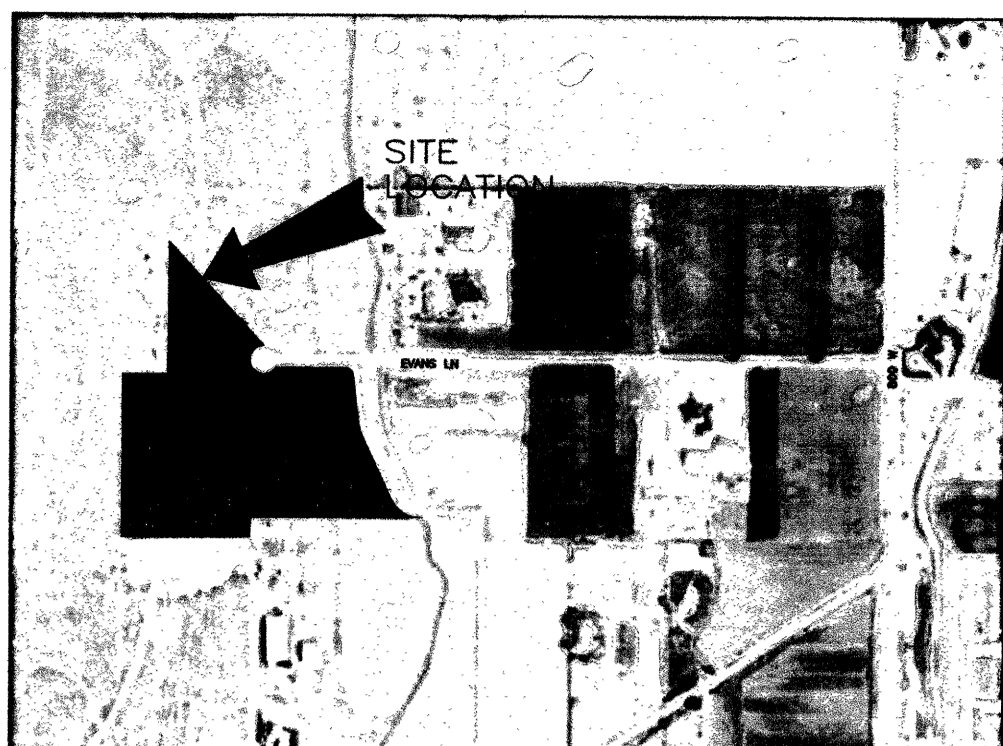


LEGEND 3/11/2017

- EXISTING SECTION CORNER (FOUND)
PHASE 1 BOUNDARY LINE
STREET CENTERLINE
PROPOSED STREET MONUMENT
SET MONUMENT CORNER
PROPOSED FIRE HYDRANT
PROPOSED STREET LIGHT
PARCEL DEDICATION TO SARATOGA SPRINGS
EXISTING RIGHT-OF-WAY OVER THE WEST 33.00 FEET OF THE PROPERTY IN SECTION 2
BUILDING SETBACK LINE
PUBLIC UTILITY EASEMENTS

VICINITY MAP



NOT TO SCALE

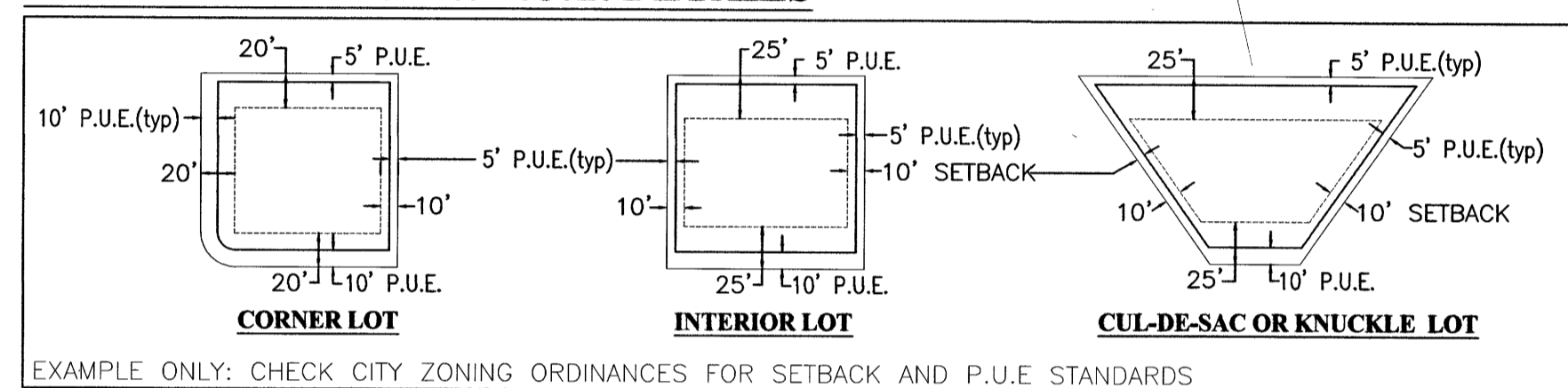
WEST LAKE ESTATES "D" SUBDIVISION AMENDED

