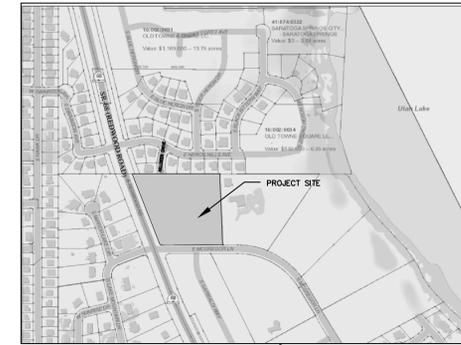




# ALTA/NSPS LAND TITLE SURVEY OF LOT 25 LAKE MOUNTAIN ESTATES PLAT 'B'

LOCATED IN THE NORTHWEST QUARTER OF SECTION 18,  
TOWNSHIP 6 SOUTH, RANGE 2 WEST,  
SALT LAKE BASE & MERIDIAN  
SARATOGA SPRINGS, UTAH

## VICINITY MAP SARATOGA SPRINGS, UT



### SURVEYOR'S CERTIFICATE:

TO: UTAH FIRST TITLE INSURANCE AGENCY, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELD WORK WAS COMPLETED ON NOVEMBER 6, 2019.

THIS SURVEY IS IN CONFORMANCE WITH THE UTAH COUNCIL OF LAND SURVEYORS STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS.

I ALSO CERTIFY THAT IN MY PROFESSIONAL OPINION THE INFORMATION SHOWN HEREON IS AN ACCURATE REPRESENTATION OF THE SITE CONDITIONS AT THE TIME OF THIS SURVEY.

LEIF E. ANDERSON DATE  
UTAH PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 4854555



### PROPERTY DESCRIPTION:

ALL OF LOT 25, PLAT "B", LAKE MOUNTAIN ESTATES SUBDIVISION, SARATOGA SPRINGS, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER, STATE OF UTAH.

AS SURVEYED DESCRIPTION:  
ALL OF LOT 25, PLAT "B", LAKE MOUNTAIN ESTATES SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 25, PLAT "B", LAKE MOUNTAIN ESTATES SUBDIVISION RECORDED AS ENTRY 101346 MAP 6874 IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT BEING, 1,541.76 FEET NORTH 89°45' WEST ALONG THE SECTION LINE AND NORTH 15°41.76 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°43'23" WEST 394.50' ALONG THE NORTHERLY RIGHT OF WAY LINE OF MCGREGOR LANE (LAKE VIEW DRIVE ON THE RECORDED PLAT); THENCE 30.01 FEET ALONG THE ARC OF A 25.01 FOOT RADIUS CURVE TO THE RIGHT, (CHORD BEARS NORTH 55°20'19" WEST FOR A DISTANCE OF 19.00 FEET); THENCE NORTH 20°15' WEST 481.15 FEET ALONG THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 68 (REDWOOD ROAD) TO THE SOUTH LINE OF THE HERON HILLS SUBDIVISION, RECORDED AS ENTRY 117156:2016 IN SAID RECORDER'S OFFICE; THENCE SOUTH 89°43'23" EAST 573.96 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF SAID LOT 25; THENCE SOUTH 01°57'12" EAST 464.80 FEET TO THE POINT OF BEGINNING.

SAID LOT CONTAINS 228,820 SQUARE FEET OR 5.25 ACRES MORE OR LESS.

### BASIS OF BEARINGS:

NORTH 89°45'55" WEST 2642.55 FEET (M) FROM THE FOUND SOUTH QUARTER CORNER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN TO THE FOUND SOUTHWEST CORNER OF SAID SECTION 18.

