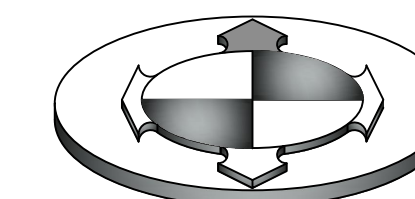


PELICAN BAY PLAT "A" AMENDED AMENDING LOT 58

LOCATED IN THE NORTHEAST QUARTER OF SECTION 19,
TOWNSHIP 6 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH
DATE OF PREPARATION: MAY, 2018

NORTH



GRAPHIC SCALE



SURVEYOR'S CERTIFICATE

I, BRIAN A. LINAM THE UNDERSIGNED SURVEYOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NUMBER 7240531 IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT FOUND IN TITLE 58, CHAPTER 22 OF THE UTAH CODE. 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 BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN UTAH CODE SECTION 54-8A-2, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOT 58, PELICAN BAY PLAT "A" SUBDIVISION, RECORDED SEPTEMBER 1, 2000 AS ENTRY NO. 69235.2000 AT THE OFFICE OF THE UTAH COUNTY RECORDER, ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 89°45'55" EAST 1658.57 FEET ALONG THE SECTION LINE FROM THE NORTH QUARTER CORNER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°45'55" EAST 262.45 FEET; THENCE SOUTH 43°03'51" EAST 151.13 FEET; THENCE SOUTH 89°45'55" WEST 256.12 FEET; THENCE SOUTH 69°13'05" WEST 36.40 FEET; THENCE NORTHWESTERLY 76.25 FEET ALONG THE ARC OF A 58.17 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, CHORD BEARS NORTH 68°58'12" WEST 70.92, TO THE POINT OF BEGINNING.

CONTAINS: 33,648 SQ. FT. OR 0.773 ACRES, MORE OR LESS
1 LOT

DATE: 6-14-2018 BRIAN A. LINAM, PLS
LICENSE NO: 7240531

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE HEREAFTER KNOWN AS THE

PELICAN BAY PLAT "A" AMENDED AMENDING LOT 58

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC AND CITY ALL PARCELS, LOTS, STREETS, EASEMENTS, RIGHTS-OF-WAY, AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC OR CITY USE. THE OWNERS AND ALL AGENTS, SUCCESSORS, AND ASSIGNS VOLUNTARILY DEFINED, INDEMNIFY, AND SAVE HARMLESS THE CITY AGAINST ANY EASEMENT OR OTHER ENCUMBRANCE ON A DEDICATED STREET, THE OWNER(S) AND ALL SUCCESSORS, AND ASSIGNS VOLUNTARILY DEFEND, INDEMNIFY, AND HOLD HARMLESS THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION, AND THE DEVELOPMENT ACTIVITY WITHIN THIS SUBDIVISION BY THE OWNERS AND ALL AGENTS, SUCCESSORS, AND ASSIGNS.

IN WITNESS WHEREOF I HAVE SET FORTH MY HAND THIS ____ DAY OF _____ A.D., 20__

THE KRISTIN SPENCER KENDELL REVOCABLE TRUST

SIGNATURE: _____

PRINT NAME: _____

TITLE: _____

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH }
County of _____ } S.S.

ON THIS ____ DAY OF _____, 20__ PERSONALLY APPEARED BEFORE ME _____ WHO BEING BY ME DULY SWORN, DID PROVE TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACIT(IE/S), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THIS PLAT WITH FULL AUTHORITY OF THE OWNER(S). I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF UTAH THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

APPROVAL BY LEGISLATIVE BODY

THE CITY COUNCIL OF CITY OF SARATOGA SPRINGS, 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 ____ DAY OF _____, 20__

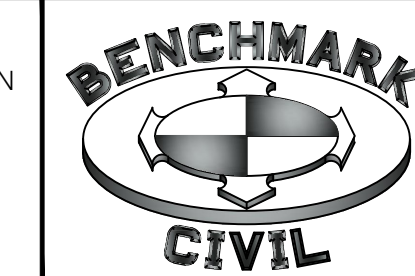
CITY MAYOR _____ ATTEST BY CITY RECORDER _____
(SEE SEAL BELOW)

