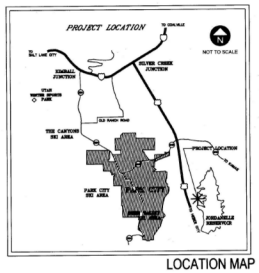
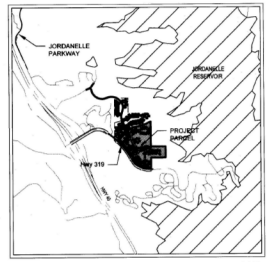
MAYFLOWER LAKESIDE TOWNHOMES PHASE 2A

A P.U.D. PLAT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 2 SOUTH
RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
Wasatch County, Utah



LOCATION MAP



VICINITY MAP

PLAT NOTES

1. THERE IS A POTENTIAL FOR RADON GAS CONCENTRATIONS. IT IS RECOMMENDED THAT THE LOT OWNER TEST FOR ITS PRESENCE PRIOR TO CONSTRUCTION OF A RESIDENCE. SIMPLE MEASURES CAN BE TAKEN TO MITIGATE RADON GAS.
2. PARCEL PARCEL CORNERS AND SUBDIVISION BOUNDARY CORNERS SHALL BE MARKED WITH A 5/8" X 24" REBAR WITH PLASTIC CAP.
3. THIS PLAT RELATES TO REAL PROPERTY WHICH IS SUBJECT TO THAT CERTAIN MASTER DECLARATION FOR MAYFLOWER LAKESIDE RECORDED SIMULTANEOUSLY HEREWITH, AND SUBSEQUENT AMENDMENTS THERETO ("MASTER DECLARATION") AND THAT CERTAIN DECLARATION OF CONDITIONS, EASEMENTS AND RESTRICTIONS FOR MAYFLOWER LAKESIDE VILLAGE TOWNHOMES PHASE 1A, RECORDED SIMULTANEOUSLY HEREWITH, AND SUBSEQUENT AMENDMENTS THERETO (THE "TOWNHOME DECLARATION" TOGETHER WITH THE MASTER DECLARATION, THE "DECLARATIONS"). THE DECLARATIONS SET FORTH THE EASEMENTS, RESTRICTIONS AND GENERAL PLAN OF IMPROVEMENT FOR THE PROJECT AS DESCRIBED IN THIS PLAT. UNLESS THE CONTEXT CLEARLY INDICATES OTHERWISE, ALL CAPITALIZED TERMS AS USED ON THIS PLAT SHALL HAVE THE MEANINGS SET FORTH IN THE DECLARATIONS.
4. ALL LOTS ARE SUBJECT TO THE DESIGN GUIDELINES, CC&R'S, HOMEOWNERS ASSOCIATION BYLAWS, AND DEVELOPMENT AGREEMENT OF LANDSCOPE, A RESIDENTIAL DEVELOPMENT IN WASATCH COUNTY, AND ALL OTHER DOCUMENTS OF RECORD.
5. ALL UNITS BENEFIT FROM AND ARE SUBJECT TO EASEMENTS AND OTHER INTERESTS AS DEFINED OR GRANTED IN THE CC&R'S AND OTHER INSTRUMENTS OF RECORD.
6. ALL ROADS WITHIN MAYFLOWER LAKESIDE TOWNHOMES ARE PRIVATE AND ARE MAINTAINED BY THE HOA UNLESS OTHERWISE NOTED ON THE PLAT.
7. WASATCH COUNTY HAS AN EASEMENT ON ALL ROADS, COMMON AREAS AND RESTRICTED OPEN SPACE TO ENFORCE THEIR STATED PURPOSES.
8. PUBLIC UTILITY COMPANIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE COMMON AREA (PUBLIC UTILITY EASEMENTS) IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE UNITS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUBLIC UTILITY EASEMENTS. THE PUBLIC UTILITY COMPANIES MAY REQUIRE THE PARCEL OWNER TO REMOVE ALL STRUCTURE WITHIN THE PUBLIC UTILITY EASEMENTS AT THE LOT OWNER'S EXPENSE, OR THE PUBLIC UTILITY COMPANIES MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUBLIC UTILITY EASEMENTS OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUBLIC UTILITY EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PUBLIC UTILITY COMPANIES WITH FACILITIES IN THE COMMON AREA (PUBLIC UTILITY EASEMENTS).
9. MAYFLOWER LAKESIDE MASTER OWNERS ASSOCIATION, INC. AND THE MAYFLOWER LAKESIDE TOWNHOMES PHASE 1A OWNERS ASSOCIATION, INC. ARE RESPONSIBLE FOR THE ENFORCEMENT OF THE GOVERNING DOCUMENTS AND DESIGN GUIDELINES, AS APPLICABLE.
10. THIS PROJECT IS SUBJECT TO FIRE RESTRICTIONS. FIRE PITS, IF ANY, WILL BE GAS.
11. THIS PROJECT IS A PART OF THE PARCEL OF GROUND SURVEYED BY ROUND VALLEY SURVEYS AND FILED AT THE WASATCH COUNTY SURVEYORS OFFICE ON DECEMBER 12, 2018 AS SURVEY # 003214
12. PURSUANT TO THE DECLARATIONS, THE MASTER ASSOCIATION IS RESPONSIBLE FOR MAINTAINING THE MASTER ASSOCIATION LAND, AND THE MASTER ASSOCIATION SHALL HAVE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER THE PROJECT AND THE PROPERTY FOR SUCH MAINTENANCE PURPOSES AS FURTHER DESCRIBED IN THE DECLARATIONS
13. THE PROPERTY AS DEPICTED ON THIS PLAT IS SUBJECT TO ALL DEVELOPMENTAL RIGHTS AS DESCRIBED IN THE DECLARATIONS, AND DECLARANT SHALL HAVE THE RIGHT TO EXERCISE ANY APPLICABLE DEVELOPMENTAL RIGHTS PROVIDED FOR IN THE DECLARATIONS.
14. DECLARANT HAS RESERVED THE RIGHT TO ADD ADDITIONAL LAND. IF AND WHEN ANY ADDITIONAL LAND DESCRIBED HEREON IS ADDED TO THE PROPERTY, IT MAY BE ADDED TO THE PROJECT IN ACCORDANCE WITH THE PROVISIONS OF THE TOWNHOME DECLARATION AND IN DECLARANT'S SOLE AND EXCLUSIVE DISCRETION.
15. NOTWITHSTANDING DECLARANT'S GRANT OF BLANKET UTILITY EASEMENTS, DECLARANT RESERVES THE RIGHT TO RECORD AN INSTRUMENT WHICH NARROWS AND LIMITS SUCH GRANT OF UTILITY EASEMENT TO THE NORMAL EASEMENT WIDTH OF THE UTILITY IN THOSE SPECIFIC AREAS OF THE MASTER ASSOCIATION LAND WHICH ACTUALLY CONTAINS THE UTILITY FACILITIES AS DESCRIBED IN SUCH INSTRUMENT AND FOR THE PURPOSES DESCRIBED THEREIN. SUCH RESERVED RIGHT IS SUBJECT TO THE UTILITY COMPANIES' RIGHTS THEN LOCATED UNDER THE REAL PROPERTY DEPICTED ON THIS PLAT.
16. THE PROJECT IS PART OF THE UTAH MILITARY INSTALLATION DEVELOPMENT AUTHORITY (MIDA) PROJECT AREA AND PLAN, AND IS SUBJECT TO THE PROVISIONS OF CERTAIN MIDA DEVELOPMENT AGREEMENTS.
17. LOTS ON THIS PLAT HAVING SLOPES OF 25%-30% NATURAL SLOPES MUST HAVE A SITE-SPECIFIC SLOPE STABILITY ANALYSIS PRIOR TO ISSUANCE OF BUILDING PERMIT. E.g. 101, 102, 104-108, 145-148, 155-158, 161

