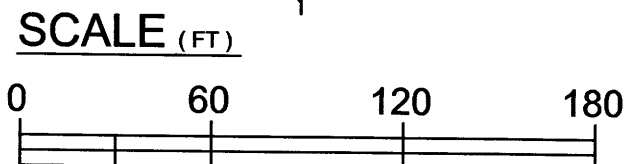


UTAH LAKE ESTATES

LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH, AND VACATING LOT #27 OF LAKE MOUNTAIN ESTATES PLAT "B"

OLD TOWNE SQUARE L.C.
ENTRY NO. 135246-2006



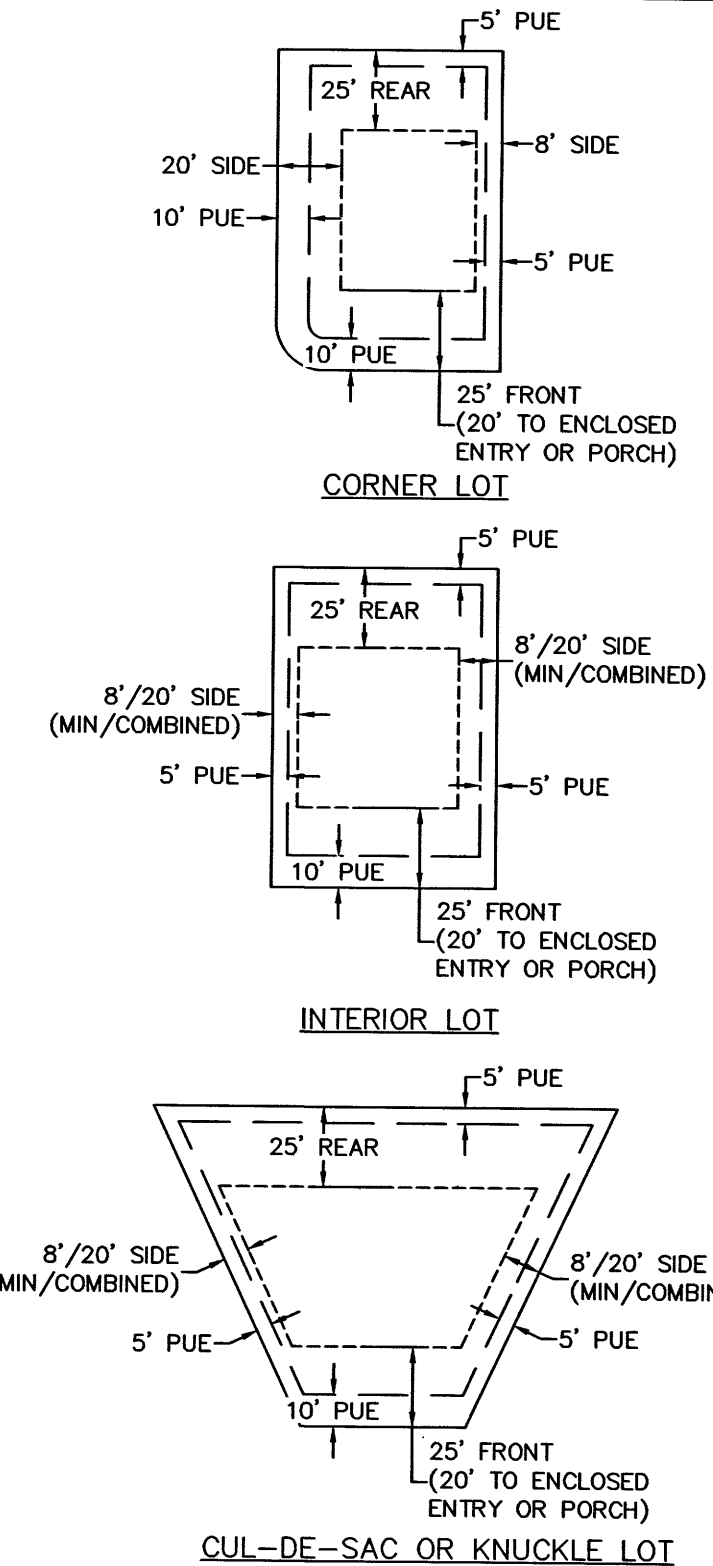
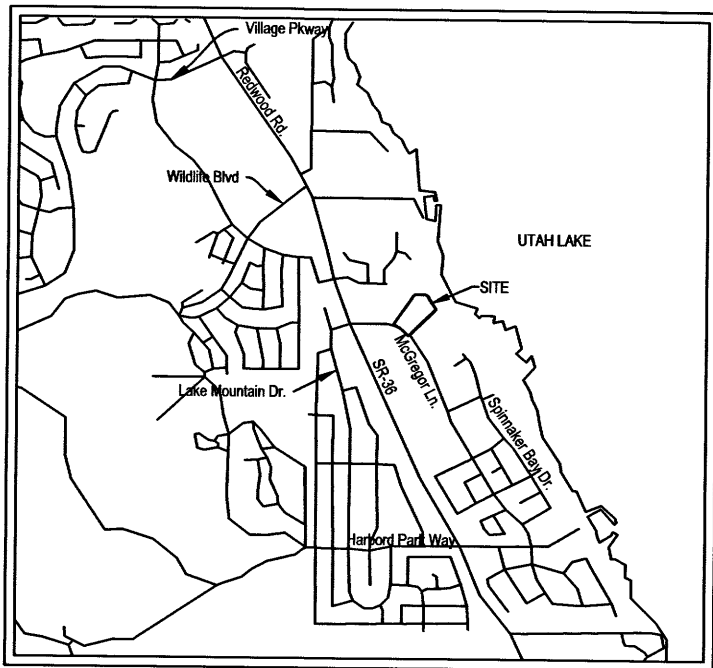
LEGEND

- 12+18+ EXISTING SECTION CORNER (FOUND)
- 13+19+ (AS DESCRIBED)
- SUBDIVISION BOUNDARY LINE
- STREET CENTERLINE
- SET REBAR W/ CAP MARKED "BINGHAM ENG."
- LOT LINE (PROPOSED)
- LOT LINE (EXISTING)
- PUBLIC UTILITY EASEMENTS
- RIGHT-OF-WAY LINE (PROPOSED)
- RIGHT-OF-WAY LINE (EXISTING)
- BUILDING SETBACK LINE
- [] RECORD DATA

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 22 day of July 2021.
- 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. 36" 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 will 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 the City of Saratoga Springs. Parcel A is hereby dedicated to the City of Saratoga Springs.
- 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 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 Bingham Engineering 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 thereof in the report.
- 11-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 be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10 feet.
- 12-Rear lot corners will be located and marked on the ground with a 5/8" rebar with a plastic cap labeled "Bingham Eng." Front lot corners shall be marked with a rivet or nail placed in the top back of curb at the exterior of the lot lines.
- 13-All of Parcel A is a utility easement to the City of Saratoga Springs for water, irrigation, sewer and storm.
- 14-Riparian Setback - No disturbance shall occur within 50-ft of the Utah Lake Compromise Line. * 2/20/25

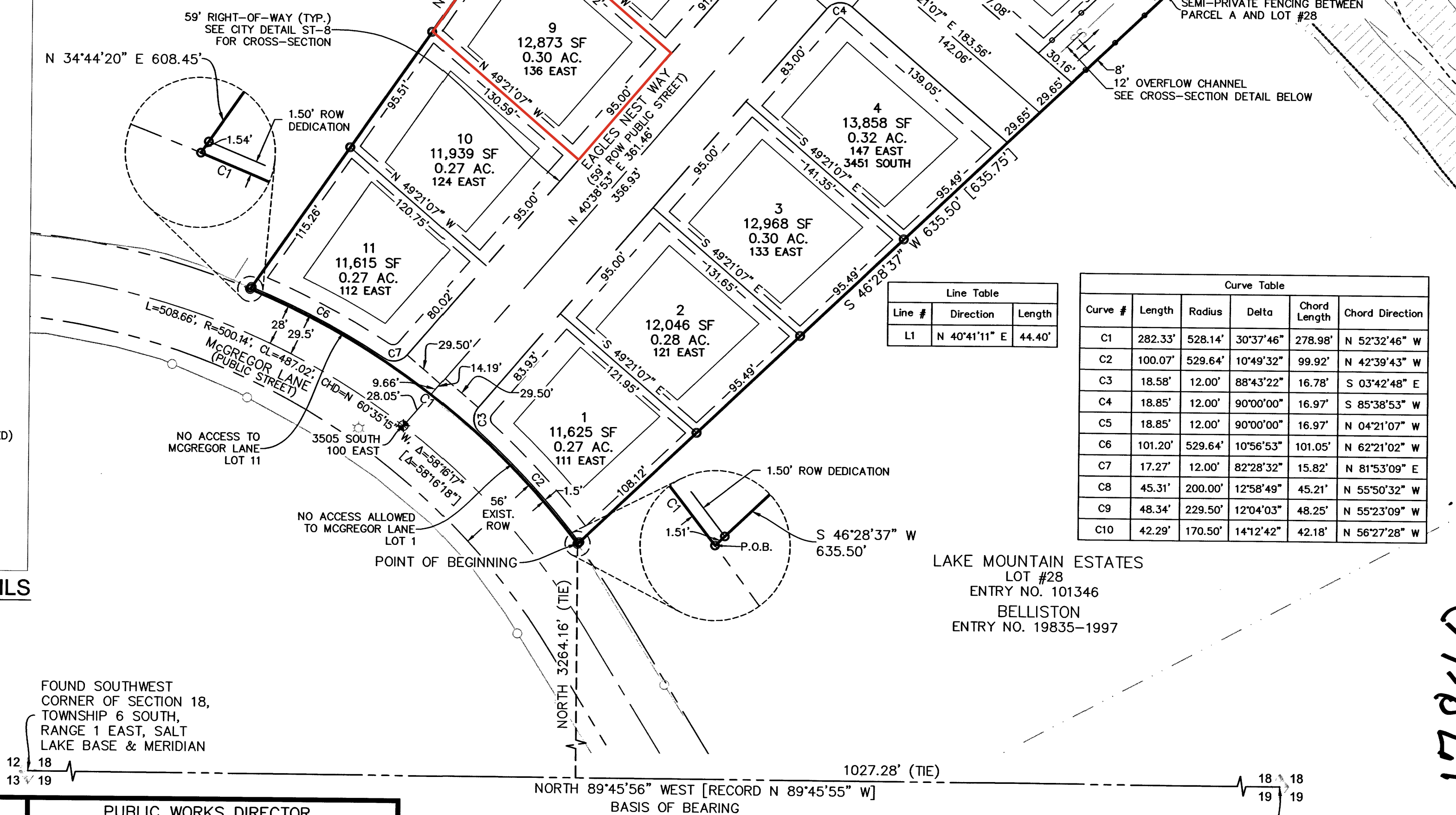
VICINITY MAP



TYPICAL SETBACK & P.U.E. DETAILS

INFORMATION	AC.	SQ. FT.	%TOTAL	#	NOTES
TOTAL PROJECT AREA	5.25	228,496	100%		
SENSITIVE LANDS	0.34	14,857	7%		27% IN 'OPEN SPACE' 21% OF OPEN SPACE
OPEN SPACE	0.45	19,412	8%		PARCEL A
OPEN SPACE TO BE PAYMENT OF IN LIEU OF OPEN SPACE	0.08	3,438	2%		
BUILDABLE LAND	1.92	83,537	37%		AREA WITHIN SETBACKS
ROW AREA	1.03	44,737	20%		
LOTS				11	
NET DENSITY DWELLINGS BY ACRE				2.1	

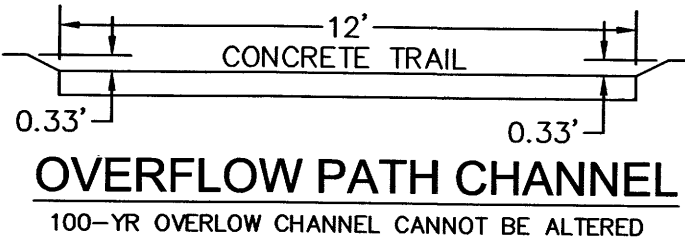
LAKE MOUNTAIN ESTATES
LOT #26
ENTRY NO. 101346
PITTARD
ENTRY NO. 92771:2019



Line #	Direction	Length
L1	N 40°41'11" E	44.40'

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	282.33'	528.14'	30°37'46"	278.98'	N 52°32'46" W
C2	100.07'	529.64'	10°49'32"	99.92'	N 42°39'43" W
C3	18.58'	12.00'	88°43'22"	16.78'	S 03°42'48" E
C4	18.85'	12.00'	90°00'00"	16.97'	S 85°38'53" W
C5	18.85'	12.00'	90°00'00"	16.97'	N 04°21'07" W
C6	101.20'	529.64'	10°56'53"	101.05'	N 62°21'02" W
C7	17.27'	12.00'	82°28'32"	15.82'	N 81°53'09" E
C8	45.31'	200.00'	12°58'49"	45.21'	N 55°50'32" W
C9	48.34'	229.50'	12°04'03"	48.25'	N 55°23'09" W
C10	42.29'	170.50'	14°12'42"	42.18'	N 56°27'28" W

LAKE MOUNTAIN ESTATES
LOT #28
ENTRY NO. 101346
BELLISTON
ENTRY NO. 19835-1997



FOUND SOUTH QUARTER CORNER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN

SURVEYOR'S CERTIFICATE

I, the undersigned surveyor, do hereby certify that I am a professional Land Surveyor and that I hold a license number (number shown below) 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 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 caused the plat to be recorded in the office of the Utah County Recorder as Entry No. 101346, said parcel being more particularly described as follows:

BOUNDARY DESCRIPTION

A parcel of land situated in the Northwest Quarter of Section 18, Township 6 South, Range 1 East, Salt Lake Base and Meridian, said parcel being Lot #27, Lake Mountain Estates Plat "B" as recorded in the office of the Utah County Recorder as Entry No. 101346, said parcel being more particularly described as follows:
Beginning at the southeast corner of Lot #27, Lake Mountain Estates Plat "B" as recorded in the office of the Utah County Recorder as Entry No. 101346, said point lies North 89°45'56" West along the section line 1027.28 feet and North 3°28'16" East from the South Quarter Corner of Section 18, Township 6 South, Range 1 East, Salt Lake Base and Meridian (basis of bearing North 89°45'56" West between the South Quarter Corner and the Southwest Corner of Section 18, T6S, R1E, SLB&M), and running thence along the boundary of said Lot #27 the following eight (8) courses and distances: 1) northwesterly along the arc of a 528.14 foot radius curve to the left, through a central angle of 30°37'46" a distance of 282.33 feet (chord bearing N 52°32'46" W, chord length 278.98'), 2) North 34°42'20" East 608.45 feet, 3) South 89°43'23" East 171.49 feet, 4) South 51°21'03" East 31.83 feet, 5) South 30°24'10" East 81.23 feet, 6) South 34°14'02" East 155.73 feet, 7) South 39°59'27" East 16.32 feet and 8) South 46°28'37" West 635.50 feet to the point of beginning.

Acres: 5.25 Creating 11 lots and 1 parcel.

July 21, 2021
Date
D. Gregg Meyers
License no. 312770

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, parcels, streets, together with easements and rights-of-way to be hereafter known as

UTAH LAKE ESTATES

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) or all agents, successors, and assigns voluntarily defend, indemnify, and save harmless the City against any claims, damages, or other encumbrance on a dedicated street, easement, or right-of-way that will interfere with the City's use, maintenance, and operation of the street or utilities. The owner(s) and all agents, successors, and assigns assume all liability with respect to the 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 hands this 21 day of July A.D. 2021

Signature: Trent Pearce
Print Name: Trent Pearce
Title & Entity: Summit Creek Investments LLC manager

OWNER'S ACKNOWLEDGEMENT

STATE OF UTAH
County of Utah, S.S.

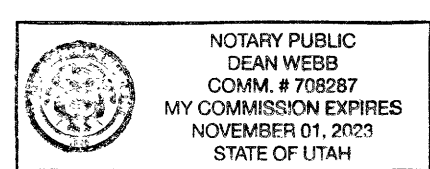
On this 21 day of July 2021, personally appeared before me, Trent Pearce, who being by me duly sworn, did prove to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their 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 certify under PENALTY OF PERJURY under the laws of the State of Utah that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public Full Name: Dean Webb
Commission Number: 708287
My commission expires: 11/01/2023

A Notary Public Commissioned in Utah



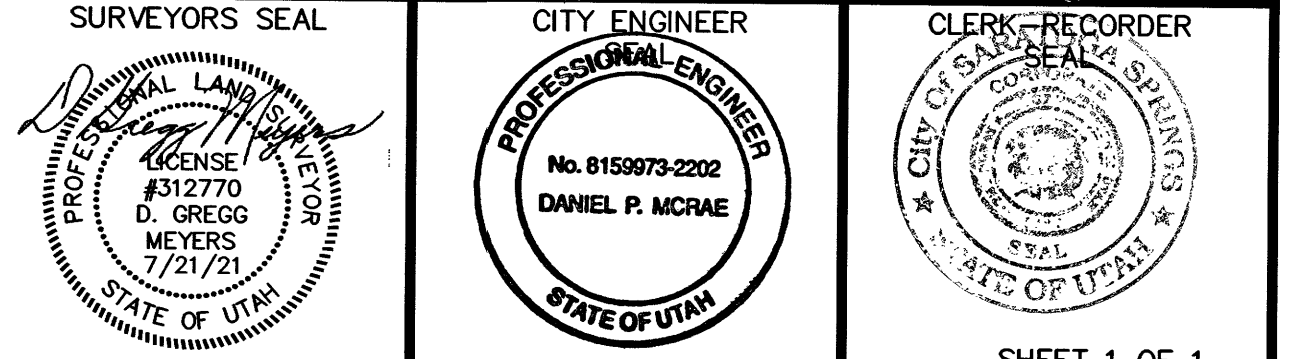
APPROVAL BY LEGISLATIVE BODY

The City Council of Saratoga Springs, County of Utah, approves this subdivision subject to the conditions and restrictions stated herein, 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 21 day of July A.D. 2021

City Mayor: [Signature]
City Recorder: [Signature] (See Seal Below)

UTAH LAKE ESTATES

LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH, AND VACATING LOT #27 OF LAKE MOUNTAIN ESTATES PLAT "B"



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 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 22 DAY OF July 2021
[Signature]
ROCKY MOUNTAIN POWER

DOMINION ENERGY QUESTAR CORPORATION
DOMINION ENERGY QUESTAR CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY QUESTAR CORPORATION 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 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 QUESTAR CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 800-366-6532.
APPROVED THIS 22 DAY OF July 2021
BY: [Signature]
TITLE: Pre-Gen
DOMINION ENERGY QUESTAR CORP.

PUBLIC WORKS DIRECTOR
Approved by the Public Works Director on this 23 day of July A.D. 2021
[Signature]
PUBLIC WORKS DIRECTOR
CENTURY LINK
Approved this 22 day of July A.D. 2021
[Signature]
CENTURY LINK
COMCAST CABLE TELEVISION
Approved this 22 day of July A.D. 2021
[Signature]
COMCAST CABLE TELEVISION

ENGINEER: Bingham Engineering, Inc. 262 N. Wright Brothers Drive Salt Lake City, UT 84116 PH: (801) 532-2520
PLANNING DIRECTOR
Approved by the Planning Director on this 26 day of July A.D. 2021
[Signature]
PLANNING DIRECTOR
CITY ENGINEER
Approved by the City Engineer on this 23 day of July A.D. 2021
[Signature]
CITY ENGINEER

LAND USE AUTHORITY
Approved by the Land Use Authority on this 26 day of July A.D. 2021
[Signature]
LAND USE AUTHORITY
FIRE CHIEF
Approved by the Fire Chief on this 28 day of July A.D. 2021
[Signature]
CITY FIRE CHIEF

SARATOGA SPRINGS ATTORNEY
Approved by Saratoga Springs Attorney on this 24 day of July A.D. 2021
[Signature]
SARATOGA SPRINGS ATTORNEY
LEHI CITY POST OFFICE
Approved by Post Office Representative on this 22 day of July A.D. 2021
[Signature]
LEHI CITY POST OFFICE REPRESENTATIVE

Sec. 18, T6S, R1E SLB&M (Lot 27 Lake Mountain Estates Plat B) TC-039 JT