

811

Know what's below.
Call before you dig.

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

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	29.50'	46.26'	89°51'18"	N45°21'58"W	41.67'
C2	29.50'	46.46'	90°14'03"	N44°52'16"E	41.80'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°45'14"E	14.96'
L2	N0°14'46"W	6.67'
L3	N89°45'14"E	5.04'
L4	N0°14'46"W	18.63'
L5	S89°45'14"W	5.04'
L6	N0°14'46"W	6.67'
L7	N89°45'14"E	5.04'
L8	N0°14'46"W	18.62'
L9	S89°45'14"W	5.04'
L10	N89°45'14"E	5.04'
L11	N0°14'46"W	18.62'
L12	S89°45'14"W	5.04'
L13	N0°14'46"W	6.67'
L14	N89°45'14"E	5.04'
L15	N0°14'46"W	18.62'
L16	S89°45'14"W	5.04'

LINE TABLE		
LINE	BEARING	LENGTH
L17	N0°14'46"W	6.67'
L18	N0°14'46"W	6.67'
L19	N89°45'14"E	5.04'
L20	N0°14'46"W	18.62'
L21	S89°45'14"W	5.04'
L22	N0°14'46"W	6.67'
L23	N89°45'14"E	5.04'
L24	S89°45'14"W	5.04'
L25	N0°14'46"W	6.67'
L26	N89°45'14"E	5.04'
L27	N0°14'46"W	18.63'
L28	S89°45'14"W	5.04'
L29	N0°14'46"W	6.67'
L30	N89°45'14"E	14.96'
L31	S89°45'14"W	19.96'
L32	N0°14'46"W	6.67'

LINE TABLE		
LINE	BEARING	LENGTH
L33	N89°45'14"E	5.04'
L34	N0°14'46"W	18.63'
L35	S89°45'14"W	5.04'
L36	N0°14'46"W	6.67'
L37	N89°45'14"E	5.04'
L38	N0°14'46"W	18.62'
L39	S89°45'14"W	5.04'
L40	N0°14'46"W	6.67'
L41	N89°45'14"E	5.04'
L42	S89°45'14"W	5.04'
L43	N0°14'46"W	6.67'
L44	N89°45'14"E	5.04'
L45	N0°14'46"W	18.63'
L46	S89°45'14"W	5.04'
L47	N0°14'46"W	6.67'
L48	S89°45'14"W	19.96'

EAST QUARTER CORNER OF SECTION 17,
TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE
BASE AND MERIDIAN, (FOUND 3" BRASS TOOELE
COUNTY SURVEYORS' MONUMENT WITH RING
AND LID, DATED 2000)

BASIS OF BEARING:
N 0°14'46" W 2842.56' (MON. TO MON.)
N 0°14'08" W 2842.63' (RECORD)