PELICAN BAY PLAT "A" AMENDED AMENDING LOT 58

LOCATED IN THE NORTHEAST QUARTER OF SECTION 19,
TOWNSHIP 6 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

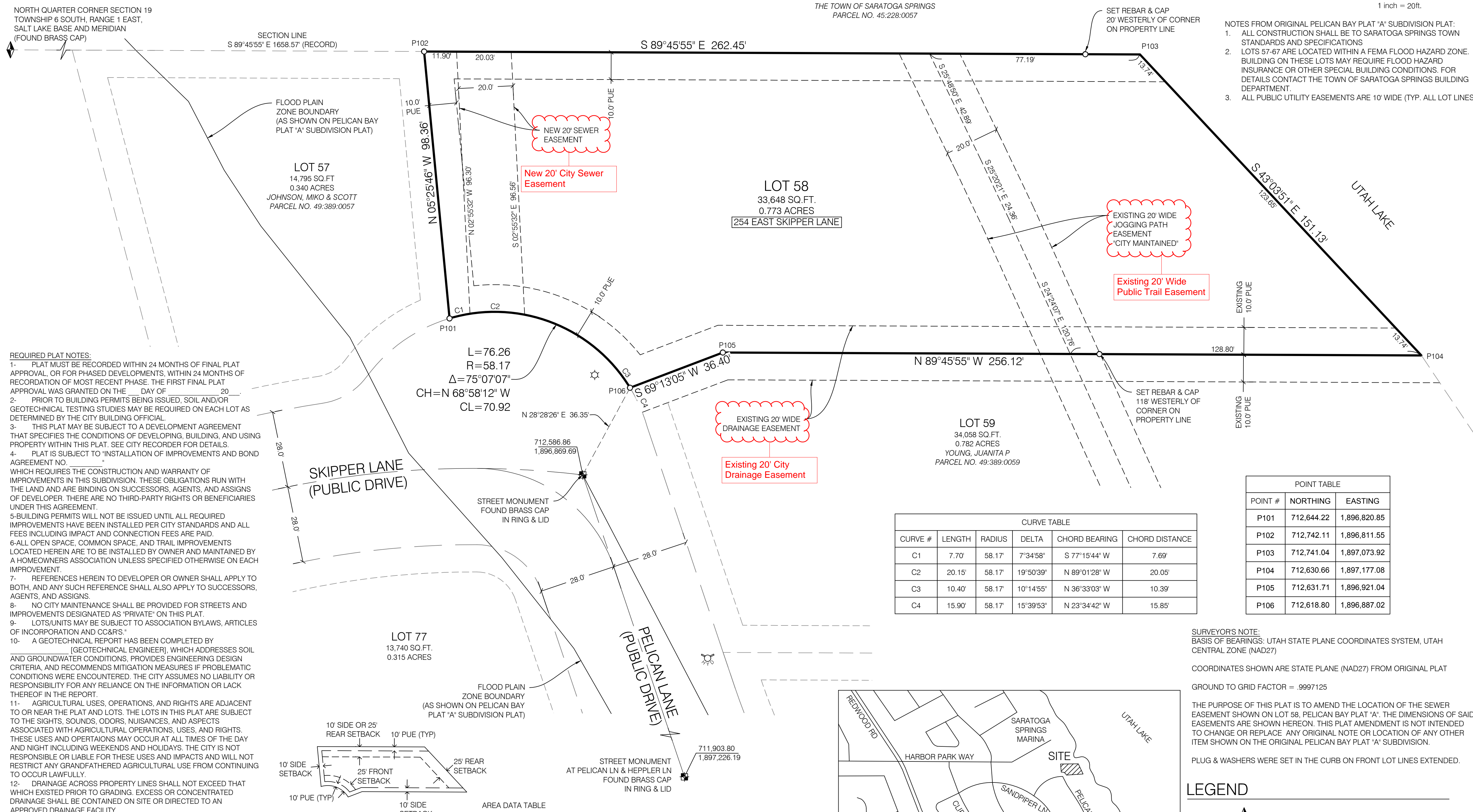
SHEET 1 OF 1

SURVEYOR'S SEAL BENCHMARK ENGINEERING & LAND SURVEYING 7/11/2018 7240531 BRIAN A. LINAM STATE OF UTAH	CITY ENGINEER SEAL	CLERK - RECORDER SEAL
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BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

- NOTES FROM ORIGINAL PELICAN BAY PLAT "A" SUBDIVISION PLAT:
- ALL CONSTRUCTION SHALL BE TO SARATOGA SPRINGS TOWN STANDARDS AND SPECIFICATIONS
 - LOTS 57-67 ARE LOCATED WITHIN A FEMA FLOOD HAZARD ZONE. BUILDING ON THESE LOTS MAY REQUIRE FLOOD HAZARD INSURANCE OR OTHER SPECIAL BUILDING CONDITIONS. FOR DETAILS CONTACT THE TOWN OF SARATOGA SPRINGS BUILDING DEPARTMENT.
 - ALL PUBLIC UTILITY EASEMENTS ARE 10' WIDE (TYP. ALL LOT LINES)



