

# LAKEVIEW ACADEMY SUBDIVISION

A portion of AMENDING LOT 1 & 2 OF JEX SUBDIVISION  
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22,  
 TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN  
 SARATOGA SPRINGS, UTAH COUNTY, UTAH

13774

## SURVEYOR'S CERTIFICATE

I, Patrick M. Harris, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 286882, 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 plan and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as:

## LAKEVIEW ACADEMY SUBDIVISION

and that the same has been surveyed and staked on the ground as shown on this plan.

Nov. 8, 2012  
 DATE

PATRICK M. HARRIS  
 P.L.S. 286882

## BOUNDARY DESCRIPTION

Beginning at a point on the south line of 400 North Street said point being South 89°53'23" West 28.00 feet along the Quarter section line and South 0°01'27" West 28.00 feet from the East Quarter Corner of Section 22, Township 5 South, Range 1 West, Salt Lake Base and Meridian and running:

thence South 0°01'27" West 160.54 feet to the east line of Lot 2, Jex Subdivision;  
 thence North 89°53'23" East 28.00 feet to the east line of Lot 2, Jex Subdivision;  
 thence South 0°01'27" West 497.35 feet along the east line of said Lot 2, Jex Subdivision;  
 thence South 89°53'23" West 250.00 feet to the west line of said Lot 2, Jex Subdivision;  
 thence South 0°01'27" West 398.01 feet along the west line of said Lot 2, Jex Subdivision to the northeast corner of Lot 6, Just 6 Lots Subdivision;  
 thence West 77.50 feet along the north line to the northeast corner of Lot 5 of said Just 6 Lots Subdivision;  
 thence South 81°30'22" West 27.09 feet along said north line to an angle point of said Lot 5, Just 6 Lots Subdivision;  
 thence West 127.21 feet along the north line to the northwest corner of Lot 4 of said Just 6 Lots Subdivision said point also being a point on the east line of Hayley Lane (515 West);  
 thence North 0°01'26" East 382.94 feet along east line of said Hayley Lane (515 West);  
 thence Northwesterly 23.57 feet along the arc of a 15.00 foot radius curve to the left (center bears North 69°58'34" West and the chord bears North 44°59'17" West 21.22 feet with a central angle of 0°01'26") along the east line of said Hayley Lane (515 West) to the south line of Natalie Way (290 North);  
 thence West 40.99 feet along the south line of said Natalie Way (290 North) to a point on the east line of Sunset Haven Plat A Subdivision;  
 thence North 0°01'27" East 661.40 feet along and beyond the east line of said Sunset Haven Plat A Subdivision to a point on said south line of 400 North Street;  
 thence North 89°53'23" East 509.50 feet along the south line of said 400 North Street to the point of beginning.

Contains 442,017 square feet 10.147 acres, 1 lot

ON 101396/2012 REP # 13774  
 JEFFERY SMITH  
 UTAH COUNTY RECORDER  
 2012 Nov 19 3:09 pm FEE \$1.00 BY CLS  
 RECORDED FOR SARATOGA SPRINGS CITY

## 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 and streets to be hereafter known as

## LAKEVIEW ACADEMY SUBDIVISION

### AMENDING LOT 1 & 2 OF JEX SUBDIVISION

do hereby dedicate for perpetual use of the public and for City all parcels of land, easements and public amenities shown on this plat as intended for public use. The owner(s) warrant and defend and save the City harmless against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance and operation of the street.

In witness whereof have hereunto set this 13 day of November A.D. 20 12

By: *Jim Smith*  
 By: *Beard Chole, Lakeview Academy*  
 By: *of Science, Arts & Technology*

## LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH J.S.S.  
 County of \_\_\_\_\_

On the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20 \_\_\_\_\_ personally appeared before me, the undersigned Notary Public, in and for said County of \_\_\_\_\_ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the \_\_\_\_\_ of \_\_\_\_\_ 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.

MY COMMISSION EXPIRES: \_\_\_\_\_  
 NOTARY PUBLIC RESIDING IN \_\_\_\_\_ COUNTY.

