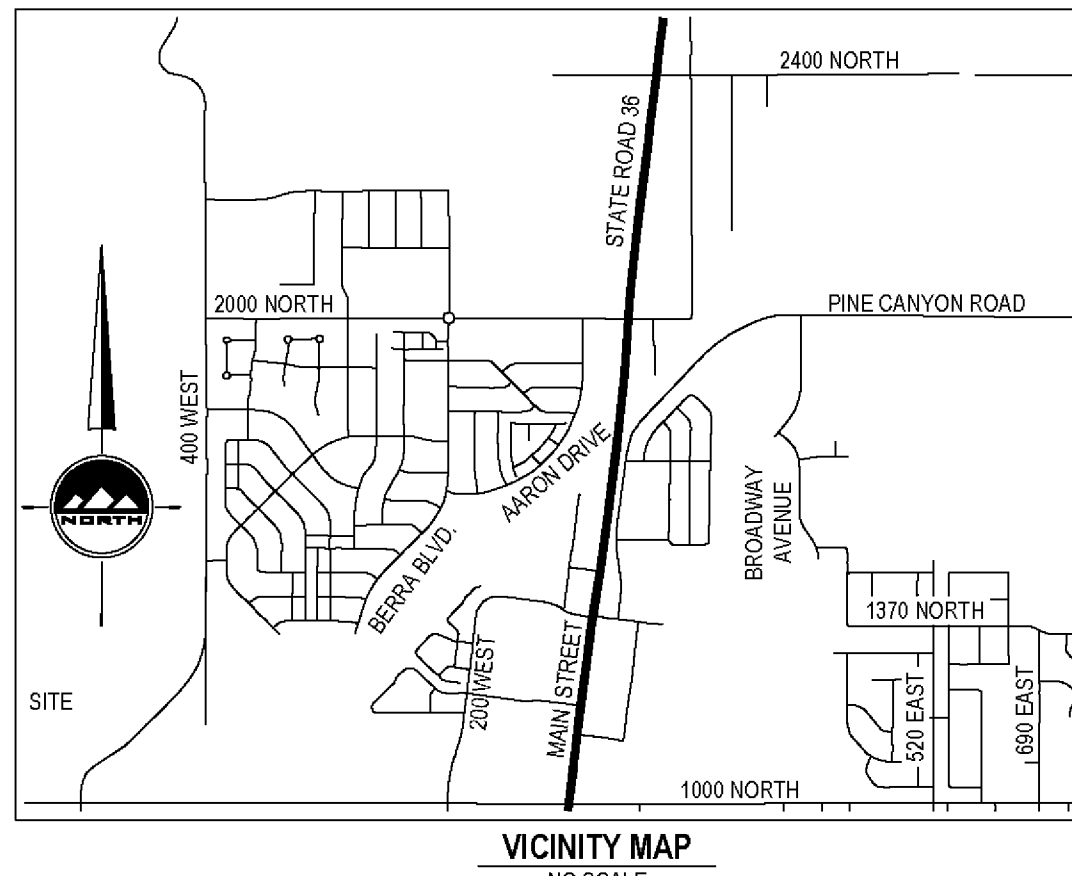
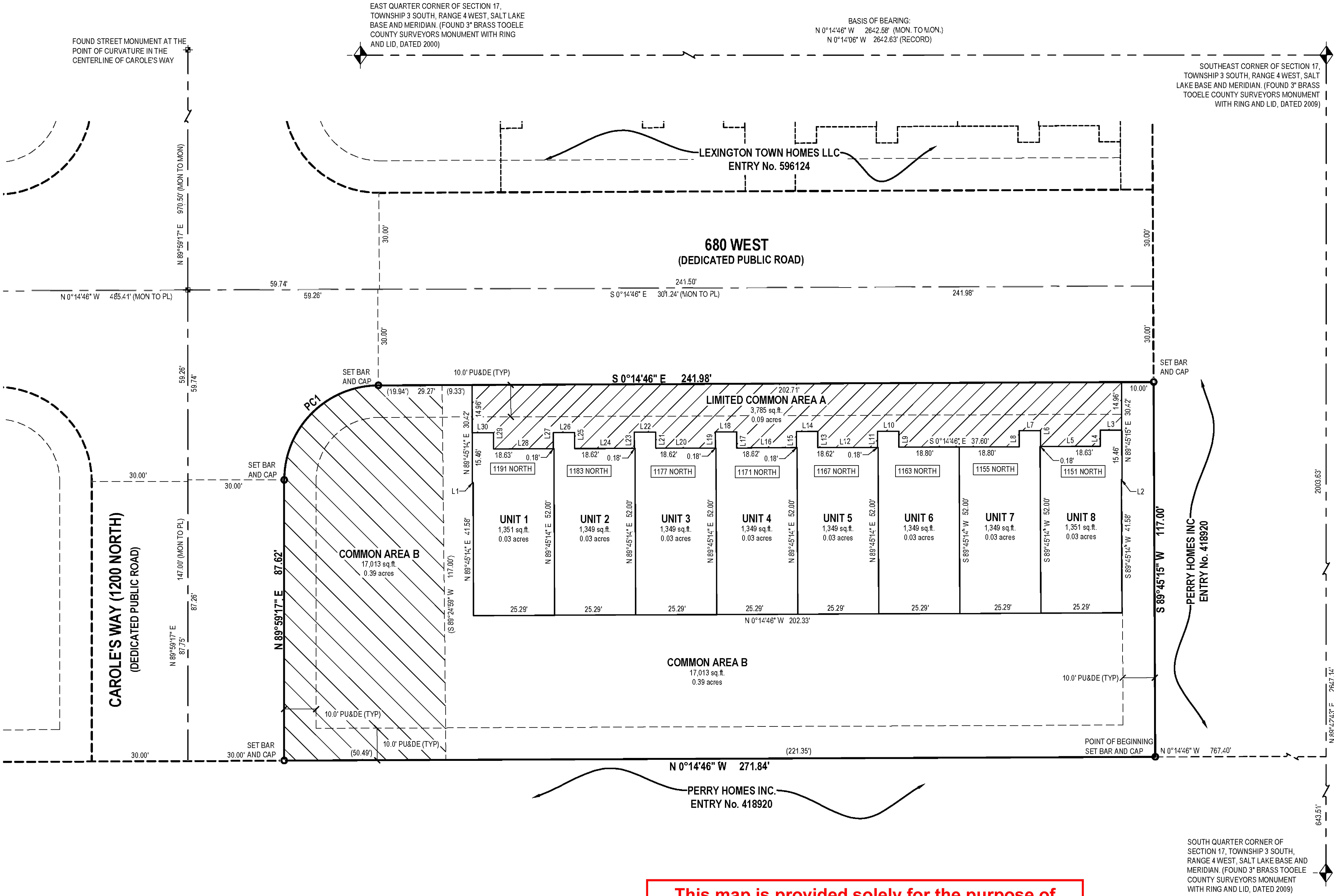


