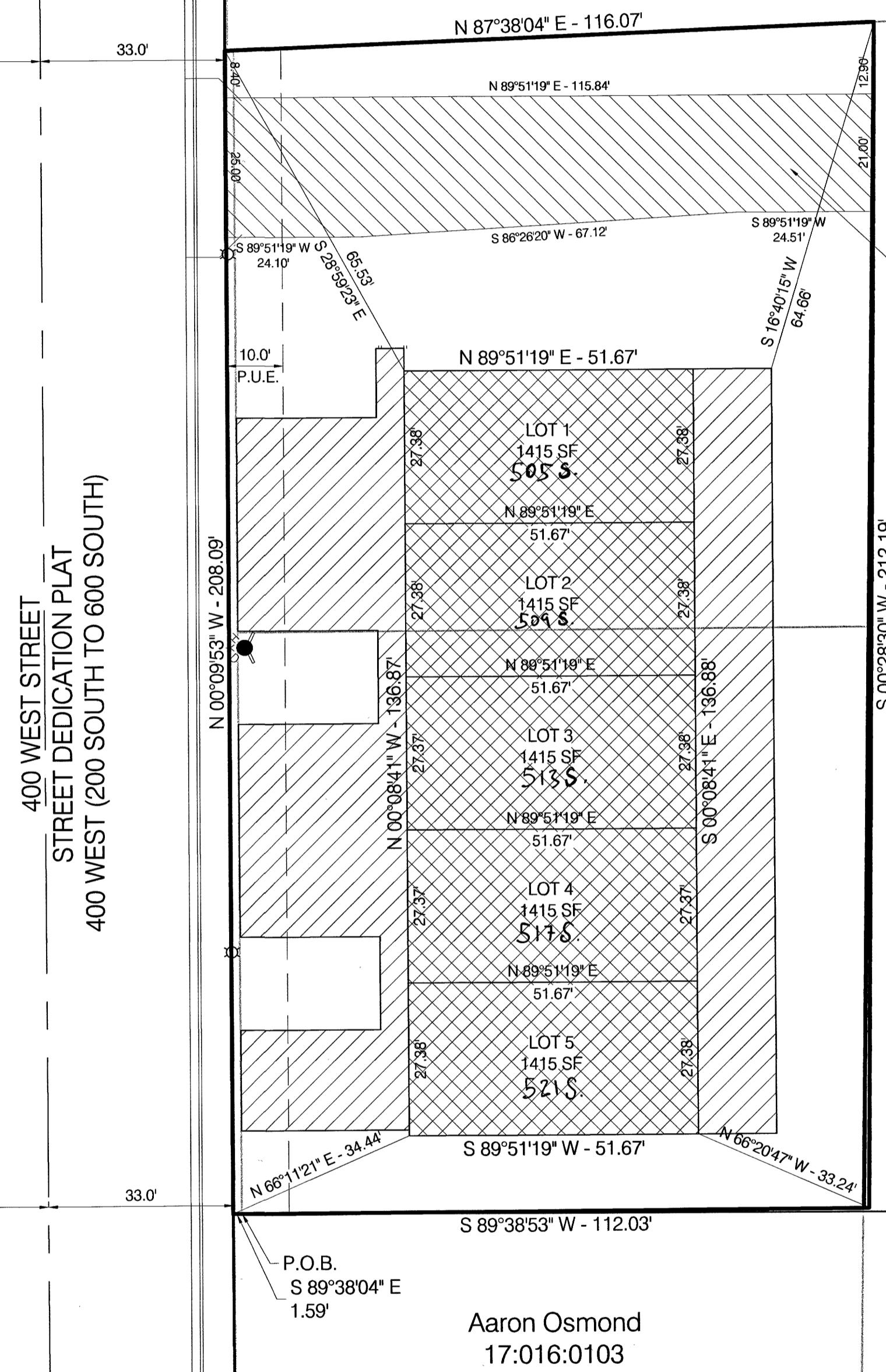
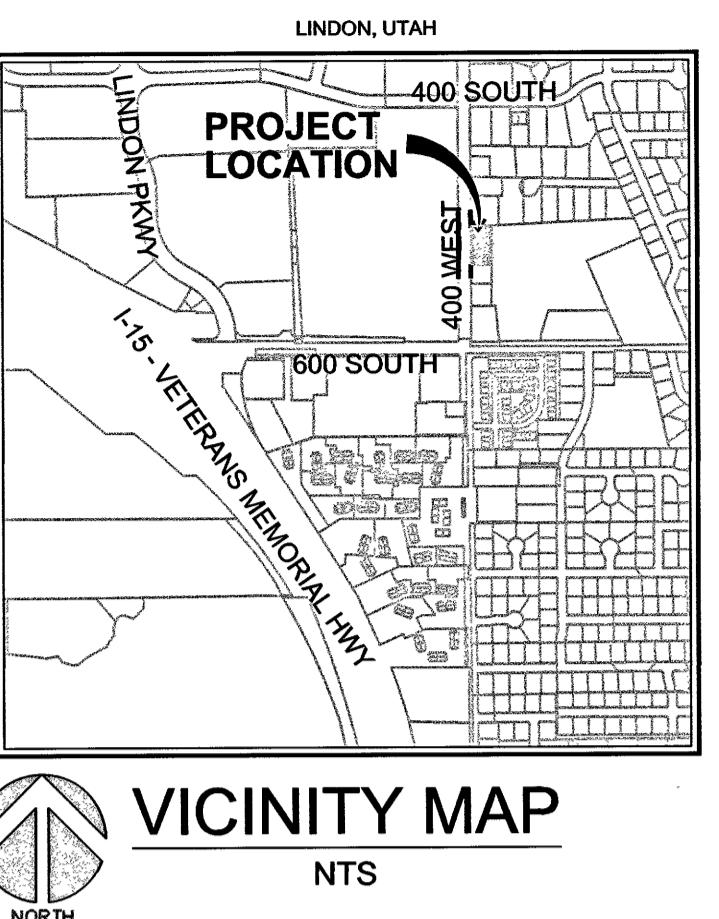
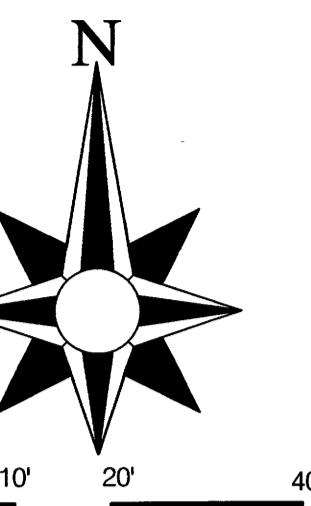


