SOUTH PRIVATE
361	1010 SOUTH PRIVATE
362	1010 SOUTH PRIVATE
363	1010 SOUTH PRIVATE
364	1010 SOUTH PRIVATE
365	1010 SOUTH PRIVATE
366	1010 SOUTH PRIVATE
367	1010 SOUTH PRIVATE
368	1010 SOUTH PRIVATE
369	1010 SOUTH PRIVATE
370	1010 SOUTH PRIVATE

**LEGAL: BASTIK**

UNDIVIDED COINTEL  
 SECTION 24, TOWNSHIP 44N  
 RANGE 10E, RANGE 10E  
 COUNTY OF WISCONSIN  
 CITY OF WAUKESHA  
 1/4 SECTION 34, TOWNSHIP 44N, RANGE 10E, COUNTY OF WISCONSIN  
 PART OF THE 1/4 SECTION 34, TOWNSHIP 44N, RANGE 10E, COUNTY OF WISCONSIN



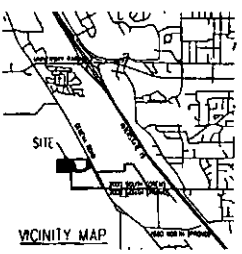
**CURVE TABLE**

STATION	CHORD BEARING	CHORD DISTANCE	CHORD BEARING	CHORD DISTANCE	CHORD BEARING
1+00	S 112° 50' 00" W	112.50	S 112° 50' 00" W	112.50	S 112° 50' 00" W
1+20	S 112° 50' 00" W	225.00	S 112° 50' 00" W	225.00	S 112° 50' 00" W
1+40	S 112° 50' 00" W	337.50	S 112° 50' 00" W	337.50	S 112° 50' 00" W
1+60	S 112° 50' 00" W	450.00	S 112° 50' 00" W	450.00	S 112° 50' 00" W
1+80	S 112° 50' 00" W	562.50	S 112° 50' 00" W	562.50	S 112° 50' 00" W
2+00	S 112° 50' 00" W	675.00	S 112° 50' 00" W	675.00	S 112° 50' 00" W
2+20	S 112° 50' 00" W	787.50	S 112° 50' 00" W	787.50	S 112° 50' 00" W
2+40	S 112° 50' 00" W	900.00	S 112° 50' 00" W	900.00	S 112° 50' 00" W
2+60	S 112° 50' 00" W	1012.50	S 112° 50' 00" W	1012.50	S 112° 50' 00" W
2+80	S 112° 50' 00" W	1125.00	S 112° 50' 00" W	1125.00	S 112° 50' 00" W
3+00	S 112° 50' 00" W	1237.50	S 112° 50' 00" W	1237.50	S 112° 50' 00" W
3+20	S 112° 50' 00" W	1350.00	S 112° 50' 00" W	1350.00	S 112° 50' 00" W
3+40	S 112° 50' 00" W	1462.50	S 112° 50' 00" W	1462.50	S 112° 50' 00" W
3+60	S 112° 50' 00" W	1575.00	S 112° 50' 00" W	1575.00	S 112° 50' 00" W
3+80	S 112° 50' 00" W	1687.50	S 112° 50' 00" W	1687.50	S 112° 50' 00" W
4+00	S 112° 50' 00" W	1800.00	S 112° 50' 00" W	1800.00	S 112° 50' 00" W
4+20	S 112° 50' 00" W	1912.50	S 112° 50' 00" W	1912.50	S 112° 50' 00" W
4+40	S 112° 50' 00" W	2025.00	S 112° 50' 00" W	2025.00	S 112° 50' 00" W
4+60	S 112° 50' 00" W	2137.50	S 112° 50' 00" W	2137.50	S 112° 50' 00" W
4+80	S 112° 50' 00" W	2250.00	S 112° 50' 00" W	2250.00	S 112° 50' 00" W
5+00	S 112° 50' 00" W	2362.50	S 112° 50' 00" W	2362.50	S 112° 50' 00" W
5+20	S 112° 50' 00" W	2475.00	S 112° 50' 00" W	2475.00	S 112° 50' 00" W
5+40	S 112° 50' 00" W	2587.50	S 112° 50' 00" W	2587.50	S 112° 50' 00" W
5+60	S 112° 50' 00" W	2700.00	S 112° 50' 00" W	2700.00	S 112° 50' 00" W
5+80	S 112° 50' 00" W	2812.50	S 112° 50' 00" W	2812.50	S 112° 50' 00" W
6+00	S 112° 50' 00" W	2925.00	S 112° 50' 00" W	2925.00	S 112° 50' 00" W
6+20	S 112° 50' 00" W	3037.50	S 112° 50' 00" W	3037.50	S 112° 50' 00" W
6+40	S 112° 50' 00" W	3150.00	S 112° 50' 00" W	3150.00	S 112° 50' 00" W
6+60	S 112° 50' 00" W	3262.50	S 112° 50' 00" W	3262.50	S 112° 50' 00" W
6+80	S 112° 50' 00" W	3375.00	S 112° 50' 00" W	3375.00	S 112° 50' 00" W
7+00	S 112° 50' 00" W	3487.50	S 112° 50' 00" W	3487.50	S 112° 50' 00" W
7+20	S 112° 50' 00" W	3600.00	S 112° 50' 00" W	3600.00	S 112° 50' 00" W
7+40	S 112° 50' 00" W	3712.50	S 112° 50' 00" W	3712.50	S 112° 50' 00" W
7+60	S 112° 50' 00" W	3825.00	S 112° 50' 00" W	3825.00	S 112° 50' 00" W
7+80	S 112° 50' 00" W	3937.50	S 112° 50' 00" W	3937.50	S 112° 50' 00" W
8+00	S 112° 50' 00" W	4050.00	S 112° 50' 00" W	4050.00	S 112° 50' 00" W
8+20	S 112° 50' 00" W	4162.50	S 112° 50' 00" W	4162.50	S 112° 50' 00" W
8+40	S 112° 50' 00" W	4275.00	S 112° 50' 00" W	4275.00	S 112° 50' 00" W
8+60	S 112° 50' 00" W	4387.50	S 112° 50' 00" W	4387.50	S 112° 50' 00" W
8+80	S 112° 50' 00" W	4500.00	S 112° 50' 00" W	4500.00	S 112° 50' 00" W

