Entry #: 582793
11/30/2022 10:52 AM SUBDIVISION PLAT
Page: 1 of 1
FEE: $108.00 BY: LEX TOWNHOMES LLC
Jerry Houghton, Tooele County, Recorder

FINAL PLAT
TOWNHOMES OF LEXINGTON AT OVERLAKE SUBDIVISION AMENDMENT 1

(AMENDING LOT 107 OF THE LEXINGTON AT OVERLAKE 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

811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

EAST QUARTER CORNER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN

ELEV = 4735.78'

LINE TABLE

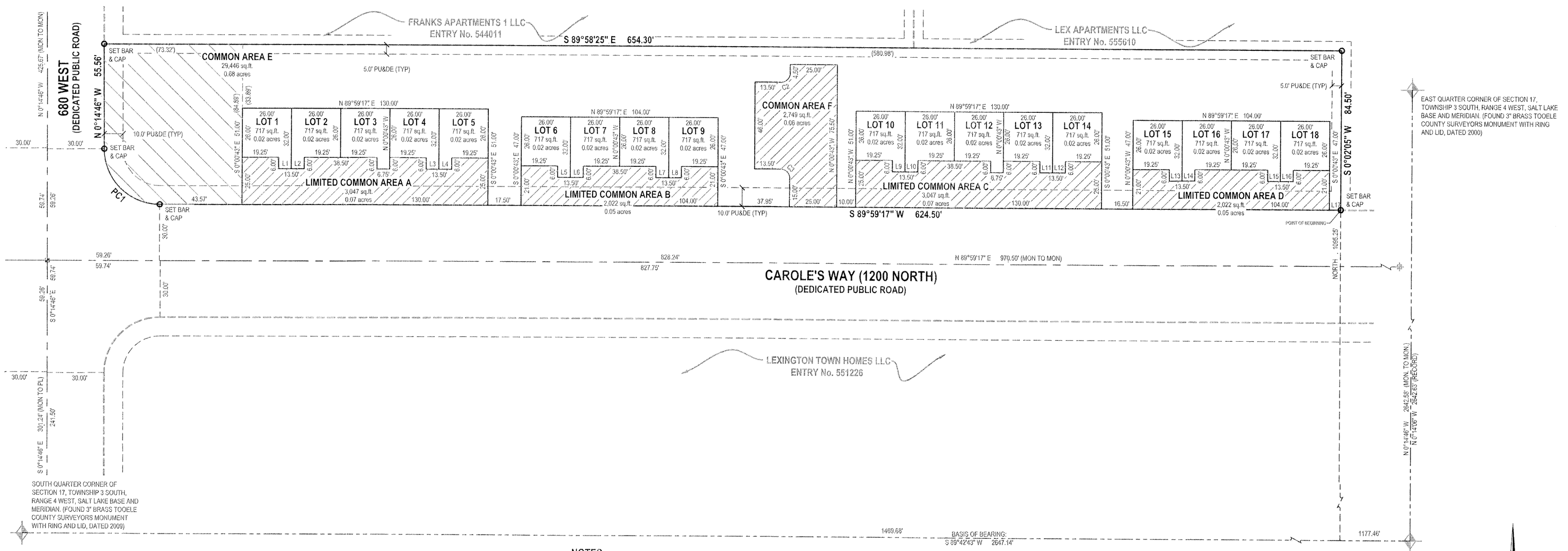
LINE	BEARING	LENGTH
L1	N89°59'17"E	6.75'
L2	N89°59'17"E	6.75'
L3	N89°59'17"E	6.75'
L4	N89°59'17"E	6.75'
L5	N89°59'17"E	6.75'
L6	N89°59'17"E	6.75'
L7	N89°59'17"E	6.75'
L8	N89°59'17"E	6.75'
L9	N89°59'17"E	6.75'
L10	N89°59'17"E	6.75'
L11	N89°59'17"E	6.75'
L12	N89°59'17"E	6.75'
L13	N89°59'17"E	6.75'
L14	N89°59'17"E	6.75'
L15	N89°59'17"E	6.75'
L16	N89°59'17"E	6.75'
L17	S89°59'17"W	5.98'

