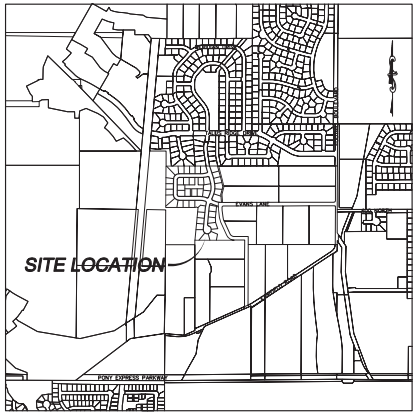
# COYOTE HILLS - PLAT "A"

## A RESIDENTIAL SUBDIVISION
## SARATOGA SPRINGS, UTAH
## FINAL PLAN SET




VICINITY MAP
–NTS–

GENERAL NOTES:
1. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
2. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING STORM DRAIN STRUCTURES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW STORM DRAIN LINES.
3. ALL CONSTRUCTION SHALL COMPLY TO THE STANDARD TECHNICAL SPECIFICATIONS AND DRAWINGS FOR THE CITY OF SARATOGA SPRINGS, UTAH.
4. EXISTING UTILITIES HAVE BEEN NOTED TO THE BEST OF THE ENGINEERS KNOWLEDGE, IT IS THE OWNERS AND CONTRACTORS RESPONSIBILITY TO LOCOATE UTILITIES IN THE FIELD AND NOTIFY ENGINEER AND CITY IF DISCREPENCIES EXIST.
5. POST–APPROVAL ALTERATIONS TO LIGHTING PLANS OR INTENDED SUBSTITUTIONS FOR APPROVED LIGHTING EQUIPMENT SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL.
6. THE CITY RESERVES THE RIGHT TO CONDUCT POST–INSTALLATION INSPECTIONS TO VERIFY COMPLIANCE WITH THE CITY'S REQUIREMENTS AND APPROVED LIGHTING PLAN COMMITMENTS, AND IF DEEMED APPROPRIATE BY THE CITY, TO REQUIRE REMEDIAL ACTION AT NO EXPENSE TO THE CITY.
7. ALL EXTERIOR LIGHTING SHALL MEET IESNA FULL–CUTOFF CRITERIA UNLESS OTHERWISE APPROVED BY THE CITY.

## -SHEET INDEX-


| SHEET | SHEET NAME |
|---|---|
| 1 | COVER |
| 2 | FINAL PLAT A |
| 3 | UTILITY & INDEX SHEET |
| 4 | EXISTING TOPOGRAPHY/DEMOLITION |
| 5 | GRADING AND DRAINAGE |
| 6 | SITE, LIGHTING, STRIPING & SIGNAGE PLAN |
| 7 | RECORD OF SURVEY – BY OTHERS |
| 8 | POND DETAILS |
| PP–01 | PLAN & PROFILE – PINNACLE LANE – STA. 10+50 TO STA. 14+50 |
| PP–02 | PLAN & PROFILE – PINNACLE LANE – STA. 14+50 TO STA. 18+00 |
| PP–03 | PLAN & PROFILE – PINNACLE COURT – STA. 18+00 TO STA. 21+09.76 |
| PP–04 | PLAN & PROFILE – GOSSAMER LANE – STA. 10+00 TO STA. 14+50 |
| PP–05 | PLAN & PROFILE – GOSSAMER LANE – STA. 14+50 TO STA. 18+00 |
| PP–06 | PLAN & PROFILE – EVANS LANE – STA. 18+00 TO STA. 22+00 |
| PP–07 | PLAN & PROFILE – EVANS LANE – STA. 22+00 TO STA. 26+00 |
| PP–08 | PLAN & PROFILE – 1000 WEST – STA. 10+00 TO STA. 13+00 |
| PP–09 | PLAN & PROFILE – 1000 WEST – STA. 13+00 TO STA. 16+50 |
| IRR–01 | PLAN & PROFILE – IRRIGATION PROFILE – STA. 10+00 TO STA. 13+00 |
| IRR–02 | PLAN & PROFILE – IRRIGATION PROFILE – STA. 13+00 TO STA. 15+73.91 |
| DT–01 | DETAIL SHEET |
| DT–02 | DETAIL SHEET |
| DT–03 | DETAIL SHEET |
| DT–04 | DETAIL SHEET |
| DT–05 | DETAIL SHEET |
| DT–06 | DETAIL SHEET |


