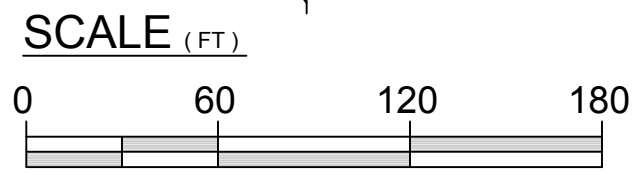


UTAH LAKE ESTATES

LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH, AND AMENDING/VACATING LOT #27 OF LAKE MOUNTAIN ESTATES PLAT "B"

OLD TOWNE SQUARE L.C.
ENTRY NO. 135246-2006

Show 20-ft sewer easement centered on new SS



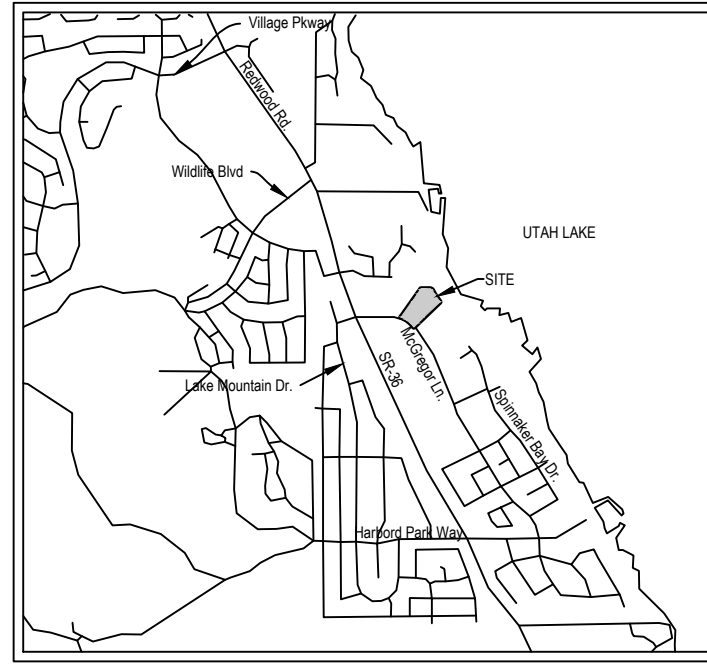
LEGEND

- 12/18/19 EXISTING SECTION CORNER (FOUND)
- 13/19 (AS DESCRIBED)
- SUBDIVISION BOUNDARY LINE
- STREET CENTERLINE
- STREET MONUMENT (PROPOSED, EXISTING)
- SET REBAR W/ CAP MARKED "BINGHAM ENG."
- FIRE HYDRANT (PROPOSED, EXISTING)
- STREET LIGHT (PROPOSED, EXISTING)
- LOT LINE (PROPOSED)
- LOT LINE (EXISTING)
- PUBLIC UTILITY EASEMENTS
- RIGHT-OF-WAY LINE (PROPOSED)
- RIGHT-OF-WAY LINE (EXISTING)
- BUILDING SETBACK LINE
- [] RECORD DATA

