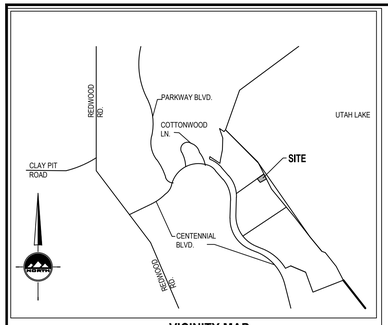
WILTSHIRE ESTATES SUBDIVISION PHASE 2 AMENDED

AMENDING LOT 203 OF WILTSHIRE ESTATES SUBDIVISION PHASE 2

FINAL PLAT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35 & THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 1 WEST,
& THE NORTHWEST QUARTER OF SECTION 1 & THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
SARATOGA SPRINGS, UTAH COUNTY, UTAH



VICINITY MAP
NOT TO SCALE

BENCHMARK

NORTH QUARTER CORNER
SECTION 2,
T6S, R1W
SLB&M

ELEVATION = 4578.79 PER NGVD 1929
PER UTAH COUNTY SURVEYORS OFFICE

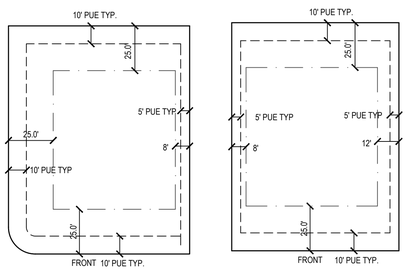
NORTH

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40
(IN FEET)
HORZ: 1 inch = 20 ft.