### BENCHMARK DESCRIPTION:

NORTHWEST CORNER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN FOUND BRASS CAP, ADJUSTED ELEVATION TO MATCH ADJOINING SUBDIVISION DESIGN = 4599.60

### NARRATIVE OF BOUNDARY

PURPOSE: PERFORM A TOPOGRAPHIC AND ALTA/ACSM SURVEY OF LOT 25, PLAT "B" LAKE MOUNTAIN ESTATES SUBDIVISION FOR THE PURPOSE OF USING THE INFORMATION TO SUBDIVIDE SAID LOT INTO A 14 LOT SUBDIVISION TO BE KNOWN AS "CICADA SPRINGS" AND COLLECT ALL THE INFORMATION NEEDED TO CREATE A SET OF ENGINEERING DRAWINGS FOR SAID SUBDIVISION.

PROCEDURE: THE RECORDED PLAT WAS LOCATED AND PLOTTED PER THE MATHEMATICAL CALLS ON THE PLAT, ALONG WITH ALL OF THE EXISTING EASEMENTS AND RIGHTS-OF-WAY. THE HERON HILLS SUBDIVISION WAS ALSO OBTAINED AND PLOTTED PER THE MATHEMATICAL CALLS ON THE PLAT. A FIELD SURVEY WAS THEN PERFORMED USING THE FOUND SOUTH QUARTER CORNER AND THE FOUND SOUTHWEST CORNER MONUMENTS AS THE BASIS OF BEARING FOR THE FIELD SURVEY. THE EXISTING FENCES, STREET IMPROVEMENTS AND VISIBLE UTILITY IMPROVEMENTS ON OR ADJOINING THE PROPERTY WERE COLLECTED AS PART OF THE FIELD WORK.

RESULTS: THE SUBDIVISIONS WHEN PLOTTED COINCIDE WITH EACH OTHER PER THE MATHEMATICAL CALLS. THE VINYL FENCE ALONG THE NORTH BOUNDARY VARIES FROM A FEW INCHES TO JUST OVER A FOOT SOUTH WHEN COMPARED TO THE PLOTTED SUBDIVISION BOUNDARY LINES. THE LINK FENCE ALONG THE EAST BOUNDARY LINE VARIES FROM 2 TO 10 INCHES EAST OF THE PLOTTED DEED LINES. THE UTILITY LINES SHOWN ON THIS MAP WERE PROVIDED BY THE UTILITY COMPANIES LISTED ON THIS MAP AND PER FOUND UTILITY MARKINGS LOCATED ON THE GROUND.

AS PART OF THE PURPOSE OF THIS SURVEY, THE AS SURVEYED DESCRIPTION WAS PREPARED IN CONNECTION WITH THE PROPOSED SUBDIVISION PLAT.

### GENERAL NOTES:

- (A) PROPERTY LIES IN FLOOD ZONE X - FEMA MAP NO. 4902500205 EFF. 07/17/2002  
(B) DOCUMENTS UTILIZED IN THE PERFORMANCE OF THIS SURVEY:
- LAKE MOUNTAIN ESTATES PLAT "B", ON FILE WITH THE UTAH COUNTY RECORDER'S OFFICE AS ENTRY 101346 MAP #6874
  - HERON HILLS SUBDIVISION, ON FILE WITH THE UTAH COUNTY RECORDER'S OFFICE AS ENTRY 117156:2016
  - HERON HILLS SUBDIVISION, PLAT "C", ON FILE WITH THE UTAH COUNTY RECORDER'S OFFICE AS ENTRY 118409:2017
  - LAKE MOUNTAIN ESTATES PLAT "D", ON FILE WITH THE UTAH COUNTY RECORDER'S OFFICE AS ENTRY 85065:2000
  - CATALINA BAY SUBDIVISION, ON FILE WITH THE UTAH COUNTY RECORDER'S OFFICE AS ENTRY 40172:2017
  - TIE SHEETS 36-30 (SW COR 18, T6S, 1E, SLB&M); 36-29 (S QTR 18, T6S, 1E, SLB&M); 37-30 (5TH QTR 18, T6S, 1E, SLB&M)
- (C) UTILITY INFORMATION PROVIDED BY THE FOLLOWING UTILITY COMPANIES BY WAY OF .DWG OR .PDF FILES.
- SARATOGA SPRING FOR SEWER, WATER, IRRIGATION AND STORM DRAIN LOCATIONS
  - CENTURY LINK FOR COMMUNICATION LINES
  - PACIFICORP FOR BURIED AND OVER HEAD ELECTRICAL LINES.
  - TELECOM/COMCAST - COMMUNICATION LINES
- (D) TITLE COMMITMENT REPORT FOR UTAH FIRST TITLE INSURANCE AGENCY, INC. FILE #34743, EFFECTIVE DATE 6 DECEMBER, 2019.

