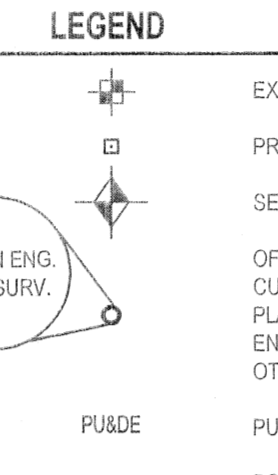
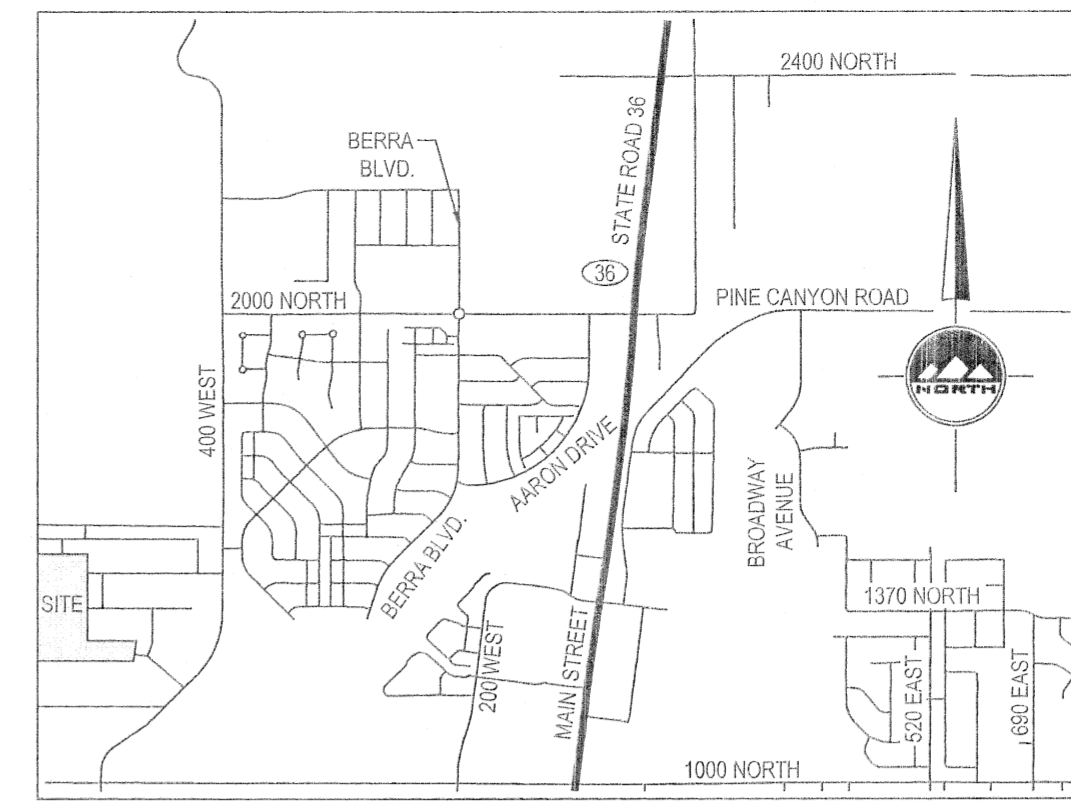
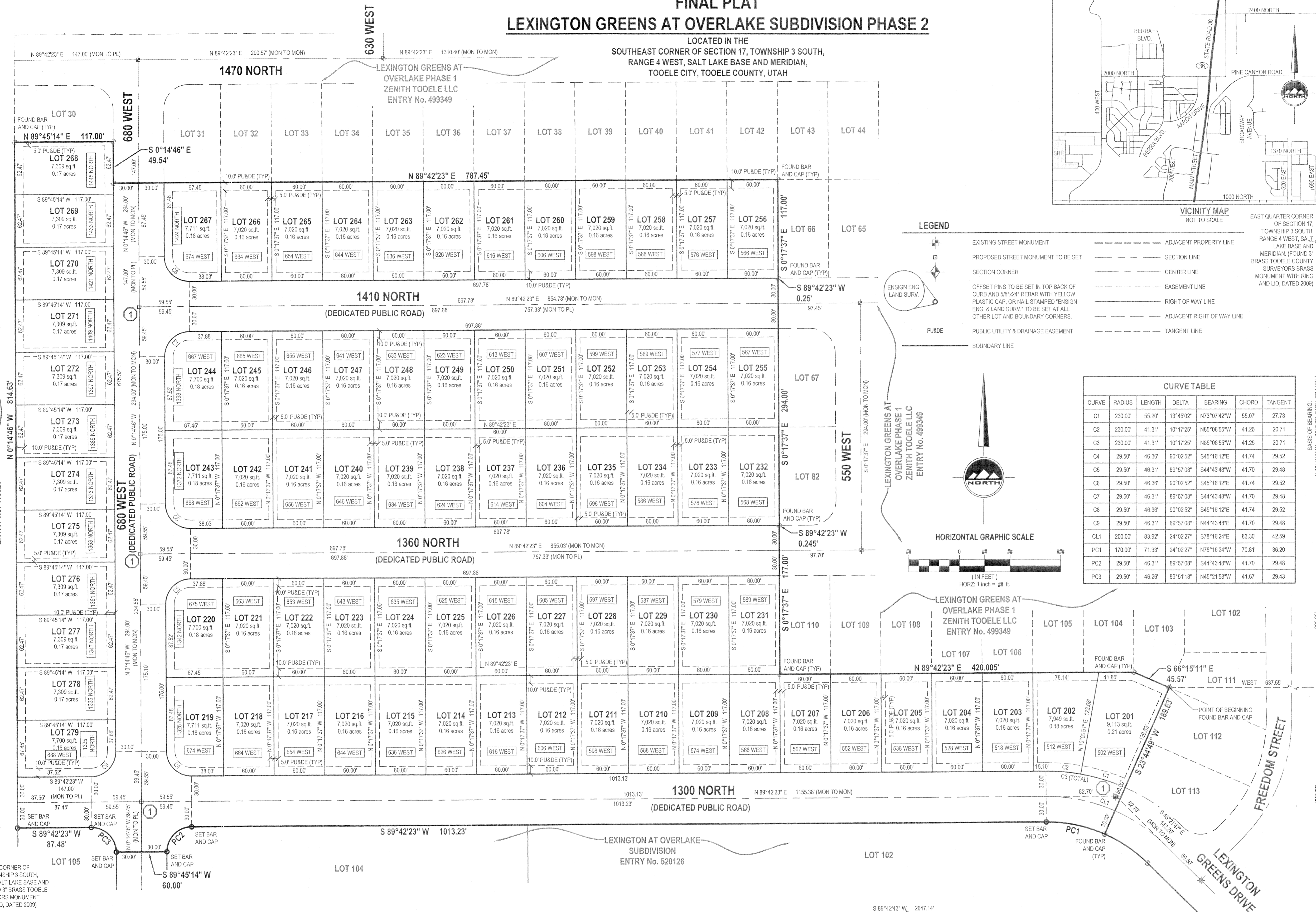
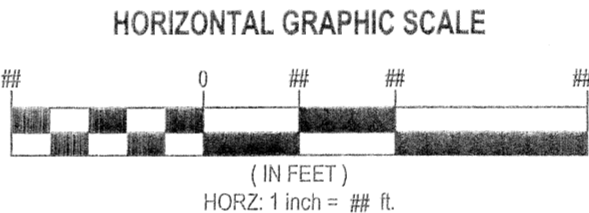


