

SETBACK NOTES:
FRONT & CORNER YARD SETBACK = NO MINIMUM,
BUT SUBJECT TO ZONING ADMINISTRATOR, DRC, AND
PLANNING COMMISSION.
REAR YARD SETBACK = AS ALLOWED BY UBC AND
RECOGNIZING ANY EASEMENTS.
SIDE YARD SETBACK = AS ALLOWED BY UBC AND
RECOGNIZING ANY EASEMENTS.

DON E. HARRIS
WD 25046:2008

MU ZONE

N 1/4 COR. SEC. 8,
T.5S., R.1E., SLB&M
FOUND BRASS CAP

BASIS OF BEARING

500 WEST

Road Centerline

N 00°32'45" W 198.85'

154.14

10.00' P.U.E.

20.00' S.D. EASEMENT

EXISTING BUILDING TO REMAIN

ADDRESS: 1200 NORTH

FRONT

144.57'

17.00'

10.00' P.U.E.

20.00' S.D. EASEMENT

EXISTING BUILDING TO REMAIN

144.72'

22.77'

10.00' P.U.E.

20.00' S.D. EASEMENT

EXISTING BUILDING TO REMAIN

144.42'

22.40'

10.00' P.U.E.

20.00' S.D. EASEMENT

EXISTING BUILDING TO REMAIN

144.21'

22.27'

10.00' P.U.E.

20.00' S.D. EASEMENT

EXISTING BUILDING TO REMAIN

144.00'

22.14'

10.00' P.U.E.

20.00' S.D. EASEMENT

EXISTING BUILDING TO REMAIN

143.79'

22.00'

10.00' P.U.E.

20.00' S.D. EASEMENT

EXISTING BUILDING TO REMAIN

143.58'

21.86'

10.00' P.U.E.

20.00' S.D. EASEMENT

EXISTING BUILDING TO REMAIN

143.37'

21.74'

10.00' P.U.E.

20.00' S.D. EASEMENT

EXISTING BUILDING TO REMAIN

143.16'

21.62'

10.00' P.U.E.

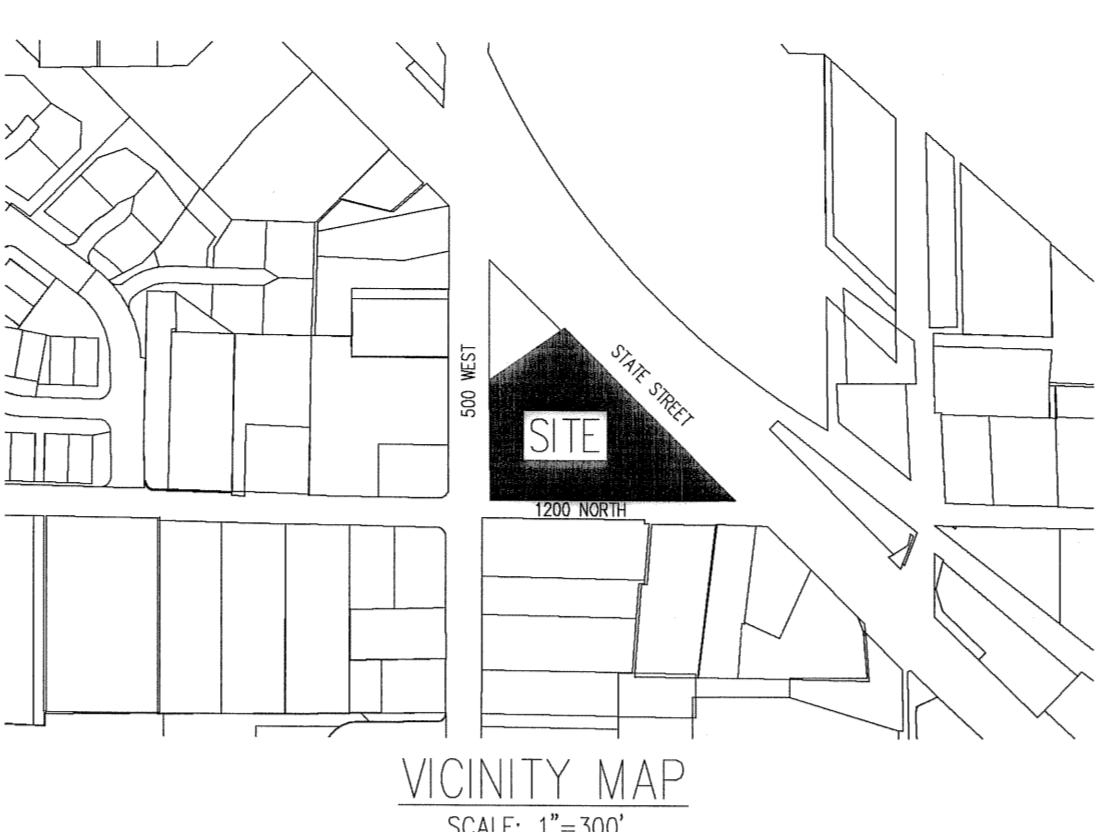
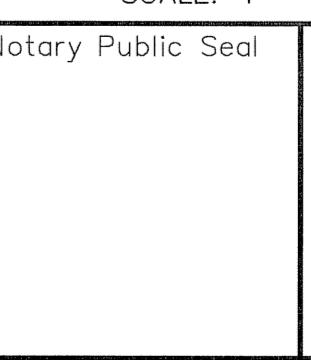
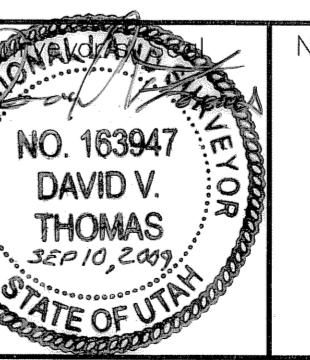
S 1/4 COR. SEC. 8,
T.5S., R.1E., SLB&M
FOUND BRASS CAP
ELEV. = 4549.77

