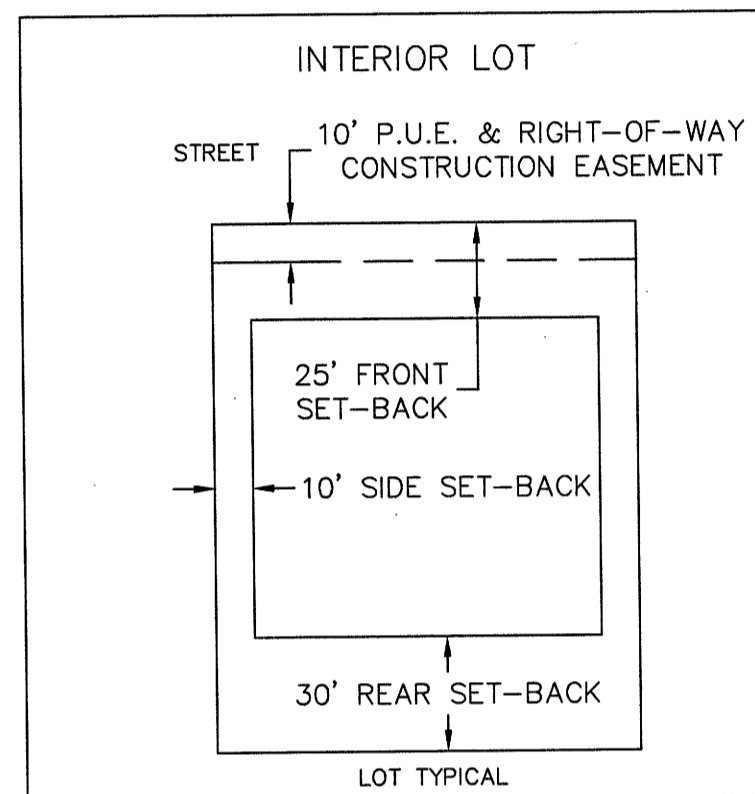
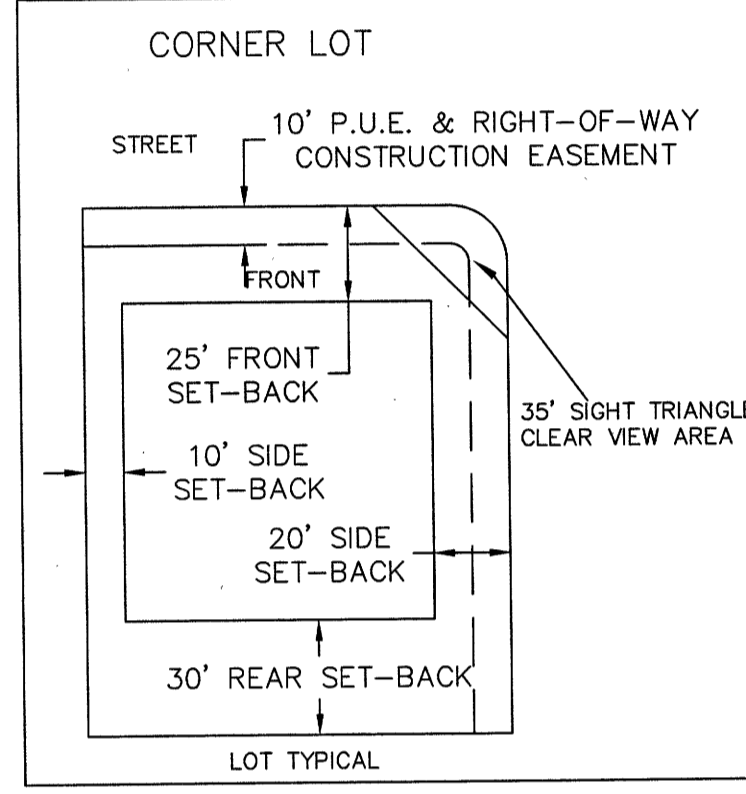


VICINITY MAP  
NOT TO SCALE

SET-BACK & EASEMENT DETAIL  
TO SCALE



SET-BACK & EASEMENT DETAIL  
TO SCALE



TABULATIONS

TOTAL PROJECT AREA:	4.76 ACRES
R.O.W. AREA:	1.14 ACRES
LOT AREA:	3.62 ACRES
TOTAL LOTS:	8
DENSITY (UNITS/ACRE):	1.68
LANE MILES OF ROAD:	0.108
ZONE:	R-1-22

