

NARRATIVE

THIS PLAT HAS BEEN PREPARED FOR THE ALPINE SCHOOL DISTRICT (THE CITIES OF BLUFFDALE, DRAPER, CEDAR FORT, FAIRFIELD, EAGLE MOUNTAIN, SARATOGA SPRINGS, LEHI, ALPINE, AMERICAN FORK, HIGHLAND, PLEASANT GROVE, CEDAR HILLS, LINDON, VINEYARD, AND OREM) AS SPECIFIED IN UTAH CODE ANNOTATED 53G-3-301, FOR THE PURPOSE OF CREATING 3 SCHOOL DISTRICTS FROM PORTIONS OF THE EXISTING ALPINE SCHOOL DISTRICT. THE INFORMATION SHOWN HEREON IS BASED UPON INFORMATION CURRENTLY OF PUBLIC RECORD OBTAINED FROM UTAH COUNTY RECORDER, AND THE STATE OF UTAH GEOSPATIAL RESOURCE CENTER (UGRC).

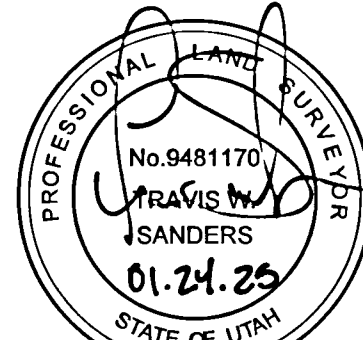
THIS PLAT DOES NOT PURPORT THE REPRESENT AN ACTUAL SURVEY ON THE GROUND NOR DOES IT PURPORT TO CREATE OR ESTABLISH PROPERTY OWNERSHIP LINES, BUT IS INTENDED SOLELY FOR THE PURPOSE OF ACCURATELY DEFINING THE AREAS DEPICTED ON THE LAKE MOUNTAIN SCHOOL DISTRICT, CENTRAL SCHOOL DISTRICT AND TIMPANOGOS SCHOOL DISTRICT MAP. NO MONUMENTS WERE FOUND, AND NO MONUMENTS WERE SET. THE EFFECTIVE SURVEY DATE IS DECEMBER 19, 2024.

SURVEYOR'S CERTIFICATE

I, TRAVIS W. SANDERS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NUMBER 9481170, AND DO HEREBY CERTIFY THAT THIS PLAT, WHICH HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION, IS AN ACCURATE REPRESENTATION OF THE AREA PROPOSED TO BE SEGREGATED FROM THE ALPINE SCHOOL DISTRICT, AS SAID DISTRICT EXISTS AS OF DECEMBER 19, 2024, AND ORGANIZED INTO A NEW SCHOOL DISTRICT.

