

PELICAN BAY LOT LINE ADJUSTMENT AMENDING LOTS 36 AND 49

LOCATED IN A PORTION OF THE NORTHEAST 1/4 OF SECTION 19,
TOWNSHIP 6 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

WEEKS PROPERTY
Serial Number: 49:389:0036
Property Address: 4068 S SCHOONER DR
Acreage: 0.294
Legal Description: LOT 36, PLAT A, PELICAN BAY SUBDV.
AREA 0.294 AC

Data Table

- Total project area
(Containing 118.90 square feet or 0.003 acres, more or less.)
- Total number of lots = 2
Existing dwellings, and buildings = 2
Number of existing garage parking spaces (4)

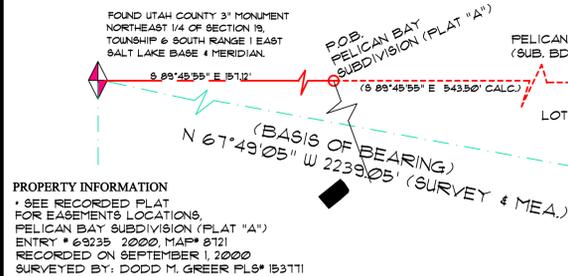
PROPERTY INFORMATION
LOT 36, & 49 PELICAN BAY SUBDIVISION
(PLAT "A") ENTRY NO. 69235:2000 MAP#8721
UTAH COUNTY RECORDERS OFFICE
RECORDED SEPT 1, 2000

SURVEYOR'S NOTES/NARRATIVE

This survey was performed at the request of LOT 49, Smiths & Weeks Property For the purpose of locating property lines as they related to existing improvements.

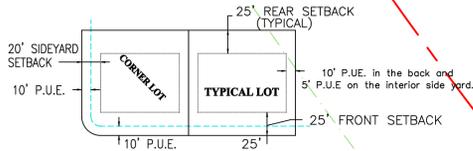
The basis of bearing was derived from the SURVEY Monuments which has a Bearing of NORTH 67°49'05" WEST 2239.05' (SURVEY & MEA.) (As shown hereon.)

- ALL COURSES SHOWN IN PARENTHESIS ARE RECORD INFORMATION TAKEN FROM DEED DESCRIPTIONS OR OFFICIAL MAPS OR PLATS OF RECORD. ALL OTHER COURSES ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS AND CALCULATIONS.
- UTILITIES, PIPES, WIRES ETC. MAY NOT BE SHOWN ON THIS MAP. CONTRACTORS BUILDERS AND EXCAVATORS SHALL VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION, AND/OR EXCAVATION. CONTACT BLUE STAKES AND REFER TO UTILITY MAPS FOR ADDITIONAL INFORMATION.



ADDITIONAL REFERENCES

UTAH COUNTY SURVEYORS TIE SHEETS.
1856 GOVERNMENT SURVEY BY CRAIG
1984 NELSON WD. ENTRY# 22408 BOOK 2152 PG. 856
1997 SURVEY BY HUBBLE ENGINEERING.
2000 PELICAN BAY SUBDIVISION (PLAT "A") ENTRY # 69235
2006 LARSEN SURVEY. RANDY SMITH PLS



LOT 37

LOT 38

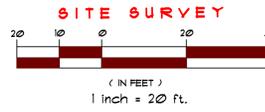
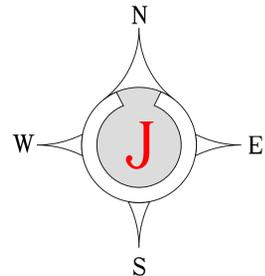
LOT 39

LOT 36

LOT 49

LOT 48
ELLIS PROPERTY

LOT 47



- LEGEND**
- SECTIONAL MONUMENT
 - STREET MONUMENT
 - FOUND COPPER NAIL
 - FOUND PROPERTY CORNER
 - 5/8" REBAR + CAPS FOUND
 - SURVEY CONTROL POINT
- ABBREVIATION TABLE**
- MON. - EXISTING MONUMENT
 - COR. - CORNER
 - C.L. - CENTERLINE
 - P.U.E. - PUBLIC UTILITY EASEMENT
- LINE LEGEND**
- BOUNDARY LINE
 - NO UNDERGROUND UTILITIES SHOWN HEREON BEFORE DIGGING CALL BLUE STAKE FOR GROUND LOCATIONS.

SURVEYOR'S CERTIFICATE

I, Timothy R. Johanson, do hereby certify that I am a Professional Land Surveyor and that I hold a license, Certificate No. 5152650 in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 58, Chapter 22 of the Utah Code. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, streets, and easements, have completed a survey of the property described on this plat in accordance with Utah Code Section 17-23-17, have verified all measurements, and have placed monuments as represented on the plat. I further certify that every existing right-of-way and easement grant of record for underground facilities, as defined in Utah Code Section 54-8a-2, and for other utility facilities, is accurately described on this plat, and that this plat is true and correct to the best of my knowledge. I also certify that I have filed, or will file within 90 days of the recording of this plat, a map of the survey I have completed with the Utah County Surveyor.