LOT 8 STORM DRAIN  
MAINTENANCE NOTE

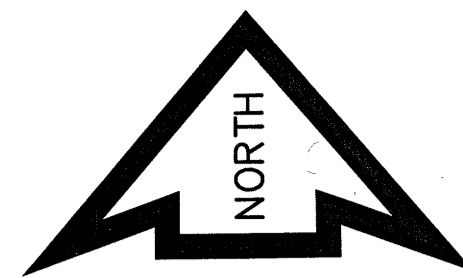
PERMANENT DETENTION FACILITY TO BE OWNED AND MAINTAINED BY THE OWNERS OF LOT 8 AND IS NOT TO BE ALTERED OR REMOVED WITHOUT APPROVAL FROM THE LEHI CITY COUNCIL AND LEHI CITY ENGINEER.

GENERAL NOTES

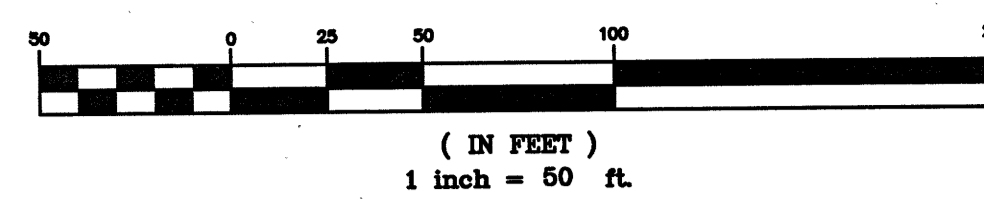
- ALL CONSTRUCTION IS TO BE DONE AS PER THE 2016 EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS AND 2007 LEHI CITY POWER SPECIFICATIONS.
- ALL ADA ACCESSIBLE SIDEWALK RAMP WILL BE CONSTRUCTED IN ACCORDANCE WITH THE 2016 EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENT SPECIFICATIONS.
- THERE IS NO OPEN SPACE IN THIS PROJECT.
- THERE ARE NO SENSITIVE LANDS IN THIS PROJECT.
- LOT 1 & LOT 8 ARE TO MAINTAIN THE LARGE PARK STRIPS LOCATED IN THE R.O.W. ALONG 1900 SOUTH NEXT TO THEIR LOT.
- POWER NOTES: DEVELOPER IS RESPONSIBLE FOR ALL RMP CUSTOMER PURCHASES, AND COORDINATION OF ANY RELOCATIONS. A LINE EXTENSION, CONDUIT AND EQUIPMENT WILL BE REQUIRED.
- RIGHT-TO-FARM NOTE:  
\*This area is subject to the normal, everyday sounds, odors, sites, equipment, facilities, and other aspects associated with agriculture lifestyle. Future residents should also recognize the risk inherent with livestock.\*
- 'RIGHT TO FARM' FENCE IS TO BE PLACED ALONG THE WEST SUBDIVISION BOUNDARY LINE.
- LOT 8 PRIVATE DETENTION POND VOLUME PROVIDED=6,498 C.F. PERMANENT DETENTION FACILITY TO BE OWNED & MAINTAINED BY THE OWNERS OF THIS LOT & IS NOT TO BE ALTERED OR REMOVED WITHOUT APPROVAL FROM LEHI CITY COUNCIL & LEHI CITY ENGINEER.
- FLOOR SLABS TO BE AT LEAST 4' ABOVE GROUND WATER AND NOT TO BE BELOW NATIVE GRADE.  
NATIVE GRADE ELEVATIONS FOR EACH LOT: LOT 1=4495.3, LOT 2=4495.6, LOT 3=4495.8, LOT 4=4496.6, LOT 5=4496.0, LOT 6=4495.7, LOT 7=4495.2, LOT 8=4495.1
- ONE ADDITIONAL LOT WAS ALLOWED IN LIEU OF CITY PAYMENT FOR 1900 SOUTH ADDITIONAL ROAD RIGHT-OF-WAY & IMPROVEMENTS.