### EXCEPTIONS:

THERE WERE NO EXCEPTIONS LISTED IN THE TITLE REPORT NOTED ABOVE. THERE WERE ALSO ITEMS SELECTED IN TABLE A, THAT ARE SHOWN ON THIS MAP.

ALSO NO BOUNDARY POINTS WERE SET AS PART OF THIS SURVEY, AS THEY WILL BE SET AFTER CONSTRUCTION FOR THE PROPOSED SUBDIVISION IS COMPLETE, AT WHICH TIME ALL PROPOSED PROPERTY CORNERS WILL BE SET, WHICH WILL INCLUDE ALL CORNERS OF THE CURRENT PROPERTY, THAT WERE NOT FOUND AS PART OF THIS SURVEY.

## ALTA/NSPS LAND TITLE SURVEY OF LOT 25 LAKE MOUNTAIN ESTATES PLAT 'B'

LOCATED IN THE NORTHWEST QUARTER OF SECTION 18,  
TOWNSHIP 6 SOUTH, RANGE 2 WEST,  
SALT LAKE BASE & MERIDIAN  
SARATOGA SPRINGS, UTAH

FIREFLY HOMES, TRAVIS BARKER  
7895 N. SECRETARIATE ROAD  
EAGLE MOUNTAIN, UT 84005

SHEET

ALTA

29 JANUARY, 2020



# CICADA SPRINGS SUBDIVISION AMENDING LOT 25, LAKE MOUNTAIN ESTATES PLAT "B"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 18,  
TOWNSHIP 6 SOUTH, RANGE 2 WEST,  
SALT LAKE BASE & MERIDIAN  
SARATOGA SPRINGS, UTAH

### VICINITY MAP SARATOGA SPRINGS, UT



**SURVEYOR'S CERTIFICATE:**

I, LEIF E. ANDERSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 4854555, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. 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, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, PARCELS, AND PUBLIC STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS:

**CICADA SPRINGS SUBDIVISION**

AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

**LEIF E. ANDERSON**  
 UTAH PROFESSIONAL LAND SURVEYOR  
 LICENSE NO. 4854555

**BOUNDARY DESCRIPTION**

ALL OF LOT 25, PLAT "B", LAKE MOUNTAIN ESTATES SUBDIVISION, SARATOGA SPRINGS, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER, STATE OF UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 25, PLAT "B", LAKE MOUNTAIN ESTATES SUBDIVISION RECORDED AS ENTRY 101346 MAP 6874 IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT BEING 1,541.76 FEET NORTH 89°45'51" WEST ALONG THE SECTION LINE AND NORTH 1541.76 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°43'23" WEST 394.50' ALONG THE NORTHERLY RIGHT OF WAY LINE OF MCGREGOR LANE (LAKE VIEW DRIVE ON THE RECORDED PLAT); THENCE 30.01 FEET ALONG THE ARC OF A 25.01 FOOT RADIUS CURVE TO THE RIGHT, (CHORD BEARS NORTH 55°20'19" WEST FOR A DISTANCE OF 19.00 FEET); THENCE NORTH 20°15'51" WEST 481.15 FEET ALONG THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 68 (REDWOOD ROAD) TO THE SOUTH LINE OF THE HERON HILLS SUBDIVISION, RECORDED AS ENTRY 117156:2016 IN SAID RECORDER'S OFFICE; THENCE SOUTH 89°43'23" EAST 573.96 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF SAID LOT 25; THENCE SOUTH 01°57'12" EAST 464.80 FEET TO THE POINT OF BEGINNING.

