

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°45'55" 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:
1. LAKE MOUNTAIN ESTATES PLAT "B", ON FILE WITH THE UTAH COUNTY RECORDER'S OFFICE AS ENTRY 101346 MAP #6874
2. HERON HILLS SUBDIVISION, ON FILE WITH THE UTAH COUNTY RECORDER'S OFFICE AS ENTRY 117156:2016
3. HERON HILLS SUBDIVISION, PLAT "C", ON FILE WITH THE UTAH COUNTY RECORDER'S OFFICE AS ENTRY 118409:2017
4. LAKE MOUNTAIN ESTATES PLAT "D", ON FILE WITH THE UTAH COUNTY RECORDER'S OFFICE AS ENTRY 85065:2000
5. CATALINA BAY SUBDIVISION, ON FILE WITH THE UTAH COUNTY RECORDER'S OFFICE AS ENTRY 40172:2017
6. TIE SHEETS 36-30 (SW COR 18, T6S, 1E, SLB&M); 36-29 (S QTR 18, T6S, 1E, SLB&M); 37-30 (STH QTR 18, T6S, 1E, SLB&M)
(C) UTILITY INFORMATION PROVIDED BY THE FOLLOWING UTILITY COMPANIES BY WAY OF .DWG OR .PDF FILES:
1. SARATOGA SPRING FOR SEWER, WATER, IRRIGATION AND STORM DRAIN LOCATIONS
2. CENTURY LINK FOR COMMUNICATION LINES
3. PACIFICORP FOR BURIED AND OVER HEAD ELECTRICAL LINES.
4. 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



FOUND SOUTHWEST CORNER
SECTION 18, TOWNSHIP 6 SOUTH,
RANGE 1 EAST, S.L.B. & M.

FOUND SOUTH QUARTER CORNER
SECTION 18, TOWNSHIP 6 SOUTH,
RANGE 1 EAST, S.L.B. & M.

(BASIS OF BEARING) N89°45'55" W 2636.29' (M)

PRELIMINARY PLAT 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, 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, 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 THIS 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 RECORDATION OF THIS PLAT, A MAP OF THE SURVEY I HAVE COMPLETED WITH THE UTAH COUNTY SURVEYOR.

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°45'23" 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. 14 LOTS AND 2 PARCELS.

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.

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 SUBDIVIDED INTO LOTS, PARCELS AND 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 AND CITY ALL PARCELS, STREETS EASEMENTS, AND PUBLIC AMENITIES AS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER(S) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS VOLUNTARILY DEFEND, AND INDEMNIFY, AND SAVE HARMLESS THE CITY AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET, EASEMENT, OR RIGHT-OF-WAY THAT WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATIONS OF THE STREET OR UTILITIES. THE OWNER(S) AND ALL AGENTS, SUCCESSORS AND ASSIGNS ASSUME ALL LIABILITY WITH 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, AND THE DEVELOPMENT ACTIVITY WITHIN THIS SUBDIVISION BY THE OWNERS AND 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 _____

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.