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	42.00	158.10	215°40'40"	79.96	N 89°59'32" E

LEGEND
SECTION CORNER

SURVEYOR:
DAVID V.
THOMAS
SEP 10, 2009
NO. 163947
AZTEC ENGINEERING
491 NORTH 450 WEST
OREM, UTAH 84057
(801) 224-7308



GENERAL NOTES

- ALL LOT CORNERS SHALL BE MARKED WITH AN APPROVED TYPE OF METAL PEG AT LEAST 5/8" IN DIAMETER AND TWENTY-FOUR INCHES IN LENGTH. ALL LOT CORNERS ADJACENT TO STREET FRONTRAGE SHALL BE PROJECTED TO CURB AND GUTTER AND INDICATED BY A COPPER RIVET. CORNER MARKERS MUST BE INSTALLED PRIOR TO ISSUANCE OF ANY BUILDING PERMITS. MONUMENTS TO BE CONSTRUCTED PER LEHI CITY DESIGN STANDARDS PAGE 2-12.

SURVEYOR'S CERTIFICATE

I, DAVID V. THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 163947 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, COMMON AREA, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AND THAT THIS IS TRUE AND CORRECT.

SEPT. 10, 2009
DATE

(SEE SEAL BELOW)

BOUNDARY DESCRIPTION

Beginning at a point which lies 1423.49 feet South 00°25'28" East along the quarter section line and 633.21 feet East from the North Quarter Corner of Section 8, Township 5 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 00°32'45" West 198.85 feet along the easterly right-of-way line of a 66.00 foot right-of-way, said right-of-way being 500 West Street in Lehi, Utah; thence North 64°12'51" East 140.93 feet partially along the back of an existing building; thence South 44°46'00" East 366.33 feet along the grantor's easterly dead line; thence South 89°59'32" West 382.98 feet to the point of beginning.

Together with a perpetual asphalt easement for a turn around, said perpetual easement being more particularly described as follows:

Beginning at a point which lies 1423 feet South 00°25'28" East along the quarter section line and 893.28 feet East from the North Quarter Corner of Section 8, Township 5 South, Range 1 East, Salt Lake Base and Meridian and running thence North 45°14'00" West 158.10 feet along the arc of a 42.00 foot radius curve to the right (chord bears North 89°27'15" East 167.49' thence South 89°59'32" West 79.96 feet along the southerly line of the above described property to the point of beginning.

Containing 62,486 square feet or 1.4345 acres, more or less (3 Lots).

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I (WE), THE UNDERSIGNED OWNER(S) OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP AND SUBJECT TO ANY CONDITIONS AND RESTRICTIONS STATED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, COMMON AREA, BLOCKS, STREETS, AND EASEMENTS, AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON TO LEHI CITY CORPORATION.

IN WITNESS WHEREOF WE HAVE HERETOON SET OUR HANDS THIS 10th DAY OF September, A.D. 2009

Mark F. Seiter
PRINTED NAME OF OWNER(S)

AUTHORIZED SIGNATURE(S)

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH

ON THE 10th DAY OF September, 2009, PERSONALLY APPEARED BEFORE ME THE FOREGOING OWNERS KNOWN TO ME TO BE AUTHORIZED TO EXECUTE THE DEDICATION FOR AND ON BEHALF OF THE OWNERS WHO DULY ACKNOWLEDGED TO ME THAT THE DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.

06-01-2013
MY COMMISSION EXPIRES

NOTARY PUBLIC (SEE SEAL BELOW)

STATE OF UTAH
NOTARY PUBLIC
COMMISSION NO. 51837
COMMISSION EXPIRES 06-01-2013

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF Lehi, UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON 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 10th DAY OF January, 2009.

PLAT "A"

OLD PARK

A COMMERCIAL SUBDIVISION

LEHI CITY

UTAH COUNTY, UTAH

SCALE: 1" = 20 FEET

