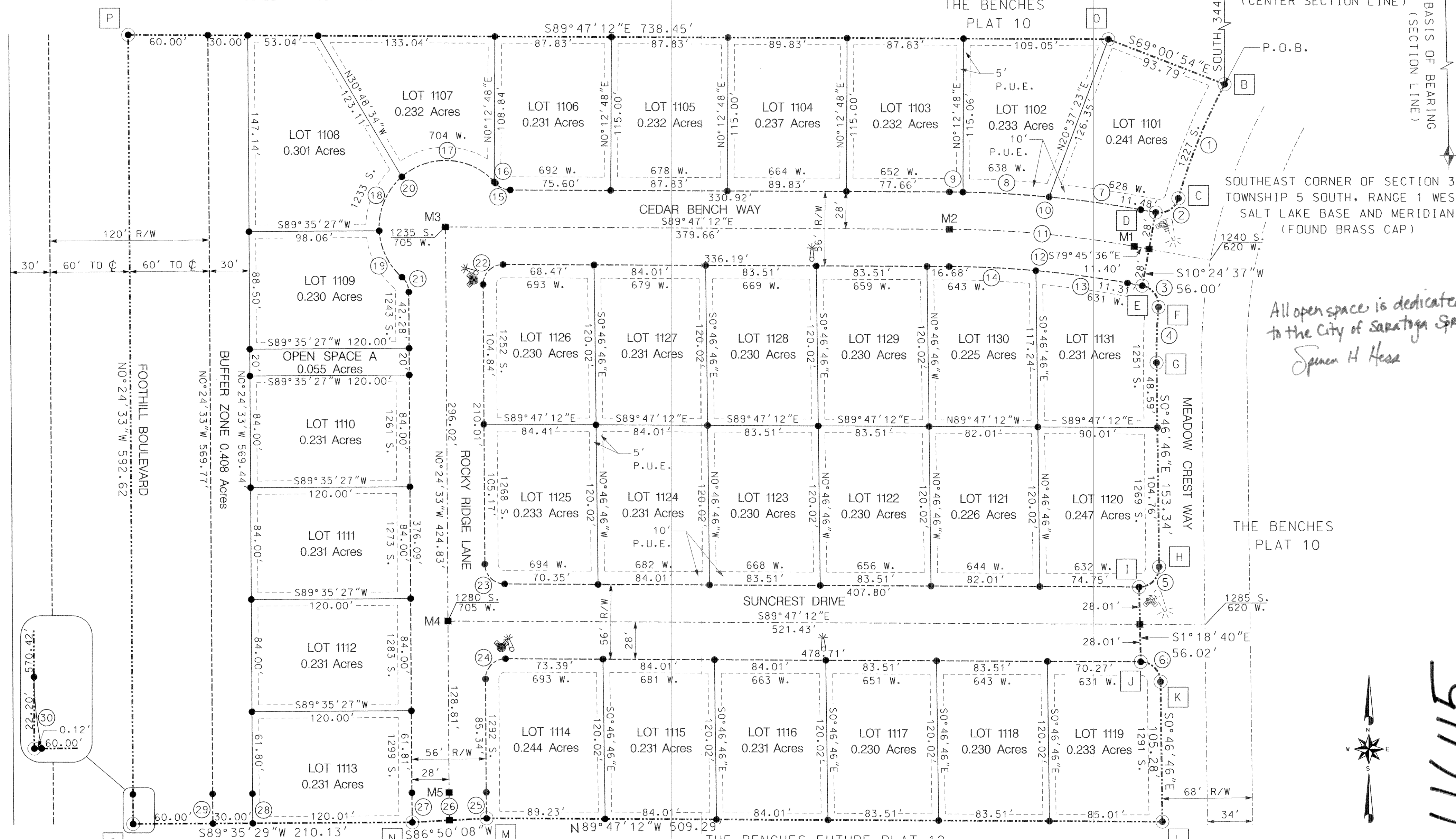
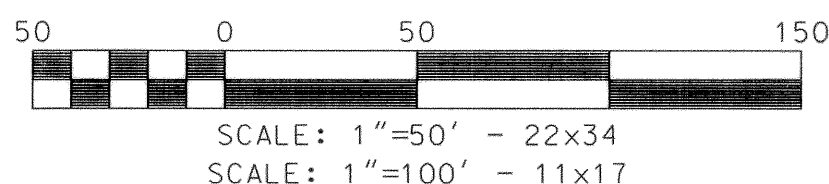