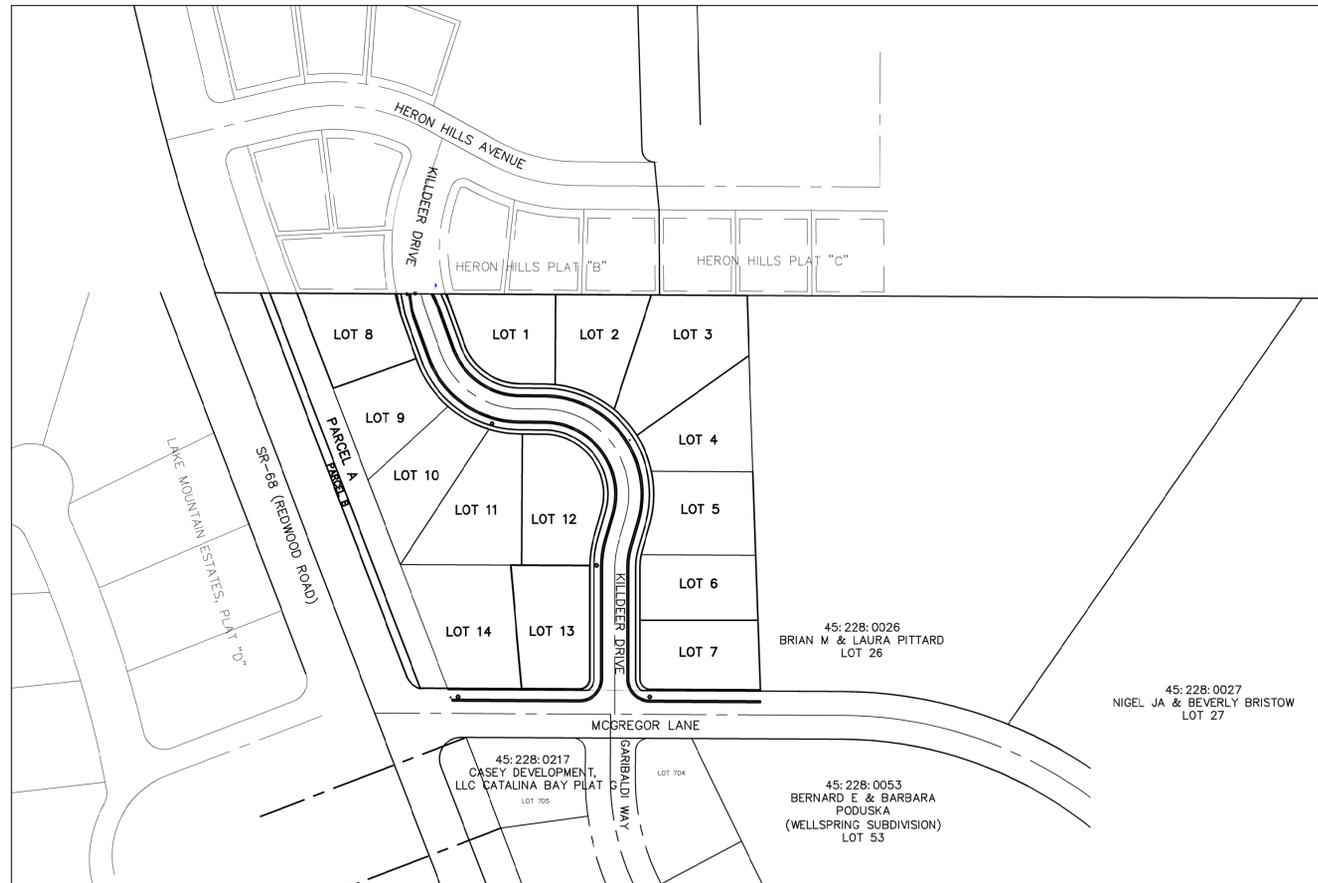
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

APPROVAL BY LEGISLATIVE BODY

THE CITY COUNCIL OF SARATOGA SPRINGS, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR THE PERPETUAL USE OF THE PUBLIC.

THIS ____ DAY OF _____, A.D. 20 ____.

CITY MAYOR _____ ATTEST CITY RECORDER (SEE SEAL BELOW) _____



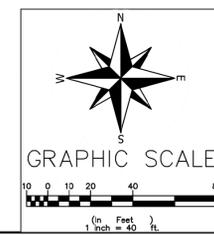
LOT 25 LAKEMOUNTAIN ESTATES PLAT "B"
PARCEL 45:228.0025

CURRENT OWNERSHIP:
WILLIAM A & JUDITH JENSEN
CO SECURITY HOME MORTGAGE, LLC
576 SOUTH STATE STREET
OREM, UT 84059
(801)764-0111 x206

DEVELOPER:
FIREFLY HOMES
7895 N. SECRETARIAT ROAD
EAGLE MOUNTAIN, UT 84005
(801)786-9817



INFORMATION	SQ FT	ACRES	%TOTAL
TOTAL PROJECT AREA	228,690	5.25	100%
SENSITIVE LANDS	0.00	0.00	0.00%
OPEN SPACE	19,839.95	0.46	8.68%
BUILDABLE AREA	172,174.91	3.95	75.28%
ROW AREA	36,675.14	0.84	16.04%
LANDSCAPING AREA (IN ROW)	12,392.41	0.28	5.42%
LOTS/PARCELS	14 LOTS & 2 PARCELS		
DWELLING NET DENSITY (ACRES)	2.66 UNITS PER ACRE		



- 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. 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.

