

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.

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 FRONTAGE 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.

LAND USE TABULATIONS

TOTAL AREA = 1.4345 ACRES
LOT AREA = 1.4345 ACRES
ROAD DEDICATION AREA = 0.00 ACRES
OPEN SPACE AREA = 0.00 ACRES
LANE MILES OF ROAD = 0.00
NUMBER OF LOTS = 3
PROJECT ZONE: MU
DENSITY = 2.09 UNITS/ACRE

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

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 deed 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 158.10 feet along the arc of a 42.00 foot radius curve to the right (chord bears North 89°59'32" East 79.96 feet) 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 HEREUNTO SET OUR HANDS THIS 10th DAY OF September, A.D. 2009

Mark E. Seiter
PRINTED NAME OF OWNER(S)

Mark E. Seiter
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.

26-01-2013
MY COMMISSION EXPIRES NOTARY PUBLIC (SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY

THE City Council of Lehi City, COUNTY OF 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 22 DAY OF January, 2009

David V. Thomas
NOTARY PUBLIC (SEE SEAL BELOW)

David V. Thomas
NOTARY PUBLIC (SEE SEAL BELOW)

David V. Thomas
NOTARY PUBLIC (SEE SEAL BELOW)

APPROVED ENGINEER (SEE SEAL BELOW) ATTEST CLERK-RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS 8 DAY OF January, 2009 BY THE LEHI CITY PLANNING COMMISSION.

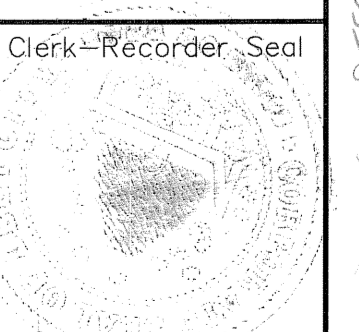
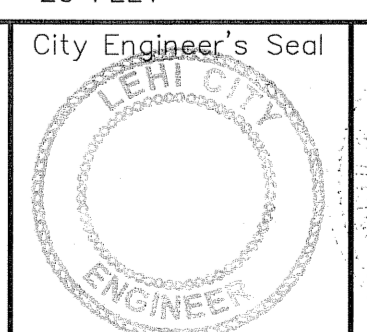
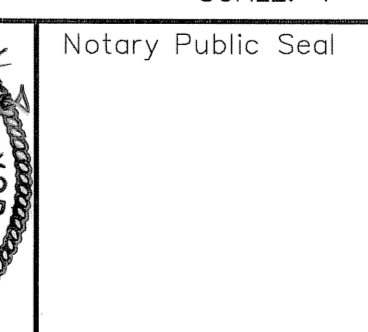
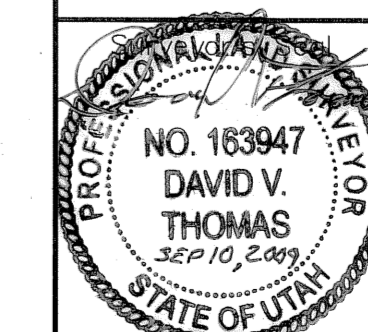
DIRECTOR - SECRETARY CHAIRPERSON, PLANNING COMMISSION

PLAT "A"

OLD PARK
A COMMERCIAL SUBDIVISION

LEHI CITY UTAH COUNTY, UTAH

SCALE: 1" = 20 FEET



LEGEND

SECTION CORNER

SURVEYOR:
AZTEC ENGINEERING
491 NORTH 450 WEST
OREM, UTAH 84057
(801) 224-7308



VICINITY MAP
SCALE: 1"=300'

DON E. HARRIS
WD 25046:2008
MU ZONE

BOUNDARY LINE AGREEMENT
BETWEEN DON HARRIS & DEVELOPER
HAS BEEN RECORDED

EXISTING BUILDING TO REMAIN
N 64°12'51" E 140.93'

LOT 3
13,914 S.F.
MU ZONE

LOT NOTES:
1. DETENTION WILL BE REQUIRED FOR THIS LOT AT THE TIME OF SITE PLAN SUBMITTAL.
2. THE STORM VOLUME CONTAINED IN EXISTING DETENTION FACILITIES LOCATED ON THIS LOT MUST BE MAINTAINED IN ADDITION TO ANY NEW STORM WATER VOLUMES REQUIRED FOR THIS LOT.

1270 NORTH

N 89°27'15" E 167.49'

CROSS ACCESS/PUBLIC UTILITY EASEMENT LINE

NOTE: EXIST LOT W/
EXIST PARKING LOT
DETENTION

LOT 1
22,393 S.F.
MU ZONE

ADDRESS: 1220 NORTH

FRONT

EXISTING BUILDING
TO REMAIN

LOT 2
26,179 S.F.
MU ZONE

NOTE: DETENTION WILL BE
REQUIRED FOR THIS LOT AT THE
TIME OF SITE PLAN SUBMITTAL.

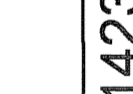
STATE STREET (SR-89)
S 44°46'00" E 366.33'

Scale 1" = 20'

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



S 00°25'28" E 1423.49'



BASIS OF BEARING

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