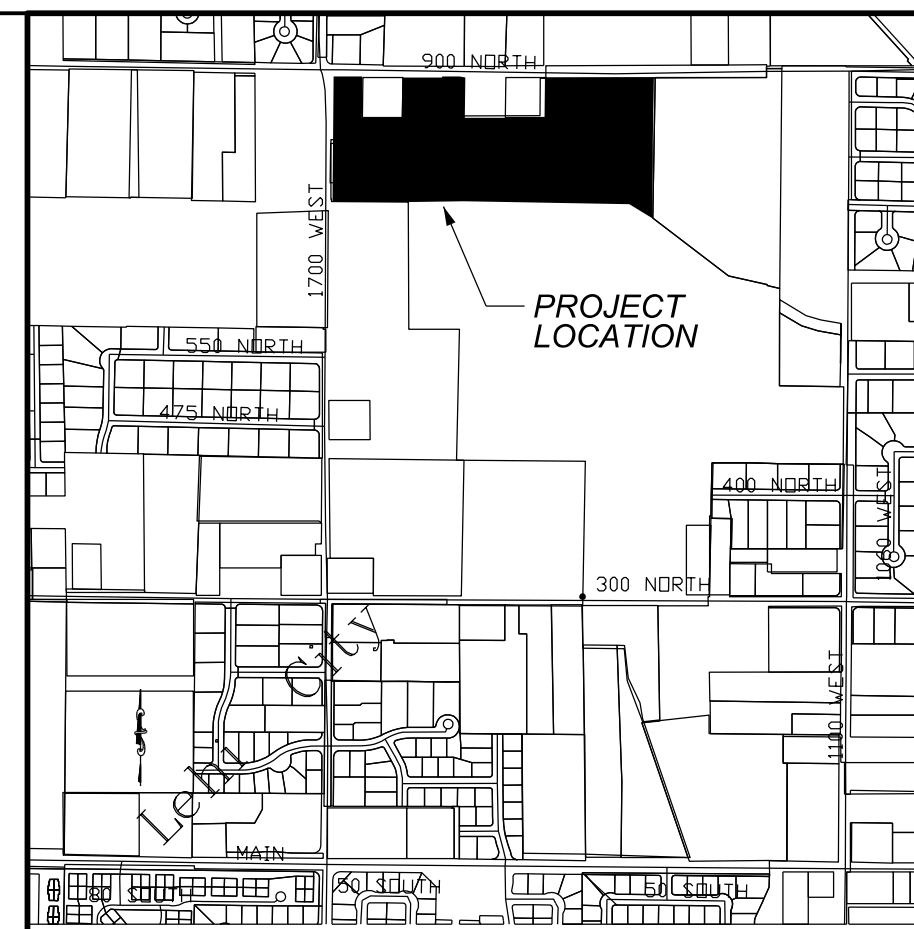


Curve Table							Line Table		
Name	Radius	Length	Delta	Tangent	Chord	Chord Bearing	Name	Length	Direction
C1	21.00	32.90	89°46'24"	20.92	29.64	N 44°53'12" E	L1	12.52	S 00°55'16" W
C2	21.00	33.07	90°13'36"	21.08	29.76	S 45°06'48" E	L2	28.00	S 00°11'45" W
C3	15.00	23.45	89°33'51"	14.89	21.13	N 44°46'56" W	L3	15.55	S 00°11'45" W
C4	15.00	24.61	94°00'33"	16.09	21.94	S 47°00'16" W	L4	12.45	S 00°48'24" W
C5	15.00	23.45	89°33'51"	14.89	21.13	N 44°46'56" W	L5	25.94	N 70°44'41" W
C6	15.00	24.50	93°35'47"	15.97	21.87	S 46°47'54" W	L6	33.95	N 70°44'41" W
C7	556.00	79.02	08°08'34"	39.58	78.95	S 86°21'52" W	L7	45.00	S 89°33'51" E
C8	556.00	102.78	10°35'28"	51.54	102.63	S 78°59'50" W	L8	36.54	S 89°33'51" E
C9	556.00	16.51	01°42'06"	8.26	16.51	S 70°51'03" W	L9	18.98	N 70°00'00" E
C10	556.00	198.31	20°26'09"	100.22	197.26	S 80°13'04" W	L10	18.98	N 70°00'00" E
C11	528.00	188.32	20°26'09"	95.17	187.33	N 80°13'04" E	L11	32.37	S 90°00'00" W
C12	500.00	178.34	20°26'09"	90.13	177.39	S 80°13'04" W	L12	18.98	N 70°00'00" E
C13	500.00	63.60	07°17'18"	31.84	63.56	N 89°33'51" W	L13	21.21	N 89°33'51" W
C14	500.00	108.48	12°25'53"	54.46	108.27	N 76°55'54" E	L14	4.31	S 00°55'16" W
C15	500.00	6.25	00°42'58"	3.12	6.25	N 70°21'29" E	L15	6.55	S 00°30'00" W
C16	156.00	54.45	20°00'00"	27.51	54.18	N 80°00'00" E	L16	14.39	S 90°00'00" W
C17	128.00	44.68	20°00'00"	22.57	44.45	S 80°00'00" W	L17	5.61	S 00°53'18" W
