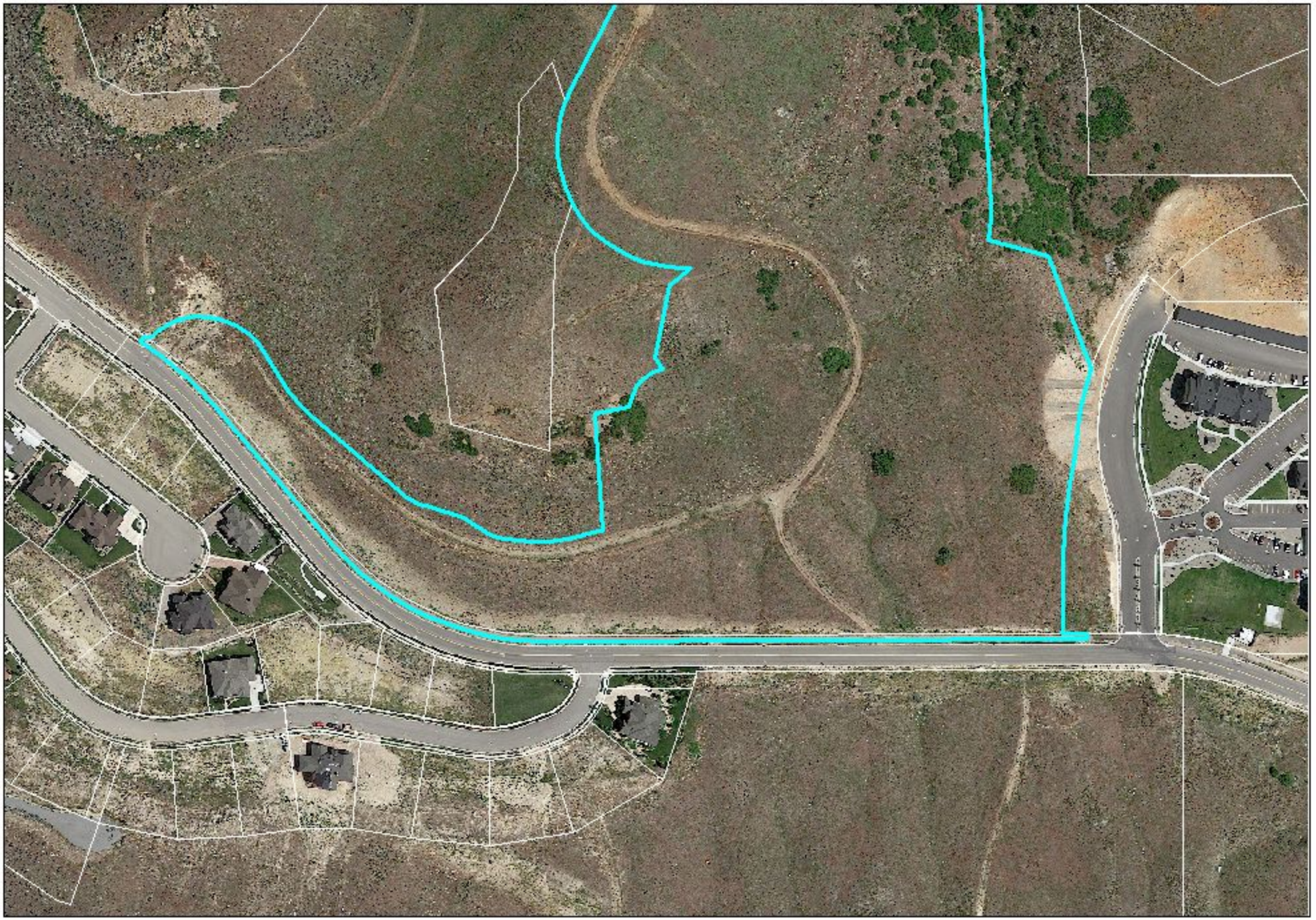
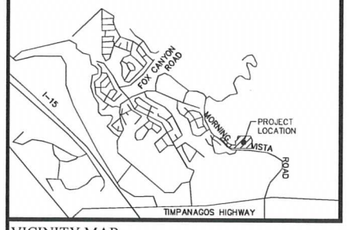
Seasons Towns

