

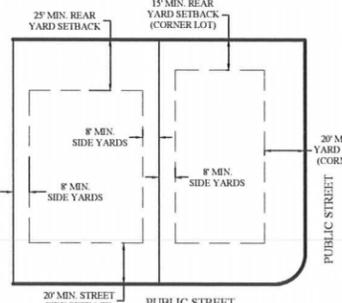
VICINITY MAP
NTS



TABULATIONS:

CURRENT ZONE:	PC
TOTAL AREA:	7.68 ACRES
SINGLE FAMILY LOTS:	24
DENSITY:	3.13 UNITS/ACRE
ROADWAY AREA:	1.03 ACRES
ROADWAY LENGTH:	1,640 FEET

- NOTES:**
- 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.
 - 10' PUBLIC UTILITY EASEMENT ALONG ALL PUBLIC ROADWAYS (AS SHOWN).
 - ALL HOUSE PLANS TO BE SIGNED BY ARCHITECTURAL REVIEW COMMITTEE PRIOR TO SUBMITTING FOR BUILDING PERMIT.
 - 15 REBAR AND CAP TO BE SET AT ALL LOT CORNERS. PLUG TO BE SET IN CURB AT PROJECTION OF SIDE LOT LINES.
 - STORM DETENTION FOR THIS PLAT WILL BE DIRECTED TO THE IVORY RIDGE REGIONAL DETENTION POND LOCATED TO THE NORTHWEST OF PARKSIDE AT IVORY RIDGE PLAT "B" (PREVIOUSLY DEDICATED).
 - SIGHT TRIANGLES PER LEHI CITY DEVELOPMENT CODE SECTION 12.070.D.



Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	528.00	19°16'39"	177.65	N09°38'19"E	176.81
C2	278.00	19°16'39"	93.53	N80°21'41"W	93.09
C3	220.00	19°16'39"	74.02	S80°21'41"E	73.67
C4	15.00	89°58'21"	23.55	N44°59'10"W	21.21
C5	500.00	19°16'39"	168.23	N09°38'19"E	167.43
C6	15.00	90°00'00"	23.56	N64°16'39"E	21.21
C7	306.00	19°16'39"	102.96	N80°21'41"W	102.47
C8	15.00	89°55'56"	23.54	S45°02'13"E	21.20
C9	192.00	19°16'39"	64.60	S80°21'41"E	64.29
C10	15.00	90°00'00"	23.56	S25°43'21"E	21.21
C11	556.00	19°16'39"	187.07	N09°38'19"E	186.19
C12	15.00	23°03'57"	6.04	S11°31'59"W	6.00
C13	61.00	135°5'56"	144.70	N44°53'28"W	113.08
C14	61.00	70°20'03"	74.88	S12°06'04"E	70.27
C16	500.00	5°05'49"	44.48	S02°32'54"E	44.46
C17	500.00	12°46'31"	111.49	N11°29'04"E	111.26
C18	499.93	1°24'19"	12.26	N18°34'29"E	4679.43
C19	306.00	5°47'56"	30.97	S73°37'19"E	30.96
C20	306.00	13°28'43"	71.99	S83°19'38"E	4679.96
C21	593.20	7°17'52"	75.81	S03°54'23"W	75.76
C22	532.17	11°58'47"	111.27	S13°32'43"W	111.07

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 and filed 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 SW1/4 of Section 32, Township 4 South, Range 1 East, Salt Lake Base & Meridian, located in Lehi, Utah, more particularly described as follows:
Beginning at a point on the westerly side of PARK ESTATES AT IVORY RIDGE Subdivision, Plat "F", according to the Official Plat thereof on file in the Office of the Utah County Recorder located N89°55'06" W along the Section line 1,021.01 feet and North 1,087.33 feet from the South 1/4 Corner of Section 32, T4S, R1E, S.L.B.& M.; thence West 101.98 feet; thence along the arc of a 248.00 foot radius curve to the right 83.44 feet through a central angle of 19°16'39" (chord: N80°21'41" W 83.05 feet); thence N70°43'21" W 160.87 feet; thence along the arc of a 250.00 foot radius curve to the left 84.11 feet through a central angle of 19°16'39" (chord: N80°21'41" W 83.72 feet); thence West 162.92 feet; thence N0°04'04" W 161.14 feet; thence S89°55'50" E 274.91 feet; thence N0°04'36" E 799.88 feet; thence S89°58'21" E 75.63 feet; thence along the arc of a 15.00 foot radius curve to the left 5.99 feet through a central angle of 12°52'31" (chord: N78°35'23" E 5.95 feet) to a point of reverse curvature; thence along the arc of a 61.00 foot radius curve to the right 69.80 feet through a central angle of 65°33'51" (chord: S80°03'57" E 66.06 feet); thence S89°59'42" E 178.41 feet; thence S11°12'09" W 282.48 feet; thence South along the extension of, and along the westerly line of said Plat "F" 593.35 feet; thence East along said Plat 35.31 feet; thence South along said Plat 161.00 feet to the point of beginning.