PHASE 2A TOWNHOMES

MAYFLOWER LAKESIDE PHASE 2A TOWNHOMES PLAT LEGAL DESCRIPTION

A parcel of land located in the Southwest Quarter of Section 19, Township 2 South, Range 5 East, Salt Lake Base and Meridian. The Basis of Bearing for this description is North 00° 07' 04" West betweens the found monuments for the Northeast Corner of Section 25, Township 2 South, Range 4 East also being the Southwest corner of Section 19, Township 2 South, Range 5 East, Salt Lake Base and Meridian, and the West Quarter corner of said Section 19. More particularly described as follows;
Beginning at a point Southwesterly Right of Way of Mayflower Loop which is North 00° 07' 04" West 394.42 feet along the West section line of Section 19, East 232.75 feet, North 40°52'21" East, 340.48 feet to a point of a tangent curve concave southeasterly and has a radius of 167.00 feet, and Northwesterly along said curve through a central angle of 43°07'30" arc distance of 125.70 feet (Chord bears North 62° 26' 06" East 122.75 feet to a point of non-tangency, from the Northeast Corner of Section 25, Township 2 South, Range 4 East, Salt Lake Base and Meridian;

THENCE North 06° 00' 09" West, 33.00 feet to point on the centerline of Mayflower Loop;
THENCE North 06° 00' 09" West, 33.00 feet to a point of a non-tangent curve concave Southerly having a radius of 233.00 feet. Said point also being on the Northerly Right of Way of Mayflower Loop;
THENCE proceeding along the Northerly Right of Way of Mayflower Loop and said curve through a central angle of 15°31'13" an arc distance of 63.11 feet, Chord bears South 88° 14' 33" East 62.92 feet;
THENCE North 16° 58' 17" East 47.88 feet;
THENCE North 53° 42' 04" East 262.34 feet;
THENCE North 80° 20' 58" East 296.83 feet;
THENCE North 71° 27' 44" East 199.06 feet;
THENCE North 65° 02' 58" East 351.80 feet;
THENCE South 00° 18' 21" East 1127.16 feet;
THENCE North 89° 45' 02" East 661.31 feet;
THENCE South 00° 11' 21" East 500.33 feet;
THENCE South 89° 45' 37" West 661.74 feet;
THENCE South 00° 12' 18" East 444.36 feet to a point on the Northerly Right of Way line of Highway 319;
THENCE along said Right of Way South 77° 30' 00" West 13.17 feet to the point of tangency of a 440.87 foot radius curve, concave Northerly;
THENCE continuing along said Right of Way and said curve through a central angle of 31°17'59" an arc distance of 240.84 feet (Chord bears North 86° 51' 00" West 237.86 feet);
THENCE continuing along said Right of Way North 71° 12' 00" West 240.23 feet to the point of tangency of a 440.87 foot radius curve, concave Northeasterly;
THENCE continuing along said Right of Way and said curve through a central angle of 39°12'00" an arc distance of 301.63 feet (Chord bears North 51° 36' 00" West 295.78 feet) to a point of tangency;
THENCE continuing along said Right of Way North 32°00'00" West 186.01 feet to a point on the Southerly Right of Way for Mayflower Loop;
THENCE continuing along the Right of Way of Highway 319 North 32°00'00" West 66.00 feet point on the Northerly Right of Way for Mayflower Loop;
THENCE along the Northerly Right of Way for Mayflower Loop the following twenty (20) courses: (1) North 58° 00' 00" East 213.34 feet to a point of tangency of a 167.00 foot radius curve, concave Westerly, (2) along said curve through a central angle of 104°39'50" an arc distance of 305.06 feet (Chord bears North 05°40'05" East 264.38 feet) to a point of tangency, (3) North 46°39'50" West 40.37 feet to a point of tangency of a 18.00 foot radius curve, concave Southerly, (4) along said curve through a central angle of 90°00'00" an arc distance of 28.27 feet (chord bears South 88°20'10" West 25.46 feet) to a point of tangency, (5) South 43°20'10" West 0.43 feet to a point of tangency of a 18.00 foot radius curve, concave Southeasterly, (6) along said curve through a central angle of 52°01'12" an arc distance of 16.34 (chord bears South 17°19'34" West 15.79 feet) to a point of reverse curvature of a 60.00 foot radius curve, concave Northeasterly, (7) along said curve through a central angle of 284°02'25" an arc distance of 297.45 feet (chord bears North 46° 39' 50" West 73.85 feet) to a point of reverse curvature of a 18.00 foot radius curve, concave Northerly, (8) along said curve through a central angle of 52°01'12" an arc distance of 16.34 feet (chord bears North 69°20'47" East 15.79 feet) to a point of tangency, (9) North 43°20'10" East 0.80 feet to a point of tangency of a 18.00 foot radius curve, concave Westerly, (10) along said curve through a central angle of 87°59'44" an arc distance of 27.64 (chord bears North 0°39'42" West 25.01 feet) to a point of reverse curvature of a 583.00 foot radius curve, concave Easterly, (11) along said curve through a central angle of 33°11'53" an arc distance of 337.80 feet (chord bears North 28°03'37" West 333.09 feet) to a point of reverse curvature of a 18.00 foot radius curve, concave Southwesterly, (12) along said curve through a central angle of 85°25'09" an arc distance of 26.84 feet (chord bears North 54°10'15" West 24.42 feet) to a point of tangency, (13) South 83°07'11" West 12.65 feet to a point of tangency of a 18.00 foot radius curve, concave Southerly, (14) along said curve through a central angle of 52°01'12" an arc distance of 16.34 feet (chord bears South 57°06'34" West 15.79 feet) to a point of reverse curvature of a 60.00 foot radius curve, concave Easterly, (15) along said curve through a central angle of 284°02'25" an arc distance of 297.45 feet (chord bears North 06°52'49" West 73.85 feet) to a point of reverse curvature of a 18.00 foot radius curve, concave Northeasterly, (16) along said curve through a central angle of 52°01'12" an arc distance of 16.34 feet (chord bears South 70°52'13" East 15.79 feet) to a point of tangency, (17) North 83°07'11" East 12.29 feet to a point of tangency of a 18.00 foot radius curve, concave Northwesterly, (18) along said curve through a central angle of 87°23'46" an arc distance of 27.46 feet (chord bears North 39°25'17" East 24.87 feet) to a point of tangency, (19) North 04°16'36" West 50.36 feet to a point of tangency of a 167.00 foot radius curve, concave Southwesterly, (20) along said curve through a central angle of 91°43'33" an arc distance of 267.35 feet (chord bears North 50°08'22" West 239.70 feet) to the point of beginning of this description.

Containing 42.05 acres, more or less.