C18	100.00	34.91	20°00'00"	17.63	34.73	S 80°00'00" W	L18	11.66	S 89°33'51" E
C19	21.00	32.95	89°53'38"	20.96	29.67	N 45°03'11" W	L19	39.91	N 88°13'29" E
C20	21.00	33.03	90°08'31"	21.04	29.73	N 44°56'45" E	L20	30.00	S 00°53'16" W
C21	21.00	33.44	91°13'25"	21.45	30.01	N 45°30'17" E	L21	8.39	N 00°53'16" E
C22	21.00	32.84	89°35'37"	20.85	29.59	S 44°47'49" E	L22	25.06	N 00°06'25" W
							L23	33.14	S 00°48'24" W

**NOTES**

- FOUND 5/8" REBAR AND CAP (FRONT LOTS MARKED WITH BRASS PINS IN CURB)
  - SET 5/8" REBAR AND CAP
  - ◎ SET 3" BRASS CAP
- INDIVIDUAL LOTS WILL BE RESPONSIBLE TO CONTROL THEIR OWN DRAINAGE.
- NOTES:
- THIS AREA IS SUBJECT TO THE 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.
  - LAND DRAINS WILL NEED TO BE INSTALLED TO LEHI CITY'S STORM DRAIN STANDARDS.
  - DEVELOPER TO PROVIDE A 6' NO CLIMB AGRICULTURAL FENCE ALONG THE EAST BOUNDARY LINE.
  - WETLAND AREA ON LOTS 33 AND 34 MUST BE MAINTAINED BY THE LOT OWNERS. 45' OPEN SPACE CONNECTION TO THE WASTE DITCH AND THE 10' PEDESTRIAN BRIDGE ARE REQ'D IN LIEU OF A ROAD AND BOX CULVERT ACROSS THE WASTE DITCH TO MEET THE 1000' MAX BLOCK LENGTH REQUIREMENTS.
  - RETENTION REQUIREMENT HAS BEEN MET WITH THE CONSTRUCTION OF THE 5' x 16' BOX CULVERT IN LIEU OF RECEIPT OF PAYMENT IN LIEU OF DETENTION.
  - ALL FENCING ALONG THE WASTE DITCH NEEDS TO BE SEMI PRIVATE & CONSISTENT INCLUDING THE FENCING BETWEEN LOTS 12 & 13 FOR THE CONNECTING TRAIL.



