

THE BENCHES PLAT 12

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)

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

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 SOUTH 01°16'48" EAST 891.08 FEET AND WEST 1941.08 FEET FROM THE EAST QUARTER CORNER OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00°46'46" EAST 104.76 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC OF A 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 07°24'22" EAST 56.50 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 208.03 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC OF A 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 07°24'22" EAST 56.50 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 90.27 FEET; THENCE NORTH 89°47'12" WEST 423.02 FEET; THENCE SOUTH 83°32'49" WEST 57.27 FEET; THENCE SOUTH 71°44'04" WEST 300.00 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC OF A 2250.00 FOOT RADIUS CURVE TO THE RIGHT 66.56 FEET THROUGH A CENTRAL ANGLE OF 01°14'42"; THE CHORD OF WHICH BEARS NORTH 17°31'00" WEST 66.56 FEET; THENCE NORTH 00°24'33" WEST 607.79 FEET; THENCE NORTH 89°35'29" EAST 210.13 FEET; THENCE NORTH 86°50'08" EAST 56.04 FEET; THENCE SOUTH 89°47'12" EAST 509.29 FEET TO THE POINT OF BEGINNING.

ACRES: 10.644 * OF LOTS: 27

DATE: May 30, 2006
DATE: _____
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 HEREBY DEDICATED TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS THE BENCHES PLAT 12, 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 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 27th DAY OF APRIL, 2006.

WENTWORTH DEVELOPMENT L.L.C.
MANAGER

OWNER'S ACKNOWLEDGEMENT

STATE OF UTAH, COUNTY OF SALT LAKE S.S.,
ON THE 12th DAY OF April, A.D. 2006, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF UTAH, SAID STATE OF UTAH, THE SIGNER(S) OF THE ABOVE OWNER'S DEDICATION, WE IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT Sean M. Fleming SIGNED IT FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED.

1/21/2010
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC
RESIDING AT: Taylorville, UT

ACKNOWLEDGEMENT (CORPORATE)

STATE OF UTAH, COUNTY OF UTAH S.S.,
ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME, AND _____ IS THE PRESIDENT AND HE SAID _____ 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 I FULLY ACKNOWLEDGE TO ME THAT SAID CORPORATION EXECUTED THE SAME AND THAT THE SEAL AFFIXED IS THE SEAL OF SAID CORPORATION.