OVERALL EXPANDABLE PLAT

MAYFLOWER LAKESIDE PHASE 2A OVERALL EXPANDABLE PLAT LEGAL DESCRIPTION

A parcel of land located in the Southwest Quarter of Section 19, Township 2 South, Range 5 East, Salt Lake Base and Meridian. The Basis of Bearing for this description is North 00° 07' 04" West between the found monuments for the Northeast Corner of Section 25, Township 2 South, Range 4 East also being the Southwest corner of Section 19, Township 2 South, Range 5 East, Salt Lake Base and Meridian, and the West Quarter corner of said Section 19. More particularly described as follows;
Beginning at a point on the Southerly Right of Way line of Mayflower Loop and the Northerly Right of Way line for Highway 319 which is North 00° 07' 04" West 394.42 feet along the West section line of Section 19 and East 232.75 feet from the Northeast Corner of Section 25, Township 2 South, Range 4 East, Salt Lake Base and Meridian;
THENCE along the Southerly Right of Way line for Mayflower Loop North 40°52'21" East, 340.48 feet to a point of a tangent curve concave southeasterly and has a radius of 167.00 feet;
THENCE proceeding along said right of way northeasterly along said curve through a central angle of 43°07'30" an arc distance of 125.70 feet (Chord bears North 62° 26' 06" East 122.75 feet) to a point of non-tangency;
THENCE North 06° 00' 09" West, 33.00 feet to point on the centerline of Mayflower Loop;
THENCE North 06° 00' 09" West, 33.00 feet to a point of a non-tangent curve concave Southerly having a radius of 233.00 feet. Said point also being on the Northerly Right of Way of Mayflower Loop;
THENCE proceeding along the Northerly Right of Way of Mayflower Loop and said curve through a central angle of 15°31'13" an arc distance of 63.11 feet, Chord bears South 88° 14' 33" East 62.92 feet;
THENCE North 16° 58' 17" East 47.88 feet;
THENCE North 53° 42' 04" East 262.34 feet;
THENCE North 80° 20' 58" East 296.83 feet;
THENCE North 71° 27' 44" East 199.06 feet;
THENCE North 65° 02' 58" East 351.80 feet;
THENCE South 00° 18' 21" East 1127.16 feet;
THENCE North 89° 45' 02" East 661.31 feet;
THENCE South 00° 11' 21" East 500.33 feet;
THENCE South 89° 45' 37" West 661.74 feet;
THENCE South 00° 12' 18" East 444.36 feet to a point on the Northerly Right of Way line of Highway 319;
THENCE along said Right of Way South 77° 30' 00" West 13.17 feet to the point of tangency of a 440.87 foot radius curve, concave Northerly;
THENCE continuing along said Right of Way and said curve through a central angle of 31°17'59" an arc distance of 240.84 feet (Chord bears North 86° 51' 00" West 237.86 feet);
THENCE continuing along said Right of Way North 71° 12' 00" West 240.23 feet to the point of tangency of a 440.87 foot radius curve, concave Northeasterly;
THENCE continuing along said Right of Way and said curve through a central angle of 39°12'00" an arc distance of 301.63 feet (Chord bears North 51° 36' 00" West 295.78 feet) to a point of tangency;
THENCE continuing along said Right of Way North 32°00'00" West 186.01 feet to a point on the Southerly Right of Way for Mayflower Loop;
THENCE continuing along the Right of Way of Highway 319 North 32°00'00" West 66.00 feet point on the Northerly Right of Way for Mayflower Loop;
THENCE continuing along the Right of Way of Highway 319 North 32°00'00" West 272.70 feet to the point of tangency of a 2371.82 foot radius curve, concave Southwesterly;
THENCE continuing along said right of way and said curve through a central angle of 16°19'50" an arc distance of 676.02 feet (Chord bears North 40°09'55" West 673.73 feet) to the point of beginning of this description.

Containing 50.59 acres, more or less.

SURVEYOR'S CERTIFICATE

I, JACK J. JOHNSON DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 147581 IN ACCORDANCE WITH TITLE 58, Chapter 22, PROFESSIONAL ENGINEER AND LAND SURVEYORS LICENSING ACT, AND THAT I HAVE CAUSED A SURVEY TO BE MADE UNDER MY DIRECTION AND BY THE AUTHORITY OF THE OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO TOWNHOMES PARCELS, STREETS AND OPENSPACE TO HERE AFTER BE KNOWN AS, MAYFLOWER LAKESIDE TOWNHOMES PHASE 2A, BEING A UTAH P.U.D. PROJECT, IN ACCORDANCE WITH THE PROVISIONS OF WASATCH COUNTY. I FURTHER CERTIFY THAT THE INFORMATION SHOWN IS TRUE AND CORRECT.

JACK J. JOHNSON

APRIL 12, 2022
DATE

LICENSED PROFESSIONAL LAND SURVEYOR NO. 147581 JACK J. JOHNSON STATE OF UTAH

P.U.D. PLAT DECLARATION

THIS IS A P.U.D. PLAT. THE DECLARANT HEREBY INCLUDES IN THE DECLARATION THE FOLLOWING:

THAT NO CONSENT OF P.U.D. OWNERS SHALL BE REQUIRED TO EXPAND THIS P.U.D. PLAT.

THAT THERE ARE NO LIMITATIONS THAT ANY OR ALL OF THE "ADDITIONAL LAND" MAY BE ADDED TO THIS P.U.D. PLAT.

THAT PORTIONS, NONE OR ALL OF THE "ADDITIONAL LAND" MAY BE ADDED AT ANY TIME IN ANY ORDER.

THAT NO ASSURANCES ARE MADE HEREIN AS TO THE LOCATION OF ANY IMPROVEMENTS WITHIN THE "ADDITIONAL LAND".

THAT ADDITIONAL STRUCTURES TO BE ADDED TO THE "ADDITIONAL LAND" WILL BE COMPATIBLE UNITS ON THE SUBMITTED PLAT IN TERMS OF QUALITY OF CONSTRUCTION, THE PRINCIPAL MATERIALS USED, AND ARCHITECTURAL STYLE.

THAT THERE IS NO ASSURANCE HEREBY MADE AS TO THEIR IMPROVEMENTS ON "ADDITIONAL LAND".

THAT THE DECLARANT'S RESERVED THE RIGHT TO CREATE LIMITED COMMON ELEMENTS WITHIN ANY PORTION OF THE "ADDITIONAL LAND" ADDED TO THE P.U.D., AND/OR TO DESIGNATE COMMON ELEMENTS THEREIN WHICH MAY SUBSEQUENTLY BE ASSIGNED AS LIMITED COMMON ELEMENTS, IN TERMS OF THE TYPES, SIZES, AND MAXIMUM NUMBER OF SUCH ELEMENTS WITHIN EACH SUCH PORTION, BUT THAT NO ASSURANCES ARE MADE IN THOSE REGARDS.

LIEN HOLDER'S CONSENT

I, Rocky Derrick ON BEHALF OF THE Mountain West REIT AN L.L.C BEING A LIEN HOLDER ON THE PROPERTY REFERENCED HEREON, HEREBY GIVE CONSENT TO THE SUBDIVISION, DEDICATION AND OTHER ACTS OUTLINED ON THIS PLAT. IN WITNESS WHEREOF I HAVE SET MY HAND THIS 14 DAY OF April 2022

SIGNATURE OF LIEN HOLDER

LIEN HOLDER'S ACKNOWLEDGMENT

STATE OF UTAH)
:S.S.
COUNTY OF SALT LAKE)

ON THE 14 DAY OF APRIL 2022 ROCKY DERRICK PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC. IN AND FOR SAID STATE AN COUNTY, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE DID SIGN THE LIEN HOLDER'S CONSENT FREELY AND VOLUNTARILY AND ON BEHALF OF MOUNTAIN WEST REIT, AN L.L.C FOR THE PURPOSES THEREIN MENTIONED AND THAT HE/SHE DID EXECUTE THE SAME.

RESIDING IN SALT LAKE COUNTY.
STATE OF UTAH
MY COMMISSION EXPIRES: 9/7 2025

SUZANNE MEYER Notary Public - State of Utah Comm. No. 720076 My Commission Expires on Sep 7, 2025

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, MAYFLOWER LAKESIDE TOWNHOMES SOUTH LLC, A LIMITED LIABILITY COMPANY, THE OWNER OF THE TRACT OF LAND DESCRIBED HEREIN AS MAYFLOWER LAKESIDE VILLAGE PHASE 2A TOWNHOMES, A PLANNED UNIT DEVELOPMENT, LOCATED ON SAID TRACT OF LAND, HEREBY CERTIFIES THAT IT HAS CAUSED THIS SURVEY TO BE MADE AND THIS PLANNED UNIT DEVELOPMENT PLAT CONSISTING OF FIVE (5) SHEETS TO BE PREPARED, AND DOES HEREBY CONSENT TO THE RECORDATION OF THIS PLAT AND SUBMITS THIS PROPERTY IN ACCORDANCE WITH THE UTAH LAND USE AND DEVELOPMENT MANAGEMENT ACT.

THE OWNER CERTIFIES THAT THE UNITS SHOWN ON THIS PLAT, WHEN COMPLETED, WILL BE IN CONFORMANCE WITH THE APPROVED MASTER PLAN DEVELOPMENT, DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED CONCURRENTLY HEREWITH, AND THE LAND MANAGEMENT CODE OF WASATCH COUNTY, UTAH.