Developer: Lehi Development Group, LLC  
c/o Jen Gordon  
1194 San Anita Drive  
Kaysville, UT 84037

PREPARED BY:  
**LEVEL OF FOCUS, INC**  
1334 East 1150 South  
Spanish Fork, Utah 84660  
(801) 319-5441



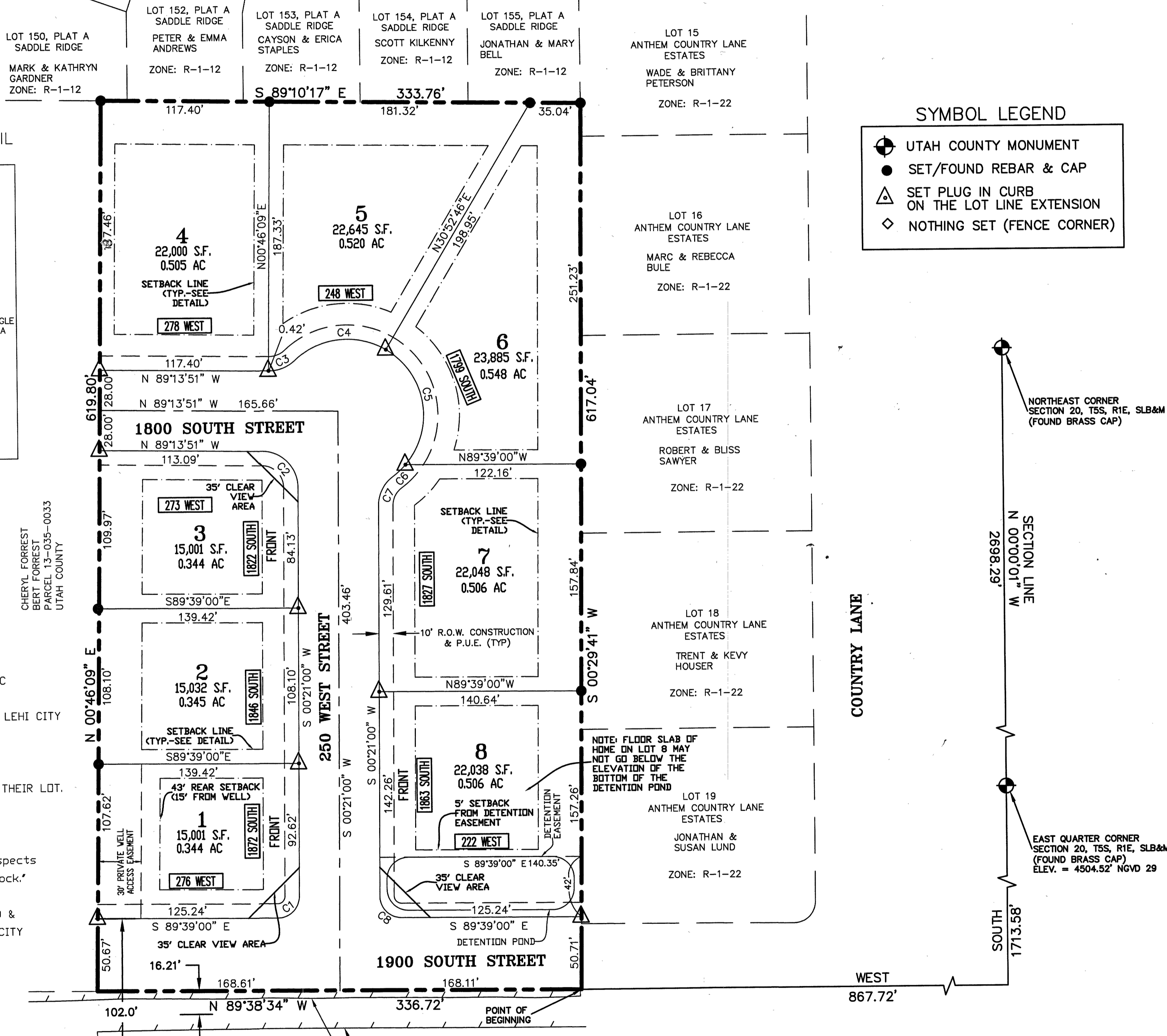
GRAPHIC SCALE



CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD LENGTH	DELTA
C1	23.56'	15.00'	15.00'	N45°21'00"E	21.21'	90°00'00"
C2	39.09'	25.00'	24.82'	N44°26'26"W	35.23'	89°34'51"
C3	19.34'	25.00'	10.18'	N68°36'27"E	18.86'	44°19'24"
C4	68.85'	53.00'	40.25'	S83°39'45"W	64.11'	74°26'01"
C5	92.58'	53.00'	63.26'	N09°04'37"W	81.25'	100°05'14"
C6	11.95'	53.00'	6.00'	N47°25'39"E	11.93'	12°55'17"
C7	23.36'	25.00'	12.61'	S27°07'09"W	22.52'	53°32'17"
C8	23.56'	15.00'	15.00'	S44°39'00"E	21.21'	90°00'00"