- REQUIRED PLAT NOTES:
- PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION OF MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE ____ DAY OF ____ 20__.
 - PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL AND/OR GEOTECHNICAL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
 - THIS PLAT MAY BE SUBJECT TO A DEVELOPMENT AGREEMENT THAT SPECIFIES THE CONDITIONS OF DEVELOPING, BUILDING, AND USING PROPERTY WITHIN THIS PLAT. SEE CITY RECORDER FOR DETAILS.
 - PLAT IS SUBJECT TO INSTALLATION OF IMPROVEMENTS AND BOND AGREEMENT NO. _____ WHICH REQUIRES THE CONSTRUCTION AND WARRANTY OF IMPROVEMENTS IN THIS SUBDIVISION. THESE OBLIGATIONS RUN WITH THE LAND AND ARE BINDING ON SUCCESSORS, AGENTS, AND ASSIGNS OF DEVELOPER. THERE ARE NO THIRD-PARTY RIGHTS OR BENEFICIARIES UNDER THIS AGREEMENT.
 - BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED PER CITY STANDARDS AND ALL FEES INCLUDING IMPACT AND CONNECTION FEES ARE PAID.
 - ALL OPEN SPACE, COMMON SPACE, AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.
 - REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
 - NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS AND IMPROVEMENTS DESIGNATED AS "PRIVATE" ON THIS PLAT.
 - LOTS/UNITS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&RS.
 - A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY _____ (GEOTECHNICAL ENGINEER), WHICH ADDRESSES SOIL AND GROUNDWATER CONDITIONS, PROVIDES ENGINEERING DESIGN CRITERIA, AND RECOMMENDS MITIGATION MEASURES IF PROBLEMATIC CONDITIONS WERE ENCOUNTERED. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ANY RELIANCE ON THE INFORMATION OR LACK THEREOF IN THE REPORT.
 - AGRICULTURAL USES, OPERATIONS, AND RIGHTS ARE ADJACENT TO OR NEAR THE PLAT AND LOTS. THE LOTS IN THIS PLAT ARE SUBJECT TO THE SIGHTS, SOUNDS, ODOORS, NUISANCES, AND ASPECTS ASSOCIATED WITH AGRICULTURAL OPERATIONS, USES, AND RIGHTS. THESE USES AND OPERATIONS MAY OCCUR AT ALL TIMES OF THE DAY AND NIGHT INCLUDING WEEKENDS AND HOLIDAYS. THE CITY IS NOT RESPONSIBLE OR LIABLE FOR THESE USES AND IMPACTS AND WILL NOT RESTRICT ANY GRANDFATHERED AGRICULTURAL USE FROM CONTINUING TO OCCUR LAWFULLY.
 - DRAINAGE ACROSS PROPERTY LINES SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY.

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:

- A RECORDED EASEMENT OR RIGHT-OF-WAY
- THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
- TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
- ANY OTHER PROVISION OF LAW

APPROVED THIS ____ DAY OF _____ 20__

ROCKY MOUNTAIN POWER

DOMINION ENERGY QUESTAR CORPORATION

DOMINION ENERGY QUESTAR CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY QUESTAR CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

APPROVED THIS ____ DAY OF _____ 20__

DOMINION ENERGY QUESTAR CORP.

BY SIGNING THIS PLAT, THE FOLLOWING UTILITY COMPANIES ARE APPROVING THE: (A) BOUNDARY, COURSE, DIMENSIONS, AND INTENDED USE OF THE RIGHT-OF-WAY AND EASEMENT GRANTS OF RECORD; (B) LOCATION OF EXISTING UNDERGROUND AND UTILITY FACILITIES; (C) CONDITIONS OR RESTRICTIONS GOVERNING THE LOCATION OF THE FACILITIES WITHIN THE RIGHT-OF-WAY, AND EASEMENT GRANTS OF RECORD, AND UTILITY FACILITIES WITHIN THE SUBDIVISION; APPROVING SHALL HAVE THE MEANING IN UTAH CODE SECTION 10-9A-603(4)(c)(ii). THE FOLLOWING NOTES ARE NOT ENDORSED OR ADOPTED BY SARATOGA SPRINGS AND DO NOT SUPERSEDE CONFLICTING PLAT NOTES OR SARATOGA SPRINGS POLICIES.