**FIELDS AT LAKEVIEW**  
 A PLANNED RESIDENTIAL DEVELOPMENT

DATE: 01/11/19  
 SCALE: 1" = 40 FEET

SHEET 2 OF 2



**GENERAL NOTES**

1. ALL CORNER ANGLES AND PERPENDICULARS SHALL BE SHOWN WHETHER OR NOT CORNERS ARE TO BE PLACED BY THIS PLAN AND CANNOT BE FOUND BY THE EXISTING RECORDS OF THE CITY.
2. PROPERTY TO BE ACQUIRED BY THE CITY SHALL BE SHOWN BY A BOUNDARY LINE WITH A DASHED LINE AND THE CITY SHALL BE SHOWN BY A DOTTED LINE.
3. THIS SITE IS LOCATED IN ZONE PLANNED ZONING, WHICH IS AN AREA OF URBAN PLANNING, AND THEREFORE MUST COMPLY WITH THE ZONING REGULATIONS OF THE CITY OF SEASIDE.
4. ALL DISTINGUISHING LINES ARE LOCATED AS SHOWN ON THIS PLAN, AND THE CITY SHALL BE RESPONSIBLE FOR THE LOCATION OF ANY OTHER LINES.
5. THE CITY SHALL BE RESPONSIBLE FOR THE LOCATION OF ANY OTHER LINES.
6. THE CITY SHALL BE RESPONSIBLE FOR THE LOCATION OF ANY OTHER LINES.
7. ALL DISTINGUISHING LINES ARE LOCATED AS SHOWN ON THIS PLAN, AND THE CITY SHALL BE RESPONSIBLE FOR THE LOCATION OF ANY OTHER LINES.
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14. THE CITY SHALL BE RESPONSIBLE FOR THE LOCATION OF ANY OTHER LINES.
15. THE CITY SHALL BE RESPONSIBLE FOR THE LOCATION OF ANY OTHER LINES.
16. THE CITY SHALL BE RESPONSIBLE FOR THE LOCATION OF ANY OTHER LINES.
17. THE CITY SHALL BE RESPONSIBLE FOR THE LOCATION OF ANY OTHER LINES.
18. THE CITY SHALL BE RESPONSIBLE FOR THE LOCATION OF ANY OTHER LINES.
19. THE CITY SHALL BE RESPONSIBLE FOR THE LOCATION OF ANY OTHER LINES.
20. THE CITY SHALL BE RESPONSIBLE FOR THE LOCATION OF ANY OTHER LINES.