NOTES

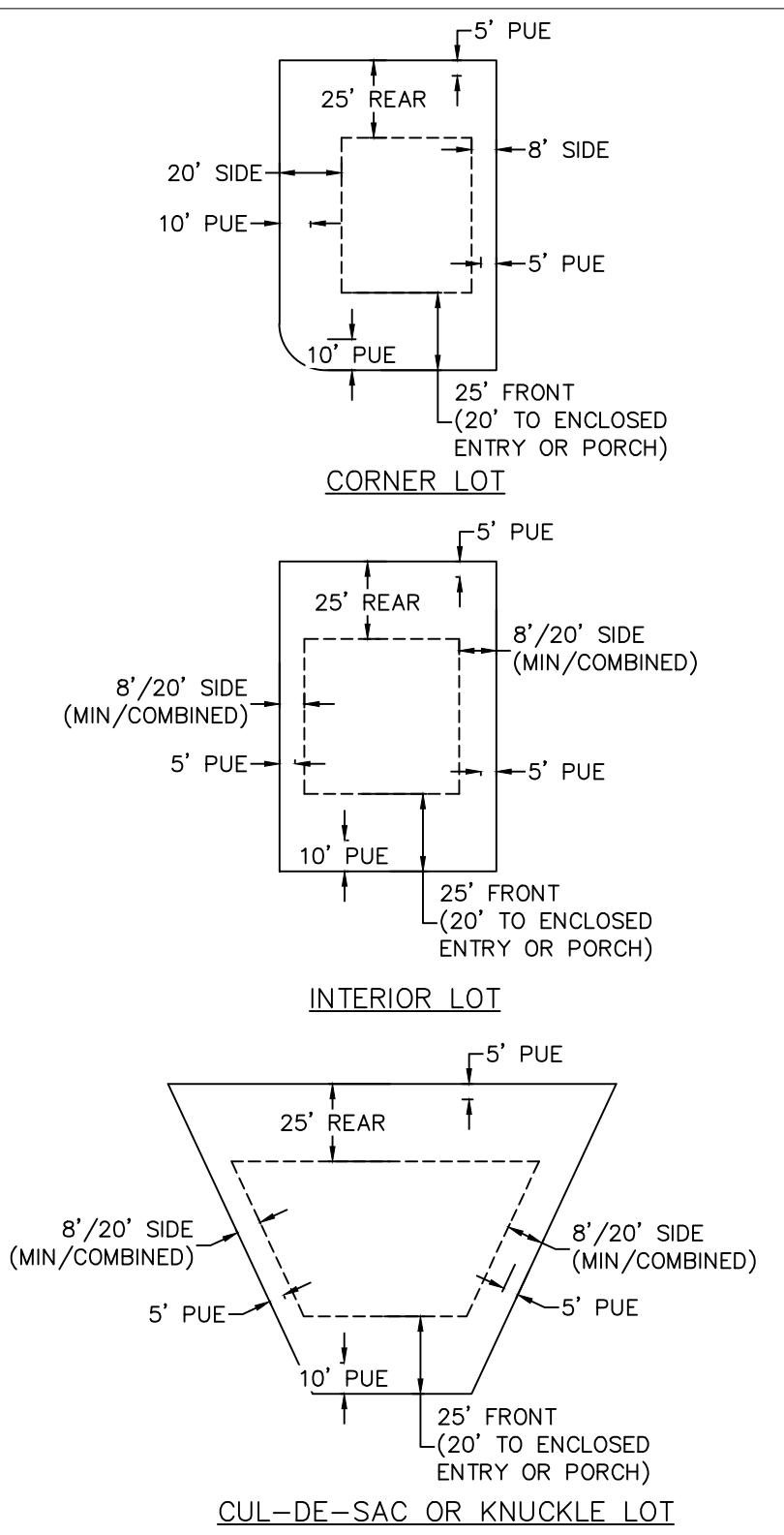
- 1-Plat must be recorded within 24 months of final plat approval, or for phased developments, within 24 months of recordation of most recent phase. The first final plat approval was granted on the _____ day of _____, 20____.
- 2-Prior to building permits being issued, soil and/or geotechnical testing studies may be required on each lot as determined by the City Building Official.
- 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-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.
- 5-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.
- 6-All Open Space, Common Space, and Trail Improvements located herein are to be installed by Owner and maintained by the City of Saratoga Springs. Parcel A is hereby dedicated to the City of Saratoga Springs.
- 7-References herein to Developer or Owner shall apply to both, and any such reference shall also apply to successors, agents, and assigns.
- 8-No City maintenance shall be provided for streets designated as "private" on this plat.
- 9-Lots/Units may be subject to Association bylaws, articles of incorporation and C&A's.
- 10-A Geotechnical report has been completed by Bingham Engineering 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 thereof in the report.
- 11-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. 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.
- 12-Rear lot corners will be located and marked on the ground with a 5/8" rebar with a plastic cap labeled "Bingham Eng". Front lot corners shall be marked with a rivet or nail placed in the top back of curb at the extension of the side lot lines.

