

UTILITY NOTES:

1. WITH THE EXCEPTIONS NOTED BELOW, CULINARY WATER, SECONDARY WATER, SEWER, AND STORM WATER FACILITIES WITHIN THIS SITE PLAN ARE CONSIDERED PRIVATE AND THE DEVELOPMENT IS RESPONSIBLE TO ENSURE PROPER CONSTRUCTION, REPLACEMENT, REPAIR, OPERATION, AND MAINTENANCE ACCORDING TO CITY AND STATE STANDARDS. DEVELOPER ACKNOWLEDGES THE RIGHT OF THE CITY TO INSPECT AND TEST THESE FACILITIES AND MAKE NECESSARY REPAIRS AND/OR OTHER ACTIONS WHEN THE DEVELOPMENT FAILS TO DO SO. THE DEVELOPMENT WILL BE CHARGED FOR THESE ACTIONS, CULINARY WATER FACILITIES ARE CONSIDERED PART OF THE CITY'S PUBLIC WATER SYSTEM FOR THE PURPOSES OF TESTING AND REPORTING AS REQUIRED BY THE STATE OF UTAH.

SUBDIVISION NOTES:

- NOTICE OF DECLARATION OF CONDOMINIUM FOR BRIXTON HEIGHTS. THIS CONDOMINIUM PROJECT WITH ITS LOTS, AND COMMON AREAS ARE SUBJECT TO A CERTAIN CONDOMINIUM DECLARATION (DECLARATION) FOR BRIXTON HEIGHTS WHICH ARE RECORDED IN THE OFFICES OF THE UTAH COUNTY RECORDER. SAID DECLARATION IS INTENDED TO RUN WITH THE LAND AND TO BE BINDING UPON ALL HEIRS, SUCCESSORS OR ASSIGNS OF THE DECLARATION IN ACCORDANCE WITH THE RECORDED DECLARATION.
- OWNERS ASSOCIATION. THE BRIXTON HEIGHTS CONDOMINIUM PROJECT IS GOVERNED BY BRIXTON HEIGHTS OWNERS ASSOCIATION INC. ("ASSOCIATION") IN ACCORDANCE WITH THE DECLARATION.
- CROSS PARKING/ACCESS AND DRAINAGE EASEMENT. THE CROSS HATCHED AREAS SHOWN HEREIN AS THE "CROSS PARKING / ACCESS AND DRAINAGE EASEMENT" SHOW EXISTING NON-EXCLUSIVE EASEMENTS FOR CROSS PARKING, INGRESS AND EGRESS UNDERGROUND UTILITIES AND SURFACE STORM DRAINAGE FOR THE BENEFIT OF BRIXTON HEIGHTS CONDOMINIUMS, AND LOTS 3 AND 4 OF JACOBSON SUBDIVISION PLAT "D". THE CROSS HATCHED AREAS SHOWN HEREIN AS THE "CROSS PARKING / ACCESS AND DRAINAGE EASEMENT" IS A NON-EXCLUSIVE EASEMENT FOR UNDERGROUND UTILITIES FOR THE BENEFIT OF LOT 1 OF JACOBSON SUBDIVISION PLAT "D". THE "CROSS PARKING / ACCESS AND DRAINAGE EASEMENT" SHALL BE MAINTAINED AND SUBJECT TO THE DECLARATION AND AGREEMENT OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR WASATCH POINTE BUSINESS PARK RECORDED WITH THE UTAH COUNTY RECORDER'S OFFICE.
- 24' ACCESS EASEMENT. THE 24' ACCESS AND STORM LINE EASEMENT SHOWN ON THE PLAT CREATES A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND FOR AN UNDERGROUND STORM WATER LINE FOR THE BENEFIT OF LOT 1. THE ASSOCIATION SHALL MAINTAIN THE 24' ACCESS EASEMENT IN ACCORDANCE WITH THE DECLARATION AND AGREEMENT OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR WASATCH POINTE BUSINESS PARK.
- OCCUPANCY RESTRICTION NOTICE IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT HAVING FIRST OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY LINDON CITY.
- THE BASIS OF BEARING FOR THIS SUBDIVISION IS NORTH 89°32'01" EAST BETWEEN THE SOUTHWEST CORNER OF SECTION 32 AND THE SOUTHEAST CORNER OF SECTION 32 TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN.