**LEGEND**

- SURVEY CORNER
- EASEMENT
- PROPERTY BOUNDARY
- CITY BOUNDARY
- STREET RIGHT-OF-WAY
- UTILITY LINE
- EASEMENT AREA
- SURVEY LOCATION

**ADDRESS TABLE**

LOT	ADDRESS
1	10000 W. GREEN ROAD
2	10001 W. GREEN ROAD
3	10002 W. GREEN ROAD
4	10003 W. GREEN ROAD
5	10004 W. GREEN ROAD
6	10005 W. GREEN ROAD
7	10006 W. GREEN ROAD
8	10007 W. GREEN ROAD
9	10008 W. GREEN ROAD
10	10009 W. GREEN ROAD
11	10010 W. GREEN ROAD
12	10011 W. GREEN ROAD
13	10012 W. GREEN ROAD
14	10013 W. GREEN ROAD
15	10014 W. GREEN ROAD
16	10015 W. GREEN ROAD
17	10016 W. GREEN ROAD
18	10017 W. GREEN ROAD
19	10018 W. GREEN ROAD
20	10019 W. GREEN ROAD
21	10020 W. GREEN ROAD
22	10021 W. GREEN ROAD
23	10022 W. GREEN ROAD
24	10023 W. GREEN ROAD
25	10024 W. GREEN ROAD
26	10025 W. GREEN ROAD
27	10026 W. GREEN ROAD
28	10027 W. GREEN ROAD
29	10028 W. GREEN ROAD
30	10029 W. GREEN ROAD
31	10030 W. GREEN ROAD
32	10031 W. GREEN ROAD
33	10032 W. GREEN ROAD
34	10033 W. GREEN ROAD
35	10034 W. GREEN ROAD
36	10035 W. GREEN ROAD
37	10036 W. GREEN ROAD
38	10037 W. GREEN ROAD
39	10038 W. GREEN ROAD
40	10039 W. GREEN ROAD
41	10040 W. GREEN ROAD
42	10041 W. GREEN ROAD
43	10042 W. GREEN ROAD
44	10043 W. GREEN ROAD
45	10044 W. GREEN ROAD
46	10045 W. GREEN ROAD
47	10046 W. GREEN ROAD
48	10047 W. GREEN ROAD
49	10048 W. GREEN ROAD
50	10049 W. GREEN ROAD
51	10050 W. GREEN ROAD
52	10051 W. GREEN ROAD
53	10052 W. GREEN ROAD
54	10053 W. GREEN ROAD
55	10054 W. GREEN ROAD
56	10055 W. GREEN ROAD
57	10056 W. GREEN ROAD
58	10057 W. GREEN ROAD
59	10058 W. GREEN ROAD
60	10059 W. GREEN ROAD
61	10060 W. GREEN ROAD
62	10061 W. GREEN ROAD
63	10062 W. GREEN ROAD
64	10063 W. GREEN ROAD
65	10064 W. GREEN ROAD
66	10065 W. GREEN ROAD
67	10066 W. GREEN ROAD
68	10067 W. GREEN ROAD
69	10068 W. GREEN ROAD
70	10069 W. GREEN ROAD
71	10070 W. GREEN ROAD
72	10071 W. GREEN ROAD
73	10072 W. GREEN ROAD
74	10073 W. GREEN ROAD
75	10074 W. GREEN ROAD
76	10075 W. GREEN ROAD
77	10076 W. GREEN ROAD
78	10077 W. GREEN ROAD
79	10078 W. GREEN ROAD
80	10079 W. GREEN ROAD
81	10080 W. GREEN ROAD
82	10081 W. GREEN ROAD
83	10082 W. GREEN ROAD
84	10083 W. GREEN ROAD
85	10084 W. GREEN ROAD
86	10085 W. GREEN ROAD
87	10086 W. GREEN ROAD
88	10087 W. GREEN ROAD
89	10088 W. GREEN ROAD
90	10089 W. GREEN ROAD
91	10090 W. GREEN ROAD
92	10091 W. GREEN ROAD
93	10092 W. GREEN ROAD
94	10093 W. GREEN ROAD
95	10094 W. GREEN ROAD
96	10095 W. GREEN ROAD
97	10096 W. GREEN ROAD
98	10097 W. GREEN ROAD
99	10098 W. GREEN ROAD
100	10099 W. GREEN ROAD
101	10100 W. GREEN ROAD