LEGEND
(APPLIES TO ALL SHEETS)

SECTION CORNER
FOUND ALUMINUM CAP
SET 5/8" IRON PIN
CALCULATED POINT, NOT SET
EXISTING POWER POLE
PROPOSED STREET LIGHT
PROPOSED FIRE HYDRANT
PROPOSED SIGN
PROPOSED STREET SIGN
PROPERTY BOUNDARY
CENTERLINE
RIGHT–OF–WAY LINE
LOT LINE
SECTION LINE
EASEMENT
EXISTING DEED LINE
EDGE OF PAVEMENT
EXISTING OVER HEAD POWER
EXISTING FENCE LINE
EXISTING DITCH
EXISTING SANITARY SEWER W/MANHOLE
18"ADS PROPOSED STORM DRAIN W/MANHOLE
8"SS PROPOSED PVC SDR–35 SEWER W/MH
8"CUL PROPOSED CULINARY WATERLINE
6"PI PROPOSED PRESSURIZED IRRIGATION

DATA TABLE:
TOTAL AREA=756,637 SF/17.37 acres
TOTAL LOT AREA=495,362 SF/11.37 acres/65.46%
TOTAL OPEN SPACE=106,915 SF/2.45 acres/14.10%
TOTAL IMPERVIOUS AREA=124,093 SF/2.85 acres/16.41%
TOTAL ROW AREA=154,360 SF/3.54 acres/20.38 %
TOTAL NUMBER OF LOTS=44


DEVELOPER:
DESERT PEAK MANAGEMENT GROUP, LLC
BRAD A. JENSEN, MANAGER
947 S 500 E STE 100
AMERICAN FORK, UT 84003

CITY OF SARATOGA SPRINGS:
PHONE: 801–766–9793
1307 N COMMERCE DR STE 200
SARATOGA SPRINGS, UT 84045

PUBLIC WORKS:
PHONE: 801–766–6506
213 N 900 E
SARATOGA SPRINGS, UT 84045

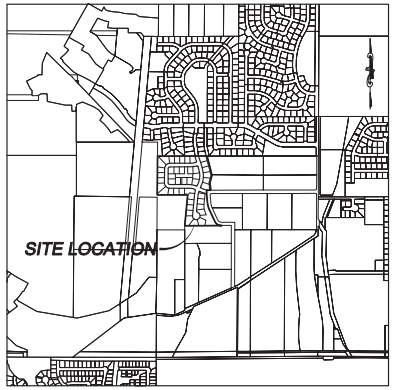
ROCKY MOUNTAIN POWER:
PHONE: 888–221–7070
1407 W NORTH TEMPLE
SALT LAKE CITY, UTAH 84116

DOMINION ENERGY:
PHONE: 801–324–5111
PO BOX 45360
SALT LAKE CITY, UT 84145


REGISTERED PROFESSIONAL ENGINEER
SCOTT D. PETERSON
No. 362274
1/9/20
STATE OF UTAH

**COYOTE HILLS SUBDIVISION PLAT "A"**


ATLAS ENGINEERING L.L.C.
PHONE: 801–655–0566
FAX: 801–655–0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660




VICINITY MAP
-NTS-

# COYOTE HILLS SUBDIVISION PLAT "A"

SARATOGA SPRINGS, UTAH COUNTY, UTAH

CONTAINS 44 LOTS AND 17.37 ACRES
LOCATED IN SOUTH 1/4 OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

| LINE TABLE | | |
|---|---|---|
| LINE | LENGTH | BEARING |
| L1 | 9.93 | S 08°07'41" E |
| L2 | 18.49 | S 08°07'41" E |
| L3 | 1.32 | S 08°07'41" E |
| L4 | 30.02 | S 04°34'59" E |
| L5 | 27.04 | N 88°15'48" E |
| L6 | 38.94 | N 81°40'13" W |
| L7 | 50.07 | S 86°33'28" W |
| L8 | 36.54 | S 47°37'28" W |
| L9 | 20.17 | N 89°53'35" E |
| L10 | 24.25 | S 00°00'00" E |
| L11 | 3.85 | S 67°10'28" E |
| L12 | 3.99 | S 05°52'45" E |

## BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH LIES N00°25'12"E 37.16 FEET ALONG THE SECTION LINE FROM THE WEST ¼ CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N00°25'13"E 640.56 FEET CONTINUING ALONG THE SECTION LINE TO THE EXTENSION OF THE SOUTH LINE OF TALUS RIDGE SUBDIVISION; THENCE N89°53'35"E 816.02 FEET ALONG SAID EXTENSION AND SOUTH LINE OF TALUS SUBDIVISION TO THE EXTENSION OF THE EAST LINE OF LOT 3, WEST LAKE ESTATES, PLAT D; THENCE S14°43'19"E 216.69 FEET ALONG SAID EXTENSION AND LOT LINE; THENCE ALONG THE BOUNDARY OF SAID LOT 3 THE FOLLOWING FOUR (4) COURSES TO WIT: (1) S13°35'21"E 114.83 FEET, (2) S14°52'55"W 121.30 FEET, (3) S04°34'59"E 125.29 FEET, (4) S89°53'59"W 66.24 FEET; THENCE S00°06'01"E 78.48 FEET; THENCE ALONG THE BOUNDARIES OF LOT 5, WEST LAKE ESTATES "D" SUBDIVISION AMENDED THE FOLLOWING SIX (6) COURSES TO WIT: (1) S05°52'45"E 153.46 FEET, (2) SOUTH-EASTERLY 74.98 FEET ALONG THE ARC OF A 228.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 18°50'28", THE CHORD BEARS S15°17'59"E 74.64 FEET, (3) S24°43'13"E 228.92 FEET, (4) SOUTHEASTERLY 146.07 FEET ALONG THE ARC OF A 128.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 65°22'57", THE CHORD BEARS S57°24'41"E 138.27 FEET, (5) S89°53'49"W 610.79 FEET, (6) N05°35'43"E 510.65 FEET; THENCE ALONG THE NORTH BOUNDARIES OF LOT 6 SAID SUBDIVISION THE FOLLOWING THREE (3) COURSES TO WIT: (1) NORTHWESTERLY 34.63 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 39°40'56", THE CHORD BEARS N73°25'27"W 33.94 FEET, (2) S36°24'36"W 12.31 FEET, (3) WEST 462.18 FEET TO THE POINT OF BEGINNING.
CONTAINING 17.37 ACRES (756,637 sq. ft.)