FURTHER KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE PROPERTIES DESCRIBED HEREON, ON THEIR AUTHORIZED PERSONS, HEREBY DEDICATE TO: (i) WASATCH COUNTY FOR PUBLIC USE THOSE AREAS LABELED HEREON AS PUBLIC STREETS, AND TRAILS (ii) PUBLIC AND GOVERNMENTAL UTILITY PROVIDERS THOSE EASEMENTS LABELED HEREON AS UTILITY EASEMENTS, AND (iii) THE OWNERS OF THE LOTS IN ALL PHASES OF THE MAYFLOWER LAKESIDE VILLAGE PROJECT PRIVATE ROADS, OPEN SPACE, COMMON AREAS AND PRIVATE TRAILS, AND (iv) WASATCH COUNTY AN OPEN SPACE EASEMENT FOR THOSE AREAS LABELED HEREON AS "OPEN SPACE" OR "COMMON AREA WITH OPEN SPACE EASEMENT" WHICH EASEMENT REQUIRES THAT NO STRUCTURE OR OTHER DEVELOPMENT SHALL BE PERMITTED ON THE OPEN SPACE OR COMMON AREA WITH OPEN SPACE EASEMENT EXCEPT AS APPROVED BY THE WASATCH COUNTY LEGISLATIVE BODY AT ALL SUBJECT TO THE REQUIREMENTS SET FORTH IN THE APPROVED MASTER PLAN FOR THE DEVELOPMENT, DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED CONCURRENTLY HEREWITH, AND THE LAND MANAGEMENT CODE OF WASATCH COUNTY, UTAH.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS EXECUTED THIS CERTIFICATION AND DEDICATION THIS 14 DAY OF April 2022.

MAYFLOWER LAKESIDE TOWNHOMES SOUTH, LLC
A UTAH LIMITED LIABILITY COMPANY — WASATCH COUNTY, UTAH

BY: ____ BY: ____
TITLE: Manager TITLE: ____

OWNER'S ACKNOWLEDGEMENT

STATE OF UTAH)
:S.S.
COUNTY OF SALT LAKE)

ON THE 14 DAY OF APRIL 2022 LEE BURBIDGE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, DULY ACKNOWLEDGED TO ME THAT HE DID SIGN IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

RESIDING IN SALT LAKE COUNTY.
STATE OF UTAH
MY COMMISSION EXPIRES: 9/7 2025

SUZANNE MEYER Notary Public - State of Utah Comm. No. 720076 My Commission Expires on Sep 7, 2025

NOTARY PUBLIC

WASATCH COUNTY ADMINISTRATIVE BODY

THE COUNTY OF WASATCH APPROVES THIS SUBDIVISION AS SHOWN HEREIN, AND AS SET FORTH IN THE DEVELOPMENT AGREEMENT BETWEEN OWNER AND WASATCH COUNTY APPROVED THIS 15 DAY OF November 2024

WASATCH COUNTY MANAGER — ATTEST

APPROVAL AS TO FORM

APPROVED THIS 23rd DAY OF May 2022.
WASATCH COUNTY ATTORNEY

WASATCH COUNTY SOLID WASTE

APPROVED THIS 24 DAY OF October 2024
SOLID WASTE SUPERVISOR

WASATCH COUNTY FIRE CHIEF

APPROVED THIS 25 DAY OF May 2022.
WASATCH COUNTY FIRE CHIEF

WASATCH COUNTY ENGINEER DEPARTMENT

APPROVED THIS 21 DAY OF October 2024
DIRECTOR, ENGINEERING DEPARTMENT

WASATCH COUNTY PUBLIC WORKS DEPARTMENT

APPROVED THIS 24th DAY OF MAY 2022.
DIRECTOR, PUBLIC WORKS DEPARTMENT

WASATCH COUNTY HEALTH DEPARTMENT

APPROVED THIS 28 DAY OF OCT 2024
DIRECTOR, HEALTH DEPARTMENT

JORDANELLE SPECIAL SERVICE DISTRICT

APPROVED THIS 24th DAY OF May 2022.
MANAGER, SPECIAL SERVICE DISTRICT

WASATCH COUNTY SURVEYOR

APPROVAL AS TO FORM THIS 12th DAY OF May 2022.
ROS 3214
WASATCH COUNTY SURVEYOR

WASATCH COUNTY WATER BOARD

APPROVED THIS 23 DAY OF October 2024
WATER BOARD CHAIR

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SUBDIVISION IS NORTH 00° 07' 04" WEST BETWEEN THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 4 EAST,SALT LAKE BASE AND MERIDIAN, MONUMENTED AS BRASS CAP, AND THE WEST QUARTER CORNER OF SECTION 19, MONUMENTED AS IRON PIPE WITH CONCRETE AND NAIL, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN.