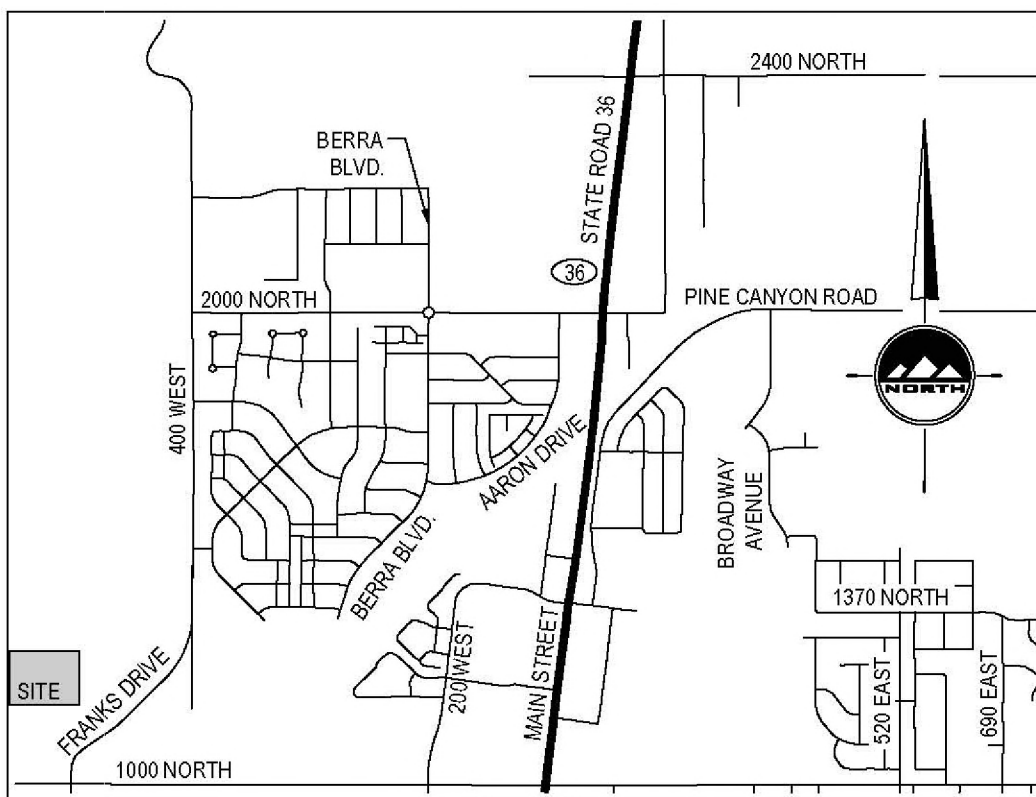
FINAL PLAT

LOT 105 TOWNHOMES OF LEXINGTON

AT OVERLAKE SUBDIVISION

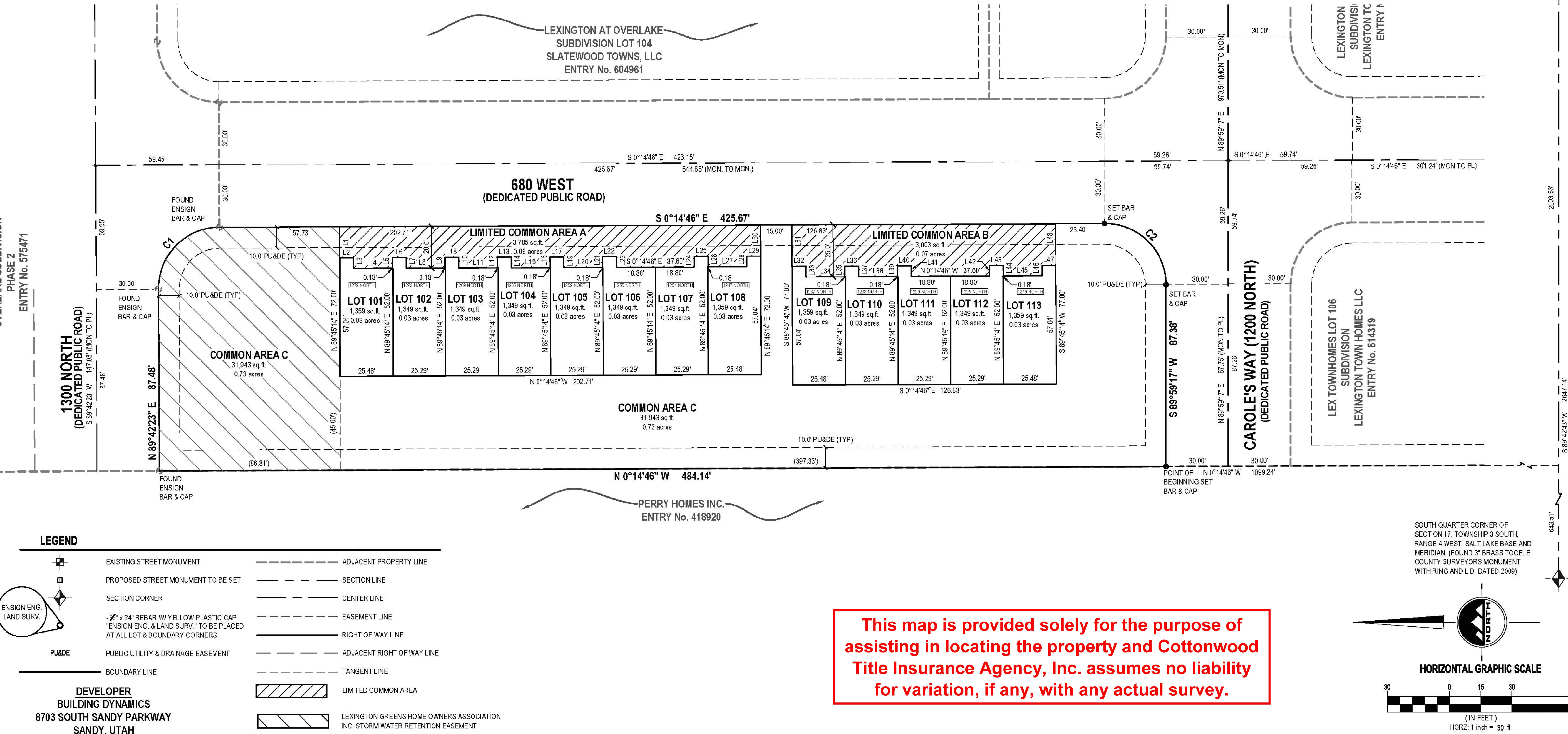
(AMENDING LOT 105 OF LEXINGTON AT OVERLAKE SUBDIVISION)

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

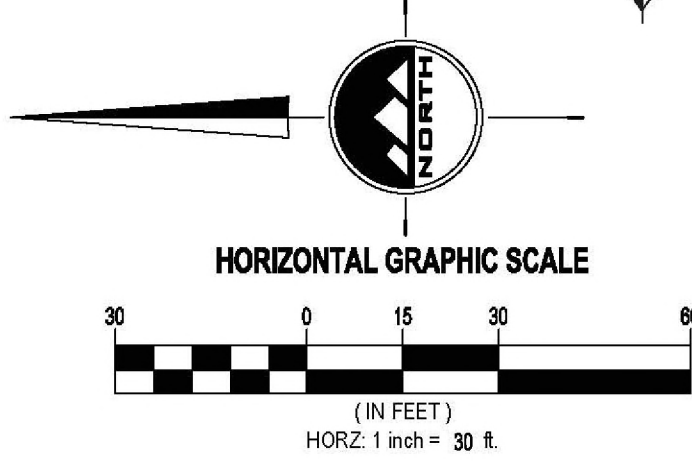


VICINITY MAP

NOT TO SCALE
SOUTHEAST CORNER OF SECTION 17,
TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT
LAKE BASE AND MERIDIAN (FOUND 3" BRASS
TOOELE COUNTY SURVEYORS' MONUMENT
WITH RING AND LID, DATED 2009)



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.



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 A AND COMMON AREA B 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 3" 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, INC., A PLANNED UNIT DEVELOPMENT COMMUNITY, WITHIN LEXINGTON GREENS A MASTER PLANNED COMMUNITY.

ROCKY MOUNTAIN POWER COMPANY

- 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.
- PURSUANT TO UTAH CODE ANN. § 17-27A-6(3)(C) 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:
 - A RECORDED EASEMENT OR RIGHT-OF-WAY
 - THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 - TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 - ANY OTHER PROVISION OF LAW.

APPROVED THIS _____ DAY OF _____, 20____
ROCKY MOUNTAIN POWER
BY - Lisa Baker Jul 1, 2025
TITLE - _____

ENBRIDGE GAS

ENBRIDGE GAS UTAH - NOTE WITH NO EXISTING NATURAL GAS EASEMENT QUESTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ENBRIDGE GAS UTAH MAY REQUIRE ADDITIONAL EASEMENT'S IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER 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 FORTH IN THE OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT ENBRIDGE GAS UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-398-8532.

APPROVED THIS _____ DAY OF _____, 20____
QUESTAR GAS COMPANY DBA ENBRIDGE GAS UTAH
BY - Candis Miller Jul 1, 2025
TITLE - _____

LAND USE AUTHORITY

APPROVED THIS _____ DAY OF _____, 20____
BY THE LAND USE AUTHORITY.
Jamie Grandpre Jul 8, 2025
TOOELE CITY PUBLIC WORKS DIRECTOR
Paul Hanson Jul 23, 2025
TOOELE CITY ENGINEER
Andrew Hagar Jul 3, 2025
TOOELE CITY COMMUNITY DEVELOPMENT DIRECTOR

CITY ATTORNEY

APPROVED AS TO FORM THIS _____ DAY OF _____, 20____
Matthew C. Johnson #28538 Jul 9, 2025
TOOELE CITY ATTORNEY