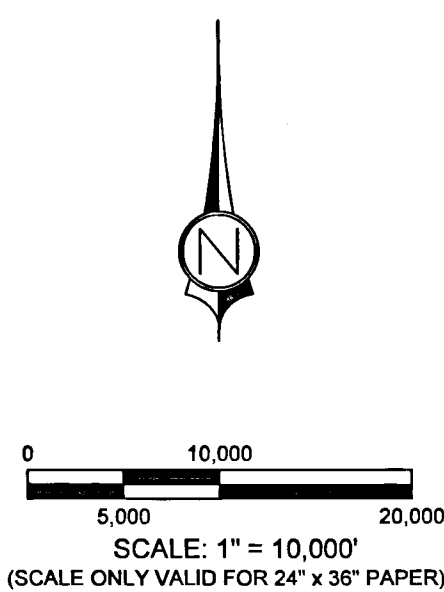
January 24, 2025
DATE

Travis W. Sanders
Travis W. Sanders, PLS



LEGEND

- DISTRICT BOUNDARY LINE
- MUNICIPAL BOUNDARY LINE
- TOWNSHIP/RANGE LINE
- UTAH LAKE MEANDER LINE



BOUNDARY DESCRIPTION

ALL OF EXISTING ALPINE SCHOOL DISTRICT AS MAPPED AND TAXED ON THE DAY OF PETITION AS SHOWN ON LEHI CITY RESOLUTION 2024-44, DATED AUGUST 6, 2024, TO BE DIVIDED INTO THREE SCHOOL DISTRICTS AS SPECIFIED IN UTAH CODE ANNOTATED 53G-3-301. TO BE KNOWN AS LAKE MOUNTAIN SCHOOL DISTRICT (CEDAR FORT, EAGLE MOUNTAIN, FAIRFIELD, SARATOGA SPRINGS AND UNINCORPORATED UTAH COUNTY), CENTRAL SCHOOL DISTRICT (ALPINE, AMERICAN FORK, CEDAR HILLS, DRAPER, HIGHLAND, LEHI AND UNINCORPORATED UTAH COUNTY) AND TIMPANOGOS SCHOOL DISTRICT (LINDON, OREM, PLEASANT GROVE, VINEYARD AND UNINCORPORATED UTAH COUNTY). THE THREE DISTRICTS WILL BE SPLIT BY TWO DIVISION LINES MORE PARTICULARLY DESCRIBED AS FOLLOWS:

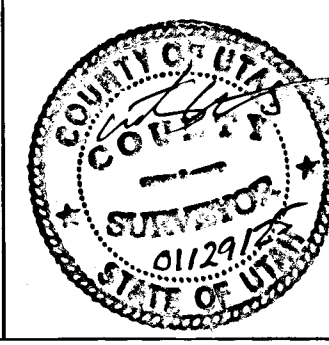
LAKE MOUNTAIN DISTRICT AND CENTRAL DISTRICT DIVISION LINE

BEGINNING AT THE INTERSECTION OF SAID EXISTING ALPINE SCHOOL DISTRICT AND THE NORTH TOWNSHIP LINE OF TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE EASTERLY ALONG SAID TOWNSHIP LINE, TO THE INTERSECTION OF LEHI CITY, UNINCORPORATED UTAH COUNTY LINE AND SAID TOWNSHIP LINE, SAID POINT OF INTERSECTION ALSO BEING THE NORTHWEST CORNER OF A PARCEL OF LAND AS SHOWN ON QUIT CLAIM DEED ENTRY NO. 8852-2024; THENCE SOUTHERLY ALONG THE COMMON LINE OF LEHI CITY AND UNINCORPORATED UTAH COUNTY, TO THE INTERSECTION OF LEHI CITY, SARATOGA SPRINGS, AND UNINCORPORATED UTAH COUNTY; THENCE ALONG THE COMMON LINE OF LEHI AND SARATOGA SPRINGS CITY LINE, TO A POINT OF INTERSECTION OF LEHI CITY, SARATOGA SPRINGS, AND UNINCORPORATED UTAH COUNTY LINE, SAID POINT OF INTERSECTION ALSO BEING THE SOUTHWEST CORNER OF PARCEL D, OF PHASE 1, MEADOWS AT LAKESIDE, RECORDED AUGUST 5, 2019, AS ENTRY NO. 73916-2019, OFFICIAL RECORDS; THENCE ALONG THE COMMON LINE OF SARATOGA SPRINGS CITY, AND UNINCORPORATED UTAH COUNTY, TO THE WESTERLY RIGHT-OF-WAY LINE OF 9150 WEST STREET, UTAH COUNTY (ALSO KNOWN AS 1700 WEST, LEHI CITY); THENCE NORTH ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE EXTENSION OF THE NORTH LINE OF A PARCEL OF LAND AS SHOWN ON WARRANTY DEED ENTRY NO. 106399-2012; THENCE EASTERLY ALONG SAID EXTENSION AND NORTH LINE OF SAID PARCEL AND PARCELS OF LAND AS SHOWN ON WARRANTY DEED ENTRY NO. 27822-2011, AND STATUTORY WARRANTY DEED ENTRY NO. 8022-1973, TO THE NORTHEAST CORNER OF PARCEL AS SHOWN ON SAID STATUTORY WARRANTY DEED; THENCE SOUTHERLY TO A POINT OF INTERSECTION OF SARATOGA SPRINGS AND UNINCORPORATED UTAH COUNTY LINE, SAID POINT BEING THE NORTHWEST CORNER OF BOYER MSA SUBDIVISION "PLAT A", RECORDED JUNE 24, 2020, AS ENTRY NO. 87466-2020, OFFICIAL RECORDS; THENCE ALONG THE COMMON LINE OF SARATOGA SPRINGS CITY AND UNINCORPORATED UTAH COUNTY LINE, TO THE INTERSECTION OF LEHI CITY, SARATOGA SPRINGS, AND UNINCORPORATED UTAH COUNTY LINE, SAID INTERSECTION ALSO BEING THE NORTHEAST CORNER OF DRYWOOD MEADOWS SUBDIVISION, RECORDED JANUARY 12, 2022, AS ENTRY NO. 5168-2022, OFFICIAL RECORDS; THENCE ALONG THE COMMON LINE OF LEHI CITY AND SARATOGA SPRINGS, TO THE INTERSECTION OF LEHI CITY, SARATOGA SPRINGS AND THE NORTH LINE OF UTAH LAKE; THENCE SOUTHEASTERLY TO THE INTERSECTION OF SAID EXISTING ALPINE SCHOOL DISTRICT LINE, SOUTH LINE OF UTAH LAKE AND THE WEST RANGE LINE OF TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, BEING THE POINT OF TERMINUS.

