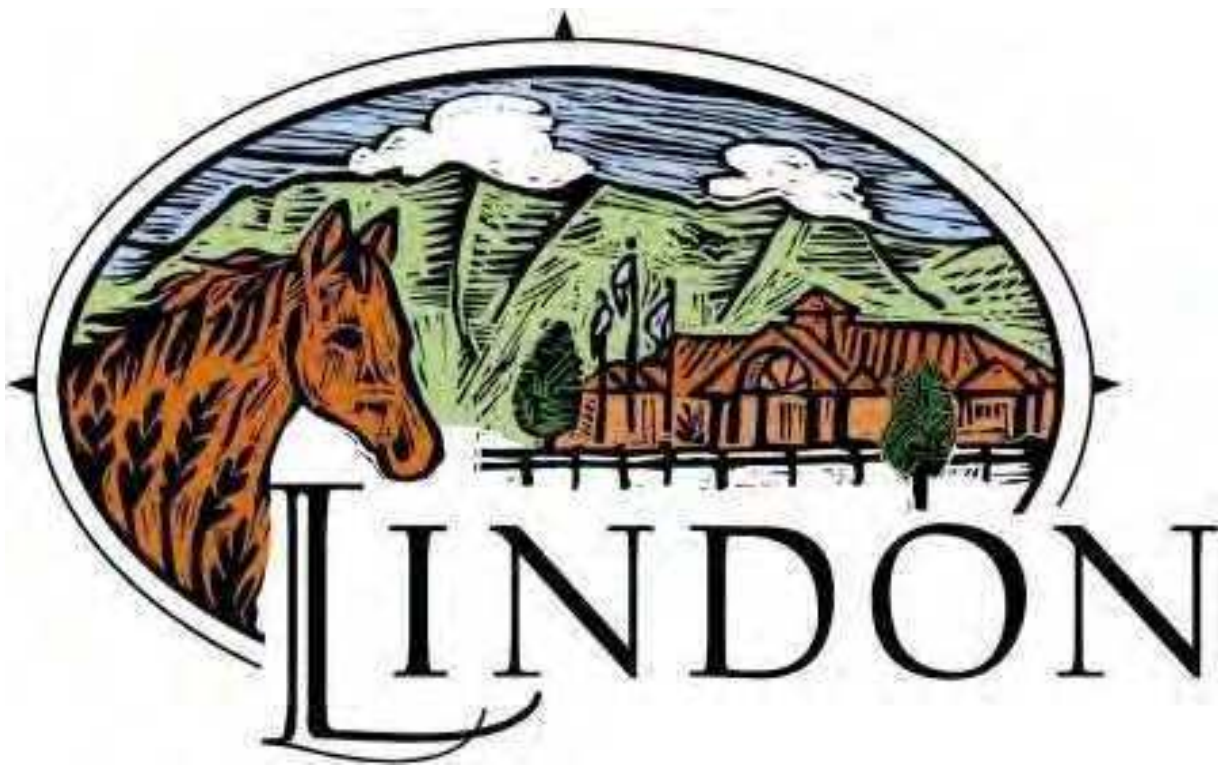


Lindon City Planning Commission Staff Report



May 13, 2025

Notice of Meeting
Lindon City Planning Commission



Item 1 – Call to Order

Sharon Call
Mike Marchbanks
Rob Kallas
Steve Johnson
Scott Thompson
Jared Schauers
Karen Danielson
Ryan Done

Notice of Meeting

Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, May 13, 2025**, in the Council Room of Lindon City Hall, 100 North State Street, Lindon, Utah. The meeting will begin at **6:00 p.m.** This meeting may be held electronically to allow a commissioner to participate by video or teleconference. Meetings are broadcast live at www.youtube.com/LindonCity. The agenda will consist of the following items:

Agenda

Invocation: By Invitation

Pledge of Allegiance: By Invitation



Scan or click here for link to download agenda & staff report materials.

1. Call to Order

2. Approval of minutes - Planning Commission 4/15/2025

3. Public Comment

4. Public hearing for a recommendation to the Lindon City Council to amend the Lindon City General Plan Future Land Use Map from General Commercial to Low Density Residential.

A request by Todd Trane, with Millhaven Development, to designate the western portion of parcels 14:069:0331 and 14:069:0332 as Low Density Residential, while retaining the General Commercial designation for the remainder. The proposed boundary adjustment aligns with the proposed zoning amendment.

(20 minutes)

5. Public hearing for a recommendation to the Lindon City Council to amend the Lindon City R1-20 and General Commercial Zoning Map boundaries.

A request by Todd Trane to adjust the zoning boundary between General Commercial and Residential R1-20 to follow the Parcel lines located for parcels 14:069:0331 and 14:069:0332

(10 minutes)

6. Subdivision Plat Amendment – Lindon Treasury Plat D

Todd Trane is proposing a subdivision plat amendment to Lindon Treasury Plat D, increasing the residential lot size for the properties located at 158 W. 110 S.

(10 minutes)

7. 2025 Planning Commission Chair Election

8. Community Development Director Report - General City Updates

Adjourn

Staff Reports and application materials for the agenda items above are available for review at the Lindon City Community Development Department, located at 100 N. State Street, Lindon, UT. For specific questions on agenda items our Staff may be contacted directly at (801) 785-7687. City Codes and ordinances are available on the City web site found at www.lindoncity.org. The City of Lindon, in compliance with the Americans with Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for City-sponsored public meetings, services programs or events should call Britni Laidler at 785-1971, giving at least 24 hours' notice.

The above notice/agenda was posted in three public places within Lindon City limits and on the State <http://www.utah.gov/pmn/index.html> and City www.lindoncity.org websites.

**The duration of each agenda item is approximate only*

Posted By: Britni Laidler, City Recorder

Date: 05/09/2025 Time: 5:00 pm

Place: Lindon City Center, Lindon Police Station, Lindon Community Center

The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, April 15, 2025 beginning at 6:00 p.m.** at the Lindon City Center, City Council Chambers, 100 North State Street, Lindon, Utah.

REGULAR SESSION – 6:00 P.M.

Conducting: Steve Johnson, Chairperson
Invocation: Scott Thompson, Commissioner
Pledge of Allegiance: Karen Danielson, Commissioner

PRESENT

EXCUSED

Steve Johnson, Chairperson
Rob Kallas, Vice-Chairperson
Scott Thompson, Commissioner
Sharon Call, Commissioner
Mike Marchbanks, Commissioner
Jared Schauers, Commissioner
Karen Danielson, Commissioner
Ryan Done, Commissioner
Michael Florence, Community Dev. Director
Brittain Corbett, City Planner
Britni Laidler, City Recorder
Jessica Nelson, Deputy Recorder

1. CALL TO ORDER – The meeting was called to order at 6:00 p.m.

2. APPROVAL OF MINUTES –The minutes of the regular meeting of the Planning Commission meeting of March 25, 2025 were reviewed.

COMMISSIONER KALLAS MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING OF MARCH 25, 2025 WITH NOTED CHANGES. COMMISSIONER CALL SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

3. PUBLIC COMMENT – Chairperson Johnson called for comments from any audience member who wishes to address any issue not listed as an agenda item. There were no comments.

Commissioner Kallas recused himself due to being the applicant on the next agenda item. Commissioner Done replaced Commissioner Kallas at this time.

CURRENT BUSINESS –

4. Public Hearing – Amendment to Title 17.32.290 – Flag Lots. A request by Rob Kallas to amend Lindon City Code 17.32.290 of the Flag Lot ordinance to allow flag lots to share one driveway. Lindon City also proposed to amend other technical provisions of the ordinance.

2
3 Mike Florence, Community Development Director, presented this item and noted that the
4 applicant Rob Kallas was present to answer any questions the commission may have. Mr.
5 Florence stated that Mr. Kallas submitted an application to amend the city flag lot ordinance,
6 17.32.290, to allow two flag lot properties to access from a shared driveway. He noted that the
7 city is also proposing to make certain amendments to the ordinance to address development
8 specifications, fire regulations, and qualifying language when a flag lot is allowed.

9
10 Mr. Florence then presented a diagram illustrating how the amended ordinance would
11 work, including requirements for lot frontage, setbacks, and minimum lot sizes. He then noted
12 that the ordinance had been updated to meet current fire code requirements, and that the
13 amendment would limit flag lot developments to two lots per development. General discussion
14 regarding different various scenarios followed with discussion involving the possibility of
15 stacking flag lots behind each other.
16

17 The applicant, Mr. Kallas, explained his motivation for proposing the changes, describing
18 the specific situation on his property where the amendment would allow development of
19 currently landlocked land. The commission discussed potential impacts on neighborhoods,
20 parking concerns, and how the amendment aligns with the city's general plan. They also
21 considered adding language to clarify that flag lots must be side-by-side rather than stacked.
22 Commissioner Call stated that she sees no concern for this, because the added lots on this flag lot
23 would still fit the R1-20 zone. Judy and Gary Taylor were present and stated that this flag lot
24 makes sense to the both of them to be able to utilize the land in discussion.