# THE BENCHES PLAT 11

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 34,  
TOWNSHIP 5 SOUTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN  
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH



EAST 1/4 CORNER OF SECTION 34,  
TOWNSHIP 5 SOUTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN  
(FOUND BRASS CAP)  
N89°47'12"W 1874.78'  
(CENTER SECTION LINE)

SOUTHEAST CORNER OF SECTION 34,  
TOWNSHIP 5 SOUTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN  
(FOUND BRASS CAP)

THE BENCHES  
PLAT 10

THE BENCHES FUTURE PLAT 12

All open space is dedicated  
to the City of Saratoga Springs.  
Spencer H. Heas

11645

**NOTES:**  
(1) CLAY TYPE SOILS EXIST. PRIOR TO ANY BUILDING PERMITS BEING ISSUED LOT OWNERS SHOULD OBTAIN SOILS TESTING OR A LOT SOIL STUDY ON EACH LOT AS DETERMINED AND REQUIRED BY THE CITY OF SARATOGA SPRINGS, BUILDING OFFICIAL.  
(2) THIS PLAT CONFORMS TO ALL OF THE CITY OF SARATOGA SPRINGS LAND DEVELOPMENT REGULATIONS, ORDINANCES AND POLICIES. CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL BE CONSISTENT WITH THE CITY'S ADOPTED REGULATIONS, ORDINANCES AND OTHER CONSTRUCTION POLICIES AND PROCEDURES.  
(3) THE INSTALLATION OF ALL 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.  
(4) SHALLOW SEWER DEPTHS: CONTRACTOR SHALL VERIFY SEWER DEPTHS BEFORE EXCAVATING FOR BASEMENT. HOME(S) WITH BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.

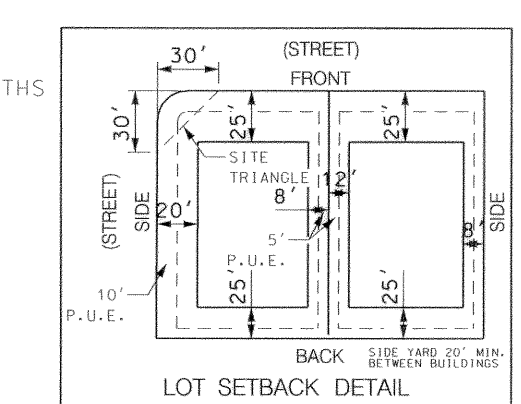
MONUMENT	NORTHING	EASTING
M1	730784.82	1879601.77
M2	730797.56	1879462.58
M3	730798.97	1879083.03
M4	730503.04	1879085.14
M5	730374.27	1879086.06

GRID FACTOR = 0.9997185219

MONUMENT	NORTHING	EASTING
A	731248.05	1880372.13
B	730906.49	1879669.84
C	730820.98	1879635.14
D	730810.33	1879618.05
E	730755.27	1879607.93
F	73039.26	1879602.21
G	730697.58	1879618.75
H	730544.30	1879620.84
J	730529.10	1879605.79
K	730473.11	1879607.07
L	730458.32	1879622.01
M	730353.08	1879623.44
N	730354.97	1879114.29
O	730351.88	1879058.36
P	730350.88	1878848.29
Q	730342.82	1878844.06
R	730340.07	1879582.30