Aerial

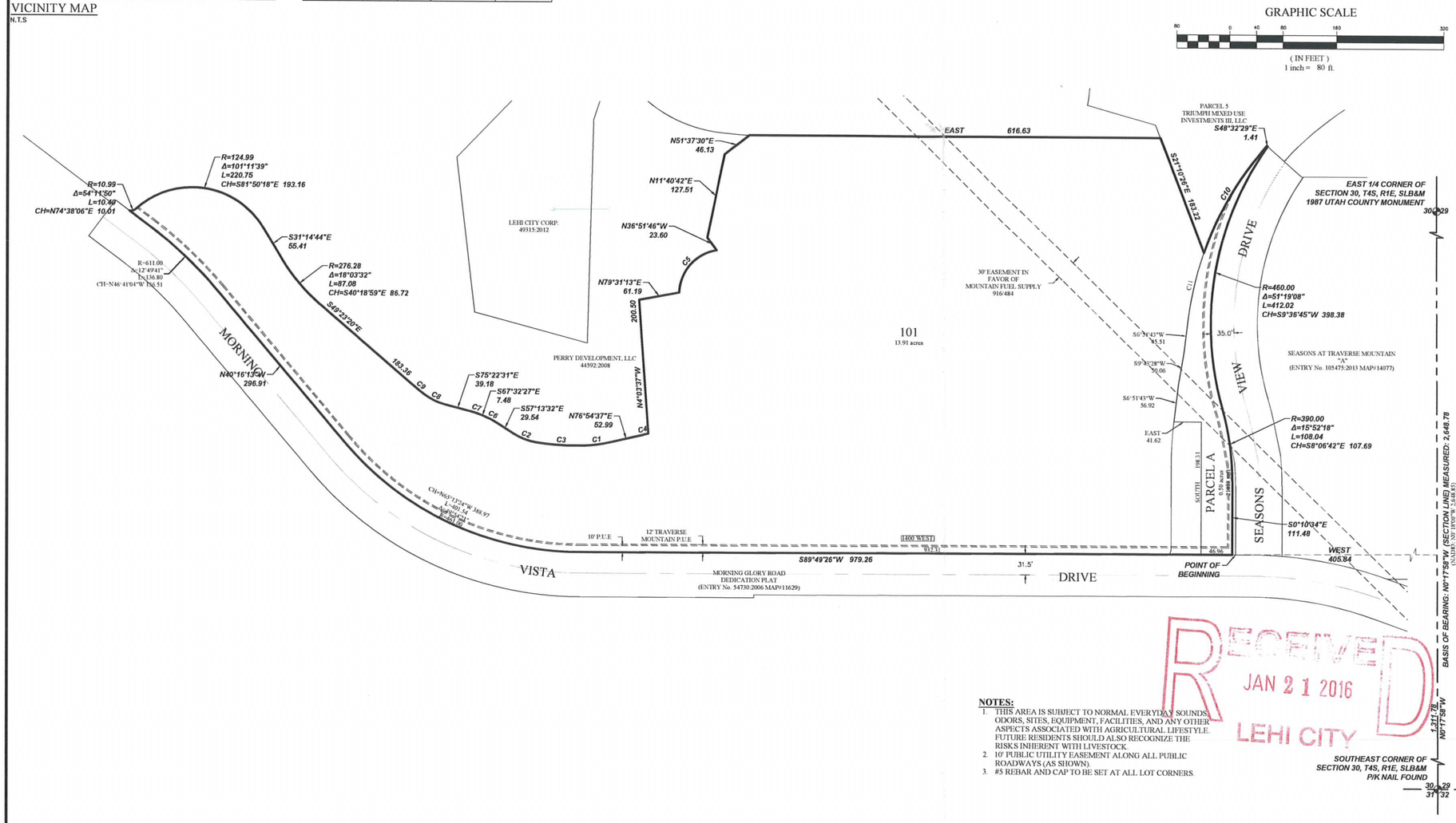




VICINITY MAP
N.T.S

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	188.49	10°37'15"	34.94	N82°15'52"E	34.89
C2	90.04	23°51'00"	37.48	S69°09'16"E	37.21
C3	374.63	11°18'36"	73.95	S86°44'03"E	73.83
C4	187.00	2°22'40"	7.76	N75°43'16"E	7.76
C5	66.98	78°48'06"	92.12	N41°34'44"E	85.03
C6	105.30	10°52'37"	19.99	S62°23'06"E	19.96
C7	120.59	7°12'28"	15.17	S71°27'33"E	15.16
C8	89.18	22°40'46"	35.30	S64°08'25"E	35.07
C9	375.00	3°31'04"	23.02	S51°08'51"E	23.02
C10	484.00	22°09'32"	187.18	N30°22'28"E	186.02
C11	482.58	12°28'29"	105.07	S13°05'25"W	104.86



N

S

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

NOTES:
1. THIS AREA IS SUBJECT TO NORMAL EVERYDAY SOUNDS, ODORS, SITES, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
2. 10' PUBLIC UTILITY EASEMENT ALONG ALL PUBLIC ROADWAYS (AS SHOWN).
3. #5 REBAR AND CAP TO BE SET AT ALL LOT CORNERS.

RECEIVED
JAN 21 2016
LEHI CITY

SURVEYOR'S CERTIFICATE

I, Dennis P. Carlisle, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 172675 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.~~