SAID LOT CONTAINS 228,820 SQUARE FEET OR 5.25 ACRES MORE OR LESS.

**BASIS OF BEARINGS:**

NORTH 89°45'51" WEST 2642.55 FEET (M) FROM THE FOUND SOUTH QUARTER CORNER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN TO THE FOUND SOUTHWEST CORNER OF SAID SECTION 18.

**OWNER'S DEDICATION AND CONSENT TO RECORD:**

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCEL A (DEDICATED TO WOODS CROSS CITY), PARCEL B (DEDICATED TO WOOD CROSS CITY), PARCEL C (OWNED BY HOA), PUBLIC STREETS AND PRIVATE STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS

**CICADA SPRINGS SUBDIVISION**

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

SECURITY HOME MORTGAGE, LLC \_\_\_\_\_ DATE \_\_\_\_\_

**OWNER'S ACKNOWLEDGEMENT:**

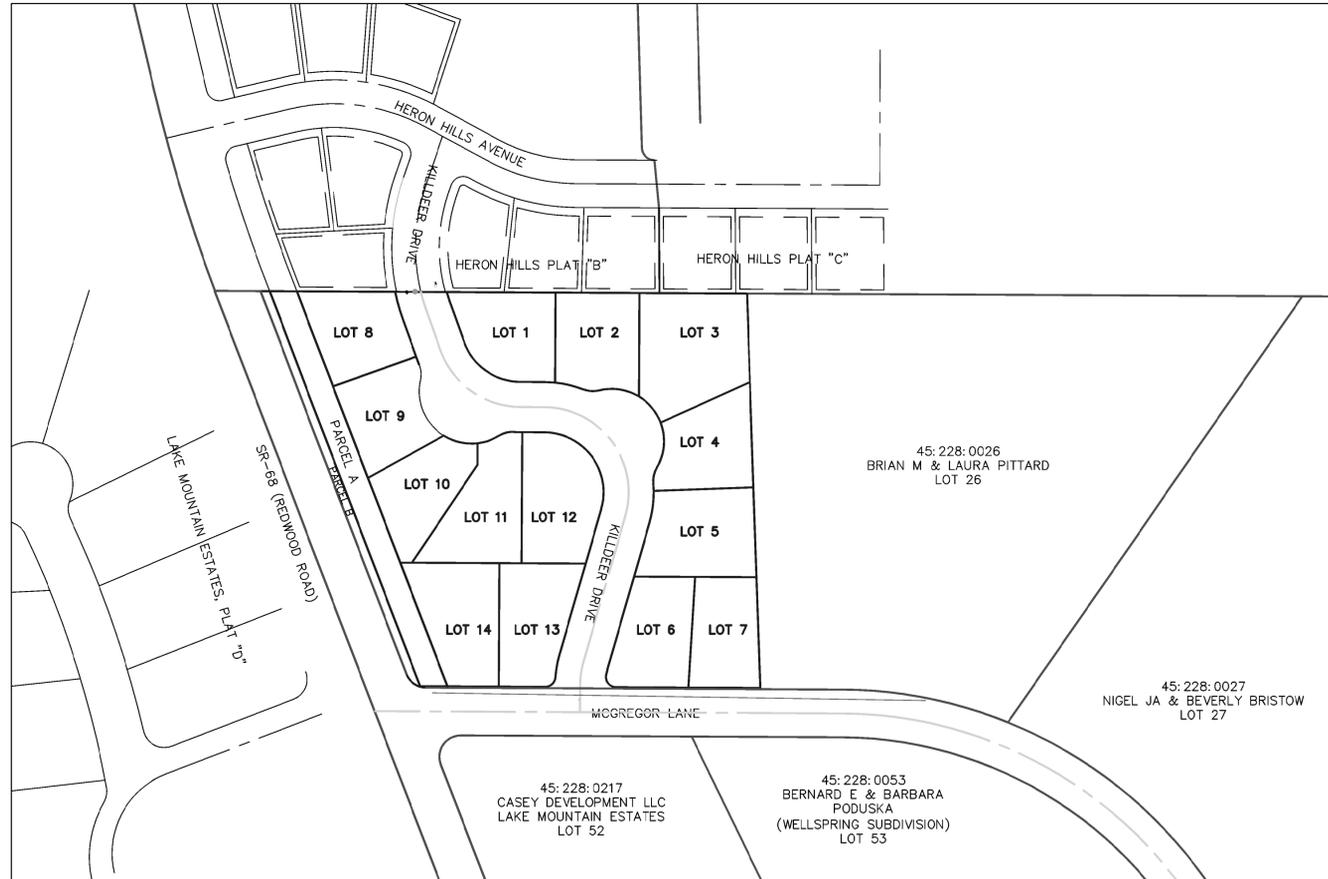
COUNTY OF UTAH } s.s.  
STATE OF UTAH }

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, PERSONALLY APPEARED BEFORE ME \_\_\_\_\_, THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS A MANAGER OF SECURITY HOME MORTGAGE, LLC, A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

NOTARY PUBLIC FULL NAME: \_\_\_\_\_  
COMMISSION NUMBER: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
A NOTARY PUBLIC COMMISSIONED IN UTAH

**GENERAL NOTES:**

- SHALLOW SEWER DEPTHS! CONTRACTOR SHALL VERIFY SEWER DEPTHS BEFORE EXCAVATING FOR BASEMENT HOME(S) WITH BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.
- PARCEL A IS DEDICATED TO SARATOGA SPRINGS CITY.
- PARCEL B IS DEDICATED TO SARATOGA SPRINGS CITY FOR THE FUTURE WIDENING OF SR-68.
- 



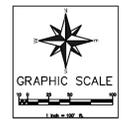
- PLAT NOTES:**
- PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDED OF MOST RECENT PHASE. FINAL PLAT APPROVAL WAS GRANTED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.
  - THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, REGULATIONS, AND ORDINANCES.
  - PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