25 Chairperson Johnson called for any further comments or discussion from the
26 Commission. Hearing none he called for a motion to open the public hearing.
27

28 COMMISSIONER DONE MOVED TO OPEN THE PUBLIC HEARING.
29 COMMISSIONER MARCHBANKS SECONDED. ALL PRESENT VOTED IN FAVOR. THE
30 MOTION CARRIED.
31

32 Chairperson Johnson called for any further comments or discussion from the
33 Commission. Hearing none he called for a motion.
34

35 COMMISSIONER THOMPSON MOVED TO OPEN THE PUBLIC HEARING.
36 COMMISSIONER DANIELSON SECONDED. ALL PRESENT VOTED IN FAVOR. THE
37 MOTION CARRIED.
38

39 Following general discussion, Chairperson Johnson called for any further comments or
40 discussion from the Commission. Hearing none he called for a motion.
41

42 COMMISSIONER MARCHBANKS MOVED TO RECOMMEND APPROVAL OF
43 ORDINANCE AMENDMENT 2025-2-O WITH THE CHANGE THAT THE MAXIMUM
44 LANE STOPS AT THE FRONT SETBACK OF THE FIRST PROPERTY. COMMISSIONER
45 DANIELSON SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:
46 COMMISSIONER JOHNSON AYE

2 COMMISSIONER CALL AYE
COMMISSIONER THOMPSON AYE
4 COMMISSIONER DANIELSON AYE
COMMISSIONER MARCHBANKS AYE
6 COMMISSIONER SCHAUERS AYE
COMMISSIONER DONE AYE
8 THE MOTION CARRIED UNANIMOUSLY.

10 **5. Community Development Director Report**

- 12
 - Next meeting April 29th
 - Misc. City Updates

14 **New Business**

16 Commissioner Call inquired about whether there is any progress regarding Market Farms. Mr.
Florence stated that it will be coming to address council May 15th. Chairperson Johnson inquired
18 about accessory apartments in the Songbird Cove area. Mr. Florence explained recent changes to
state law regarding accessory dwelling units (ADUs) and how they affect Lindon, particularly in
20 newer developments like Songbird Cove.

22 **ADJOURN** –

24 COMMISSIONER THOMPSON MOVED TO ADJOURN THE MEETING AT 7:12
P.M. COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL PRESENT
26 VOTED IN FAVOR. THE MOTION CARRIED.

28 Approved, April 29, 2025

30

32

34

Steve Johnson, Chairperson

36

38

Michael Florence, Community Development Director

Item 4: General Plan Future Land Use Map Amendment – Parcels 14:069:0331 & 14:069:0332

Date: May 13, 2025

Project Address: Parcels
14:069:0331 & 14:069:0332

Applicant: Todd Trane –
Millhaven Development
Property Owner: Ackley
Investment LLC & Nila Wootton

General Plan: General
Commercial
Current Zone: General
Commercial & Residential R1-20

City File Number: 25-016-6

Type of Decision: Legislative
Council Action Required: Yes
Presenting Staff: Michael
Florence



Summary of Key Issues

1. Whether to approve a request to amend the Lindon City General Plan Future Land Use Map to change the designation of a portion of the subject property from General Commercial to Low Density Residential.

Overview

- Historically, Lindon City leaders designated the first 500 feet along State Street as General Commercial zoning. In some instances, zoning and Future Land Use Map (FLUM) designations did not align with lot lines, resulting in split zoning across individual parcels.
- Over time, as properties developed, zoning and general plan maps were updated to follow new property lines. However, several areas—including the subject properties—remain split-zoned.
- In 2023, Lindon City adopted a comprehensive update to the General Plan, removing split general plan designations by aligning the map with existing property lines. As part of this update, the subject parcels were designated entirely as General Commercial. Property owners were notified at the time, and no objections were raised.
- The city has not yet initiated rezoning efforts to align current zoning with the updated General Plan and parcel boundaries.
- Recently, Millhaven Development purchased the property at 75 W. 40 S. and is requesting a General Plan amendment for the following purposes:
 - To increase the lot size of 158 W. 110 S. by incorporating a portion of 75 W. 40 S.
 - To support potential future expansion of the lot at 128 W. 110 S.
 - To preserve the Woottons' parcel as Low Density Residential.
 - To establish new, coherent boundaries for both General Commercial and residential zoning designations.

Motion

I move to recommend (approval, denial, or continue) ordinance 2025-03-O to amend the Lindon City General Plan Future Land Use for Parcels 14:069:0331 & 14:069:0332 as indicated in the adopting ordinance with the following conditions:

1. All items of the staff report

Surrounding Zoning and Land Use

North: General Commercial (GC) – Single-family Residential

East: General Commercial (GC) – Commercial Uses (State Street)

South: General Commercial (GC) & R1-20 – Commercial Uses and Single-family

West: R1-20 – Single-Family Residential

General Plan

The current general plan designation for this area is Commercial General and Low Density Residential. The general plan states the following for these two future land use designations:

Low Density Residential - The Low Density Residential category consists of established low-density residential neighborhoods that should be maintained and preserved. Future development in these areas should be aligned with established zoning requirements, which will help maintain the lower density feel of these neighborhoods. Traditional low density residential areas in the city are characterized by 20,000 square foot lots.

General Commercial - This category provides the major shopping and service needs of the city, which are focused along major arterial streets and near freeway interchanges, thereby allowing businesses to capitalize on high-visibility locations and higher traffic volumes. Commercial buildings should generally be limited to four stories in height, with commercial uses encouraged on the ground floors and commercial or office uses above.

Guiding Goal 3 – Preserve and protect our neighborhoods as diverse and attractive places.

Land Use Implementation Measures

1.1a - Preserve existing neighborhoods and establish new ones that are aligned with the existing patterns and uses that have been established over time.

1.1e - Focus commercial development along major arterial corridors such as 700 North, State Street, and Geneva Road.

2.1c - Identify and work with property owners to preserve remaining agricultural properties.

5.1c - Ensure commercial uses located in close proximity to residential uses do not negatively impact established characteristics and qualities.

Economic Development Implementation Measures

1.1a - Organize and develop land use areas to take full advantage of Lindon's strategic location in relation to transportation infrastructure.

2.1a - Expand the range of retail and commercial goods and services available within the community.

2.1c - Periodically review the future land use map and table to ensure that the uses continue to be compatible with the vision of the community.

Staff Analysis

- The proposed amendment maintains a commercial depth between 530 and 614 feet.
- The existing commercial area is approximately 3.1 acres; under the proposed amendment, it would be reduced slightly to approximately 3.0 acres.
- The applicant has submitted a concept plan (see Exhibit 3) illustrating how the site could be developed while retaining viable commercial land. Although no commercial development is planned at this time, the amendment ensures the feasibility of future commercial use.
- The purpose of this amendment is to facilitate the expansion of the lot at 158 W. 110 S. and clarify zoning boundaries.
- Millhaven Development, the property owner at 158 W. 110 S., has a vested interest in achieving a balance between compatible residential and commercial uses and ensuring a sufficient area remains designated for future commercial development.

Exhibits

1. Current General Plan Map Designation
2. Proposed General Plan Map Designation
3. Proposed Concept Site Plan
4. General Plan Ordinance Amendment