TOTAL ACRES: 17.37 TOTAL SQ. FT. 756,637 TOTAL # OF LOTS: 44
TOTAL PARCELS: 1

| CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | CHORD DIST. | CHORD BRG. | DELTA |
| C1 | 228.00 | 74.98 | 74.64 | S 15°17'59" E | 18°50'28" |
| C2 | 128.00 | 146.07 | 138.27 | S 57°24'42" E | 65°22'57" |
| C3 | 50.00 | 34.63 | 33.94 | N 73°25'27" W | 39°40'56" |
| C4 | 154.50 | 49.60 | 49.39 | S 17°19'31" E | 18°23'39" |
| C5 | 200.00 | 41.19 | 41.12 | N 20°37'21" W | 11°47'59" |
| C6 | 300.00 | 196.60 | 193.10 | N 04°03'06" E | 37°32'51" |
| C7 | 354.60 | 106.49 | 106.09 | S 14°13'21" W | 17°12'22" |
| C8 | 200.00 | 51.02 | 50.88 | N 82°35'08" E | 14°36'54" |
| C9 | 57.50 | 89.79 | 80.94 | S 45°09'24" W | 89°28'22" |
| C10 | 57.50 | 90.74 | 81.61 | S 44°47'24" E | 90°25'13" |
| C11 | 250.00 | 99.60 | 98.94 | N 78°35'14" W | 22°49'32" |
| C12 | 200.00 | 56.95 | 56.76 | S 75°19'55" E | 16°18'54" |
| C13 | 125.00 | 41.77 | 41.58 | S 17°42'07" E | 19°08'52" |
| C14 | 229.50 | 50.28 | 50.18 | N 20°59'57" W | 12°33'11" |
| C15 | 184.00 | 56.55 | 56.33 | S 16°55'59" E | 17°36'35" |
| C16 | 15.00 | 25.23 | 22.36 | N 27°05'55" E | 96°21'32" |
| C17 | 15.00 | 23.56 | 21.21 | N 59°43'19" W | 90°00'00" |
| C18 | 329.50 | 30.60 | 30.59 | N 12°03'41" W | 5°19'16" |
| C19 | 329.50 | 79.11 | 78.92 | N 02°31'22" W | 13°45'22" |
| C20 | 329.50 | 78.99 | 78.80 | N 11°13'23" E | 13°44'08" |
| C21 | 329.50 | 27.23 | 27.22 | N 20°27'30" E | 4°44'05" |
| C22 | 270.50 | 15.56 | 15.56 | N 13°04'25" W | 3°17'49" |
| C23 | 270.50 | 111.71 | 110.92 | N 00°24'20" E | 23°39'41" |
| C24 | 270.50 | 49.99 | 49.92 | N 17°31'51" E | 10°35'22" |
| C25 | 15.00 | 23.56 | 21.21 | N 67°49'32" E | 90°00'00" |
| C26 | 15.00 | 23.56 | 21.21 | S 22°10'28" E | 90°00'00" |
| C27 | 15.00 | 25.72 | 22.68 | S 63°42'01" W | 98°15'02" |
| C28 | 325.10 | 17.77 | 17.77 | S 13°00'32" W | 3°07'57" |
| C29 | 325.10 | 33.04 | 33.03 | S 08°31'52" W | 5°49'24" |
| C30 | 15.00 | 21.89 | 20.00 | N 25°22'31" W | 83°35'54" |
| C31 | 384.10 | 54.26 | 54.22 | S 12°22'36" W | 8°05'39" |
| C32 | 384.10 | 18.17 | 18.17 | S 06°58'28" W | 2°42'37" |
| C33 | 25.00 | 33.06 | 30.71 | S 32°16'07" E | 75°46'33" |
| C34 | 62.50 | 69.94 | 66.35 | N 38°05'46" W | 64°07'15" |
| C35 | 62.50 | 32.04 | 31.69 | N 08°39'04" E | 29°22'25" |
| C36 | 62.50 | 57.16 | 55.19 | N 49°32'26" E | 52°24'18" |
| C37 | 62.50 | 57.19 | 55.22 | S 78°02'35" E | 52°25'41" |
| C38 | 62.50 | 57.20 | 55.22 | S 25°36'40" E | 52°26'08" |
| C39 | 62.50 | 5.47 | 5.47 | S 03°06'47" W | 5°00'46" |
| C40 | 170.50 | 43.49 | 43.37 | N 82°35'08" E | 14°36'54" |
| C41 | 229.50 | 40.74 | 40.68 | N 80°21'47" E | 10°10'12" |
| C42 | 229.50 | 17.80 | 17.80 | N 87°40'14" E | 4°26'42" |
| C43 | 28.00 | 43.72 | 39.42 | S 45°09'24" W | 89°28'22" |
| C44 | 87.00 | 6.43 | 6.43 | S 87°46'29" W | 4°14'12" |
| C45 | 87.00 | 59.69 | 58.52 | S 66°00'09" W | 39°18'28" |
| C46 | 87.00 | 59.69 | 58.52 | S 26°41'42" W | 39°18'28" |
| C47 | 87.00 | 10.05 | 10.05 | S 03°43'50" W | 6°37'16" |
| C48 | 28.00 | 44.19 | 39.74 | S 44°47'24" E | 90°25'13" |
| C49 | 87.00 | 3.15 | 3.15 | S 00°37'01" E | 2°04'27" |
| C50 | 87.00 | 59.69 | 58.52 | S 21°18'28" E | 39°18'28" |
| C51 | 87.00 | 59.69 | 58.52 | S 60°36'56" E | 39°18'28" |
| C52 | 87.00 | 14.78 | 14.76 | S 85°08'05" E | 9°43'51" |
| C53 | 279.50 | 39.61 | 39.58 | N 85°56'24" W | 8°07'11" |
| C54 | 279.50 | 71.74 | 71.54 | N 74°31'38" W | 14°42'21" |
| C55 | 220.50 | 87.84 | 87.26 | N 78°35'14" W | 22°49'32" |
| C56 | 170.50 | 68.22 | 67.77 | S 78°38'14" E | 22°55'33" |
| C57 | 229.50 | 51.26 | 51.16 | S 73°34'24" E | 12°47'53" |
| C58 | 25.00 | 32.33 | 30.12 | N 42°55'33" W | 74°05'36" |

## SURVEYOR'S CERTIFICATE

I, BARRY L. PRETTYMAN DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 166406, 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 SECTOIN 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.