SYMBOL LEGEND

- UTAH COUNTY MONUMENT
- SET/FOUND REBAR & CAP
- SET PLUG IN CURB ON THE LOT LINE EXTENSION
- NOTHING SET (FENCE CORNER)



**SURVEYOR'S CERTIFICATE**  
I, DAVID F. HUNT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5243543-2201 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

**BOUNDARY DESCRIPTION**  
COMMENCING AT A POINT LOCATED SOUTH 1713.58 FEET AND WEST 867.72 FEET FROM THE EAST QUARTER CORNER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; THENCE NORTH 89°38'34" WEST 336.72 FEET; THENCE NORTH 00°46'09" EAST 619.80 FEET TO THE BOUNDARY OF PLAT A, SADDLE RIDGE SUBDIVISION ACCORDING TO THE OFFICIAL PLAT OF RECORD THEREOF ON FILE AT THE UTAH COUNTY RECORDER'S OFFICE; THENCE ALONG SAID BOUNDARY OF PLAT A, SADDLE RIDGE SUBDIVISION SOUTH 89°10'17" EAST 333.76 FEET TO A POINT ON THE BOUNDARY OF ANTHEM COUNTRY LANE ESTATES SUBDIVISION ACCORDING TO THE OFFICIAL PLAT OF RECORD THEREOF ON FILE AT THE UTAH COUNTY RECORDER'S OFFICE; THENCE ALONG SAID BOUNDARY OF ANTHEM COUNTRY LANE ESTATES SUBDIVISION SOUTH 00°29'41" WEST 617.04 FEET TO THE POINT OF BEGINNING.  
AREA = 207,318 SQ. FT. OR 4.7594 ACRES

BASIS OF BEARING = UTAH STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE  
08-23-18  
DATE  
DAVID F. HUNT  
SURVEYOR  
(See Seal Below)

**OWNER'S DEDICATION**  
KNOW ALL MEN BY THESE PRESENT 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 THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 28 DAY OF MARCH, A.D. 2018.  
CHRIS HAERTEL, MANAGER  
LEHI DEVELOPMENT GROUP LLC

**ACKNOWLEDGEMENT**  
STATE OF UTAH }  
COUNTY OF UTAH } S.S.  
ON THE 28 DAY OF MARCH, A.D. 2018, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.  
MY COMMISSION EXPIRES 9-23-21  
Commission # 696942  
DAVID F. HUNT  
SURVEYOR  
(See Seal Below)

**ACCEPTANCE BY LEGISLATIVE BODY**  
THE LEHI CITY COUNCIL, 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 20 DAY OF MARCH, A.D. 2018.  
APPROVED: [Signature]  
MAYOR  
APPROVED: [Signature]  
CITY ENGINEER  
(See Seal Below)  
ATTEST: [Signature]  
CITY RECORDER  
(See Seal Below)

**PLANNING COMMISSION APPROVAL**  
APPROVED THIS 8 DAY OF MARCH, A.D. 2018, BY THE LEHI CITY PLANNING COMMISSION.  
DIRECTOR-SECRETARY  
CHAIRMAN, PLANNING COMMISSION

PLAT "A"  
**SUNSET FARMS**  
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN  
RESIDENTIAL SUBDIVISION UTAH COUNTY  
LEHI CITY, STATE OF UTAH  
SCALE: 1" = 50 FEET

LEHI CITY ENGINEER: [Signature]  
UTAH COUNTY RECORDER: [Signature]  
STATE OF UTAH: [Seal]  
LEHI CITY: [Seal]  
UTAH COUNTY: [Seal]  
STATE OF UTAH: [Seal]  
ENT 89530:2018 Map # 16241  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2018 Sep 18 1:55 pm FEE \$8.00 BY 16  
RECORDED FOR LEHI CITY CORPORATION

16241

SEC 27 T5S 12E T1010 D9