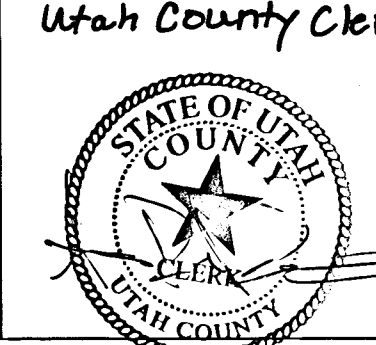
CENTRAL DISTRICT AND TIMPANOGOS DISTRICT DIVISION LINE

BEGINNING AT THE INTERSECTION OF SAID EXISTING ALPINE SCHOOL DISTRICT AND THE NORTH TOWNSHIP LINE OF TOWNSHIP 5 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG SAID NORTH TOWNSHIP LINE, TO THE NORTHWEST CORNER OF SAID TOWNSHIP 5 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH ALONG THE WEST RANGE LINE OF TOWNSHIP 5 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, TO THE INTERSECTION OF SAID RANGE LINE AND THE EXTENSION OF THE COMMON LINE OF CEDAR HILLS AND PLEASANT GROVE CITY; THENCE ALONG SAID EXTENSION LINE, TO THE INTERSECTION OF CEDAR HILLS AND PLEASANT GROVE CITY; THENCE ALONG THE COMMON LINE OF CEDAR HILLS AND PLEASANT GROVE CITY, TO THE INTERSECTION OF AMERICAN FORK, CEDAR HILLS AND PLEASANT GROVE CITY; THENCE ALONG THE COMMON LINE OF AMERICAN FORK AND PLEASANT GROVE CITY, TO THE INTERSECTION OF AMERICAN FORK CITY, PLEASANT GROVE AND UNINCORPORATED UTAH COUNTY; THENCE ALONG THE COMMON LINE OF PLEASANT GROVE AND UNINCORPORATED UTAH COUNTY, TO THE INTERSECTION OF AMERICAN FORK, PLEASANT GROVE AND UNINCORPORATED UTAH COUNTY LINE AND THE NORTH LINE OF UTAH LAKE, SAID POINT BEING ON THE EAST LINE OF INTERMOUNTAIN HEALTHCARE AMERICAN FORK HOSPITAL SUBDIVISION, RECORDED MAY 22, 2013, AS ENTRY NO. 50115-2013, OFFICIAL RECORDS; THENCE ALONG THE COMMON LINE OF AMERICAN FORK AND PLEASANT GROVE, TO THE INTERSECTION OF AMERICAN FORK, PLEASANT GROVE, AND UNINCORPORATED UTAH COUNTY LINE, SAID POINT BEING THE NORTHWEST CORNER OF PLAT "A" APPLE LANE, RECORDED JULY 5, 2000, AS ENTRY NO. 52661-2000, OFFICIAL RECORDS; THENCE ALONG THE COMMON LINE OF PLEASANT GROVE AND UNINCORPORATED UTAH COUNTY, TO THE SOUTH RIGHT-OF-WAY LINE OF 1100 NORTH STREET, PLEASANT GROVE (ALSO KNOWN AS 50 SOUTH IN AMERICAN FORK); THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE, TO THE NORTHWEST CORNER OF PARCEL OF LAND AS SHOWN ON QUIT CLAIM DEED ENTRY NO. 106166-2022, OFFICIAL RECORDS, SAID POINT BEING ON THE COMMON LINE OF AMERICAN FORK AND PLEASANT GROVE CITY; THENCE SOUTHERLY ALONG THE COMMON LINE OF AMERICAN FORK AND PLEASANT