Vicinity Map

**SURVEYOR'S CERTIFICATE**

I, BARRY ANDREASON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166572 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**

BEGINNING AT A POINT WHICH IS NORTH 1908.01 FEET AND EAST 397.79 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN:

THENCE N 0°30'00" E 652.67 FEET; THENCE EAST 150.00 FEET; THENCE S 0°53'16" W 214.99 FEET; THENCE EAST 208.00 FEET; THENCE N 0°53'18" E 209.45 FEET; THENCE EAST 207.29 FEET; THENCE N 0°30'00" E 5.49 FEET; THENCE EAST 92.35 FEET; THENCE S 78°58'03" E 28.68 FEET; THENCE S 0°30'00" W 209.43 FEET; THENCE EAST 416.00 FEET; THENCE N 0°30'00" E 209.43 FEET; THENCE EAST 566.17 FEET; THENCE S 0°55'16" W 325.53 FEET; THENCE S 0°11'45" W 132.50 FEET; THENCE S 0°48'24" W 273.43 FEET; THENCE N 58°25'00" W 138.49 FEET; THENCE N 89°00'00" W 861.30 FEET; THENCE S 89°01'31" W 293.28 FEET; THENCE N 89°45'00" W 391.71 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 22.004 ACRES (958,480.009 SQ. FT.)

DATE \_\_\_\_\_ BARRY ANDREASON  
(SEE SEAL BELOW)

**OWNER'S DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

**ACKNOWLEDGEMENT**

STATE OF UTAH } s.s.  
COUNTY OF UTAH }

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_  
PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC  
(SEE SEAL BELOW)

**ACCEPTANCE BY LEGISLATIVE BODY**

THE CITY OF LEHI, 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 ENGINEER (SEE SEAL BELOW) ATTEST CLERK-RECORDER (SEE SEAL BELOW)

**PLANNING COMMISSION APPROVAL**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, BY THE \_\_\_\_\_ PLANNING COMMISSION

