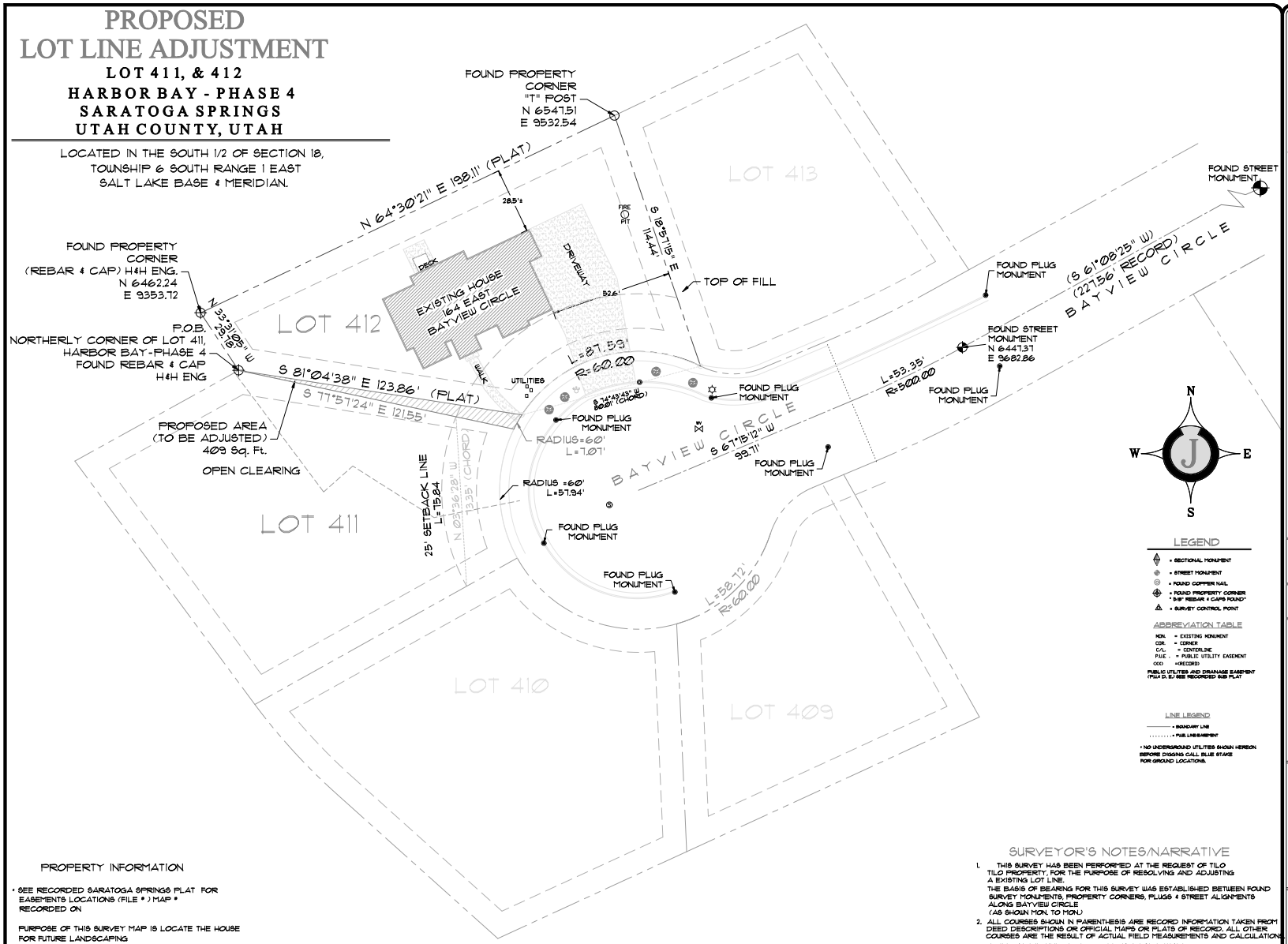
PROPOSED
LOT LINE ADJUSTMENT

LOT 411, & 412
HARBOR BAY - PHASE 4
SARATOGA SPRINGS
UTAH COUNTY, UTAH

LOCATED IN THE SOUTH 1/2 OF SECTION 18,
TOWNSHIP 6 SOUTH RANGE 1 EAST
SALT LAKE BASE & MERIDIAN.