Contains: 7.68 +/- 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 HERON 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 HERETO SET OUR HANDS THIS _____ DAY OF _____ A.D. 20____

IVORY DEVELOPMENT, LLC
BY: CHRISTOPHER P. GAMVROULAS, PRESIDENT

LIMITED LIABILITY ACKNOWLEDGMENT

ON THE _____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, CHRISTOPHER P. GAMVROULAS, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT OF IVORY DEVELOPMENT, LLC, A UTAH L.L.C. AND THAT HE SIGNED THE OWNERS DEDICATION FRIELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF LEHI CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION, 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 _____ ATTEST _____
CLERK-RECORDER
(SEE SEAL BELOW)

APPROVED BY ENGINEER _____
(SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

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

DIRECTOR - SECRETARY _____ CHAIRMAN, PLANNING COMMISSION _____

**PLAT "G"
PARK ESTATES
AT
IVORY RIDGE
A RESIDENTIAL COMMUNITY**

LEHI, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	LEHI CITY ENGINEER SEAL	LEHI CITY RECORDER SEAL
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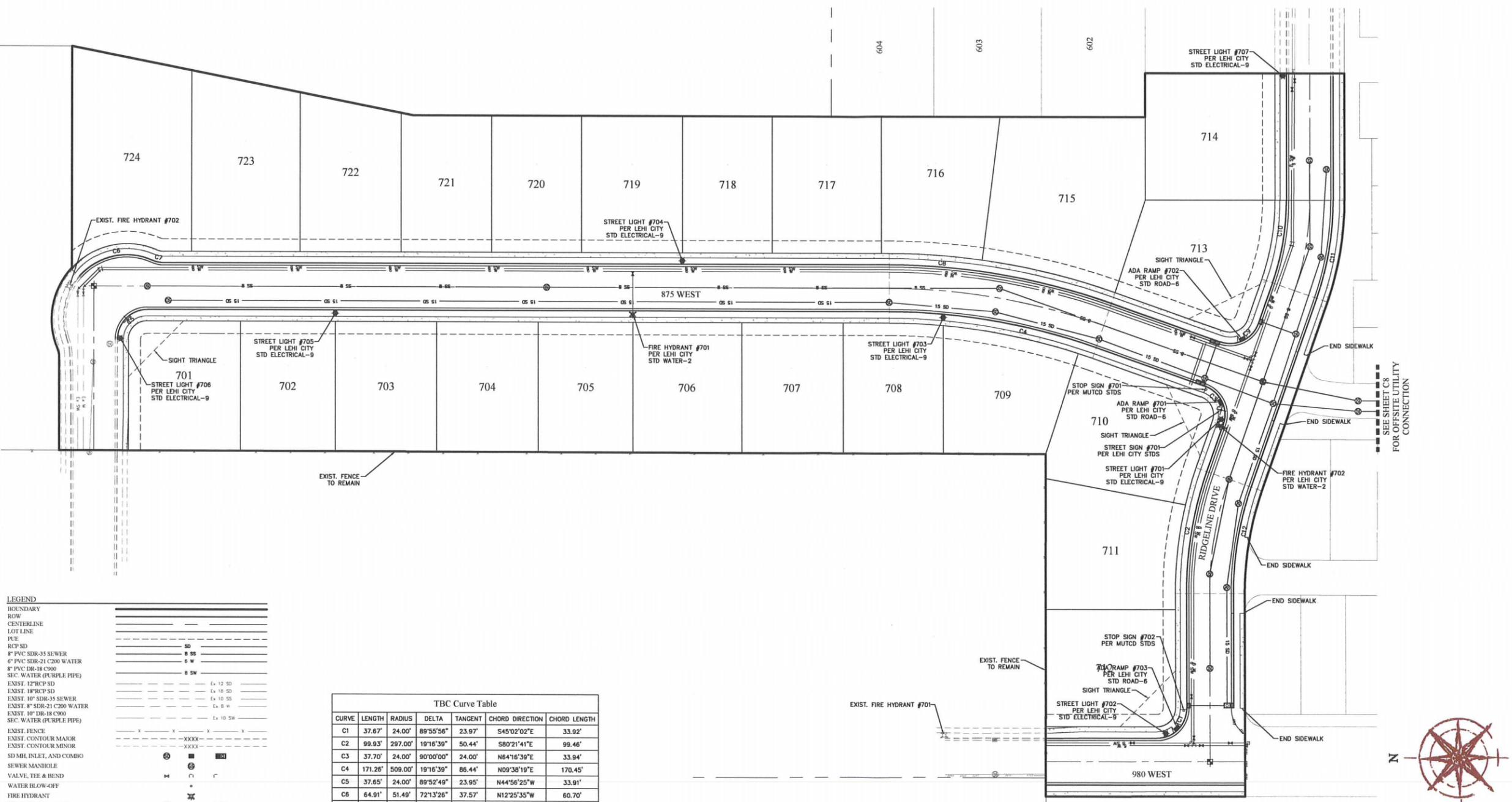
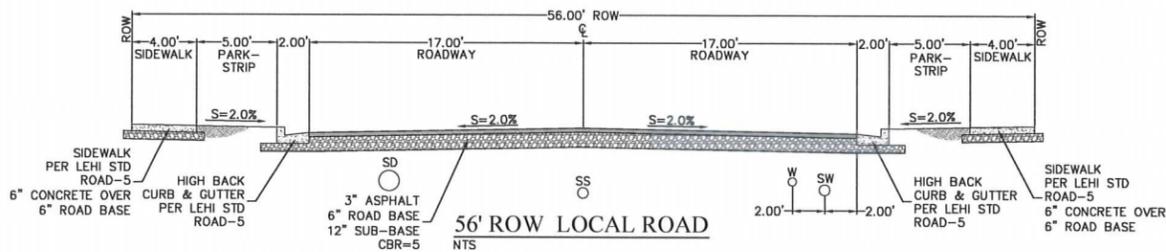
Park Estates Plat G
 Lehi City
 Site Plan

