YATES SUBDIVISION

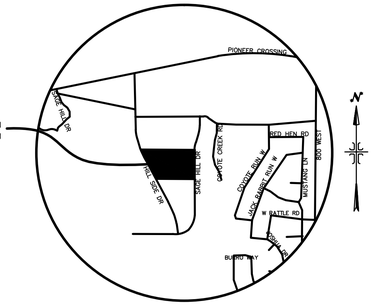
INCLUDING A VACATION OF SAGE HILL PLAT "A" LOT 12
LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN,
SARATOGA SPRINGS, UTAH COUNTY, UTAH

N
W – – E
S

10 60 180
0 30 120

(24"x36")
SCALE 1" = 60'
(11"x17")
SCALE 1" = 120'

SITE



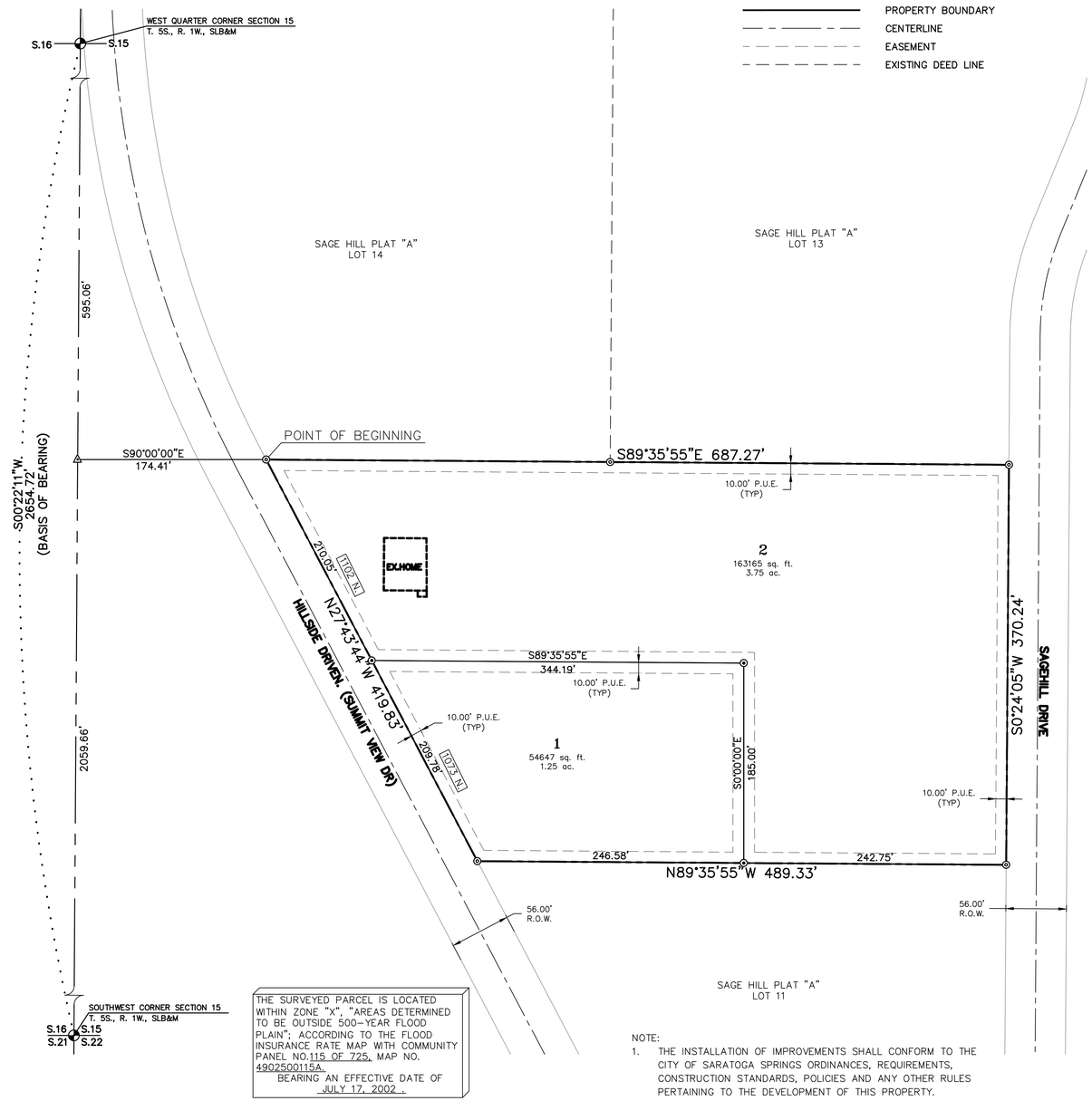
VICINITY MAP

SARATOGA CITY STANDARD 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 A 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 AGREEMENT 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 ARE 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 FULL AND WATER RIGHTS SECURED AS SPECIFIED BY CURRENT CITY ORDINANCES AND FEE SCHEDULES.
8) ALL OPEN SPACE AND TRAILS IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIES OTHERWISE ON EACH IMPROVEMENT.
9) ANY REFERENCE HEREIN TO OWNERS, DEVELOPERS, OR CONTRACTOR SHALL APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
10) IF SUBDIVISION HAS PRIVATE STREETS, PLAT MUST DESIGNATE STREET AS "PRIVATE" AND INCLUDE STATEMENT "NO CITY MAINTENANCE IS PROVIDED ON PRIVATE STREETS"
11) IF CONDO OR HOA ASSOCIATION IS INVOLVED PLAT MUST INCLUDE STATEMENT "LOTS/UNITS ARE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S"

SARATOGA CITY STANDARD UTILITY NOTE

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 SURVEYED PARCEL IS LOCATED WITHIN ZONE "X", "AREAS DETERMINED TO BE OUTSIDE 500–YEAR FLOOD PLAIN"; ACCORDING TO THE FLOOD INSURANCE RATE MAP WITH COMMUNITY PANEL NO.115 OF 725, MAP NO. 49025001 15A.
BEARING AN EFFECTIVE DATE OF JULY 17, 2002 .

NOTE:
1. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO THE CITY OF SARATOGA SPRINGS ORDINANCES, REQUIREMENTS, CONSTRUCTION STANDARDS, POLICIES AND ANY OTHER RULES PERTAINING TO THE DEVELOPMENT OF THIS PROPERTY.