DRAWN BY: DBJ	CHECKED BY: DBJ	APPROVED BY: DBJ	SHEET: V-102
PROJECT NO: 20-001	05	PRELIMINARY	07/27/20
DATE: 2020-09-03	06	FINAL	09/03/20
SCALE: 1":40'	NO.	REVISION	DATE

ACCEPTANCE BY LEGISLATIVE BODY

The CITY COUNCIL OF LINDON, 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 10th DAY OF October, 2020.

Jeff Aces
MAYOR
Sharon Call
PLANNING COMMISSION CHAIR
Michael F. Loman
PLANNING DIRECTOR
John D. Gandy
CITY ATTORNEY
APPROVED CITY ENGINEER (SEE SEAL)
ATTEST *Kathryn A. Moosman*
CITY RECORDER (SEE SEAL)

SIGNATURES

CLERK / RECORDER SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER'S SEAL	SURVEYOR'S SEAL
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Jeff Aces
LINDON CITY
UTAH COUNTY, UTAH
Seal

John D. Gandy
NOAH D. GANDY
PROFESSIONAL LAND SURVEYOR
STATE OF UTAH
No. 533869
10-12-20
Seal

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

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CLIENT / OWNER INFORMATION:

BRIXTON PARTNERS
118 E 126 75 S
DRAPE, UTAH 84020
sean@brixtontpartners.com
385-281-3851

ENGINEER / SURVEYOR INFORMATION:

JOHNSON ENGINEERING
4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124
www.johnsonengineeringinc.com
Phone: 801-787-4569

SHEET INFORMATION:

BRIXTON HEIGHTS CONDOMINIUM PLAT

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 2 EAST, S.L.B.M. LINDON CITY, UTAH COUNTY, STATE OF UTAH.

CONDITIONS OF APPROVAL

COUNTY RECORDER

GENERAL NOTES

SURVEYOR'S CERTIFICATE

I, DAVID B. JOHNSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND DO HOLD LICENSE NO. 533869 AS PRESCRIBED UNDER LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AS SHOWN ON THIS PLAT, HEREAFTER TO BE KNOWN AS BRIXTON HEIGHTS. I FURTHER CERTIFY THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND COMPLIES WITH THE PROVISIONS OF SECTION 57-9-13-1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS CONDOMINIUM PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR REESTABLISH THIS SURVEY.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, LOCATED IN LINDON CITY, COUNTY OF UTAH, STATE OF UTAH, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 89°21'39" WEST A DISTANCE OF 577.39 FEET ALONG THE SECTION LINE THENCE NORTH A DISTANCE OF 69.18 FEET; THENCE SOUTH 89°09'49" WEST A DISTANCE OF 139.98 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 32, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 1 OF THE JACOBSON SUBDIVISION, PLAT "D"; THENCE SOUTH 89°09'50" WEST A DISTANCE OF 89.64 FEET; THENCE SOUTH 01°24'21" WEST A DISTANCE OF 35.41 FEET; THENCE SOUTH 89°21'39" WEST A DISTANCE OF 104.65 FEET; THENCE NORTH 00°55'13" WEST A DISTANCE OF 401.99 FEET; THENCE NORTH 89°04'48" EAST A DISTANCE OF 152.64 FEET; THENCE SOUTH 43°03'54" WEST A DISTANCE OF 57.30 FEET; THENCE SOUTH 00°55'12" EAST A DISTANCE OF 246.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 76,250.1301 SQUARE FEET (1.7505 ACRES) MORE OR LESS, AND 20 BUILDING UNITS.

09/03/2020

DAVID B. JOHNSON
LICENCE NO. 533869 (SEE SEAL)

THE BASIS OF BEARING FOR THIS SUBDIVISION IS NORTH 89°32'01" EAST BETWEEN THE SOUTHWEST CORNER OF SECTION 32 AND THE SOUTHEAST CORNER OF SECTION 32 TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN. THE DATUM FOR THIS SUBDIVISION IS NAD 83.

