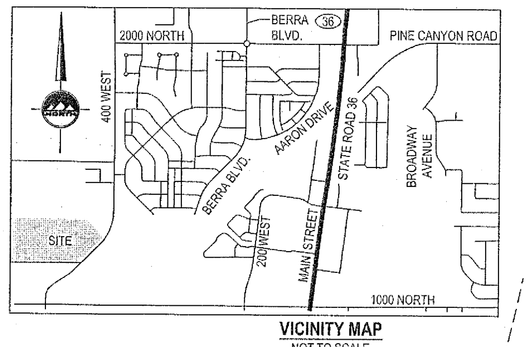
Entry #: 520126
09/09/2020 02:49 PM SUBDIVISION PLAT
Page: 1 of 3
FEE: $84.00 BY: ZENITH TOOELE LLC
Jerry Houghton, Tooele County, Recorder

LEXINGTON AT OVERLAKE SUBDIVISION
FINAL PLAT

(AMENDING AND EXTENDING LOTS 1-5 OF THE LEXINGTON AT OVERLAKE 5 LOT MINOR SUBDIVISION)
LOCATED IN THE SOUTHEAST CORNER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, TOOELE CITY, TOOELE COUNTY, UTAH

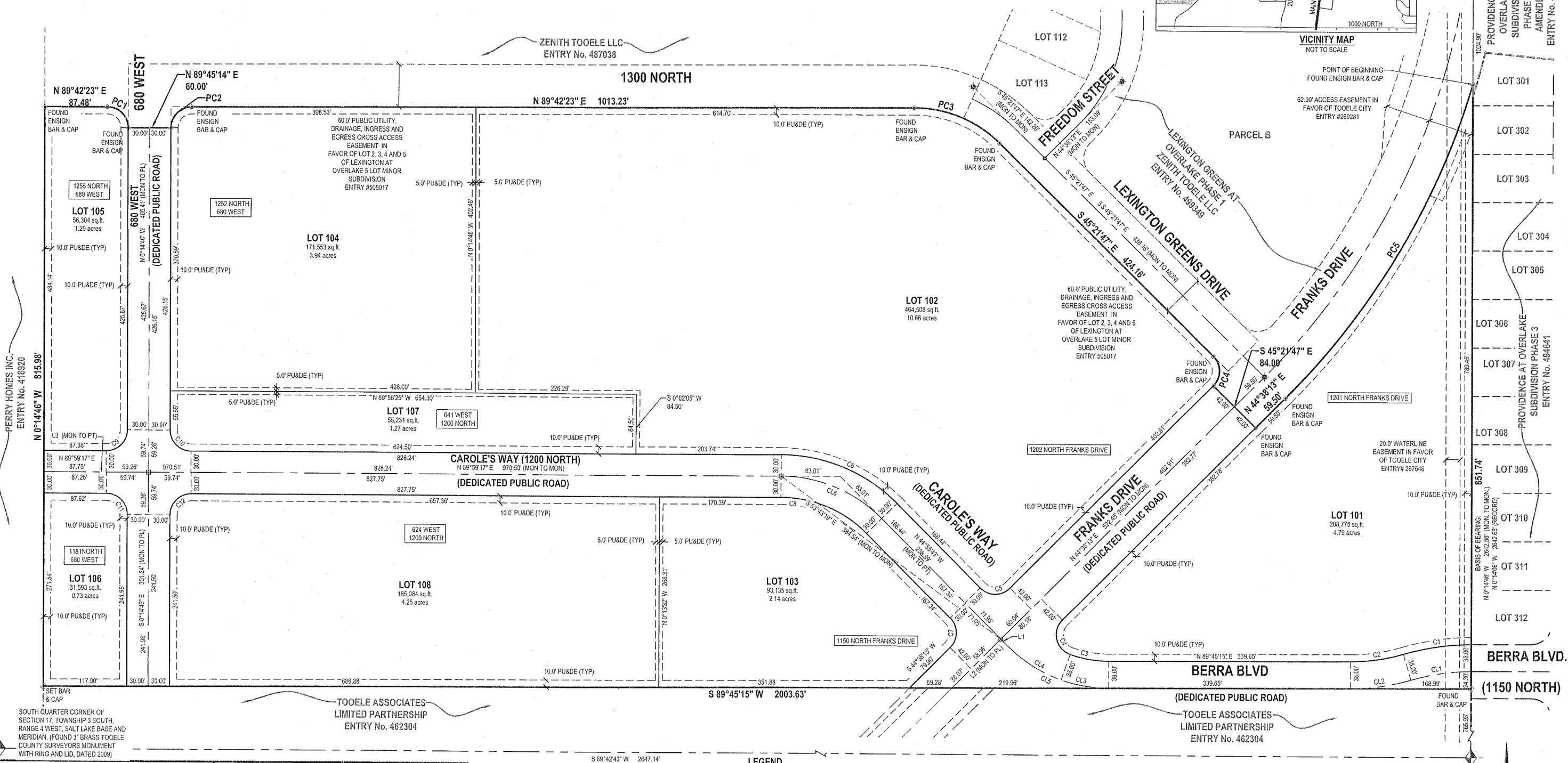
LINE TABLE		
LINE	BEARING	LENGTH
L1	N44°55'43"W	13.20'
L2	N44°38'13"E	97.03'
L3	S89°59'17"W	147.00'