Exhibit 1: Current General Plan Map Designation

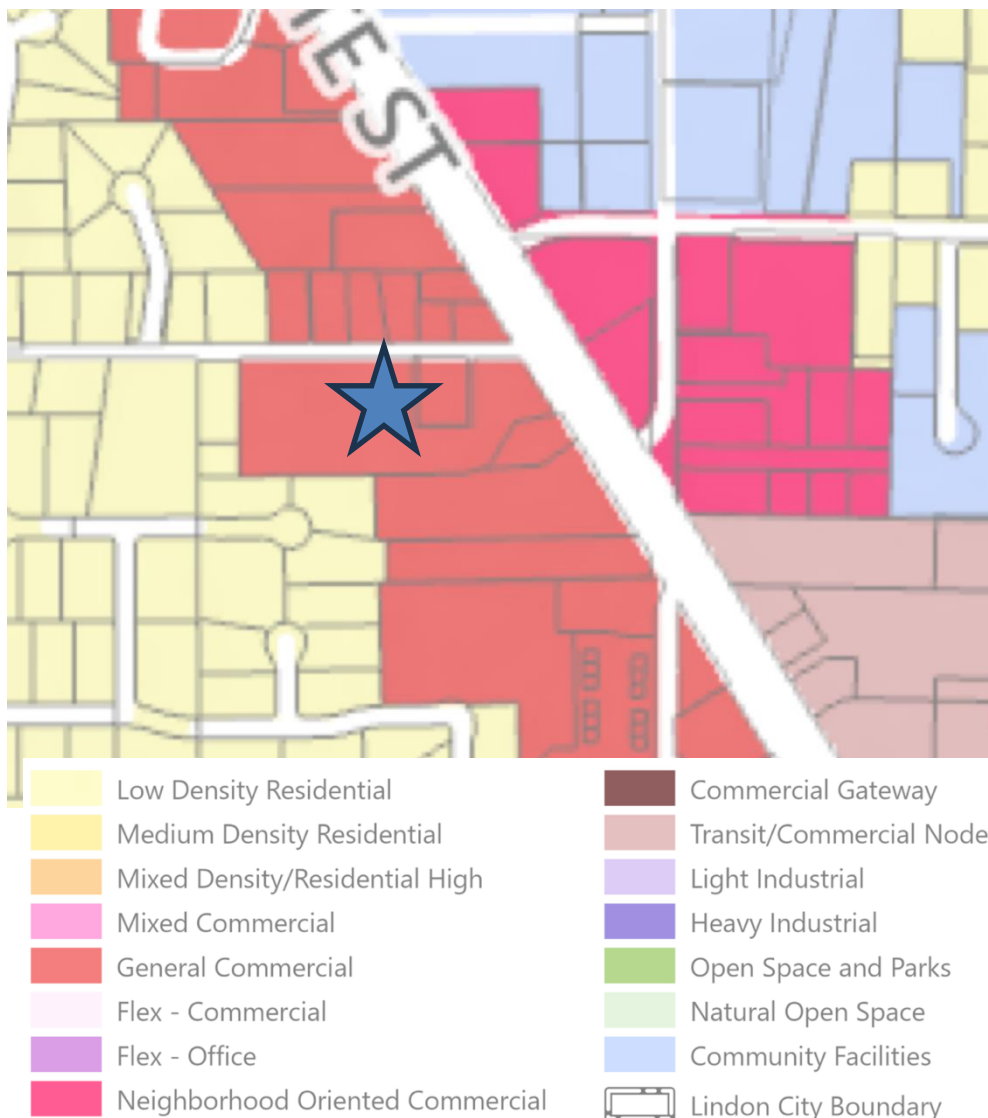


Exhibit 2: Proposed General Plan Map Designation

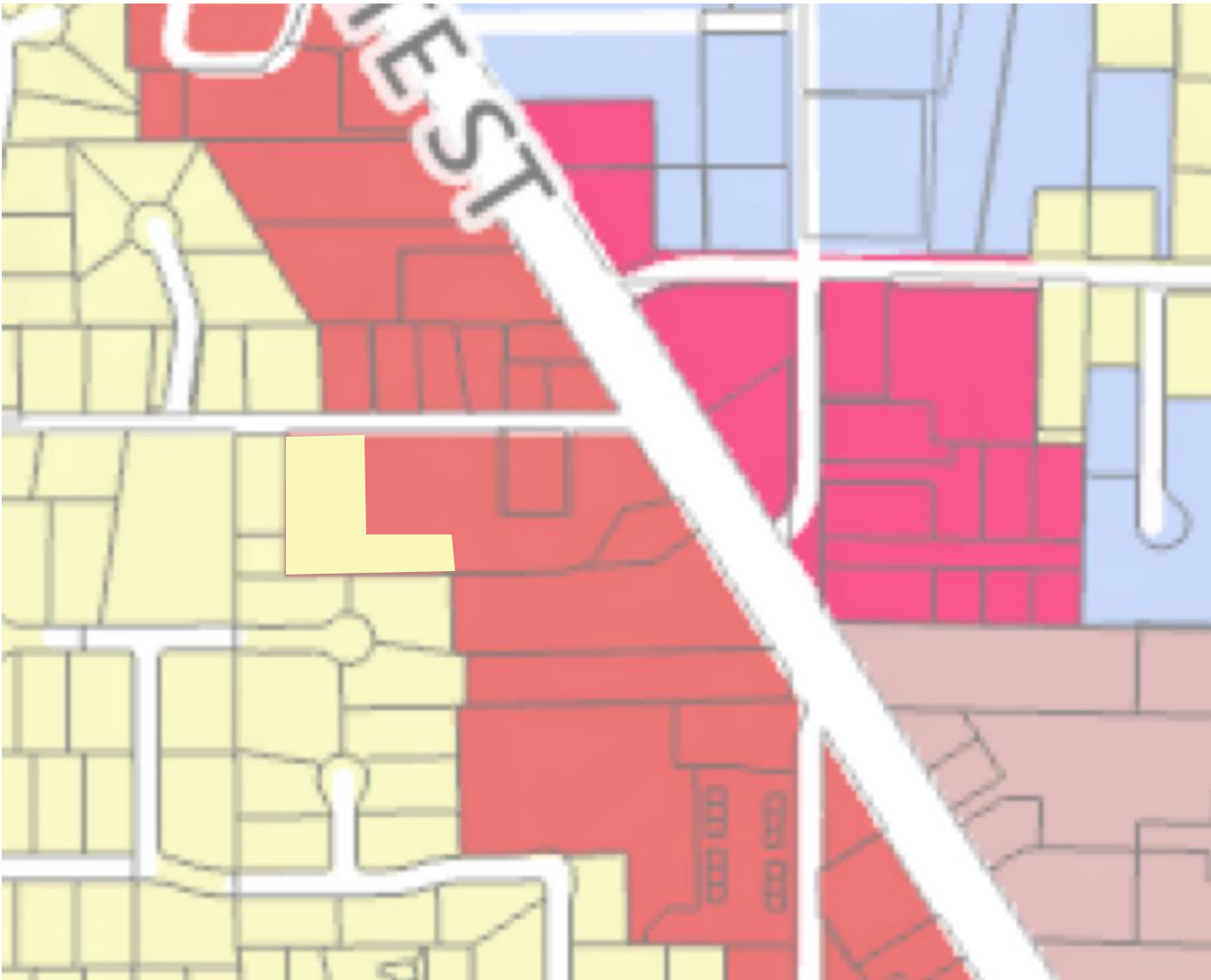
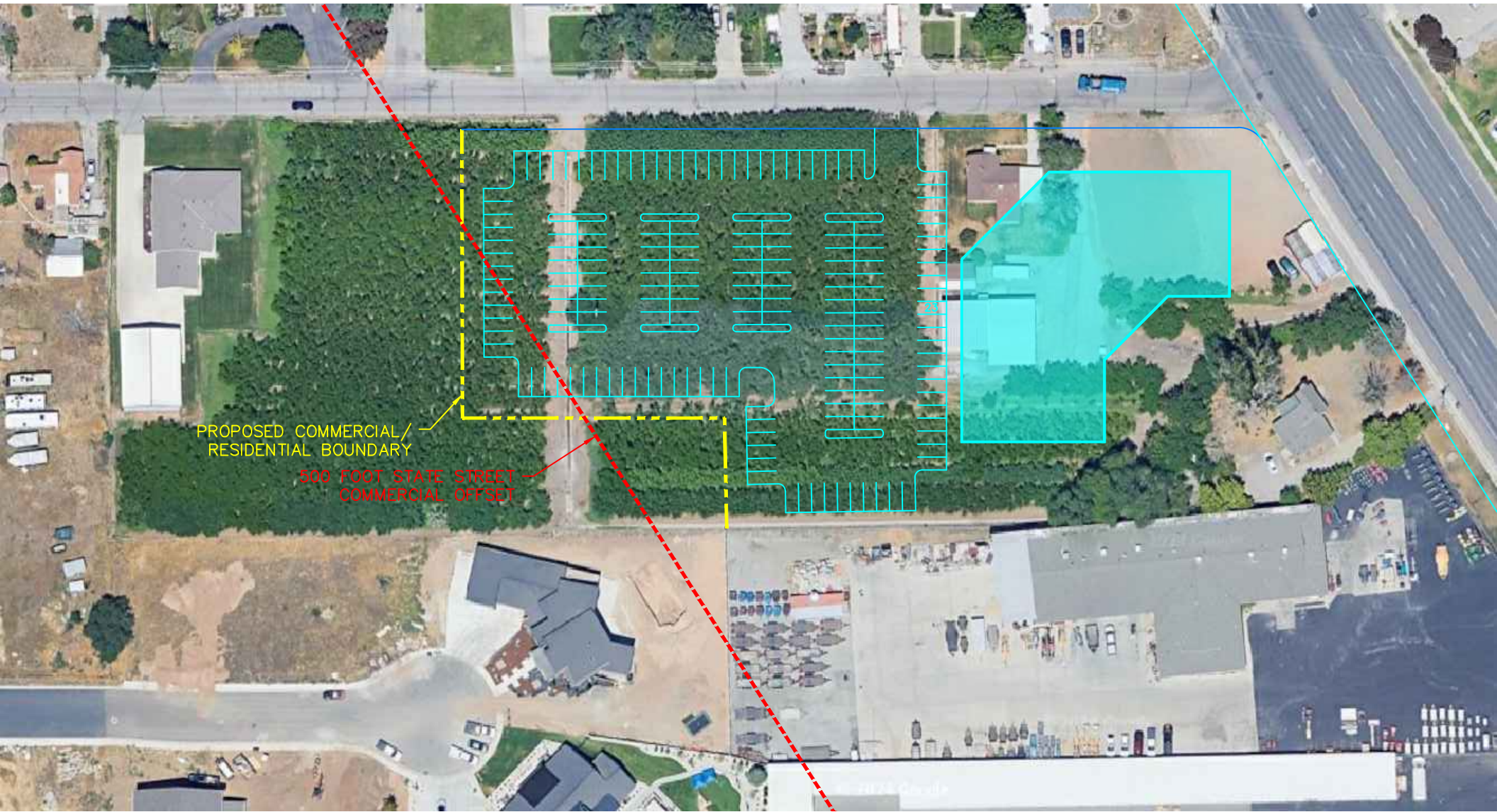


Exhibit 3 - Concept Only



PROPOSED COMMERCIAL/
RESIDENTIAL BOUNDARY

500 FOOT STATE STREET
COMMERCIAL OFFSET

ORDINANCE NO. 2025-03-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING THE LINDON CITY GENERAL PLAN FUTURE LAND USES MAP ON A PORTION OF THE PROPERTY IDENTIFIED BELOW FROM GENERAL COMMERCIAL TO LOW DENSITY RESIDENTIAL AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council is authorized by state law to amend the Lindon City zoning map; and

WHEREAS, on May 1, 2025, a land use application was submitted to Lindon City to amend a portion of the Lindon City General Plan Future Land Use Map on parcels 14:069:0331 & 14:069:0332 from General Commercial to Low Density Residential; and

WHEREAS, on May 13, 2025, the Planning Commission held a properly noticed public hearing to hear testimony regarding the ordinance amendment; and

WHEREAS, after the public hearing, the Planning Commission further considered the general plan map amendment, and recommended that the City Council adopt the Low Density Residential designation for the area highlight in the maps associated with this ordinance; and

WHEREAS, the City Council finds that certain changes are desirous in order to implement the City's general plan goals of focusing commercial development along major arterial corridors such as 700 North, State Street, and Geneva Road.; and

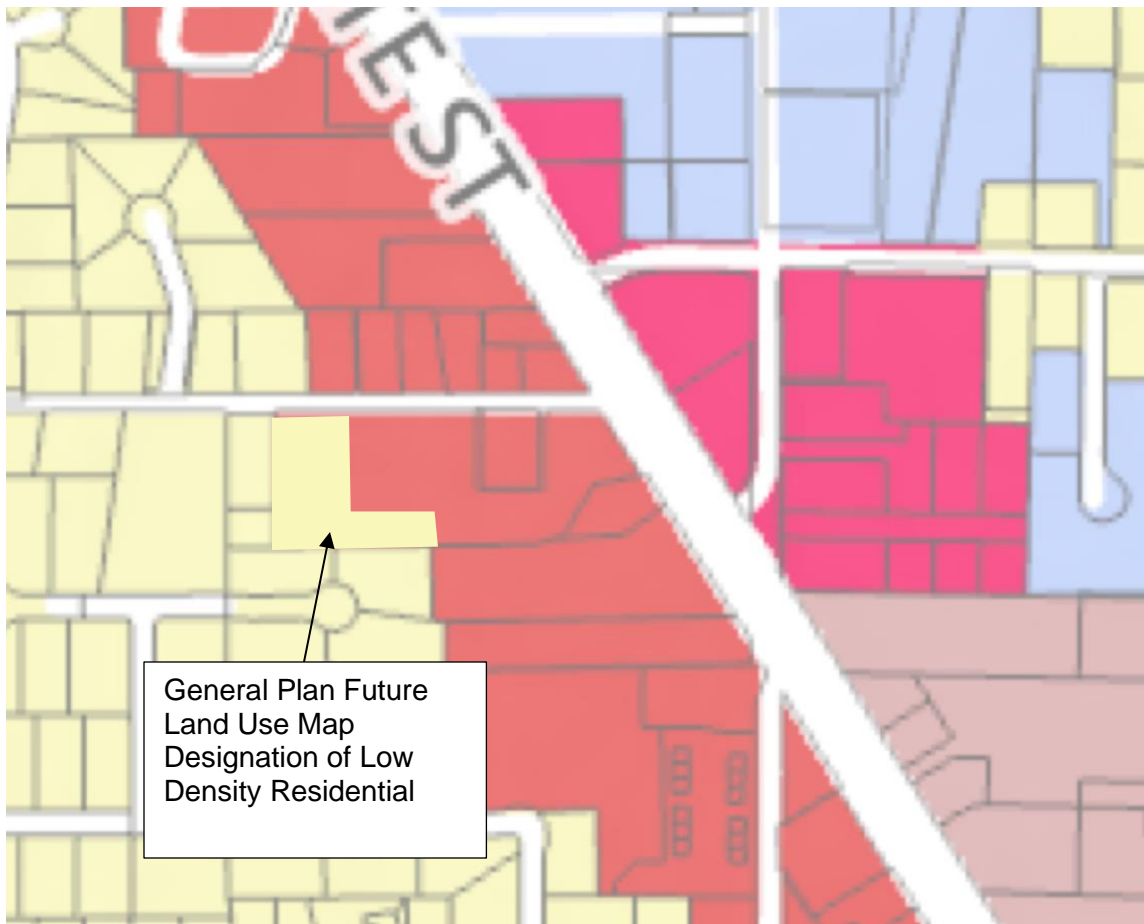
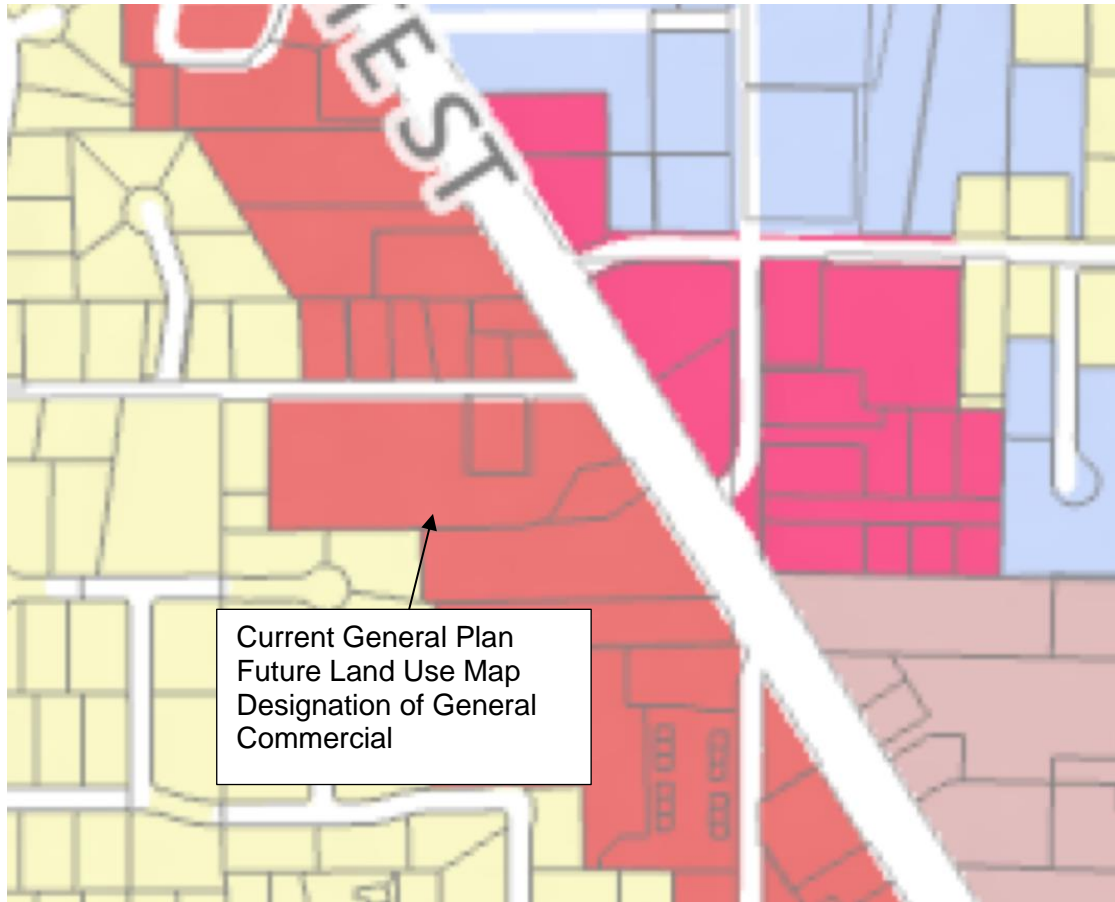
WHEREAS, the City Council finds that certain changes are desirous in order to implement the City's general plan goal to preserve existing neighborhoods and establish new ones that are aligned with the existing patterns and uses that have been established over time.; and

WHEREAS, the Council held a public hearing _____, 20__, to consider the recommendation and the Council received and considered all public comments that were made therein; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lindon, Utah County, State of Utah, as follows:

SECTION I: The Lindon City General Plan Future Land Use Map is hereby amended as follows:

Parcel ID	Property Owner	Address
14:069:0331	Ackley Investment, LLC	75 W. 40 S.
14:069:0332	Nila Wootton (Et AL)	Not Assigned





SECTION II: The provisions of this ordinance and the provisions adopted or incorporated by reference are severable. If any provision of this ordinance is found to be invalid, unlawful, or unconstitutional by a court of competent jurisdiction, the balance of the ordinance shall nevertheless be unaffected and continue in full force and effect.

SECTION III: Provisions of other ordinances in conflict with this ordinance and the provisions adopted or incorporated by reference are hereby repealed or amended as provided herein.

SECTION IV: This ordinance shall take effect immediately upon its passage and posting as provided by law.

