

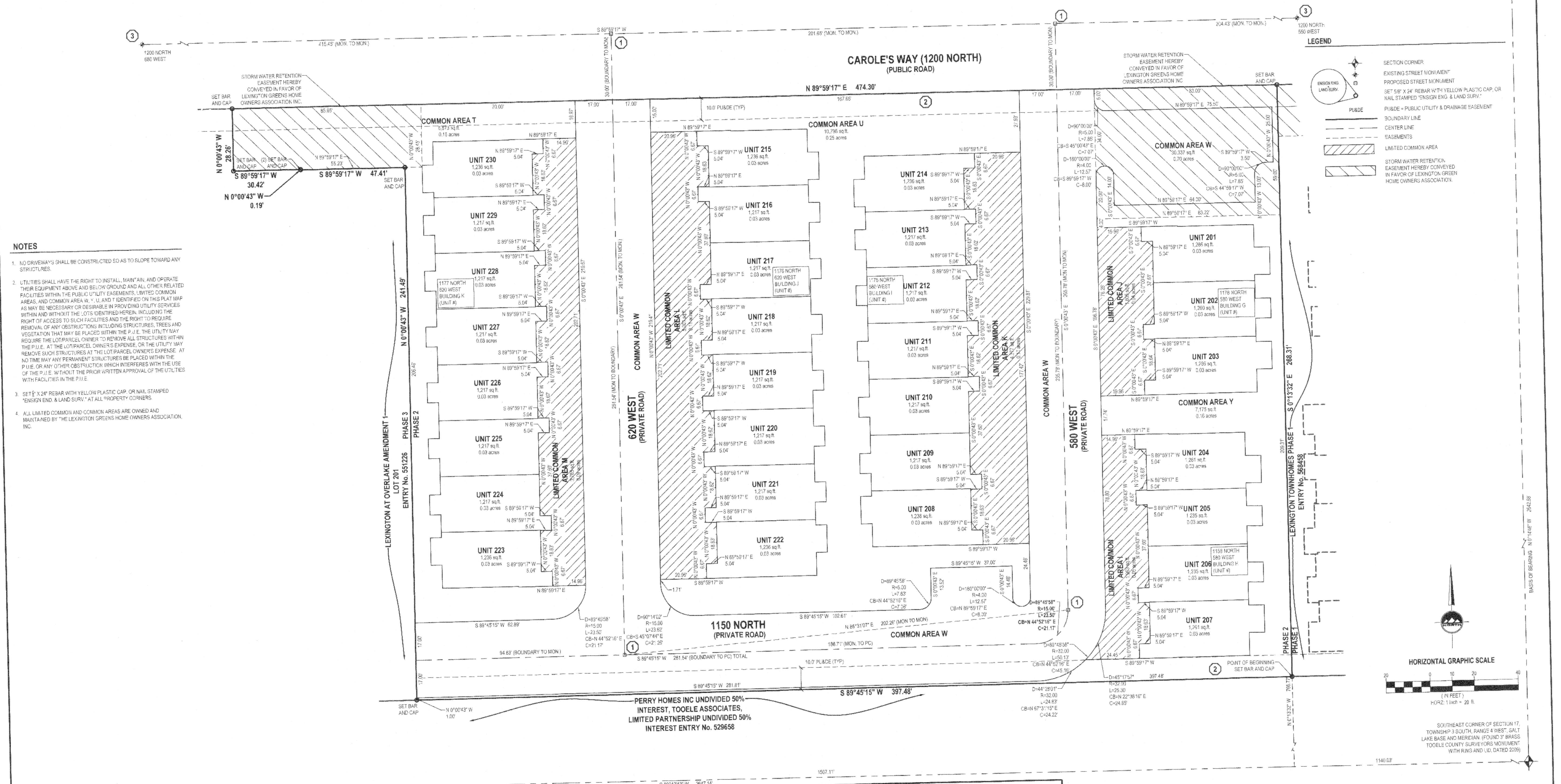
811
CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.
Know what's below.
Call before you dig.