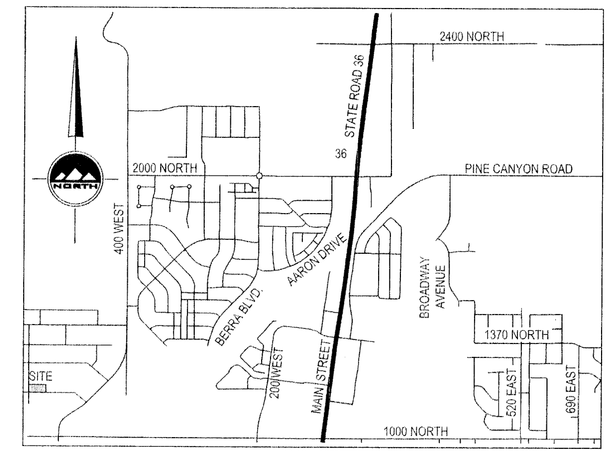
CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C2	5.00'	7.85'	90°00'00"	S44°59'17"W	7.07'
C3	5.00'	7.85'	90°00'00"	S45°00'43"E	7.07'
PC1	29.50'	46.22'	89°45'57"	S45°07'44"E	41.63'

SUBDIVISION ADDRESS

LOT #	ADDRESS
1	662
2	658
3	654
4	650
5	646
6	640
7	636
8	632
9	628
10	614
11	610
12	606
13	602
14	598
15	592
16	588
17	584
18	580





SURVEYOR'S CERTIFICATE

I, Douglas J Kinsman do hereby certify that I am a Professional Land Surveyor, and that I hold certificate No.334575 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act, I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements and have subdivided said tract of land into units, parcels, and a private street, together with easements, hereafter to be known as TOWNHOMES OF LEXINGTON AT OVERLAKE SUBDIVISION AMENDMENT 1, 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.

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:

All of Lot 107 of "Lexington at Overlake Subdivision" as recorded in the Tooele County Recorder's office per entry number 520126, more particularly described as follows:

Beginning at a point on the North line of Carole's Way (1200 North), which is located South 89°42'43" West 1177.46 feet along the section line and North 1095.25 feet from the Southeast Corner of section 17, Township 3 South, Range 4 West, Salt Lake Base and Meridian, and running:

thence South 89°59'17" West 624.50 feet, along said North line of Carole's Way to a point of curvature
thence Northwesterly 46.22 feet along the arc of a 29.50 foot radius tangent curve to the right (center bears North 0°00'43" West, and the long chord bears North 45°07'44" West 41.63 feet through a central angle of 89°45'57", to the East line of 680 West;
thence North 0°14'46" West 55.56 feet, along said East line;
thence South 89°58'25" East 654.30 feet;
thence South 0°02'05" West 84.50 feet to North line of said Carole's Way also being the Point of Beginning.

Parcel Contains 55,231 square feet or 1.27 acres, 18 lots, 6 parcels.

10-7-22
Date
Douglas J Kinsman
License no. 334575

PROFESSIONAL LAND SURVEYOR No. 334575 DOUGLAS J KINSMAN STATE OF UTAH

OWNER'S DEDICATION

Known all men by these present 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:

TOWNHOMES OF LEXINGTON AT OVERLAKE SUBDIVISION AMENDMENT 1

The undersigned owner(s) hereby dedicate to Tooele City all those parts or portions of said tract of land on said plat designated hereon as streets, the same to be used as public thoroughfares forever. The undersigned owner(s) also hereby convey to any and all public utility companies providing service to the hereon described tract a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of public utility service lines and facilities.

In witness whereof I / we have hereunto set my / our hand this 10th day of October A.D., 20 22.

By: Lex Townhomes LLC
Charles W. Akerlow (Managing Director)

By:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of Tooele)S.S.