PASSED and ADOPTED and made EFFECTIVE by the City Council of Lindon City, Utah, this _____ day of _____, 2025.

Carolyn Lundberg, Mayor

ATTEST:

Britni Laidler,
Lindon City Recorder

SEAL

Item 5: Zoning Map Amendment - Residential R1-20 and General Commercial - Parcels 14:069:0331 & 14:069:0332

Date: May 13, 2025

Project Address: Parcels
14:069:0331 & 14:069:0332

Applicant: Todd Trane – Millhaven Development
Property Owner: Ackley Investment LLC & Nila Wootton

General Plan: General Commercial
Current Zone: General Commercial & Residential R1-20

City File Number: 25-016-6

Type of Decision: Legislative
Council Action Required: Yes
Presenting Staff: Michael Florence



Summary of Key Issues

1. Whether to recommend approval of a request to amend the R1-20 and General Commercial zoning boundary lines.

Overview

The purpose of the request is to:

- Modify the zoning map boundaries between the R1-20 and General Commercial zones.
- Align the zoning boundaries with existing and proposed lot lines.
- Amend the Plat D of the Lindon Treasury Subdivision, contingent upon approval of the associated General Plan and zoning map amendments.
- Historically, city leaders designated the first 500 feet along State Street as General Commercial zoning. In some cases, the zoning and Future Land Use Map designations did not follow parcel boundaries, resulting in split-zoned properties.

Motions

I move to (*approve, deny, or continue*) ordinance 2025-04-O to amend the Lindon City zoning map and adjust the R1-20 and General Commercial zoning boundaries as identified in the ordinance with the following conditions:

1. All items of the staff report

Surrounding Zoning and Land Use

North: General Commercial (GC) – Single-family Residential

East: General Commercial (GC) – Commercial Uses (State Street)

South: General Commercial (GC) & R1-20 – Commercial Uses and Single-family

West: R1-20 – Single-Family Residential

General Plan

See general plan goals, policies and implementation measures as found in the staff report for the general plan future land use amendment request.

Staff Analysis

- The proposed amendment maintains a commercial depth between 530 and 614 feet.
- The existing commercial area is approximately 3.1 acres; under the proposed amendment, it would be reduced slightly to approximately 3.0 acres.
- The applicant has submitted a concept plan (see Exhibit 3) illustrating how the site could be developed while retaining viable commercial land. Although no commercial development is planned at this time, the amendment ensures the feasibility of future commercial use.
- The purpose of this amendment is to facilitate the expansion of the lot at 158 W. 110 S. and clarify zoning boundaries.
- Millhaven Development, the property owner at 158 W. 110 S., has a vested interest in achieving a balance between compatible residential and commercial uses and ensuring a sufficient area remains designated for future commercial development.

Exhibits

1. Current Zoning Map Designation
2. Proposed Zoning Map Designation
3. Zoning Map Ordinance Amendment

Exhibit 1

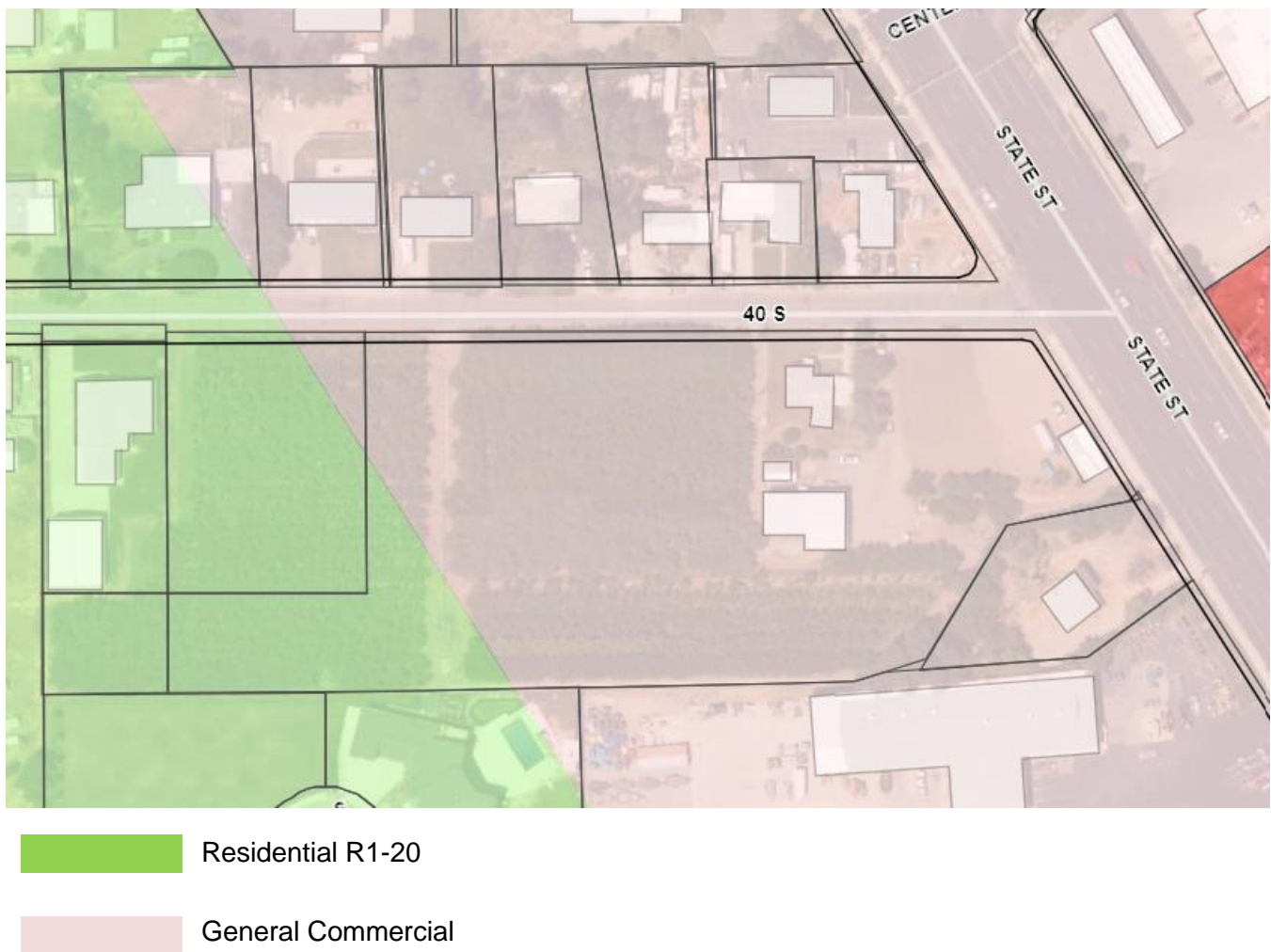
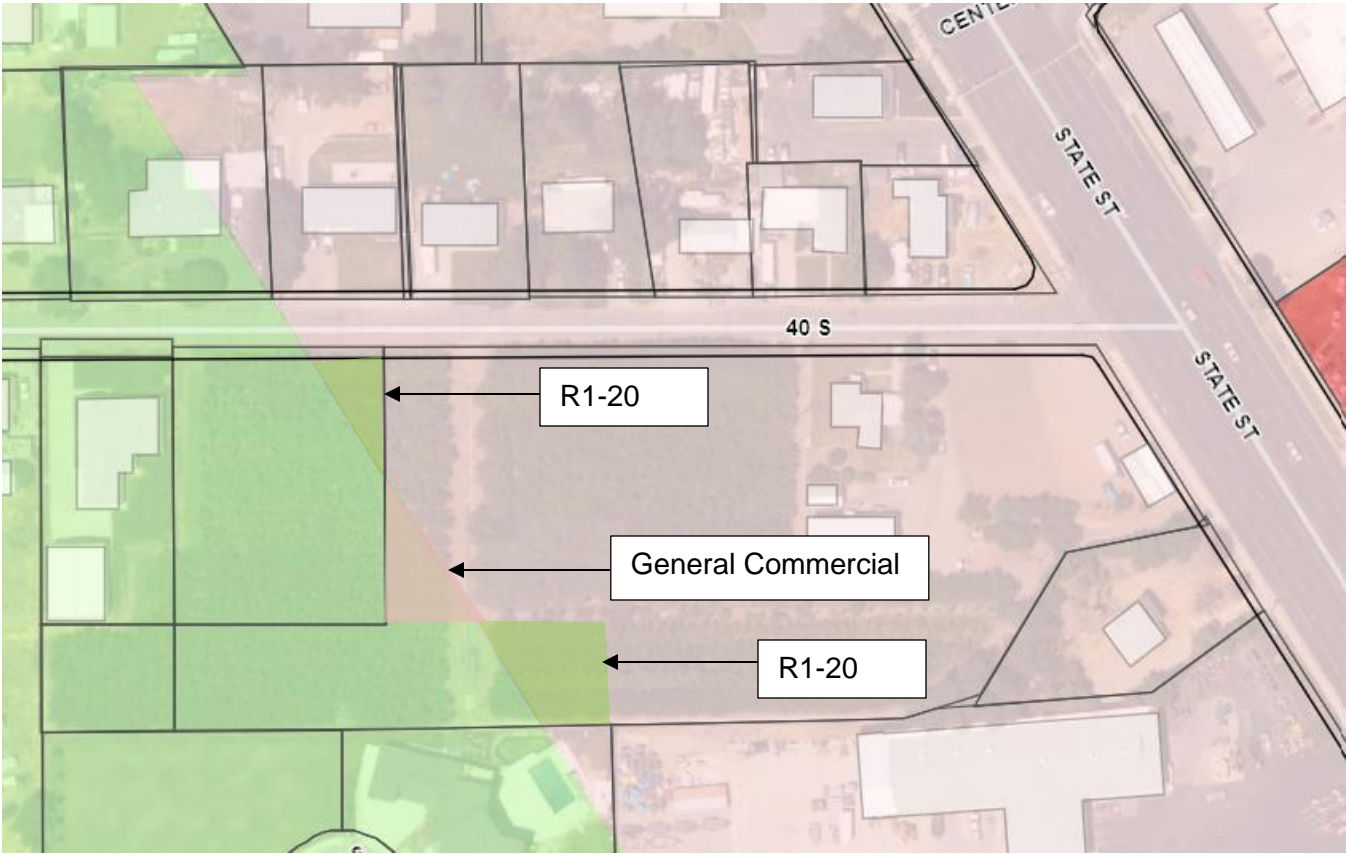


