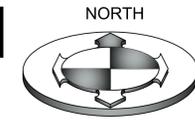
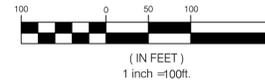


LIGHTHOUSE COVE PLAT "A" MINOR SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 19,
TOWNSHIP 6 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

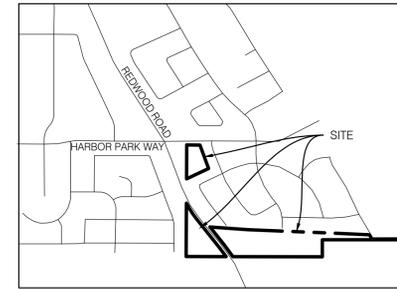


GRAPHIC SCALE



LEGEND

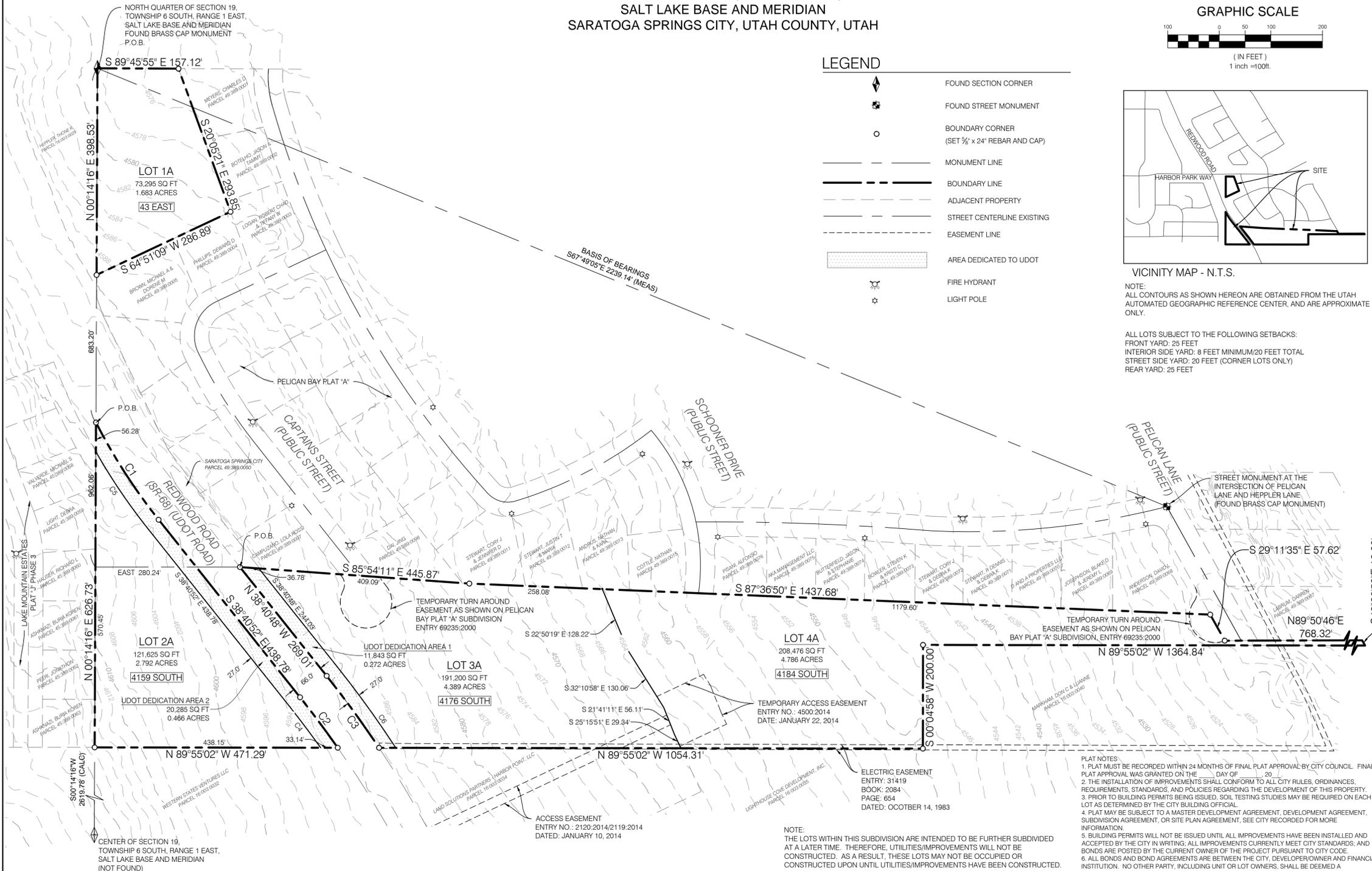
- FOUND SECTION CORNER
- FOUND STREET MONUMENT
-
- MONUMENT LINE
- BOUNDARY LINE
- ADJACENT PROPERTY
- STREET CENTERLINE EXISTING
- EASEMENT LINE
- AREA DEDICATED TO UDOT
- FIRE HYDRANT
- LIGHT POLE



VICINITY MAP - N.T.S.