Dennis P. Carlisle
Professional Land Surveyor
Certificate No. 172675

Date

BOUNDARY DESCRIPTION

A portion of the SE1/4 of Section 30, Township 4 South, Range 1 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the southeast corner of Parcel A, Plat "A", SEASONS AT TRAVERSE MOUNTAIN Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder located N0°17'58"W along the Section line 1,312.07 feet and West 405.84 feet from the Southeast Corner of Section 30, T4S, R1E, S.L.B.& M.; thence along the northerly line of Morning Glory Road the following 5 (five) courses and distances: S89°49'26"W 979.26 feet; thence along the arc of a 461.00 foot radius curve to the right 401.54 feet through a central angle of 49°54'21" (chord: N65°13'24"W 388.97 feet); thence N40°16'13"W 296.91 feet; thence along the arc of a 611.00 foot radius curve to the left 136.80 feet through a central angle of 12°49'41" (chord: N46°41'04"W 136.51 feet); thence N53°05'54"W 39.77 feet; thence Northeasterly along the arc of a 10.99 foot radius non-tangent curve (radius bears: N11°44'02"E) 10.40 feet through a central angle of 54°11'50" (chord: N74°38'06"E 10.01 feet); thence along the arc of a 124.99 foot radius curve to the right 220.75 feet through a central angle of 101°11'39" (chord: S81°50'16"E 193.16 feet); thence S31°14'44"E 55.41 feet; thence Southeasterly along the arc of a 276.28 foot non-tangent curve (radius bears: N58°42'47"E) 87.08 feet through a central angle of 18°03'32" (chord: S40°18'59"E 86.72 feet); thence S49°23'20"E 183.36 feet; thence along the arc of a 375.00 foot radius curve to the left 23.02 feet through a central angle of 3°31'04" (chord: S51°08'51"E 23.02 feet); thence Southeasterly along the arc of an 89.18 foot radius non-tangent curve (radius bears: N37°11'58"E) 35.30 feet through a central angle of 22°40'46" (chord: S64°08'25"E 35.07 feet); thence S75°22'31"E 39.18 feet; thence Southeasterly along the arc of a 120.59 foot radius non-tangent curve (radius bears: S14°56'13"W) 15.17 feet through a central angle of 7°12'28" (chord: S71°27'33"E 15.16 feet); thence S67°32'27"E 7.48 feet; thence Southeasterly along the arc of a 105.30 foot radius non-tangent curve (radius bears: S22°10'35"W) 19.99 feet through a central angle of 10°52'37" (chord: S62°23'06"E 19.96 feet); thence S57°13'32"E 29.54 feet; thence along the arc of a 90.04 foot radius curve to the left 37.48 feet through a central angle of 23°51'00" (chord: S69°09'16"E 37.21 feet) to a point of compound curvature; thence along the arc of a 374.63 foot radius curve to the left 73.95 feet through a central angle of 11°18'36" (chord: S86°44'03"E 73.83 feet); thence Northeasterly along the arc of a 188.49 foot radius non-tangent curve (radius bears: N2°25'31"W) 34.94 feet through a central angle of 10°37'15" (chord: N82°15'52"E 34.89 feet); thence N76°54'37"E 52.99 feet; thence along the arc of a 187.00 