**15'-WIDE ASPHALT**

FOR TRAILER PARKING AND SERVICE DRIVE

CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SEASIDE MUNICIPAL CODE, CHAPTER 22.02.050, AND THE CITY ENGINEER'S SPECIFICATIONS FOR ASPHALT PAVEMENT.

**OCCUPANCY RESTRICTION NOTICE**

The City of Seaside has determined that the occupancy of the property shown on this map is restricted to the use shown on the map. Any use of the property other than that shown on the map is prohibited.

**CONDITIONS OF APPROVAL**

**CITY ATTORNEY**

Approved as to form this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_.

By the City Attorney:

**UTILITY DEDICATION**

WHEREAS the city has received an application for the dedication of the utility easement shown on this map, and the city has determined that the utility easement is necessary for the public use and enjoyment of the property shown on this map, the city hereby dedicates the utility easement to the public use and enjoyment of the property shown on this map.

**RESERVATION OF COMMON AREAS**

WHEREAS the city has received an application for the reservation of common areas shown on this map, and the city has determined that the common areas are necessary for the public use and enjoyment of the property shown on this map, the city hereby reserves the common areas for the public use and enjoyment of the property shown on this map.

**SURVEYOR'S CERTIFICATE**

I, the undersigned, being duly qualified as a Licensed Professional Surveyor and duly sworn, depose and say that I am the duly qualified and licensed surveyor of the property shown on this plan and that I am the author of the same and that the same are correct and true to the best of my knowledge and belief.

**BOUNDARY DESCRIPTION**

Beginning at a point on the corner of the property shown on this plan, the boundary is as follows: (Detailed description of the property boundary follows, including bearings and distances for all corners and lines.)

**OWNER'S CERTIFICATE AND CONSENT TO RECORD**

I, the undersigned, being duly qualified and duly sworn, depose and say that I am the owner of the property shown on this plan and that I have read and understand the contents of this plan and that I consent to the recording of the same.

