



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	60.00	24.72	23°36'25"	24.55	S 77°46'43" E
C2	60.00	71.84	68°36'25"	67.63	N 79°43'17" E
C3	60.00	71.84	68°36'25"	67.63	N 11°6'53" E
C4	60.00	143.69	137°12'49"	111.73	N 45°25'5" E
C5	60.00	24.72	23°36'25"	24.55	N 11°23'7" W
C6	60.00	11.76	11°13'46"	11.74	N 17°34'27" W
C7	60.00	12.96	12°22'39"	12.94	N 5°46'14" W
C8	12.00	18.85	90°0'0"	16.97	N 45°25'5" E
C9	12.00	18.84	89°56'34"	16.96	N 45°23'22" E
C10	12.00	18.86	90°3'26"	16.98	N 44°36'38" E
C11	12.00	18.84	89°56'34"	16.96	N 45°23'22" E
C12	12.00	18.86	90°3'26"	16.98	S 44°36'38" E
C13	12.00	18.84	89°56'34"	16.96	S 45°23'22" E
C14	12.00	18.86	90°3'26"	16.98	S 44°36'38" W
C15	12.00	18.84	89°56'34"	16.96	S 45°23'22" W
C16	12.00	18.86	90°3'26"	16.98	N 44°36'38" W

- GENERAL NOTES**
- 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.
 - ALL LOT CORNERS SHALL BE MARKED WITH AN APPROVED TYPE OF METAL PEG AT LEAST 5/8" IN DIAMETER AND TWENTY-FOUR INCHES IN LENGTH. ALL LOT CORNERS ADJACENT TO STREET FRONTAGE SHALL BE PROJECTED TO CURB AND GUTTER AND INDICATED BY A COPPER RIVET. CORNER MARKERS MUST BE INSTALLED PRIOR TO ISSUANCE OF ANY BUILDING PERMITS. MONUMENTS TO BE CONSTRUCTED PER LEHI CITY DESIGN STANDARDS PAGE 2-12.
 - TRAIL LOCATION MUST BE STAKED AND REVIEWED BY THE PARKS AND PLANNING DIVISIONS PRIOR TO INSTALLATION.
 - LOTS 7, 8, 11 AND 12 WILL REQUIRE REVIEW OF FENCE STAKING PRIOR TO INSTALLATION OF FENCING ALONG THE TRAIL CORRIDOR TO ENSURE FENCING IS PLACED ON THE PROPERTY LINE AND NOT ON THE EDGE OF TRAIL.
 - RIGHT TO FARM FENCE PLACED ALONG THE EAST SUBDIVISION BOUNDARY LINE.
 - BASEMENT FINISHED FLOOR ELEVATIONS SHOULD BE AT LEAST 4 FEET ABOVE GROUND WATER.
 - FOUR ADDITIONAL LOTS, REDUCED LOT SIZE, AND REDUCED FRONTAGE WAS GRANTED FOR THIS SUBDIVISION IN LIEU OF REIMBURSEMENT FOR DRY CREEK IMPROVEMENTS, DRY CREEK TRAIL CONSTRUCTION, PARK IMPROVEMENTS AND DEDICATION OF ASSOCIATED PROPERTY.

TABULATIONS

TOTAL PROJECT AREA:	533,619 SF/12.25 ACRES
R.O.W. AREA:	117,620 SF/2.70 ACRES
LOT AREA:	348,209 SF/7.99 ACRES
OPEN SPACE:	67,790 SF/1.56 ACRES
TOTAL LOTS:	21 LOTS
DENSITY (UNITS/ACRE):	1.71 LOTS/ACRES
LANE MILES OF ROAD:	0.34 MILES
ZONE:	R-1-22

LAND SURVEYOR:
AZTEC ENGINEERING INC.
 732 N. 780 W.
 AMERICAN FORK, UT. 84003
 AZTECENGINEERING@GMAIL.COM

Notary Public
JULIE ANN ALLEN
 NOTARY PUBLIC-STATE OF UTAH
 COMMISSION # 108472
 COMM. EXP. 01-22-2024

City Engineer Seal
 4/27/21

Surveyor's Seal
 4-1-21

County Recorder
 444 # 17658
 ANDREW ALLEN
 UTAH COUNTY RECORDER
 2021 APR 30 11:49 AM FEE \$2.00 BY
 RECORDED FOR LEHI CITY CORPORATION

SURVEYOR'S CERTIFICATE
 I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6418780, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S) I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, COMMON AREA, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AND THAT THIS IS TRUE AND CORRECT.
 APRIL 1, 2021
 DATE
 (SEE SEAL BELOW)

BOUNDARY DESCRIPTION
 Beginning at a point located North 2703.15 feet and East 1605.33 feet from the Southwest Corner of Section 19, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence North 0°25'05" East along a fence line along the easterly boundary of Snow's Springs Plat "A" a distance of 959.26 feet; thence East 658.19 feet; thence along a boundary line agreement (Entry 9286:2019) the following seven courses and distances: 1) South 0°11'58" East 548.35 feet, 2) South 7°28'39" West 20.00 feet, 3) South 13°46'34" West 41.63 feet, 4) South 1°39'47" West 33.34 feet, 5) North 88°59'47" West 74.32 feet, 6) South 55°24'19" West 497.92 feet, and 7) South 35°02'57" West 51.61 feet; thence North 87°21'58" West along a boundary line agreement (Entry 11093:2015) a distance of 138.34 feet to the point of beginning. Area = 12.250 Acres
 Basis of Bearing is North 0°08'54" West 5305.50 from the Southwest Corner of Section 19, Township 5 South, Range 1 East Salt Lake Base and Meridian to the Northwest Corner of said Section 19.
 Coordinate System is NAD83

OWNER'S DEDICATION
 KNOW ALL BY THESE PRESENT THAT I (WE), THE UNDERSIGNED OWNER(S), OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON, AND SHOWN ON THIS MAP, AND SUBJECT TO ANY CONDITIONS AND RESTRICTIONS STATED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, OPEN SPACE, STREETS, AND EASEMENTS, AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON TO LEHI CITY CORPORATION.
 IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 1st DAY OF APRIL, A.D. 2021
 PATTERSON HOMES, LLC
 SCOTT DUNN, MANAGER
 MATT CHILDS, MANAGER
 PRINTED NAME OF OWNER(S)
 AUTHORIZED SIGNATURE(S)

ACKNOWLEDGMENT
 STATE OF UTAH
 COUNTY OF UTAH
 ON THE 1st DAY OF APRIL, 2021, PERSONALLY APPEARED BEFORE ME THE FOREGOING OWNERS KNOWN TO ME TO BE AUTHORIZED TO EXECUTE THE DEDICATION FOR AND ON BEHALF OF THE OWNERS WHO DULY ACKNOWLEDGED TO ME THAT THE DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.
 61-08-2024
 MY COMMISSION EXPIRES
 NOTARY PUBLIC (SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY
 THE COUNCIL OF LEHI CITY, 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 21st DAY OF APRIL, 2021.
 APPROVED
 MAYOR
 APPROVED
 ENGINEER (SEE SEAL BELOW)
 ATTEST
 CITY RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL
 APPROVED THIS 22nd DAY OF APRIL, 2021 BY THE LEHI CITY PLANNING COMMISSION.
 DIRECTOR - SECRETARY
 CHAIRPERSON, PLANNING COMMISSION.

PLAT "A"
SOUTH CREEK
 RESIDENTIAL SUBDIVISION
 LEHI CITY UTAH COUNTY, UTAH
 SCALE: 1" = 50 FEET

SEC 19 T5S R1E T0000g