- KEYNOTES:**
- SET STREET MONUMENT PER TOOELE CITY STANDARDS AND SPECIFICATIONS
 - NO TREES OR DEEP ROOTED VEGETATION MAY BE PLANTED IN EASEMENTS
 - EXISTING STREET MONUMENT

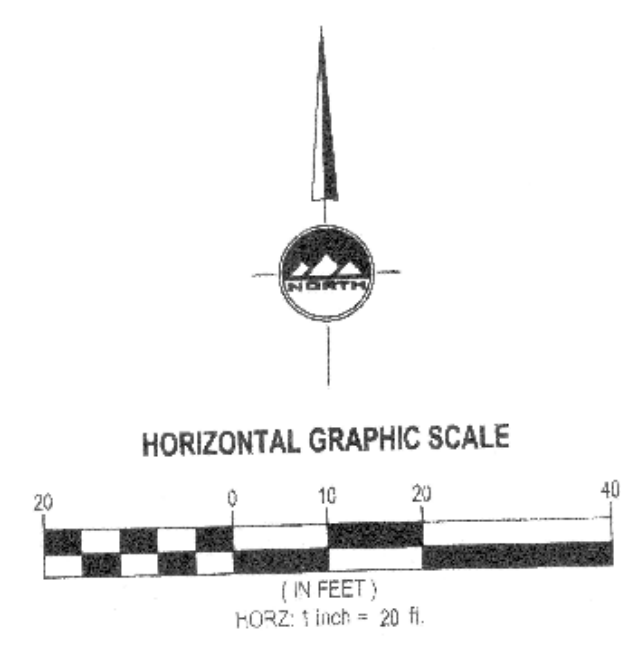
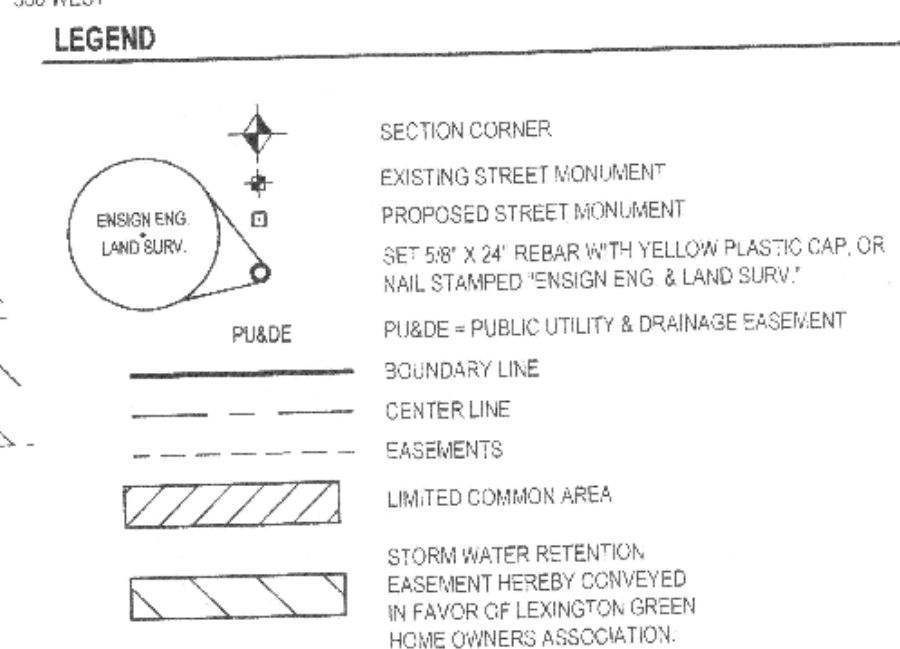
FINAL PLAT
LEXINGTON TOWNHOMES SUBDIVISION PHASE 2
(AMENDING LOT 201 OF LEXINGTON AT OVERLAKE SUBDIVISION AMENDMENT 1)
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH,
RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN,
TOOELE CITY, TOOELE COUNTY, UTAH

Entry #: 596124
11/16/2023 03:29 PM SUBDIVISION PLAT
Page: 1 of 2
FEE: \$188.00 BY: BUILDING DYNAMICS INC
Jerry Houghton, Tooele County, Recorder