LOCATED IN SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

PLAT NOTES

- 1. PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL...
2. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS...
3. PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL TESTING STUDIES MAY BE REQUIRED...
4. THIS PLAT MAY BE SUBJECT TO A DEVELOPMENT AGREEMENT...
5. PLAT IS SUBJECT TO "INSTALLATION OF IMPROVEMENTS AND BOND AGREEMENT NO. NA" WHICH REQUIRES THE CONSTRUCTION AND WARRANTY OF IMPROVEMENTS...
6. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED...
7. NO BUILDING PERMITS SHALL BE ISSUED UNTIL ALL IMPACT AND CONNECTIONS FEES ARE PAID...
8. ALL OPEN SPACE, COMMON SPACE, AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER...
9. REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS...
10. NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS DESIGNATED AS "PRIVATE" ON THIS PLAT...
11. A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY AGEC, WHICH ADDRESSES SOIL AND GROUNDWATER CONDITIONS...
12. AGRICULTURAL USES, OPERATIONS, AND RIGHTS ARE ADJACENT TO OR NEAR THE PLAT AND LOTS...
13. DRAINAGE ACROSS PROPERTY LINES SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING...

TYPICAL SETBACK & P.U.E. DETAILS



BY SIGNING THIS PLAT, THE FOLLOWING UTILITY COMPANIES ARE APPROVING THE: (A) BOUNDARY, COURSE, DIMENSIONS, AND INTENDED USE OF THE RIGHT-OF-WAY AND EASEMENT GRANTS OF RECORD; (B) LOCATION OF EXISTING UNDERGROUND AND UTILITY FACILITIES; (C) CONDITIONS OR RESTRICTIONS GOVERNING THE LOCATION OF THE FACILITIES WITHIN THE SUBDIVISION...

ROCKY MOUNTAIN POWER

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(4)(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...

QUESTAR GAS COMPANY

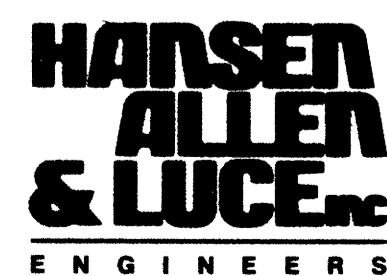
QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT 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...

APPROVED THIS 31st DAY OF March 20 17

Ed Edwards
ROCKY MOUNTAIN POWER

APPROVED THIS 31st DAY OF March 20 17

QUESTAR GAS COMPANY



CENTURY LINK
Approved this 30th day of March A.D. 20 17

COMCAST CABLE TELEVISION
Approved this 31 day of March A.D. 20 17

PLANNING DIRECTOR APPROVAL
Approved by the Planning Director on this 31 day of March A.D. 20 17

