

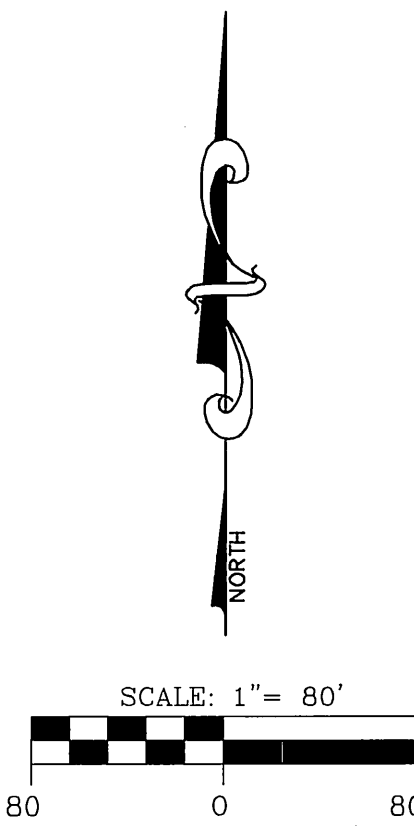
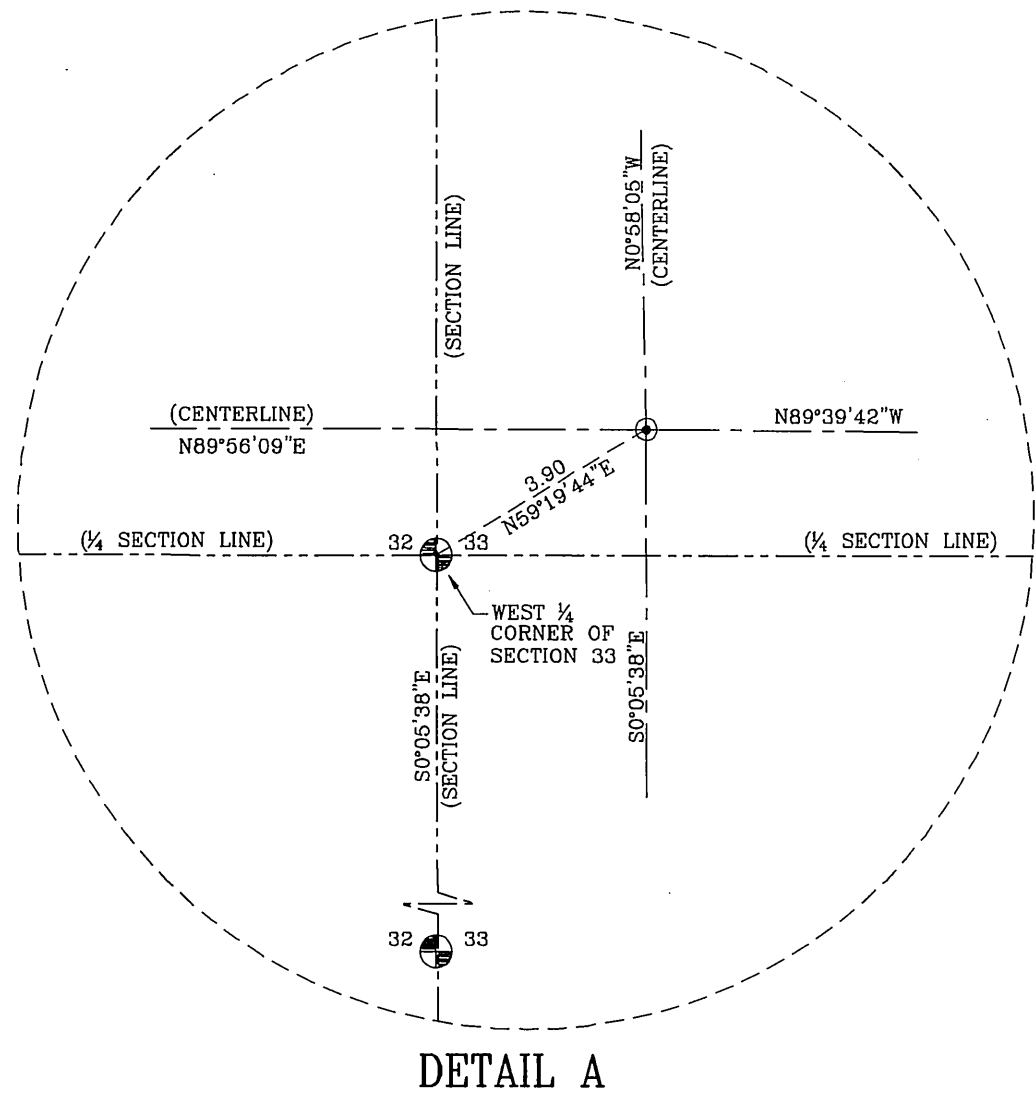
[illegible]

1. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SITES, EQUIPMENT, FACILITIES, AND OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCKS.
2. 10' PUBLIC UTILITY EASEMENT ALONG ALL ROADWAYS (AS SHOWN)
3. STORM DRAIN DETENTION FOR LOTS 1-5 WILL BE DESIGNED AND PROVIDED WITH INDIVIDUAL SITE PLANS. ALL ROAD FACILITIES WITHIN PLAT TO PROVIDE PAYMENT IN LIEU OF DETENTION.
4. SIDEWALK ON NORTH END OF LOT 3, AND ON THE SOUTH SIDE OF BULL RIVER ROAD AND WEST SIDE OF CENTER STREET WILL BE INSTALLED WITH INDIVIDUAL SITE PLANS.
5. ○●... TYPE II (ALUMINUM CAP AND REBAR) MONUMENT TO BE SET.