BOUNDARY DESCRIPTION

THE COMMON BOUNDARY LINE OF LOT 36 & 49
PELICAN BAY SUBDIVISION (PLAT "A")
ENTRY # 69235:2000, MAP# 872, RECORDED ON SEPTEMBER 1, 2000
PARCEL TO BE CONVEYED

LOT LINE LOCATED IN THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 6 SOUTH RANGE 1 EAST SALT LAKE BASE & MERIDIAN.
BEGINNING AT THE NORTHWEST CORNER OF LOT 49 PELICAN BAY SUBDIVISION (PLAT "A"), FILE AS ENTRY NO. 69235:2000, MAP #8721 RECORDED SEPT 1, 2000; AND FOUND IN THE OFFICE UTAH COUNTY RECORDER.
(Containing 118.90 square feet or 0.00XX acres, more or less.)

Date Dec. 18, 2018
TIMOTHY R. JOHANSON
License no. 5152650

OWNER'S DEDICATION

Know all men by these presents that the undersigned owner(s) of the above described tract of land have caused the same to be subdivided into lots, parcels, and streets, together with easements and rights-of-way, to be hereafter known as:

PELICAN BAY (AMENDED)
LOT LINE ADJUSTMENT AMENDING LOTS 36 AND 49

and do hereby dedicate for the perpetual use of the public and City all parcels, lots, streets, easements, rights-of-way, and public amenities shown on this plat as intended for public or City use. The owner(s) all agents, successors, and assigns voluntarily defend, indemnify, and save harmless the City against any easements or other encumbrance on a dedicated street, easement, or the right-of-way that will interfere with the City's use, maintenance, and operation of the street or utilities. The owner(s) and all agents, successors, and assigns assume all liability with the respect to the creation of this subdivision, the alteration of the ground surface, vegetation, drainage, or surface or sub-surface water flows within this subdivision the development activity within the subdivision by owners all agents, successors, and assigns.

In witness whereof I have set forth my hand this ___ day of ___, A.D. 20__.

Signature _____ Print Name _____ Title & Entity _____
Signature _____ Print Name _____ Title & Entity _____
Signature _____ Print Name _____ Title & Entity _____
Signature _____ Print Name _____ Title & Entity _____

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH
County of Utah

On this ___ day of ___, 20___, personally appeared before me ___, who being by me duly sworn, did prove to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed this plat with full authority of the owner(s).

I certify under PENALTY OF PERJURY under the laws of the State of Utah that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public Full Name: _____
Commission Number: _____
My commission expires: _____

A Notary Public Commissioned In Utah

APPROVAL BY LEGISLATIVE BODY

The City Council of the City of Saratoga Springs, County of Utah, approves this subdivision subject to the conditions and restrictions stated herein, and hereby accepts the Dedication of all streets, easements, and other parcels of land intended for the public purpose of the perpetual use of the public.
This ___ day of ___, A.D. 20__.

City Mayor _____ Attest _____
City Recorder (See Seal Below)

**PELICAN BAY (AMENDED)
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SURVEYORS SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
preliminary December 18, 2018		
		SP-1

PUBLIC WORKS DIRECTOR			
Approved by the Public Works Director on this ___ day of ___, A.D. 20__			
PUBLIC WORKS DIRECTOR			
CENTURY LINK		PLANNING DIRECTOR	
Approved this ___ day of ___, A.D. 20__		Approved by the Planning Director on this ___ day of ___, A.D. 20__	
CENTURY LINK		PLANNING DIRECTOR	
COMCAST CABLE TELEVISION		CITY ENGINEER	
Approved this ___ day of ___, A.D. 20__		Approved by the City Engineer on this ___ day of ___, A.D. 20__	
COMCAST CABLE TELEVISION		CITY ENGINEER	
LAND USE AUTHORITY		FIRE CHIEF	
Approved by the Land Use Authority on this ___ day of ___, A.D. 20__		Approved by the Fire Chief on this ___ day of ___, A.D. 20__	
LAND USE AUTHORITY		CITY FIRE CHIEF	
SARATOGA SPRINGS ATTORNEY		LEHI CITY POST OFFICE	
Approved by Saratoga Springs Attorney on this ___ day of ___, A.D. 20__		Approved by Post Office Representative on this ___ day of ___, A.D. 20__	
SARATOGA SPRINGS ATTORNEY		LEHI CITY POST OFFICE REPRESENTATIVE	

ROCKY MOUNTAIN POWER

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:

- 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

Dominion Energy Questar Corporation

DOMINION ENRGY QUESTARS CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENRGY QUESTARS CORPORATION 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 PROVIDE BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH 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 ENRGY QUESTARS CORPORATION RIGHT-OF-WAY DEPARTMENT AT 800-366-6532.

APPROVED THIS ___ DAY OF ___, 20__

BY _____
TITLE _____

Dominion Energy Questar Corporation

REQUIRED PLAT NOTES

- PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION OF MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE ___ DAY OF ___, 20__.
- A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY EARTHTEC TESTING AND ENGINEERING, WHICH ADDRESSES SOIL AND GROUNDWATER CONDITIONS, PROVIDES ENGINEERING DESIGN CRITERIA, AND RECOMMENDS MITIGATION MEASURES IF PROBLEMATIC CONDITIONS WERE ENCOUNTERED. THE REPORT IS ON FILE WITH EARTHTEC TESTING AND ENGINEERING AND THE CITY. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ANY RELIANCE ON THE INFORMATION OR LACK THEREOF IN THE REPORT.
- DRAINAGE ACROSS PROPERTY LINES SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY.
- NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS DESIGNATED AS "PRIVATE" ON THIS PLAT.
- LOTS/UNITS ARE SUBJECT TO ASSOCIATION BY LAWS, ARTICLES OF INCORPORATION AND C&R'S.
- ALL ORIGINAL PLAT NOTES APPLY.