# FINAL PLAT LEXINGTON GREENS AT OVERLAKE SUBDIVISION PHASE 2

LOCATED IN THE  
SOUTHEAST CORNER OF SECTION 17, TOWNSHIP 3 SOUTH,  
RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN,  
TOOELE CITY, TOOELE COUNTY, UTAH



CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD	TANGENT
C1	230.00'	55.20'	13°45'00"	N73°04'42"W	55.07'	27.73'
C2	230.00'	41.31'	10°17'25"	N85°08'55"W	41.25'	20.71'
C3	230.00'	41.31'	10°17'25"	N85°08'55"W	41.25'	20.71'
C4	29.57'	46.30'	89°02'52"	S45°16'12"E	41.74'	29.52'
C5	29.57'	46.31'	89°57'08"	S44°43'48"W	41.70'	29.48'
C6	29.57'	46.30'	90°02'52"	S45°16'12"E	41.74'	29.52'
C7	29.57'	46.31'	89°57'08"	S44°43'48"W	41.70'	29.48'
C8	29.57'	46.30'	90°02'52"	S45°16'12"E	41.74'	29.52'
C9	29.57'	46.31'	89°57'08"	N44°43'48"E	41.70'	29.48'
CL1	200.00'	83.92'	24°02'21"	S78°16'24"E	83.30'	42.59'
PC1	170.00'	71.33'	24°02'21"	N78°16'24"W	70.81'	36.20'
PC2	29.57'	46.31'	89°57'08"	S44°43'48"W	41.70'	29.48'
PC3	29.57'	46.26'	89°51'18"	N45°21'58"W	41.67'	29.43'