Exhibit 2



ORDINANCE NO. 2025-04-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING THE ZONING MAP ON PROPERTY IDENTIFIED BELOW AND ADJUSTING THE R1-20 AND GENERAL COMMERCIAL ZONING BOUNDARIES AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council is authorized by state law to amend the Lindon City zoning map; and

WHEREAS, on May 1, 2024, a land use application was submitted to Lindon City to adjust the zoning R1-20 and General Commercial zoning boundaries of parcels 14:0069:0331 and 14:069:0332; and

WHEREAS, on May 13, 2025, the Planning Commission held a properly noticed public hearing to hear testimony regarding the ordinance amendment; and

WHEREAS, after the public hearing, the Planning Commission further considered the proposed rezone, and recommended that the City Council adopt the zone map amendment as adopted in this ordinance; and

WHEREAS, the City Council finds that certain changes are desirous in order to implement the City's general plan goals of focusing commercial development along major arterial corridors such as 700 North, State Street, and Geneva Road; and

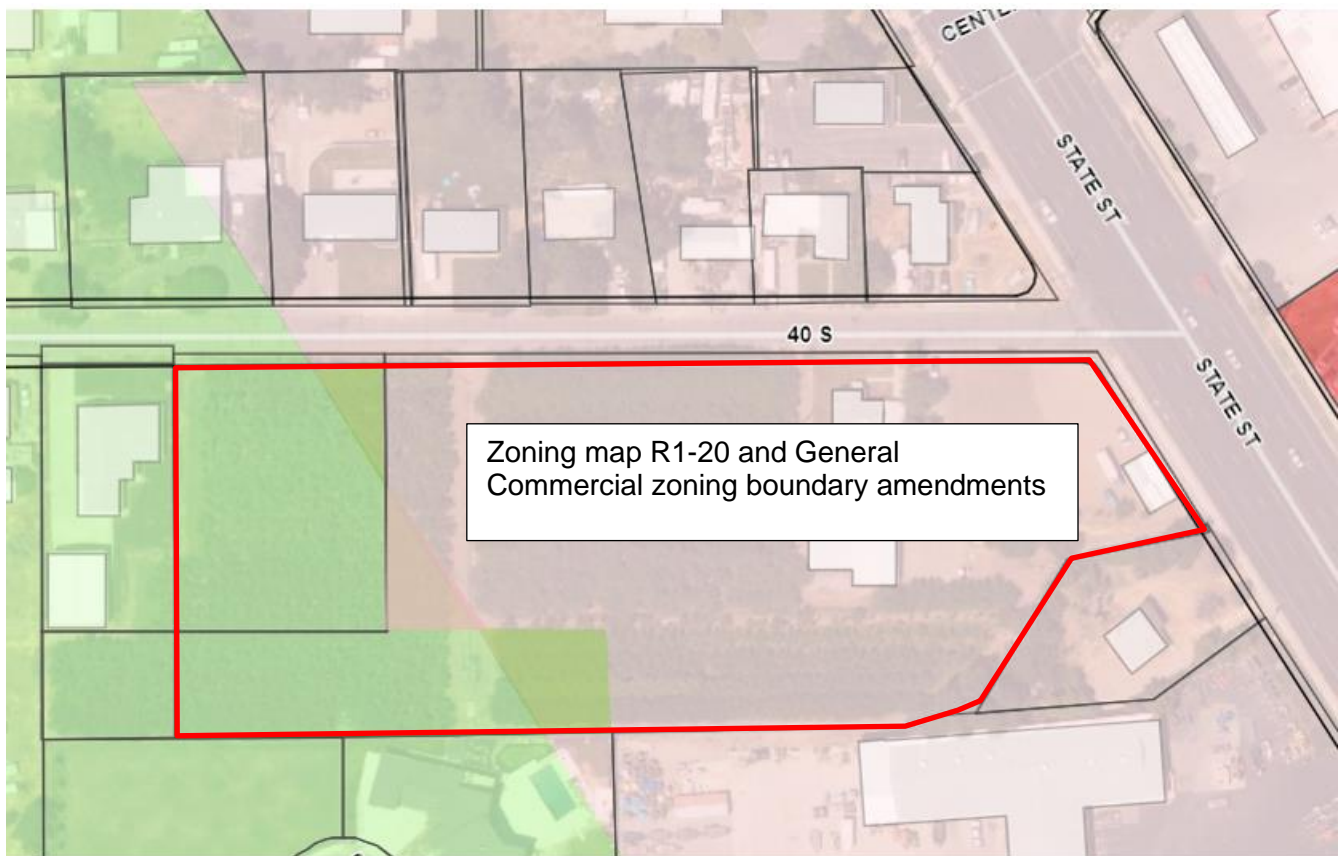
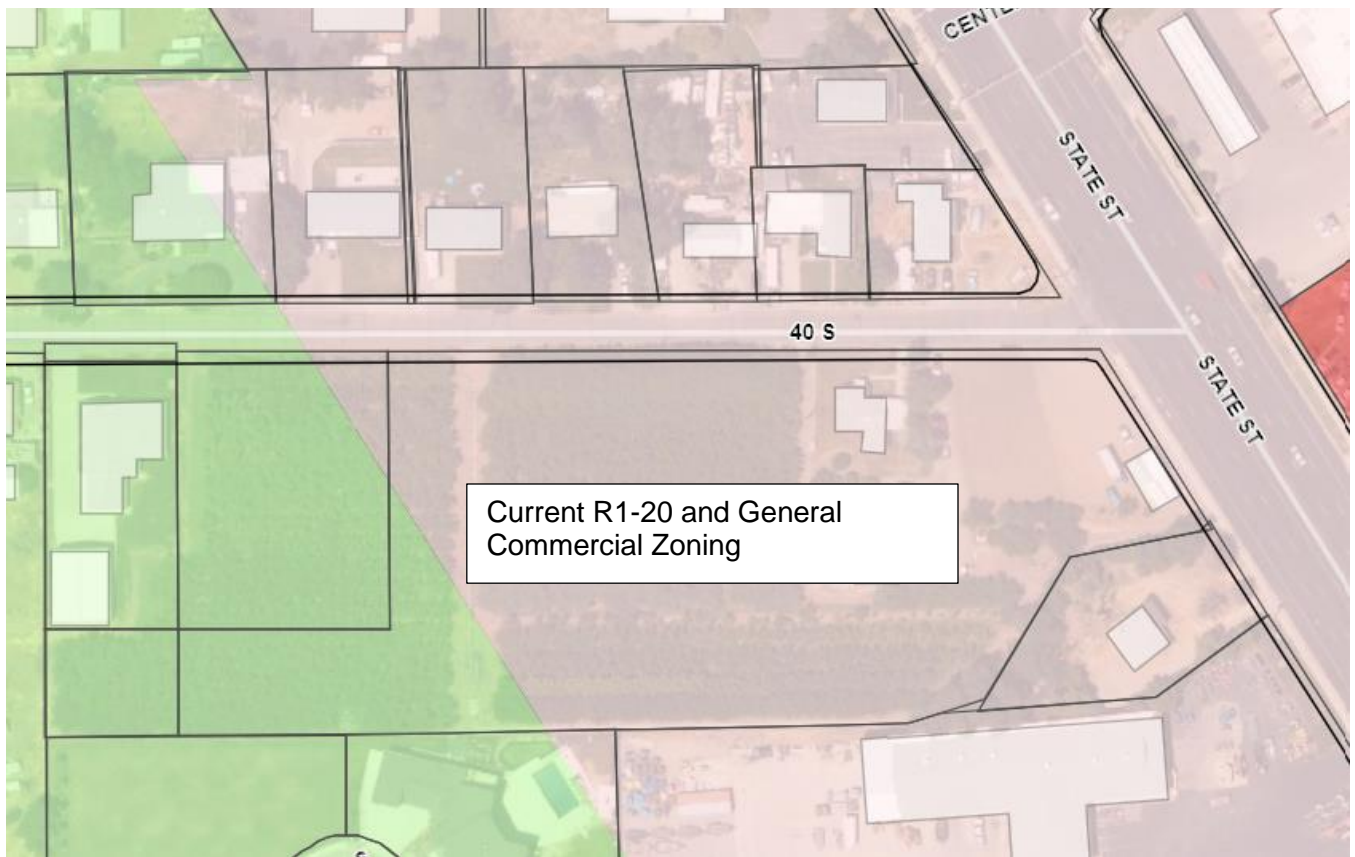
WHEREAS, the City Council finds that certain changes are desirous in order to implement the City's general plan To preserve existing neighborhoods and establish new ones that are aligned with the existing patterns and uses that have been established over time; and