MY COMMISSION EXPIRES _____
NOTARY PUBLIC
RESIDING AT _____

ACCEPTANCE BY LEGISLATIVE BODY

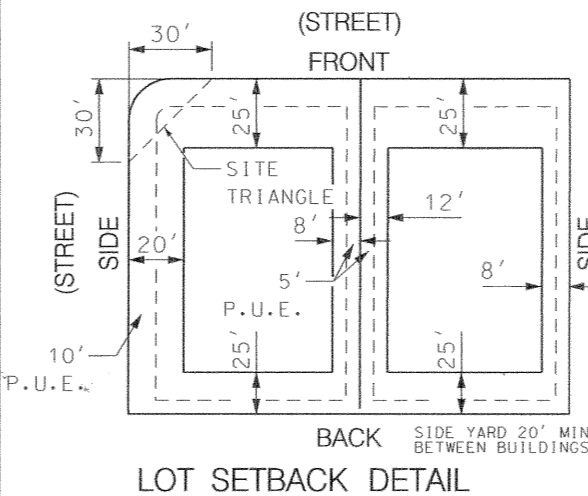
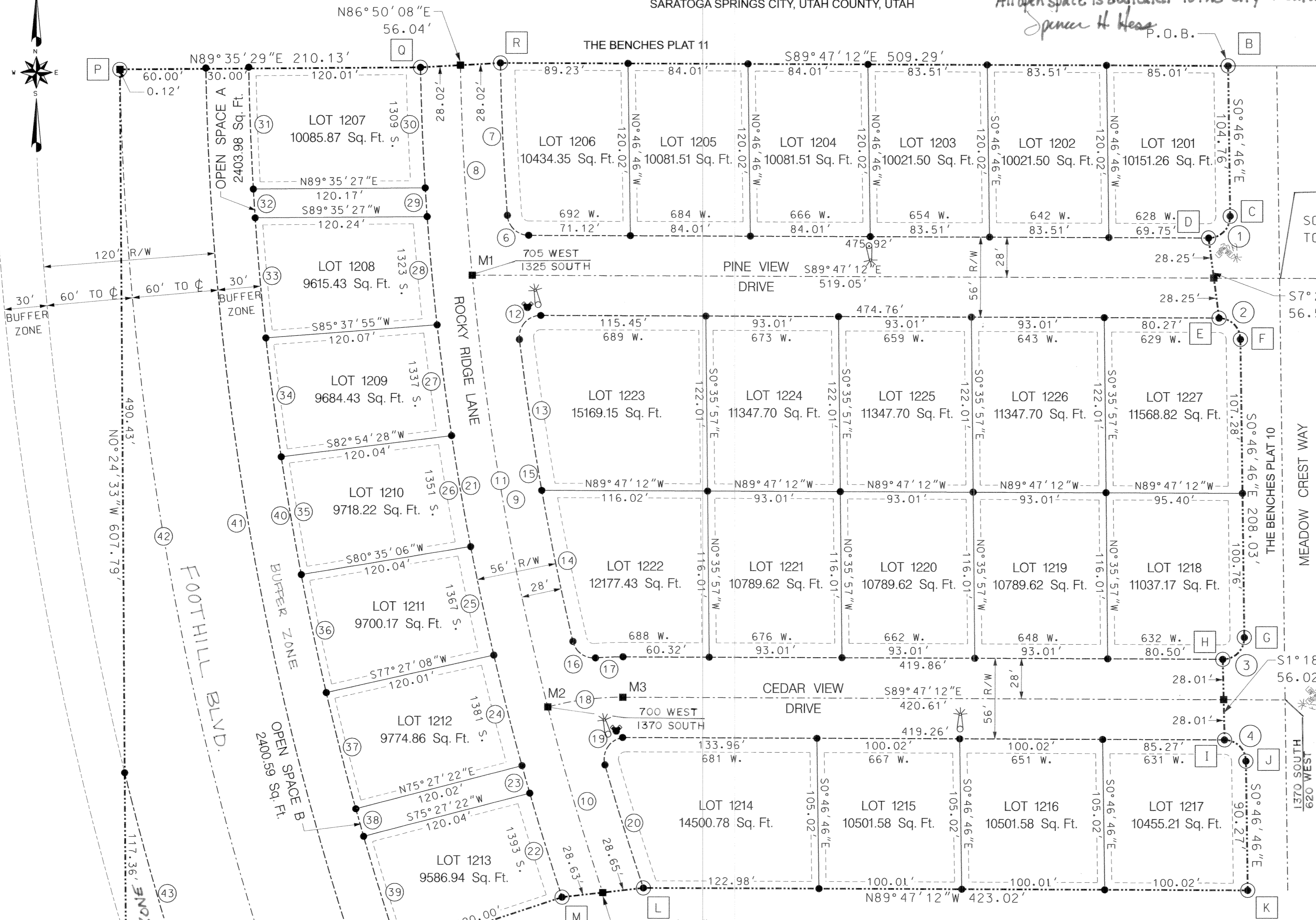
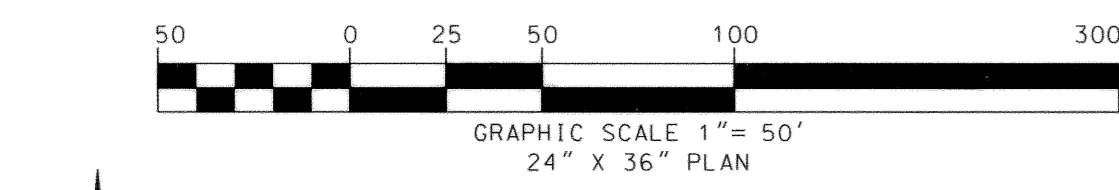
THE MAYOR OF THE CITY OF SARATOGA SPRINGS, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC. THIS 9th DAY OF May, A.D. 2006.

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

THE BENCHES SUBDIVISION PLAT 12

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 REGISTERED LAND SURVEYOR NO. 166572 BARRY ANDREASON STATE OF UTAH	NOTARY PUBLIC SEAL No. 132501 LARRY R. GILSON STATE OF UTAH	CITY ENGINEER SEAL CITY OF SARATOGA SPRINGS	CITY RECORDER SEAL CITY OF SARATOGA SPRINGS
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MONUMENT	NORTHING	EASTING
M1	730207.08	1879094.55
M2	729905.96	1879147.46
M3	729912.78	1879199.97
GRID FACTOR = 0.9997185219		

MONUMENT	NORTHING	EASTING
A	731248.05	1880372.13
B	730350.38	1878848.29
C	730351.88	1879058.36
D	730354.97	1879114.29
E	730353.08	1879623.44
F	730248.36	1879624.86
G	730235.16	1879609.81
H	730117.35	1879617.09
I	730162.36	1879632.03
J	729954.41	1879634.86
K	729939.21	1879619.81
L	729883.22	1879621.09
M	729868.43	1879636.03
N	729778.19	1879637.26
O	729779.76	1879214.36
P	729773.33	1879157.46
Q	729679.33	1878872.66
R	729742.78	1878852.63
GRID FACTOR = 0.9997185219		