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE SUBDIVIDED IN TO LOTS, PARCELS AND STREETS, TOGETHER WITH EASEMENT AS SET FORTH TO BE HERAFTER KNOWN AS

BRIXTON HEIGHTS

A CONDOMINIUM PROJECT LOCATED ON SAID TRACT OF LAND HAVE CAUSED A SURVEY TO BE MADE AND THIS RECORD OF SURVEY MAP CONSISTING OF 4 SHEETS TO BE PREPARED AND WE DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEY ANY OTHER EASEMENT AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON. WE THE OWNER(S) ALSO GIVE MY/OUR CONSENT TO THE RECORDATION OF THIS CONDOMINIUM PLAT AND SUBMIT THIS PROPERTY TO THE UTAH CONDOMINIUM OWNERSHIP ACT.

OWNER'S ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF UTAH)
SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10/05/2020 BY THE OWNER(S).

Sean Shah Co-Developer
Sean Shah Co-Developer Manager 10/5/20 DATE

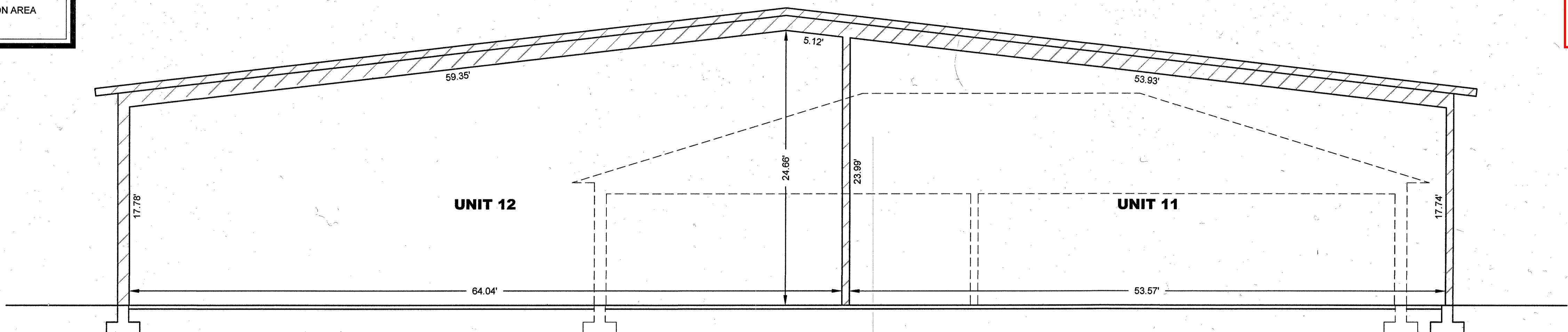
Dustin Fenn
DUSTIN FENN 713793
NOTARY PUBLIC COMMISSIONED IN UTAH COMMISSION NUMBER
28 August 2020
MY COMMISSION EXPIRES

EXT 164206:2020 Msp # 1733
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Oct 20 4:47 PM FEE 240.00 BY MA
RECORDED FOR LINDON CITY CORPORATION

LEGEND

COMMON AREA

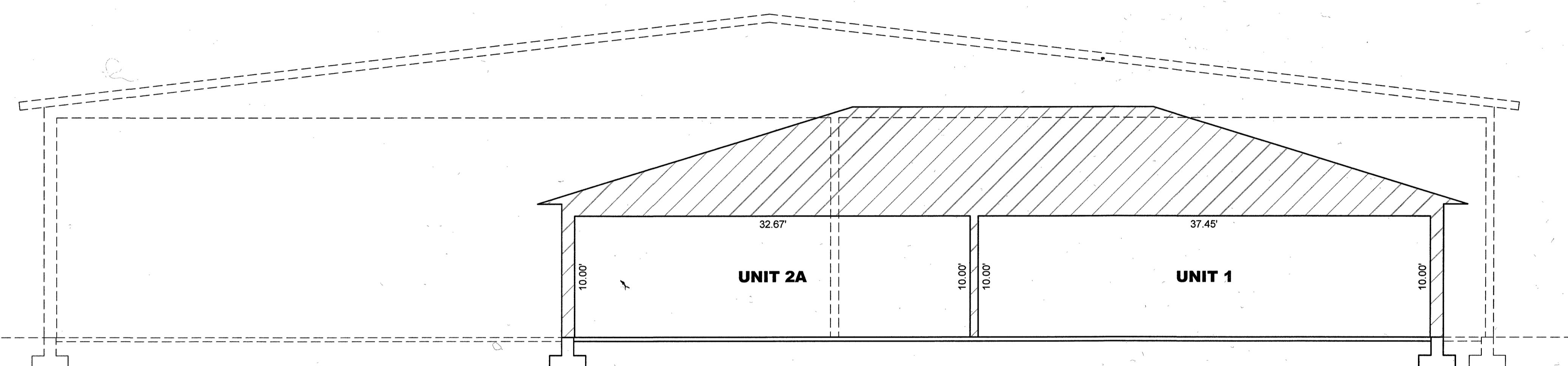
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01 **SOUTH WAREHOUSE VIEW**
SCALE - 1" = 6'

