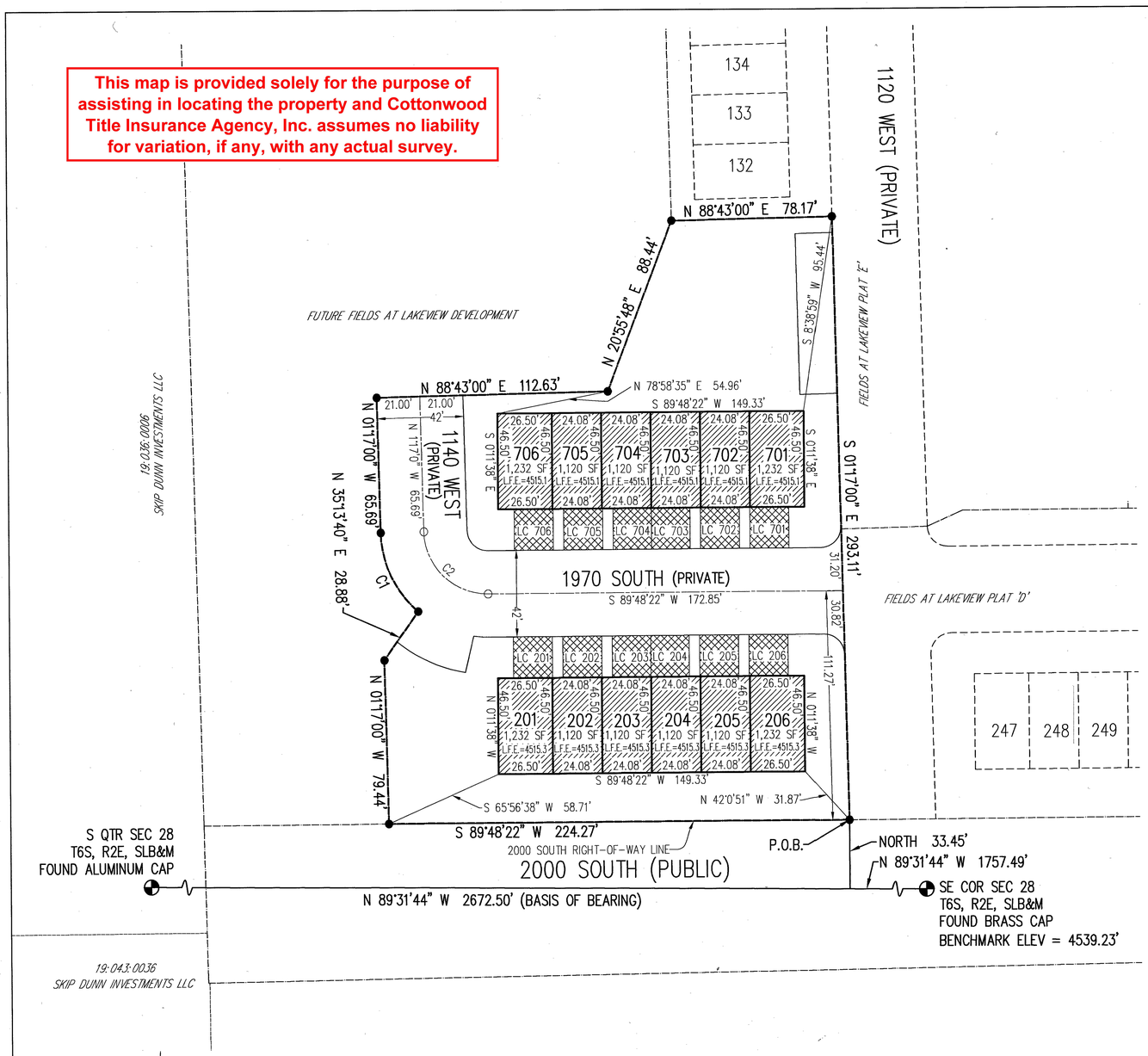
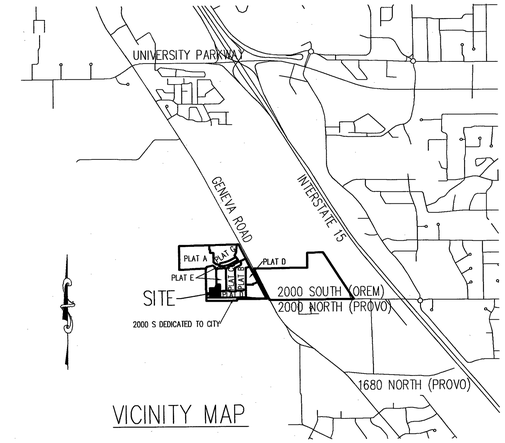
This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.