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	23.82	15.00	15.26	21.40	S44°43'01"W	90°59'34"
C2	23.30	15.00	14.74	21.03	S49°16'59"E	89°00'26"
C3	23.82	15.00	15.26	21.40	S44°43'01"W	90°59'34"
C4	23.30	15.00	14.74	21.03	S49°16'59"E	89°00'26"
C5	66.56	2250.00	33.28	66.56	N17°31'00"W	1°14'42"
C6	22.40	15.00	13.88	20.38	N47°00'03"W	85°34'18"
C7	106.30	1894.00	53.16	106.29	N2°36'26"W	3°12'57"
C8	146.65	1922.00	73.36	146.61	N3°13'00"W	4°22'18"
C9	306.15	1922.00	153.40	305.83	N9°57'57"W	9°07'35"
C10	135.07	1922.00	67.57	135.05	N16°32'31"W	4°01'36"
C11	587.87	1922.00	296.25	585.58	N9°47'35"W	17°31'29"
C12	25.41	15.00	16.97	22.48	N41°40'52"E	37°03'51"
C13	106.39	1894.00	53.21	106.37	N8°27'36"W	3°13'06"
C14	107.72	1894.00	53.87	107.70	N11°41'54"W	3°15'31"
C15	214.10	1894.00	107.16	213.99	N10°05'21"W	6°28'37"
C16	21.29	15.00	12.88	19.54	N5°58'52"W	81°18'24"
C17	19.29	228.00	9.65	19.29	N87°47'22"E	4°50'52"
C18	53.12	200.00	26.72	52.96	N8°36'18"E	15°13'00"
C19	27.81	15.00	19.99	23.99	N37°05'59"E	106°13'38"
C20	90.03	1894.00	45.02	90.02	N17°22'33"W	2°43'24"
C21	589.39	1950.00	296.96	587.15	N9°43'13"W	17°19'04"

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C22	75.99	1950.00	38.00	75.99	N17°15'46"W	2°13'58"
C23	20.01	1950.00	10.00	20.01	N15°51'09"W	0°35'16"
C24	79.37	1950.00	39.69	79.36	N14°23'33"W	2°19'55"
C25	77.55	1950.00	38.78	77.55	N12°05'14"W	2°16'43"
C26	78.55	1950.00	39.28	78.55	N9°47'37"W	2°18'29"
C27	77.85	1950.00	38.93	77.85	N7°29'45"W	2°17'15"
C28	75.98	1950.00	37.99	75.97	N5°14'10"W	2°13'57"
C29	20.04	1950.00	10.02	20.04	N3°49'32"W	0°35'19"
C30	84.05	1950.00	42.03	84.05	N2°17'47"W	2°28'11"
C31	84.05	2070.00	42.03	84.04	N2°11'13"W	2°19'35"
C32	20.03	2070.00	10.02	20.03	N3°37'38"W	0°33'16"
C33	84.28	2070.00	42.15	84.27	N5°04'15"W	2°19'58"
C34	83.56	2070.00	41.78	83.55	N7°23'37"W	2°18'46"
C35	83.42	2070.00	41.71	83.41	N9°42'16"W	2°18'32"
C36	84.12	2070.00	42.06	84.11	N12°01'23"W	2°19'42"
C37	83.55	2070.00	41.78	83.54	N14°20'37"W	2°18'45"
C38	20.00	2070.00	10.00	20.00	N15°46'36"W	0°33'13"
C39	83.79	2070.00	41.90	83.78	N17°12'47"W	2°19'09"
C40	626.79	2070.00	313.81	624.40	N9°41'54"W	17°20'56"
C41	636.14	2100.00	320.52	633.71	N9°47'35"W	17°21'22"
C42	654.84	2160.00	329.95	652.33	N9°40'59"W	17°22'12"
C43	178.44	2220.00	89.27	178.39	N16°03'46"W	4°36'19"

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.

- LEGEND
- = SET 5/8" REBAR & CAP (BOUNDARY)
 - = SET 5/8" REBAR & CAP (INTERIOR LOT)
 - = ROAD @ MONUMENT
 - = NEW STREET LIGHT
 - = EXISTING STREET LIGHT
 - = EXISTING FIRE HYDRANT
 - = NEW FIRE HYDRANT

BROWN ENGINEERING INC.
31 SOUTH 400 WEST
OREM, UTAH 84058
OFFICE # (801) 377-1790
FAX # (801) 377-1789

FIRE CHIEF APPROVAL
APPROVED THIS 9 DAY OF May, A.D. 2006
BY THE CITY FIRE CHIEF.
[Signature]
CITY FIRE CHIEF

PLANNING COMMISSION APPROVAL
APPROVED THIS 14 DAY OF May, A.D. 2006
BY THE PLANNING COMMISSION.
[Signature]
CHAIRMAN, PLANNING COMMISSION

SARATOGA SPRINGS ENGINEER APPROVAL
APPROVED THIS 2nd DAY OF May, A.D. 2006
BY THE CITY CIVIL ENGINEER.
[Signature]
CITY CIVIL ENGINEER

SARATOGA SPRINGS ATTORNEY
APPROVAL AS TO FORM THIS 9th DAY OF May, A.D. 2006 BY THE CITY ATTORNEY.
[Signature]
SARATOGA SPRINGS ATTORNEY

ENT 58792-2006, Reg. # 11646
RANDALL A. ODVINGTON
UTAH COUNTY RECORDER
2006 May 12 2:19 pm FEE \$9.00 BY SW
RECORDED FOR SARATOGA SPRINGS CITY

Sec. 34, 5, W 70-039 JT