WASATCH COUNTY SHERIFF'S OFFICE

APPROVED THIS 18 DAY OF Oct 2024
WASATCH COUNTY SHERIFF

WASATCH COUNTY PLANNING OFFICE

APPROVED THIS 13th DAY OF NOV 2024
DIRECTOR, PLANNING & ZONING DEPARTMENT

WASATCH COUNTY WEED BOARD

APPROVED THIS 16 DAY OF OCT 2024
WEED DEPARTMENT SUPERVISOR

JSPA PLANNING COMMISSION

APPROVED THIS 21st DAY OF May 2022.
CHAIRMAN, PLANNING COMMISSION

DEVELOPER

LANDSCOPE, LLC
POST OFFICE BOX 755
HEBER CITY, UTAH
801-918-7812

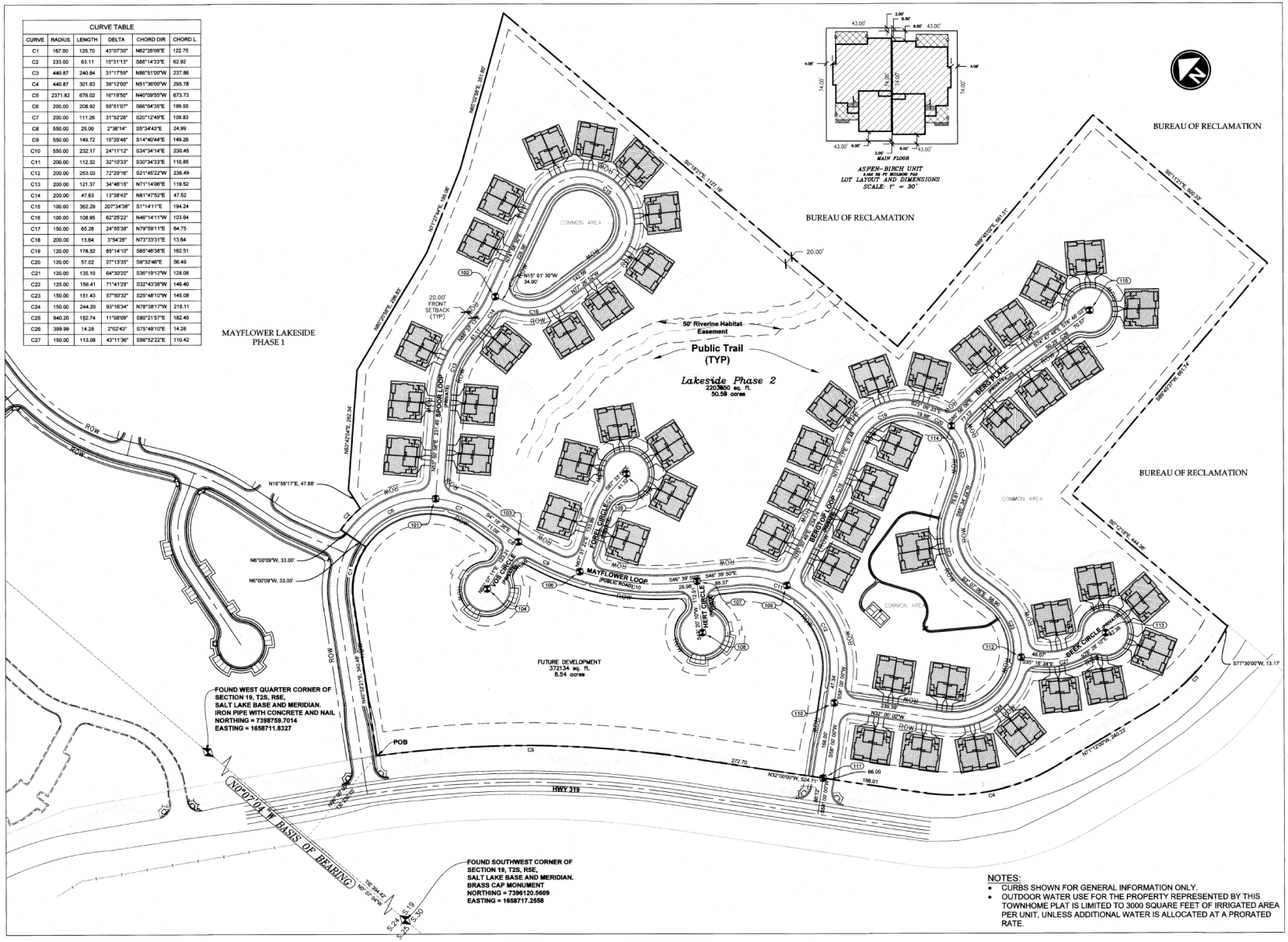
ENGINEER

Jack Johnson Consulting
Designing World Destinations
In-Person - 1010 Prospector Avenue - Suite 200 - Park City - Utah 84060
Telephone - 435.645.8001 - Facsimile - 435.776.7590
www.jackjohnson.com

WASATCH COUNTY RECORDER

ENTRY # 552621 BOOK 1495 PAGE 1224-1228
DATE 11-19-2024 TIME 10:53 AM FEE $458.00
FOR MAYFLOWER LAKESIDE TOWNHOMES SOUTH LLC
BY LA WASATCH COUNTY RECORDER MARCY M MURRAY

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD DIR	CHORD L.
C1	167.00	125.70	43°07'30"	N62°26'06"E	122.75
C2	233.00	63.11	15°31'13"	S88°14'33"E	62.92
C3	440.87	240.84	31°17'59"	N86°51'00"W	237.86
C4	440.87	301.63	39°12'00"	N51°36'00"W	295.78
C5	2371.82	676.02	16°19'50"	N40°09'55"W	673.73
C6	200.00	208.92	59°51'07"	S66°04'35"E	199.55
C7	200.00	111.26	31°52'26"	S20°12'49"E	109.83
C8	550.00	25.00	2°36'14"	S5°34'43"E	24.99
C9	550.00	149.72	15°35'48"	S14°46'44"E	149.28
C10	550.00	232.17	24°11'12"	S34°34'14"E	230.45
C11	200.00	112.32	32°10'33"	S30°34'33"E	110.85
C12	200.00	253.03	72°29'16"	S21°45'22"W	236.49
C13	200.00	121.37	34°46'15"	N71°14'06"E	119.52
C14	200.00	47.63	13°38'43"	N81°47'52"E	47.52
C15	100.00	362.29	207°34'38"	S1°14'11"E	194.24
C16	100.00	108.95	62°25'22"	N46°14'11"W	103.64
C17	150.00	65.26	24°55'38"	N79°59'11"E	64.75
C18	200.00	13.64	3°54'28"	N73°33'31"E	13.64
C19	120.00	178.52	85°14'10"	S65°46'38"E	162.51
C20	120.00	57.02	27°13'35"	S9°32'46"E	56.49
C21	120.00	135.10	64°30'20"	S36°19'12"W	128.08
C22	125.00	156.41	71°41'29"	S32°43'38"W	146.40
C23	150.00	151.43	57°50'32"	S25°48'10"W	145.08
C24	150.00	244.20	93°16'34"	N78°38'17"W	218.11
C25	940.20	182.74	11°08'09"	S80°21'57"E	182.45
C26	399.99	14.28	2°02'43"	S75°49'10"E	14.28
C27	150.00	113.08	43°11'36"	S56°52'22"E	110.42



NOTES:

- CURBS SHOWN FOR GENERAL INFORMATION ONLY.
- OUTDOOR WATER USE FOR THE PROPERTY REPRESENTED BY THIS TOWNHOME PLAT IS LIMITED TO 3000 SQUARE FEET OF IRRIGATED AREA PER UNIT, UNLESS ADDITIONAL WATER IS ALLOCATED AT A PRORATED RATE.

LIMITED COMMON AREAS AND FACILITIES
LOT
COMMON AREA
PEDESTRIAN, AUTOMOBILE AND PUBLIC UTILITY EASEMENT
BUILDING SETBACKS
LOT LINES
LAKESIDE PHASE 2 OVERALL BOUNDARY

Street Monuments		
Monument Number	Northing	Easting
101	7396781.1387	1659459.7710
102	7396967.6815	1659880.2288
103	7396582.3140	1659505.4502
104	7396567.5537	1659383.1271
105	7396498.6465	1659772.1216
106	7396437.9292	1659543.2717
107	7396229.6505	1659693.6596
108	7396147.5271	1659616.1723
109	7396073.5693	1659814.3211
110	7395828.8389	1659686.5193
111	7395740.8722	1659545.7431
112	7395582.8521	1660027.2142
113	7395476.4226	1660187.8183
114	7396026.2551	1660312.5587
115	7395959.8330	1660700.9146

0 50 100 200 300

22"x34" SCALE: 1"=100'
11"x17" SCALE: 1"=200'

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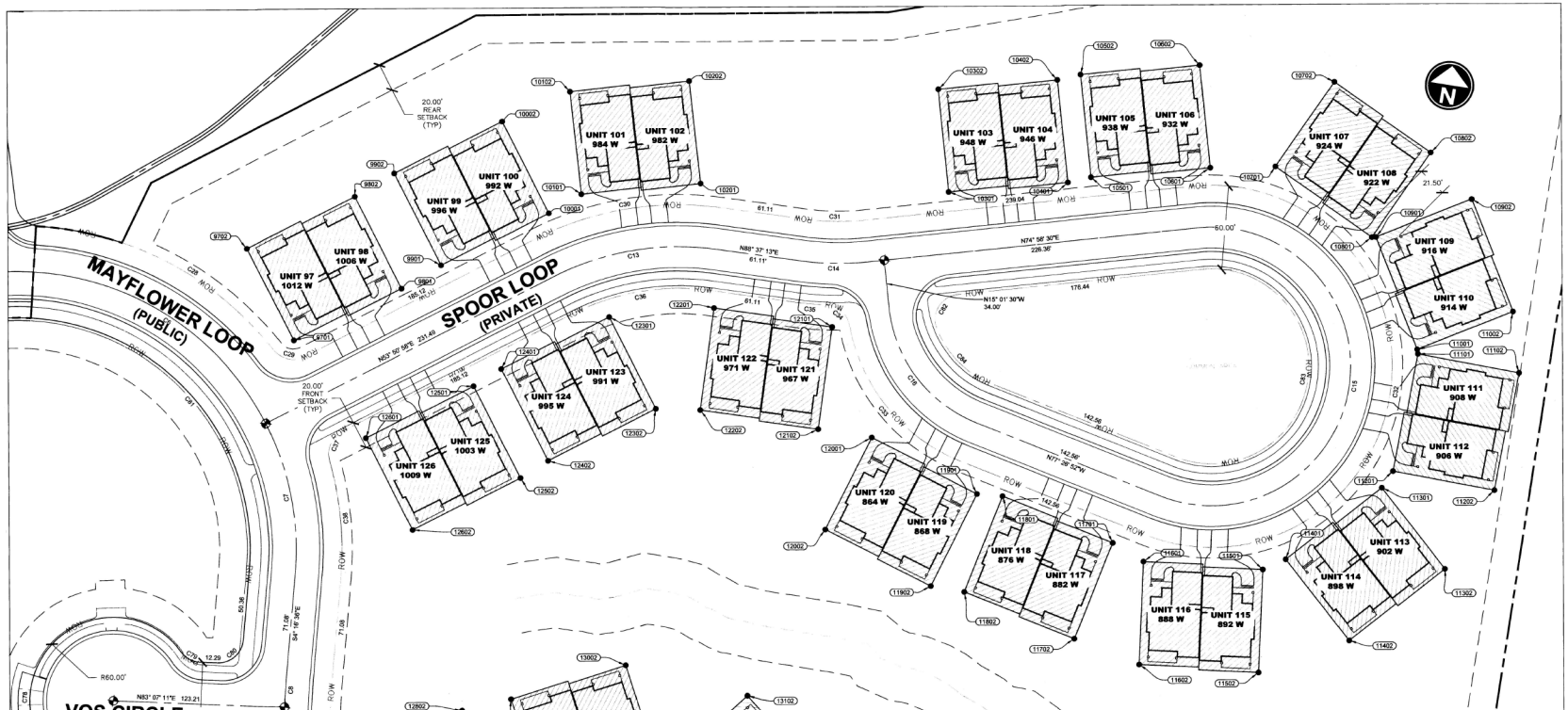
MAYFLOWER LAKESIDE TOWNHOMES