WHEREAS, the Council held a public hearing _____, 20__, to consider the recommendation and the Council received and considered all public comments that were made therein; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lindon, Utah County, State of Utah, as follows:

SECTION I: The Lindon City Zoning Map is hereby amended as follows:

Parcel ID	Property Owner	Address
14:069:0331	Ackley Investment, LLC	75 W. 40 S.
14:069:0332	Nila Wootton (Et AL)	Not Assigned





SECTION II: The provisions of this ordinance and the provisions adopted or incorporated by reference are severable. If any provision of this ordinance is found to be invalid, unlawful, or unconstitutional by a court of competent jurisdiction, the balance of the ordinance shall nevertheless be unaffected and continue in full force and effect.

SECTION III: Provisions of other ordinances in conflict with this ordinance and the provisions adopted or incorporated by reference are hereby repealed or amended as provided herein.

SECTION IV: This ordinance shall take effect immediately upon its passage and posting as provided by law.

PASSED and ADOPTED and made EFFECTIVE by the City Council of Lindon City, Utah, this _____ day of _____, 2025.

Carolyn Lundberg, Mayor

ATTEST:

Britni Laidler,
Lindon City Recorder

SEAL

Item 6: Plat Amendment – Plat “D” Amended Lindon Treasury Subdivision 158 W. 110 S.

Date: May 13, 2025

Applicant: Todd Trane –
Millhaven Development
Presenting Staff: Michael
Florence

Property Owner(s): Millhaven
Construction LLC

Project Address: 158 W. 100 S.
Parcel IDs: 45:746:0008

General Plan: Low Density
Residential
Current Zone: R1-20
(Residential)

Type of Decision: Administrative
Council Action Required: No
City File Number: 25-15-10



Summary of Key Issues

1. The applicant is seeking plat amendment approval to increase the lot size for the property located at 158 W. 110 S.

Overview

1. The Lindon Treasury Plat D was recorded December 2020.
2. The new lot size will be 39,403 square feet. The existing lot size is 21,505 square feet.

Motion

I move to (*approve, deny, continue*) the applicant's request for plat amendment approval for the Plat D Amended Lindon Treasury subdivision located at 158 W. 110 S. with the following conditions:

1. The plat is approved conditioned upon the city council approving the general plan future land use map and zoning map amendments;
2. The applicant will continue to work with the City Engineer to make all final corrections to the subdivision plat;
3. Prior to plat recording, the applicant will update the final plat Mylar to include notarized signatures and obtain signatures of all entities indicated on the subdivision plat attached hereto;
4. The plat will meet applicable specifications as found in the Lindon City Development Manual;
5. All items of the staff report.

Surrounding Zoning & Land Use

North: R1-20 – Residential and General Commercial

East: R1-20 - Residential

South: R1-20 - Residential

West: R1-20 – Residential

Lot Size Requirements (R1-20 Residential)

Required	Lot 1	Compliant with City Standards
Minimum Lot Size: 20,000 square feet	20,000	Yes
Minimum Lot Width: 100 feet	100 ft	Yes
Minimum Lot Depth: 100 feet	142 ft	Yes
Minimum public street frontage: 50 feet, 25 ft for a flag lot	100 ft	Yes

Subdivision Requirements

Required	Compliant
No single lot shall be divided by municipal or county boundary lines, roads, alleys, or other lots.	Yes
All residential lots shall front on a public street. Side lot lines shall be at right angles to street lines.	Yes
Sidewalks, curbs and gutters shall be provided on both sides of all streets to be dedicated to the public	Yes, existing
Easements shall follow rear and side lot lines whenever practical and shall have a minimum total width of 10 feet apportioned equally in abutting properties.	Yes
Underground utilities and piped sanitary sewerage shall be provided by the subdivider.	Yes
No lot shall be created which is more than three times as long as it is wide.	Yes.

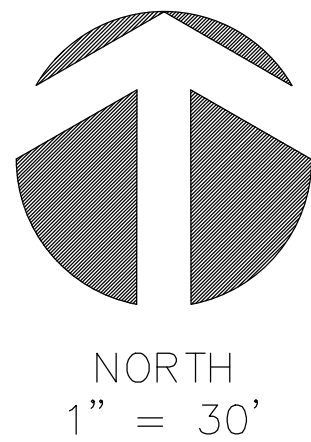
Other Requirements

1. The planning and engineering departments will be the final land use authority and will ensure that the plat meets all zoning, land development and development manual requirements prior to the plat being recorded.
2. No road dedication is required for this plat.
3. All public infrastructure requirements such as storm drain, curb, gutter, sidewalk have previously been installed.

Exhibits

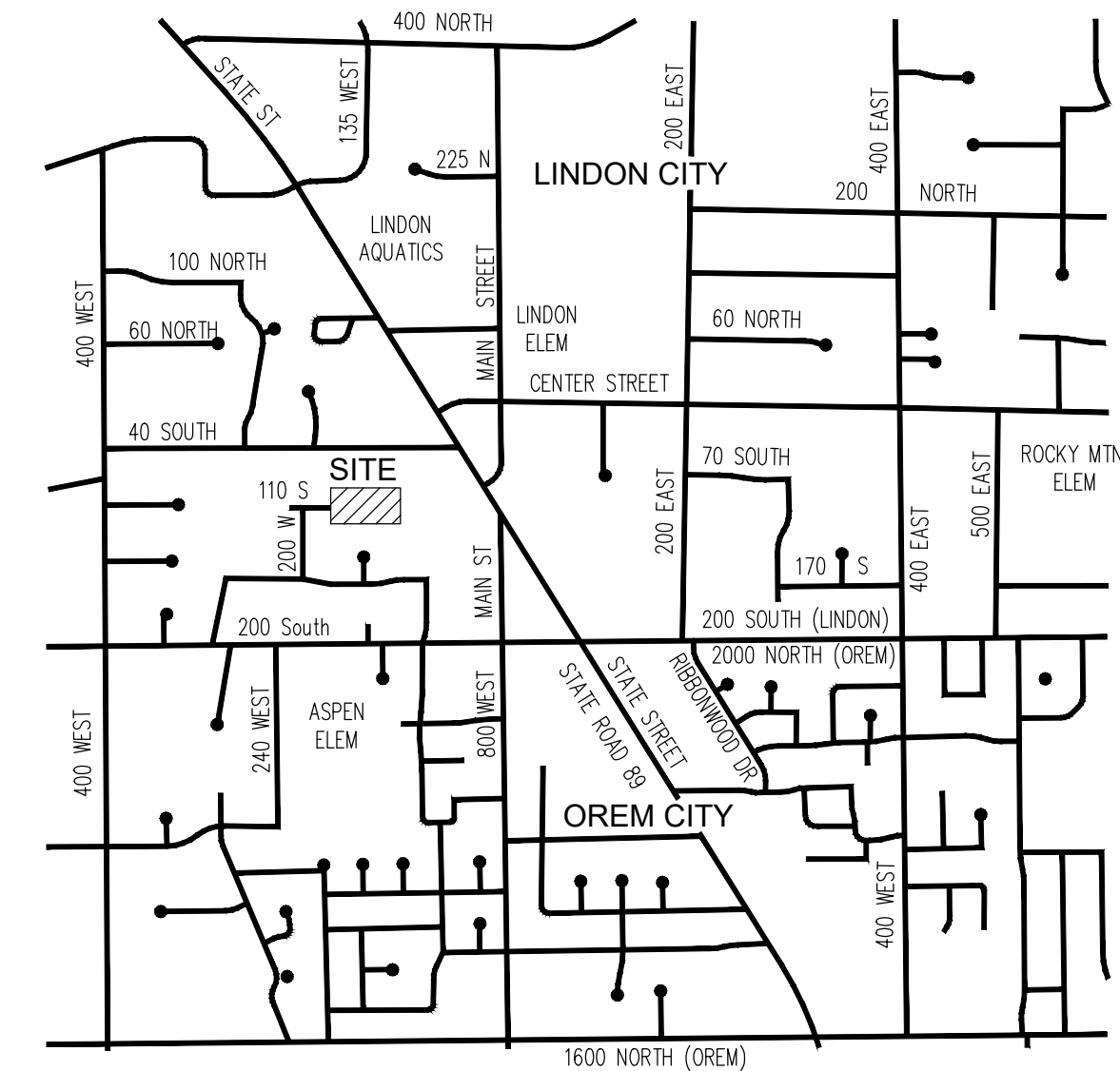
1. Aerial Map
2. Subdivision Plat

This aerial map displays a series of land parcels in San Jose, California, each identified by a unique parcel number and its boundary dimensions. The parcels are outlined in yellow, with one specific parcel, 45.746.0008, highlighted with a red border. The map includes a grid of lot numbers and their corresponding dimensions, such as 14.069.0332, 14.069.0331, 14.069.0136, 14.069.0313, 14.069.0014, 45.746.0007, 45.746.0006, 45.746.0009, 45.789.0018, 45.725.0003, 45.424.0011, 45.759.0001, 45.746.0008, and 45.746.0009. The map also shows a road labeled 'S. Bascom St' and a street labeled 'S. Bascom St'. The map is titled 'San Jose, CA' and 'Aerial Map'.

