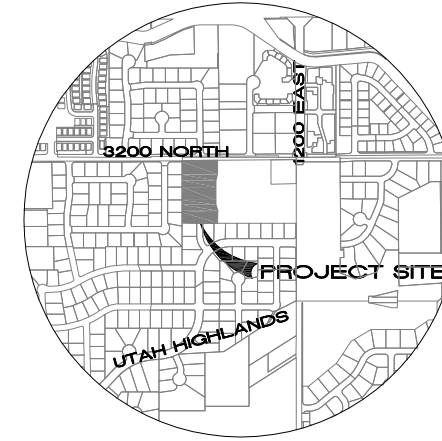
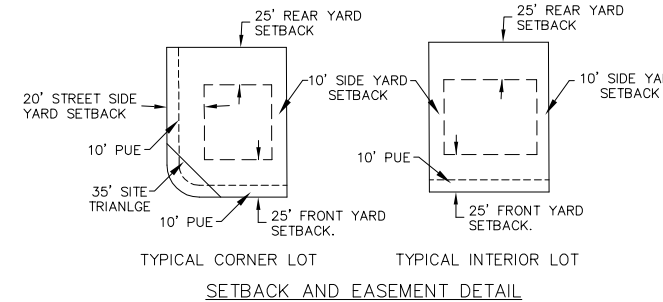
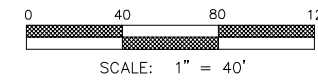


DUBOIS PARK PLAT "A"
 LOCATED IN THE NORTHEAST QUARTER OF
 SECTION 33, TOWNSHIP 4 SOUTH, RANGE 1 EAST,
 SALT LAKE BASE AND MERIDIAN



VICINITY MAP

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	23.69	15.00	90°29'20"	21.30	N44°55'17"W
C2	23.43	15.00	89°30'40"	21.12	S45°04'43"W
C3	23.69	15.00	90°29'14"	21.30	S44°55'14"E
C4	23.43	15.00	89°30'46"	21.12	S45°04'46"W
C5	23.58	15.00	90°05'07"	21.23	S44°43'10"E
C6	23.54	15.00	89°54'53"	21.20	S45°16'50"W



- NOTE:**
1. ALL CONSTRUCTION TO BE DONE IN ACCORDANCE WITH THE 2016 LEHI CITY STANDARDS AND SPECIFICATIONS
 2. EXISTING 6" NO CLIMB AGRICULTURAL FENCE TO REMAIN.
 3. ALL ADA ACCESSIBLE SIDEWALK RAMP WILL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 3 OF THE 2016 EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.
 4. PRIOR TO CONSTRUCTION, AN EROSION AND SEDIMENTATION CONTROL PLAN WILL BE SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL.
 5. PRIOR TO COMMENCEMENT OF ANY WORK, A PRECONSTRUCTION MEETING WILL BE HELD WITH THE PUBLIC WORKS DIRECTOR, CHIEF BUILDING OFFICIAL, CITY INSPECTORS, THE CONTRACTOR AND THE PROPERTY OWNER.
 6. THE BASE DENSITY IS 27 LOTS FOR THIS PROPERTY. AN EXCEPTION FOR LOT SIZE OF LOTS 7-8 IS REQUESTED IN LIEU OF THE IMPROVEMENTS AND RIGHT-OF-WAY ALONG 3200 NORTH.
 7. PAYMENT IN LIEU OF DETENTION.
 8. ALL EXTERIOR PROPERTY CORNERS SHALL BE MARKED IN ACCORDANCE WITH LEHI CITY DESIGN STANDARDS AND PUBLIC SPECIFICATIONS INCLUDING NAILS IN THE CURB FOR EXTENSIONS OF SIDE YARD PROPERTY LINES.
 9. 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.

LAND USE:	
PROJECT AREA=	4.18 ACRES
ZONING=	R-1-15
TOTAL LOTS=	9 LOTS
OVERALL DENSITY=	2.15 LOTS PER ACRE
STREET DEDICATION=	4493 SF

OWNER/DEVELOPER
 MIKE DUBOIS
 1065 N TRINNAMAN LANE
 LEHI, UTAH 84043

SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 5152741, as prescribed under the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as DUBOIS PARK PLAT "A" and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Commencing at a point which is South 00°00'20" East 26.09 feet along the section line and West 715.64 feet from the Northeast Corner of Section 33, Township 4 South, Range 1 East, Salt Lake Base and Meridian; thence South 00°07'06" East 128.32 feet; thence South 15°13'04" West 58.08 feet; thence South 00°17'11" West 221.77 feet; thence South 16°36'16" East 58.51 feet; thence South 00°17'11" West 112.12 feet; thence North 89°50'55" West 325.22 feet; thence North 00°02'32" West 571.36 feet; thence North 89°37'48" East 325.58 feet to the point of beginning.

Parcel contains: 4.18 acres

DATE _____ SURVEYOR _____

OWNER'S DEDICATION

Know all men by these presents that the undersigned are the owners of the above described tract of land, and hereby cause the same to be divided into lots, parcels and streets, together with easements as set forth to be hereafter known as DUBOIS PARK PLAT "A" and do hereby dedicate for the perpetual use of the public all roads and other areas shown on this plat as intended for public use. The undersigned owners also hereby convey to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____

MICHAEL A. DUBOIS _____ JOANNE R. DUBOIS _____

ACKNOWLEDGEMENT

STATE OF UTAH)
 COUNTY OF UTAH) S.S.

ON THE _____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY _____ NOTARY PUBLIC SIGNATURE _____

COMMISSION # _____

MY COMMISSION EXPIRES _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY OF LEHI, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTION STATED HEREON AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20____

MAYOR: _____ 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"

DUBOIS PARK

A RESIDENTIAL SUBDIVISION

LEHI _____ UTAH COUNTY, UTAH
 SCALE: 1" = 40 FEET

SURVEYOR SEAL NOTARY PUBLIC SEAL CITY-COUNTY ENGINEER SEAL CLERK-RECORDED SEAL

BROOKFIELD COUNTRY ESTATES
 ZONE R-1-15

950 EAST

UTAH HIGHLANDS PLAT "E"
 ZONE R-1-15