PHASE 2A

PLAT 2 OF 5

ENT 552621 BK 1495 PG 1225



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD DIR	CHORD L
C6	200.00	208.92	59°51'07"	S66°04'35"E	199.55
C7	200.00	111.26	31°52'26"	S20°12'49"E	109.83
C8	550.00	25.00	2°36'14"	S5°34'43"E	24.99
C9	550.00	149.72	15°35'48"	S14°40'44"E	149.26
C10	550.00	232.17	24°11'12"	S34°34'14"E	230.45
C13	200.00	121.37	34°46'15"	N71°14'06"E	119.52
C14	200.00	47.63	13°38'43"	N81°47'52"E	47.52
C15	100.00	362.29	207°34'38"	S1°14'11"E	194.24
C16	100.00	108.95	62°25'22"	N46°14'11"W	103.64
C17	150.00	65.26	24°55'38"	N79°59'11"E	64.75
C28	233.00	135.45	33°18'25"	N63°49'44"W	133.55
C29	18.00	24.81	78°58'30"	N86°39'47"W	22.89
C30	230.00	139.58	34°46'15"	S71°14'06"W	137.45
C31	170.00	40.49	13°38'43"	S81°47'52"W	40.39
C32	130.00	470.98	207°34'38"	N1°14'11"W	252.51
C33	130.12	131.48	57°53'55"	S48°28'03"E	125.96
C34	18.00	24.32	77°25'28"	S58°13'50"E	22.51
C35	230.00	22.33	5°33'47"	N85°50'20"E	22.32
C36	170.00	103.17	34°46'15"	N71°14'06"E	101.59
C37	18.00	24.81	78°58'30"	N14°21'43"E	22.89

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD DIR	CHORD L
C38	233.00	84.79	20°50'57"	N14°42'04"W	84.32
C39	517.00	114.42	12°40'50"	N10°37'01"W	114.19
C40	18.00	30.01	95°31'12"	N64°43'02"W	26.65
C41	180.00	54.83	17°27'11"	S76°14'58"W	54.62
C42	30.00	22.11	42°13'19"	S63°51'53"W	21.61
C43	60.00	288.28	275°17'09"	N0°23'49"E	80.85
C44	30.00	31.61	60°22'41"	S72°08'57"E	30.17
C45	120.00	21.24	10°08'21"	N72°35'33"E	21.21
C46	18.00	30.01	95°31'12"	N19°45'46"E	26.65
C47	517.00	168.44	18°40'00"	N37°19'50"W	167.69
C75	583.00	337.80	33°11'53"	S28°03'37"E	333.09
C76	18.00	26.84	85°25'09"	S54°10'15"E	24.42
C77	18.00	16.34	52°01'12"	N57°06'34"E	15.79
C78	60.00	297.45	284°02'25"	S6°52'49"E	73.85
C79	18.00	16.34	52°01'12"	N70°52'13"W	15.79
C80	18.00	27.46	87°23'46"	S39°25'17"W	24.87
C81	167.00	267.35	91°43'33"	S50°08'22"E	239.70
C82	18.00	33.18	105°36'54"	S22°10'03"W	28.68
C83	70.00	253.60	207°34'38"	S1°14'11"E	135.97
C84	70.00	57.19	46°48'28"	S54°02'38"E	55.61

Building Pad Points		
UNIT/POINT XXX/XX	Northing	Easting
9701	7396843.1115	1659470.0066
9702	7396902.8643	1659426.3534
9801	7396892.2288	1659540.6288
9802	7396951.9816	1659496.9756
9901	7396913.2238	1659565.9764
9902	7396972.9764	1659522.3232
10001	7396962.3409	1659636.5986
10002	7397022.0937	1659592.9454
10101	7396979.6421	1659657.6501
10102	7397050.9099	1659637.7277
10201	7397000.8891	1659741.0133
10202	7397072.1369	1659721.0908
10301	7397023.4220	1659918.1541
10302	7397094.8922	1659898.9703
10401	7397043.7851	1660001.7324
10402	7397115.2553	1659982.5487
10501	7397050.0781	1660017.4629
10502	7397121.5483	1659998.2791
10601	7397070.4413	1660101.9412
10602	7397141.9114	1660081.8575
10701	7397078.6144	1660147.2104
10702	7397145.4836	1660179.3229
10801	7397039.6927	1660223.8230
10802	7397106.3619	1660255.9355
10901	7397040.2471	1660226.6764
10902	7397078.0092	1660290.3162
11001	7396965.2668	1660268.8422
11002	7397003.0288	1660332.4820

Building Pad Points		
UNIT/POINT XXX/XX	Northing	Easting
11101	7396962.1854	1660269.8743
11102	7396960.3017	1660343.8503
11201	7396876.2642	1660265.6859
11202	7396874.3805	1660339.6619
11301	7396863.3126	1660259.5643
11302	7396812.9620	1660313.7936
11401	7396801.6501	1660199.5832
11402	7396751.2995	1660253.8125
11501	7396791.8238	1660184.3863
11502	7396718.3356	1660193.0743
11601	7396783.7130	1660098.7463
11602	7396710.2248	1660107.4343
11701	7396793.4148	1660074.6467
11702	7396721.1836	1660058.5643
11801	7396814.0573	1659991.1369
11802	7396741.8260	1659975.0545
11901	7396812.6759	1659972.9377
11902	7396742.1406	1659950.5597
12001	7396840.5890	1659891.5691
12002	7396770.0537	1659869.1910
12101	7396914.3212	1659850.9088
12102	7396840.3426	1659852.8906
12201	7396914.2498	1659764.8656
12202	7396840.2713	1659766.6674
12301	7396895.8274	1659691.3506
12302	7396836.0746	1659735.0038
12401	7396846.7101	1659620.7284
12402	7396786.9573	1659664.3816

Building Pad Points		
UNIT/POINT XXX/XX	Northing	Easting
12501	7396831.3206	1659603.0534
12502	7396771.5678	1659646.7066
12601	7396782.2033	1659532.4312
12602	7396722.4506	1659576.0844
12701	7396500.7241	1659579.9466
12702	7396569.1025	1659551.6552
12801	7396531.7552	1659660.1779
12802	7396600.1336	1659631.8866
12901	7396547.6596	1659698.9331
12902	7396613.8511	1659665.4499
13001	7396584.9890	1659776.5308
13002	7396650.9805	1659743.0477
13101	7396585.6264	1659786.7152
13102	7396643.3748	1659832.9875
13201	7396530.2898	1659852.5776
13202	7396588.0382	1659898.8499
13301	7396518.4734	1659858.0597
13302	7396497.8425	1659929.1257
13401	7396436.4408	1659832.1627
13402	7396415.8100	1659903.2287
13501	7396434.8674	1659833.0371
13502	7396363.2259	1659851.5711
13601	7396415.2641	1659749.2773
13602	7396343.6226	1659767.8112
13701	7396449.8920	1659687.2815
13702	7396381.5137	1659715.5729
13801	7396418.8609	1659607.0602
13802	7396350.4825	1659635.3415