EAST QUARTER CORNER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, FOUND BY BRASS TOOELE COUNTY SURVEYORS MONUMENT WITH RING AND I.D., DATED 2009; (BENCH MARK: 4135.78)



- NOTES**
- NO DRIVEWAYS SHALL BE CONSTRUCTED SO AS TO SLOPE TOWARD ANY STRUCTURES.
 - 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 AREA W, Y, U, AND T 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/PARCEL OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT/PARCEL OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT/PARCEL OWNERS 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.
 - SET 5" X 24" REBAR WITH YELLOW PLASTIC CAP OR NAIL STAMPED "ENSGN ENG & LAND SURV." AT ALL "PROPERTY" CORNERS.
 - ALL LIMITED COMMON AND COMMON AREAS ARE OWNED AND MAINTAINED BY THE LEXINGTON GREENS HOME OWNERS ASSOCIATION, INC.



This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

DEVELOPER
BUILDING DYNAMICS
8703 SOUTH SANDY PARKWAY
SANDY, UTAH
HAROLD IRVING
801-301-1549



FINAL PLAT
LEXINGTON TOWNHOMES SUBDIVISION PHASE 2
(AMENDING LOT 201 OF LEXINGTON AT OVERLAKE SUBDIVISION AMENDMENT 1)
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH,
RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN,
TOOELE CITY, TOOELE COUNTY, UTAH

ENSGN
TOOELE
162 North Main Street Unit 1
Tooele, Utah 84074
Phone: 435.843.3550
Fax: 435.578.0128
www.ensgn.com

SHEET 1 OF 2
PROJECT NUMBER: 8250C
MANAGER: D. KINSMAN
DRAWN BY: C. CARPENTER
CHECKED BY: D. KINSMAN
DATE: 3/27/23

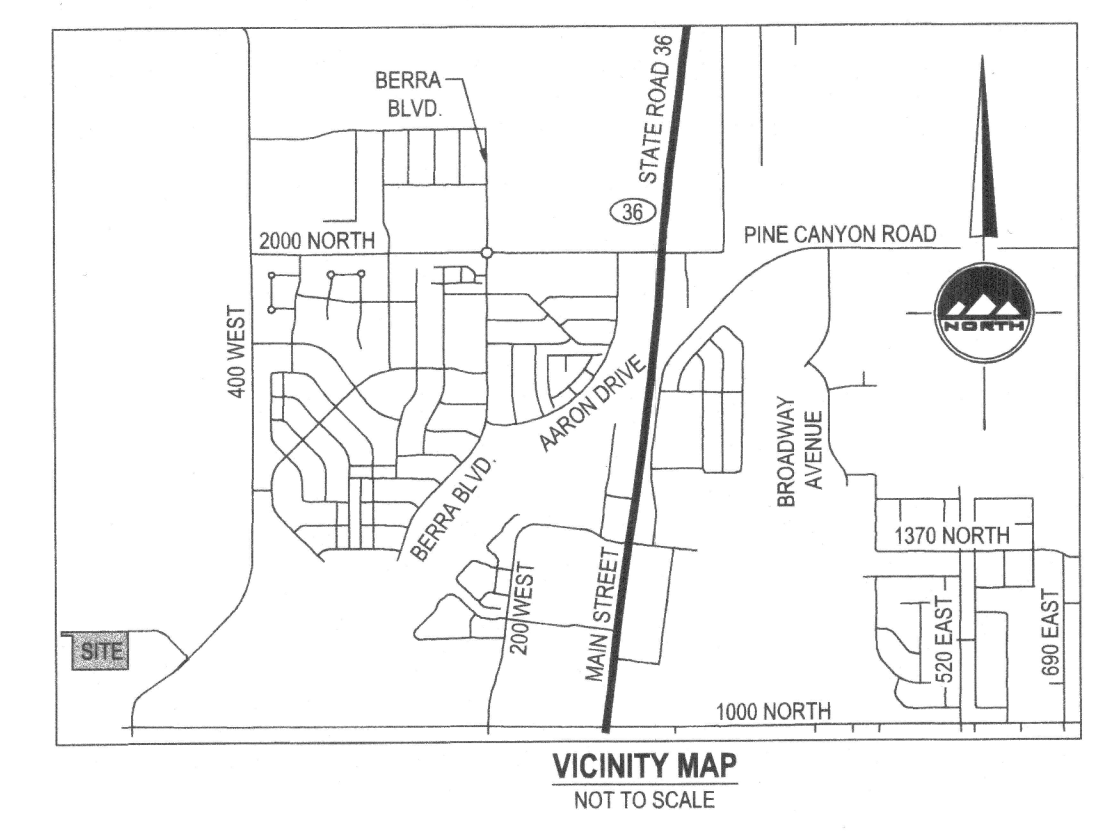
TOOELE COUNTY RECORDER
RECORDED #: 596124
STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE REQUEST OF: Building Dynamics Inc
DATE: 11/16/2023 TIME: 3:29pm
108.00 Rujicha Ulin Deputy
TOOELE COUNTY RECORDER