DIRECTOR-SECRETARY CHAIRMAN, PLANNING COMMISSION

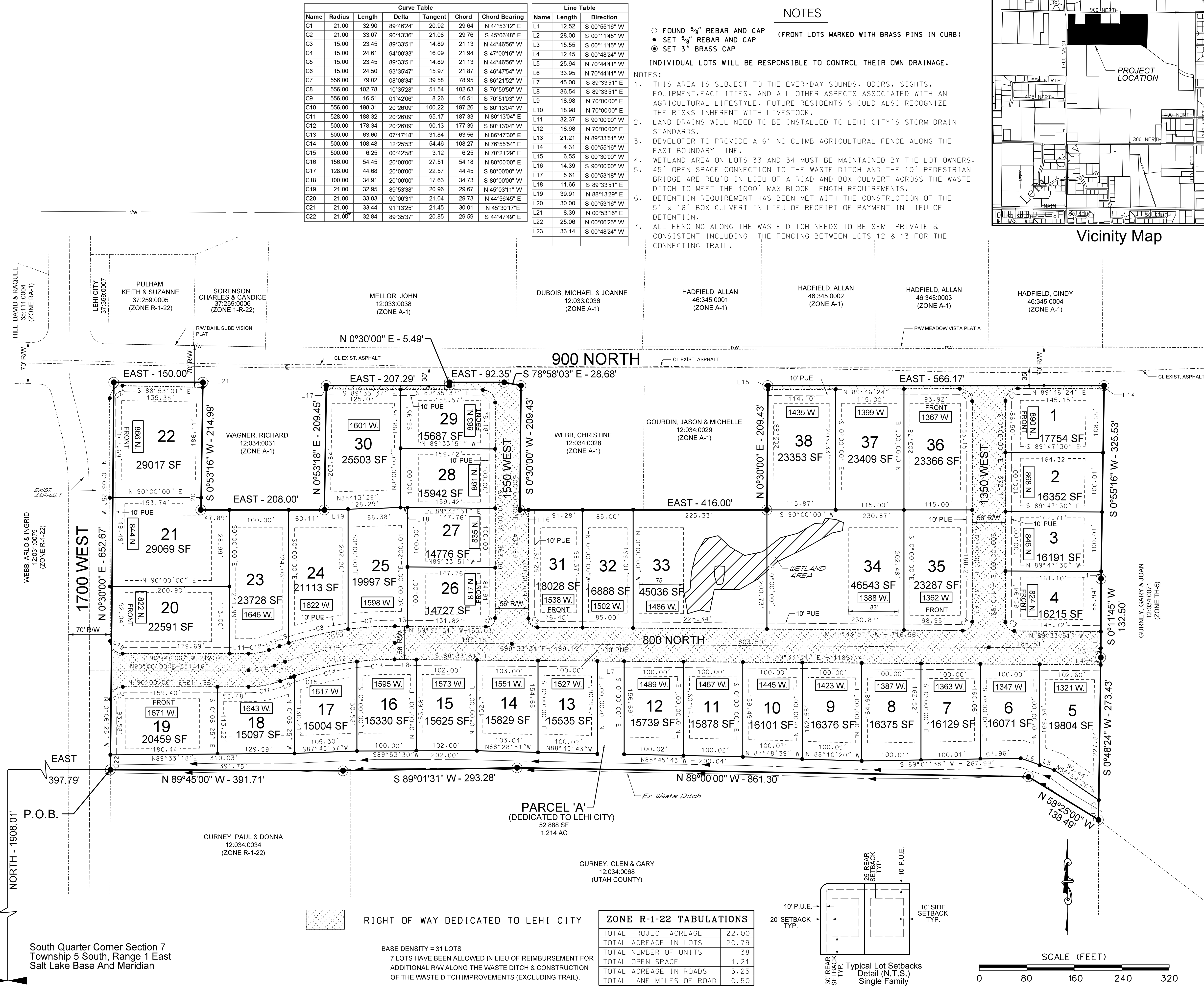
**PLAT "A"**

**PELICAN POINTE**

A RESIDENTIAL SUBDIVISION

LEHI CITY UTAH COUNTY, UTAH  
SCALE: 1" = 80 FEET

SURVEYOR'S SEAL NO. 166572 BARRY ANDREASON State of Utah	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL
---	--------------------	---------------------------	---------------------

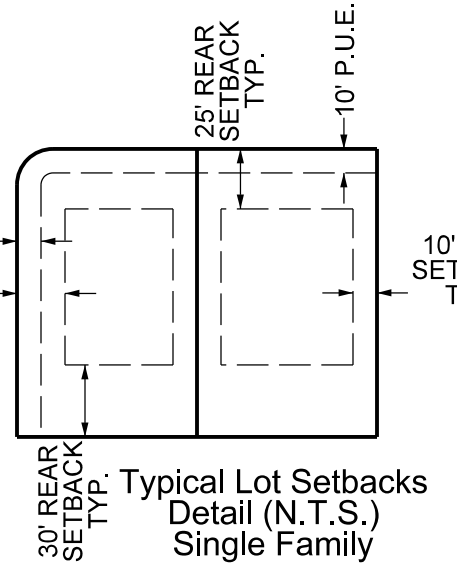


**ZONE R-1-22 TABULATIONS**

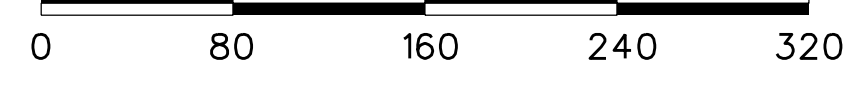
TOTAL PROJECT ACREAGE	22.00
TOTAL ACREAGE IN LOTS	20.79
TOTAL NUMBER OF UNITS	38
TOTAL OPEN SPACE	1.21
TOTAL ACREAGE IN ROADS	3.25
TOTAL LANE MILES OF ROAD	0.50

RIGHT OF WAY DEDICATED TO LEHI CITY

BASE DENSITY = 31 LOTS  
7 LOTS HAVE BEEN ALLOWED IN LIEU OF REIMBURSEMENT FOR ADDITIONAL RW ALONG THE WASTE DITCH & CONSTRUCTION OF THE WASTE DITCH IMPROVEMENTS (EXCLUDING TRAIL).



SCALE (FEET)



South Quarter Corner Section 7  
Township 5 South, Range 1 East  
Salt Lake Base And Meridian