



**SURVEYOR'S CERTIFICATE**

I, BARRY ANDREASON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166572 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. FURTHER CERTIFY 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 THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

**BOUNDARY DESCRIPTION**

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 01°16'48" EAST 982.126 FEET; THENCE NORTH 81°39'55" WEST 338.385 FEET; THENCE NORTH 82°19'32" WEST 56.004 FEET; THENCE NORTH 08°20'05" EAST 89.526 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 21.760 FEET THROUGH A CENTRAL ANGLE OF 83°06'55", THE CHORD OF WHICH BEARS NORTH 33°13'22" WEST 19.901 FEET; THENCE NORTH 41°52'25" EAST 63.636 FEET; THENCE NORTH 12°44'38" EAST 119.586 FEET; THENCE NORTH 69°31'03" WEST 73.960 FEET; THENCE NORTH 59°47'52" WEST 74.598 FEET; THENCE NORTH 49°16'55" WEST 68.813 FEET; THENCE NORTH 37°02'45" WEST 69.116 FEET; THENCE NORTH 24°54'59" WEST 70.414 FEET; THENCE NORTH 12°55'00" WEST 77.335 FEET; THENCE NORTH 03°33'42" WEST 82.772 FEET; THENCE NORTH 01°16'48" WEST 93.703 FEET; THENCE SOUTH 89°48'45" EAST 90.011 FEET; THENCE NORTH 01°16'48" WEST 179.281 FEET; THENCE SOUTH 89°47'12" EAST 493.186 FEET TO THE POINT OF BEGINNING.

AREA - 10.309 ACRES. (20 LOTS.)

BASIS OF BEARING: SOUTH 01°16'48" EAST ALONG THE SECTION LINE FROM THE EAST 1/4 CORNER OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, TO THE SOUTHEAST CORNER OF SAID SECTION.

3 AUG 2004  
DATE

BARRY ANDREASON  
SURVEYOR  
(SEE SEAL BELOW)

**OWNERS' DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 4 DAY OF August, A.D. 2004.

Benches 2A LLC  
W. P. ...  
MANAGING MEMBER

MAWANG MEMBER

**OWNERS DEDICATION ACKNOWLEDGMENT**

STATE OF UTAH } S.S.  
COUNTY OF UTAH }

THE FOREGOING OWNERS DEDICATION WAS ACKNOWLEDGED BEFORE ME THE 4th DAY OF AUGUST, 2004 BY W. P. ... MANAGING MEMBER OF BENCHES 2A, LLC THE OWNER OF THE PROPERTY COVERED BY THIS PLAT.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC (SEE SEAL BELOW) RESIDING AT: \_\_\_\_\_

SARATOGA SPRINGS FIRE CHIEF

APPROVED THIS 2 DAY OF Sept, 2004

D. ...

PLAT 1

**THE BENCHES**

SUBDIVISION  
SARATOGA SPRINGS,  
UTAH COUNTY, UTAH

ENT 113258; 2004; No. 10717  
RANDALL A. EDENSTON  
UTAH COUNTY RECORDER  
2004 Oct 05 8:31 am FEE \$1.00 BY SN  
RECORDED FOR SARATOGA SPRINGS CITY

SURVEYOR'S SEAL: BARRY ANDREASON, No. 166572, State of Utah

NOTARY PUBLIC SEAL: BARRY ANDREASON, No. 323855, State of Utah

CITY-COUNTY ENGINEER SEAL: JUSTIN D. JONES, No. 323855, State of Utah

CLERK-RECORDER SEAL: CITY OF SARATOGA SPRINGS

LOT SETBACK DETAIL

NOTES:

- (1) CLAY TYPE SOILS EXIST. LOT OWNERS SHOULD OBTAIN SOILS ENGINEERING STUDY AND FOLLOW RECOMMENDATION THEREIN.
- (2) THE TRAIL AND OPEN SPACE AREAS ARE AVAILABLE FOR USE BY THE GENERAL PUBLIC.
- (3) 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.
- (4) 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.
- (5) ALTHOUGH ROADWAYS AND IMPROVEMENTS ARE DEDICATED TO THE CITY OF SARATOGA SPRINGS, THE HOME OWNER'S ASSOCIATION RETAINS THE RESPONSIBILITY FOR MAINTAINING THE LANDSCAPING WITHIN THE DEDICATED AREAS.

**SARATOGA SPRINGS ENGINEER APPROVAL**

I, Justin D. Jones OF THE CITY OF SARATOGA SPRINGS HAVE REVIEWED THE FOREGOING PLAT AND DO HEREBY GIVE APPROVAL OF SAID PLAT ON THIS 11th DAY OF August, 2004.

Justin D. Jones  
SARATOGA SPRINGS ENGINEER

**SARATOGA SPRINGS ATTORNEY**

APPROVED AS TO FORM.

Justin D. Jones  
CITY ATTORNEY

**PLANNING COMMISSION APPROVAL**

APPROVED THIS 29 DAY OF September, A.D. 2004, BY THE PLANNING COMMISSION

Justin D. Jones  
CHAIRMAN, PLANNING COMMISSION

**ACCEPTANCE BY LEGISLATIVE BODY**

THE MAYOR, OF THE CITY OF SARATOGA SPRINGS, THE COUNTY OF UTAH, APPROVES THIS SUBDIVISION 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 30th DAY OF September, A.D. 2004.

Justin D. Jones MAYOR ATTEST Justin D. Jones COUNTY RECORDER (SEE SEAL)

SEC. 34, T5S, R1W, S1B4M TU-039 JT