FINAL PLAT

LEXINGTON TOWNHOMES SUBDIVISION PHASE 2

(AMENDING LOT 201 OF LEXINGTON AT OVERLAKE SUBDIVISION AMENDMENT 1)
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH,
RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN,
TOOELE CITY, TOOELE COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, Douglas J. Kinsman, do hereby certify that I am a Professional Land Surveyor, and that I hold license No. 334575 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act. I further certify that by the 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 private streets, together with easements, hereinafter to be known as **LEXINGTON TOWNHOMES SUBDIVISION PHASE 2**, and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

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:

A portion of Lot 201 of "Lexington at Overlake Subdivision Amendment 1" recorded in the Tooele County Recorder's Office as entry number 551226, more particularly described as follows:

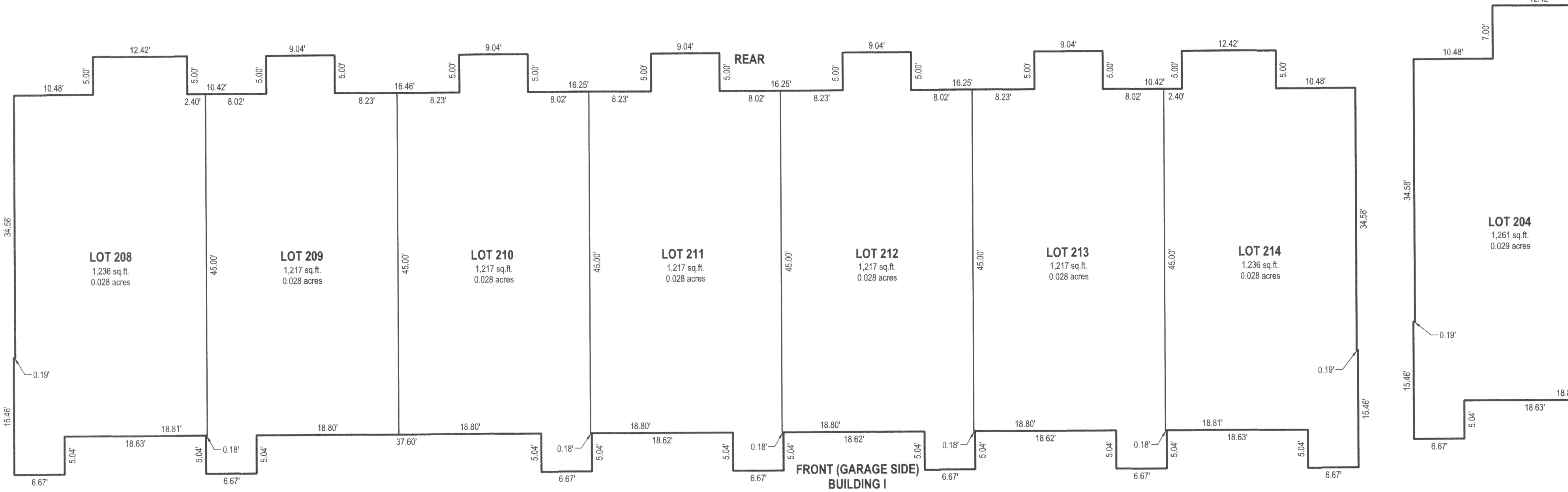