NOTE: ALL CONTOURS AS SHOWN HEREON ARE OBTAINED FROM THE UTAH AUTOMATED GEOGRAPHIC REFERENCE CENTER, AND ARE APPROXIMATE ONLY.

ALL LOTS SUBJECT TO THE FOLLOWING SETBACKS:
FRONT YARD: 25 FEET
INTERIOR SIDE YARD: 8 FEET MINIMUM/20 FEET TOTAL
STREET SIDE YARD: 20 FEET (CORNER LOTS ONLY)
REAR YARD: 25 FEET



NOTE: THE LOTS WITHIN THIS SUBDIVISION ARE INTENDED TO BE FURTHER SUBDIVIDED AT A LATER TIME. THEREFORE, UTILITIES/IMPROVEMENTS WILL NOT BE CONSTRUCTED. AS A RESULT, THESE LOTS MAY NOT BE OCCUPIED OR CONSTRUCTED UPON UNTIL UTILITIES/IMPROVEMENTS HAVE BEEN CONSTRUCTED.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	223.83'	1113.69'	11°30'55"	S 32°55'29" E	223.45'
C2	121.67'	1934.58'	3°36'12"	S 36°52'41" E	121.65'
C3	171.94'	2000.58'	4°55'27"	N 36°13'04" W	171.88'
C6	192.31'	2027.58'	5°26'03"	S 35°57'46" E	192.23'

- PLAT NOTES:
1. PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL BY CITY COUNCIL. 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 RECORDED 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 AND 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 ARE SECURED FOR EACH INDIVIDUAL LOT. NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL ALL IMPACT AND APPLICATION 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 A 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. THE LOTS WITHIN THIS SUBDIVISION ARE INTENDED TO BE FURTHER SUBDIVIDED AT A LATER TIME. THEREFORE, UTILITIES/IMPROVEMENTS WILL NOT BE CONSTRUCTED. AS A RESULT, THESE LOTS MAY NOT BE OCCUPIED OR CONSTRUCTED UPON UNTIL UTILITIES/IMPROVEMENTS HAVE BEEN CONSTRUCTED.

SHEET 1 OF 1

QUESTAR GAS COMPANY APPROVED THIS _____ DAY OF _____, A.D. 20____ _____ QUESTAR GAS COMPANY	ROCKY MOUNTAIN POWER APPROVED THIS _____ DAY OF _____, A.D. 20____ _____ ROCKY MOUNTAIN POWER
COMCAST CABLE TELEVISION APPROVED THIS _____ DAY OF _____, A.D. 20____ _____ COMCAST CABLE TELEVISION	CENTURY LINK APPROVED THIS _____ DAY OF _____, A.D. 20____ _____ CENTURY LINK

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).

BENCHMARK ENGINEERING & LAND SURVEYING 9130 SOUTH STATE STREET SUITE # 100 SANDY, UTAH 84070 (801) 542-7192 www.benchmarkcivil.com	FIRE CHIEF APPROVAL APPROVED BY THE FIRE CHIEF ON THIS _____ DAY OF _____, A.D. 20____ _____ CITY FIRE CHIEF	PLANNING COMMISSION REVIEW REVIEWED BY THE PLANNING COMMISSION ON THIS _____ DAY OF _____, A.D. 20____ _____ CHAIRMAN, PLANNING COMMISSION	SARATOGA SPRINGS ENGINEER APPROVAL APPROVED BY THE CITY ENGINEER THIS _____ DAY OF _____, A.D. 20____ _____ CITY ENGINEER	SARATOGA SPRINGS ATTORNEY APPROVED BY SARATOGA SPRINGS ATTORNEY 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
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SURVEYOR'S CERTIFICATE

I, KAGAN M. DIXON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD A LICENSE, CERTIFICATE NUMBER 9061091, 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 AND EASEMENTS, HAVE COMPLETED THE 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-02, 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 SITUATE IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°45'55" EAST 157.12 FEET TO THE NORTH-WESTERLY CORNER OF PELICAN BAY PLAT "A" SUBDIVISION, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID SUBDIVISION THE FOLLOWING TWO (2) COURSES: 1) SOUTH 20°05'21" EAST 293.85 FEET, 2) SOUTH 64°51'09" WEST 286.89 FEET TO THE QUARTER SECTION LINE; THENCE NORTH 00°14'16" EAST ALONG SAID QUARTER SECTION LINE A DISTANCE OF 398.53 FEET TO THE POINT OF BEGINNING.