LIMITED COMMON AREAS AND FACILITIES
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0 20 40 80 120

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MAYFLOWER LAKESIDE TOWNHOMES

PHASE 2A

PLAT 3 OF 5

Building Pad Points		
UNIT/POINT XXX/XX	Northing	Easting
13901	7396126.2702	1659842.3919
13902	7396197.9173	1659823.8801
14001	7396145.8475	1659926.1578
14002	7396217.4947	1659907.6460
14101	7396152.0535	1659942.1827
14102	7396223.7007	1659923.6709
14201	7396171.6309	1660025.9486
14202	7396243.2780	1660007.4368
14301	7396179.0229	1660044.1500
14302	7396249.2417	1660020.7978
14401	7396204.2643	1660126.3887
14402	7396274.4830	1660103.0345
14501	7396214.8461	1660134.3856
14502	7396288.7644	1660130.9094
14601	7396216.8884	1660220.3846
14602	7396290.8067	1660216.9084
14701	7396216.8674	1660228.7222
14702	7396281.1966	1660265.2975
14801	7396172.6225	1660302.4647
14802	7396236.9517	1660339.0700
14901	7396162.4603	1660314.5573
14902	7396194.3181	1660381.3487
15001	7396083.9770	1660349.7762
15002	7396115.8347	1660416.5675
15101	7396062.7697	1660423.0561

Building Pad Points		
UNIT/POINT XXX/XX	Northing	Easting
15102	7396135.9726	1660433.8886
15201	7396046.2023	1660507.8370
15202	7396121.4052	1660518.6694
15301	7396048.4218	1660517.1547
15302	7396120.3351	1660534.6039
15401	7396026.1996	1660600.2581
15402	7396098.1129	1660617.7072
15501	7396025.9116	1660642.9814
15502	7396097.9127	1660625.8982
15601	7396043.8192	1660727.1201
15602	7396115.8204	1660710.0369
15702	7396098.3002	1660778.5985
15801	7395983.7684	1660785.9764
15802	7396036.2342	1660838.1620
15901	7395931.1421	1660785.6148
15902	7395875.3704	1660834.2514
16001	7395876.1257	1660719.4846
16002	7395820.3540	1660768.1213
16101	7395924.7593	1660642.5780
16102	7395853.3492	1660623.1719
16201	7395949.2422	1660560.1123
16202	7395877.8320	1660540.7063
16301	7395950.9328	1660544.5062
16302	7395878.4065	1660529.8115
16401	7395969.9706	1660460.6160

Building Pad Points		
UNIT/POINT XXX/XX	Northing	Easting
16402	7395897.4443	1660445.9213
16501	7395971.9869	1660442.1514
16502	7395898.2569	1660435.6356
16601	7395981.3194	1660356.6359
16602	7395907.5894	1660350.3201
19101	7395853.1080	1660054.0815
19102	7395900.0735	1659996.8955
19201	7395918.2982	1660110.2085
19202	7395965.2637	1660053.0225
19302	7396060.2364	1660256.6015
19401	7396105.2138	1660151.0126
19402	7396034.9950	1660174.3548
19501	7396115.6102	1660132.3515
19502	7396045.3914	1660155.7037
19601	7396090.3688	1660050.1148
19602	7396020.1501	1660073.4670
19701	7396086.7189	1660041.1155
19702	7396015.0717	1660059.6273
19801	7396057.1415	1659957.3496
19802	7395995.4944	1659975.8614
19901	7396062.1631	1659946.0757
19902	7395990.5159	1659964.5875
20001	7396042.5857	1659862.3098
20002	7395970.9386	1659880.8216

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD DIR	CHORD L
C11	200.00	112.32	32°10'33"	S30°34'33"E	110.85
C12	200.00	253.03	72°29'16"	S21°45'22"W	236.49
C18	200.00	13.64	3°54'28"	N73°33'31"E	13.64
C19	120.00	178.52	85°14'10"	S65°46'38"E	162.51
C20	120.00	57.02	27°13'35"	S9°32'46"E	56.49
C21	120.00	135.10	64°30'20"	S36°18'12"W	128.06
C22	125.00	156.41	71°41'29"	S32°43'38"W	146.40
C23	150.00	151.43	57°50'32"	S25°48'10"W	145.08
C25	940.20	182.74	11°08'09"	S80°21'57"E	182.45
C26	399.99	14.28	2°02'43"	S75°49'10"E	14.28
C48	233.09	86.01	21°09'04"	N36°05'17"W	85.53
C49	18.00	24.81	78°58'28"	N64°59'59"W	22.89
C50	170.00	11.60	3°54'30"	S73°33'32"W	11.59
C51	150.00	223.15	85°14'10"	N65°46'38"W	203.13
C52	150.00	41.07	15°41'21"	N15°18'53"W	40.95
C53	970.00	188.57	11°08'18"	N80°21'57"W	188.27
C54	370.00	14.73	2°16'53"	N75°56'15"W	14.73
C55	30.00	26.15	49°56'44"	S77°56'56"W	25.33
C56	60.00	289.39	276°20'35"	N11°08'52"E	60.03
C57	30.00	24.84	46°51'37"	S54°06'39"E	23.86
C58	430.00	20.60	2°44'39"	S76°10'08"E	20.59
C59	910.00	176.90	11°08'18"	S80°21'57"E	176.63
C60	160.00	138.67	52°58'09"	N42°05'18"E	133.79
C61	95.00	118.87	71°41'29"	N32°43'38"E	111.26
C62	180.00	151.58	48°14'53"	N21°00'20"E	147.14
C69	167.00	305.06	104°39'50"	S5°40'05"W	264.38
C85	18.00	24.81	78°58'33"	N36°01'30"E	22.89
C86	230.00	15.69	3°54'30"	N73°33'32"E	15.69
C87	90.00	133.89	85°14'10"	S65°46'38"E	121.86
C88	90.00	144.09	91°43'50"	S22°42'25"W	129.19
C89	155.00	193.94	71°41'29"	S32°43'38"W	181.54
C91	233.00	249.95	61°27'46"	N27°16'07"E	238.13

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0 20 40 80 120

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MAYFLOWER LAKESIDE TOWNHOMES

