

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

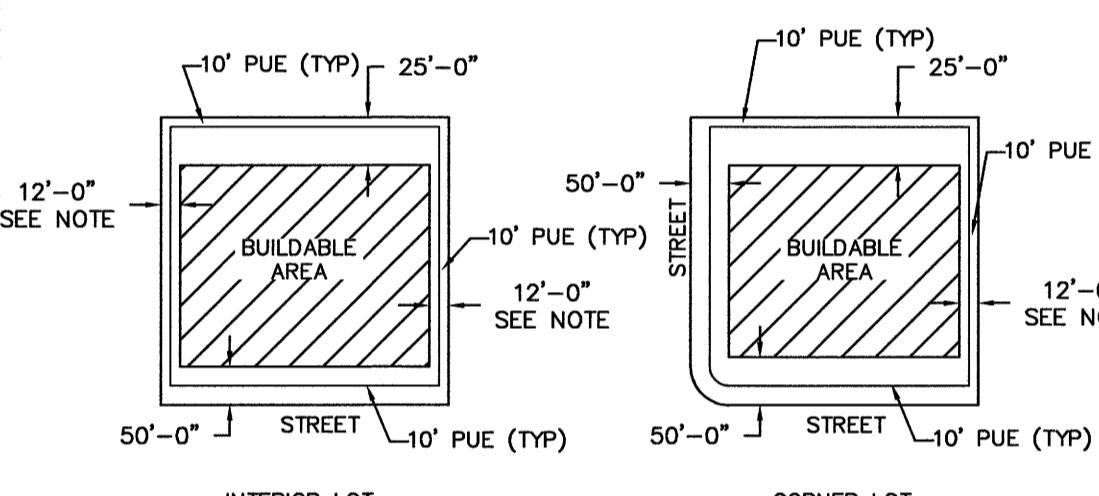
WEST QUARTER CORNER OF SECTION
22, TOWNSHIP 5 SOUTH, RANGE 1
WEST, SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP MONUMENT)

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 MUST MEET CITY STANDARDS. FEES 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 IMPROVEMENTS AND CONNECTED 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 CONNECTED 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



BY SIGNING THIS PLAT, THE FOLLOWING UTILITY COMPANIES ARE APPROVING THE (A) BOUNDARY, 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. APPROVALS SHALL HAVE THE MEANING IN UTAH CODE SECTION 10-9a-603(4)(c)(i).

ROCKY MOUNTAIN POWER

APPROVED ON THIS
DAY OF June, A.D. 2014

ROCKY MOUNTAIN POWER

CENTURY LINK

APPROVED ON THIS
DAY OF June, A.D. 2014

CENTURY LINK

QUESTAR GAS COMPANY

APPROVED ON THIS
DAY OF June, A.D. 2014

QUESTAR GAS COMPANY

COMCAST CABLE TELEVISION

APPROVED ON THIS
DAY OF June, A.D. 2014

COMCAST CABLE TELEVISION



WEST QUARTER CORNER OF SECTION
22, TOWNSHIP 5 SOUTH, RANGE 1
WEST, SALT LAKE BASE AND MERIDIAN
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LS# 150228 0.8 FEET EAST
OF PROPERTY CORNER

WEST LAKE ESTATES PLAT D
ENTRY NO. 35823

N89°53'23"E 771.28' (N89°53'49"E)

127.26'

771.28'

56.0'

-296.71'

72.29'

200.48'

569.73'

10' PUE

128.50'

WELBY-JACOBS CANAL
CL PREScriptive CANAL
EASEMENT ENTRY #22190:2000
RECORDED MARCH 21, 2000

LOT 1
228690 SF
5.25 ACRES
301 N 1000 WEST

EXISTING CANAL

10' PUE

N23° 18' 56"W

128.50'

WELBY-JACOBS CANAL
1 ROD (16.5 FEET) CANAL
EASEMENT LINE

N1° 26' 47"W

73.94'

10' PUE

N29° 02' 59"E

40.51'

10' PUE (TYP.)

Lot 2
228695 SF
5.25 ACRES
247 N 1000 WEST

10' PUE

10' PUE