DOMINION ENERGY QUESTAR CORPORATION 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 APPROVED THIS ____ DAY OF _____ 20 ____ BY _____ TITLE _____	ROCKY MOUNTAIN POWER 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 THIS ____ DAY OF _____ 20 ____	PUBLIC WORKS DIRECTOR APPROVED BY THE PUBLIC WORKS DIRECTOR ON THIS ____ DAY OF _____ A.D. 20 ____	PLANNING DIRECTOR APPROVED BY THE PLANNING DIRECTOR ON THIS ____ DAY OF _____ A.D. 20 ____	LAND USE AUTHORITY APPROVED BY THE LAND USE AUTHORITY ON THIS ____ DAY OF _____ A.D. 20 ____	SARATOGA SPRINGS ATTORNEY APPROVED BY SARATOGA SPRINGS ATTORNEY ON THIS ____ DAY OF _____ A.D. 20 ____	LANDERSON SURVEYING & LAND DEVELOPMENT 2097 LONE TREE PARKWAY EAGLE MOUNTAIN, UT 84005 (801)870-9678 LANDERSON.SURVEYING@GMAIL.COM
		PUBLIC WORKS DIRECTOR	PLANNING DIRECTOR	SARATOGA SPRINGS ATTORNEY	SARATOGA SPRINGS ATTORNEY	
		SARATOGA SPRINGS ENGINEER APPROVED BY SARATOGA SPRINGS ENGINEER ON THIS ____ DAY OF _____ A.D. 20 ____	LEHI CITY POST OFFICE APPROVED BY THE LEHI CITY POST OFFICE ON THIS ____ DAY OF _____ A.D. 20 ____	SARATOGA SPRINGS FIRE CHIEF APPROVED BY SARATOGA SPRINGS FIRE CHIEF ON THIS ____ DAY OF _____ A.D. 20 ____	CENTURY LINK APPROVED ON THIS ____ DAY OF _____ A.D. 20 ____	COMCAST CABLE TELEVISION 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 REPRESENTATIVE