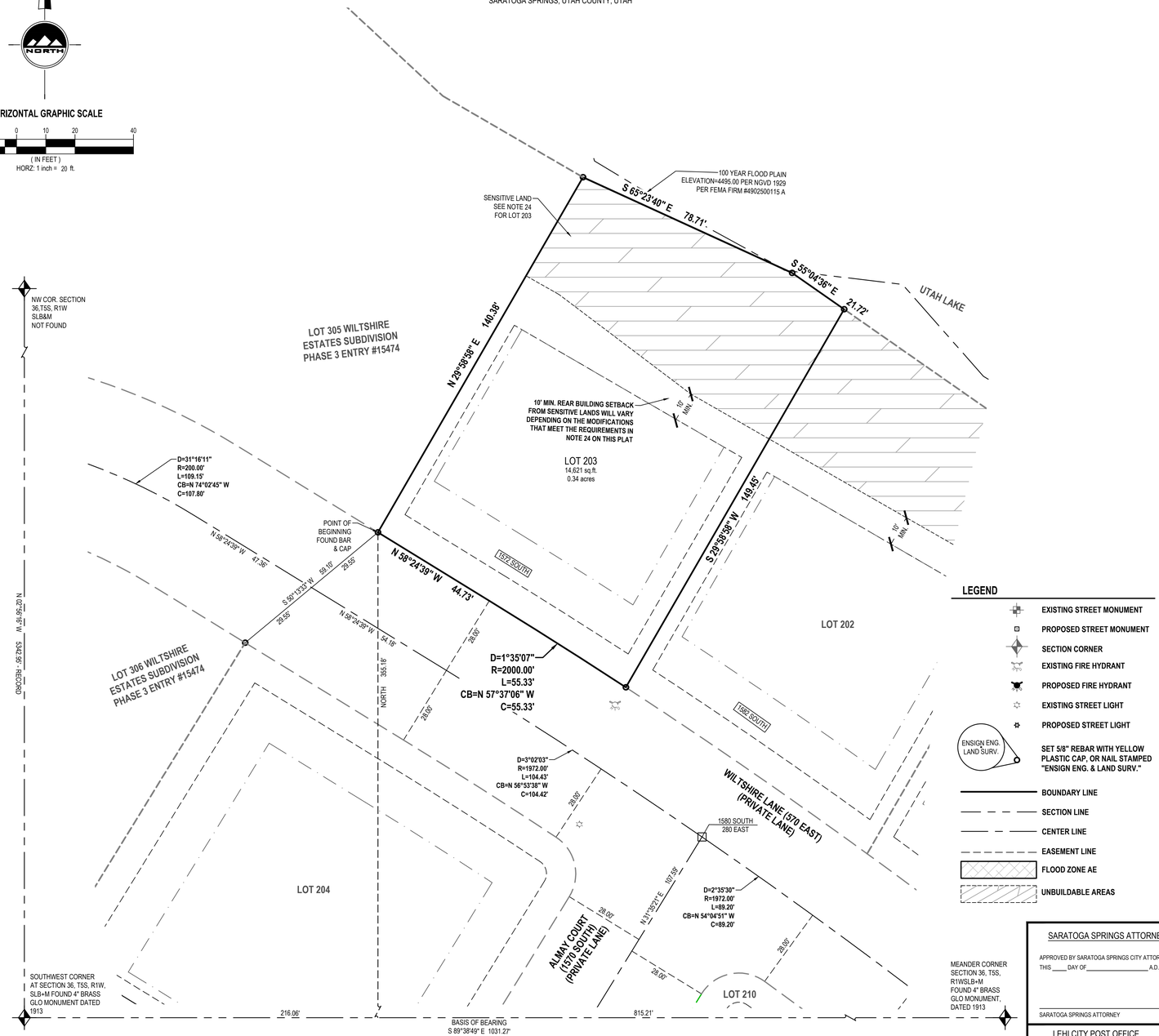
STANDARD PLAT NOTES

1. 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____.
2. ALL EASEMENTS ARE 5' AS SHOWN ON THIS PLAT UNLESS NOTED OTHERWISE.
3. 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.
4. PARCEL A IS DEDICATED TO THE STATE OF UTAH.
5. SET A 24" #5 REBAR & CAP AT ALL PROPERTY CORNERS.
6. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY RULES, ORDINANCES, REQUIREMENTS, STANDARDS, POLICIES REGARDING TO THE DEVELOPMENT OF THIS PROPERTY.
7. 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.
8. PLAT MAY BE SUBJECT TO A MASTER DEVELOPMENT AGREEMENT, DEVELOPMENT AGREEMENT, SUBDIVISION AGREEMENT, OR SITE PLAN AGREEMENT. SEE RECORDER FOR MORE INFORMATION.
9. 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.
10. ALL BONDS AND BOND AGREEMENTS ARE BETWEEN THE CITY, DEVELOPER/OWNER AND FINANCIAL INSTITUTION. NO OTHER PARTY, INCLUDING UNIT OR LOT OWNERS, SHALL BE DEEMED A THIRD-PARTY BENEFICIARY OR HAVE ANY RIGHTS INCLUDING THE RIGHT TO BRING ANY ACTION UNDER ANY BOND OR BOND AGREEMENT.
11. THE OWNER OF THIS SUBDIVISION AND ANY SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR ENSURING THAT IMPACT AND CONNECTION FEES ARE PAID AND WATER RIGHTS SECURED FOR EACH INDIVIDUAL LOT. NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL ALL IMPACT AND CONNECTION FEES, AT THE RATES IN EFFECT WHEN APPLYING FOR BUILDING PERMIT, ARE PAID IN FULL AND WATER RIGHTS SECURED AS SPECIFIED BY CURRENT CITY ORDINANCES AND FEE SCHEDULES.
12. 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.
13. DRAINAGE ACROSS PROPERTY LINES SHALL NOT EXCEED THAT WHICH EXISTED PRIOR O GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.
14. NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS AND IMPROVEMENTS DESIGNATED AS "PRIVATE" ON THIS PLAT.
15. ALL COMMON AREA IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER, MAINTAINED AND ADMINISTERED BY SARATOGA SPRINGS OWNERS ASSOCIATION.
16. REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
17. PRIVATE STREETS WILL BE DEDICATED AS COMMON AREA, TO BE MAINTAINED AND ADMINISTERED BY SARATOGA SPRINGS OWNERS ASSOCIATION.
18. LOTS/UNITS ARE SUBJECT TO ASSOCIATION BY LAWS, ARTICLES OF INCORPORATION AND CC&R'S.
19. ACCESSORY BUILDINGS NEED TO BE 10 FEET FROM A NEIGHBORING LOT LINE.
20. SHALLOW SEWER DEPTHS! CONTRACTOR SHALL VERIFY SEWER DEPTHS BEFORE EXCAVATING FOR BASEMENT. HOME(S) WITH BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.
21. SEWER EASEMENT IS GRANTED TO CITY BUT STILL MAINTAINED BY THE SARATOGA SPRINGS OWNERS ASSOCIATION.
22. FLOOD PLAIN IS ZONE X ON COMMUNITY PANEL NO. 4902500115 A DATED: JULY 17, 2002
PART OF PARCEL A IS IN FLOOD ZONE AE FLOOD ELEVATION = 4595.00 PER NGVD 1929
23. OWNERS HEREBY ALSO OFFERS AND CONVEYS TO CITY OF SARATOGA SPRINGS, THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT AND RIGHT-OF-WAY IN AND TO THOSE AREAS REFLECTED ON THE PLAT AS PRIVATE STREETS AND EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILITIES INCLUDING WATER, IRRIGATION, SEWER, STORM DRAIN AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERETO.
24. THESE AREAS INCLUDES SLOPES THAT EXCEED 30% AND POSSIBLE WETLANDS. THIS AREA IS NON-BUILDABLE IN ITS CURRENT STATE. IN ORDER FOR THIS AREA TO BECOME BUILDABLE, THE SLOPES SHALL BE STABILIZED. ONCE THE SLOPES HAVE BEEN STABILIZED, THIS AREA WILL BE CONSIDERED A BUILDABLE AREA. ANY ALTERATION OF WETLAND AREAS REQUIRES A PERMIT FROM THE ARMY CORP OF ENGINEERS.