SURVEYOR DATE

## BOUNDARY DESCRIPTION

SEE TO THE LEFT

TOTAL ACRES: 17.37 TOTAL SQ. FT.: 756,637 TOTAL # OF LOTS: 44 TOTAL PARCELS: 1

## OWNER'S DEDICATION

KNOW ALL MEN BE THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS AND RIGHT-OF-WAYS, TO BE HEREAFTER KNOWN AS:

**COYOTE HILLS SUBDIVISION**

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC AND CITY ALL PARCELS, LOTS, STREETS, EASEMENTS, RIGHTS-OF-WAY, AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC OR CITY USE. THE OWNER(S) AND ALL AGENTS , SUCCESSORS, AND ASSIGNS 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) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS VOLUNTARILY DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY FROM ANY CLAIM ARISING 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, AND THE DEVELOPMENT ACTIVITY WITHIN THIS SUBDIVISION BY THE OWNERS AND ALL AGENTS, SUCCESSORS, AND ASSIGNS.

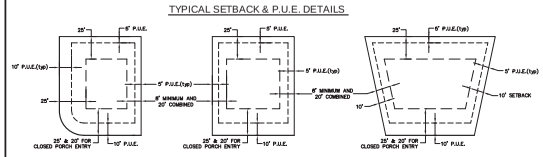
IN WITNESS WHEREOF I HAVE SET FORTH MY HAND THIS___ DAY OF _____, A.D. 20___ .

DESERT PEAK MANAGEMENT, LLC MANAGER: BRAD JENSEN

## LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- SUBDIVISION MONUMENT
- XXXX X ADDRESSES
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- CENTERLINE

TYPICAL SETBACK & P.U.E. DETAILS




CORNER LOT INTERIOR LOT CUL-DE-SAC OR KNUCKLE LOT

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. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE ___ DAY OF _____, 20__.
2. PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL AND/OR GEOTECHNICAL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
3. THIS PLAT MAY BE SUBJECT TO A DEVELOPMENT AGREEMENT THAT SPECIFIES THE CONDITIONS OF DEVELOPING, BUILDING, AND USING PROPERTY WITHIN THIS PLAT. SEE CITY RECORDER FOR DETAILS.
4. PLAT IS SUBJECT TO "INSTALLATION OF IMPROVEMENTS AND BOND AGREEMENT NO. _____," WHICH REQUIRES 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.
5. BUILDING PERMITS WIL NOT BE ISSUED UNTIL ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED PER CITY STANDARDS AND ALL FEES INCLUDING IMPACT AND CONNECTION FEES ARE PAID.
6. ALL OPEN SPACE, COMMON SPACE, AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.
7. REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
8. NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS AND IMPROVEMENTS DESIGNATED AS "PRIVATE" ON THIS PLAT.
9. "LOTS/UNITS" MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S."
10. A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY EARTHTEC ENGINEERING PROJECT NO. 198120, WHICH ADDRESSES SOIL AND GROUNDWATER CONDITIONS, PROVIDES ENGINEERING DESIGN CRITERIA, AND RECOMMENDS MITIGATION MEASURES IF PROBLEMATIC CONDITIONS WERE ENCOUNTERED. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ANY RELIANCE ON THE INFORMATION OR LACK THEREOF IN THE REPORT.
11. AGRICULTURAL USES, 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 GRANDATHERED AGRICULTUREAL USE FROM CONDINUING TO OCCUR LAWFULLY.
12. DRAINAGE ACROSS PROPERTY LINES SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY. LOTS SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.

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.

DATA TABLE:

| INFORMATION | ACRES | SQ. FT. | %TOTAL | # | NOTES |
|---|---|---|---|---|---|
| TOTAL PROJECT AREA | 17.37 | 756,637 | 100% | | |
| BUILDABLE LAND | 13.83 | 495,361 | 65.47% | 0 | |
| ROW AREA | 3.54 | 154,361 | 20.40% | 0 | |
| LOTS | | | | 44 | |
| NET DENSITY DWELLINGS BY ACRE | 0 | 0 | 0% | 2.60 | |
| SENSITIVE LANDS | 0.46 | 19,901 | 2.63% | 0 | |
| OPEN SPACE | 2.45 | 106,915 | 14.13% | 0 | |

## OWNER'S ACKNOWLEDGMENT

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

ON THE ___ DAY OF_____, A.D. 20__, PERSONALLY APPEARED BEFORE ME_____, WHO BEING BY ME DID 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 ACKNOWLEDGED TO ME THAT HE,/SHE,/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/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 CERITFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF UTAH THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

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 THE PUBLIC PURPOSE OF PERPETUAL USE OF THE PUBLIC.
THIS___DAY OF_____, A.D. 20___.

