

1 OF 1 05/11/2020

OWNER/DEVELOPER
 IVORY HOMES
 3340 NORTH CENTER STREET
 LEHI, UTAH 84043
 (801) 407-6841
 CONTACT: BRAD MACKAY

FOCUS
 ENGINEERING AND SURVEYING, LLC
 6949 S. HIGH TECH DRIVE SUITE 200
 MIDVALE, UTAH 84047 PH: (801) 352-0075
 www.focusutah.com

SITE TABULATIONS

TOTAL ACREAGE	3.30 ACRES
TOTAL LOTS	32 LOTS
TOTAL ACREAGE IN LOTS	0.96 ACRES
TOTAL OPEN SPACE	0.73 ACRES
TOTAL LIMITED COMMON	0.30 ACRES
TOTAL ACREAGE IN ROW	1.59 ACRES
LANE MILES OF ROAD	0.17 MILES
TOTAL UNITS PER ACRE	9.70 UNITS/ACRE

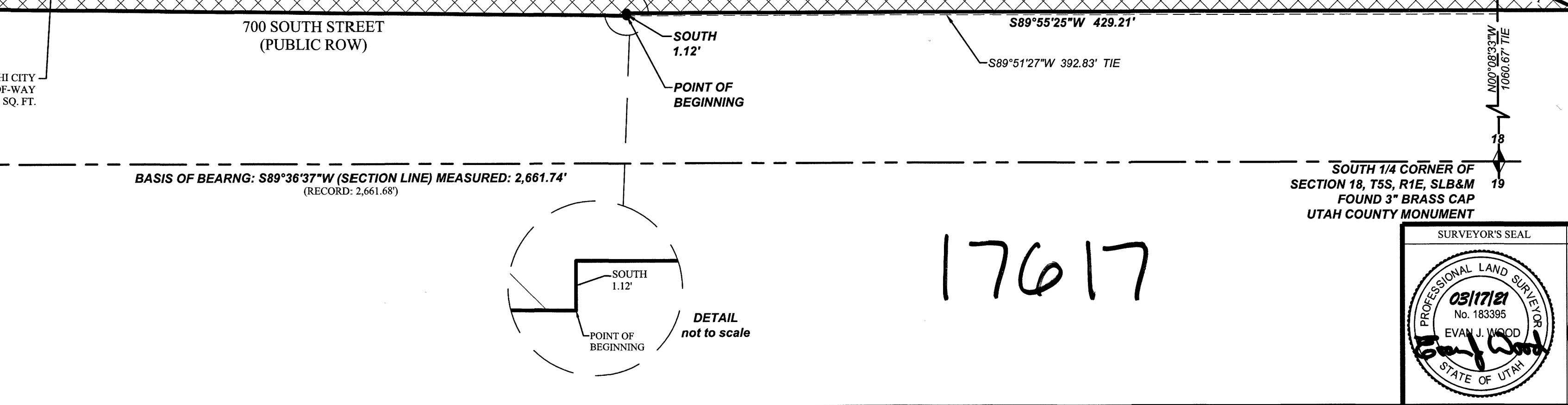
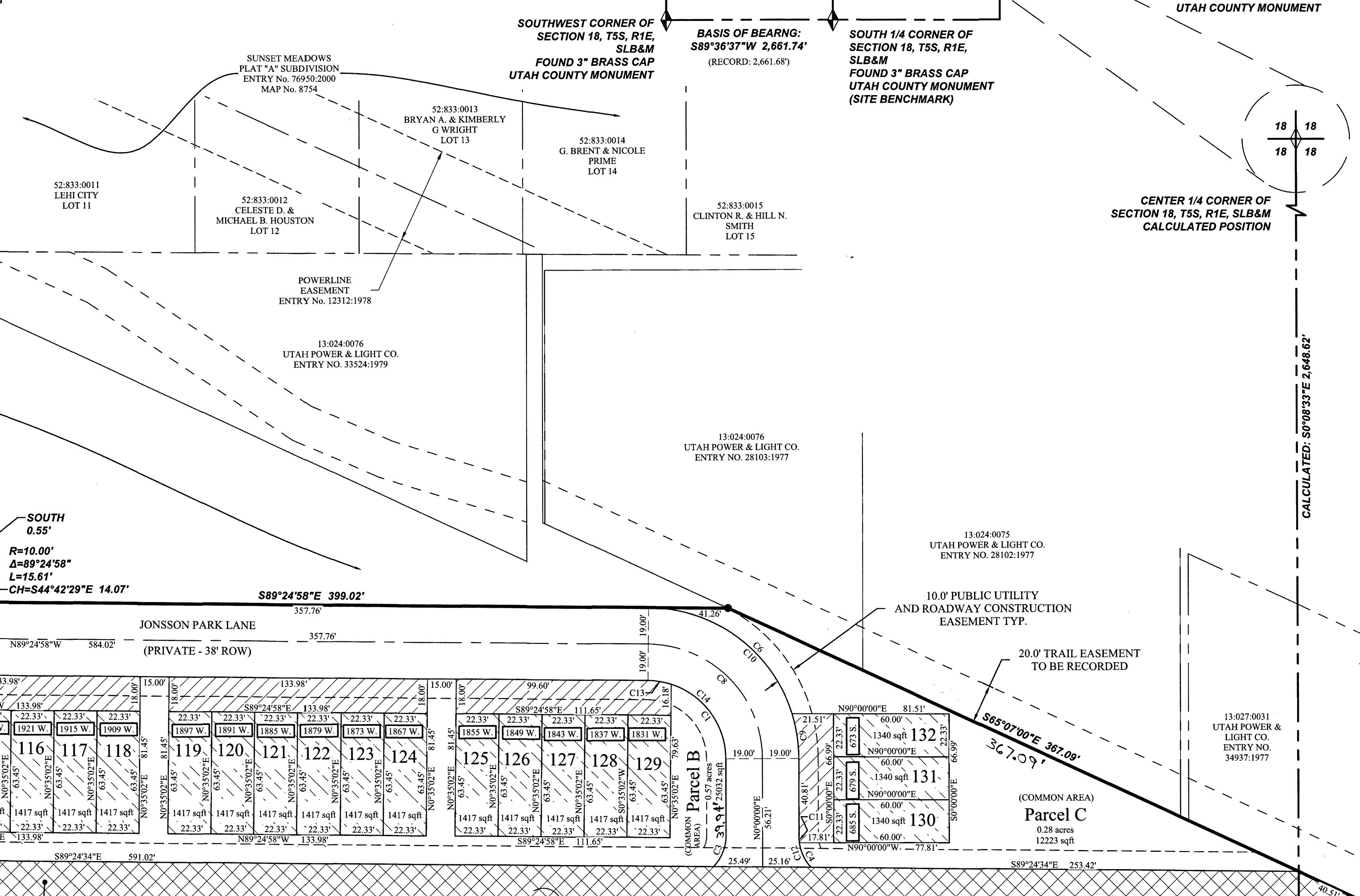
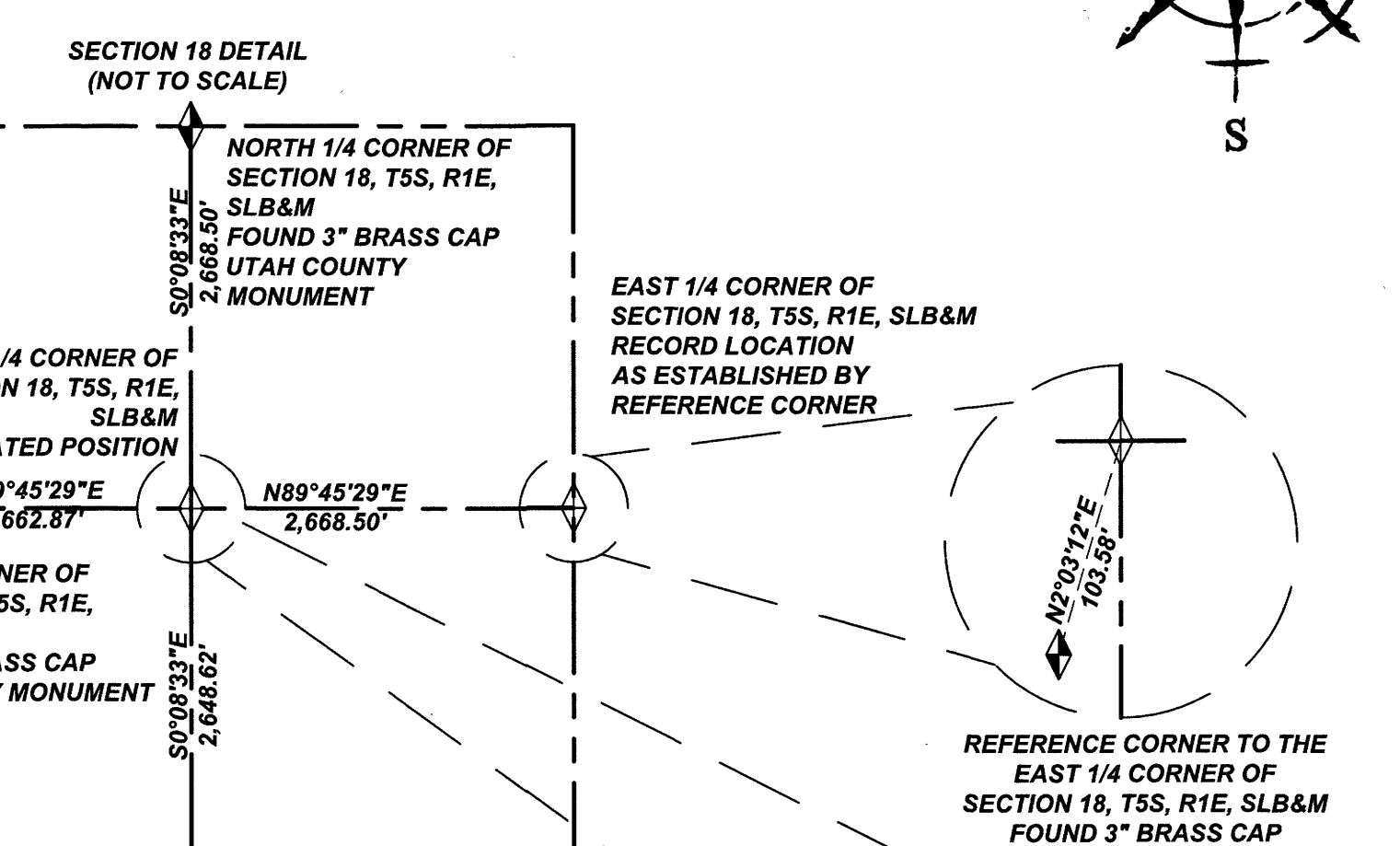
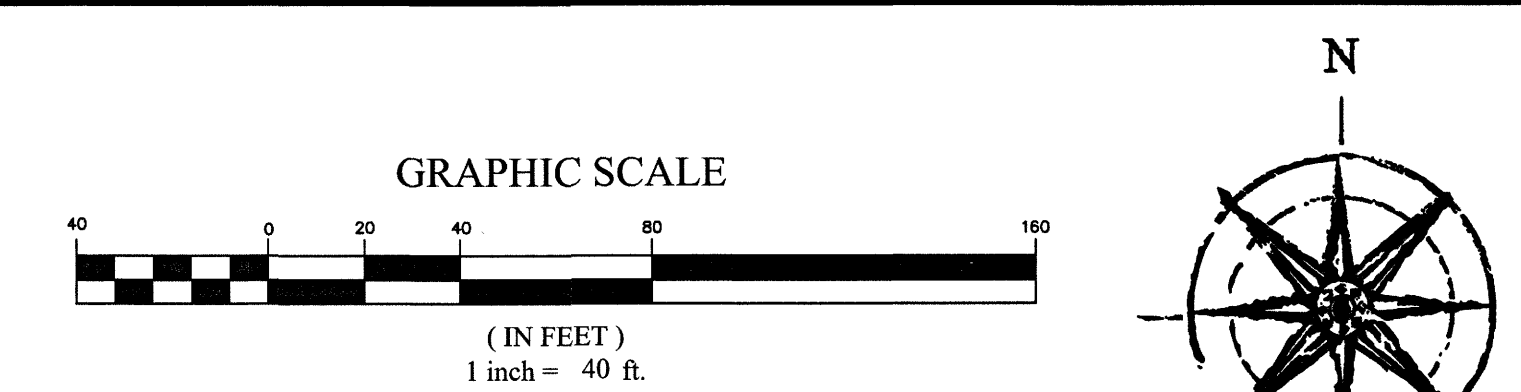
Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	40.76	72°12'59"	51.37	S36°06'30"E	48.04
C2	28.00	29°52'19"	14.60	N20°06'23"E	14.43
C3	23.00	44°07'03"	17.71	N22°03'31"E	17.28
C4	23.00	35°34'15"	14.28	N25°09'04"W	14.05
C5	23.00	42°56'11"	17.24	S21°28'06"E	16.84
C6	78.76	72°15'24"	99.32	N53°17'16"W	92.87
C7	23.00	74°19'00"	29.83	S37°09'30"W	27.78
C8	59.76	89°24'58"	93.26	N44°42'29"W	84.08
C9	78.76	17°09'34"	23.59	N08°34'47"W	23.50
C10	78.76	89°24'58"	122.91	N44°42'29"W	110.81
C11	23.00	72°15'6"	2.96	S03°40'58"E	2.95
C12	23.00	42°56'11"	17.24	S21°28'06"E	16.84
C13	40.76	17°11'58"	12.24	S80°48'59"E	12.19
C14	40.76	89°24'58"	63.61	S44°42'29"E	57.35
C15	23.00	16°16'02"	6.53	S82°27'01"W	6.51
C16	28.00	5°10'13"	2.53	N02°35'07"E	2.53
C17	23.00	90°35'02"	36.36	S45°17'31"W	32.69