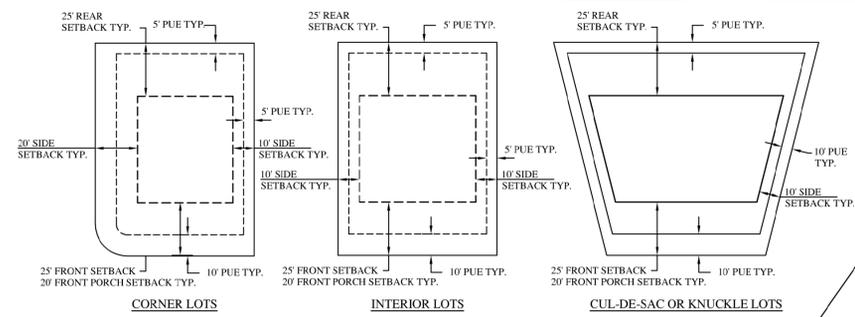
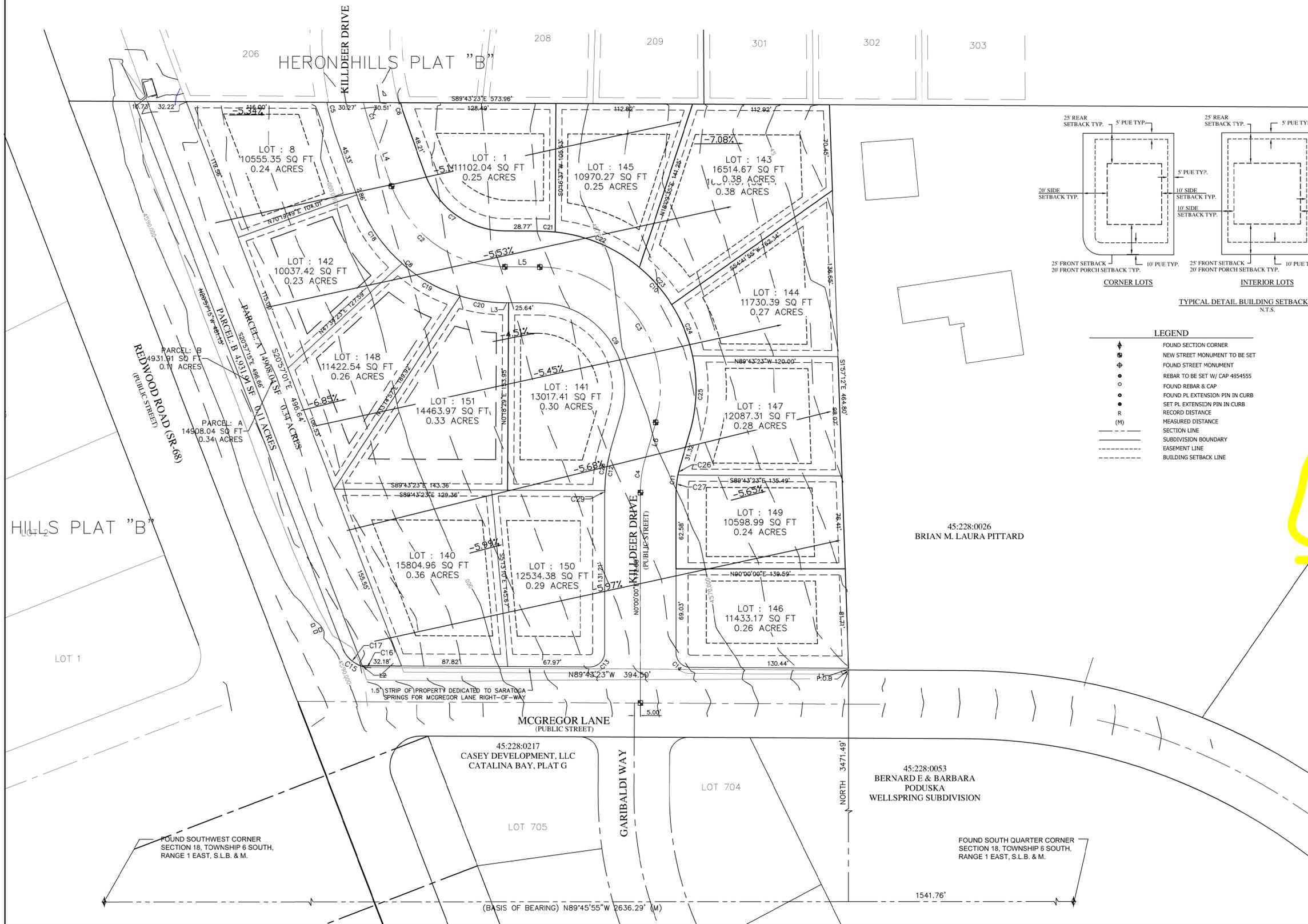
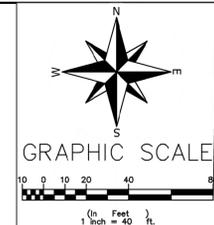
**PRELIMINARY PLAT
CICADA SPRINGS SUBDIVISION
AMENDING LOT 25, LAKE MOUNTAIN ESTATES PLAT "B"**

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

SURVEYOR'S SEAL	CITY ENGINEER'S SEAL	CLERK-RECORDER SEAL

PRELIMINARY PLAT 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
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