GRID FACTOR = 0.9997185219

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	92.50	-429.00	46.43	92.32	S22°05'07"W	12°21'12"
C2	22.08	15.00	13.58	20.14	S58°04'27"W	84°19'53"
C3	22.14	15.00	13.64	20.18	S37°29'00"E	84°33'12"
C4	41.73	-429.00	20.88	41.71	S2°00'25"W	5°34'22"
C5	23.82	15.00	15.28	21.40	S44°43'01"W	90°59'34"
C6	23.30	15.00	14.74	21.03	S45°16'59"E	89°00'26"
C7	69.64	-828.00	34.84	69.62	N82°10'10"W	4°49'08"
C8	65.09	-828.00	32.56	65.07	N86°49'51"W	4°30'14"
C9	10.17	-828.00	5.09	10.17	N89°26'05"W	0°42'14"
C10	144.90	-828.00	144.71	144.71	N84°46'24"W	10°01'36"
C11	140.00	-800.00	70.18	139.82	N84°46'24"W	10°01'36"
C12	135.10	-772.00	67.12	134.93	N84°46'24"W	10°01'36"
C13	69.64	-772.00	34.84	69.61	N82°10'10"W	5°10'08"
C14	65.46	-772.00	32.75	65.44	N87°21'27"W	4°51'30"
C15	12.72	15.00	6.77	12.34	N65°29'43"W	48°34'58"
C16	1.46	-50.00	0.73	1.46	N42°02'34"W	1°40'39"
C17	77.08	-50.00	48.56	69.67	N87°02'34"W	88°19'21"
C18	45.46	-50.00	24.44	43.91	S22°44'48"W	52°05'56"
C19	39.87	-50.00	21.06	38.82	S26°08'51"E	45°41'21"
C20	163.88	-772.00	N/A	163.77	S44°54'07"W	187°47'17"
C21	12.72	15.00	6.77	12.34	S24°42'02"E	48°34'58"
C22	23.72	-15.00	15.16	21.33	S44°54'07"W	90°37'21"



**LEGEND**  
 • SET 3/8" REBAR & CAP (BOUNDARY)  
 • SET 5/8" REBAR & CAP (INTERIOR LOT)  
 • ROAD MONUMENT  
 \* NEW STREET LIGHT  
 \* EXISTING STREET LIGHT  
 \* EXISTING FIRE HYDRANT  
 \* NEW FIRE HYDRANT

**FIRE CHIEF APPROVAL**  
 APPROVED THIS 27<sup>th</sup> DAY OF April A.D. 20 06  
 BY THE CITY FIRE CHIEF  
*Wendy Powell*  
 CITY FIRE CHIEF

**PLANNING COMMISSION APPROVAL**  
 APPROVED THIS 27<sup>th</sup> DAY OF April A.D. 20 06  
 BY THE PLANNING COMMISSION  
*[Signature]*  
 CHAIRMAN, PLANNING COMMISSION

**SARATOGA SPRINGS ENGINEER APPROVAL**  
 APPROVED THIS 27<sup>th</sup> DAY OF April A.D. 20 06  
 BY THE CITY CIVIL ENGINEER  
*[Signature]*  
 CITY CIVIL ENGINEER

**SARATOGA SPRINGS ATTORNEY**  
 APPROVAL AS TO FORM THIS 9<sup>th</sup> DAY OF May A.D. 20 06 BY THE CITY ATTORNEY.  
*[Signature]*  
 SARATOGA SPRINGS ATTORNEY

## SURVEYOR'S CERTIFICATE

I, BARRY ANDREASON, DO HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER, AND OR LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166572 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. 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, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THAT THE SAME AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS HAVE BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND MEET FRONTAGE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

## BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT WHICH IS NORTH 89°47'12" WEST ALONG THE CENTER SECTION LINE 1874.78 FEET AND SOUTH 00°00'00" EAST 344.26 FEET FROM THE EAST QUARTER CORNER OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG AN ARC OF A 429.00 FOOT RADIUS CURVE TO THE LEFT 92.50 FEET THROUGH A CENTRAL ANGLE OF 12°21'12"; THE CHORD OF WHICH BEARS SOUTH 22°05'07" WEST 92.32 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 22.08 FEET THROUGH A CENTRAL ANGLE OF 84°19'53"; THE CHORD OF WHICH BEARS SOUTH 58°04'27" WEST 20.14 FEET; THENCE SOUTH 10°24'37" WEST 56.00 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC OF 15.00 FOOT RADIUS CURVE TO THE RIGHT 23.82 FEET THROUGH A CENTRAL ANGLE OF 90°59'34"; THE CHORD OF WHICH BEARS SOUTH 44°43'01" WEST 21.40 FEET; THENCE SOUTH 01°18'40" EAST 56.02 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 23.30 FEET THROUGH A CENTRAL ANGLE OF 89°00'26"; THE CHORD OF WHICH BEARS SOUTH 45°16'59" EAST 21.03 FEET; THENCE SOUTH 00°46'46" EAST 105.28 FEET; THENCE NORTH 89°47'12" WEST 509.29 FEET; THENCE SOUTH 86°50'08" WEST 56.04 FEET; THENCE SOUTH 89°35'29" WEST 210.13 FEET; THENCE NORTH 00°24'33" WEST 592.62 FEET; THENCE SOUTH 89°47'12" WEST 738.45 FEET; THENCE SOUTH 69°00'54" EAST 93.79 FEET TO THE POINT OF BEGINNING.

ACRES: 10.499 \* OF LOTS: 31  
 DATE: May 30, 2006  
 SURVEYOR'S NAME: Barry Anderson  
 LICENSE NO. 166572

## OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, 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 THE BENCHES PLAT 11, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE OWNER WARRANTS AND DEFENDS AND SAVES THE CITY HARMLESS AGAINST ANY EASEMENT OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREET. IN WITNESS WHEREOF I HAVE HERETO SET MY HAND THIS 12<sup>th</sup> DAY OF April, 2006.

WENTWORTH DEVELOPMENT LLC  
 OWNER'S ACKNOWLEDGEMENT  
 STATE OF UTAH ) S.S.  
 COUNTY OF Utah )  
 ON THE 12<sup>th</sup> DAY OF April A.D. 20 06, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF UTAH IN SAID STATE OF UTAH, THE SIGNER(S) OF THE ABOVE OWNER'S DEDICATION, IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT Sean M. Fleming, SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

1/21/2010  
 MY COMMISSION EXPIRES: \_\_\_\_\_  
 NOTARY PUBLIC  
 RESTING AT \_\_\_\_\_

## ACKNOWLEDGEMENT (CORPORATE)

STATE OF UTAH ) S.S.  
 COUNTY OF Utah )  
 ON THE \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME AND \_\_\_\_\_, WHO BEING BY ME DULY SWORN DID SAY EACH FOR HIMSELF, THAT HE, SHE, IT IS THE PRESIDENT AND HE, SHE, IT IS THE SECRETARY OF \_\_\_\_\_ CORPORATION, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND SAID \_\_\_\_\_ AND \_\_\_\_\_ EACH DULY ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME AND THAT THE SEAL AFFIXED IS THE SEAL OF SAID CORPORATION.

## ACCEPTANCE BY LEGISLATIVE BODY

THE MAYOR 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 THE PUBLIC. THIS 9<sup>th</sup> DAY OF May, A.D. 20 06.

MAYOR: *[Signature]* ATTEST: *[Signature]*  
 CITY RECORDER  
 (SEE SEAL BELOW)

## THE BENCHES PLAT 11

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 34,  
TOWNSHIP 5 SOUTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN  
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL: Barry Anderson, No. 166572  
 NOTARY PUBLIC SEAL: Camie Redden, No. 136501  
 CITY ENGINEER SEAL: [Blank]  
 CITY RECORDER SEAL: [Blank]

ENT 58790:2006-04-11-11:55  
 RANDALL A. DUNSTON  
 UTAH COUNTY RECORDER  
 2006 May 12 2:16 pm FEE \$8.00 BY SW  
 RECORDED FOR SARATOGA SPRINGS CITY