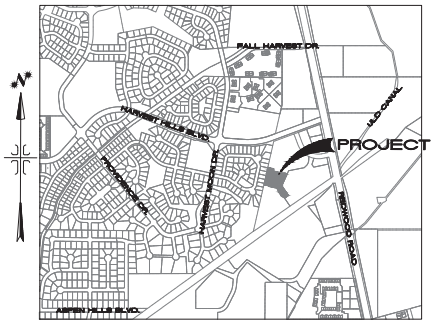
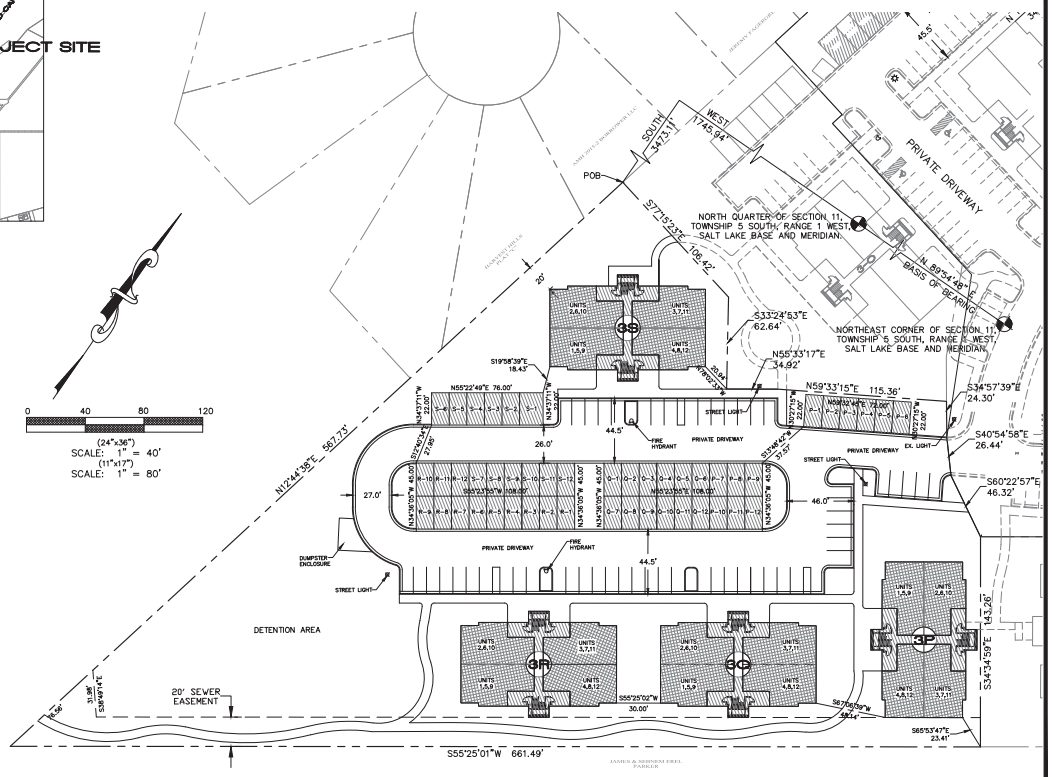
HILLCREST CONDOMINIUMS PHASE 3P-3S

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP
5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH



VICINITY MAP
NTS

NOTES:
1. PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL. FINAL PLAT APPROVAL WAS GRANTED ON THE ___DAY OF _____, 20____.
2. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY RULES, ORDINANCES, REQUIREMENTS, STANDARDS AND POLICIES REGARDING THE DEVELOPMENT OF THIS PROPERTY
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 MAY BE SUBJECT TO A MASTER DEVELOPMENT AGREEMENT, DEVELOPMENT AGREEMENT, SUBDIVISION AGREEMENT, OR SITE PLAN AGREEMENT. SEE CITY RECORDER FOR MORE INFORMATION.
5. 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.
6. ALL BONDS AND BOND AGREEMENTS ARE BETWEEN THE CITY, DEVELOPER/OWNER AND FINANCIAL INSTITUTION. NO OTHER PARTY, INCLUDING UNIT OR LOT OWNERS, SHALL BE DEEMED A THIRD-PARTY BENEFICIARY OR HAVE ANY RIGHTS INCLUDING THE RIGHT TO BRING ANY ACTION UNDER ANY BOND OR BOND AGREEMENT.
7. THE OWNER OF THIS SUBDIVISION AND ANY SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR ENSURING THAT IMPACT AND CONNECTION FEES ARE PAID AND WATER RIGHTS SECURED FOR EACH INDIVIDUAL LOT. NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL ALL IMPACT AND CONNECTION FEES, AT THE RATES IN EFFECT WHEN APPLYING FOR BUILDING PERMIT, ARE PAID IN FULL AND WATER RIGHTS SECURED AS SPECIFIED BY CURRENT CITY ORDINANCES AND FEE SCHEDULES.
8. ALL OPEN SPACE AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.
9. ANY REFERENCE HEREIN TO OWNERS, DEVELOPERS, OR CONTRACTORS SHALL APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
10. NO CITY MAINTENANCE IS PROVIDED ON PRIVATE STREETS AND DRIVEWAYS.
11. LOTS/UNITS ARE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S.
12. ALL COMMON AREAS ARE DESIGNATED AS WATER, IRRIGATION, SEWER, AND STORM DRAIN UTILITY EASEMENTS TO THE CITY OF SARATOGA SPRINGS.
13. ALL COMMON AREAS ARE DESIGNATED AS PUBLIC UTILITY EASEMENTS.