  - PLAT IS SUBJECT TO "INSTALLATION OF IMPROVEMENTS AND BOND AGREEMENT NO. \_\_\_\_\_ WHICH REQUIRES THE CONSTRUCTION AND WARRANTY OF IMPROVEMENTS IN THIS SUBDIVISION. THESE OBLIGATIONS RUN WITH THE LAND AND ARE BINDING ON SUCCESSORS, AGENTS, AND ASSIGNS OF DEVELOPER. THERE ARE NO THIRD-PARTY RIGHTS OF BENEFICIARIES UNDER THIS AGREEMENT.
  - BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING, ALL IMPROVEMENTS CURRENTLY MEET CITY STANDARDS, AND BONDS ARE POSTED BY THE CURRENT OWNER OF THE PROJECT PURSUANT TO CITY CODE.
  - NO BUILDING PERMITS SHALL BE ISSUED UNTIL ALL IMPACT AND CONNECTION FEES ARE PAID IN FULL PER CITY REGULATIONS IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
  - ALL OPEN SPACE AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.
  - REFERENCE HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
  - NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS DESIGNATED AS "PRIVATE" ON THIS PLAT.
  - A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY INTERMOUNTAIN GEOTECHNICAL SERVICES, INC (IGES), 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 IGES AND THE CITY. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ANY RELIANCE ON THE INFORMATION OR LACK THEREOF IN THE REPORT.
  - AGRICULTURAL USES, OPERATIONS, AND RIGHTS ARE ADJACENT TO OR NEAR THE PLAT AND LOTS. THE LOTS IN THIS PLAT ARE SUBJECT TO THE SIGHTS, SOUNDS, ODORS, NUISANCES, AND ASPECTS ASSOCIATED WITH AGRICULTURAL OPERATIONS, USES, AND RIGHTS. THESE USES AND OPERATIONS MAY OCCUR AT ALL TIMES OF THE DAY AND NIGHT INCLUDING WEEKENDS AND HOLIDAYS. THE CITY IS NOT RESPONSIBLE OR LIABLE FOR THESE USES AND IMPACTS AND WILL NOT RESTRICT ANY GRANDFATHERED AGRICULTURAL USE FROM CONTINUING TO OCCUR LAWFULLY.
  - "LOTS/UNITS" ARE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S.
  - 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.