FINAL PLAT
LEX TOWNHOMES LOT 106 SUBDIVISION
(AMENDING LOT 106 OF THE LEXINGTON AT OVERLAKE SUBDIVISION)

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



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
PC1	29.50'	46.22'	89°45'57"	S45°07'44"E	41.63'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N0°14'46"W	0.19'
L2	N0°14'46"W	0.19'
L3	S0°14'46"E	6.67'
L4	N89°45'14"E	5.04'
L5	S0°14'46"E	18.63'
L6	S89°45'14"W	5.04'
L7	S0°14'46"E	6.67'
L8	N89°45'14"E	5.04'
L9	S89°45'14"W	5.04'
L10	S0°14'46"E	6.67'
L11	N89°45'14"E	5.04'
L12	S0°14'46"E	18.62'
L13	S89°45'14"W	5.04'
L14	S0°14'46"E	6.67'
L15	N89°45'14"E	5.04'
L16	S0°14'46"E	18.62'
L17	N89°45'14"E	5.04'
L18	S0°14'46"E	6.67'
L19	N89°45'14"E	5.04'
L20	S0°14'46"E	18.62'
L21	S89°45'14"W	5.04'
L22	S0°14'46"E	6.67'
L23	N89°45'14"E	5.04'
L24	S0°14'46"E	18.62'
L25	S89°45'14"W	5.04'
L26	S0°14'46"E	6.67'
L27	N89°45'14"E	5.04'
L28	S0°14'46"E	18.63'
L29	S89°45'14"W	5.04'
L30	S0°14'46"E	6.67'

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.

LEGEND	
	EXISTING STREET MONUMENT
	PROPOSED STREET MONUMENT TO BE SET
	SECTION CORNER
	24" x 24" REBAR W/ YELLOW PLASTIC CAP "ENSGN ENG. & LAND SURV." TO BE PLACED AT ALL LOT & BOUNDARY CORNERS
	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

- 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 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.
 - 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 TOWNHOMES OWNERS ASSOCIATION.