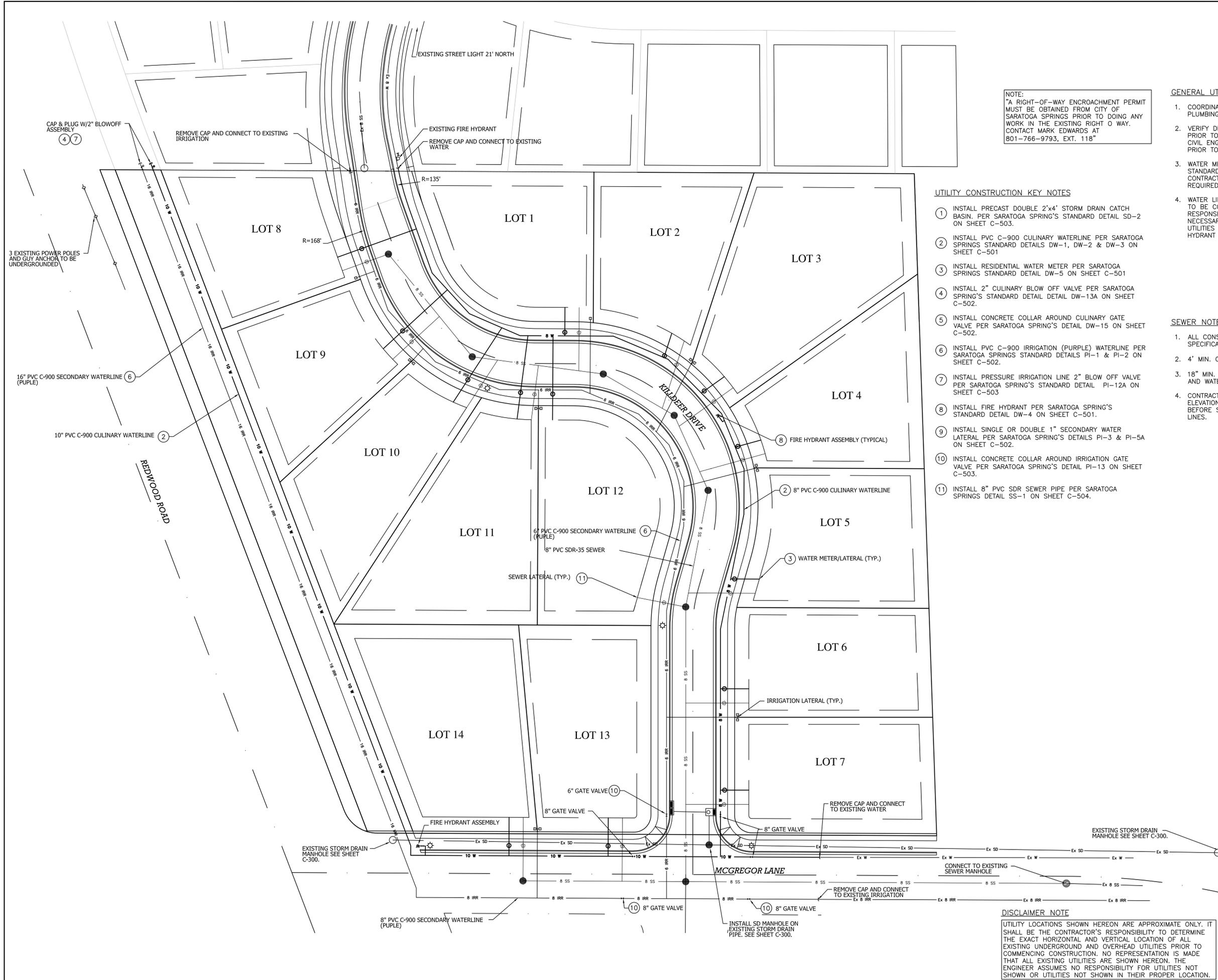


TYPICAL DETAIL BUILDING SETBACK & EASEMENT
N.T.S.