CENTER LINE CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
CL1	300.00'	85.64'	16°21'24"	S81°34'16"W	85.35'
CL2	300.00'	85.67'	16°21'39"	N81°34'25"E	85.37'
CL3	200.00'	68.10'	19°30'32"	S80°29'29"E	67.77'
CL4	200.00'	90.09'	25°48'30"	S57°49'58"E	89.33'
CL5	200.00'	158.19'	45°19'02"	S67°35'14"E	154.10'
CL6	200.00'	157.37'	45°04'59"	N67°28'13"W	153.34'



VICINITY MAP
NOT TO SCALE

NORTHEAST CORNER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN. (FOUND 3" BRASS TOOELE COUNTY SURVEYORS MONUMENT WITH RING AND LID, DATED 2000)



BOUNDARY DESCRIPTION

A parcel of land, situate in the Southeast Quarter of Section 17, Township 3 South, Range 4 West, Salt Lake Base and Meridian, and in Tooele City, Tooele County, Utah, more particularly described as follows:

Beginning at a point on the West line of "Providence at Overlake Subdivision Phase 2 Amended" recorded in the Tooele County Recorder's Office as entry number 482225, book 20, page 56, also located on the Section line, which is located South 0°14'46" East 1024.90 feet along the Section line from the East Quarter Corner of Section 17, Township 3 South, Range 4 West, Salt Lake Base and Meridian, and running:

thence South 0°14'46" East 851.74 feet along the Westerly boundary of said Providence at Overlake Subdivision Phase 2 Amended, to and along "Providence at Overlake Subdivision Phase 3" recorded in the Tooele County Recorder's Office as entry number 494641, book 20, page 90, also along the Section line;
thence South 89°45'15" West 2003.63 feet;
thence North 0°14'46" West 815.98 feet;
thence North 89°42'23" East 87.48 feet;
thence Southeasterly 46.28 feet along the arc of a 29.50-foot radius tangent curve to the right (center bears South 0°17'37" West, and the long chord bears South 45°21'56" East 41.67 feet, through a central angle of 89°51'18");
thence North 89°45'14" East 60.00 feet;
thence Northeasterly 46.31 feet along the arc of a 29.50-foot radius non-tangent curve to the right (center bears North 89°45'14" East, and the long chord bears North 44°43'48" East 41.70 feet, through a central angle of 89°57'08");
thence North 89°42'23" East 1013.23 feet;
thence Southeasterly 133.31 feet along the arc of a 170.00-foot radius tangent curve to the right (center bears South 0°17'37" East, and the long chord bears South 67°19'42" East 129.92 feet, through a central angle of 44°55'51");
thence South 45°21'47" East 424.16 feet;
thence Southeasterly 46.34 feet along the arc of a 29.50-foot radius tangent curve to the right (center bears South 44°38'13" West, and the long chord bears South 0°21'47" East 41.72 feet, through a central angle of 90°00'00") to the Northwesterly line of Franks Drive;
thence South 45°21'47" East 84.00 feet to the Southeasterly line of Franks Drive;
thence North 44°38'13" East 59.50 feet along said Southeasterly line;
thence Northeasterly 519.40 feet along the arc of a 1042.00-foot radius tangent curve to the left (center bears North 45°21'47" West, and the long chord bears North 30°21'25" East 514.04 feet, through a central angle of 28°33'36"), along the Easterly line of Franks Drive, to the Point of Beginning

Parcel contains: 1,469,817 square feet, or 33.74 acres, 8 lots.

SURVEYOR'S CERTIFICATE

I, Douglas J Kinsman do hereby certify that I am a Professional Land Surveyor, and that I hold certificate No. 334575 as prescribed under laws of the State of Utah. 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, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as **LEXINGTON AT OVERLAKE SUBDIVISION**, and that the same has been correctly surveyed and monumented on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

August 6, 2020
Date
Douglas J Kinsman
License no. 334575

PROFESSIONAL LAND SURVEYOR — 8-6-20 — No. 334575 — DOUGLAS J KINSMAN — STATE OF UTAH

OWNER'S DEDICATION AND CONSENT TO RECORD

Known all men by these presents that the undersigned are the owner(s) of the hereon described tract of land and hereby cause the same to divided into lots and streets, together with easements as set forth hereafter to be known as:

LEXINGTON AT OVERLAKE SUBDIVISION

(AMENDING AND EXTENDING LOTS 1-5 OF THE LEXINGTON AT OVERLAKE 5 LOT MINOR SUBDIVISION)

The undersigned owner(s) hereby dedicate to perpetual use if the public all roads and other areas shown on this plat as intended for public use. The undersigned owners also hereby convey to Tooele City and to any and all public utility companies a perpetual, nonexclusive easement over the public utility and drainage easements shown on this plat, the same to be used for drainage and for the installation, maintenance and operation of utility lines and facilities.

In witness whereof I / we have hereunto set my / our hand this 6th day of August A.D., 20 20

By: Zenith Tooele LLC — Charles W. Akerlow (Managing Director)
By: Lex Apartments LLC — Charles W. Akerlow (Managing Director)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of Tooele

On the 6th day of August A.D., 20 20, Charles W. Akerlow personally appeared before me, the undersigned Notary Public, in and for said County of Tooele in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the Managing Director of Zenith Tooele LLC a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

Notary's Full Name & Commission Number 690050 Roxanna C. Davis

1-25-2024
My Commission Expires

Roxanna C. Davis
A Notary Public Commissioned in Utah

TOOELE COUNTY SURVEY DEPARTMENT APPROVAL

APPROVED THIS 7 DAY OF August 20 20
BY THE TOOELE COUNTY SURVEY DEPARTMENT.
RECORD OF SURVEY FILE #2018-0074, 2020-0066-01

Mark B Nelson, Chief Deputy
TOOELE COUNTY SURVEY DIRECTOR

COMMUNITY DEVELOPMENT APPROVAL

APPROVED THIS 9TH DAY OF SEPTEMBER 20 20
BY THE COMMUNITY DEVELOPMENT

TOOELE CITY COMMUNITY DEVELOPMENT

NOTE
- ½" x 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "ENSIGN ENG. & LAND SURV." TO BE PLACED AT ALL LOT AND BOUNDARY CORNERS
- THIS PLAT IS SOLELY FOR THE PURPOSE OF ESTABLISHING PROPERTY LINES FOR OWNERSHIP. THIS PLAT DOES NOT ENTITLE ANY DEVELOPMENT OR CONSTRUCTION. ALL ENTITLEMENTS AND DEVELOPABILITY, INCLUDING INFRASTRUCTURE, EASEMENTS, AND PROPERTY DEDICATIONS AS NEEDED, MUST BE ESTABLISHED THROUGH FURTHER LAND USE APPLICATIONS AND APPROVALS ACCORDING TO THE TOOELE CITY CODE.

ENSIGN ENG. & LAND SURV.

LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT TO BE SET
- SECTION CORNER
- ½" x 24" REBAR W/ YELLOW PLASTIC CAP "ENSIGN ENG. & LAND SURV." TO BE PLACED AT ALL LOT & BOUNDARY CORNERS
- PU&DE — PUBLIC UTILITY & DRAINAGE EASEMENT
- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- ADJACENT RIGHT OF WAY LINE
- TANGENT LINE