LOT 25 LAKEMOUNTAIN ESTATES PLAT "B"  
PARCEL 45:228:0025  
CURRENT OWNERSHIP:  
WILLIAM A & JUDITH JENSEN  
CO SECURITY HOME MORTGAGE, LLC  
576 SOUTH STATE STREET  
OREM, UT 84059

DEVELOPER:  
FIREFLY HOMES  
7895 N. SECRETARIAT ROAD  
EAGLE MOUNTAIN, UT 84005

PROJECT DATA TABLE:		
* PARCEL A	14,908 S.F.	0.34 A.C.
* PARCEL B	4,932 S.F.	0.11 A.C.
TOTAL LOT AREA:	165,985 S.F.	3.81 A.C.
TOTAL LANDSCAPE AREA:	10,504 S.F.	0.24 A.C.
TOTAL IMPERVIOUS AREA:	22,682 S.F.	0.52 A.C.
KILLDEER R.O.W.	42,395 S.F.	0.97 A.C.
MCGREGOR ROW	600 S.F.	0.01 A.C.
TOTAL R.O.W. AREA:	42,995 S.F.	0.98 A.C.
TOTAL AREA OVERALL:	228,690 S.F.	5.25 A.C.
TOTAL NUMBER OF LOTS:	14 LOTS & 2 PARCELS	
* PARCELS TO BE DEDICATED TO SARATOGA SPRINGS		

DOMINION ENERGY QUESTAR CORPORATION	ROCKY MOUNTAIN POWER	PUBLIC WORKS DIRECTOR	PLANNING DIRECTOR	LAND USE AUTHORITY	SARATOGA SPRINGS ATTORNEY
DOMINION ENERGY QUESTAR CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY QUESTAR 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 PROVIDED 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 ENERGY QUESTAR CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532	1. PURSUANT TO UTAH CODE ANN. 54-3-7 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. A RECORDED EASEMENT OR RIGHT-OF-WAY b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS c. TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR d. ANY OTHER PROVISION OF LAW	APPROVED BY THE PUBLIC WORKS DIRECTOR ON THIS _____ DAY OF _____ A.D. 20____	APPROVED BY THE PLANNING DIRECTOR ON THIS _____ DAY OF _____ A.D. 20____	APPROVED BY THE LAND USE AUTHORITY ON THIS _____ DAY OF _____ A.D. 20____	APPROVED BY SARATOGA SPRINGS ATTORNEY ON THIS _____ DAY OF _____ A.D. 20____
APPROVED THIS _____ DAY OF _____ 20____	APPROVED THIS _____ DAY OF _____ 20____	PUBLIC WORKS DIRECTOR	PLANNING DIRECTOR	SARATOGA SPRINGS ATTORNEY	SARATOGA SPRINGS ATTORNEY
BY _____		SARATOGA SPRINGS ENGINEER	LEHI CITY POST OFFICE	SARATOGA SPRINGS FIRE CHIEF	CENTURY LINK
TITLE _____		APPROVED BY SARATOGA SPRINGS ENGINEER ON THIS _____ DAY OF _____ A.D. 20____	APPROVED BY THE LEHI CITY POST OFFICE ON THIS _____ DAY OF _____ A.D. 20____	APPROVED BY SARATOGA SPRINGS FIRE CHIEF ON THIS _____ DAY OF _____ A.D. 20____	APPROVED ON THIS _____ DAY OF _____ A.D. 20____
		SARATOGA SPRINGS ENGINEER	LEHI CITY POST OFFICE REPRESENTATIVE	SARATOGA SPRINGS FIRE CHIEF	CENTURY LINK REPRESENTATIVE
					COMCAST CABLE TELEVISION
					APPROVED ON THIS _____ DAY OF _____ A.D. 20____
					COMCAST CABLE REPRESENTATIVE



