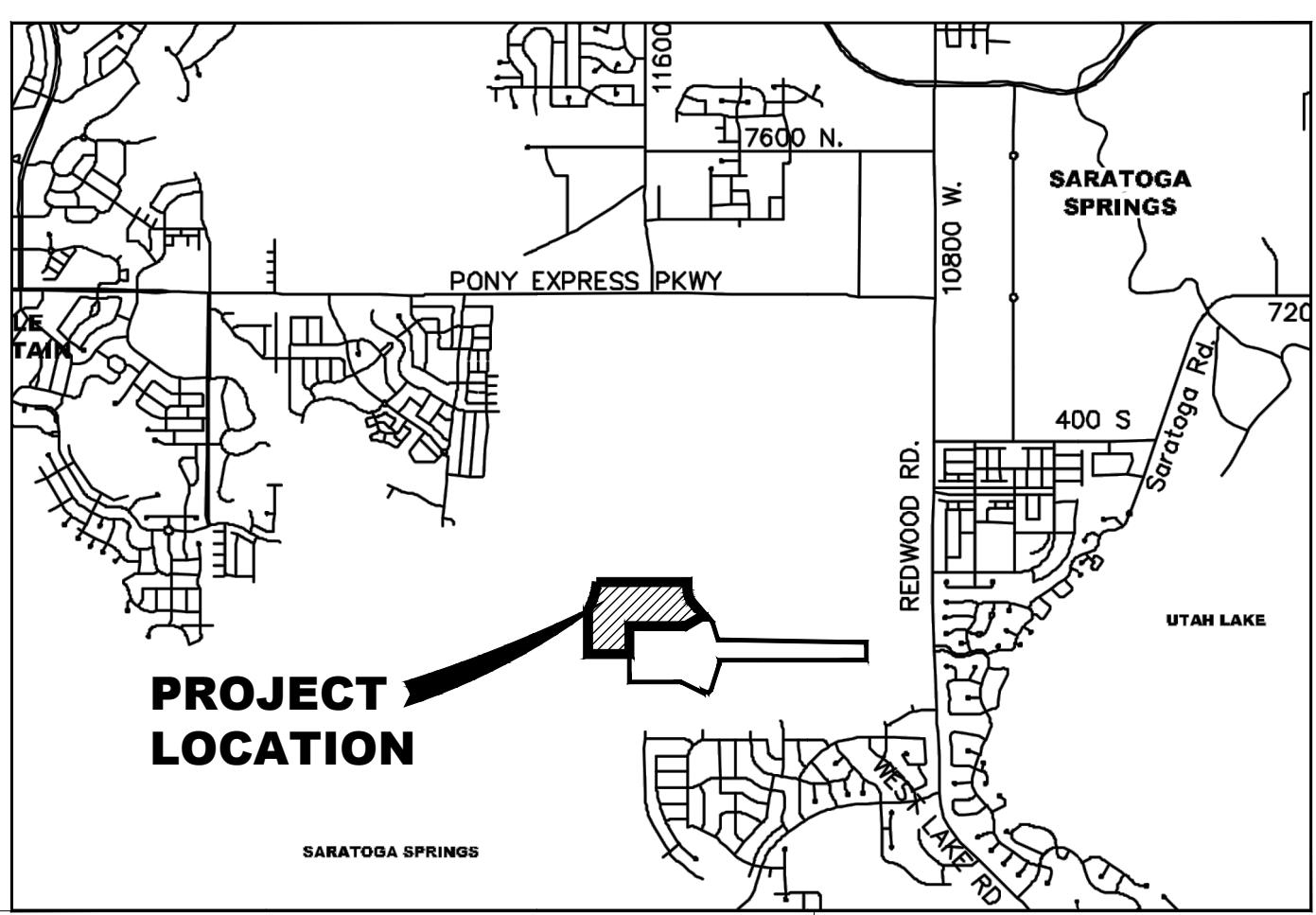


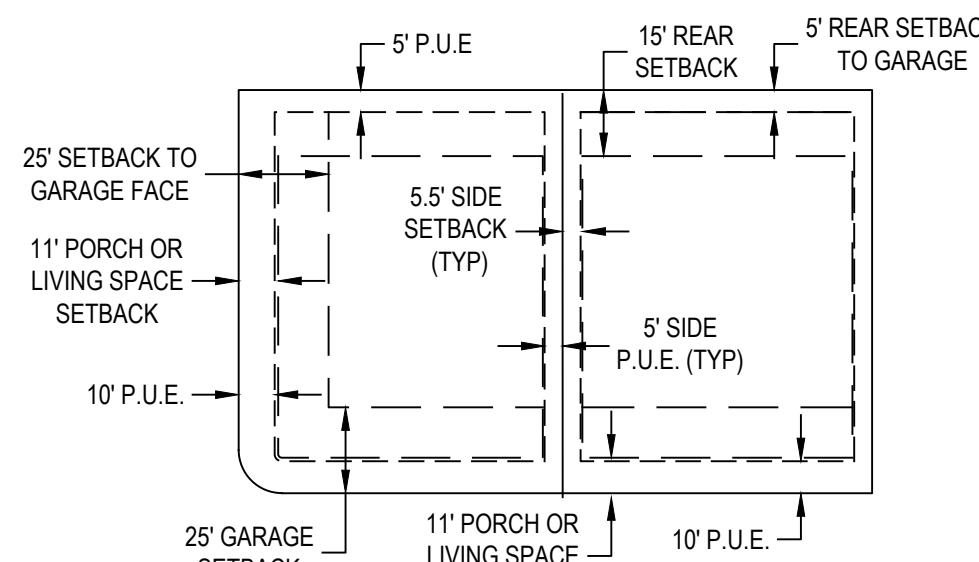
## VICINITY MAP

N.T.S.