foot radius curve to the left 7.76 feet through a central angle of 2°22'40" (chord: N75°43'16"E 7.76 feet); thence N4°03'37"W 200.50 feet; thence N79°31'13"E 61.19 feet; thence Northeasterly along the arc of a 66.98 foot non-tangent curve (radius bears: S87°49'19"E) 92.12 feet through a central angle of 78°48'06" (chord: N41°34'44"E 85.03 feet); thence N36°51'46"W 23.60 feet; thence N11°40'42"E 127.51 feet; thence N51°37'30"E 46.13 feet; thence East 616.63 feet; thence S21°10'26"E 183.22 feet to the westerly line of said SEASONS AT TRAVERSE MOUNTAIN, Plat "A"; thence along said Plat the following 2 (two) courses and distances: Northeasterly along the arc of a 484.00 foot radius non-tangent curve (radius bears: S70°42'15"E) 187.18 feet through a central angle of 22°09'30" (chord: N30°22'29"E 186.02 feet); thence S48°32'29"E 1.41 feet to the northeast corner of Parcel A of said plat on the westerly right-of-way line of Seasons View Drive; thence along said Parcel and street line the following 3 (three) courses and distances: Southwesterly along the arc of a 460.00 foot radius non-tangent curve (radius bears: S54°43'40"E) 412.02 feet through a central angle of 51°19'11" (chord: 9°36'45"W 398.38 feet) to a point of reverse curvature; thence along the arc of a 390.00 foot radius curve to the right 108.03 feet through a central angle of 15°52'16" (chord: S8°06'42"E 107.69 feet); thence S0°10'34"E 111.48 feet to the point of beginning.

Contains: 14.41+/- acres

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ A.D. 20__

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF LEHI CITY, 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 _____ DAY OF _____, A.D. 20____.

APPROVED BY MAYOR

APPROVED BY ENGINEER
(SEE SEAL BELOW)

ATTEST
CLERK-RECORDER
(SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE LEHI CITY PLANNING COMMISSION.

DIRECTOR - SECRETARY

CHAIRMAN, PLANNING COMMISSION

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE _____DAY OF _____A.D. 20 ____ PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC, IN AN FOR THE COUNTY OF _____ IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES:_____

NOTARY PUBLIC
RESIDING IN _____ COUNTY

MY COMMISSION No._____

PRINTED FULL NAME OF NOTARY

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE _____DAY OF _____A.D. 20 ____ PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC, IN AN FOR THE COUNTY OF _____ IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES:_____

NOTARY PUBLIC
RESIDING IN _____ COUNTY

MY COMMISSION No._____

PRINTED FULL NAME OF NOTARY

"A"

SEASONS TOWNS

(INCLUDES THE VACATION OF PARCEL A, PLAT "A" SEASONS AT TRAVERSE MOUNTAIN SUBDIVISION)

A RESIDENTIAL SUBDIVISION

LEHI, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	LEHI CITY ENGINEER SEAL	LEHI CITY RECORDER SEAL

FOCUS©
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www.focusutah.com