SCALE - 1" = 6'

SCALE - 1 - 0

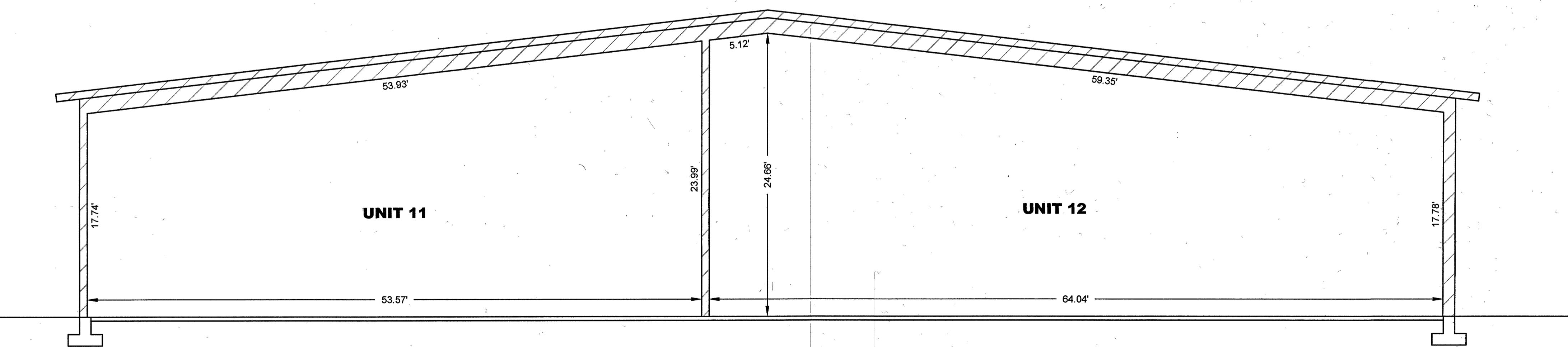


02 **SOUTH OFFICE VIEW**
SCALE - 1" = 6'

SOUTH

0.040" (1.0 mm)

ENT 164206:2020 Map # 1733:
JEFFERY SMITH
UTAH COUNTY RECORDE
2020 Oct 20 4147 PM FEE 240.00 BY MA
RECORDED FOR LINDON CITY CORPORATION



03 NORTH WAREHOUSE VIEW
SCALE - 1" = 6'

NORTH

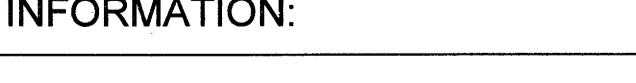
SCALE - 1" = 6'

KNOW WHAT'S BELOW. CALL 811 BEFORE YOU DIG.

DRAWING IS NOT TO SCALE IF LESS THAN 24"X36". DIMENSIONS AND NOTES SUPERCEDE SCALE.

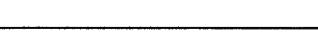
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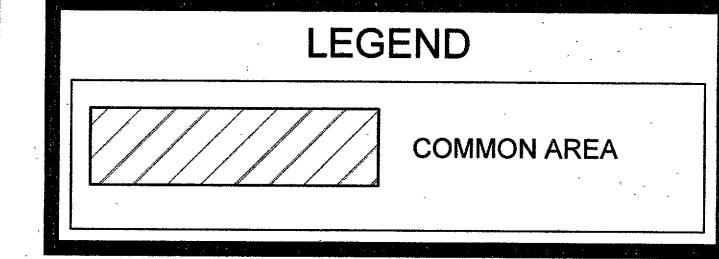
5	09/03/2020	FINAL
4	06/23/2020	PRELIMINARY
3	06/16/2020	PRELIMINARY
2	06/10/2020	PRELIMINARY
1	05/11/2020	PRELIMINARY
NO	DATE	REVISION