PLAT BOUNDARY CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
PC1	29.50'	46.28'	89°51'18"	S45°21'56"E	41.67'
PC2	29.50'	46.31'	89°57'08"	N44°43'48"E	41.70'
PC3	170.00'	133.31'	44°55'51"	S67°49'42"E	129.92'
PC4	29.50'	46.34'	90°00'00"	S0°21'47"E	41.72'
PC5	1042.00'	519.40'	28°33'36"	N30°21'25"E	514.04'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	338.00'	96.50'	16°21'27"	S81°34'19"W	96.17'
C2	262.00'	74.81'	16°21'39"	N81°34'25"E	74.56'
C3	162.00'	55.16'	19°30'32"	S80°29'29"E	54.89'
C4	29.50'	59.40'	115°22'27"	S13°03'00"E	49.86'
C5	29.50'	46.50'	90°26'04"	N89°51'15"E	41.88'
C6	230.00'	180.98'	45°04'59"	N67°28'13"W	176.34'
C7	29.50'	46.11'	89°33'56"	N0°06'45"W	41.56'
C8	170.00'	133.76'	45°04'59"	N67°28'13"W	130.34'
C9	29.50'	46.46'	90°14'03"	N44°52'16"E	41.80'
C10	29.50'	46.22'	89°45'57"	S45°07'44"E	41.63'
C11	29.50'	46.22'	89°45'57"	N45°07'44"W	41.63'
C12	29.50'	46.46'	90°14'03"	S44°52'16"W	41.80'

ROCKY MOUNTAIN POWER COMPANY

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:
   (1) A RECORDED EASEMENT OR RIGHT-OF WAY
   (2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   (3) TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   (4) ANY OTHER PROVISION OF LAW.

APPROVED THIS 6 DAY OF AUGUST 20 20
ROCKY MOUNTAIN POWER
BY
TITLE - ESTIMATOR

DOMINION ENERGY

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY 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 ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET 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'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS 6th DAY OF August 20 20
DOMINION ENERGY
BY
TITLE - Pre-Construction Rep

CITY COUNCIL APPROVAL

APPROVED THIS 19th DAY OF August 20 20
BY THE TOOELE CITY COUNCIL.

CHAIRMAN TOOELE CITY COUNCIL

COUNTY HEALTH DEPARTMENT APPROVAL

APPROVED THIS 6 DAY OF August 20 20
BY THE TOOELE COUNTY HEALTH DEPARTMENT

TOOELE COUNTY HEALTH DEPT.

PLANNING COMMISSION APPROVAL

APPROVED THIS 12th DAY OF August 20 20
BY THE TOOELE CITY PLANNING COMMISSION.

CHAIRMAN TOOELE CITY PLANNING COMMISSION

DEVELOPER
ZENITH DEVELOPMENT LLC
2040 MURRAY HOLLADAY ROAD, SUITE 204
SLC, UTAH 84117
801-428-3755

SHEET 1 OF 1
PROJECT NUMBER : 8260B
MANAGER : D. KINSMAN
DRAWN BY : C. CHILD
CHECKED BY : D. KINSMAN
DATE : 8/6/2020

ENSIGN

TOOELE
169 North Main Street Unit 1
Tooele, Utah 84074
Phone: 435.843.3590
Fax: 435.578.0103
WWW.ENSIGNENG.COM

SALT LAKE CITY Phone: 801.255.0529
LAYTON Phone: 801.547.1100
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

COUNTY TREASURER APPROVAL

APPROVED AS TO FORM THIS 6th DAY OF August 20 20
BY THE TOOELE COUNTY TREASURER.

TOOELE COUNTY TREASURER

CITY ATTORNEY'S APPROVAL

APPROVED AS TO FORM THIS 2d DAY OF September 20 20
BY THE CITY ATTORNEY

TOOELE CITY ATTORNEY

CITY ENGINEER'S APPROVAL

APPROVED AS TO FORM THIS 2 DAY OF September 20 20
BY THE CITY ENGINEER

TOOELE CITY ENGINEER

LEXINGTON AT OVERLAKE SUBDIVISION
FINAL PLAT

(AMENDING AND EXTENDING LOTS 1-5 OF THE LEXINGTON AT OVERLAKE 5 LOT MINOR SUBDIVISION)

LOCATED IN THE SOUTHEAST CORNER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, TOOELE CITY, TOOELE COUNTY, UTAH

TOOELE COUNTY RECORDER

RECORDED # 520126
STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE
REQUEST OF Zenith Tooele LLC
DATE: 9/9/20 TIME: 2:49 p.m.
$74.00 FEES
Jerry Houghton Cadastral mapper TOOELE COUNTY RECORDER