**SURVEYOR'S CERTIFICATE**  
I, Douglas J. Kinaman, do hereby certify that I am a Professional Land Surveyor, and that I hold certificate No. 334575 as prescribed under 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 and streets, together with easements, hereinafter to be known as LEXINGTON GREENS AT OVERLAKE SUBDIVISION PHASE 2, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

**BOUNDARY DESCRIPTION**  
A parcel of land, situated in the Southeast Quarter of Section 17, Township 3 South, Range 4 West, Salt Lake Base and Meridian, in Tooele County, Utah, more particularly described as follows:  
Beginning at the northeast corner of Lot 112 of Lexington Greens at Overlake Phase 1, recorded as Entry No. 499349 in the Tooele County Recorder's Office, said point being South 0°14'46" East 903.83 feet along the Section line and West 537.55 feet along the East Quarter Corner of Section 17, Township 3 South, Range 4 West, Salt Lake Base and Meridian, and running:  
thence South 23°44'49" West 189.63 feet along the westerly line of Lots 112 and 113 of said Lexington Greens at Overlake Phase 1, to the south line of Lexington Greens Drive, said point also being on the northerly line of Lexington at Overlake Subdivision, recorded as Entry No. 520126 in the Tooele County Recorder's Office;  
thence North 75°16'24" West 70.81 feet through a central angle of 24°02'21" along the northerly boundary of said Lexington at Overlake Subdivision, this call and the following (5) calls:  
thence South 89°42'23" West 1,013.23 feet;  
thence Southwesterly 46.31 feet along the arc of a 29.50-foot radius non-tangent curve to the left (center bears South 0°17'37" East and the long chord bears South 44°43'48" West 41.70 feet through a central angle of 89°57'08");  
thence North 75°16'24" West 60.00 feet;  
thence Northwesterly 46.25 feet along the arc of a 29.50-foot radius non-tangent curve to the left (center bears South 89°33'41" West and the long chord bears North 45°21'58" West 41.67 feet through a central angle of 89°51'18");  
thence South 89°42'23" West 87.45 feet, to the northwest corner of Lot 105 of said Lexington Greens at Overlake Subdivision;  
thence North 0°14'46" East 614.63 feet, to the southeast corner of Lot 30 of said Lexington Greens at Overlake Phase 1;  
thence North 89°45'14" East 117.00 feet along the south line of said Lot 30, to the west line of 680 West Street;  
thence South 0°14'46" East 49.54 feet along the west line of said 680 West Street, to the south line of said Lexington Greens at Overlake Phase 1;  
thence North 89°42'23" East 787.45 feet along the southerly line of said Lexington Greens at Overlake Phase 1 to the northwest corner of Lot 66 of said Subdivision;  
thence South 0°17'37" East 117.00 feet along the west line of Lot 66, to the north line of 1410 North Street;  
thence South 89°42'23" West 0.25 feet along the north line of said 1410 North Street, to the westerly line of said Lexington Greens at Overlake Phase 1;  
thence South 0°17'37" East 294.00 feet along the westerly line of said Lexington Greens at Overlake Phase 1, to the southwest corner of Lot 82 of said Subdivision, said point also being on the north line of 1300 North Street;  
thence South 89°42'23" West 124.25 feet along the north line of said 1300 North Street, to the westerly line of said Lexington Greens at Overlake Phase 1;  
thence South 0°17'37" East 177.00 feet along the west line of said Lexington Greens at Overlake Phase 1, to the southeast corner of Lot 119 of said Subdivision;  
thence North 89°42'23" East 420.005 feet along the southerly line of said Lexington Greens at Overlake Phase 1, to the southwest corner of Lot 103 of said Subdivision;  
thence South 66°15'11" East 45.57 feet along the southerly line of said Lot 103, to the Point of Beginning.

Contains 775,950 square feet or 17.81 acres, 79 Lots.  
Date: **MARCH 2, 2021**  
Douglas J. Kinaman  
Professional Land Surveyor  
No. 334575  
State of Utah

**OWNER'S DEDICATION**  
Known all men by these presents that the undersigned are the owner(s) of the herein described tract of land and hereby cause the same to be divided into lots, and streets together with easements as set forth hereinafter to be known as:  
**LEXINGTON GREENS AT OVERLAKE SUBDIVISION PHASE 2**  
The undersigned owner(s) hereby dedicate to Tooele City all those parts or portions of said tract of land on said plat designated hereon as streets, the same to be used as public thoroughfares forever. The undersigned owner(s) also hereby convey to any and all public utility companies providing service to the herein described tract a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of public utility service lines and facilities.

