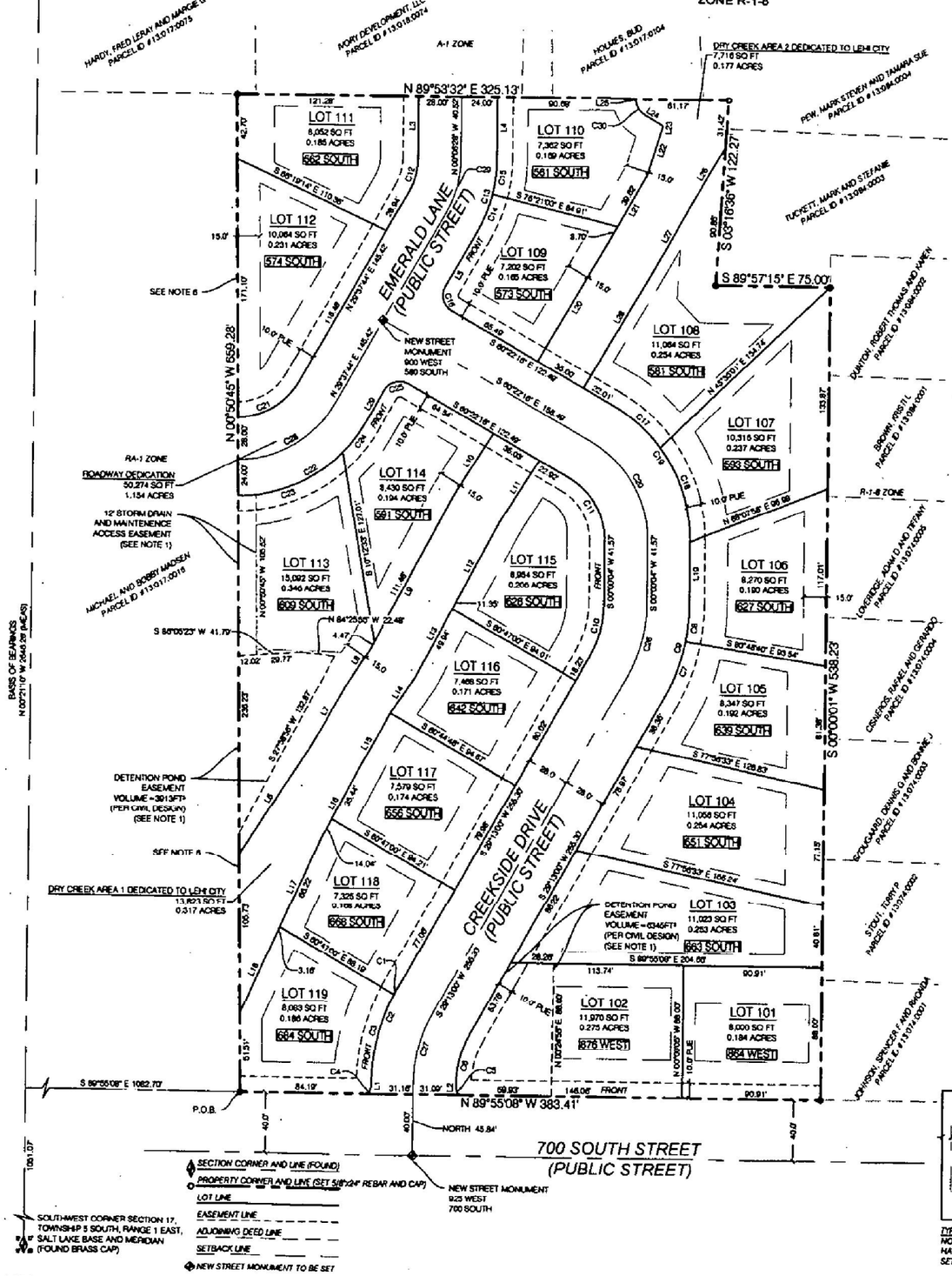
CREEKSIDE FARM RESIDENTIAL SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17,
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH
ZONE R-1-8

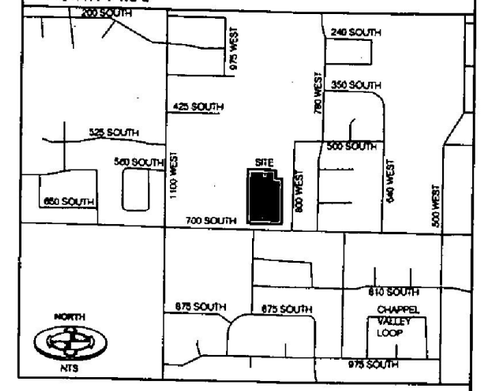


NORTH

GRAPHIC SCALE

(IN FEET)
1 inch = 40ft

VICINITY MAP



NOTES:

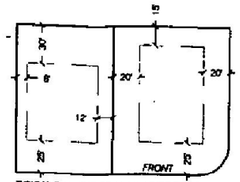
1. PERMANENT DETENTION FACILITY TO BE OWNED AND MAINTAINED BY THE OWNERS OF THIS PROPERTY NOT TO BE ALTERED WITHOUT APPROVAL BY LEHI CITY COUNCIL AND CITY ENGINEER.
2. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
3. AGGREGATE AREAS:
   LOTS: 4.093 ACRES
   DRY CREEK: 0.494 ACRES
   ROADWAY: 1.154 ACRES
4. DENSITY BONUS IN LIEU OF TRAIL ROW DEDICATION & IMPROVEMENTS, & 700 SOUTH ADDITIONAL PAVEMENT: 3 LOTS
5. ACCORDING TO WESTERN TECHNOLOGIES INC.'S GEOTECHNICAL EVALUATION, WT JOB NO. 6123JW162.
   "GROUNDWATER WAS ENCOUNTERED AT A DEPTH OF 6 FEET BELOW THE EXISTING GRADE. WESTERN TECHNOLOGIES RECOMMENDS THAT THE BASEMENT FLOOR ELEVATION BE A MINIMUM OF THREE (3) FEET ABOVE THE GROUNDWATER ELEVATION AND THAT A FOUNDATION DRAIN BE PLACED AROUND THE BASEMENT AREAS OF THE HOUSE."
6. FENCING TO BE INSTALLED PER AGREEMENT BETWEEN OWNER AND DALE/BOBBY MADSEN, DATED SEPTEMBER 17, 2014

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	2.94'	128.00'	1°18'50"	S 28°33'38" W	2.94'
C2	62.34'	128.00'	27°54'10"	S 13°57'05" W	61.72'
C3	62.34'	128.00'	27°54'10"	S 13°57'05" W	61.72'
C4	6.23'	5.50'	64°32'27"	N 32°26'19" E	5.90'
C5	6.15'	5.50'	64°02'13"	S 32°01'12" E	5.83'
C6	36.71'	72.00'	29°13'00"	S 14°36'30" W	36.32'
C7	40.74'	128.00'	18°14'13"	N 20°06'53" E	40.57'
C8	24.53'	128.00'	10°58'43"	N 05°29'29" E	24.49'
C9	40.74'	128.00'	18°14'13"	N 20°06'53" E	40.57'
C10	36.71'	72.00'	29°13'56"	N 14°36'32" E	36.32'
C11	49.52'	47.00'	60°22'20"	N 30°11'06" W	47.26'
C12	24.36'	47.00'	29°44'12"	N 14°45'38" E	24.12'
C13	27.61'	99.00'	15°58'47"	N 21°38'21" E	27.52'
C14	27.61'	99.00'	15°58'47"	N 21°38'21" E	27.52'
C15	23.77'	99.00'	13°45'28"	N 08°48'14" E	23.71'
C16	18.85'	12.00'	90°00'00"	S 15°22'16" E	16.97'
C17	42.39'	103.00'	23°34'23"	N 48°35'04" W	42.08'
C18	66.15'	103.00'	36°47'56"	N 18°23'58" W	65.02'
C19	66.15'	103.00'	36°47'56"	N 18°23'58" W	65.02'
C20	79.03'	75.00'	60°22'20"	S 30°11'06" E	75.42'
C21	48.83'	47.00'	59°31'31"	N 50°23'30" E	46.66'
C22	77.59'	99.00'	44°54'18"	N 66°42'07" E	75.62'
C23	77.59'	99.00'	44°54'18"	N 66°42'07" E	75.62'
C24	25.26'	99.00'	14°37'15"	N 36°58'22" E	25.19'
C25	18.85'	12.00'	90°00'00"	S 74°37'44" W	16.97'
C26	50.00'	100.00'	29°12'56"	S 14°36'32" W	50.44'
C27	50.00'	100.00'	29°13'00"	S 14°36'30" W	50.44'
C28	77.92'	75.00'	59°31'31"	N 59°23'30" E	74.46'
C29	38.93'	75.00'	29°44'12"	N 14°45'38" E	38.49'
C30	12.01'	12.00'	57°21'59"	S 31°02'18" E	11.52'