(24"x36")
SCALE: 1" = 40'
(11"x17")
SCALE: 1" = 80'

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 WITHIN 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:

SURVEYOR'S CERTIFICATE

I, Travis Trane, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 5152741 as prescribed under the laws of the State of Utah. I further certify that at the request of the owner of the below described land, I performed a survey of said land, that the description below correctly describes the land surface upon which will be constructed HILLCREST CONDOMINIUMS, an expandable Utah Condominium Project, and Phase "3P-3S" of this record of survey map, consisting of two(2) pages are accurate and comply with the provisions of section 57-8-13 (1) of the Utah Condominium Ownership Act. I further certify that the reference markers shown on this plat are located as shown and are sufficient to readily retrace or reestablish this survey.

BOUNDARY DESCRIPTION

A parcel of land situated in the Southwest Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Commencing at a point which is West 1745.94 feet and South 3473.11 feet from the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence along phase 3-O of Hillcrest Condominiums the following four courses South 7715'23" East 106.42 feet; thence South 33°24'53" East 62.64 feet; thence North 55°33'17" East 34.92 feet; thence North 59°33'15" East 115.36 feet; thence along Phase 3M-N of Hillcrest Condominiums the following three courses thence South 34°57'39" East 24.30 feet; thence South 40°54'58" East 26.44 feet; thence South 60°22'57" East 46.32 feet; thence South 34°34'59" East 143.26 feet along Phase 1 of Hillcrest Condominiums Plat; thence South 55°25'01" West 661.49 feet; thence North 12°44'38" East 567.73 feet to the point of beginning.

Parcel contains: 3.33 acres more or less

Subdivision contains: 48 units

Basis of Bearing: North 89°54'48" East from the North Quarter Corner of Section 11 to the Northeast Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian

_____ DATE

_____ SURVEYOR (See Seal Below)

OWNERS DEDICATION

Know all men by these presents that _____, the _____undersigned owner(s) of the above tract of land having caused the same to be subdivided into lots and streets to be hereafter known as

HILLCREST CONDOMINIUMS PHASE 3P-3S

do hereby dedicate for the perpetual use of the public and/or City all parcels of land, easements, right-of-way, and public amenities shown on this plat as intended for public and/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's from any damage claimed by persons within or without this subdivision to have been caused by alterations of the ground surface, vegetation, drainage, or surface or sub-surface water flows within this subdivision or by establishment or construction of the roads within this subdivision.

In witness whereof ____ have hereunto set ____ this ____ day of _____ ,A.D. 20 ____

_____ _____

_____ _____

ACKNOWLEDGEMENT (LLC)

STATE OF UTAH)
County of Salt Lake) S.S.

On the _____ day of _____ A.D. 20 ____, personally appeared before me Nathan T. Hutchinson, who being by me duly sworn did say for himself, that he is the Manager of Solitude Construction LLC, and that the within and foregoing instrument was signed in behalf of said LLC by authority of a resolution of its Members and Nathan T. Hutchinson duly acknowledge to me that said LLC executed the same.

_____ _____

MY COMMISSION EXPIRES NOTARY PUBLIC RESIDING AT

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 the public purpose of the perpetual use of the public. This _____, day of _____, A.D. 20 ____

_____ _____

_____ _____

_____ _____

_____ Attest _____

CITY MAYOR City Recorder (See Seal Below)

FLAGSHIP HOMES
170 SOUTH INTERSTATE PLAZA DR. SUITE 250
LEHI, UT 84043 (801) 766-4442

TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
37 EAST MAIN STREET LEHI, UTAH 84043 (801) 768-4544

AREA TABULATIONS

TOTAL BOUNDARY:	3.33 ACRES	
LANDSCAPED AREA:	1.51 ACRES	(45%)

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. ROCKY MOUNTAIN POWER MAY ALSO REQUIRE 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_____, A.D., 20____

_____
ROCKY MOUNTAIN POWER

QUESTAR GAS COMPANY

Questar approves this plat solely 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 provided by law or equity. This approval does not constitute acceptance, approval of 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

Approved this_____ day of_____ 20____
Questar Gas Company

By: _____ Title: _____

CENTURYLINK

APPROVED THIS____DAY OF_____, A.D., 20____

_____
CENTURYLINK

COMCAST CABLE TELEVISION

APPROVED THIS____DAY OF_____, A.D., 20____

_____
COMCAST CABLE TELEVISION

PLANNING DIRECTOR APPROVAL

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

_____
PLANNING DIRECTOR

SARATOGA SPRINGS ENGINEER APPROVAL

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

_____
CITY ENGINEER

LAND USE AUTHORITY

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

_____
LAND USE AUTHORITY

FIRE CHIEF APPROVAL

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

_____
CITY FIRE CHIEF

SARATOGA SPRINGS ATTORNEY

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

_____
SARATOGA SPRINGS ATTORNEY

LEHI CITY POST OFFICE

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

_____
LEHI CITY POST OFFICE REPRESENTATIVE

HILLCREST CONDOMINIUMS PHASE 3P-3S

AN EXPANDABLE UTAH CONDOMINIUM PROJECT INCLUDING A VACATION OF A PORTION OF LOT 1, HILLCREST OVERALL SUBDIVISION PLAT "A"

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

SHEET 1 OF 2

SURVEYORS SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CITY RECORDER SEAL