VICINITY MAP



INFORMATION	AC.	SQ FT.	%TOTAL	#	NOTES
TOTAL PROJECT AREA	5.25	228,496	100%		
SENSITIVE LANDS	0.34	14,865	7%		18% IN OPEN SPACE 19% OF OPEN SPACE
OPEN SPACE	0.32	14,148	6%		PARCEL A
BUILDABLE LAND	1.73	75,488	33%		AREA WITHIN SETBACKS
ROW AREA	1.03	44,737	20%		
LOTS				12	
NET DENSITY DWELLINGS BY ACRE				2.3	

LAKE MOUNTAIN ESTATES
LOT #26
ENTRY NO. 101346
PITTARD
ENTRY NO. 92771:2019



TYPICAL SETBACK & P.U.E. DETAILS

FOUND SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN

12/18/19

PUBLIC WORKS DIRECTOR

Approved by the Public Works Director on this _____ day of _____, A.D. 20____

PUBLIC WORKS DIRECTOR

CENTURY LINK

Approved this _____ day of _____, A.D. 20____

CENTURY LINK

COMCAST CABLE TELEVISION

Approved this _____ day of _____, A.D. 20____

COMCAST CABLE TELEVISION

ENGINEER: Bingham Engineering, Inc. 262 N. Wright Brothers Drive Salt Lake City, UT 84116 PH: (801) 532-2520

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

PLANNING DIRECTOR

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

PLANNING DIRECTOR

CITY ENGINEER

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

CITY ENGINEER

ENGINEER: Bingham Engineering, Inc. 262 N. Wright Brothers Drive Salt Lake City, UT 84116 PH: (801) 532-2520

Approved by the Land Use Authority on this _____ day of _____, A.D. 20____

LAND USE AUTHORITY

Approved by the Land Use Authority on this _____ day of _____, A.D. 20____

LAND USE AUTHORITY

FIRE CHIEF

Approved by the Fire Chief on this _____ day of _____, A.D. 20____

CITY FIRE CHIEF

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

SARATOGA SPRINGS ATTORNEY

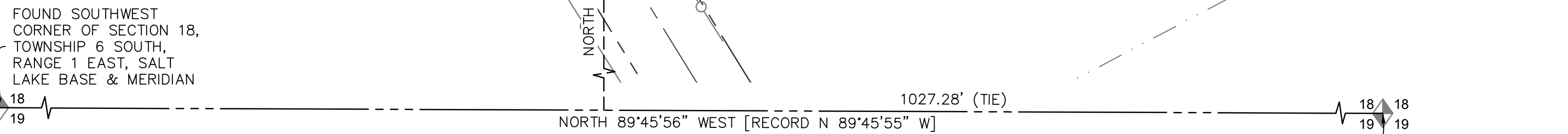
Approved by Saratoga Springs Attorney on this _____ day of _____, A.D. 20____

SARATOGA SPRINGS ATTORNEY

LEHI CITY POST OFFICE

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

LEHI CITY POST OFFICE REPRESENTATIVE



Line #	Direction	Length
L1	S 00°16'37" W	20.00'
L2	S 89°43'23" E	13.26'
L3	S 63°36'39" E	28.17'
L4	N 06°07'18" E	41.44'

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	282.33'	528.14'	30°37'46"	278.98'	N 52°32'46" W
C2	100.07'	529.64'	10°49'32"	99.92'	N 42°39'43" W
C3	18.58'	12.00'	88°43'22"	16.78'	S 03°42'48" E
C4	18.85'	12.00'	90°00'00"	16.97'	S 85°38'53" W
C5	18.85'	12.00'	90°00'00"	16.97'	N 04°21'07" W
C6	101.20'	529.64'	10°56'53"	101.05'	N 62°21'02" W
C7	17.27'	12.00'	82°28'32"	15.82'	N 81°53'09" E
C8	45.31'	200.00'	12°58'49"	45.21'	N 55°50'32" W
C9	48.34'	229.50'	12°04'03"	48.25'	N 55°23'09" W
C10	42.29'	170.50'	14°12'42"	42.18'	N 56°27'28" W

his ESMT must be 30-ft wide outside of private property. Label ESMT as 30' utility & drainage easement to City.