LAKEVIEW TOWNHOMES PLAT A

A PRD OVERLAY PROJECT
NE1/4, SEC. 4, T6S, R2E, SLB&M
LINDON CITY, UTAH COUNTY, UTAH

Terry James &
Mamie Lucile
Marchbanks
17:016:0042

David Wayne Rust
35:202:0010



Aaron Osmond
17:016:0103

Karl G. Maeser
Preparatory Academy
46:803:0001

FOUND MONUMENT
E 1/4 CORNER SECTION 4
T6S, R2E, SLB&M

FOUND MONUMENT
NE CORNER SECTION 4
T6S, R2E, SLB&M

2641.54'
N 040°38' W - 2652.28'
(BASIS OF BEARINGS)

425.72'

4 3
4 3
4 3
4 3

ACCEPTANCE BY THE CITY OF LINDON

APPROVED THIS 8 DAY OF December, A.D. 2016. LINDON CITY APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC. THE CITY RECOGNIZES THAT THE PLAT CLARIFIES OWNERSHIP OF PROPERTY WITH THE DEDICATION SHOWN HERON THIS 8 DAY OF December, A.D. 2016.

APPROVED: *Jeff Hansen*
MAYOR/PLANNING COMMISSION CHAIR

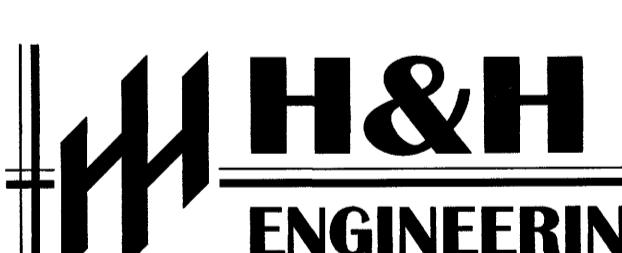
APPROVED: *Mark J. Clark*
CITY ENGINEER

APPROVED: *Holly*
PLANNING DIRECTOR