ATTEST_____

CITY MAYOR CITY RECORDER

## 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 THERIN.
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 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_____, A.D. 20__

ROCKY MOUNTAIN POWER

## DOMINION ENERGY QUESTAR CORPORATION

DOMINION ENERGY 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 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 DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.
APPROVED THIS_____ DAY OF _____
A.D. 20___

BY _____

TITLE _____

DOMINION ENERGY QUESTAR CORPORATION

## PUBLIC WORKS DIRECTOR

APPROVED THIS___DAY OF_____, A.D. 20__

PUBLIC WORKS DIRECTOR

ATLAS ENGINEERING L.L.C.
PHONE:801-655-0566
FAX:801-855-0109
946 EAST 800 NORTH
SUITE A
SPANISH FORK, UT 84660

## CENTURY LINK

APPROVED THIS___DAY OF_____, A.D. 20__

CENTURY LINK

## PLANNING DIRECTOR

APPROVED 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

APPROVED 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

## CITY ENGINEER

APPROVED BY THE CITY ENGINEER ON THIS ___DAY OF_____, A.D. 20__

CITY ENGINEER

## FIRE CHIEF

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

## COYOTE HILLS SUBDIVISIOIN PLAT "A"

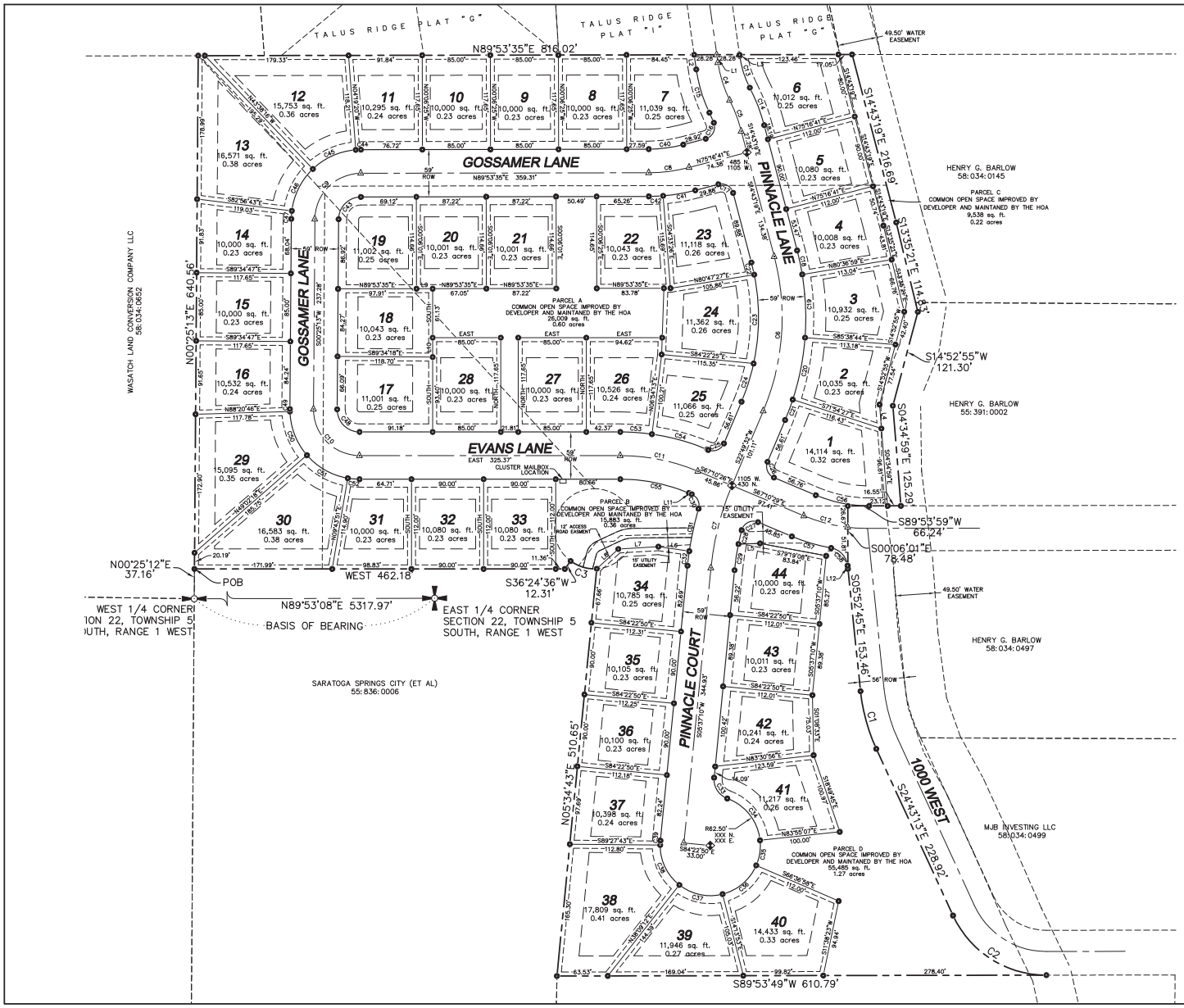
SARATOGA SPRINGS, UTAH COUNTY, UTAH

LOCATED IN SOUTH 1/4 OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH.

**SHEET 1 OF 2**

SURVEYOR'S SEAL | CITY ENGINEER SEAL | CLERK-RECORDER SEAL

Z:\2018\18-126 Coyote Hills\CADD\FINAL\02-FINAL PLAT.dwg 1/9/2020 1:20:03 PM MST




| LOT NUMBER | FULL ADDRESS | ALTERNATE FULL ADDRESS |
|---|---|---|
| 1 | 438 N. PINNACLE LANE | 1092 W. EVANS LANE |
| 2 | 448 N. PINNACLE LANE | |