- LEGEND**
- ◆ FOUND SECTION CORNER
 - ⊕ NEW STREET MONUMENT TO BE SET
 - ⊕ FOUND STREET MONUMENT
 - ⊕ REBAR TO BE SET W/ CAP 4854555
 - ⊕ FOUND REBAR & CAP
 - ⊕ FOUND PL EXTENSION PIN IN CURB
 - ⊕ SET PL EXTENSION PIN IN CURB
 - RECORD DISTANCE
 - MEASURED DISTANCE
 - SECTION LINE
 - - - SUBDIVISION BOUNDARY
 - - - EASEMENT LINE
 - - - BUILDING SETBACK LINE

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	1.50'	S1°57'12"E
C2	122.21'	100.00'	70°01'21"	114.75'	N54°40'51"W	L2	0.61'	N20°57'15"W
C3	184.59'	100.00'	105°45'34"	159.47'	N36°48'44"W	L3	3.24'	S89°28'35"E
C4	28.04'	100.00'	16°04'03"	27.95'	N8°02'01"E	L4	48.20'	S19°40'11"E
C5	34.75'	254.50'	7°49'10"	34.71'	S15°45'36"E	L5	28.88'	S89°41'31"E
C6	18.90'	195.50'	4°04'30"	13.90'	S17°37'56"E	L6	31.32'	S16°04'03"W
C7	86.20'	70.50'	70°03'12"	80.93'	S54°41'47"E			
C8	158.26'	129.50'	70°01'21"	148.60'	S54°40'51"E			
C9	130.13'	70.50'	105°45'34"	112.43'	N36°48'44"W			
C10	239.11'	129.50'	105°47'26"	206.56'	N36°49'40"W			
C11	19.77'	70.50'	16°04'03"	19.71'	S8°02'01"W			
C12	34.58'	129.50'	15°17'56"	34.48'	S8°25'05"W			
C13	18.91'	12.00'	90°16'37"	17.01'	N45°08'18"E			
C14	18.79'	12.00'	89°43'23"	16.93'	S44°51'42"E			
C15	23.19'	25.01'	53°07'07"	22.37'	N47°30'49"W			
C16	6.83'	25.01'	15°39'01"	6.81'	S81°53'53"E			
C17	23.19'	25.01'	53°07'07"	22.37'	S47°30'49"E			
C18	65.51'	129.50'	28°59'05"	64.81'	S34°09'43"E			
C19	55.40'	129.50'	24°30'38"	54.98'	S60°54'35"E			
C20	19.59'	123.37'	9°06'01"	19.57'	N77°29'58"W			
C21	12.75'	191.69'	3°48'41"	12.75'	N86°54'05"W			
C22	76.28'	129.50'	33°45'00"	75.18'	N67°12'18"W			
C23	40.85'	129.50'	18°04'18"	40.68'	N41°17'38"W			
C24	45.77'	129.50'	20°15'04"	45.53'	N22°07'57"W			
C25	63.45'	129.50'	28°04'28"	62.82'	N2°01'49"E			
C26	5.22'	70.50'	4°14'38"	5.22'	S13°56'44"W			
C27	14.55'	70.50'	11°49'24"	14.52'	S5°54'42"W			
C28	34.58'	129.50'	15°17'56"	34.48'	S8°25'05"W			
C29	1.74'	129.50'	0°46'07"	1.74'	S0°23'04"W			

**PRELIMINARY PLAT
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



NOTE:
 A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM CITY OF SARATOGA SPRINGS PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT OF WAY. CONTACT MARK EDWARDS AT 801-766-9793, EXT. 118"