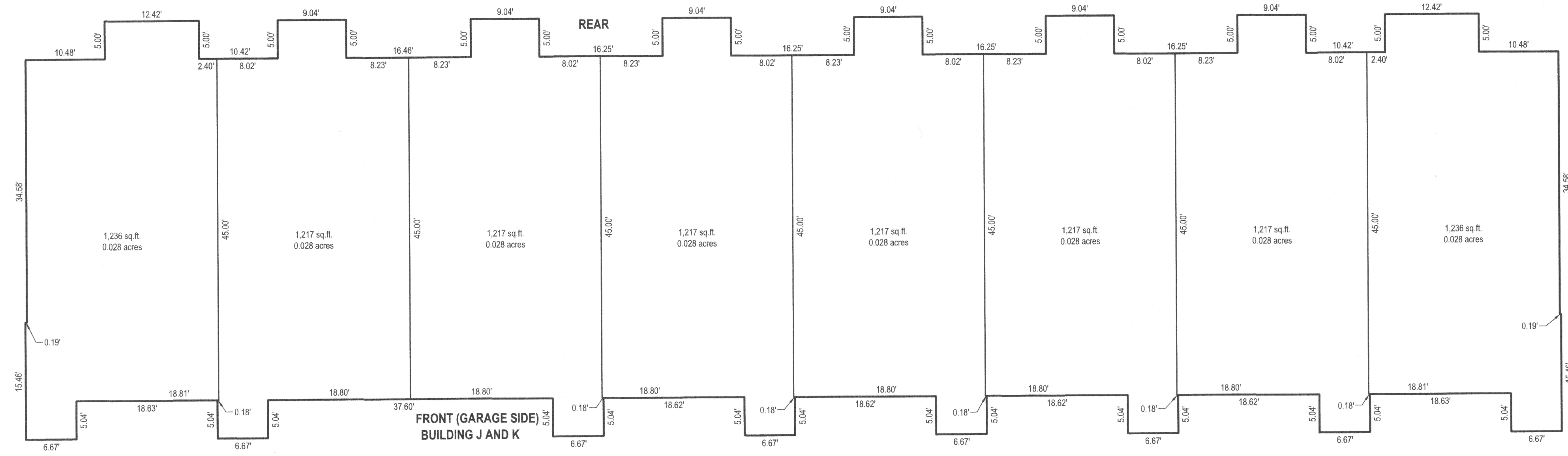
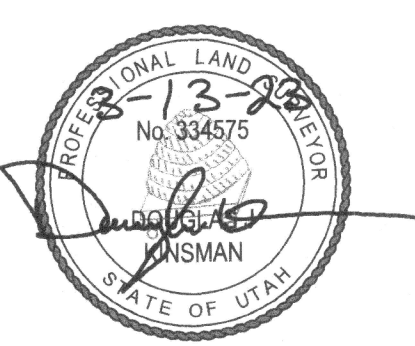
Beginning at a point on the South line of said Lexington at Overlake Subdivision Amendment 1, also located South 89°42'43" West 1140.03 feet along the Section line and North 0°13'32" East 786.77 feet from the Southeast Corner of Section 17, Township 3 South, Range 4 West, Salt Lake Base and Meridian, and running:

- thence South 89°45'15" West 397.46 feet, along the South line of said Lexington at Overlake Subdivision;
- thence North 0°00'43" West 241.49 feet;
- thence South 89°59'17" West 47.41 feet;
- thence North 0°00'43" West 0.19 feet;
- thence South 89°59'17" West 30.42 feet;
- thence North 0°00'43" West 28.26 feet, to the South line of 1200 North;
- thence North 89°59'17" East 474.30 feet, along said South line, to the Northwest corner of Lexington Townhomes Subdivision Phase 1;
- thence South 0°13'32" East 288.31 feet, along the Western boundary of said Lexington Townhomes Subdivision Phase 1, to the Point of Beginning.