LEGEND

- FOUND BRASS CAP
- FOUND 5/8" IRON PIN
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- CENTERLINE
- EASEMENT
- EXISTING DEED LINE

SURVEYOR'S CERTIFICATE

I, KIM WAYNE LUNDEBERG, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD A LICENSE, CERTIFICATE NO. 354377, IN ACCORDANCE WITH THE PROFESSION ENGINEERS AND LAND SURVEYORS LICENSING ACT FOUND IN TITLE 58, CHAPTER 22, OF THE UTAH CODE. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER, 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 THE RECORDATION OF THIS PLAT, A MAP OF THE SURVEY I HAVE COMPLETED WITH THE UTAH COUNTY SURVEYOR.

DATE _____ KIM WAYNE LUNDEBERG, P.L.S. _____

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SLB&M, SARATOGA SPRINGS, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 14 SAGE HILL PLAT "A" AS RECORDED AT UTAH COUNTY RECORDERS OFFICE, SAID POINT OF BEGINNING ALSO BEING: COMMENCING AT A BRASS CAP MARKING THE WEST QUARTER CORNER OF SAID SECTION 15; THENCE S.00°22'11"W. A DISTANCE OF 595.06 FEET ALONG THE SECTION LINE; THENCE EAST A DISTANCE OF 174.41 FEET TO THE REAL POINT OF BEGINNING:

THENCE S.89°35'55"E. A DISTANCE OF 687.27 FEET TO A POINT ON THE WESTERLY RIGHT–OF–WAY LINE OF SAGEHILL DRIVE; THENCE S.00°24'05"W. ALONG THE RIGHT–OF–WAY LINE OF SAGEHILL DRIVE A DISTANCE OF 370.24 FEET; THENCE THENCE N.89°35'55"W. A DISTANCE OF 489.33 FEET TO A POINT ON THE EASTERLY RIGHT–OF–WAY LINE OF HILLSIDE DRIVE; THENCE N.27°43'44"W. ALONG THE EAST RIGHT–OF–WAY LINE OF HILLSIDE DRIVE A DISTANCE OF 419.83 FEET TO THE REAL POINT OF BEGINNING.
TOTAL AREA CONTAINED THEREIN BEING 217812 sq.ft OR 5.00 ACRES OF LAND MORE OR LESS.