PHASE 2A

PLAT 4 OF 5

M:\1278 Lakeside\11 Phase 2\7>Eng\04_Survey\Plats\Plat\p11 PhD Subdivision Plat.dwg
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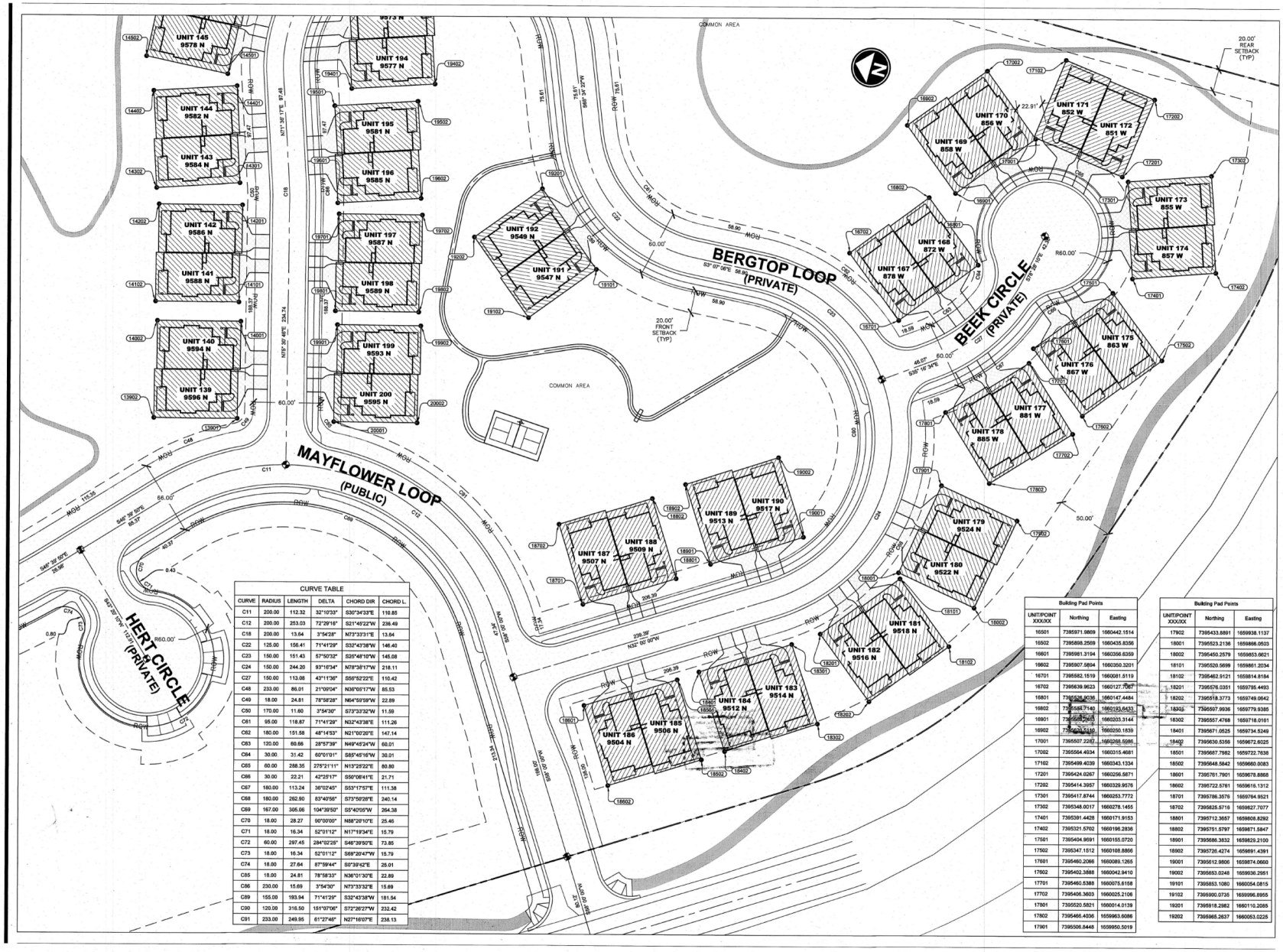
ENT 552621 BK 1495 PG 1227



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD DIR	CHORD L
C11	200.00	112.32	32°10'33"	S30°34'33"E	110.85
C12	200.00	253.03	72°29'16"	S21°45'22"W	236.49
C18	200.00	13.64	3°54'28"	N73°33'31"E	13.64
C22	125.00	156.41	71°41'29"	S32°43'38"W	146.40
C23	150.00	151.43	57°50'32"	S25°48'10"W	145.08
C24	150.00	244.20	93°16'34"	N78°38'17"W	218.11
C27	150.00	113.08	43°11'36"	S56°52'22"E	110.42
C48	233.00	86.01	21°09'04"	N36°05'17"W	85.53
C49	18.00	24.81	78°58'28"	N64°59'59"W	22.89
C50	170.00	11.60	3°54'30"	S73°33'32"W	11.59
C61	95.00	118.87	71°41'29"	N32°43'38"E	111.26
C62	180.00	151.58	48°14'53"	N21°00'20"E	147.14
C63	120.00	60.66	28°57'39"	N49°45'24"W	60.01
C64	30.00	31.42	60°01'01"	S85°45'16"W	30.01
C65	60.00	288.35	275°21'11"	N13°25'22"E	80.80
C66	30.00	22.21	42°25'17"	S50°08'41"E	21.71
C67	180.00	113.24	36°02'45"	S53°17'57"E	111.38
C68	180.00	262.90	83°40'56"	S73°50'28"E	240.14
C69	167.00	305.06	104°39'50"	S5°40'05"W	264.38
C70	18.00	28.27	90°00'00"	N88°20'10"E	25.46
C71	18.00	16.34	52°01'12"	N17°19'34"E	15.79
C72	60.00	297.45	284°02'25"	S46°39'50"E	73.85
C73	18.00	16.34	52°01'12"	S69°20'47"W	15.79
C74	18.00	27.64	87°59'44"	S0°39'42"E	25.01
C85	18.00	24.81	78°58'33"	N36°01'30"E	22.89
C86	230.00	15.69	3°54'30"	N73°33'32"E	15.69
C89	155.00	193.94	71°41'29"	S32°43'38"W	181.54
C90	120.00	316.50	151°07'06"	S72°26'27"W	232.42
C91	233.00	249.95	61°27'40"	N27°16'07"E	238.13

Building Pad Points		
UNIT/POINT XXX/XX	Northing	Easting
16501	7395971.9869	1660442.1514
16502	7395898.2509	1660435.8356
16601	7395981.3194	1660356.6359
16602	7395907.5894	1660350.3201
16701	7395982.1519	1660081.5119
16702	7395839.9623	1660127.7087
16801	7395826.8036	1660147.4484
16802	7395684.7140	1660193.6433
16901	7395688.2403	1660203.3144
16902	7395670.5410	1660250.1839
17001	7395507.2287	1660268.5986
17002	7395564.4934	1660315.4681
17102	7395499.4039	1660343.1334
17201	7395424.0267	1660256.5871
17202	7395414.3957	1660329.9576
17301	7395417.8744	1660253.7772
17302	7395348.0017	1660278.1455
17401	7395391.4428	1660171.9153
17402	7395321.5702	1660196.2836
17501	7395404.9691	1660155.0720
17502	7395347.1512	1660108.8866
17601	7395460.2066	1660089.1265
17602	7395402.3888	1660042.9410
17701	7395460.5388	1660075.6158
17702	7395406.3603	1660025.2106
17801	7395520.5821	1660014.0139
17802	7395466.4036	1659963.6086
17901	7395506.8448	1659950.5019

Building Pad Points		
UNIT/POINT XXX/XX	Northing	Easting
17902	7395433.8861	1659938.1137
18001	7395523.2136	1659866.0503
18002	7395450.2579	1659853.6621
18101	7395520.5699	1659861.2034
18102	7395462.9121	1659814.8184
18201	7395576.0351	1659795.4493
18202	7395518.3773	1659749.0642
18301	7395507.9936	1659779.9385
18302	7395557.4768	1659718.0161
18401	7395671.0525	1659734.5249
18402	7395630.5356	1659672.6025
18501	7395687.7982	1659722.7638
18502	7395648.5842	1659660.0083
18601	7395761.7901	1659678.8868
18602	7395722.5761	1659616.1312
18701	7395786.3576	1659764.9521
18702	7395825.5716	1659627.7077
18801	7395712.3657	1659808.8292
18802	7395751.5797	1659871.5847
18901	7395686.3832	1659829.2100
18902	7395726.4274	1659891.4391
19001	7395612.9806	1659874.0660
19002	7395653.0248	1659936.2951
19101	7395853.1080	1660054.0815
19102	7395900.0735	1659996.8955
19201	7395918.2982	1660110.2085
19202	7395965.2637	1660053.0225

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BUILDING SETBACKS
LOT LINES
LAKESIDE PHASE 2 OVERALL BOUNDARY

0 20 40 80 120

22"x34" SCALE: 1"=40'
11"x17" SCALE: 1"=80'

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In-Person - 1910 Prospector Avenue - Suite 200 - Park City - Utah 84060
Telephone - 435.645.0001 -- Facsimile - 435.776.7590
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MAYFLOWER LAKESIDE TOWNHOMES

PHASE 2A

PLAT 5 OF 5

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file name: LS PH2 Subdivision Plat.dwg | plot date: April 11, 2022 | plotted by: MAD

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