## ACKNOWLEDGMENT (CORPORATE)

STATE OF UTAH J.S.S.  
 COUNTY OF Utah

ON THE 13 DAY OF Nov. A.D. 20 12 I, *Jim Smith*, Notary Public, in and for said County of Utah, in said State of Utah, who being duly sworn, did say to me that *Beard Chole* of *Lakeview Academy* is the *Beard Chole* of *Lakeview Academy* and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Corporation and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: \_\_\_\_\_  
 NOTARY PUBLIC RESIDING IN Utah COUNTY

## ACCEPTANCE BY LEGISLATIVE BODY

THE MAYOR OF THE CITY OF SARATOGA SPRINGS, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.

THIS 19 DAY OF November A.D. 20 12

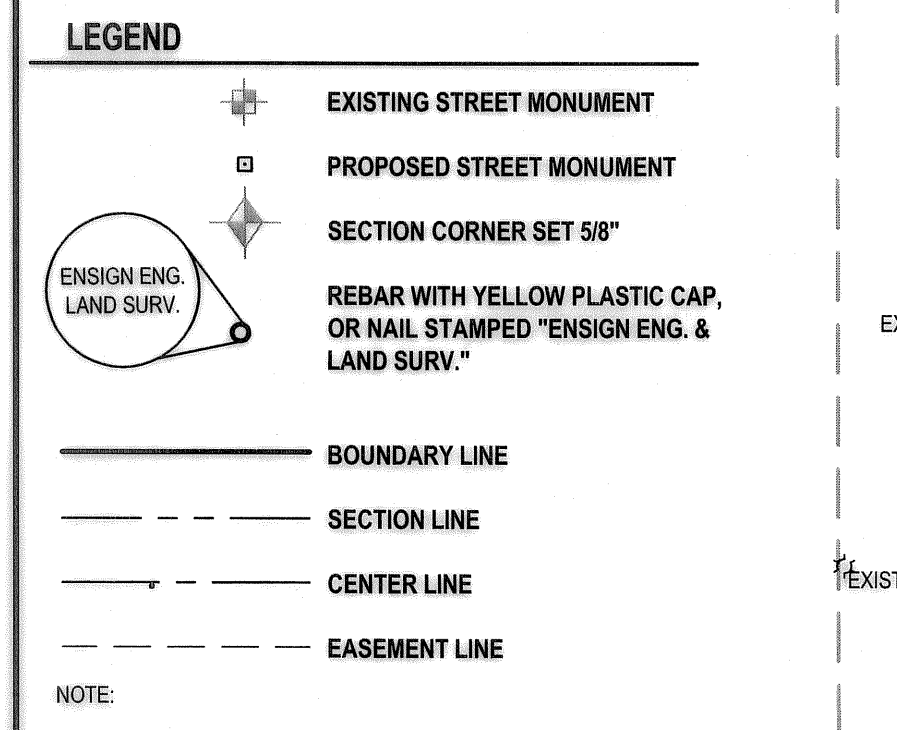
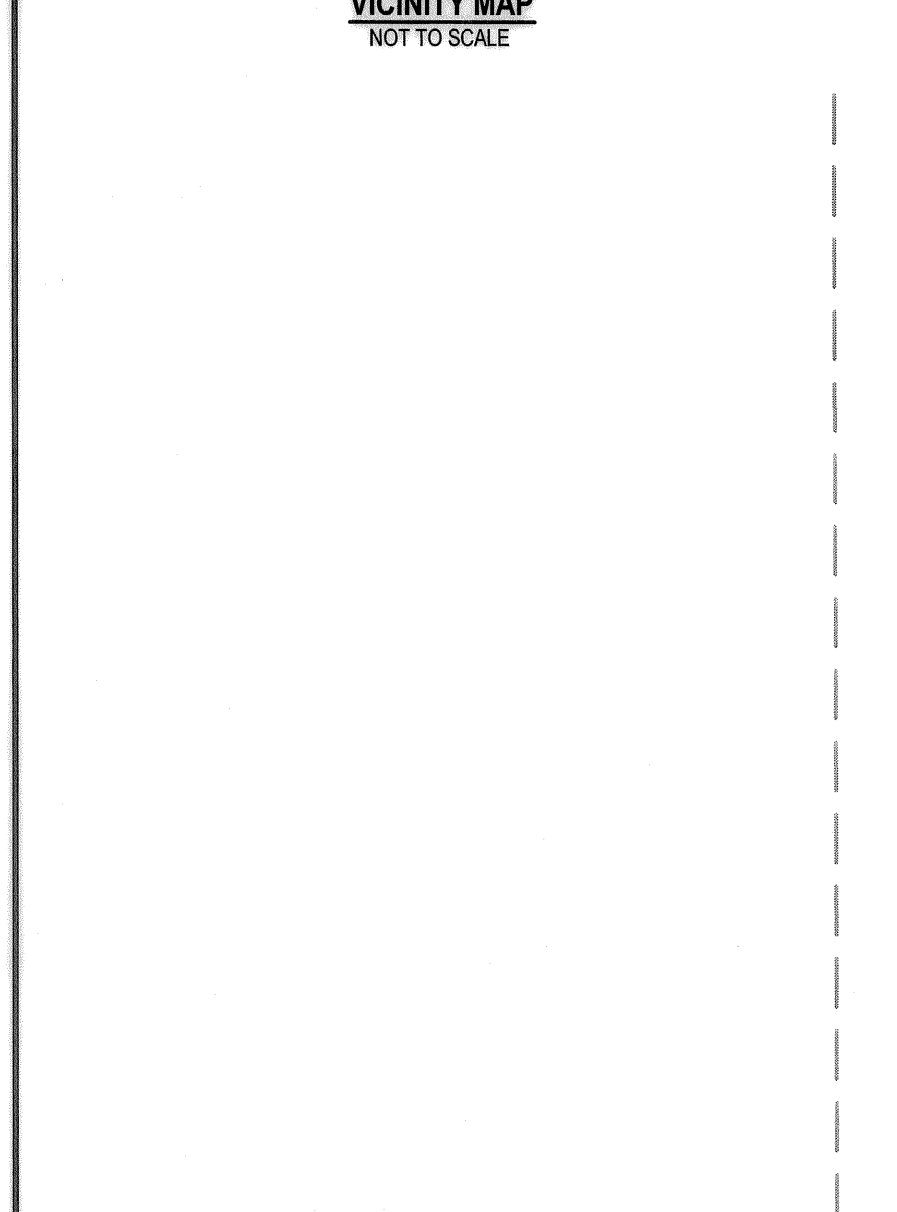
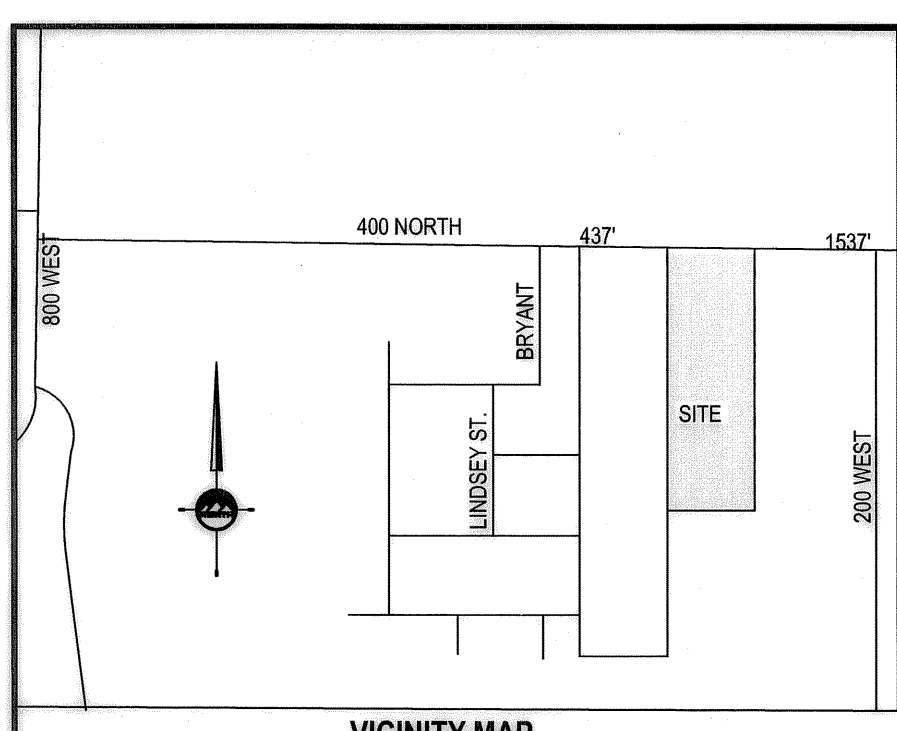
ATTEST: *Patrick M. Harris*  
 CLERK-RECORDER (SEE SEAL BELOW)