PARCEL LINE TABLE

LINE #	BEARING	DISTANCE
L1	S 00°00'00" E	0.82'
L2	S 00°00'00" W	0.94'
L3	N 00°06'28" W	40.52'
L4	S 00°06'28" E	40.52'
L5	S 29°37'44" W	41.11'
L6	N 33°10'54" E	86.42'
L7	N 29°37'14" E	46.79'
L8	N 33°29'13" E	26.98'
L9	N 27°46'37" E	115.95'
L10	N 32°01'54" E	47.44'
L11	N 32°01'54" E	47.72'
L12	N 28°08'27" E	54.68'
L13	N 27°26'00" E	61.30'
L14	N 33°25'27" E	30.12'
L15	N 29°37'15" E	44.61'
L16	N 27°57'51" E	49.47'
L17	N 24°14'22" E	59.38'
L18	N 24°30'20" E	59.60'
L19	S 00°00'04" W	41.57'
L20	N 29°53'50" E	95.04'
L21	N 29°48'45" E	48.32'
L22	N 17°16'24" E	32.24'
L23	N 04°04'22" E	1.46'
L24	N 50°43'18" W	13.81'
L25	N 02°21'18" W	0.47'
L26	S 30°16'42" W	39.45'
L27	S 28°48'45" W	49.91'
L28	S 29°53'50" W	95.21'
L29	N 29°37'44" E	24.31'



TYPICAL BUILDING SETBACKS (NOT TO SCALE)
NOTE: SEVERAL LOTS HAVE BEEN APPROVED TO HAVE NON-CONFORMING SETBACKS. ALL SETBACK LINES ARE SHOWN ON THE MAP.

SURVEYOR'S CERTIFICATE

I, KAGAN M. DIXON DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 9061091, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, A SURVEY HAS BEEN MADE OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:

CREEKSIDE FARM RESIDENTIAL SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS MEET MINIMUM AREA, WIDTH AND FRONTAGE REQUIREMENTS OF THE APPLICABLE ZONING ORDINACE.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 700 SOUTH STREET, SAID POINT ALSO BEING NORTH 00°21'10" WEST ALONG THE SECTION LINE A DISTANCE OF 1051.07 FEET AND SOUTH 89°55'08" EAST 1062.70 FEET FROM THE SOUTH-WEST CORNER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 00°50'45" WEST 659.28 FEET; THENCE NORTH 89°53'32" EAST 325.13 FEET TO THE WEST LINE OF CREEK MEADOWS PLAT "B", ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER, THENCE ALONG SAID SUBDIVISION THE FOLLOWING TWO (2) COURSES, 1) SOUTH 03°16'36" WEST 122.27 FEET, 2) SOUTH 89°57'15" EAST 75.00 FEET TO THE WEST LINE OF CREEK MEADOWS PLAT "A", ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER, THENCE SOUTH 00°00'01" WEST ALONG SAID WEST LINE A DISTANCE OF 538.23 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 700 SOUTH STREET; THENCE NORTH 89°55'08" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 383.41 FEET TO THE POINT OF BEGINNING.

CONTAINS 5.681 ACRES, MORE OR LESS
19 LOTS

KAGAN M. DIXON No. 9061091 PROFESSIONAL LAND SURVEYOR STATE OF UTAH

OWNER'S DEDICATION

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

CREEKSIDE FARM RESIDENTIAL SUBDIVISION

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. IN WITNESS WHEREBY _____ HAVE HEREUNTO SET _____ THIS _____ DAY OF _____ A.D., 20___.

ACKNOWLEDGMENT

STATE OF UTAH
County of Utah } S.S.

ON THE ___ DAY OF _____ A.D., 20___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF UTAH IN SAID STATE OF UTAH, THE SIGNER( ) OF THE ABOVE OWNER'S DEDICATION, _____ IN NUMBER WHO DULY ACKNOWLEDGED TO ME THAT SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____

RECEIVED JAN 21 2016

NOTARY PUBLIC
RESIDING IN UTAH COUNTY

APPROVAL BY LEGISLATIVE BODY

THE CITY COUNCIL OF 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 THE PUBLIC PURPOSE OF THE PERPETUAL USE OF SAID PUBLIC.
THIS ___ DAY OF _____, A.D. ____.