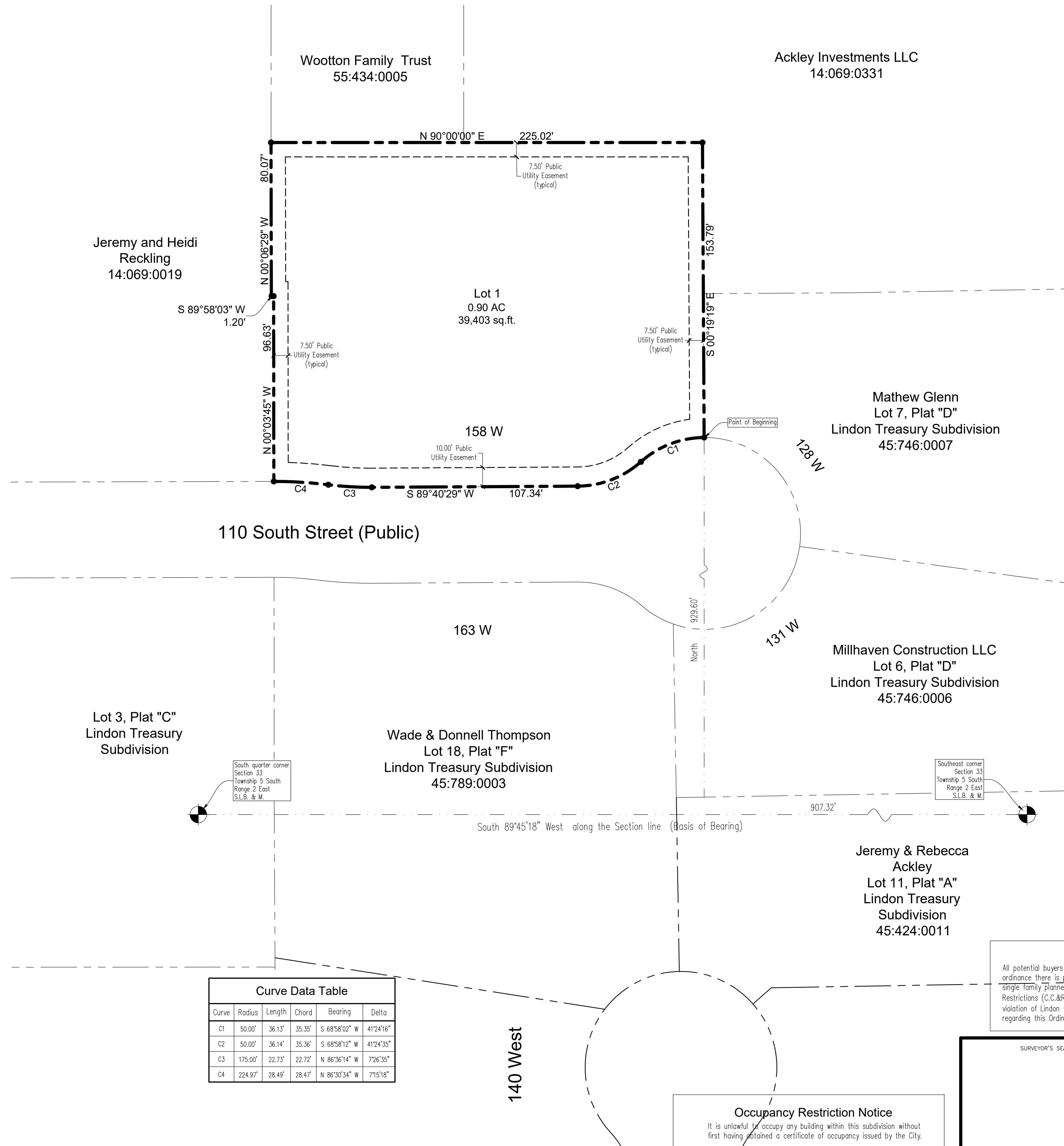
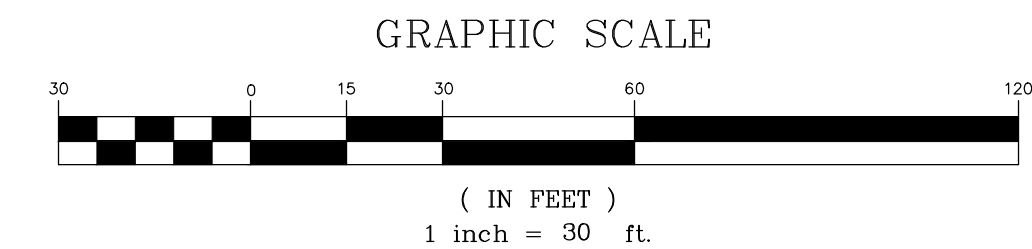


Plat "D", Amended Lindon Treasury Subdivision

Located in the Southeast quarter of Section 33,
Township 5 South, Range 2 East, Salt Lake Base
& Meridian. (NAD 27)



Vicinity Map



Surveyor's Certificate

I, Roger D. Dudley, do hereby certify that I am a registered land surveyor, and that I hold certificate No. 147082 in accordance with Utah Code, Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I further certify that at the request of the owner of the below-described land, I performed a survey of said land in accordance with Section 17-23-17 of the Utah Code; that the boundary description below correctly describes the land surface upon which will be constructed Plot "D", Lindon Treasury Subdivision. That I have verified all measurements, and that the reference markers shown on said plat are located as shown and are sufficient to readily retrace or reestablish this survey.

Boundary Description

Commencing at the southwest corner of Lot 7, Plat "D", Lindon Treasury Subdivision as shown on file in the office of the Utah County Recorder, said point located South 89°45'18" West along the Section line 907.32 feet, North 92°36.0 feet from the Southeast corner of Section 33, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence along 110 South Street the following five (5) courses; along the arc of a 50.00 foot radius curve to the left 36.13 feet (chord bears South 68°58'02" West 35.35 feet), along the arc of a 50.00 foot radius curve to the left 14.46 feet (chord bears South 68°58'02" West 14.46 feet), along the arc of a 50.00 foot radius curve to the left 17.05 feet (chord bears South 68°58'02" West 17.05 feet), along the arc of a 175.00 foot radius curve to the right 22.73 feet (chord bears North 86°36'14" West 22.72 feet), along the arc of a 225.00 foot radius curve to the left 28.49 feet (chord bears North 86°30'34" West 28.47 feet) to the southwest corner of Lot 8, Plat "D", Lindon Treasury Subdivision; thence North 00°03'45" West along said Lot 8, 96.63 feet; thence South 89°58'03" West 1.20 feet; thence North 00°06'29" West 80.07 feet; thence North 90°00'00" East 225.02 feet; thence South 01°19'19" East 153.79 feet to the point of beginning.

Area = 39,403 sq.ft. or 0.90 Acres
Number of Lots = 1

Basis of Bearing is South 89°45'18" West along the Section line from the Southeast corner to the South quarter corner of said Section 33.

Date

Professional Land Surveyor
(see seal below)

Owner's Dedication

The undersigned owners ("owner" without regard to number or gender) of the above- described land hereby certifies that: owner has caused a survey to be made of said land and to be prepared for the _____, Owner hereby consents to the concurrent recordation of the plat and Declaration and hereby submits the described land to the provisions and requirements of the declaration, owner hereby dedicates any public streets reflected on the map for the use by the general public.

In witness hereof we have hereunto set our hands this ____ day of _____ A.D. 20__.

Millhaven Construction, LLC	Jeremy Ackley, Manager	
Ackley Investments, LLC	Jeremy Ackley, Manager	

Acknowledgement

STATE OF UTAH }
COUNTY OF UTAH } S.S.
The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____, who represented that he is the owner of the above-described property and has the authority to execute this instrument.

My Commission Number _____ Signed (a Notary Public Commissioned in Utah) _____

My Commission Expires _____ _____

Print name of Notary _____

Acceptance by Legislative Body

The City of Lindon, 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 perpetual use of the public this _____ day of _____, A.D. 20____.

Mayor	Planning Commission Chair
Planning Director	City Engineer
City Attorney	City Recorder
Attest	

Conditions of Approval

Plat " D " AMENDED
Lindon Treasury
Subdivsion

Located in the Southeast quarter of Section 33,
Township 5 South, Range 2 East, Salt Lake Base
& Meridian. (NAD 27)

Lindon City, Utah County, Utah

Scale: 1" = 30 Feet

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL	COUNTY RECORDER
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