UTILITY CONSTRUCTION KEY NOTES

- ① INSTALL PRECAST DOUBLE 2'x4' STORM DRAIN CATCH BASIN. PER SARATOGA SPRINGS STANDARD DETAIL SD-2 ON SHEET C-503.
- ② INSTALL PVC C-900 CULINARY WATERLINE PER SARATOGA SPRINGS STANDARD DETAILS DW-1, DW-2 & DW-3 ON SHEET C-501
- ③ INSTALL RESIDENTIAL WATER METER PER SARATOGA SPRINGS STANDARD DETAIL DW-5 ON SHEET C-501
- ④ INSTALL 2" CULINARY BLOW OFF VALVE PER SARATOGA SPRINGS STANDARD DETAIL DW-13A ON SHEET C-502.
- ⑤ INSTALL CONCRETE COLLAR AROUND CULINARY GATE VALVE PER SARATOGA SPRING'S DETAIL DW-15 ON SHEET C-502.
- ⑥ INSTALL PVC C-900 IRRIGATION (PURPLE) WATERLINE PER SARATOGA SPRINGS STANDARD DETAILS PI-1 & PI-2 ON SHEET C-502.
- ⑦ INSTALL PRESSURE IRRIGATION LINE 2" BLOW OFF VALVE PER SARATOGA SPRING'S STANDARD DETAIL PI-12A ON SHEET C-503
- ⑧ INSTALL FIRE HYDRANT PER SARATOGA SPRING'S STANDARD DETAIL DW-4 ON SHEET C-501.
- ⑨ INSTALL SINGLE OR DOUBLE 1" SECONDARY WATER LATERAL PER SARATOGA SPRING'S DETAILS PI-3 & PI-5A ON SHEET C-502.
- ⑩ INSTALL CONCRETE COLLAR AROUND IRRIGATION GATE VALVE PER SARATOGA SPRING'S DETAIL PI-13 ON SHEET C-503.
- ⑪ INSTALL 8" PVC SDR SEWER PIPE PER SARATOGA SPRINGS DETAIL SS-1 ON SHEET C-504.

GENERAL UTILITY NOTES

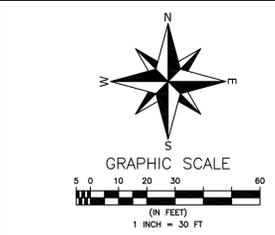
1. COORDINATE ALL UTILITY CONNECTIONS TO BUILDING WITH PLUMBING PLANS AND BUILDING CONTRACTOR.
2. VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTING ANY NEW UTILITY LINES. NOTIFY CIVIL ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO ANY CONNECTIONS BEING MADE.
3. WATER METERS ARE TO BE INSTALLED PER WATER STANDARDS AND SPECIFICATIONS. IT WILL BE THE CONTRACTORS RESPONSIBILITY TO INSTALL ALL ITEMS REQUIRED.
4. WATER LINES, VALVES, FIRE HYDRANTS, FITTINGS ETC. ARE TO BE CONSTRUCTED AS SHOWN. CONTRACTOR IS RESPONSIBLE TO CONSTRUCT ANY VERTICAL ADJUSTMENTS NECESSARY TO CLEAR SEWER, STORM DRAIN OR OTHER UTILITIES AS NECESSARY INCLUDING VALVE BOXES AND HYDRANT SPOOLS TO PROPER GRADE.

SEWER NOTE:

1. ALL CONSTRUCTION TO CONFORM TO STANDARDS AND SPECIFICATIONS.
2. 4' MIN. COVER FOR ALL SEWER LINES.
3. 18" MIN. VERTICAL SEPARATION BETWEEN SEWER, STORM AND WATER LINES.
4. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.

DISCLAIMER NOTE

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.



Know what's below. 811.
Call 811 before you dig.
BLUE STAKES OF UTAH
 UTILITY NOTIFICATION CENTER INC.
 www.bluestakes.org
 1-800-662-4111

LANDERSON SURVEYING & LAND DEVELOPMENT
 2097 LONE TREE PARKWAY
 EAGLE MOUNTAIN, UT 84005
 (801)876-9678
 LANDERSON.SURVEYING@GMAIL.COM