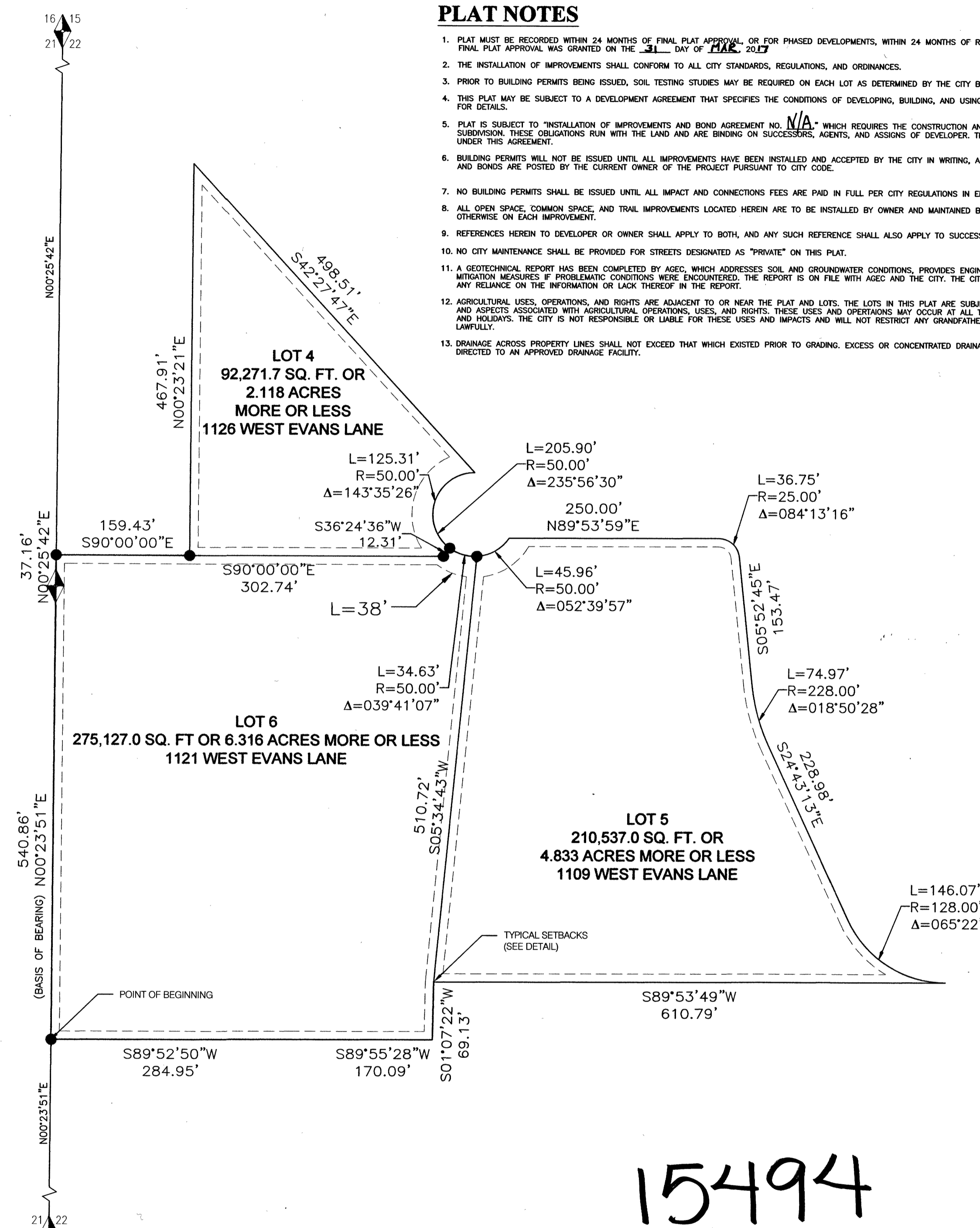
SARATOGA SPRINGS ENGINEER APPROVAL
Approved by the City Engineer on this 31 day of March A.D. 20 17

LAND USE AUTHORITY
Approved by the Land Use Authority on this 31 day of March A.D. 20 17

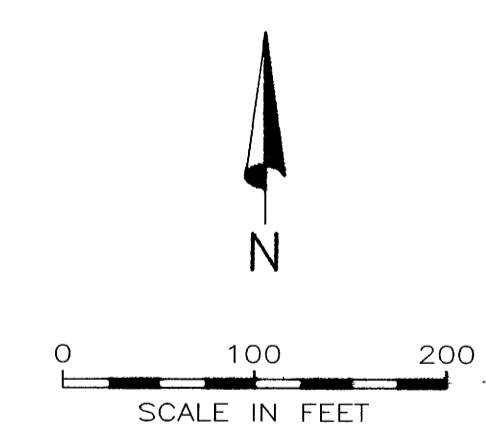
FIRE CHIEF APPROVAL
Approved by the Fire Chief on this 3 day of April A.D. 20 17

SARATOGA SPRINGS ATTORNEY
Approved by Saratoga Springs Attorney on this 3rd day of April A.D. 20 17

LEHI CITY POST OFFICE
Approved by Post Office Representative on this 31 day of March A.D. 20 17



15494



SURVEYOR'S CERTIFICATE

I, Brady D. Daley, do hereby certify that I am a registered Land Surveyor and that I hold a license (number shown below) in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 58, Chapter 22 of the Utah Code. 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, have subdivided said tract of land into lots, streets, and easements, have completed a survey of the property described on this plat in accordance with Utah Code Section 17-23-17, have verified all measurements, and have placed monuments as represented on the plat. I further certify that every existing right-of-way and easement grant of record for underground facilities, as defined in Utah Code Section 54-8a-2, and for other utility facilities, is accurately described on this plat, and that this plat is true and correct to the best of my knowledge. I also certify that I have filed, or will file within 90 days of the recording of this plat, a map of the survey I have completed with the Utah County Surveyor.