CORNER LOT **INTERIOR LOT**

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 WITH IN THE SUBDIVISION. "APPROVING" SHALL HAVE THE MEANING IN UTAH CODE SECTION 10-9A-603(4)(c)(ii)



LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- ENSIGN ENG. LAND SURV. — SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- FLOOD ZONE AE
- UNBUILDABLE AREAS

SURVEYOR'S CERTIFICATE

I, Douglas J. Kinsman, do hereby certify that I am a registered Land Surveyor, and that I hold a license, Certificate No. 334575, 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 recordation of this plat, a map of survey I have completed with the Utah County Surveyor.

BOUNDARY DESCRIPTION

A parcel of land, situate in the Southwest Quarter of Section 36 and the Southeast Quarter of Section 35, Township 5 South, Range 1 West, and in the Northwest Quarter of Section 1 and the Northeast Quarter of Section 2, Township 6 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the northerly line of Wiltshire Lane 570 East, said point being South 89°38'49" East 216.06 feet and North 355.18 feet from the Southwest Corner of said Section 36, Township 5 South, Range 1 West, and running:

thence North 29°58'58" East 140.38 feet;
thence South 65°23'40" East 78.71 feet;
thence South 55°04'36" East 21.72 feet;
thence South 29°58'58" West 149.45 feet to the northerly line of Wiltshire Lane 570 East;
thence Northwesterly 55.33 feet along the arc of a 2,000.00 foot radius non-tangent curve to the left (center bears South 33°10'28" West and the long chord bears North 57°37'06" West 55.33 feet through a central angle of 01°35'07") along said northerly line;
thence North 58°24'39" West 44.73 feet along said northerly line, to the Point of Beginning.

Contains 14,621 square feet or 0.34 acres, one lot.

FOR REVIEW

DATE
DOUGLAS J. KINSMAN
P.L.S. 334575

OWNER'S DEDICATION

Know all men by these presents that _____ the _____ undersigned owner(s) of the above described tract of land having caused same to be subdivided into lots and streets to be hereafter known as

WILTSHIRE ESTATES SUBDIVISION PHASE 2 AMENDED

AMENDING LOT 203 OF WILTSHIRE ESTATES SUBDIVISION PHASE 2

and do hereby dedicate for the 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 owner(s) and all agents, successors, and assigns voluntarily defend, indemnify, and save harmless the City against any easements or other encumbrance on a dedicated street, easement, or right-of-way that will interfere with the City's use, maintenance, and operation of the street or utilities. The owner(s) and all agents, successors, and assigns assume all liability with respect to the creation of this subdivision, the alteration of 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 _____ have hereunto set _____ this _____ day of _____ A.D., 20_____

By: Beaudy Dorius

By:

By:

By:

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH

County of _____

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 whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed this plat with full authority of the owner.

