

WEST LAKE ESTATES PLAT "C" LOT 1 AMENDED

AMENDING LOT 1 OF WEST LAKE ESTATES PLAT "C"

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 5 SOUTH,
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH
3-11-2014

AN AGRICULTURAL SUBDIVISION

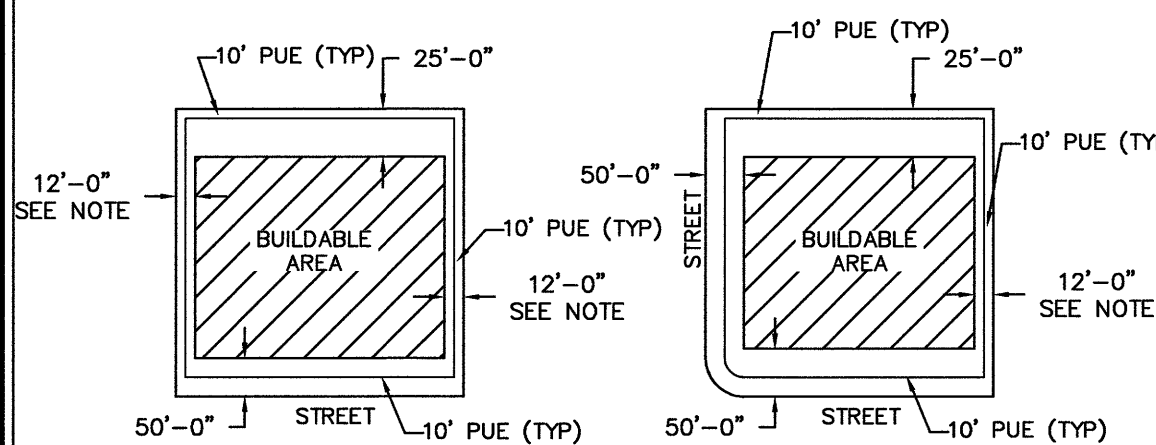
NOTES:

1. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY RULES, ORDINANCES, REQUIREMENTS, STANDARDS, AND POLICIES REGARDING THE DEVELOPMENT OF THIS PROPERTY.
2. PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
3. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING. ALL IMPROVEMENTS CURRENTLY MEET CITY STANDARDS, AND BONDS ARE POSTED BY THE CURRENT OWNER OF THE PROJECT PURSUANT TO CITY CODE.
4. THE OWNER OF THIS SUBDIVISION AND ANY SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR ENSURING THAT IMPACT AND CONNECTION FEES ARE PAID AND WATER RIGHTS ARE 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.
5. CAUTION - LOTS MAY NOT HAVE UTILITY SERVICES INCLUDING SEWER AND WATER AND MAY NOT BE BUILDABLE.

NOTES FROM THE RECORDED SUBDIVISION PLAT OF WEST LAKE ESTATES PLAT "C":

6. WATER RIGHTS FOR THE LOTS CANNOT BE TRANSFERRED FROM THE LAND.
7. ALL DRAINAGE WATER TO BE RETAINED ON SITE.
8. RECORDED IRRIGATION EASEMENT EXISTS- RECORDED AS ENTRY NO. 39521 IN BOOK 2841 AT PAGE 5 DATED OCT 4, 1991 (EXACT LOCATION NOT DEFINED).

TYPICAL BUILDING SETBACKS



NOTE: SETBACKS SHOWN ARE FOR BUILDINGS INTENDED FOR OCCUPANCY. ACCESSORY BUILDINGS HAVE THE SAME SETBACKS EXCEPT FOR THE SIDEYARD SETBACK, WHICH INCREASES TO 25 FEET. IN ADDITION, ACCESSORY BUILDINGS THAT ARE USED FOR ANIMALS MUST HAVE A MINIMUM OF 65 FEET SEPARATION FROM A DWELLING.

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).

ROCKY MOUNTAIN POWER

APPROVED ON THIS
DAY OF _____, A.D. 20__

CENTURY LINK

APPROVED ON THIS
DAY OF _____, A.D. 20__

QUESTAR GAS COMPANY

APPROVED ON THIS
DAY OF _____, A.D. 20__

COMCAST CABLE TELEVISION

APPROVED ON THIS
DAY OF _____, A.D. 20__



FIRE CHIEF APPROVAL

APPROVED BY THE FIRE CHIEF ON THIS
13 DAY OF June, A.D. 2014

Jim L. Cooper
CITY FIRE CHIEF

PLANNING COMMISSION REVIEW

APPROVED BY THE PLANNING COMMISSION ON THIS
26 DAY OF June, A.D. 2014

Car. Neer
CHAIRMAN, PLANNING COMMISSION

SARATOGA SPRINGS ENGINEER APPROVAL

APPROVED BY THE CITY ENGINEER ON THIS
12 DAY OF June, A.D. 2014

Janin
CITY ENGINEER

SARATOGA SPRINGS ATTORNEY

APPROVED BY SARATOGA SPRINGS ATTORNEY ON THIS
18 DAY OF June, A.D. 2014

Charles Galati
SARATOGA SPRINGS ATTORNEY

LEHI CITY POST OFFICE

APPROVED BY POST OFFICE REPRESENTATIVE ON THIS
DAY OF _____, A.D. 20__

LEHI CITY POST OFFICE REPRESENTATIVE

SURVEYOR'S CERTIFICATE

I, CHARLES GALATI, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD A LICENSE, CERTIFICATE NO. 7248891-2201, 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 TO THE BEST OF MY KNOWLEDGE, 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

ALL OF LOT 1, PLAT "C", WEST LAKE ESTATES SUBDIVISION, SARATOGA SPRINGS, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER.

CONTAINS 21.22 ACRES IN 4 LOTS

ALSO DESCRIBED AS:

BEGINNING NORTH 00°23'24" EAST, ALONG THE SECTION LINE, 807.27 FEET AND EAST 465.43 FEET FROM THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE NORTH 00°00'26" WEST 1372.03 FEET; THENCE NORTH 89°53'23" EAST 771.28 FEET; THENCE SOUTH 00°12'00" WEST 1032.04 FEET; THENCE SOUTH 66°00'51" WEST 840.05 FEET TO THE POINT OF BEGINNING.

5/30/2014

DATE

Charles Galati
SURVEYOR
(SEE SEAL BELOW)

OWNER'S DEDICATIONS

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

WEST LAKE ESTATES PLAT "C" LOT 1 AMENDED

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 WE HAVE SE OUR HANDS THIS 9 DAY OF June, A.D. 2014.

Mary Ellen Evans Trustee
Mary Ellen Evans TEE
Aaron Evans TEE

OWNER'S ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S.

ON THE 9th DAY OF June, A.D. 2014, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF UTAH IN SAID STATE OF UTAH, THE SIGNER(S) OF THE ABOVE OWNER'S DEDICATION, IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT *Mary Ellen Evans* and *Aaron Evans* SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES 01/09/2017
Umdrey R. Kilpatrick
NOTARY PUBLIC (SEE SEAL BELOW)

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF _____

ON THIS _____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME
_____, WHO BEING DULY SWORN OR AFFIRMED, DID SAY
THAT HE/SHE IS THE _____ OF _____
(TITLE OR OFFICE) (NAME OF CORPORATION)
AND THAT THE WITHIN OWNER'S DEDICATION WAS SIGNED BY HIM/HER IN BEHALF OF
SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR BOARD OF DIRECTORS, AND
THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

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 20 DAY OF June, A.D. 2014

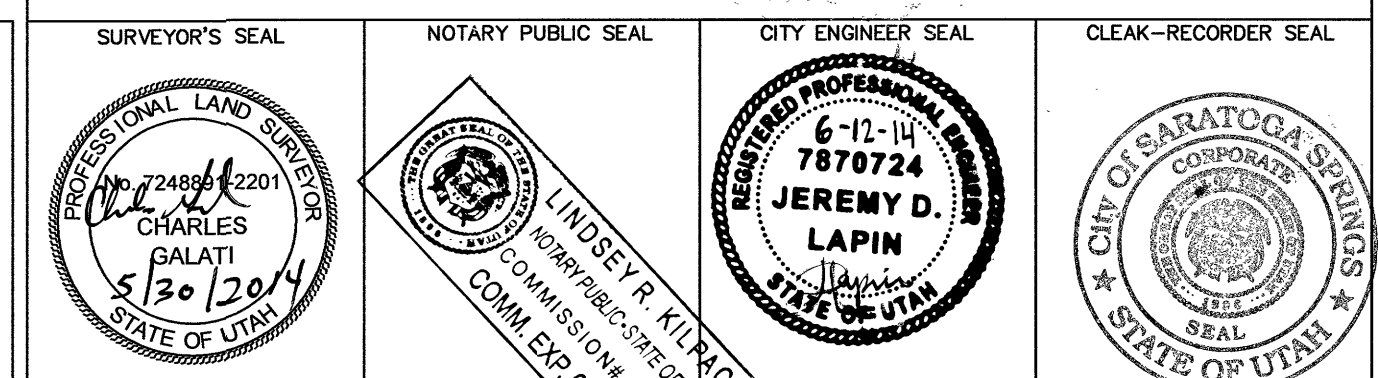
ENT 55292-2014 Map # 14329
JEFFERY SMITH
UTAH COUNTY RECORDER
2014 Aug 07 4:12 PM FEE 34.00 BY ED
RECORDED FOR SARATOGA SPRINGS CITY

Sam Meulen CITY MAYOR
ATTEST: *Charles Galati* CITY RECORDER
(SEE SEAL BELOW)

WEST LAKE ESTATES PLAT "C" LOT 1 AMENDED

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 5
SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

DATUM
SCALE: 1" = 100 FEET



22-5-14 TU-039
(LOT 1, WEST LAKE EIT. "C")