THE TOWNS AT SNOW SPRINGS

P.U.D PHASE 1
 LOCATED IN THE SE 1/4 AND SW 1/4 OF SECTION 18, T5S, R1E,
 SALT LAKE BASE & MERIDIAN
 LEHI CITY, UTAH COUNTY, UTAH

- NOTES**
1. #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
 2. THIS AREA IS SUBJECT TO THE NORMAL, EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLES. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISK INHERENT WITH LIVESTOCK.
 3. A 10' PUBLIC UTILITY AND ROADWAY CONSTRUCTION EASEMENT HAS BEEN PROVIDED ALONG ALL STREET FRONTAGE
 4. PARCELS A-C TO BE COMMON/OPEN SPACE OWNED AND MAINTAINED BY THE HOA.
 5. ZONED: R-3
 6. REDUCED BUILDING SETBACKS ON THE JONSSON PROPERTY WILL BE ALLOWED AS
 - A) FRONT ALONG 700 SOUTH STREET = 15' MIN FRONT TO PORCH (TO CREATE A BETTER PEDESTRIAN INTERFACE AND ALLOW FOR MORE FLEXIBLE BUILDING DESIGNS)
 - B) SIDE YARDS ALONG 700 SOUTH STREET = 12' (TO GIVE A 2 FT BUFFER AWAY FROM THE PUE)
 - C) REAR YARD ON THE WEST ADJACENT TO THE EXISTING NEIGHBORHOOD = 20' (TO MATCH THE DAPPLE GRAY PLAT REAR SETBACK)
 7. THIS SITE WILL BE WATERED OFF OF A 1 1/2 INCH SECONDARY WATER SERVICE PROVIDED IN PHASE 1
 8. THE PROPOSED RAIN GARDENS MUST BE BUILT TO CAPACITY AND MAY NOT BE MODIFIED OR ELIMINATED AFTER CONSTRUCTION IS COMPLETE
 9. ALL COMMON AREA AND PRIVATE STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY EASEMENTS



SURVEYOR'S CERTIFICATE

I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 183395 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, blocks, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Evan J. Wood
 Professional Land Surveyor
 Certificate No. 183395

Date: 03/17/2021

BOUNDARY DESCRIPTION

A parcel of land situate in the SW1/4 and the SE1/4 of Section 18, Township 5 South, Range 1 East, SLB&M, located in Lehi City, Utah, being a part of two (2) parcels identified by Utah County tax numbers 13:024:0021 & 13:024:0024, more particularly described as follows:

Beginning at a point on the northerly right-of-way line of 8170 North County Road (700 South Street, Lehi City), located N00°08'33"W 1,060.67 feet along the Quarter Section line and S89°51'27"W 392.83 feet from the South Quarter Corner of Section 18, T5S, R1E, SLB&M; running thence along said northerly right-of-way line N89°20'54"W 643.25 feet; thence N00°00'11"E 177.74 feet to and along the easterly line of DAPPLE GRAY TRAILS PLAT "C" Subdivision, on file as Entry No. 113075:2018, Map No. 16346, in the Utah County Recorder's Office; thence S89°59'52"E 130.45 feet; thence South 17.79 feet; thence along the arc of a curve to the left with a radius of 10.00 feet a distance of 15.61 feet through a central angle of 89°24'58" Chord: S44°42'29"E 14.07 feet; thence S89°24'58"E 160.05 feet; thence along the arc of a curve to the left with a radius of 10.00 feet a distance of 15.81 feet through a central angle of 90°35'02" Chord: N45°17'31"E 14.21 feet; thence North 5.14 feet; thence East 20.00 feet; thence South 0.55 feet; thence along the arc of a curve to the left with a radius of 10.00 feet a distance of 15.61 feet through a central angle of 89°24'58" Chord: S44°42'29"E 14.07 feet; thence S89°24'58"E 399.02 feet to the northeasterly line of a Special Warranty Deed on file as Entry No. 37521:1979 in the Utah County Recorder's Office; thence along said deed thence S65°07'00"E 367.09 feet to the northerly right of way line of said 700 South Street; thence along said northerly right of way S89°55'25"W 429.21 feet; thence South 1.12 feet to the point of beginning.

Contains: 143,816 square feet or 3.30 acres +/-, 32 Lots, 3 Parcels

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCELS, AND STREETS TO BE HEREAFTER KNOWN AS

THE TOWNS AT SNOW SPRINGS

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. PURSUANT TO UTAH CODE 10-9A-604(D) THE OWNER HEREBY CONVEYS THE COMMON AREA, INCLUDING PRIVATE ROADS AND PRIVATE DRIVEWAYS, AS INDICATED HEREON, TO THE TOWNS AT SNOW SPRINGS HOMEOWNERS ASSOCIATION, A UTAH NONPROFIT CORPORATION, WITH A REGISTERED ADDRESS OF 978 WOODOAK LANE, SALT LAKE CITY, UTAH, 84117.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE THIS 18th DAY OF March A.D. 2021

KEVIN ANGLESEY, MANAGER
 VANTAGGIO SNOW SPRINGS TOWNS, LLC

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
 S.S.
 COUNTY OF Salt Lake

ON THE 18th DAY OF March A.D. 2021 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF UTAH, IN SAID STATE OF UTAH, KEVIN ANGLESEY, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE MANAGER OF VANTAGGIO SNOW SPRINGS TOWNS, L.L.C., A UTAH L.L.C. AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 31, JAN. 2023

STEVE OLDKNOW
 A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Salt Lake County
 MY COMMISSION No. 704338
 PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY OF LEHI, 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 22 DAY OF March A.D. 2021

APPROVED BY MAYOR _____

APPROVED _____ ATTEST: _____
 CITY ENGINEER (SEE SEAL BELOW) CLERK/RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS 16 DAY OF February A.D. 2020 BY THE LEHI CITY PLANNING COMMISSION.

DIRECTOR - SECRETARY _____ CHAIR, PLANNING COMMISSION _____

THE TOWNS AT SNOW SPRINGS
 P.U.D PHASE 1
 LOCATED IN THE SE 1/4 & SW 1/4 OF SECTION 18, T5S, R1E,
 SALT LAKE BASE & MERIDIAN
 LEHI CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL: EVAN J. WOOD, No. 183395, STATE OF UTAH, 03/17/21

CITY ENGINEER'S SEAL: LEHI CITY, 03/17/21

CITY RECORDER'S SEAL: LEHI CITY, 03/17/21

COUNTY RECORDER'S SEAL: LEHI CITY, 03/17/21

ENT 59813:2021 Map 4 17617
 ANDREA ALLEN
 UTAH COUNTY RECORDER
 03/17/21 11:18 AM FEE 120.00 P1 301
 RECORDED FOR LEHI CITY CORPORATION

17617