**CURVE TABLE**

STATION	CURVE	CHORD	ANGLE	AREA
0+00	100.00	100.00	90.00	7853.98
0+10	100.00	100.00	90.00	7853.98
0+20	100.00	100.00	90.00	7853.98
0+30	100.00	100.00	90.00	7853.98
0+40	100.00	100.00	90.00	7853.98
0+50	100.00	100.00	90.00	7853.98
0+60	100.00	100.00	90.00	7853.98
0+70	100.00	100.00	90.00	7853.98
0+80	100.00	100.00	90.00	7853.98
0+90	100.00	100.00	90.00	7853.98
1+00	100.00	100.00	90.00	7853.98
1+10	100.00	100.00	90.00	7853.98
1+20	100.00	100.00	90.00	7853.98
1+30	100.00	100.00	90.00	7853.98
1+40	100.00	100.00	90.00	7853.98
1+50	100.00	100.00	90.00	7853.98
1+60	100.00	100.00	90.00	7853.98
1+70	100.00	100.00	90.00	7853.98
1+80	100.00	100.00	90.00	7853.98
1+90	100.00	100.00	90.00	7853.98
2+00	100.00	100.00	90.00	7853.98
2+10	100.00	100.00	90.00	7853.98
2+20	100.00	100.00	90.00	7853.98
2+30	100.00	100.00	90.00	7853.98
2+40	100.00	100.00	90.00	7853.98
2+50	100.00	100.00	90.00	7853.98
2+60	100.00	100.00	90.00	7853.98
2+70	100.00	100.00	90.00	7853.98
2+80	100.00	100.00	90.00	7853.98
2+90	100.00	100.00	90.00	7853.98
3+00	100.00	100.00	90.00	7853.98
3+10	100.00	100.00	90.00	7853.98
3+20	100.00	100.00	90.00	7853.98
3+30	100.00	100.00	90.00	7853.98
3+40	100.00	100.00	90.00	7853.98
3+50	100.00	100.00	90.00	7853.98
3+60	100.00	100.00	90.00	7853.98
3+70	100.00	100.00	90.00	7853.98
3+80	100.00	100.00	90.00	7853.98
3+90	100.00	100.00	90.00	7853.98
4+00	100.00	100.00	90.00	7853.98
4+10	100.00	100.00	90.00	7853.98
4+20	100.00	100.00	90.00	7853.98
4+30	100.00	100.00	90.00	7853.98
4+40	100.00	100.00	90.00	7853.98
4+50	100.00	100.00	90.00	7853.98
4+60	100.00	100.00	90.00	7853.98
4+70	100.00	100.00	90.00	7853.98
4+80	100.00	100.00	90.00	7853.98
4+90	100.00	100.00	90.00	7853.98
5+00	100.00	100.00	90.00	7853.98
5+10	100.00	100.00	90.00	7853.98
5+20	100.00	100.00	90.00	7853.98
5+30	100.00	100.00	90.00	7853.98
5+40	100.00	100.00	90.00	7853.98
5+50	100.00	100.00	90.00	7853.98
5+60	100.00	100.00	90.00	7853.98
5+70	100.00	100.00	90.00	7853.98
5+80	100.00	100.00	90.00	7853.98
5+90	100.00	100.00	90.00	7853.98

**ACKNOWLEDGMENT**

APPROVED AND FORWARDED:

DATE: \_\_\_\_\_

**CITY ENGINEER**

**APPROVED BY THE CITY OF SEASIDE**

WHEREAS the city has received an application for the dedication of the utility easement shown on this map, and the city has determined that the utility easement is necessary for the public use and enjoyment of the property shown on this map, the city hereby dedicates the utility easement to the public use and enjoyment of the property shown on this map.

**FIELDS AT LAKEVIEW**

A PLANNED RESIDENTIAL DEVELOPMENT

SCALE 1" = 50' (FOR SITE PLAN)

Project's Step	Utility Public Step	City Engineer's Step	City Recorder's Step



## BOUNDARY DESCRIPTION

Beginning at a point located North 89°31'44" West along section line 721.62 feet and North 6.14 feet from the Southeast corner of Section 28, Township 6 South, Range 2 East, Salt Lake Base and Meridian;

