

SURVEYOR'S CERTIFICATE

I, Douglas J Kinman, do hereby certify that I am a Professional Land Surveyor, and that I hold certificate no. 33457 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.

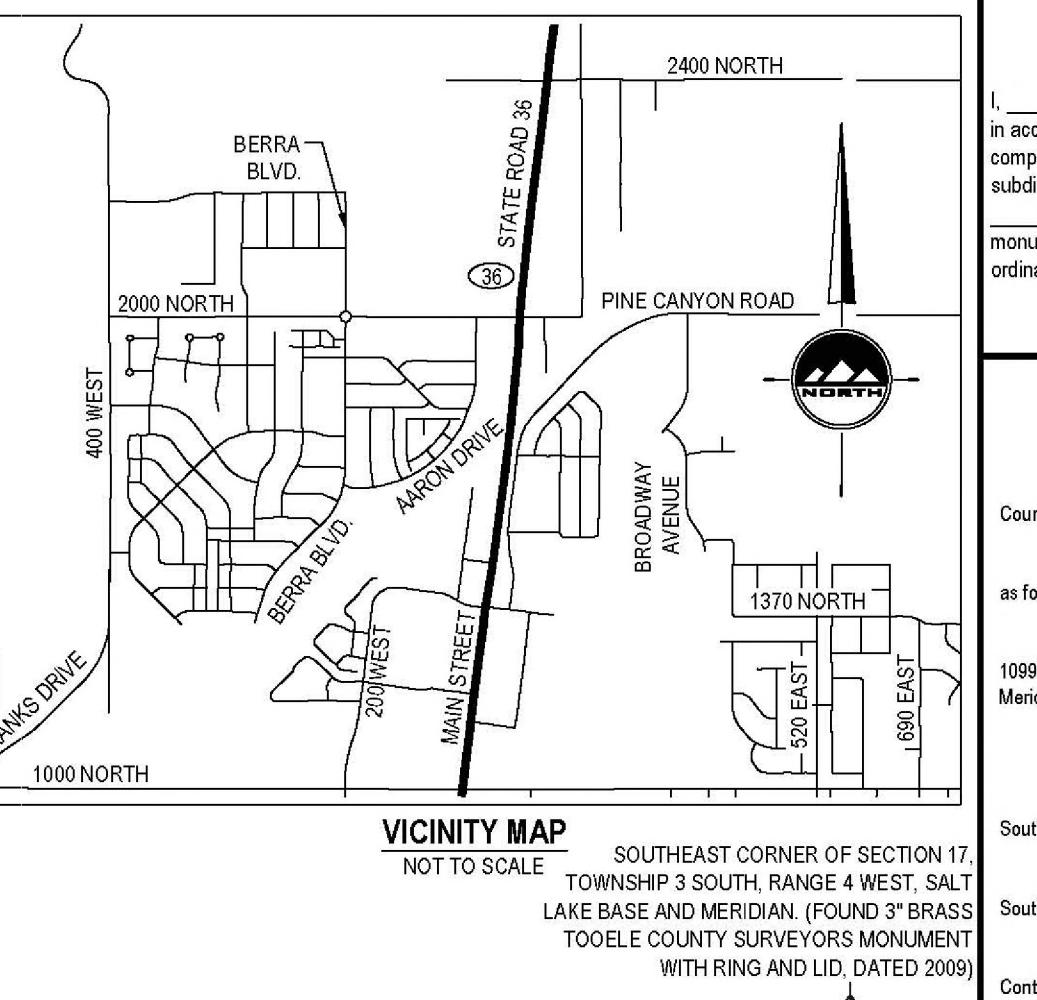
BOUNDARY DESCRIPTION

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 643.51 feet and North 1°14'46" West 1099.24 feet to and along the West line of said subdivision to the South line of 1300 North; thence North 0°14'46" West 484.14 feet, along the West line of said subdivision to the South line of 1300 North; thence North 89°42'23" East 78.48 feet, along the South line of 1300 North to the South line of 1000 North; thence South 45°21'18" East 41.87 feet through a central angle of 89°51'18", along the said East line to and along the East line of 880 West; thence along a line non-tangent to said curve, South 1°14'46" East 425.67 feet, along said East line; thence South 45°21'18" West 484.40 feet through a central angle of 90°14'03"; thence South 89°51'17" West 87.38 feet to the Point of Beginning.

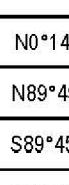
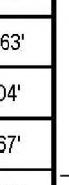
Contains 56,304 square feet or 1.29 acres.



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

BASIS OF BEARING:
N 0°14'46" W 2642.58' (MON. TO MON.)
N 0°14'06" W 2642.83' (RECORD)



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'
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'
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'

811

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

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	BEARING
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'

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L1	N89°45'14"E	14.96'
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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'
L17	N0°14'46"W	6.67'
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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'

PHASE 2
ENTRY No. 575471

1300 NORTH
(DEDICATED PUBLIC ROAD)
S 89°42'23"E 87.48'
N 89°42'23"E 147.03' (MON TO PL)
FOUND ENSIGN BAR & CAP
10.0' PU&DE (TYP)
30.00'

LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT TO BE SET
- SECTION CORNER
- 1/2" 24 REBAR WI YELLOW PLASTIC CAP
"ENSIGN ENG & LAND SURV" TO BE PLACED
AT ALL LOT & BOUNDARY CORNERS
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- ADJACENT RIGHT OF WAY LINE
- TANGENT LINE
- LIMITED COMMON AREA
- COMMON AREA C
31,943 sq.ft.
0.73 acres
- COMMON AREA
31,943 sq.ft.
0.73 acres
- LEXINGTON GREENS HOME OWNERS ASSOCIATION
INC. STORM WATER RETENTION EASEMENT
- PU&DE
PUBLIC UTILITY & DRAINAGE EASEMENT
- BOUNDARY LINE

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

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 UTILITY INTEGRATING STRUCTURES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. 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 WITHIN THE P.U.E.
- SET 5" X 24" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & 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

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(5)(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 LOCATIONS 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 THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS.
(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

DAY OF

20

ROCKY MOUNTAIN POWER

By: Lisa Baker

Jul 1, 2025

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 EASEMENTS IN ORDER TO SER