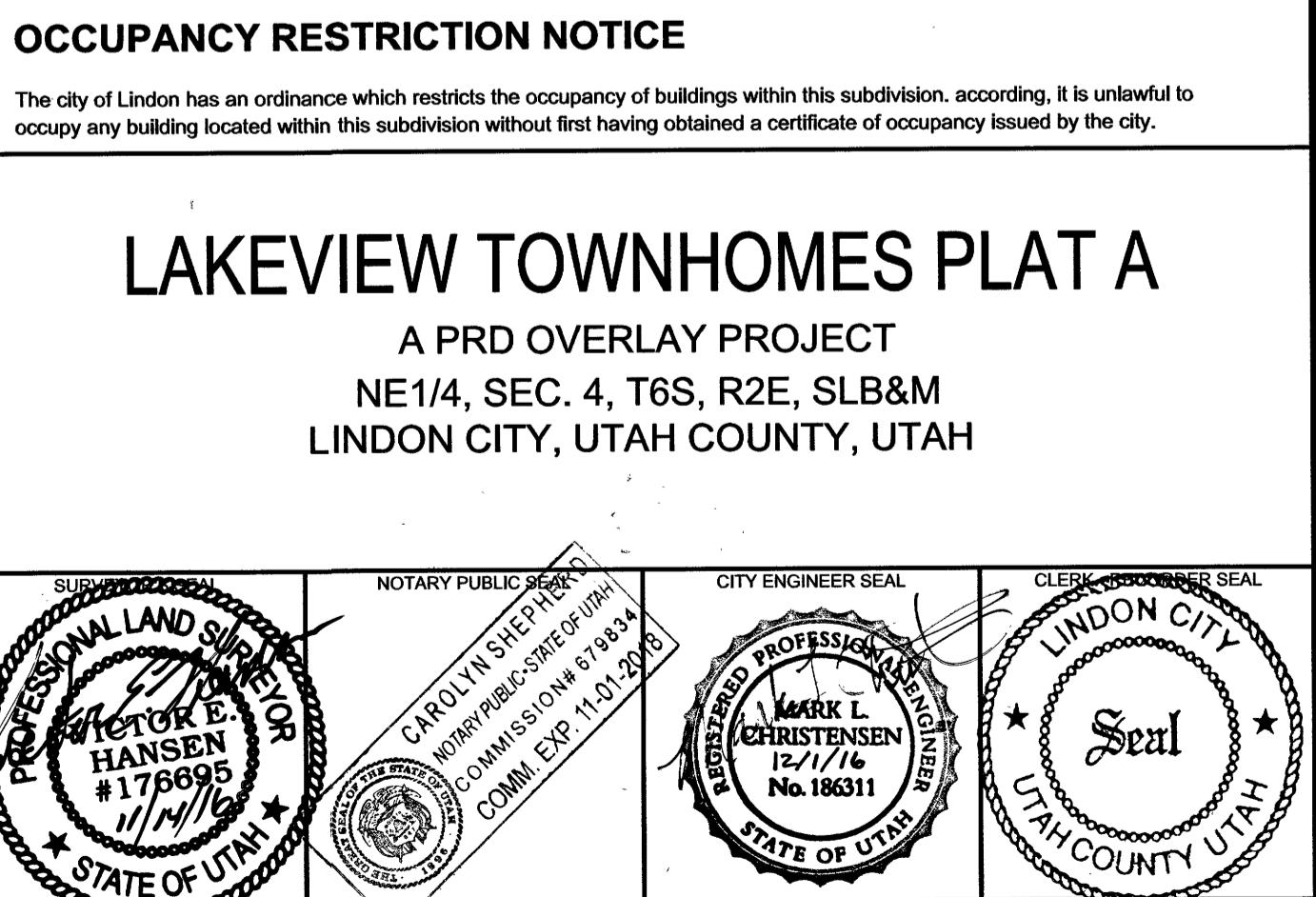
ATTEST: *Kathryn Moosman*
CITY RECORDER

APPROVE: *Jeff Hansen*
CITY ATTORNEY

CONDITIONS OF APPROVAL



42 NORTH 200 EAST, SUITE 1
AMERICAN FORK, UTAH 84003
TEL: (801) 756-2488
FAX: (801) 756-3499



SURVEYOR'S CERTIFICATE

I, Victor E. Hansen, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate Number 176695 in accordance with Utah Code, Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I further certify that at the request of the owner of the below-described land, I performed a survey of said land in accordance with Section 17-23-17 of the Utah Code, that the boundary description below correctly describes the land surface upon which will be constructed the Lakeview Townhomes Plat A, that I have verified all measurements and that the reference markers shown on said plat are located as shown and are sufficient to readily retrace or reestablish this survey.

