GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

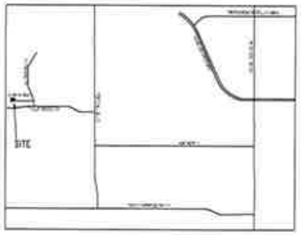
TALUS RIDGE PLAT "K"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 21,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

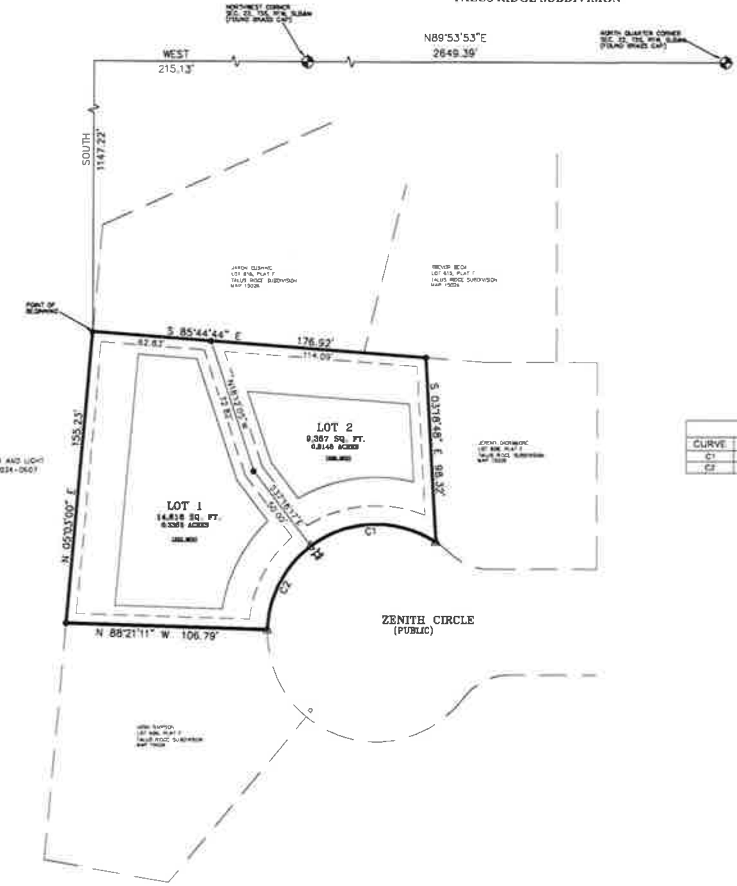
A MINOR PLAT AMENDMENT OF LOTS 607 & 608,
TALUS RIDGE SUBDIVISION

NOTES:

1. PLAT MUST BE RECORDED WITHIN 18 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION OF MOST RECENT PHASE. FINAL PLAT APPROVAL WAS GIVEN ON ____________
2. THE INSTALLATION OF ANY NEW IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, REGULATIONS, AND ORDINANCES.
3. THIS PLAT IS A MINOR AMENDMENT OF TWO EXISTING SUBDIVISION LOTS. BOTH LOTS HAVE EXISTING HOMES AND EXISTING CITY SERVICES THAT WILL REMAIN.
4. 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, ODORS, 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.



VICINITY MAP



LOT SETBACKS:
INTERIOR LOTS
FRONT – 25'
REAR – 25'
SIDES – 8'

CHECK CITY CODE FOR ALLOWED VARIANCES
NOTE: 10' PUE ALONG ALL STREET FRONTAGE FOR PUBLIC AND PRIVATE STREETS
10' PUE ALONG REAR LOT LINES
5' PUE ALONG INTERIOR LOT LINES

SYMBOL LEGEND

- ● SET NEW REBAR & CAP (OR FOUND EXISTING REBAR & CAP)
- △ FOUND PLUG ON LOT LINE EXTENSION
- UTAH COUNTY MONUMENT
- EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD LENGTH	DELTA
C1	70.86'	57.50'	42.77'	S87°59'28"W	66.45'	72°26'44"
C2	51.29'	57.50'	27.48'	S21°10'06"W	49.55'	51°03'00"

FEMA FLOOD PLAIN ZONE

THIS SITE IS LOCATED IN FEMA FLOOD ZONE X WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN. MAP NUMBER 49049C0115 A, EFFECTIVE DATE: JULY 17, 2002.

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 FACILITES 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 SRATOGA SPRINGS AND DO NOT SUPERSEDE CONFLICTING PLAT NOTES OR SARATOGA SPRINGS POLICIES.

LEVEL OF FOCUS, INC
David F. Hunt, PLS
1334 East 1150 South
Spanish Fork, Utah 84660
(801) 319-5441

SURVEYOR'S CERTIFICATE

I David F. Hunt, do hereby certify that I am a registered Land Surveyor and that I hold a license, Certificate No. 5243543, 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. I also certify that I have filed, or will file within 90 days of the recordation of this plat, a map of the survey I have completed with the Utah County Surveyor.