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 PUBLIC PURPOSES OF THE PERPETUAL USE OF THE PUBLIC.

THIS _____ DAY OF _____, A.D. 20____.

CITY MAYOR

ATTEST: _____
CITY RECORDER
(SEE SEAL BELOW)

SARATOGA SPRINGS ATTORNEY

APPROVED BY SARATOGA SPRINGS CITY ATTORNEY THIS ____ DAY OF _____ A.D. ____

SARATOGA SPRINGS ATTORNEY

LEHI CITY POST OFFICE

APPROVED THIS _____ DAY OF _____, A.D. ____ BY THE POST OFFICE.

LEHI CITY POST OFFICE REPRESENTATIVE

WILTSHIRE ESTATES SUBDIVISION PHASE 2 AMENDED

AMENDING LOT 203 OF WILTSHIRE ESTATES SUBDIVISION PHASE 2

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35 & THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 1 WEST,
& THE NORTHWEST QUARTER OF SECTION 1 & THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
SARATOGA SPRINGS, UTAH COUNTY, UTAH

DOMINION ENERGY QUESTAR CORPORATION

DOMINION ENERGY QUESTAR CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY QUESTAR CORPORATION MAY REQUIRE ORHER 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 INFORMATION PLEASE CONTACT DOMINION ENERGY QUESTAR CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

APPROVED THIS _____ DAY OF _____, A.D. ____ .

QUESTAR GAS COMPANY

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 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. 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. ____ .

ROCKY MOUNTAIN POWER

CENTURY LINK

APPROVED THIS _____ DAY OF _____, A.D. ____ .

CENTURY LINK

PUBLIC WORKS DIRECTOR

APPROVED BY THE PUBLIC WORKS DIRECTOR ON THIS _____ DAY OF _____, A.D. ____ .

PUBLIC WORKS DIRECTOR

CITY ENGINEER

APPROVED BY THE PUBLIC WORKS DIRECTOR ON THIS _____ DAY OF _____, A.D. ____ .

CITY ENGINEER

LAND USE AUTHORITY

APPROVED BY THE PUBLIC WORKS DIRECTOR ON THIS _____ DAY OF _____, A.D. ____ .

LAND USE AUTHORITY

DEVELOPER
BEAUDY DORIUS
759 EAST 3150 NORTH
LEHI, UTAH 84043
CONTACT: BEAUDY DORIUS
(801) 358-5423

COMCAST CABLE TELEVISION

APPROVED THIS _____ DAY OF _____, A.D. ____ .

COMCAST CABLE TELEVISION

QWEST

APPROVED THIS _____ DAY OF _____, A.D. ____ .

QWEST

FIRE CHIEF APPROVAL

APPROVED BY THE FIRE CHIEF ON THIS _____ DAY OF _____, A.D. ____ .

CITY FIRE CHIEF

PLANNING DIRECTOR

APPROVED BY THE PLANNING DIRECTOR ON THIS _____ DAY OF _____, A.D. ____ .

PLANNING DIRECTOR

SARATOGA SPRINGS ENGINEER APPROVAL

APPROVED BY THE CITY ENGINEER ON THIS _____ DAY OF _____, A.D. ____ .

CITY ENGINEER

SHEET 1 OF 1

PROJECT NUMBER : U1237
MANAGER : LCM
DRAWN BY : KFW
CHECKED BY : PM/H
DATE : 10/22/20

ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNUTAH.COM

LAYTON
Phone: 801.547.1100
TOOELE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.590.0187

SURVEYOR'S SEAL — PROFESSIONAL LAND SURVEYOR — No. 334575 — DOUGLAS J. KINSMAN — STATE OF UTAH

FOR REVIEW

NOTARY PUBLIC SEAL

CIVIL ENGINEER'S SEAL

CLERK-RECORDER SEAL