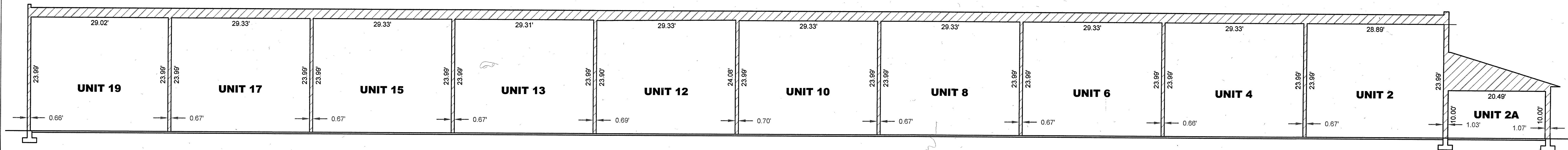
BRIXTON HEIGHTS CONDO
BRIXTON PARTNERS
118 E 126 75 S
DRAPE, UTAH 84020

JOHNSON ENGINEERING
4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124
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LINDON, UTAH COUNTY, UTAH

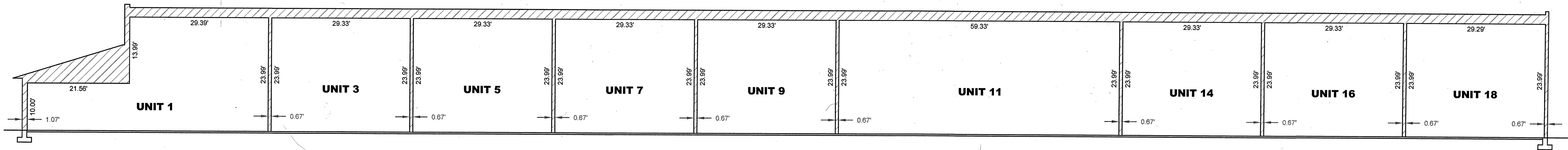
CLIENT / OWNER INFORMATION:		
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ENGINEER / SURVEYOR INFORMATION:		
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SHEET INFORMATION:		
DRAWN BY: DBJ	CHECKED BY: DBJ	APPROVED BY: DBJ
PROJECT NO: 20-001		
DATE: 09/3/2020		
SCALE: 1":6'		
V-103		
020F04		



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01 WEST SIDE VIEW
SCALE - 1" = 10'



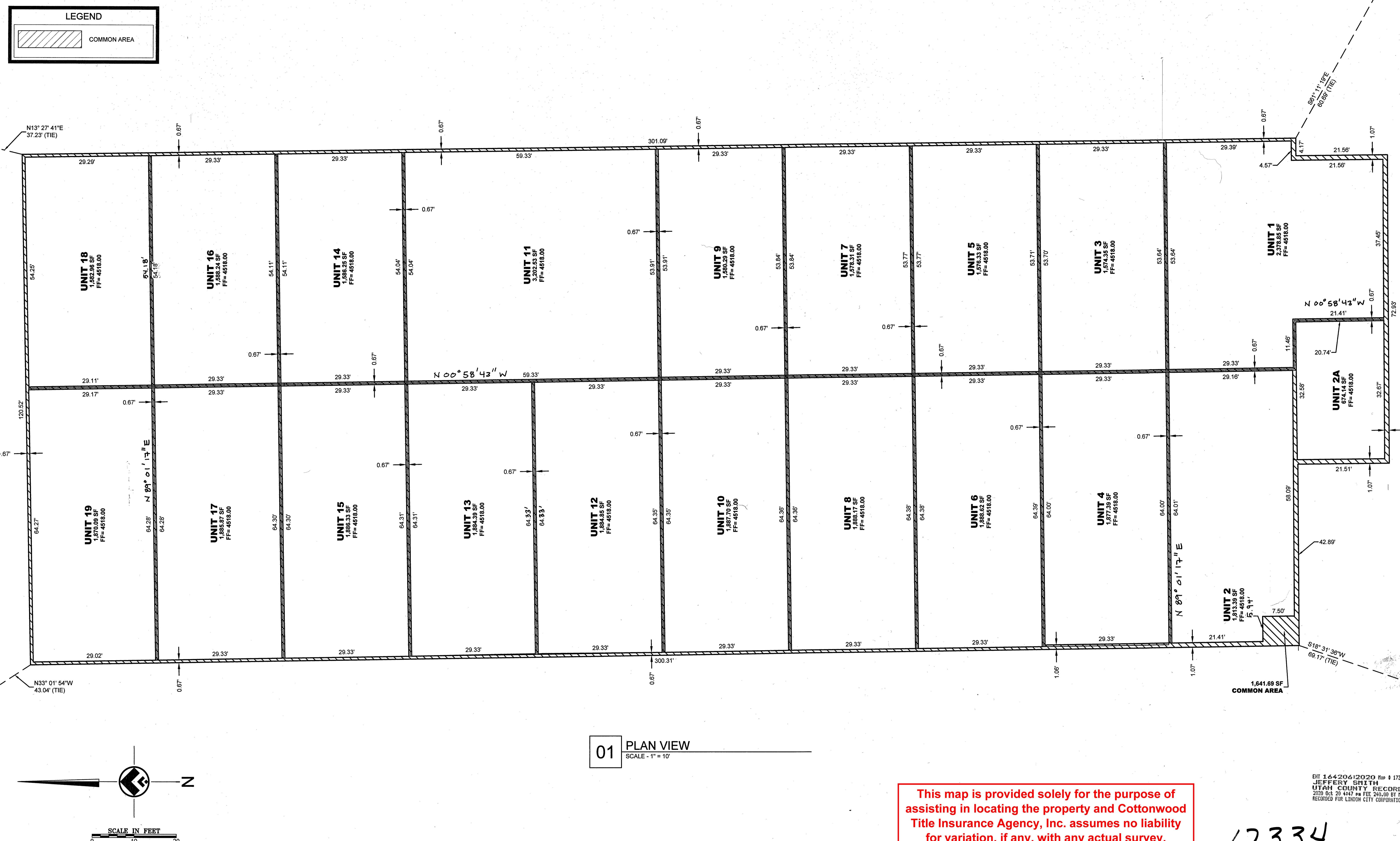
02 EAST SIDE VIEW
SCALE - 1" = 10'