BOUNDARY DESCRIPTION

Lots 4 and 5 of the West Lakes Estates "D" Subdivision lying within Section 22, Township 5 South, Range 1 West, Salt Lake Base and Meridian, in the City of Saratoga Springs, Utah County, Utah.

Beginning at the Southwest Corner of said Subdivision, said point also being the Southwest Corner of Lot 6 located South 540.85 feet and West 3.75 feet from the West 1/4 Corner of said Section 22; and running thence along the West Section Line North 0°25'11" East 540.85 feet to the West Quarter Corner of said Section 22; thence continuing along the Section Line North 0°25'42" East 37.16 feet; thence South 90°00'00" East 159.43 feet; thence North 0°23'21" East 467.91 feet; thence South 42°27'47" East 498.51 feet to a point on a 50 foot radius non tangent curve to the left; thence along said curve 205.90 feet through a Central Angle of 235°56'30" (Chord bears South 27°58'13" East 68.32 feet); thence North 89°53'59" East 250.00 feet to a 25.00 foot radius curve to the right; thence along said curve 36.75 feet through a Central Angle of 84°13'15" (Chord bears South 48°00'11" East 33.51 feet); thence South 5°52'45" East 153.47 feet to a 228.00 foot radius curve to the left; thence along said curve 74.97 feet through a Central Angle of 18°50'28" (Chord bears South 15°17'58" East 74.64 feet); thence South 54°31'13" East 228.98 feet to a 128.00 foot radius curve to the left; thence along said curve 146.07 feet through a Central Angle of 65°22'57" (Chord bears South 57°24'35" East 138.27 feet); thence South 89°53'49" West 610.81 feet; thence South 1°07'22" West 69.13 feet; thence South 89°55'28" West 170.09 feet; thence South 89°52'50" West to the Point of Beginning.

Contains 577,940.1 Sq. Ft. or 13.268 acres
3 lots
Date March 11, 2017
Brady D. Daley
License No. 259684

OWNER'S DEDICATION

Know all men by these presents that the undersigned owner(s) of the above described tract of land have caused the same to be subdivided into lots, parcels, and streets, together with easements and rights-of-way, to be hereafter known as:

WEST LAKE ESTATES "D" SUBDIVISION AMENDED

and do hereby dedicate for the perpetual use of the public and City all parcels, lots, streets, easements, rights-of-way, and public amenities shown on this plat as intended for public or City use. The owner(s) voluntarily defend, indemnify, and save harmless the City against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance, and operation of the street. The owner(s) voluntarily defend, indemnify, and hold harmless the City from any claim arising from the owner's creation of this subdivision, the alteration of the ground surface, vegetation, drainage, or surface or sub-surface water flows within this subdivision, or by owner's development activity within this subdivision.

In witness whereof I have set forth my hand this 12 day of April, A.D. 20 17.
Richard H. Miller, Manager for Meadows & Partners LLC

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of Utah }
On this 12 day of April 20 17, personally appeared before me Richard H. Miller, who being by me duly sworn, did prove to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed this plat with full authority of the owner(s).

I certify under PENALTY OF PERJURY under the laws of the State of Utah that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.
JOHN LISH
Notary Public
State of Utah
My Commission Expires Feb. 1, 2019
COMMISSION NUMBER 681210

APPROVAL BY LEGISLATIVE BODY

The City Council 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 3 day of April, A.D. 20 17.

City Mayor and City Recorder signatures.

WEST LAKE ESTATES "D" SUBDIVISION AMENDED
AMENDMENT LOTS 4 & 5 WEST LAKE ESTATE) "D" SUB.
LOCATED IN SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

Professional seals for Surveyor, City Engineer, and Clerk-Recorder.

Sec. 22-5-1W TU-039 (LOT 4 & 5, WEST LAKE ESTATE) "D"