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

CITY ATTORNEY
APPROVED AS TO FORM THIS _____ DAY OF _____, 20____
Roger Baker
Roger Baker (Jan 30, 2025 15:46 MST)
TOOELE CITY ATTORNEY

COUNTY TREASURER APPROVAL
APPROVED AS TO FORM THIS _____ DAY OF _____, 20____
BY THE TOOELE COUNTY TREASURER.
Michael J. Jensen
Michael J. Jensen (Jan 30, 2025 15:50 MST)
TOOELE COUNTY TREASURER

COUNTY SURVEY DEPARTMENT
APPROVED THIS 29th DAY OF January, 2025.
BY THE TOOELE COUNTY SURVEY DEPARTMENT.
RECORD OF SURVEY FILE # 2018-0074, 2020-0066-01
Jerry Houghton
TOOELE COUNTY SURVEY DIRECTOR

COUNTY HEALTH DEPARTMENT
APPROVED THIS _____ DAY OF _____, 20____
BY THE TOOELE COUNTY HEALTH DEPARTMENT.
Taylor Palmer
Taylor Palmer (Jan 30, 2025 16:10 MST)
TOOELE COUNTY HEALTH DEPARTMENT

TOOELE COUNTY RECORDER
RECORDED # 614319
STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE
REQUEST OF David Irving
DATE: 2/12/2025 TIME: 2:12 pm
70.00 FEES
Rylisha Ulm Deputy
TOOELE COUNTY RECORDER
Document ID: 6b5c0ff6-3b0d-4645-99fe-93be3ba12135

BK 25 PG 5

ENSIGN
169 North Main Street Unit 1
Tooele, Utah 84074
Phone: 435.843.3590
Fax: 435.578.0108
WWW.ENSIGNENG.COM

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

SALT LAKE CITY
Phone: 801.255.0638

LAYTON
Phone: 801.547.1100

CEGAR CITY
Phone: 435.965.4633

RICHFIELD
Phone: 435.696.0983

SHEET 1 OF 1
PROJECT NUMBER: 8260W
MANAGER: C. CHILD
DRAWN BY: C. CHILD
CHECKED BY: D. KINSMAN
DATE: 1/1/25

FINAL PLAT
LEX TOWNHOMES LOT 106 SUBDIVISION
(AMENDING LOT 106 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

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT
STATE OF UTAH
County of Davis
On the 02/05/2025 day of _____, A.D., 20____, I, _____, personally appeared before me, the undersigned Notary Public, in and for said County of _____, in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ Managing Member of _____ 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 Limited Liability Company executed the same.

4/ 3/2028

MY COMMISSION EXPIRES: _____
Megan Sevy
Megan Sevy (Jan 30, 2025 15:40 MST)
NOTARY PUBLIC

RESIDING IN Davis COUNTY.

MEGAN SEVY
Notary Public
State of Utah
Comm. No. 735945
My Commission Expires April 3, 2028

Notarized remotely via audio/video communication using Stavvy

OWNER'S DEDICATION AND CONSENT TO RECORD
Known all men by these present that the undersigned are the owner(s) of the heretofore described tract of land and hereby cause the same to be divided into units, and parcels, together with easements as set forth hereafter to be known as:

LEX TOWNHOMES LOT 106 SUBDIVISION
(AMENDING LOT 106 OF THE LEXINGTON AT OVERLAKE SUBDIVISION)

The undersigned owner(s) hereby convey to Tooele City and to any and all public utility companies providing service to the heretofore described tract a perpetual, non-exclusive 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 public utility service lines and facilities. The undersigned owner(s) also hereby convey any other easements as shown to the parties indicated and for the purpose shown herein.

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

Harold Irving
Signed with Stavvy
By: LEXINGTON TOWNHOMES LLC.
(HAROLD IRVING, MANAGING MEMBER)

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 106 of "Lexington at Overlake Subdivision" as recorded in the Tooele County Recorder's office under entry #520126, more particularly described as follows:
Beginning at a point on the South line of "Lexington at Overlake Subdivision" recorded in the Tooele County Recorder's Office as entry number 520126, said point also located North 89°42'40" East 643.51 feet along the Section line and North 0°14'46" West 787.4 feet from the South Quarter Corner of Section 17, Township 3 South, Range 4 West, Salt Lake Base and Meridian, running:
thence North 0°14'46" West 271.84 feet, along West line of Lexington at Overlake Subdivision to the South line of Carole's Way;
thence North 89°59'17" East 87.62 feet, along said South line to a point of curvature;
thence Southeasterly 46.22 feet along the arc of a 29.50 foot radius tangent curve to the right (center bears South 0°00'43" East and the long chord bears South 45°07'44" East 41.63 feet through a central angle of 89°45'57"), along South line of Carole's Way (1200 North) to the West line of 680 West;
thence South 0°14'46" East 241.98 feet along said West Line;
thence South 89°45'15" West 117.00 feet, to the point of beginning.

Contains 31,593 square feet or 0.73 acres, 8 Units, 3 Parcels.

PROFESSIONAL LAND SURVEYOR
DAVID IRVING
No. 334575
STATE OF UTAH

JANUARY 8, 2025
Date
Douglas J Kinsman
License no. 334575

SURVEYOR'S CERTIFICATE
Entry # 614319
02/12/2025 02:12 PM SUBDIVISION PLAT
I, Douglas J Kinsman, do hereby certify that I am a duly Licensed Professional Engineer 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 **LEX TOWNHOMES LOT 106 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.