COUNTY TREASURER APPROVAL

APPROVED AS TO FORM THIS _____ DAY OF _____, 20____
BY THE TOOELE COUNTY TREASURER.
Michael J. Jensen Jul 17, 2025
TOOELE COUNTY TREASURER

COUNTY SURVEY DEPARTMENT APPROVAL

APPROVED THIS 1st DAY OF July, 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 Jul 1, 2025
TOOELE COUNTY HEALTH DEPARTMENT

TOOELE COUNTY RECORDER

RECORDED # 621688
STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE
REQUEST OF: Building Dynamics
DATE: 7/29/2025 TIME: 4:14 pm
FEES: 78.00 Rylisha Ulpin Deputy
TOOELE COUNTY RECORDER

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 LOT 105 TOWNHOMES OF LEXINGTON AT OVERLAKE 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.

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 105 of "Lexington at Overlake Subdivision" as recorded in the Tooele County Recorder's office per entry number 520128. More particularly described as follows:
Beginning at the Southwest corner of said Lot 105 of Lexington at Overlake Subdivision, also located North 89°42'43" East 843.51 feet and North 0°14'46" West 1099.24 feet and along the West line of said subdivision from the South Quarter Corner of Section 17, Township 3 South, Range 4 West, Salt Lake Base and Meridian, and running:
thence North 0°14'08" West 484.14 feet, along the West line of said subdivision to the South line of 1300 North;
thence North 89°42'23" East 67.48 feet, along said South line;
thence Southeastly 46.26 feet along the arc of a 29.50 foot radius tangent curve to the right (center bears South 0°17'37" East and the long chord bears South 45°21'58" East 41.67 feet through a central angle of 89°51'18"), along the said South line to and along the East line of 680 West;
thence along a line non-tangent to said curve, South 0°14'46" East 425.67 feet, along said East line;
thence Southeastly 46.46 feet along the arc of a 29.50 foot radius tangent curve to the right (center bears South 89°45'14" West and the long chord bears South 44°52'16" West 41.80 feet through a central angle of 90°14'03");
thence South 89°59'17" West 87.38 feet, to the Point of Beginning.

Contains 58,304 square feet or 1.29 acres.

JUNE 11, 2025

Date
Douglas J. Kinsman
License no. 334575



OWNER'S DEDICATION AND CONSENT TO RECORD

Known all men by these present that the undersigned are the owner(s) of the herein 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:

LOT 105 TOWNHOMES OF LEXINGTON AT OVERLAKE SUBDIVISION

(AMENDING LOT 105 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 herein 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. Pursuant to Utah code 10-9a-504 (d), the owner hereby conveys the common areas, as indicated hereon, to the Lexington Townhomes Owners Association, Inc., with a registered address of 8703 S Sandy Parkway, Sandy, UT 84070. The undersigned owner(s) also hereby convey any other easements as shown to the parties indicated and for the purpose shown hereon.

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

By: LEXINGTON TOWN-HOMES LLC

(HAROLD IRVING, MANAGING MEMBER)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH, County of TOOELE, J.S.S.
On the 17 day of July, A.D. 2025, Tooele
personally appeared before me, the undersigned Notary Public, in and for said County of Tooele in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the Manager of Lexington 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 Limited Liability Company executed the same.

MY COMMISSION EXPIRES: June 26, 2027
Seaci Maloney RESIDING IN Tooele COUNTY.
NOTARY PUBLIC

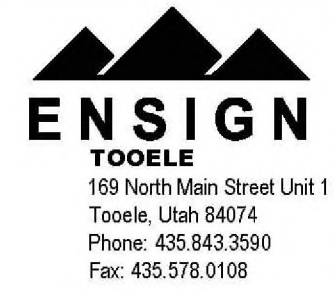
Commission Number: 731836

FINAL PLAT

LOT 105 TOWNHOMES OF LEXINGTON AT OVERLAKE SUBDIVISION

(AMENDING LOT 105 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



www.ensigneng.com

SHEET 1 OF 1

PROJECT NUMBER : 8260M
MANAGER : D. KINSMAN
DRAWN BY : H. CARTER
CHECKED BY : D. KINSMAN
DATE : 6/11/25