Victor E. Hansen
Victor E. Hansen, PLS - 176695

NOV. 14, 2016
Date

BOUNDARY DESCRIPTION - LAKEVIEW TOWNHOMES

A PARCEL OF LAND LOCATED IN SECTION 4, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, LOCATED IN LINDON CITY, UTAH COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a point N00°40'38" W 425.72 feet along the Section line and West 2641.54 feet from the East Quarter Corner of Section 4, Township 6 South, Range 2 East, Salt Lake Base and Meridian, and running thence S89°38'53" W 1.59 feet to the east line of 400 West Street Dedication Plat; thence N00°09'33" W 208.09 feet along street dedication; thence N87°38'04" E 116.07 feet to the Northwest corner of Lot 1, Plat "A", Maeser Academy Subdivision South 500°28'30" W 112.19 feet along a boundary line agreement between Maeser Academy Subdivision and Ridgeway Construction Inc.; thence South 89°38'53" W 112.03 feet to the point of beginning.

Containing 0.5515 acres, more or less.

OWNER'S CERTIFICATE AND DEDICATION

The undersigned owner of the above described land hereby certifies that: owner has caused a survey to be made of said land and have caused this plat and Declaration of Covenants Conditions and Restrictions (Declaration) to be prepared for the Lakeview Townhomes Plat A. Owner hereby consents to the concurrent recordation of the Plat and Declaration and hereby submits the described land to the provisions and requirements of the Declaration, including the creation of the Lakeview Townhomes HOA Association; owner hereby dedicates any public streets reflected on the map for the use by the general public and declares all other driveways or private streets reflected on the map to be private and intend for use only by members of the Lakeview Townhomes HOA Association, their guests and invitees, as reflected in the provisions of the declaration.

In witness whereof we have hereunto set our hands, this 15 day of NOVEMBER, A.D. 2016.

BY: *Chris Knapp* PRES. RIDGEWAY CONSTRUCTION
Jeff Acerson Mayor, Lindon City

UTILITY DEDICATION

The undersigned owner hereby offers and conveys to Lindon City and all public utility agencies, their successors and assigns, a permanent easement and right of way in and to those areas reflected on the map as "common areas", private streets and private driveways for the construction, operation, replacement, and maintenance of Lindon City and approved public utilities and appurtenances, together with the right of access thereto.

NOTICE OF DECLARATION OF COVENANTS

This project, with its lots, dwellings, and common areas are subject to certain covenants, conditions and restrictions as contained in the Declaration of Covenants Conditions and Restrictions for the Lakeview Townhomes Plat A, which are recorded in the offices of the Utah County Recorder. said covenants, conditions and restrictions are intended to run with the land and to be binding upon all heirs, successors or assigns of the declarant in accordance with the recorded declaration.

CONVEYANCE OF COMMON AREAS

The undersigned owner in recording this plat, has designated certain areas of the land as private driveways, streets, limited common areas and other common are as intended for the use by members of the Lakeview Townhomes HOA Association, their guest and invitees. Such areas are to be conveyed to the appropriate parties, including the conveyance of common areas to the Lakeview Townhomes HOA Association, by deed, to be recorded in the Utah County Recorder's Office, for the use and enjoyment by the owners of lots or dwellings in the Lakeview Townhomes Plat a project as more fully described in the Declaration of Covenants Conditions and Restrictions applicable to this project and recorded with this plat.

Dated: 15 - November 2016

By: *Chris Knapp* RIDGEWAY CONSTRUCTION INC.

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15 DAY OF November 16, BY
CHRIS KNAPP WHO REPRESENTED THAT HE IS THE OWNER OF THE ABOVE-DESCRIBED PROPERTY
AND HAS THE AUTHORITY TO EXECUTE THIS INSTRUMENT.

MY COMMISSION EXPIRES 11-01-2018 *Caroline Shepherd* NOTARY PUBLIC

OCCUPANCY RESTRICTION NOTICE

The city of Lindon has an ordinance which restricts the occupancy of buildings within this subdivision, according, it is unlawful to occupy any building located within this subdivision without first having obtained a certificate of occupancy issued by the city.

LAKEVIEW TOWNHOMES PLAT A

A PRD OVERLAY PROJECT
NE1/4, SEC. 4, T6S, R2E, SLB&M
LINDON CITY, UTAH COUNTY, UTAH

SEC 4-TWEEZE
-M
-U
-D
-E
-S
-R
-E