RYAN ENGINEERING
 425 EAST CENTER STREET
 HERRER CITY, UT 84032
 (801)647-0053
 BILL.RYAN@OKLAND.COM

REV.	DATE	BY	COMMENTS

DESIGNED/DRAWN BY: _____
 CHECKED: _____
 APPROVED: _____

PROPOSED OVERALL UTILITY PLAN
 CICADA SPRING SUBDIVISION
 SARATOGA SPRINGS, UTAH
 UTAH COUNTY, UTAH

REV.	DATE	BY	COMMENTS

DESIGNED/DRAWN BY: _____
 CHECKED: _____
 APPROVED: _____

PROPOSED OVERALL GRADING PLAN

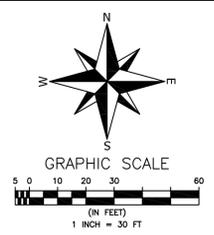
CICADA SPRING SUBDIVISION
 SARATOGA SPRINGS, UTAH
 UTAH COUNTY, UTAH



- Notes:
- I HEREBY CERTIFY THAT THIS DESIGN FOR THE ONSITE DRAINAGE OF THIS DEVELOPMENT WAS PREPARED BY ME (OR UNDER MY DIRECT SUPERVISION) IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF SARATOGA SPRINGS' STANDARD SPECIFICATIONS AND DRAWINGS, AND WAS DESIGNED TO COMPLY WITH THE PROVISIONS THEREOF. I UNDERSTAND THAT THE CITY ASSUMES NO RESPONSIBILITY OR LIABILITY WHATSOEVER FOR THIS DESIGN.
 - A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE CITY OF SARATOGA SPRINGS PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY. CONTACT MARK EDWARDS AT 801-766-9793, EXT 118.
 - BENCHMARK ELEVATION 4744.00. SOUTH WEST QUARTER CORNER OF SECTION 18
 - PROPERTY LIES WITHIN FLOOD ZONE X PER THE FEMA FLOOD MAP, COMMUNITY PANEL NO. 205 OF 725, MAP NO. 4902500205 A, EFFECTIVE JULY 17, 2002.

- STORM DRAIN CONSTRUCTION KEY NOTES**
- INSTALL 15" & 18" RCP STORM DRAIN PIPE PER SARATOGA SPRINGS STANDARD DETAIL SD-1 ON SHEET C-503.
 - INSTALL PRECAST DOUBLE 2'x4' STORM DRAIN CATCH BASIN PER SARATOGA SPRINGS STANDARD DETAIL SD-2 ON SHEET C-503.
 - INSTALL STORM DRAIN COMBO BOX PER SARATOGA SPRINGS STANDARD DETAIL SD-4 ON SHEET C-503.
 - INSTALL STORM DRAIN CLEANOUT PER SARATOGA SPRINGS STANDARD DETAIL SD-3 ON SHEET C-503. LID TO BE MARKED STORM DRAIN.

ACCEPTED CONSTRUCTION DRAWINGS OR A GRADING PERMIT MUST BE OBTAINED FROM SARATOGA SPRINGS CITY PRIOR TO DISTURBING ANY VEGETATION OR MOVING ANY SOIL. CONTACT THE CITY ENGINEERING DEPT AT 801-766-9793.



EXISTING STORM DRAIN MANHOLE
 RIM = 4586.01
 INV IN = 4577.09
 INV OUT = 4576.76

DOUBLE CURB INLET BOX
 TBC 4575.05
 FL OUT 4570.55

22" OF 15" RCP STORM DRAIN
 S=0.5%

COMBO BOX
 TBC 4575.05
 FL IN 4570.43
 FL OUT 4570.33

INSTALL STORM DRAIN CLEANOUT TO EXISTING STORM DRAIN PIPE
 RIM 4574.30
 FL IN 4570.24 (W)
 INV IN/OUT 4565.20 (W/E)

EXISTING STORM DRAIN MANHOLE
 RIM = 4551.94
 INV IN = 4546.49

Know what's below. 811.
Call 811 before you dig.
BLUE STAKES OF UTAH
 UTILITY NOTIFICATION CENTER INC.
 www.bluestakes.org
 1-800-662-4111