On the 10 day of October A.D., 20 22 Charles Akerlow personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the Managing Director of Lex Townhomes 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 Adriana Sapeis #715678

12/08/2023
My Commission Expires

A Notary Public Commissioned in Utah

ADRIANA SAPEIS Notary Public - State of Utah Comm. No. 715678 My Commission Expires On 12/08/2023

NOTES

1. NO DRIVEWAYS SHALL BE CONSTRUCTED SO AS TO SLOPE TOWARD ANY STRUCTURES.
2. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS, LIMITED COMMON AREAS AND COMMON AREAS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.
3. SET 5/8" X 24" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." AT ALL PROPERTY CORNERS.
4. ALL LIMITED COMMON AND COMMON AREAS ARE OWNED AND MAINTAINED BY THE LEXINGTON GREENS HOME OWNERS ASSOCIATION, INC.

HORIZONTAL GRAPHIC SCALE

30 15 30 60
(IN FEET)
HORZ: 1 inch = 30 ft.

LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT TO BE SET
- SECTION CORNER
- 5/8" x 24" REBAR W/ YELLOW PLASTIC CAP "ENSIGN ENG. & LAND SURV." TO BE PLACED AT ALL LOT & BOUNDARY CORNERS (ENSIGN ENG. LAND SURV.)
- 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
- LIMITED COMMON AREA
- LEXINGTON GREENS HOME OWNERS ASSOCIATION INC. STORM WATER RETENTION EASEMENT

DEVELOPER
LEX TOWNHOMES, LLC
8371 SOUTH STATE SUITE #202
SANDY, UTAH 84070
801-428-3755

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 7 DAY OF OCTOBER, 20 22.
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 7TH DAY OF October, 20 22
BY -
TITLE - Pre-Construction Rep
DOMINION ENERGY

COMMUNITY DEVELOPMENT APPROVAL

APPROVED AS TO FORM ON THIS 29TH DAY OF November A.D. 20 22
TOOELE CITY COMMUNITY DEVELOPMENT

CITY ENGINEER

APPROVED AS TO FORM THIS 7TH DAY OF A.D. 20 22
TOOELE CITY ENGINEER

COUNTY SURVEY DEPARTMENT APPROVAL

APPROVED THIS 7 DAY OF Oct, 20 22
BY THE TOOELE COUNTY SURVEY DEPARTMENT.
RECORD OF SURVEY FILE # 2018-0074, 2020-0066-01
TOOELE COUNTY SURVEY DIRECTOR

COUNTY TREASURER APPROVAL

APPROVED AS TO FORM THIS 7TH DAY OF October 20 22
BY THE TOOELE COUNTY TREASURER.
TOOELE COUNTY TREASURER

CITY ATTORNEY

APPROVED AS TO FORM THIS 3 DAY OF November, 20 22
TOOELE CITY ATTORNEY

CITY COUNCIL APPROVAL

APPROVED THIS 12th DAY OF DECEMBER, 20 22.
BY THE TOOELE CITY COUNCIL.
CHAIRMAN TOOELE CITY COUNCIL

PLANNING COMMISION

APPROVED THIS 26th DAY OF October, 20 22
BY THE TOOELE CITY PLANNING COMMISION
CHAIRMAN TOOELE CITY PLANNING COMMISION

COUNTY HEALTH DEPARTMENT

APPROVED THIS 7TH DAY OF OCTOBER, 20 22
BY THE TOOELE COUNTY HEALTH DEPARTMENT.
TOOELE COUNTY HEALTH DEPARTMENT

TOOELE COUNTY RECORDER

RECORDED # 582793
STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE
REQUEST OF: Lex Townhomes LLC
DATE: 11/30/2022 TIME: 10:52 AM
FEES: 98.00
Rachelle Ulm Deputy
TOOELE COUNTY RECORDER

FINAL PLAT
TOWNHOMES OF LEXINGTON AT OVERLAKE SUBDIVISION AMENDMENT 1
(AMENDING LOT 107 OF THE LEXINGTON AT OVERLAKE 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

ENSIGN
TOOELE
169 North Main Street Unit 1
Tooele, Utah 84074
Phone: 435.843.3590
Fax: 435.578.0108
SALT LAKE CITY Phone: 801.255.0529
LAYTON Phone: 801.547.1100
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983
WWW.ENSIGNENG.COM

SHEET 1 OF 1
PROJECT NUMBER : 8260O
MANAGER : C. CHILD
DRAWN BY : H. CARTER
CHECKED BY : D. KINSMAN
DATE : 10/6/22