VICINITY MAP

GENERAL NOTES

1. ALL COMMON AREA AND LIMITED COMMON AREA SHOWN HEREON ARE CONSIDERED TO BE PUBLIC UTILITY EASEMENT.
2. PRIOR TO ISSUANCE OF BUILDING PERMIT, A SIGN OFF FROM A GEOTECHNICAL ENGINEER SHALL BE SUBMITTED TO THE CITY OF OREM.
3. THIS SITE IS LOCATED IN FEMA FLOOD ZONE C, WHICH IS AN AREA OF MINIMAL FLOODING, MAP NUMBER 495517 0230 A, EFFECTIVE DATE: OCTOBER 15, 1982 & MAP NUMBER 495517 0240 A, EFFECTIVE DATE: OCTOBER 15, 1982
4. NO KNOWN FAULT LINES ARE LOCATED WITHIN 1000 FEET OF ANY PART OF THIS SITE AS PER THE UTAH GEOLOGICAL SURVEY MAP & THE UTAH COUNTY HAZARDS MAP.
5. WETLANDS ARE NOT TO BE DISTURBED OR MODIFIED.
6. THERE IS A HIGH GROUND WATER TABLE IN THIS AREA. NO BASEMENTS ARE ALLOWED.
7. ALL BUILDING WALLS ARE PARALLEL WITH, OR AT A PERPENDICULAR ANGLE TO THE REFERENCE BEARING.
8. NO DRIVEWAY OR DRIVE ACCESS MAY BE LOCATED WITHIN TWENTY-FIVE (25') OF AN EXISTING FENCE WHICH IS GREATER THAN THREE FEET (3') IN HEIGHT.
9. CC&R DOCUMENTS ACCOMPANY THIS PLAT.
10. NO BASEMENTS OR CRAWL SPACES – ALL CONSTRUCTION SHALL BE SLAB ON GRADE.
11. ON-SITE SEWER IN THIS PLAT IS CONSIDERED PRIVATE.
12. PLAT IS SUBJECT TO MASTER ASSOCIATION CC&Rs AS RECORDED IN UTAH COUNTY ENTRY NUMBER 20164:2019.
13. ALL SANITARY SEWER AND STORM DRAIN INFRASTRUCTURE CONTAINED HEREIN ARE PRIVATELY OWNED AND MAINTAINED BY THE PRD.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	52.00	43.54	47°58'17"	42.28	N 25°16'8" W
C2	31.00	48.11	88°54'38"	43.42	N 45°44'19" W

18119

SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6418780 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.

DEC. 22, 2021
DATE

(SEE SEAL BELOW)

ENT 4675:2022 Map # 18119
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 Jan 12 9:36 am FEE 24.00 BY TM
RECORDED FOR OREM CITY CORPORATION