| 3 | 458 N. PINNACLE LANE | |
| 4 | 468 N. PINNACLE LANE | |
| 5 | 478 N. PINNACLE LANE | |
| 6 | 492 N. PINNACLE LANE | |
| 7 | 1116 W. GOSSAMER LANE | 497 N. PINNACLE LANE |
| 8 | 1128 W. GOSSAMER LANE | |
| 9 | 1142 W. GOSSAMER LANE | |
| 10 | 1154 W. GOSSAMER LANE | |
| 11 | 1166 W. GOSSAMER LANE | |
| 12 | 1178 W. GOSSAMER LANE | |
| 13 | 477 N. GOSSAMER LANE | |
| 14 | 467 N. GOSSAMER LANE | |
| 15 | 457 N. GOSSAMER LANE | |
| 16 | 447 N. GOSSAMER LANE | |
| 17 | 446 N. GOSSAMER LANE | 1168 W. EVANS LANE |
| 18 | 458 N. GOSSAMER LANE | |
| 19 | 1167 W. GOSSAMER LANE | 1167 W. EVANS LANE |
| 20 | 1153 W. GOSSAMER LANE | |
| 21 | 1141 W. GOSSAMER LANE | |
| 22 | 1129 W. GOSSAMER LANE | |
| 23 | 1117 W. GOSSAMER LANE | 471 N. PINNACLE LANE |
| 24 | 459 N. PINNACLE LANE | |
| 25 | 1118 W. EVANS LANE | 447 N. PINNACLE LANE |
| 26 | 1132 W. EVANS LANE | |
| 27 | 1144 W. EVANS LANE | |
| 28 | 1156 W. EVANS LANE | |
| 29 | 437 N. GOSSAMER LANE | |
| 30 | 1173 W. EVANS LANE | |
| 31 | 1161 W. EVANS LANE | |
| 32 | 1149 W. EVANS LANE | |
| 33 | 1137 W. EVANS LANE | |
| 34 | 413 N. PINNACLE COURT | |
| 35 | 403 N. PINNACLE COURT | |
| 36 | 393 N. PINNACLE COURT | |
| 37 | 383 N. PINNACLE COURT | |
| 38 | 373 N. PINNACLE COURT | |
| 39 | 363 N. PINNACLE COURT | |
| 40 | 368 N. PINNACLE COURT | |
| 41 | 382 N. PINNACLE COURT | |
| 42 | 394 N. PINNACLE COURT | |
| 43 | 406 N. PINNACLE COURT | |
| 44 | 418 N. PINNACLE COURT | |

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

# COYOTE HILLS SUBDIVISION PLAT "A"

SARATOGA SPRINGS, UTAH COUNTY, UTAH

CONTAINS 44 LOTS AND 17.37 ACRES
LOCATED IN SOUTH 1/4 OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH. ***SHEET 2 OF 2***