**CICADA SPRINGS SUBDIVISION  
AMENDING LOT 25, LAKE MOUNTAIN ESTATES PLAT "B"**

SITUATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

SECURITY HOME MORTGAGE, LLC  
576 SOUTH STATE STREET  
OREM, UT 84059  
(801)764-0111 x206

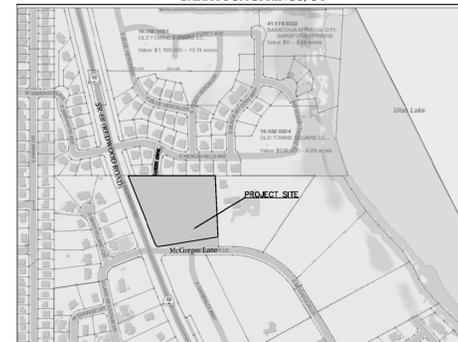
**LANDERSON SURVEYING & LAND DEVELOPMENT**  
2097 LONE TREE PARKWAY  
EAGLE MOUNTAIN, UT 84005  
(801)870-9678  
LANDERSON.SURVEYING@GMAIL.COM

SHEET 1 OF 2  
**PL1**

# CICADA SPRINGS SUBDIVISION AMENDING LOT 25, LAKE MOUNTAIN ESTATES PLAT "B"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 18,  
TOWNSHIP 6 SOUTH, RANGE 2 WEST,  
SALT LAKE BASE & MERIDIAN  
SARATOGA SPRINGS, UTAH

### VICINITY MAP SARATOGA SPRINGS, UT



**SURVEYOR'S CERTIFICATE:**

I, LEIF E. ANDERSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 4854555, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. 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, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, PARCELS, AND PUBLIC STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS:

**CICADA SPRINGS SUBDIVISION**

AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

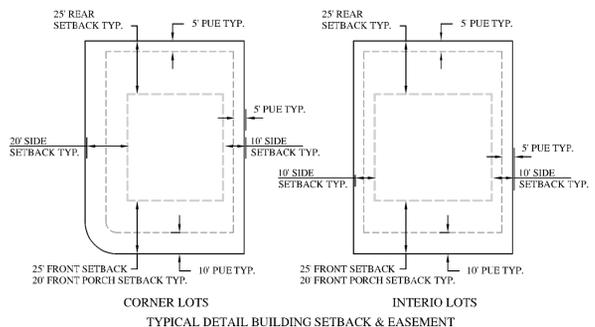
**LEIF E. ANDERSON**  
 UTAH PROFESSIONAL LAND SURVEYOR  
 LICENSE NO. 4854555

**BOUNDARY DESCRIPTION**

ALL OF LOT 25, PLAT "B", LAKE MOUNTAIN ESTATES SUBDIVISION, SARATOGA SPRINGS, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER, STATE OF UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 25, PLAT "B", LAKE MOUNTAIN ESTATES SUBDIVISION RECORDED AS ENTRY 101346 MAP 6874 IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT BEING, 1,541.76 FEET NORTH 89°45'5" WEST ALONG THE SECTION LINE AND NORTH 1541.76 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°43'23" WEST 394.50' ALONG THE NORTHERLY RIGHT OF WAY LINE OF MCGREGGOR LANE (LAKE VIEW DRIVE ON THE RECORDED PLAT); THENCE 30.01 FEET ALONG THE ARC OF A 25.01 FOOT RADIUS CURVE TO THE RIGHT, (CHORD BEARS NORTH 55°20'19" WEST FOR A DISTANCE OF 19.00 FEET); THENCE NORTH 20°15' WEST 481.15 FEET ALONG THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 68 (REDWOOD ROAD) TO THE SOUTH LINE OF THE HERON HILLS SUBDIVISION, RECORDED AS ENTRY 117156:2016 IN SAID RECORDER'S OFFICE; THENCE SOUTH 89°43'23" EAST 573.96 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF SAID LOT 25; THENCE SOUTH 01°57'12" EAST 464.80 FEET TO THE POINT OF BEGINNING.