BOUNDARY DESCRIPTION

A PARCEL FORMERLY KNOWN AS LOTS 607 AND 608, PLAT F, TALUS RIDGE SUBDIVISION ACCORDING THE OFFICIAL PLAT OF RECORD ON FILE AT THE UTAH COUNTY RECORDER'S OFFICE. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 607, PLAT F, TALUS RIDGE SUBDIVISION, SAID POINT BEING LOCATED WEST 215.13 FEET AND SOUTH 1147.22 FEET FROM THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH 85°44'44" EAST 176.92 FEET; THENCE SOUTH 03°18'48" EAST 98.32 FEET; THENCE ALONG THE ARC OF A 57.50 FOOT RADIUS CURVE TO THE LEFT 70.86 FEET (CHORD BEARS S 87°59'28" W 66.45 FEET); THENCE ALONG THE ARC OF A 57.50 FOOT RADIUS CURVE TO THE LEFT 51.29 FEET (CHORD BEARS S 21°10'06" W 49.55 FEET); THENCE NORTH 88°21'11" WEST 106.79 FEET; THENCE NORTH 05°03'00" EAST 155.23 FEET TO THE POINT OF BEGINNING.

AREA = [illegible]

LOTS = 2

05-15-20
Date

Surveyor's Name
License no. 5243543

OWNER'S DEDICATION

Know all men by these presents that undersigned owner(s) of the above described tract of land have caused the same to be subdivided into lots, parcels and streets, together with easements and rights of way to be hereafter known as

TALUS RIDGE PLAT "K"

do hereby dedicate for the perpetual use of the public and/or City all parcels of land easements, right-of-way, and public amenities shown on this plat as intended for public and/or City use. The owner(s) voluntarily defend, indemnify, and save harmless the City against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance, and operation of the street. The owner(s) voluntarily defend, indemnify, and hold harmless the City from any damage claimed by persons within or without this subdivision to have been caused by alterations of the ground surface, vegetation, drainage, or surface or sub-surface water flows within this subdivision or by establishment or construction of the roads within this subdivision.

In witness whereof ___ have hereunto set ___ this _______ day of ______ A.D. 20 _____

SIGNATURE ____________ PRINT NAME ____________ TITLE AND ENTITY ____________

SIGNATURE ____________ PRINT NAME ____________ TITLE AND ENTITY ____________

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of Utah

On the __ day of ____ A.D. 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/they executed the same in his/her/their authorized capacity(ies), 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 the 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 the public purpose of the perpetual use of the public.

This _____ day of _____ A.D. 20 __

City Mayor ____________ Attest: ____________ City Recorder (See Seal Below)

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

Approved this __ day of ___________, A.D. 20____

ROCKY MOUNTAIN POWER

QUESTAR GAS COMPANY

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. 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 QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532

Approved this ___ day of ___________, A.D. 20____

BY: ____________

TITLE: ____________ QUESTAR GAS COMPANY

COMCAST CABLE TELEVISION

Approved this ___ day of ___________, A.D. 20____

COMCAST CABLE TELEVISION

CENTURY LINK

Approved this ___ day of ___________, A.D. 20____

CENTURY LINK

PLANNING DIRECTOR APPROVAL

Approved by the Planning Director on this ___ day of ___________, A.D. 20____

PLANNING DIRECTOR

SARATOGA SPRINGS ENGINEER APPROVAL

Approved by the City Engineer on this ___ day of ___________, A.D. 20____

CITY ENGINEER

LAND USE AUTHORITY

Approved by the Land Use Authority on this ___ day of ___________, A.D. 20___

LAND USE AUTHORITY

FIRE CHIEF APPROVAL

Approved by the Fire Chief on this ___ day of ___________, A.D. 20___

CITY FIRE CHIEF

SARATOGA SPRINGS ATTORNEY

Approved by Saratoga Springs Attorney on this ___ day of ___________, A.D. 20____

SARATOGA SPRINGS ATTORNEY

LEHI CITY POST OFFICE

Approved by Post Office Representative on this ___ day of ___________, A.D. 20____

LEHI CITY POST OFFICE REPRESENTATIVE

TALUS RIDGE PLAT "K"
LOCATED IN THE NORTHWEST QUARTER OF SECTION 21,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH
A MINOR PLAT AMENDMENT OF LOTS 607 & 608,
TALUS RIDGE SUBDIVISION

SURVEYOR'S SEAL	CIVIL ENGINEER SEAL	CLERK-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR, 05-15-20, DAVID F. HUNT, LICENSE NO. 5243543-2201, STATE OF UTAH		