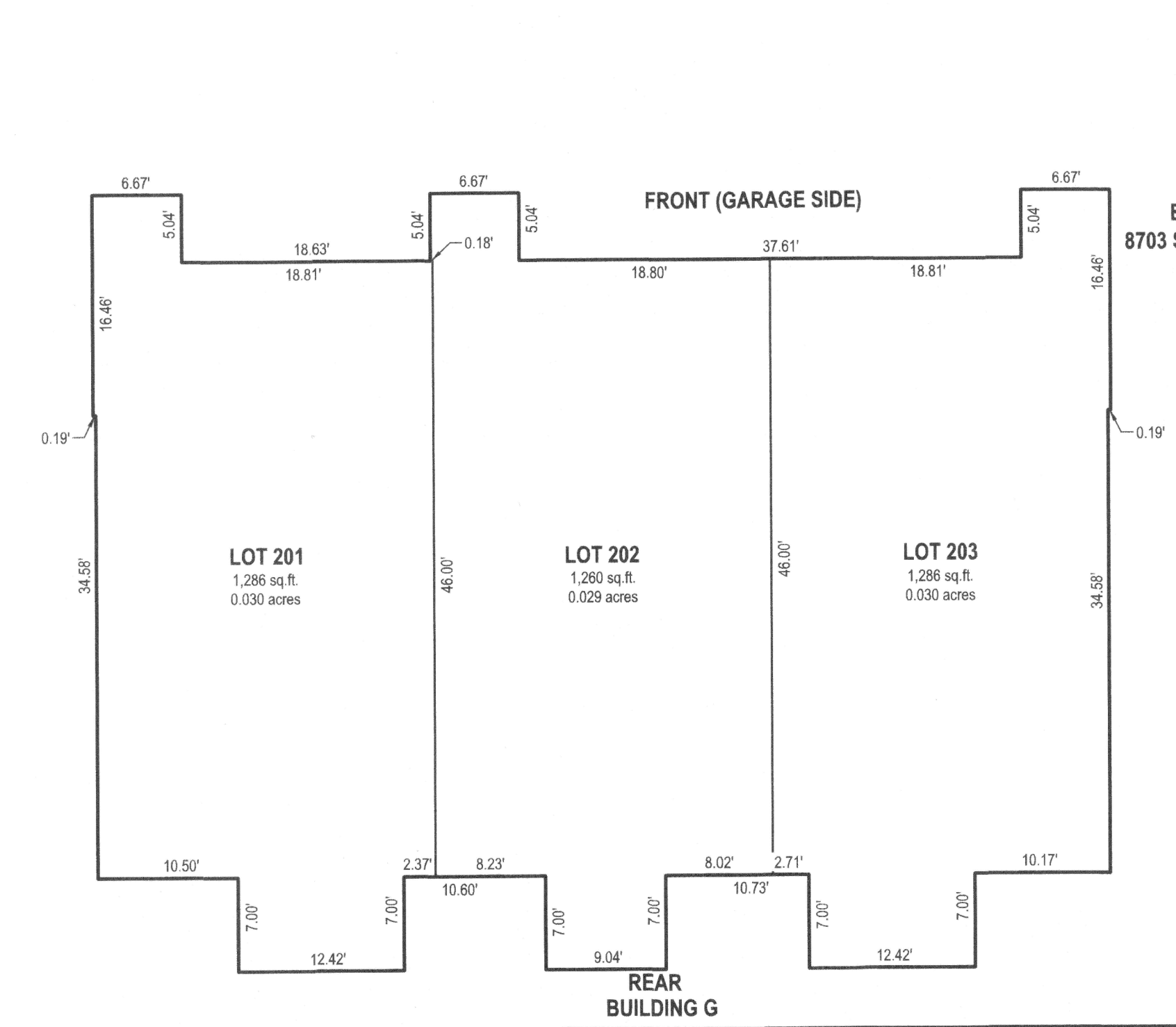
Contains 109,038 square feet, or 2.50 acres, 30 Units, and 9 Lettered Parcels

Date: Douglas J. Kinsman
License no. 334575

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- ### NOTES
- NO DRIVEWAYS SHALL BE CONSTRUCTED SO AS TO SLOPE TOWARD ANY STRUCTURES.
 - 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 AND COMMON AREA W, Y, U, AND T 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.
 - SET 2" X 24" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN END. & LAND SURV." AT ALL PROPERTY CORNERS.
 - ALL LIMITED COMMON AND COMMON AREAS ARE OWNED AND MAINTAINED BY THE LEXINGTON GREENS HOME OWNERS ASSOCIATION, INC.
 - ALL DISTANCES SHOWN ON THIS SHEET HAVE A BEARING OF NORTH, SOUTH, EAST, OR WEST.