## LAKEVIEW ACADEMY SUBDIVISION

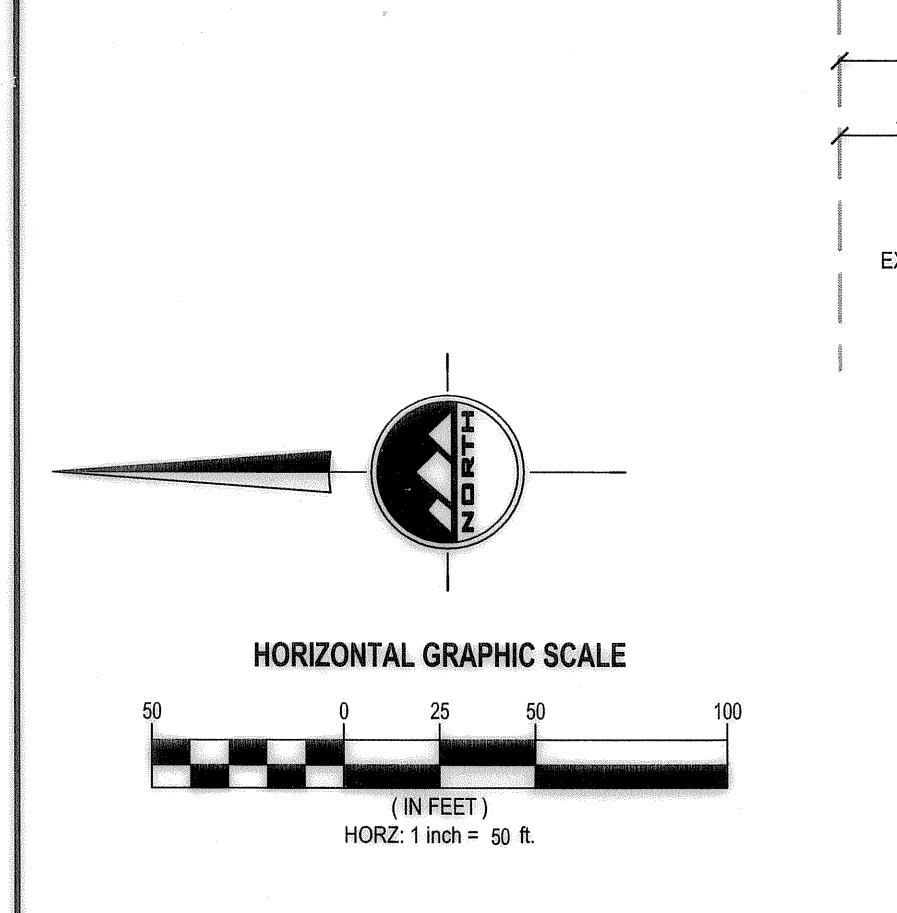
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22,  
 TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN  
 SARATOGA SPRINGS, UTAH COUNTY, UTAH