GROVE, TO THE INTERSECTION OF AMERICAN FORK, LINDON CITY AND PLEASANT GROVE; THENCE ALONG THE COMMON LINE OF AMERICAN FORK AND LINDON CITY, TO THE INTERSECTION OF AMERICAN FORK, LINDON CITY AND UNINCORPORATED UTAH COUNTY LINE, SAID INTERSECTION POINT BEING THE NORTHWEST CORNER OF PLAT "A", SJSC SUBDIVISION, RECORDED APRIL 28, 2006, AS ENTRY NO. 51436-2006, OFFICIAL RECORDS; THENCE ALONG THE COMMON LINE OF LINDON CITY AND UNINCORPORATED UTAH COUNTY LINE, TO THE INTERSECTION OF LINDON CITY, UNINCORPORATED UTAH COUNTY LINE AND THE NORTH LINE OF UTAH LAKE, SAID POINT BEING THE NORTHWEST CORNER OF SOUTHWEST ANNEXATION, RECORDED MAY 12, 1981, AS ENTRY NO. 13691, OFFICIAL RECORDS; THENCE ALONG LINDON CITY, TO THE INTERSECTION OF LINDON (AS SHOWN ON SAID SOUTHWEST ANNEXATION) AND VINEYARD CITY, AS SHOWN ON WEST VINEYARD ADDITION ANNEXATION PLAT, RECORDED JULY 22, 1991, AS ENTRY NO. 28846, OFFICIAL RECORDS; THENCE SOUTHERLY ALONG VINEYARD CITY, TO THE SOUTHWEST CORNER OF VINEYARD CITY, AS SHOWN ON SAID WEST VINEYARD ADDITION; THENCE SOUTHERLY TO THE INTERSECTION OF SAID EXISTING ALPINE SCHOOL DISTRICT LINE, SOUTH LINE OF UTAH LAKE AND THE WEST RANGE LINE OF TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, BEING THE POINT OF TERMINUS.

COUNTY SURVEYOR'S SEAL



NOTARY PUBLIC SEAL



CHECKED BY: TWS

Travis W. Sanders
Commission Chair

RECORDED No.

UTAH COUNTY RECORDER

LAKE MOUNTAIN, CENTRAL, AND TIMPANOGOS
SCHOOL DISTRICTS LOCAL ENTITY MAP
LOCATED IN
UTAH COUNTY
STATE OF UTAH

PROJECT #:	FF24619
DRAWN BY:	JRM
DATED:	01/22/2025
CHECKED BY:	TWS
SCALE OF SHEET	HOR SCALE: 1" = 10,000'
SHEET	1
OF	1

1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100



ENT 29611-2025 MAP 19714
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Apr 24 12:48 PM FEE 0.00 BY AG
RECORDED FOR ALPINE SCHOOL DISTRICT

19714
T4S R1W, T4S R2W, T4S R3W, T4S R1E, T4S R2E, T4S R3E, T5S R1W, T5S R2W, T5S R3W, T5S R1E, T5S R2E, T5S R3E, T6S R1W, T6S R2W, T6S R3W, T6S R1E, T6S R2E, T6S R3E, T7S R1W, T7S R2W, T7S R3W, T7S R1E, T7S R2E, T7S R3E, T8S R1W, T8S R2W, T8S R3W, T8S R1E, T8S R2E, T8S R3E, T9S R1W, T9S R2W, T9S R3W, T9S R1E, T9S R2E, T9S R3E