<p>CENTURY LINK</p> <p>APPROVED THIS ____ DAY OF _____ A.D., 20__</p> <p>_____ AUTHORIZED REPRESENTATIVE</p>	<p>PLANNING DIRECTOR</p> <p>APPROVED BY THE PLANNING DIRECTOR ON THIS DAY OF _____ A.D., 20__</p> <p>_____ PLANNING DIRECTOR</p>	<p>LAND USE AUTHORITY</p> <p>APPROVED BY THE LAND USE AUTHORITY ON THIS DAY OF _____ A.D., 20__</p> <p>_____ LAND USE AUTHORITY</p>	<p>SARATOGA SPRINGS ATTORNEY</p> <p>APPROVED BY THE SARATOGA SPRINGS ATTORNEY ON THIS DAY OF _____ A.D., 20__</p> <p>_____ SARATOGA SPRINGS CITY ATTORNEY</p>
<p>COMCAST CABLE TELEVISION</p> <p>APPROVED THIS ____ DAY OF _____ A.D., 20__</p> <p>_____ AUTHORIZED REPRESENTATIVE</p>	<p>CITY ENGINEER</p> <p>APPROVED BY THE CITY ENGINEER ON THIS DAY OF _____ A.D., 20__</p> <p>_____ CITY ENGINEERING</p>	<p>FIRE CHIEF</p> <p>APPROVED BY THE FIRE CHIEF ON THIS DAY OF _____ A.D., 20__</p> <p>_____ CITY FIRE CHIEF</p>	<p>LEHI POST OFFICE</p> <p>APPROVED BY POST OFFICE REPRESENTATIVE ON THIS DAY OF _____ A.D., 20__</p> <p>_____ LEHI CITY POST OFFICE REPRESENTATIVE</p>
<p>PUBLIC WORKS DIRECTOR</p> <p>APPROVED BY THE PUBLIC WORKS DIRECTOR ON THIS DAY OF _____ A.D., 20__</p> <p>_____ PUBLIC WORKS DIRECTOR</p>		<p>LEGEND</p> <ul style="list-style-type: none"> ▲ SALT LAKE COUNTY SECTION CORNER ■ STREET MONUMENT ○ BOUNDARY CORNER (SET 3/8" REBAR AND CAP OR PLUG AND WASHER STAMPED 'BENCHMARK ENG.') --- SECTION LINE --- BOUNDARY LINE --- ADJACENT PROPERTY --- STREET CENTERLINE EXISTING --- EASEMENT LINE --- PUBLIC UTILITY EASEMENT EASEMENT ⊕ EXISTING FIRE HYDRANT ⊙ EXISTING LIGHT POLE 	

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	7.70'	58.17'	7°34'58"	S 77°15'44" W	7.69'
C2	20.15'	58.17'	19°50'39"	N 89°01'28" W	20.05'
C3	10.40'	58.17'	10°14'55"	N 36°33'03" W	10.39'
C4	15.90'	58.17'	15°39'53"	N 23°34'42" W	15.85'

POINT TABLE

POINT #	NORTHING	EASTING
P101	712,644.22	1,896,820.85
P102	712,742.11	1,896,811.55
P103	712,741.04	1,897,073.92
P104	712,630.66	1,897,177.08
P105	712,631.71	1,896,921.04
P106	712,618.80	1,896,887.02

SURVEYOR'S NOTE:
BASIS OF BEARINGS: UTAH STATE PLANE COORDINATES SYSTEM, UTAH CENTRAL ZONE (NAD27)

COORDINATES SHOWN ARE STATE PLANE (NAD27) FROM ORIGINAL PLAT
GROUND TO GRID FACTOR = .9997125

THE PURPOSE OF THIS PLAT IS TO AMEND THE LOCATION OF THE SEWER EASEMENT SHOWN ON LOT 58, PELICAN BAY PLAT "A". THE DIMENSIONS OF SAID EASEMENTS ARE SHOWN HEREON. THIS PLAT AMENDMENT IS NOT INTENDED TO CHANGE OR REPLACE ANY ORIGINAL NOTE OR LOCATION OF ANY OTHER ITEM SHOWN ON THE ORIGINAL PELICAN BAY PLAT "A" SUBDIVISION.

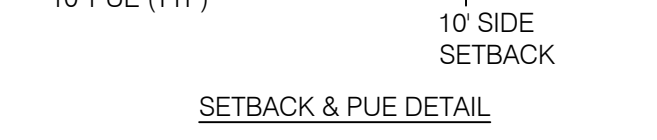
PLUG & WASHERS WERE SET IN THE CURB ON FRONT LOT LINES EXTENDED.



VICINITY MAP
N.T.S

AREA DATA TABLE

INFORMATION	AC	SQ. FT.	%
NON-BUILDABLE	0.373	16,250	48.3
BUILDABLE LAND	0.399	17,398	51.7
TOTAL AREA:	0.773	33,648	100



SETBACK & PUE DETAIL