NOTES:  
 -THE INSTALLATION OF 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.  
 -PRIOR TO ANY BUILDING PERMITS BEING ISSUED, SOIL TESTING OR LOT SOIL STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED AND REQUIRED BY THE CITY OF SARATOGA SPRINGS BUILDING OFFICIAL.  
 -PLAT IS SUBJECT TO THE MASTER DEVELOPMENT AGREEMENT, SITE PLAN AGREEMENT, AND ANY OTHER AGREEMENT WITH THE CITY PERTAINING TO THE DEVELOPMENT OF THE PROPERTY.  
 -BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING; ALL IMPROVEMENTS CURRENTLY MEET CITY STANDARDS; AND A PERFORMANCE AND WARRANTY BOND ARE POSTED BY THE CURRENT OWNER OF THE PROJECT PURSUANT TO CITY CODE.  
 -ALL PERFORMANCE AND WARRANTY BONDS AND AGREEMENTS ARE BETWEEN THE CITY, DEVELOPER, OWNER, OR CONTRACTOR AND FINANCIAL INSTITUTION. NO OTHER PARTY, INCLUDING UNIT OR LOT OWNERS, SHALL BE DEEMED A THIRD-PARTY BENEFICIARY OR HAVE ANY RIGHTS PERTAINING TO BONDS INCLUDING THE RIGHT TO BRING ANY ACTION UNDER ANY BOND OR BOND AGREEMENT AS A THIRD PARTY BENEFICIARY OR OTHERWISE.  
 -THE OWNER OF THIS SUBDIVISION AND ANY SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR ENSURING THAT IMPACT AND CONNECTION FEES ARE PAID AND WATER RIGHTS SECURED FOR EACH INDIVIDUAL LOT. NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL ALL IMPACT AND CONNECTION FEES, AT THE RATES IN EFFECT WHEN APPLYING FOR BUILDING PERMIT, ARE PAID IN FULL AND WATER RIGHTS SECURED AS SPECIFIED BY CURRENT CITY ORDINANCES AND FEE SCHEDULES.

**QUESTAR GAS COMPANY**  
 Questar approves this plat solely for the purpose of confirming that the gas 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 provided by law or contract. 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 Questar's right-of-way department at 1-800-369-9852.  
 Approved this 9th day of November 2012  
**QUESTAR GAS COMPANY**  
*Valerie Young, Vice-President*  
 11/9/2012



NOTE:  
 1) As of the recording of this plat all Public Utility Easements shown on the Jex Subdivision affecting Lot 1, Lakeview Academy Subdivision are vacated and replaced by those Public Utility Easements shown hereon.



SURVEY RECORDING DATA	
DATE:	
DRAWING No.:	

**DEVELOPER**  
 LAKEVIEW ACADEMY  
 527 WEST 400 NORTH  
 SARATOGA SPRINGS, UTAH 84045  
 PHONE: 801.331.6788

**SHEET 1 OF 1**  
 PROJECT NUMBER: 5310  
 MANAGER: PMH  
 DRAWN BY: KFW  
 CHECKED BY: PMH  
 DATE: 11/8/12

**SALT LAKE CITY**  
 45 W. 10000 S., Suite 500  
 Sandy, UT 84070  
 Phone: 801.255.0529  
 Fax: 801.255.4449  
 WWW.ENSIGNUTAH.COM

**LAYTON**  
 Phone: 801.547.1100  
**TOOLE**  
 Phone: 435.843.3590  
**CEDAR CITY**  
 Phone: 435.365.1453  
**RICHFIELD**  
 Phone: 435.590.0187

**UTILITY APPROVALS**  
 QWEST  
 ROCKY MOUNTAIN POWER  
 QUESTAR  
 COMCAST

**FIRE CHIEF APPROVAL**  
 APPROVED THIS 13 DAY OF November A.D. 2012 BY THE FIRE CHIEF.  
*San L. Cordova*  
 CITY FIRE CHIEF

**PLANNING COMMISSION APPROVAL**  
 APPROVED THIS 19 DAY OF November A.D. 2012 BY THE PLANNING COMMISSION.  
*Chris Stickle*  
 CHAIRMAN, PLANNING COMMISSION

**SARATOGA SPRINGS ENGINEER APPROVAL**  
 APPROVED THIS 13 DAY OF November A.D. 2012 BY THE CITY ENGINEER.  
*Jason*  
 CITY ENGINEER

**SARATOGA SPRINGS ATTORNEY**  
 APPROVED THIS 12th DAY OF November A.D. 2012 BY THE CITY ATTORNEY.  
*R. A. ...*  
 SARATOGA SPRINGS ATTORNEY

**LEHI CITY POST OFFICE**  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ BY THE POST OFFICE.

SURVEYOR'S SEAL <i>Patrick M. Harris</i>	NOTARY PUBLIC SEAL <i>Jim Smith</i>	CITY ENGINEER'S SEAL <i>Jason</i>	CLERK-RECORDER SEAL <i>Patrick M. Harris</i>
---	--	--------------------------------------	---

SEC 22-5-1W TW-089  
 PT LOT 1 & 2 JEX