PERTAINS TO ENTIRE PROJECT				
ZONE	PLANNED COMMUNITY (PC)			
TOTAL AREA	231.4 ACRES			
DETENTION BASIN	3.6	ACRES		
CHURCH SITES	10.5	ACRES		
NET AREA	217.3	ACRES		
SINGLE FAMILY	152.5	ACRES	435 (2.85 U/A)	70.2%
MULTI-FAMILY	10.46	ACRES	100 (9.56 U/A)	13.2%
MIXED USE				
OPEN SPACE/RECREATION	31.02	ACRES		14.3%
OPEN SPACE AREA INCLUDES LANDSCAPE ISLANDS, CENTER STREET MEDIAN, AND ROUND ABOUT ISLANDS, SWIM/TENNIS, TRAILS, TOWNHOUSE LANDSCAPING AREAS, COMMERCIAL LANDSCAPING AREAS.				
ALL AREAS ARE TO CENTERLINE OF ROADWAY				

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABOGATION OR WAIVER OF ANY OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. QUESTAR'S ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-6532.

APPROVED THIS _____ DAY OF _____, A.D. 20_____
QUESTAR GAS COMPANY
BY: _____
TITLE: _____



LINE TABLE		
LINE	BEARING	LENGTH
L1	S45°18'57"E	20.10
L2	N45°00'00"E	25.46
L3	SOUTH	28.015
L4	SOUTH	19.15
L5	WEST	19.91
L6	S70°04'36"E	9.05
L7	N28°59'33"W	52.03
L8	N89°10'51"W	47.62
L9	N89°10'51"W	48.06
L10	SOUTH	17.55
L11	N85°14'47"W	60.15
L12	SOUTH	15.50
L13	N45°00'00"E	25.46
L14	N85°14'47"W	28.25
L15	N85°14'47"W	31.90

CURVE	CURVE TABLE				CHORD
	RADIUS	DELTA	LENGTH		
C18	28.00	69°15'34"	31.43	34°37'47"	29.55
C19	28.00	90°31'39"	41.08	44°24'15"	36.94
C20	972.00	1°47'09"	81.11	88°38'22"	81.17
C21	972.00	1°46'58"	80.95	87°16'38"	104.74
C22	87.00	4°01'13"	61.21	84°09'50"	59.95
C23	148.00	62°11'18"	160.64	58°05'12"	152.87
C24	120.00	62°11'18"	130.25	58°05'12"	123.95
C25	115.00	4°01'13"	80.91	84°08'50"	79.25
C26	350.00	17°56'41"	109.62	57°16'26"	109.17
C27	1000.00	1°47'09"	83.53	88°38'22"	83.50
C29	472.00	12°34'00"	103.53	88°43'00"	103.32
C30	528.00	12°34'00"	115.81	88°43'00"	115.87
C31	500.00	10°39'23"	90.00	82°45'12"	92.86
C32	500.00	12°34'00"	109.67	88°43'00"	109.45
C33	472.00	10°32'34"	86.85	82°42'18"	86.73
C34	528.00	12°34'00"	115.81	88°43'00"	115.58
C35	500.00	4°48'59"	92.99	82°42'29"	90.52
C36	500.00	4°42'20'45"	94.70	82°42'29"	97.72
C37	528.00	7°29'15"	35.56	83°44'30"	32.85
C38	528.00	10°45'28"	99.14	82°48'44"	98.99

I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 126725 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-17, OF SALT LAKE COUNTY, AND HAVE SUBMITTED THIS PLAT TO THE CLERK OF SALT LAKE COUNTY FOR RECORDATION. 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.

BEGINNING AT POINT LOCATED S0°05'38"E ALONG THE SECTION LINE 18.72 FEET AND EAST 137.01 FEET FROM THE WEST ¼ CORNER OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, THENCE AS FOLLOWS:

COURSE	DISTANCE	REMARKS
N89°38'55" W	30.00	
ALONG AN ARC	L=51.45	R=65.00 A=45°21'05" CH=S67°40'32" W 50.12
S45°00'00" W	25.85	
ALONG AN ARC	L=51.05	R=65.00 A=45°00'00" CH=S22°30'00" W 49.75
SOUTH	32.24	
WEST	54.91	
N0°02'46" W	43.94	
ALONG AN ARC	L=47.91	R=50.00 A=54°54'20" CH=N27°29'35" W 46.10
ALONG AN ARC	L=54.96	R=90.00 A=34°58'19" CH=N72°26'27" W 54.11
N89°56'09" W	24.87	
NORTH	57.72	
S89°57'11" E	3.59	
N0°02'49" E	12.50	
N45°00'00" E	8.16	
S89°56'09" E	25.63	
ALONG AN ARC	L=39.77	R=50.00 A=45°34'05" CH=N87°16'48" E 38.73
N44°29'46" E	12.24	
ALONG AN ARC	L=38.83	R=50.00 A=44°29'46" CH=N22°14'53" E 37.86
NORTH	148.26	
WEST	10.84	
NORTH	846.68	
ALONG AN ARC	L=40.86	R=26.00 A=90°01'56" CH=N45°00'58" W 36.78
S89°56'04" W	91.16	
ALONG AN ARC	L=65.87	R=1028.00 A=4°47'09" CH=N87°38'23" W 85.84
N85°14'47" W	60.15	
ALONG AN ARC	L=118.39	R=378.00 A=17°56'41" CH=N76°16'27" W 117.90
ALONG AN ARC	L=100.60	R=143.00 A=40°18'33" CH=N47°08'50" W 98.54
N28°59'33" W	52.43	
ALONG AN ARC	L=99.86	R=92.00 A=62°11'18" CH=N58°05'12" W 95.03
N89°10'51" W	47.18	
N0°04'56" W	85.06	
S87°54'17" E	644.31	
S2°47'54" E	40.25	
S89°57'46" E	645.80	
NORTH	544.51	
WEST	117.99	
ALONG AN ARC	L=16.67	R=528.00 Δ=1°48'32" CH=S89°05'44" W 16.67
SOUTH	282.14	
EAST	23.72	
SOUTH	473.08	
N89°57'36" W	392.92	
SOUTH	43.37	TO THE POINT OF BEGINNING

PLAN 155-13-2006-01
 SALT LAKE COUNTY
 UTAH COUNTY RECORDS
 2006-06-11 4:23 pm FEE \$5.00
 RECORD FOR LEAH CITY

BASIS OF BEARING: S0°05'38"E ALONG SECTION LINE FROM THE WEST ¼ CORNER TO THE SOUTHWEST CORNER OF SECTION 33

SEPTEMBER 20, 2006
DATE

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 21
DAY OF Sept, A.D. 2006

IVORY DEVELOPMENT, LLC, BY
b2c Wendy P. Nunez, PRES.
CHRISTOPHER P. GRANDELLAS
STATE OF UTAH

SUNDORN, LLC
CLARENCE GIESSERGER, ITS MANAGER
ACKNOWLEDGEMENT

COUNTY OF UTAH
ON THE 21st DAY OF September, A.D. 2006 PERSONALLY APPEARED BEFORE
ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID
EXECUTE THE SAME.

MY COMMISSION EXPIRES 7-21-09
6047 Glencoe Ct. Murray UT 8423
 NOTARY ADDRESS

Melody M. Jell
 A NOTARY PUBLIC COMMISSIONED IN
 UTAH
 PRINTED FULL NAME OF NOTARY

THE City OF Sehu
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 23 DAY OF May, A.D. 2006

APPROVED BY MAYOR Harvard J. Johnson
APPROVED Tom Raddell ENGINEER
(See Seal Below) ATTEST Connie E. Osborn
CLERK - RECORDER
(See Seal Below)

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS _____

APPROVED THIS 9 DAY OF March, A.D. 2006 BY THE
Lehi City PLANNING COMMISSION
DIRECTOR-SECRETARY Kenn Shatt CHAIRMAN, PLANNING COMMISSION

DIRECTOR-SECRETARY

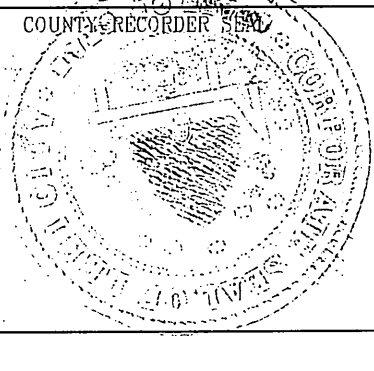
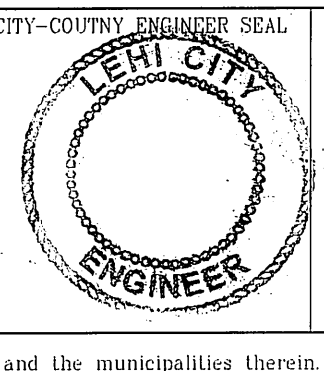
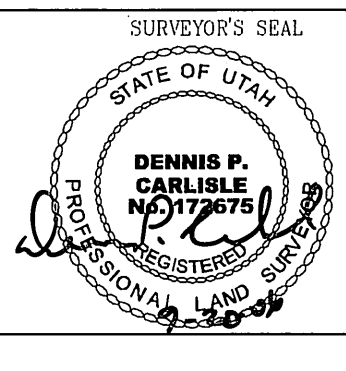
PLAT "A"

IVORY RIDGE

A PLANNED COMMUNITY

LEHI _____ UTAH COUNTY, UTAH

SCALE: 1" = 80 FEET



This form approved by Utah County and the municipalities therein

SEC 33 T4S R1E T1010 D6