ALSO: BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF REDWOOD ROAD, SAID POINT ALSO BEING SOUTH 00°14'16" WEST ALONG THE QUARTER SECTION LINE A DISTANCE OF 683.20 FEET FROM THE NORTH QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG SAID WEST RIGHT-OF-WAY LINE ALONG THE ARC OF A 1113.69 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 223.83 FEET THROUGH A CENTRAL ANGLE OF 11°30'55" (CHORD BEARS SOUTH 32°55'29" EAST 223.45 FEET); THENCE SOUTH 38°40'52" EAST ALONG SAID RIGHT-OF-WAY LINE 438.78 FEET TO THE POINT OF A 1934.58 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID RIGHT-OF-WAY LINE AND ARC A DISTANCE OF 121.67 FEET THROUGH A CENTRAL ANGLE OF 3°36'12" (CHORD BEARS SOUTH 36°52'41" EAST 121.65 FEET); THENCE NORTH 89°55'02" WEST 471.29 FEET TO THE SOUTH-EAST CORNER OF LAKE MOUNTAIN ESTATES PLAT "J" PHASE 3 SUBDIVISION, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE NORTH 00°14'16" ALONG THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 626.73 FEET TO THE POINT OF BEGINNING.

ALSO: BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF REDWOOD ROAD, SAID POINT ALSO BEING SOUTH 00°14'16" WEST ALONG THE QUARTER SECTION LINE A DISTANCE OF 962.06 FEET AND EAST 280.24 FEET FROM THE NORTH QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 85°54'11" EAST ALONG THE SOUTH LINE EXTENDED OF PELICAN BAY PLAT "A" SUBDIVISION, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER A DISTANCE OF 445.87 FEET; THENCE SOUTH 87°36'50" EAST ALONG SAID SOUTH LINE A DISTANCE OF 1437.68 FEET TO THE SOUTH-EAST CORNER OF LOT 68 OF SAID SUBDIVISION; THENCE SOUTH 29°11'35" EAST 57.62 FEET; THENCE NORTH 89°50'46" WEST 768.32 FEET; THENCE SOUTH 43°20'58" EAST 16.80 FEET; THENCE NORTH 89°55'02" WEST 1364.84 FEET; THENCE SOUTH 00°04'58" WEST 200.00 FEET; NORTH 89°55'02" WEST 1054.31 FEET TO THE EAST RIGHT-OF-WAY LINE OF REDWOOD ROAD AND POINT OF A 2000.58 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 171.94 FEET THROUGH A CENTRAL ANGLE OF 4°55'27" (CHORD BEARS SOUTH 36°13'04" WEST 171.88 FEET); THENCE NORTH 38°40'48" WEST 269.01 FEET TO THE POINT OF BEGINNING.

CONTAINS 14.388 ACRES, MORE OR LESS
4 LOTS

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT _____, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS

LIGHTHOUSE COVE PLAT "A" MINOR SUBDIVISION

DO HEREBY DEDICATE FOR 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 FROM ANY DAMAGE CLAIMED BY PERSONS WITHIN OR WITHOUT THIS SUBDIVISION TO THE EXTENT TO HAVE BEEN CAUSED BY THE OWNERS ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OF SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION OR BY THE OTHERS ESTABLISHMENT OF CONSTRUCTION OF THE ROADS WITHIN THIS SUBDIVISION.

IN WITNESS WHEREOF _____ HAVE HEREUNTO SET _____ THIS _____ DAY OF _____, A.D. 20____.

JEFF NIELSEN
LIGHTHOUSE COVE DEVELOPMENT, INC.

CORPORATION ACKNOWLEDGEMENT

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

ON THIS _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME _____ WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE PRESIDENT OF LIGHTHOUSE COVE, INC., A UTAH CORPORATION, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND HE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME AND THAT THE SEAL AFFIXED IS THE SEAL OF THE CORPORATION.

MY COMMISSION EXPIRES: _____

COMMISSION NUMBER: _____ NOTARY PUBLIC SIGNATURE _____
PRINT NAME: _____ RESIDING IN _____ COUNTY

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 SAID PUBLIC.

THIS _____ DAY OF _____, A.D. _____

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

LIGHTHOUSE COVE PLAT "A" MINOR SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 19,
TOWNSHIP 6 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL PRELIMINARY	NOTARY PUBLIC SEAL	CLERK-RECORDER SEAL	CITY ENGINEER SEAL
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