In witness whereof I have hereunto set my hand this 10th day of March, A.D. 2021.  
By: Charles W. Overlow  
Charles W. Overlow (Managing Director)  
**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**  
STATE OF UTAH, County of Tooele, J.S.S.  
On the 10th day of March, A.D. 2021, Charles W. Overlow personally appeared before me, the undersigned Notary Public, in and for said County of Tooele in the State of Utah, who after being duly sworn, acknowledged to me that he/she is the Managing Director of Lexington Greens LLC, a Limited Liability Company and that he/she signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.  
Notary's Full Name & Commission Number: Roseann C. Davis  
03-19-2021  
My Commission Expires: 03-19-2027  
A Notary Public Commissioned in Utah

**ROCKY MOUNTAIN POWER COMPANY**  
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(A)(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 MAY HAVE UNDER:  
(1) A RECORDED EASEMENT OR RIGHT-OF-WAY  
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS  
(3) TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR  
(4) ANY OTHER PROVISION OF LAW.  
APPROVED THIS 3 DAY OF March, 2021  
ROCKY MOUNTAIN POWER BY: [Signature]  
TITLE: ESTIMATOR

**DEVELOPER**  
ZENITH DEVELOPMENT LLC  
2040 MURRY HOLLADAY ROAD, SUITE 204  
SLC, UTAH 84117  
801-428-3755

**SHEET 1 OF 1**  
PROJECT NUMBER: 8290A  
MANAGER: D. KINAMAN  
DRAWN BY: C. CHILD  
CHECKED BY: D. KINAMAN  
DATE: 3/2/2021

**TOOELE**  
189 North Main Street Unit 1  
Tooele, Utah 84074  
Phone: 435-843-3590  
Fax: 435-578-9108  
WWW.ENSIGNENG.COM

**SALT LAKE CITY**  
LAYTON  
CEGAR CITY  
MIDWINTER  
Phone: 435-263-2923

**DOMINION ENERGY**  
DOMINION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION 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 ACKNOWLEDGMENT 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 RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.  
APPROVED THIS 4th DAY OF March, A.D. 2021  
DOMINION ENERGY BY: [Signature]  
TITLE: Pr. Construction Rep

**COUNTY TREASURER APPROVAL**  
APPROVED AS TO FORM THIS 8th DAY OF March, 2021  
BY THE TOOELE COUNTY TREASURER:  
[Signature]  
TOOELE COUNTY TREASURER

**CITY ATTORNEY'S APPROVAL**  
APPROVED AS TO FORM THIS 8 DAY OF May, 2021  
BY THE CITY ATTORNEY:  
[Signature]  
TOOELE CITY ATTORNEY

**TOOELE CITY COUNCIL**  
APPROVED THIS 17th DAY OF March, 2021  
BY THE TOOELE CITY COUNCIL CHAIRMAN:  
[Signature]  
CHAIRMAN, TOOELE CITY COUNCIL

**CITY ENGINEER'S APPROVAL**  
APPROVED AS TO FORM THIS 25th DAY OF May, 2021  
BY THE CITY ENGINEER:  
[Signature]  
TOOELE CITY ENGINEER

**COUNTY SURVEY DEPARTMENT APPROVAL**  
APPROVED THIS 3 DAY OF March, 2021  
BY THE TOOELE COUNTY SURVEY DEPARTMENT.  
RECORD OF SURVEY FILE #2019-0074  
[Signature]  
TOOELE COUNTY SURVEY DIRECTOR

**COMMUNITY DEVELOPMENT APPROVAL**  
APPROVED THIS 21st DAY OF June, 2022  
BY THE COMMUNITY DEVELOPMENT:  
[Signature]  
TOOELE CITY COMMUNITY DEVELOPMENT

**COUNTY HEALTH DEPARTMENT APPROVAL**  
APPROVED THIS 30th DAY OF MARCH, 2021  
BY THE TOOELE COUNTY HEALTH DEPARTMENT:  
[Signature]  
TOOELE COUNTY HEALTH DEPT.

**PLANNING COMMISSION APPROVAL**  
APPROVED THIS 10th DAY OF March, 2021  
BY THE TOOELE CITY PLANNING COMMISSION:  
[Signature]  
CHAIRMAN, TOOELE CITY PLANNING COMMISSION

**FINAL PLAT**  
**LEXINGTON GREENS AT OVERLAKE SUBDIVISION PHASE 2**  
LOCATED IN THE  
SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN,  
TOOELE CITY, TOOELE COUNTY, UTAH

RECORDED # 575471  
STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE  
REQUEST OF: Zenith Tooele LLC  
DATE: 02/24/2022 TIME: 10:51am  
210.00 FEES  
[Signature]  
TOOELE COUNTY RECORDER