10-ft PUE across ESMT

LAKE MOUNTAIN ESTATES LOT #28
ENTRY NO. 101346
BELLISTON
ENTRY NO. 19835-1997

SURVEYOR'S CERTIFICATE

I, the undersigned surveyor, do hereby certify that I am a professional Land Surveyor and that I hold a license number (number shown below) 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. 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 of land situated in the Northwest Quarter of Section 18, Township 6 South, Range 1 East, Salt Lake Base and Meridian, said parcel being Lot #27, Lake Mountain Estates Plat "B" as recorded in the office of the Utah County Recorder as Entry No. 101346, said parcel being more particularly described as follows:

Beginning at the southeast corner of Lot #27, Lake Mountain Estates Plat "B" as recorded in the office of the Utah County Recorder as Entry No. 101346, said point lies North 89°45'56" West along the section line 1027.28 feet and North 3,264.16 feet from the South Quarter Corner of Section 18, Township 6 South, Range 1 East, Salt Lake Base and Meridian (basis of bearing being North 89°45'56" West from the South Quarter Corner and the Southwest Corner of Section 18, T6S, R1E, SLB&M), and running thence along the boundary of said Lot #27 the following eight (8) courses and distances: 1) northwesterly along the arc of a 528.14 foot radius curve to the left, through a central angle of 30°37'46" a distance of 282.33 feet (chord bearing N 52°32'46" W, chord length 278.98'), 2) North 34°44'20" East 608.45 feet, 3) South 89°43'23" East 171.49 feet, 4) South 51°21'03" East 31.83 feet, 5) South 30°24'10" East 81.23 feet, 6) South 34°14'02" East 155.73 feet, 7) South 89°59'27" East 16.32 feet and 8) South 46°28'37" West 635.50 feet to the point of beginning.

Acres: 5.25 Creating 12 lots and 1 parcel.

Date _____
D. Gregg Meyers
License no. 312770

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, parcels, streets, together with easements and rights-of-way to be hereafter known as

UTAH LAKE ESTATES

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 I have set forth my hands this _____ day of _____, A.D. 20____

Signature _____ Print Name _____ Title & Entity _____

OWNER'S ACKNOWLEDGEMENT

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

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/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

REVIEW ONLY

APPROVAL BY LEGISLATIVE BODY

The City Council of Saratoga Springs, County of Utah, approves this subdivision subject to the conditions and restrictions stated herein, 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)

UTAH LAKE ESTATES

LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH, AND AMENDING/VACATING LOT #27 OF LAKE MOUNTAIN ESTATES PLAT "B"

SURVEYORS SEAL D. GREGG MEYERS 10/14/20	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
APPROVED BY POST OFFICE REPRESENTATIVE ON THIS _____ DAY OF _____, A.D. 20____	APPROVED BY LEHI CITY POST OFFICE REPRESENTATIVE ON THIS _____ DAY OF _____, A.D. 20____	

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. 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 _____ 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. DOMINION ENERGY QUESTAR CORPORATION 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 DOMINION ENERGY QUESTAR CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 800-366-6532.
APPROVED THIS _____ DAY OF _____ 20____
BY _____
TITLE _____
DOMINION ENERGY QUESTAR CORP.

PUBLIC WORKS DIRECTOR
Approved by the Public Works Director on this _____ day of _____, A.D. 20____
PUBLIC WORKS DIRECTOR

CENTURY LINK
Approved this _____ day of _____, A.D. 20____
CENTURY LINK

COMCAST CABLE TELEVISION
Approved this _____ day of _____, A.D. 20____
COMCAST CABLE TELEVISION

PLANNING DIRECTOR
Approved by the Planning Director on this _____ day of _____, A.D. 20____
PLANNING DIRECTOR

CITY ENGINEER
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
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