EBT 144294/2020 Map # 17334
JEFFERY SMITH
UTAH COUNTY RECORDERS
2020 Oct 20 4447 ea FEE 240.00 BY MA
RECORDED FOR LINON CITY CORPORATION

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5	09/03/2020	FINAL		CLIENT / OWNER INFORMATION:	ENGINEER / SURVEYOR INFORMATION:	SHEET INFORMATION:	DRAWN BY: DBJ	CHECKED BY: DBJ	APPROVED BY: DBJ	SHEET: V-104
4	06/23/2020	PRELIMINARY		BRIXTON PARTNERS 118 E 126 75 S DRAPER, UTAH 84020	SEAN SHAH sean@brixtonpartners.com 385-281-3851	BRIXTON HEIGHTS CONDO PLAT 03 LINDON WAREHOUSE CONDO LINDON, UTAH COUNTY, UTAH	PROJECT NO: 20-001	DATE: 09/3/2020	SCALE: 1":10'	03 OF 04
3	06/16/2020	PRELIMINARY								
2	06/10/2020	PRELIMINARY								
1	05/11/2020	PRELIMINARY								
				NO. DATE	REVISION					



KNOW WHAT'S BELOW. CALL 811 BEFORE YOU DIG.
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164206:2020 Map # 17334
EFFERY SMITH
AH COUNTY RECORDER
Oct 20 4:47 PM FEE 240.00 BY MA
RECD FOR LINDON CITY CORPORATION

NO.	DATE	REVISION
5	09/03/2020	FINAL
4	06/23/2020	PRELIMINARY
3	06/16/2020	PRELIMINARY
2	06/10/2020	PRELIMINARY
1	05/11/2020	PRELIMINARY

CLIENT / OWNER INFORMATION:



BRIXTON PARTNERS
118 E 126 75 S
DRAPER, UTAH 84020

SEAN SHAH
sean@brixtonpartners.com
385 281 3851

ENGINEER / SURVEYOR INFORMATION:

DRAWN BY:	CHECKED BY:	APPROVED BY:	NOTE:
DBJ	DBJ	DBJ	
PROJECT NO:			20-001
DATE:			09/3/2020
SCALE:			040F04 1':10'

SHEET INFORMATION:

BRIXTON HEIGHTS CONDO
PLAT 04
LINDON WAREHOUSE CONDO
LINDON, UTAH COUNTY, UTAH

V-105