PROPERTY INFORMATION

- SEE RECORDED SARATOGA SPRINGS PLAT FOR EASEMENTS LOCATIONS (FILE #) MAP # RECORDED ON

PURPOSE OF THIS SURVEY MAP IS LOCATE THE HOUSE FOR FUTURE LANDSCAPING

SURVEYOR'S NOTES/NARRATIVE

1. THIS SURVEY HAS BEEN PERFORMED AT THE REQUEST OF TILO PROPERTY, FOR THE PURPOSE OF RESOLVING AND ADJUSTING A EXISTING LOT LINE.
   THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED BETWEEN FOUND SURVEY MONUMENTS, PROPERTY CORNERS, PLUGS & STREET ALIGNMENTS ALONG BAYVIEW CIRCLE
   (AS SHOWN MON. TO MON.)
2. 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.
3. ZONING AT THE TIME OF RECORDING IS (RESIDENTIAL)

LEGEND

- = SECTIONAL MONUMENT
- = STREET MONUMENT
- = FOUND COPPER NAIL
- = FOUND PROPERTY CORNER 5/8" REBAR & CAP'S FOUND*
- = SURVEY CONTROL POINT

ABBREVIATION TABLE

MON.	= EXISTING MONUMENT
COR.	= CORNER
C/L.	= CENTERLINE
P.U.E.	= PUBLIC UTILITY EASEMENT
(xx)	=(RECORD)

PUBLIC UTILITIES AND DRAINAGE EASEMENT (P.U.E.D.E.) SEE RECORDED SUB PLAT

LINE LEGEND

- ——— = BOUNDARY LINE
- . . . . . = P.U.E.LINE/EASEMENT

* 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 Registered Civil Engineer, and or Land Surveyor, and that I hold certificate No. 5152660, 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 and streets, hereafter to be known as TILO PROPERTY and that same has been correctly surveyed and staked on the ground as shown on this plat.

preliminary
(to be stamped)

PROPERTY DESCRIPTION

Lot 411 & 412, Harbor Bay 4, being a vacation of Lots 38 and 39, and a Partial vacation of Lots 32-37 and 40, Lake Mountain Estates, Plat "B", Saratoga Springs, Utah, according to the official plat thereof on file and of record in the office

PARCEL TO BE CONVEYED
(TO LOT 412, HARBOR BAY-PHASE 4)

Beginning at the most Northerly Corner of Lot 411, common Corner to 412, Harbor Bay 4, being a vacation of Lots 38 and 39, and a Partial vacation of Lots 32-37 and 40, Lake Mountain Estates, Plat "B", Saratoga Springs, Utah, according to the official plat thereof on file and of record in the office of the Utah County Recorder; thence running from said point of beginning South 81°04'38" East, a distance of 123.86 feet to the point of curve of a non tangent curve to the left, of which the radius point lies South 57°05'25" East, a radial distance of 60.00 feet; thence southwesterly along the arc, through a central angle of 06°45'16", a distance of 7.07 feet; thence North 77°57'24" West, a distance of 121.55 feet to the POINT OF BEGINNING.
(Containing 409 square feet or 0.0094 acres, more or less.)

REVISIONS:

REV #	DESCRIPTION	DATE

COPYRIGHT
This drawing is and at all times remains the exclusive property of Johanson Land Consultants, LLC shall not be used with out complete authorization and written support.

GENERAL NOTES

1. 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.
2. (EXCEPT AS SHOWN) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD ENCUMBRANCES RESTRICTIVE COVENANTS OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS, CONFLICTS, OR DISCREPANCIES. WHICH WOULD BE DISCLOSED BY THE DETAILS OF A CURRANT TITLE INSURANCE POLICY.
3. SEE FEMA MAPS AND RECORDS, AND STATE AND LOCAL AGENCIES FOR INFORMATION REGARDING FLOOD AND EARTHQUAKE INFORMATION ON THIS
4. SEE CITY AND/OR COUNTY PLANNING, AND ZONING MAPS FOR INFORMATION REGARDING SETBACK, SIDE YARD, AND REAR YARD INSTANCES AS WELL AS OTHER REQUIREMENTS.

LOT LINE ADJUSTMENT

LOT 411, & 412
HARBOR BAY - PHASE 4
SARATOGA SPRINGS
UTAH COUNTY, UTAH

LOCATED IN THE SOUTH 1/2 OF SECTION 18,
TOWNSHIP 6 SOUTH RANGE 1 EAST
SALT LAKE BASE & MERIDIAN.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

SCALE:	1" = 20'
DATE:	MAY 02, 2016 (REV.)
DRAWN BY:	T.R.J.
SURVEY BY:	T.R.J.
CHECKED BY:	
JOB #:	JLC-16-028 TILO PLAT ADJ.

LOT ADJUSTMENT PLAT &
RECORD OF SURVEY PLAT FOR:

BRANDY TILO
LOT 412
164 EAST
BAYVIEW CIRCLE
SARATOGA SPRINGS,
UTAH 84045

JOHANSON LAND CONSULTANTS
SURVEYING • PLANNING • LAND DEVELOPMENT
770 EAST MAIN STREET
SUITE 131
LEHI CITY, UTAH 84043
PHONE (801) 707-9463
johansonsurvey@gmail.com

preliminary for review
(to be stamped

PRELIMINARY REPLAT

05-02-2016 (rev.)

1