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 & EASEMENTS TO BE HEREAFTER KNOWN AS YATES SUBDIVISION DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC AND/OR 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 HAVE BEEN CAUSED BY ALTERATION OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SUB–SURFACE WATER FLOWS WITHIN THIS SUBDIVISION OR BY ESTABLISHMENT OR CONSTRUCTION OF THE ROADS WITHIN THIS SUBDIVISION.

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

ACKNOWLEDGMENT

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

ON THE _____ DAY OF _____ , A.D. 20 ___.
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF UTAH, IN THE STATE OF UTAH, THE SIGNERS OF THE ABOVE DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FREELY, VOLUNTARILY, AND IN AUTHORIZED CAPACITIES AND WHO PROVED TO ME ON THE BASIS OF SATIFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED HEREON.

COMMISSION NUMBER: _____ BY: _____
MY COMMISSION EXPIRES: _____ PRINTED NAME: _____

ACCEPTANCE BY LEGISLATIVE BODY

THE MAYOR AND CITY COUNCIL OF THE CITY OF SARATOGA SPRINGS, COUNTY OF UTAH, HEREBY APPROVES THIS ROADWAY DEDICATION PLAT AND ACCEPTS THE DEDICATION OF ALL STREETS AND OTHER PUBLIC AREAS OF LAND INTENDED FOR PUBLIC PURPOSES AND FOR PERPETUAL USE.

THIS_____ DAY OF_____ A.D. 20___ .

MAYOR _____ ATTEST _____ CITY RECORDER (SEE SEAL)

QUESTAR GAS COMPANY
APPROVED THIS _____ DAY OF 20___A.D.
QUESTAR GAS COMPANY

ROCKY MOUNTAIN POWER
APPROVED THIS _____ DAY OF 20 A.D. ___
ROCKY MOUNTAIN POWER

COMCAST CABLE TELEVISION
APPROVED THIS _____ DAY OF 20___A.D.
COMCAST CABLE TEVEVISION

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

Northern ENGINEERING INC
ENGINEERING–LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802–8992

FIRE CHIEF APPROVAL
APPROVED BY THE FIRE CHIEF ON
THIS _____ DAY OF 20___A.D.
CITY FIRE CHIEF

PLANNING COMMISSION APPROVAL
APPROVED BY THE PLANNING COMMISSION ON
THIS _____ DAY OF 20___A.D.
CHAIRMAN, PLANNING COMMISSION

SARATOGA SPRINGS ENGINEER APPROVAL
APPROVED BY THE CITY ENGINEER ON
THIS _____ DAY OF 20___A.D.
CITY ENGINEER

SARATOGA SPRINGS CITY ATTORNEY
APPROVED BY SARATOGA SPRINGS ATTORNEY ON
THIS _____ DAY OF 20___A.D.
SARATOGA SPRINGS ATTORNEY

LEHI CITY POST OFFICE
APPROVED BY POST OFFICE REPRESENTATIVE ON
THIS _____ DAY OF 20___A.D.
LEHI CITY POST OFFICE REPRESENTATIVE

SURVEYOR'S SEAL: PROFESSIONAL LAND SURVEYOR No. 354377 KIM WAYNE LUNDEBERG STATE OF UTAH
NOTARY PUBLIC SEAL | CITY–COUNTY ENGINEER SEAL | CLERK–RECORDER SEAL

YATES SUBDIVISION

INCLUDING A VACATION OF SAGE HILL PLAT "A" LOT 12
LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, SARATOGA SPRINGS, UTAH COUNTY, UTAH

SARATOGA SPRINGS UTAH COUNTY, UTAH
SCALE: 1" = 60 FEET

YATES SUBDIVISION

K:\3–15–052–00 Yates\CAD\Concept\concept 9–18–15.dwg 9/30/2015 12:00 PM