DEVELOPER

BUILDING DYNAMICS
8703 SOUTH SANDY PARKWAY
SANDY, UTAH
HAROLD IRVING
801-301-1549

LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" X 24" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV."
- PUADE = PUBLIC UTILITY & DRAINAGE EASEMENT
- BOUNDARY LINE
- CENTER LINE
- EASEMENTS
- LIMITED COMMON AREA
- STORM WATER RETENTION EASEMENT HEREBY CONVEYED IN FAVOR OF LEXINGTON GREEN HOME OWNERS ASSOCIATION.

HORIZONTAL GRAPHIC SCALE

(IN FEET)
HORZ: 1 inch = 10 ft.

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(A)(C)(III) 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 28th DAY OF MARCH, 2023

BY: Jam Neilsen
TITLE: Surveyor Estimator

CITY ATTORNEY

APPROVED AS TO FORM THIS 15 DAY OF NOVEMBER, 2023

BY: Justin Brady
TOOELE CITY ATTORNEY

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 24 DAY OF MARCH, 2023 BY Candis Miller
TITLE: Pre-Construction Rep

CITY COUNCIL APPROVAL

APPROVED THIS 3rd DAY OF MAY, 2023
BY THE TOOELE CITY COUNCIL

BY: Justin Brady
CHAIRMAN TOOELE CITY COUNCIL

COMMUNITY DEVELOPMENT APPROVAL

APPROVED AS TO FORM ON THIS 16 DAY OF NOVEMBER, A.D. 2023

BY: Adrian M...
TOOELE CITY COMMUNITY DEVELOPMENT

COUNTY SURVEY DEPARTMENT APPROVAL

APPROVED THIS 23 DAY OF MARCH, 2023
BY THE TOOELE COUNTY SURVEY DEPARTMENT.
RECORD OF SURVEY FILE # 2018-0074, 2020-0066-01

BY: Michael J. Jensen
TOOELE COUNTY SURVEY DEPARTMENT

CITY ENGINEER

APPROVED AS TO FORM THIS 16th DAY OF MAY, 2023

BY: Don't Slade
TOOELE CITY ENGINEER

COUNTY TREASURER APPROVAL

APPROVED AS TO FORM THIS 24 DAY OF MARCH, 2023
BY THE TOOELE COUNTY TREASURER.

BY: Michael J. Jensen
TOOELE COUNTY TREASURER

FINAL PLAT

LEXINGTON TOWNHOMES SUBDIVISION PHASE 2

(AMENDING LOT 201 OF LEXINGTON AT OVERLAKE SUBDIVISION AMENDMENT 1) LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, TOOELE CITY, TOOELE COUNTY, UTAH

ENSGN

TOOELE
169 North Main Street Unit 1
Tooele, Utah 84074
Phone: 435.843.3590
Fax: 435.578.0108

SALT LAKE CITY
Phone: 801.551.0529

LAYTON
Phone: 801.547.1100

CEDAR CITY
Phone: 435.865.4633

RICHFIELD
Phone: 435.596.2983

WWW.ENSGN.COM

TOOELE COUNTY RECORDER

RECORDED # 590124
STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE REQUEST OF: Building Dynamics Inc.
DATE: 11/16/2023 TIME: 3:29 pm
109.00 FEES
BY: Rylichia Ulin Deputy
TOOELE COUNTY RECORDER

SHEET 2 OF 2
PROJECT NUMBER: 8260C
MANAGER: D. KINSMAN
DRAWN BY: C. CARPENTER
CHECKED BY: D. KINSMAN
DATE: 3/13/23