HERON HILLS PLAT "C"

LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 18,
TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

NOTES:

1. PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION OF MOST RECENT PHASE.
2. THE INSTALLATION OF ALL IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, REGULATIONS, AND ORDINANCES.
3. PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
4. PLAT IS SUBJECT TO MASTER DEVELOPMENT AGREEMENT NO. _____.
5. PLAT IS SUBJECT TO "INSTALLATION OF IMPROVEMENTS AND BOND AGREEMENT NO._____, WHICH REQUIRE 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 OR BENEFICIARIES UNDER THIS AGREEMENT.
6. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING. ALL IMPROVEMTS CURRENTLY MEET CITY STANDARDS, AND BONDS ARE POSTED BY THE CURRENT OWNER OF THE PROJECT PURSUANT TO CITY CODE.
7. 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.
8. ALL OPEN SPACE AND TRAIL IMPROVEMENTS LOACTED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTANED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.
9. REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
10. NO CITY MAINTENANCE SHALL SHALL BE PROVIDED FOR STREETS DESIGNATED AS "PRIVATE" ON THIS PLAT.
11. A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY EARTHTEC , 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 AND THE CITY. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ANY RELIANCE ON THE INFORMATION OR LACK THEREOF IN THE REPORT.
12. AGRICULTURAL USES AND 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.
13. THE MOUNTAIN VIEW CORRIDOR IS ANTICIPATED ADJACENT TO THIS PLAT AS SHOWN.

BY SIGNING THIS PLAT THE FOLLOWING UTILITY COMPANIES ARE APPROVING THE (A) BOUNDARY, COURSE, DIMENSIONS, AND INTENDED USE OF THE RIGHT-OF-WAY AND EASEMENT GRANTS OF RECORD. (B) LOCATION OF EXISTING UNDERGROUND AND UTILITY FACILITIES. (C) CONDITIONS OR RESTRICTIONS GOVERNING THE LOCATION OF THE FACILITIES WITH THE RIGHT-OF-WAY, AND EASEMENT GRANTS OF RECORD, AND UTILITY FACILITIES WITHIN THE SUBDIVISION. "APPROVING" SHALL HAVE THE MEANING IN UTAH CODE SECTION 10-9A-603 (4)(c)(ii). THE FOLLOWING NOTES ARE NOT ENDORSED OR ADOPTED BY SARATOGA SPRINGS AND DO NOT SUPERSEDE CONFLICTING PLAT NOTES OR SARATOGA SPRINGS POLICIES.

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 SOLEY 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___.

_____
ROCKY MOUNTAIN POWER

QUESTAR GAS COMPANY

QUESTAR APPROVES THIS PLAT SOLEY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR 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 QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 800-366-6532.

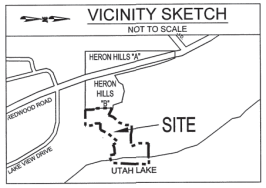
APPROVED THIS _____ DAY OF _____, 20___.

BY _____.

TITLE _____.
QUESTAR GAS COMPANY

VICINITY SKETCH

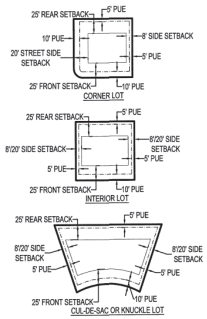
NOT TO SCALE



LEGEND:

- FOUND SECTION CORNER MONUMENT
- EXISTING SUBDIVISION SURVEY MONUMENT
- PROPOSED SUBDIVISION SURVEY MONUMENT
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT

TYPICAL SETBACK & P.U.E. DETAILS



60 0 60 120 180

SCALE 1"=60'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	15.00	23.06	88°05'29"	20.86	N45°40'38"W
C2	197.00	75.32	21°54'22"	74.86	N09°19'17"E
C3	172.00	94.40	31°28'41"	93.22	N36°51'51"W
C4	15.00	23.06	88°05'29"	20.86	S45°40'38"E
C5	225.00	183.46	46°43'03"	178.42	N21°43'28"E
C6	225.00	140.18	35°41'48"	137.92	N27°14'16"E
C7	225.00	39.35	10°01'09"	39.30	N04°22'47"E
C8	200.00	112.11	32°06'59"	110.65	S64°33'09"E
C9	200.00	95.48	27°21'06"	94.57	S34°49'05"E
C10	15.00	24.06	91°54'31"	21.56	N44°19'22"E
C11	253.00	73.69	16°41'11"	73.43	N08°42'45"E
C12	253.00	81.25	18°24'05"	80.91	N24°15'20"E
C13	253.00	51.35	11°37'41"	51.26	N39°18'19"E
C14	197.00	69.77	20°17'27"	69.40	N34°58'28"E
C15	197.00	87.42	25°26'30"	86.70	N12°04'58"E
C16	253.00	3.47	00°47'11"	3.47	S00°14'12"E
C17	15.00	21.14	80°46'02"	19.44	S40°13'38"E
C18	228.00	37.83	09°30'26"	37.79	S75°51'26"E
C19	228.00	23.54	05°54'57"	23.53	S68°08'45"E
C20	15.00	18.07	69°00'24"	16.99	N80°18'32"E
C21	55.00	36.42	37°56'20"	35.76	N64°46'30"E
C22	55.00	71.81	74°48'20"	66.82	S58°51'10"E
C23	55.00	58.31	58°39'22"	53.88	S07°52'41"W
C24	15.00	18.07	69°00'24"	16.99	S02°42'10"W
C25	228.00	18.68	04°41'40"	18.68	S29°27'12"E
C26	228.00	23.73	05°57'51"	23.72	S24°07'26"E
C27	172.00	84.13	28°01'27"	83.29	N66°35'55"W
C28	15.00	21.14	80°46'02"	19.44	S59°00'21"W
C29	253.00	72.76	16°28'43"	72.51	S26°51'41"W
C30	253.00	44.09	09°59'07"	44.04	S40°06'36"W
C31	197.00	79.88	23°13'53"	79.33	S33°28'13"W
C32	197.00	80.75	23°29'10"	80.19	S10°06'41"W

CENTURY LINK

APPROVED THIS _____ DAY OF _____ A.D. 20___.

_____
CENTURY LINK

PLANNING DIRECTOR APPROVAL

APPROVAL BY THE PLANNING DIRECTOR ON THIS _____ DAY OF_____ A.D. 20_____.

_____
PLANNING DIRECTOR

LAND USE AUTHORITY

APPROVED BY THE LAND USE AUTHORITY ON THIS _____ DAY OF_____ A.D. 20_____.

_____
LAND USE AUTHORITY

SARATOGA SPRINGS ATTORNEY

APPROVAL BY SARATOGA SPRINGS ATTORNEY ON THIS _____ DAY OF_____ A.D. 20_____.

_____
SARATOGA SPRINGS ATTORNEY

COMCAST CABLE TELEVISION

APPROVED THIS _____ DAY OF _____ A.D. 20___.

_____
COMCAST CABLE TELEVISION

SARATOGA SPRINGS ENGINEER APPROVAL

APPROVAL BY THE CITY ENGINEER ON THIS _____ DAY OF_____ A.D. 20_____.

_____
CITY ENGINEER

FIRE CHIEF APPROVAL

APPROVED BY THE FIRE CHIEF ON THIS _____ DAY OF_____ A.D. 20_____.

_____
CITY FIRE CHIEF

LEHI CITY POST OFFICE

APPROVED BY POST OFFICE REPRESENTATIVE ON THIS_____ DAY OF_____ A.D. 20_____.

_____
LEHI CITY POST OFFICE REPRESENTATIVE

SURVEYOR'S CERTIFICATE

I, _____, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD A LICENSE, CERTIFICATE NO._____, 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 RECORDATION OF THIS PLAT, A MAP OF THE SURVEY I HAVE COMPLETED WITH THE UTAH COUNTY SURVEYOR.

BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 00°16'35" W 528.50 FEET AND EAST 1220.17 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 18

RUNNING THENCE N 89°22'12" E 100.00 FEET; THENCE S 75°52'50" E 57.91 FEET; THENCE N 89°22'12" E 210.05 FEET; THENCE N 18°09'42" W 142.56 FEET; THENCE N 01°14'52" E 163.07 FEET; THENCE S 89°45'08" E 250.25 FEET; THENCE N 15°57'52" W 8.37 FEET; THENCE N 89°59'26" E 114.53 FEET; THENCE S 03°22'36" W 635.47 FEET; THENCE S 89°45'08" E 135.30 FEET; THENCE N 11°02'27" W 98.57 FEET; THENCE N 89°21'07" W 114.83 FEET; THENCE S 85°51'29" W 56.00 FEET; THENCE ALONG THE ARC OF A 172.00 FOOT RADIUS CURVE TO THE LEFT 94.40 FEET (CURVE HAS A CENTRAL ANGLE OF 31°28'41" AND A CHORD THAT BEARS N36°51'51"W 93.22 FEET); THENCE S 39°44'11" W 114.80 FEET; THENCE S 40°34'36" W 95.21 FEET; THENCE S 28°18'21" W 142.88 FEET; THENCE S 89°22'17" W 109.78 FEET; THENCE S 01°37'54" E 87.34 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 23.06 FEET (CURVE HAS A CENTRAL ANGLE OF 88°05'29" AND A CHORD THAT BEARS S45°40'38"E 20.86 FEET); THENCE S 18°53'16" E 58.29 FEET; THENCE S 01°17'08" E 100.00 FEET; THENCE N 89°43'23" W 270.01 FEET; THENCE N 00°17'08" W 100.00 FEET; THENCE N 05°25'31" W 56.28 FEET. THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 23.06 FEET (CURVE HAS A CENTRAL ANGLE OF 88°05'29" AND A CHORD THAT BEARS N45°40'38" W 20.86 FEET); THENCE N 01°37'54" W 210.05 FEET; THENCE ALONG THE ARC OF A 197.00 FOOT RADIUS CURVE TO THE RIGHT 75.32 FEET (CURVE HAS A CENTRAL ANGLE OF 21°54'22" AND A CHORD THAT BEARS N09°19'17"W 93.22 FEET); THENCE S 62°28'19" E 122.59 FEET; THENCE N 22°20'05" E 90.66 FEET; THENCE N 45°05'10" E 127.79 FEET; THENCE N 20°52'51" E 125.90 FEET; THENCE N 00°37'48" W 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 468,903 SF OR 10.76 ACRES

OF LOTS: 21

BASIS OF BEARING: SECTION LINE BETWEEN THE NORTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 18 T6S, R1E, SLB&M BEARING S00°16'35" W 2627.67 FEET.

DATE _____ SURVEYOR'S NAME _____ LICENSE NO. _____

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:

HERON HILLS PLAT "C"

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC AND CITY ALL PARCELS OF LAND, LOTS, STREETS, EASEMENTS, RIGHTS-OF-WAY, AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC OR CITY USE. THE OWNER(S) VOLUNTARILY DEFEND, INDEMNIFY, AND SAVE HARMLESS THE CITY AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREET. THE OWNER(S) VOLUNTARILY DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY FROM ANY CLAIM ARSING FROM THE OWNER'S CREATION OF THIS SUBDIVISION, THE ALTERATION OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION, OR BY OWNER'S DEVELOPMENT ACTIVITY WITHIN THIS SUBDIVISION.

IN WITNESS HEREOF, ____HAVE HEREUNTO SET _____ THIS _____ DAY OF _____, A.D. 20___.

_____ _____ _____
SIGNATURE PRINTED NAME TITLE

_____ _____ _____
SIGNATURE PRINTED NAME TITLE

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S.

ON THIS _____ DAY OF _____, A.D. 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 ACKNOWLEDGE TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HES/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HISIHER/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 OFFICAL 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 HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC.

THIS_____ DAY OF _____, A.D. ___.

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

MAR 24, 2016

HERON HILLS PLAT "C"

LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 18,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
SARATOGA SPRINGS CITY , UTAH COUNTY, STATE OF UTAH

SCALE: 1" = 60 FEET

SURVEYOR'S SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL