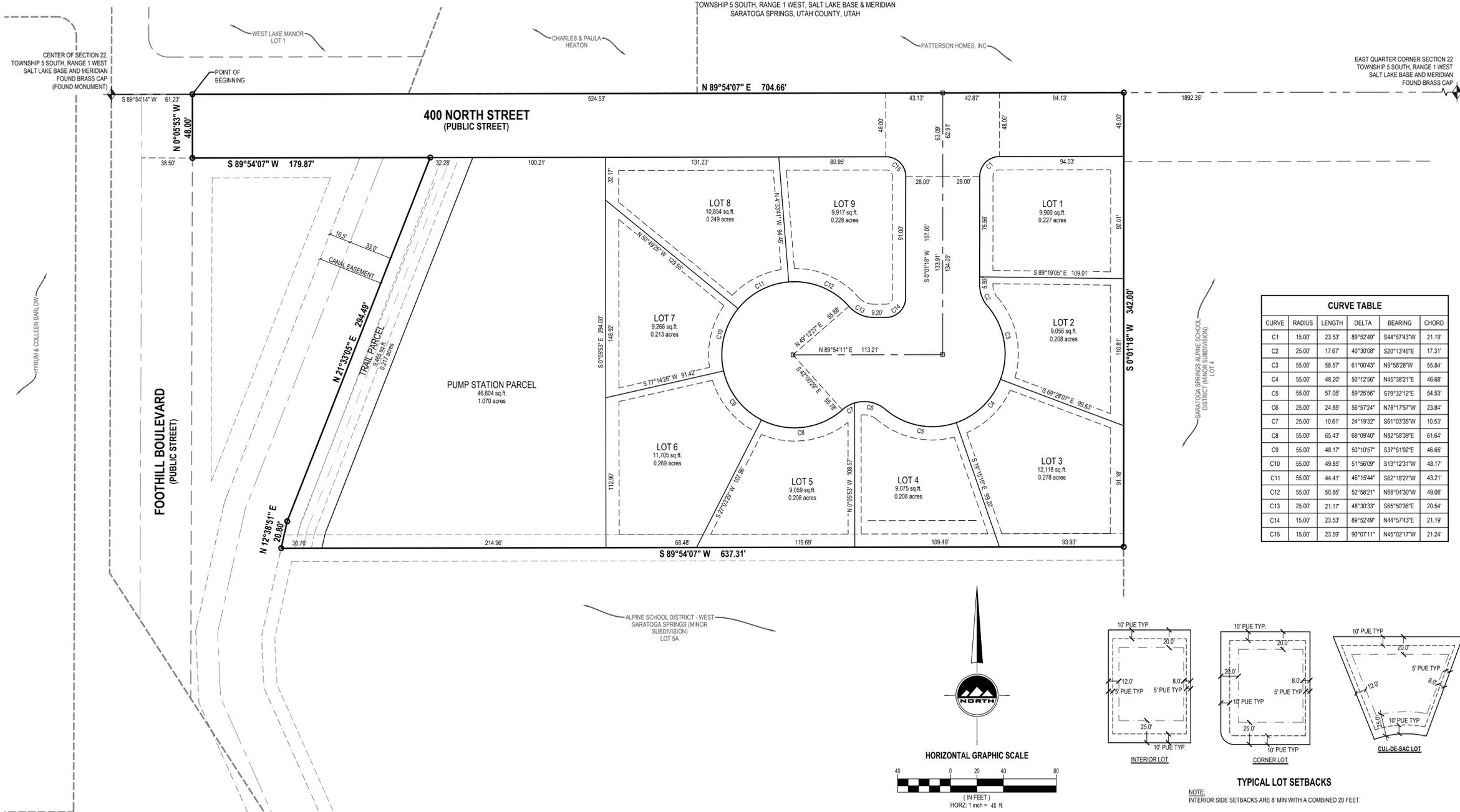


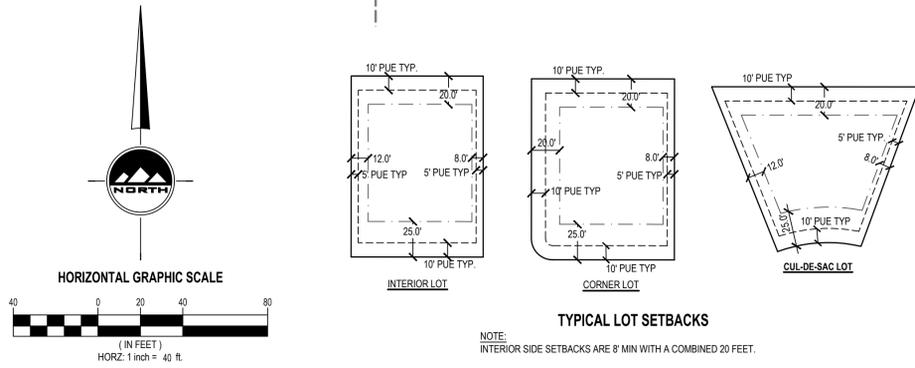
# MOUNTAIN VIEW ESTATES PHASE 2

## AMENDING A PORTION OF LOT 5B OF ALPINE SCHOOL DISTRICT - WEST SARATOGA SPRINGS (MINOR SUBDIVISION)

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22,  
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN  
SARATOGA SPRINGS, UTAH COUNTY, UTAH



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	15.00	23.53	89°52'49"	S44°57'43"W	21.19'
C2	25.00	17.67	40°30'08"	S20°13'46"E	17.31'
C3	55.00	58.57	61°00'43"	N9°58'28"W	55.84'
C4	55.00	48.20	50°12'56"	N45°38'21"E	46.68'
C5	55.00	57.05	59°25'56"	S79°32'12"E	54.53'
C6	25.00	24.85	56°57'24"	N78°17'57"W	23.84'
C7	25.00	10.61	24°19'32"	S61°03'35"W	10.53'
C8	55.00	65.43	68°09'40"	N82°58'39"E	61.64'
C9	55.00	48.17	50°10'57"	S37°51'02"E	46.65'
C10	55.00	49.85	51°56'09"	S13°12'31"W	48.17'
C11	55.00	44.41	46°15'44"	S62°18'27"W	43.21'
C12	55.00	50.85	52°58'21"	N68°04'30"W	49.06'
C13	25.00	21.17	48°30'33"	S65°50'36"E	20.54'
C14	15.00	23.53	89°52'49"	N44°57'43"E	21.19'
C15	15.00	23.59	90°07'11"	N45°02'17"W	21.24'



**SURVEYOR'S CERTIFICATE**  
I, Karen F. White, do hereby certify that I am a registered Land Surveyor, and that I hold a license, Certificate No. 191326, 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. I also certify that I have filed, or will file within 90 days of recordation of this plat, a map of survey I have completed with the Utah County Surveyor.

**BOUNDARY DESCRIPTION**  
A portion of Lot 5B of the Alpine School District - West Saratoga Springs (Minor Subdivision), more particularly described as follows:  
A parcel of land situated in the Southeast Quarter of Section 22, Township 5 South, Range 1 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows:  
Beginning at a point being South 89°54'07" West 61.23 feet along the section line from the Center of Section 22, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running  
thence North 89°54'07" East 704.66 feet;  
thence South 00°10'18" West 342.00 feet;  
thence South 89°54'07" West 537.31 feet;  
thence North 12°38'51" East 20.80 feet;  
thence North 21°33'05" East 294.49 feet;  
thence South 89°54'07" West 179.87 feet;  
thence North 00°05'53" West 43.00 feet to the point of beginning.  
Contains 205,108 Square Feet or 4.709 Acres and 9 Lots and 1 Parcel

DATE: \_\_\_\_\_  
KAREN F. WHITE  
P.L.S. 191326

**OWNER'S 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

**MOUNTAIN VIEW ESTATES PHASE 2**  
**AMENDING A PORTION OF LOT 5B OF ALPINE SCHOOL DISTRICT - WEST SARATOGA SPRINGS (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 the City harmless 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 have been caused by alterations of the ground surface, vegetation, drainage, or surface or sub-surface water flows within the subdivision or by establishment or construction of the roads within this subdivision.

In witness whereof \_\_\_\_\_ have hereunto set \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_

BY: \_\_\_\_\_

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**  
STATE OF UTAH \_\_\_\_\_ J.S.S.  
County of \_\_\_\_\_  
On the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_, in and for said County of \_\_\_\_\_ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the \_\_\_\_\_ of \_\_\_\_\_ a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: \_\_\_\_\_  
RESIDING IN \_\_\_\_\_ COUNTY.

NOTARY PUBLIC \_\_\_\_\_

**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 HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

CITY MAYOR \_\_\_\_\_ ATTEST: CITY RECORDER (SEE SEAL BELOW)

**MOUNTAIN VIEW ESTATES PHASE 2**  
**AMENDING A PORTION OF LOT 5B OF ALPINE SCHOOL DISTRICT - WEST SARATOGA SPRINGS (MINOR SUBDIVISION)**

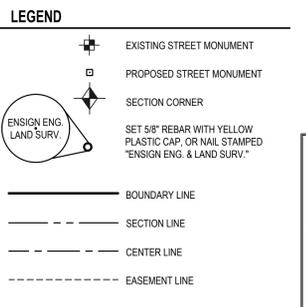
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22,  
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN  
SARATOGA SPRINGS, UTAH COUNTY, UTAH

**QUESTAR GAS COMPANY**  
QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING 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 AT 1-800-366-6532

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
QUESTAR GAS COMPANY

BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

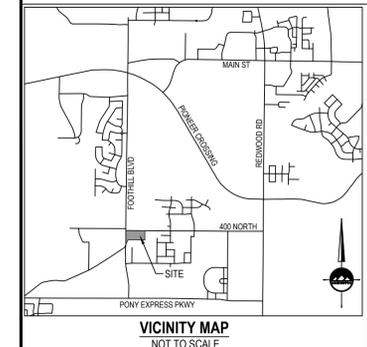
BY SIGNING THIS PLAT THE FOLLOWING UTILITY COMPANIES ARE APPROVING THE (A) BOUNDARY, COURSE, DIMENSIONS, AND INTENDED USE OF THE RIGHT-OF-WAY AND EASEMENT GRANTS OF RECORD (B) LOCATION OF EXISTING UNDERGROUND AND UTILITY FACILITIES (C) CONDITIONS OR RESTRICTIONS GOVERNING THE LOCATION OF THE FACILITIES 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 10-8A-603(4)(C)(V)



LAND USE TABLE		
LOT AREA	= 90,950 SF	2,088 AC 44.34%
PUBLIC ROADWAY	= 58,090 SF	1,334 AC 28.32%
PUMP STATION PARCEL	= 46,603 SF	1,070 AC 22.72%
TRAIL PARCEL	= 9,465 SF	0.217 AC 4.61%
TOTAL AREA	= 205,108 SF	4,709 AC 100.00%
MINIMUM LOTS SIZE	= 9,056 SQ. FT.	
AVERAGE LOT SIZE	= 10,105 SQ. FT.	
TOTAL NUMBER OF LOTS	= 9	
DENSITY	= 4.3 UNITS / ACRE	OPEN SPACE/TRAIL = 10.4%

**PLAT NOTE**  
1. SOIL WITHIN THE SUBDIVISION MAY POTENTIALLY CONTAIN EXPANDING SOILS AS NOTED IN THE GEOTECHNICAL REPORT.

**SARATOGA SPRINGS PLAT NOTES**  
1. PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL BY CITY COUNCIL. FINAL PLAT APPROVAL WAS GRANTED ON THE 14TH DAY OF FEBRUARY, 2014.  
2. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO THE CITY OF SARATOGA SPRINGS ORDINANCES, REQUIREMENTS, CONSTRUCTION STANDARDS, POLICES AND ANY OTHER RULES PERTAINING TO THE DEVELOPMENT OF THIS PROPERTY PRIOR TO ANY BUILDING PERMITS BEING ISSUED. SOIL TESTING OR LOT SOIL STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED AND REQUIRED BY THE CITY OF SARATOGA SPRINGS BUILDING OFFICIAL.  
3. PLAT MAY BE SUBJECT TO THE MASTER DEVELOPMENT AGREEMENT, SITE PLAN AGREEMENT, AND ANY OTHER AGREEMENT WITH THE CITY PERTAINING TO THE DEVELOPMENT OF THE PROPERTY.  
4. 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 A PERFORMANCE AND WARRANTY BOND ARE POSTED BY THE CURRENT OWNER OF THE PROJECT PURSUANT TO CITY CODE.  
5. ALL BONDS AND BOND AGREEMENTS ARE BETWEEN THE CITY, DEVELOPER, OWNER, OR CONTRACTOR 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.  
6. 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.  
7. 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.  
8. ANY REFERENCE HEREIN TO OWNERS, DEVELOPERS, OR CONTRACTORS SHALL APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.  
9. LOTS/UNITS ARE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&RS.



**SHEET 1 OF 1**  
PROJECT NUMBER: 6842  
MANAGER: ROE  
DRAWN BY: KFW  
CHECKED BY: PMH  
DATE: 2/17/16

**ENSIGN**  
SALT LAKE CITY  
45 W. 10000 S., Suite 500  
Sandy, UT 84070  
Phone: 435.865.0529  
Fax: 801.255.4449  
WWW.ENSGNENG.COM

LAYTON Phone: 801.541.1100  
TOKOLEE Phone: 435.863.3590  
CEDAR CITY Phone: 435.865.1453  
RICHTHFIELD Phone: 435.896.2953

<b>QUESTAR GAS COMPANY</b> APPROVED THIS _____ DAY OF _____, A.D. _____ QUESTAR GAS COMPANY	<b>ROCKY MOUNTAIN POWER</b> APPROVED THIS _____ DAY OF _____, A.D. _____ ROCKY MOUNTAIN POWER	<b>COMCAST CABLE TELEVISION</b> APPROVED THIS _____ DAY OF _____, A.D. _____ COMCAST CABLE TELEVISION	<b>QWEST</b> APPROVED THIS _____ DAY OF _____, A.D. _____ QWEST	<b>FIRE CHIEF APPROVAL</b> APPROVED BY THE FIRE CHIEF ON THIS _____ DAY OF _____, A.D. _____ CITY FIRE CHIEF	<b>SARATOGA SPRINGS ENGINEER APPROVAL</b> APPROVED BY THE CITY ENGINEER ON THIS _____ DAY OF _____, A.D. _____ CITY ENGINEER	<b>SARATOGA SPRINGS ATTORNEY</b> APPROVED BY SARATOGA SPRINGS CITY ATTORNEY THIS _____ DAY OF _____, A.D. _____ SARATOGA SPRINGS ATTORNEY
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