BOUNDARY DESCRIPTION

Beginning at a point located North 89°31'44" West along section line 1,757.49 feet and North 33.45 feet from the Southeast corner of Section 28, Township 6 South, Range 2 East, Salt Lake Base and Meridian;

thence South 89°48'22" West, along the 2000 South right-of-way, a distance of 224.27 feet; thence North 01°17'00" West, a distance of 79.44 feet; thence North 35°13'40" East, a distance of 28.88 feet; thence along the arc of a 52.00 feet radius curve to the right through a central angle of 47°58'17" for 43.54 feet (chord bears North 25°16'08" West 42.28 feet); thence North 01°17'00" West, a distance of 65.69 feet; thence North 88°43'00" East, a distance of 112.63 feet; thence North 20°55'48" East, a distance of 88.44 feet; thence North 88°43'00" East, along 'Fields at Lakeview Plat E' boundary, a distance of 78.17 feet; thence South 01°17'00" East, along 'Fields at Lakeview Plat E' and 'Fields at Lakeview Plat D' boundaries, a distance of 293.11 feet to the point of beginning.

Containing 54,253.15 square feet or 1.2455 acres, more or less.

OWNER'S CERTIFICATE AND CONSENT TO RECORD

THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DESCRIBED FIELDS AT LAKEVIEW PLAT 'E', A PLANNED RESIDENTIAL DEVELOPMENT LOCATED ON SAID TRACT OF LAND HAVE CAUSED A SURVEY TO BE MADE AND THIS PLAT CONSISTING OF 1 SHEET TO BE PREPARED, DOES HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR THE PERPETUAL USE OF THE PUBLIC AND DOES HEREBY CONSENT TO THE RECORDATION OF THIS PLAT. PURSUANT TO STATE CODE 10-9A-606 "O", OWNER HEREBY CONVEYS ALL COMMON AREA AS INDICATED HEREON (INCLUDING PRIVATE ROADS) TO THE FIELDS AT LAKEVEW HOA INC., ADDRESS 1216 W. 1295 S., OREM, UT 84058.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 23rd DAY OF DECEMBER A.D. 2021

BOARDWALK INDUSTRIES LLC.

JEFF MAXELL MANAGER

PRINTED NAME OF OWNER(S) — AUTHORIZED SIGNATURE(S)

ENT 4675:2022 Map # 18119
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 Jan 12 9:36 am FEE 24.00 BY TM
RECORDED FOR OREM CITY CORPORATION

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF ~~UTAH~~ SALT LAKE

ENT 4675:2022 Map # 18119
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 Jan 12 9:36 am FEE 24.00 BY TM
RECORDED FOR OREM CITY CORPORATION

ON THE 23rd DAY OF DECEMBER 2021 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.

MY COMMISSION NUMBER 708883

SIGNED (A NOTARY PUBLIC COMMISSIONED IN UTAH)

MY COMMISSION EXPIRES 11-18-2023

BRENDA S. HOLLIDAY
PRINT NAME OF NOTARY

UTILITY DEDICATION

BOARDWALK INDUSTRIES LLC OWNER(S) OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE PLAT OF FIELDS AT LAKEVIEW PLAT 'E', A PLANNED RESIDENTIAL DEVELOPMENT, CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT AND DOES HEREBY OFFER AND CONVEY TO ALL PUBLIC UTILITY AGENCIES AND THEIR SUCCESSORS AND ASSIGNS A PERMANENT EASEMENT AND RIGHT OF WAY AS SHOWN ON THE AREAS MARKED "UTILITY EASEMENT", AND "PRIVATE STREETS", AND "COMMON AREA", AND "LIMITED COMMON AREA" ON THE WITHIN PLAT FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THEREUNTO. IT IS ALSO HEREBY UNDERSTOOD THAT ALL UNITS HAVE A CROSS EASEMENT THROUGH EACH OTHER FOR THE PLACEMENT OF NECESSARY UTILITIES TO SERVE ADJACENT UNITS.

RESERVATION OF COMMON AREAS

BOARDWALK INDUSTRIES LLC OWNER(S) IS RECORDING THIS PLAT OF FIELDS AT LAKEVIEW PLAT 'E', A PLANNED RESIDENTIAL DEVELOPMENT, HAS DESIGNATED CERTAIN AREAS OF LAND AS "PRIVATE STREETS", AND "COMMON AREAS", INTENDED FOR THE USE BY OWNERS IN FIELDS AT LAKEVIEW PLAT 'E', A PLANNED RESIDENTIAL DEVELOPMENT, FOR INGRESS, EGRESS, RECREATION, AND OTHER RELATED ACTIVITIES. THE DESIGNATION OF THESE AREAS ARE NOT DEDICATED HEREBY FOR THE USE OF THE GENERAL PUBLIC BUT ARE RESERVED FOR THE COMMON USE AND ENJOYMENT OF THE OWNERS IN FIELDS AT LAKEVIEW PLAT 'E', A PLANNED RESIDENTIAL DEVELOPMENT, AS MORE FULLY PROVIDED IN THE DECLARATION OF PROTECTIVE EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS, APPLICABLE TO FIELDS AT LAKEVIEW PLAT 'E', A PLANNED RESIDENTIAL DEVELOPMENT. SAID DECLARATION IS HEREBY INCORPORATED AND MADE PART OF THIS OFFICIAL PLAT AND BECOMES EFFECTIVE UPON THE DATE THAT THIS PLAT IS RECORDED IN THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH.

ACCEPTANCE BY THE CITY OF OREM

THE CITY OF OREM, 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 11 DAY OF JANUARY, 2022

APPROVED — CITY ENGINEER

APPROVED — CITY RECORDER

OREM CITY ATTORNEY

Approval as to form this 4th day of January, A.D. 2022
By the City Attorney.

OREM CITY ATTORNEY

CONDITIONS OF APPROVAL

OCCUPANCY RESTRICTION NOTICE

THE CITY OF OREM HAS AN ORDINANCE WHICH RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN THIS SUBDIVISION. ACCORDINGLY, IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITH THIS SUBDIVISION WITHOUT HAVING FIRST OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY THE CITY.

PLAT "F"

FIELDS AT LAKEVIEW

A PLANNED RESIDENTIAL DEVELOPMENT

OREM CITY — UTAH COUNTY, UTAH

SCALE: 1" = 30 FEET

Professional Land Surveyor Seal	Notary Public Seal	City Engineer's Seal	Clerk-Recorder Seal
PROFESSIONAL LAND SURVEYOR 6418780 AARON D. THOMAS 12-22-21 STATE OF UTAH	BRENDA S. HOLLIDAY NOTARY PUBLIC-STATE OF UTAH COMMISSION# 708883 COMM. EXP. 11-18-2023	CITY OF OREM ENGINEERING DIVISION STATE OF UTAH	CITY OF OREM CORPORATE SEAL STATE OF UTAH

Sec. 28, T6S, R2E
TL090 PC

LEGEND

- SECTION CORNER
- LIMITED COMMON AREA
- PRIVATE OWNERSHIP
- COMMON AREA & FACILITIES
- L.F.E. — LOWEST FLOOR ELEVATION

ADDRESS TABLE

LOT #	ADDRESS
201	1137 WEST 1970 SOUTH
202	1133 WEST 1970 SOUTH
203	1131 WEST 1970 SOUTH
204	1129 WEST 1970 SOUTH
205	1127 WEST 1970 SOUTH
206	1123 WEST 1970 SOUTH
701	1122 WEST 1970 SOUTH
702	1126 WEST 1970 SOUTH
703	1128 WEST 1970 SOUTH
704	1132 WEST 1970 SOUTH
705	1134 WEST 1970 SOUTH
706	1136 WEST 1970 SOUTH

BENCH MARK

SOUTHEAST CORNER,
SECTION 28, TOWNSHIP 6S,
RANGE 2E, SLB&M
ELEVATION = 4539.23
OREM CITY'S OREM97 BASE MAP SHOWS THIS SECTION CORNER AT AN ELEVATION 4538.88. THIS IS A DIFFERENCE OF 0.35 FEET WITH THIS ELEVATION DATUM BEING HIGHER THAN THE OREM97 DATUM.

Surveyor: Aztec Engineering, Inc.
732 North 780 West
American Fork, UT 84003
(801) 224-7308

30 15 0 30 60 90
Scale 1" = 30'