thence North 27°35'14" West, a distance of 1,009.11 feet; thence along the arc of a 20.00 feet curve to the left through a central angle of 33°22'01" for 11.65 feet (chord bears South 79°05'47" West 11.48 feet); thence South 62°24'46" West, a distance of 70.00 feet; thence South 73°22'01" West, a distance of 63.15 feet; thence South 62°24'46" West, a distance of 155.88 feet; thence South 27°35'14" East, a distance of 17.50 feet; thence South 62°24'46" West, a distance of 46.00 feet; thence North 27°35'14" West, a distance of 17.50 feet; thence South 62°24'46" West, a distance of 19.03 feet; thence along the arc of a 221.00 feet curve to the right through a central angle of 14°21'04" for 55.35 feet (chord bears South 69°35'18" West 55.21 feet); thence South 76°45'50" West, a distance of 6.95 feet; thence South 137°4'10" East, a distance of 17.50 feet; thence South 76°45'50" West, a distance of 82.00 feet; thence North 137°4'10" West, a distance of 17.50 feet; thence South 76°45'50" West, a distance of 72.38 feet; thence along the arc of a 171.00 feet curve to the right through a central angle of 31°56'48" for 95.35 feet (chord bears North 87°15'48" West 94.12 feet); thence South 207°3'07" West, a distance of 17.51 feet; thence along the arc of a 188.50 feet curve to the right through a central angle of 187°6'11" for 60.11 feet (chord bears North 62°00'52" West 59.85 feet); thence North 35°45'09" East, a distance of 17.45 feet; thence North 54°14'51" West, a distance of 58.97 feet; thence along the arc of a 116.00 feet curve to the left through a central angle of 03°53'36" for 7.88 feet (chord bears North 56°11'39" West 7.88 feet); thence South 77°07'36" West, a distance of 131.44 feet; thence South 42°56'36" West, a distance of 49.89 feet; thence South 87°33'00" West along a fence line called out in a boundary line agreement recorded as Entry 122779:2009 in the office of the Utah County Recorder a distance of 586.27 feet; thence North 00°00'34" East, a distance of 529.19 feet; thence North 88°33'31" East, a distance of 116.04 feet; thence North 00°00'34" East, a distance of 17.34 feet; thence East, a distance of 58.27 feet; thence North 00°00'34" East, a distance of 7.65 feet; thence East, a distance of 21.25 feet; thence South 00°00'34" West, a distance of 22.99 feet; thence North 88°33'31" East, a distance of 134.93 feet; thence North 89°17'38" East, a distance of 232.96 feet; thence North 77°04'51" East, a distance of 8.66 feet; thence North 88°41'15" East, a distance of 105.88 feet; thence South 00°42'22" East, a distance of 97.78 feet; thence North 89°17'38" East, a distance of 12.15 feet; thence South 00°42'22" East, a distance of 78.13 feet; thence North 88°42'07" East, a distance of 70.75 feet; thence South 01°17'53" East, a distance of 209.81 feet; thence South 54°14'51" East, a distance of 86.50 feet; thence North 35°45'09" East, a distance of 18.00 feet; thence South 54°14'51" East, a distance of 32.38 feet; thence along the arc of a 111.00 feet curve to the left through a central angle of 15°43'07" for 30.45 feet (chord bears South 62°06'24" East 30.36 feet); thence South 22°36'56" West, a distance of 18.02 feet; thence along the arc of a 129.00 feet curve to the left through a central angle of 33°37'50" for 75.72 feet (chord bears South 86°25'15" East 74.64 feet); thence North 76°45'50" East, a distance of 126.87 feet; thence along the arc of a 179.00 feet curve to the left through a central angle of 14°21'04" for 44.83 feet (chord bears North 69°35'18" East 44.72 feet); thence North 62°24'46" East, a distance of 202.41 feet; thence North 36°32'37" West, a distance of 126.42 feet; thence North 287°8'34" East, a distance of 66.14 feet; thence North 12°21'40" East, a distance of 196.88 feet; thence North 84°27'44" East, a distance of 16.31 feet; thence South 26°51'00" East, a distance of 344.56 feet; thence South 27°48'10" East, a distance of 1,032.46 feet; thence South 77°01'58" West, a distance of 15.06 feet to the point of beginning.

Containing 473,655.93 square feet or 10.8736 acres, more or less.