REVISION BLOCK	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

SITE PLAN

Scale: 1"=40' Drawn: BBD
 Date: 1/28/2016 Job #: 15-261
 Sheet: **C3**

Z:\2015\15-261 Park Estates\Design\15-261\Drawings\C3 Site Plan.dwg



LEGEND

BOUNDARY	---
ROW	----
CENTERLINE	----
LOT LINE	----
PUE	----
RCP SD	----
8" PVC SDR-35 SEWER	----
6" PVC SDR-21 C200 WATER	----
8" PVC DR-18 C900	----
SEC. WATER (PURPLE PIPE)	----
EXIST. 12" RCP SD	----
EXIST. 18" RCP SD	----
EXIST. 10" SDR-35 SEWER	----
EXIST. 8" SDR-21 C200 WATER	----
EXIST. 10" DR-18 C900	----
SEC. WATER (PURPLE PIPE)	----
EXIST. FENCE	----
EXIST. CONTOUR MAJOR	----
EXIST. CONTOUR MINOR	----
SD MH, INLET, AND COMBO	----
SEWER MANHOLE	----
VALVE, TEE & BEND	----
WATER BLOW-OFF	----
FIRE HYDRANT	----
EXIST. SD INLET & MH	----
EXIST. SEWER MH	----
EXIST. VALVE, TEE, & BEND	----
EXIST. FIRE HYDRANT	----
EXIST. WATER BLOW-OFF	----
EXIST. POWER POLE	----

TBC Curve Table

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	37.67'	24.00'	89°55'56"	23.97'	S45°02'02"E	33.92'
C2	99.93'	297.00'	19°16'39"	50.44'	S80°21'41"E	99.46'
C3	37.70'	24.00'	90°00'00"	24.00'	N64°16'39"E	33.94'
C4	171.28'	509.00'	19°16'39"	86.44'	N09°38'19"E	170.45'
C5	37.65'	24.00'	89°52'49"	23.95'	N44°56'25"W	33.91'
C6	64.91'	51.49'	72°13'26"	37.57'	N12°25'35"W	60.70'
C7	9.92'	24.00'	23°41'08"	5.03'	S11°50'34"W	9.85'
C8	183.87'	546.50'	19°16'39"	92.81'	N09°38'19"E	183.01'
C9	37.70'	24.00'	90°00'00"	24.00'	S25°43'21"E	33.94'
C10	67.78'	200.98'	19°19'21"	34.21'	S80°20'23"E	67.46'
C11	80.41'	239.00'	19°16'39"	40.59'	N80°21'41"W	80.03'
C12	40.49'	259.00'	8°57'23"	20.28'	N75°12'03"W	40.45'