CITY MAYOR

CITY ENGINEER (SEE SEAL BELOW)

ATTEST:
CLERK-RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20___, BY THE LEHI CITY COUNCIL.

DIRECTOR - SECRETARY

CHAIRMAN, PLANNING COMMISSION

CITY COUNCIL APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20___, BY THE LEHI CITY COUNCIL.

DIRECTOR - SECRETARY

CHAIRMAN, CITY COUNCIL

BENCHMARK CIVIL

BENCHMARK ENGINEERING & LAND SURVEYING
9130 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7102
www.benchmarkcivil.com

NOTARY PUBLIC SEAL	RECORDER SEAL	CITY ENGINEER SEAL

CREEKSIDE FARM RESIDENTIAL SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17,
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

SHEET 1 OF 2

RECORDED # _____

STATE OF UTAH, COUNTY OF UTAH, RECORDED AND FILED AT THE REQUEST OF _____
DATE _____ TIME ____ BOOK ____ PAGE ____

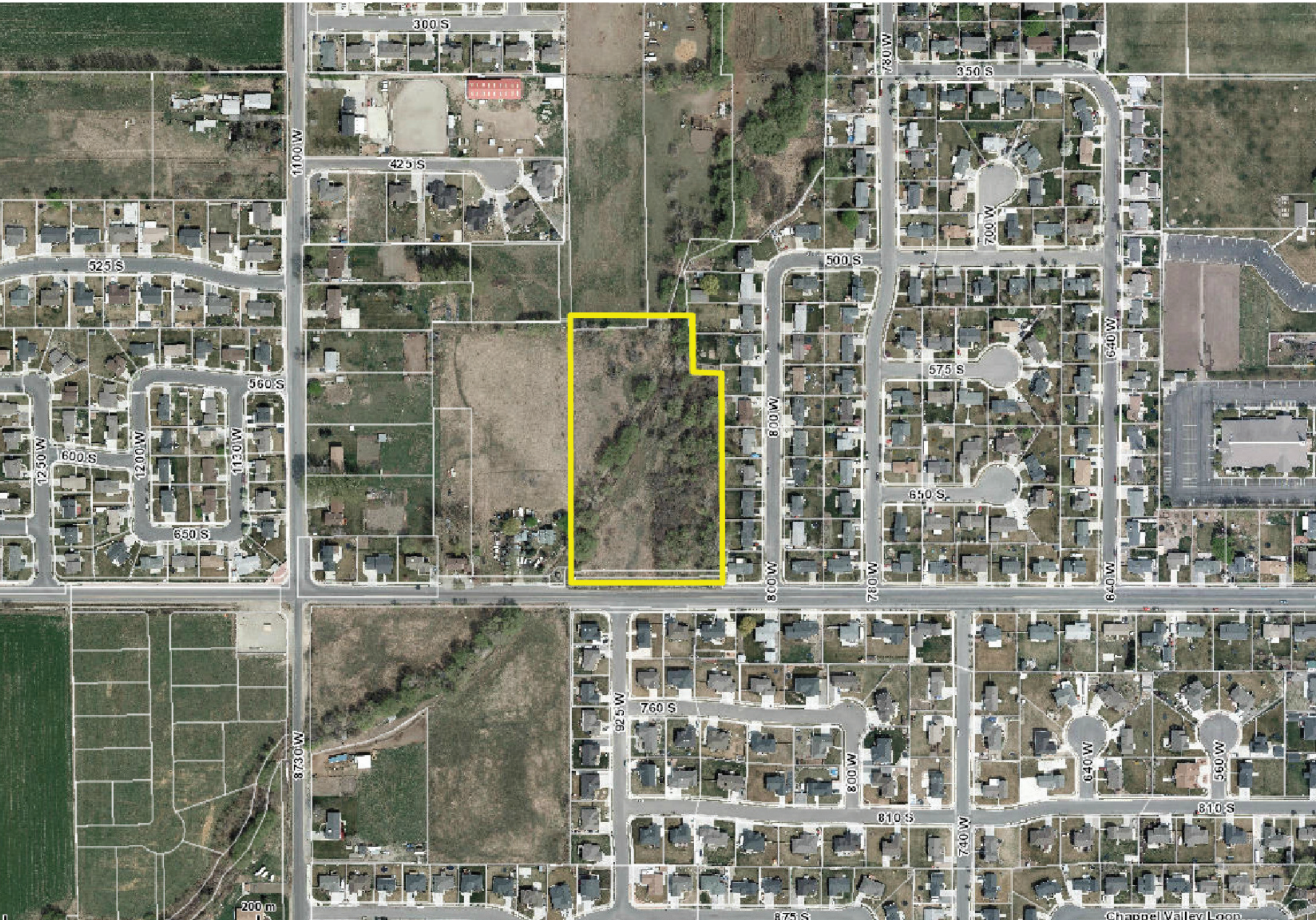
FEE $

UTAH COUNTY RECORDER

100507zsp.dwg

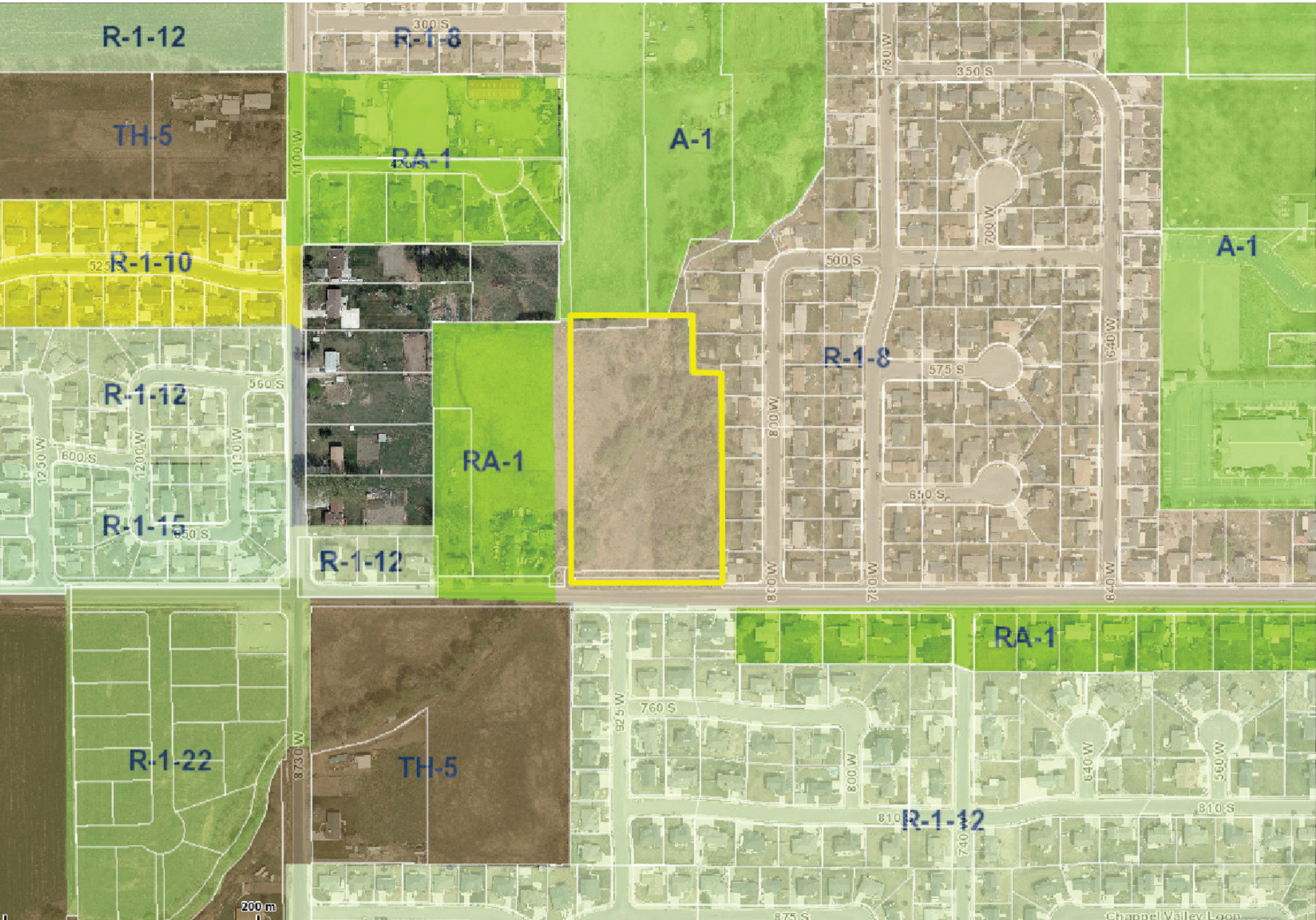
Creekside Farms

Aerial



Creekside Farms

Zoning



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