SAID LOT CONTAINS 228,820 SQUARE FEET OR 5.25 ACRES MORE OR LESS.



Curve Table						Line Table		
Curve #	Length	Radius	Delta	CHORD	BEARING	Line #	Length	Direction
C1	24.35'	225.00'	6°12'01"	24.34'	S16°34'10"E	L1	25.12'	S0°00'08"W
C2	122.21'	100.00'	70°01'21"	114.75'	S54°40'51"E	L2	0.61'	S20°57'15"E
C3	184.59'	100.00'	105°45'34"	159.47'	N36°48'44"W	L3	1.50'	S1°57'12"E
C4	28.04'	100.00'	16°04'03"	27.95'	S8°02'01"W	L4	3.41'	N20°43'56"W
C5	30.02'	25.01'	68°46'08"	28.25'	S55°20'19"E			
C6	13.90'	195.50'	4°04'30"	13.90'	S17°37'56"E			
C7	34.73'	254.50'	7°49'10"	34.71'	S15°45'36"E			
C8	6.30'	129.50'	2°47'12"	6.30'	S20°43'56"E			
C9	86.20'	70.50'	70°03'12"	80.93'	S54°41'47"E			
C10	144.24'	61.50'	134°22'59"	113.38'	S54°41'23"E			
C11	75.37'	61.50'	70°12'56"	70.74'	S22°37'25"E			
C12	41.65'	61.48'	38°48'57"	40.86'	S77°08'00"E			
C13	27.19'	61.48'	25°20'24"	26.97'	N70°47'19"E			
C14	18.73'	30.50'	35°10'57"	18.44'	S75°42'36"W			
C15	5.16'	129.35'	2°17'07"	5.16'	S87°50'27"E			
C17	46.84'	129.50'	20°43'18"	46.58'	N79°21'44"W			
C18	19.39'	32.00'	34°42'56"	19.09'	S86°21'33"E			
C19	143.59'	61.50'	133°46'41"	113.13'	N36°49'40"W			
C20	19.39'	32.00'	34°42'56"	19.09'	S12°42'12"W			
C21	46.84'	129.50'	20°43'18"	46.58'	N5°42'24"E			
C22	48.20'	61.50'	44°54'26"	46.98'	N81°15'48"W			
C23	40.74'	61.50'	37°57'21"	40.00'	N39°49'54"W			
C24	54.65'	61.50'	50°54'54"	52.87'	N4°36'13"E			
C25	8.82'	129.50'	3°54'13"	8.82'	N2°42'09"W			
C26	38.01'	129.50'	16°49'06"	37.88'	N7°39'30"E			
C27	26.76'	129.50'	11°50'26"	26.71'	S10°08'49"W			
C28	18.02'	12.00'	86°03'01"	16.38'	N47°15'07"E			
C29	7.63'	70.50'	6°11'57"	7.62'	S12°58'03"W			
C30	20.86'	12.00'	99°35'28"	18.33'	S39°55'39"E			
C31	23.19'	25.01'	53°07'07"	22.37'	S47°30'49"E			
C32	6.83'	25.01'	15°39'01"	6.81'	S81°53'53"E			
C33	18.72'	30.50'	35°10'32"	18.43'	N5°06'12"W			

**CICADA SPRINGS SUBDIVISION  
AMENDING LOT 25, LAKE MOUNTAIN ESTATES PLAT "B"**

SITUATED IN THE NORTHEAST QUARTER OF SECTION 34,  
TOWNSHIP 2 NORTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN

SECURITY HOME MORTGAGE, LLC  
576 SOUTH STATE STREET  
OREM, UT 84059  
(801)764-0111 x206

**LANDERSON SURVEYING  
& LAND DEVELOPMENT**  
2097 LONE TREE PARKWAY  
EAGLE MOUNTAIN, UT 84005  
(801)870-9678  
LANDERSON.SURVEYING@GMAIL.COM

SHEET 2 OF 2  
**PL2**