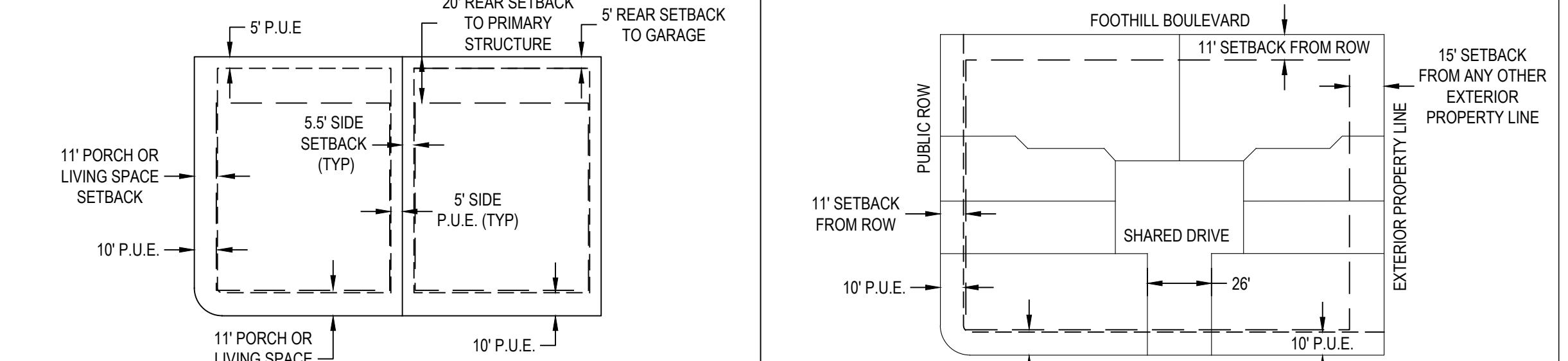


### PROJECT INFORMATION

SHEET NOTES	ACRES	SQ. FT.	PERCENT	#
TOTAL PROJECT AREA	38.11	1,659,894	100%	
RIGHT-OF-WAY AREA	13.74	598,154	36.04%	
LOT AREA	22.09	962,139	57.96%	
SENSITIVE LANDS	0.00	0	0%	
OPEN SPACE	1.84	80,118	4.83%	
BUILDABLE LAND	38.11	1,659,894	100%	
LANDSCAPE AREA	2.31	100,618	6.06%	
LOTS				154
DENSITY BY ACRE				4.04



TRADITIONAL STREET-LOADED SINGLE FAMILY SETBACK & P.U.E. DETAIL  
CORNER & INTERIOR LOTS 122-174, 177-179



NON-TRADITIONAL ALLEY-LOADED SINGLE FAMILY SETBACK & P.U.E. DETAIL  
CORNER & INTERIOR LOTS 175, 176, 180-220

NON-TRADITIONAL SINGLE FAMILY ATTACHED SETBACK & P.U.E. DETAIL  
CORNER & INTERIOR LOTS 241-275

**ROCKY MOUNTAIN POWER**

- 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.
- PURSUANT TO UTAH CODE ANN. 10-9a-601 et seq., 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, 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 HAS UNDER:

- A. A RECORDED EASEMENT OR RIGHT-OF-WAY
- B. THE LAW APPLICABLE TO DESCRIPTIVE RIGHTS
- C. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
- D. ANY OTHER PROVISION OF LAW

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 20\_\_\_\_

ROCKY MOUNTAIN POWER

**FIRE CHIEF**

APPROVED BY THE FIRE CHIEF ON THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 20\_\_\_\_

OWNER/DEVELOPER:  
SUBURBAN LAND RESERVE  
51 SOUTH MAIN STREET,  
SUITE 301  
SALT LAKE CITY, UTAH 84111

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 RIGHT-OF-WAY, AND EASEMENT GRANTS OF RECORD, AND UTILITY FACILITIES WITHIN THE SUBDIVISION. "APPROVING" SHALL HAVE THE MEANING IN UTAH CODE SECTION 10-9a-603(4)(c)(i). THE FOLLOWING NOTES ARE NOT ENDORSED OR ADOPTED BY SARATOGA SPRINGS AND DO NOT SUPERSEDE CONFLICTING PLAT NOTES OR SARATOGA SPRINGS POLICIES.

NOTE:  
THIS PLAT AMENDS LOTS 221-245 AND PARCELS 7, 9, 11, D, AND E OF THE BEACON POINTE VILLAGE 2 PLAT RECORDED DECEMBER 21, 2023 AS ENTRY NO. 82644-2023, MAP NO. 10934, ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER.

### ENBRIDGE GAS UTAH

QUESTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ENBRIDGE GAS UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABRIGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING DESCRIPTIVE RIGHTS AND OTHER 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. FOR FURTHER INFORMATION PLEASE CONTACT ENBRIDGE GAS UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-368-8532.

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 20\_\_\_\_

BY  
TITLE  
DOMINION ENERGY QUESTAR CORP.

### 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:

BEACON POINTE VILLAGE 2 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) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS VOLUNTARILY DEFEND, INDEMNIFY, AND SAVE HARMLESS THE CITY AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET, EASEMENT, OR RIGHT-OF-WAY THAT WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET OR UTILITIES. THE OWNER(S) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS ASSUME ALL LIABILITY WITH RESPECT TO THE CREATION OF THIS SUBDIVISION, THE ALTERATION OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION, AND THE DEVELOPMENT ACTIVITY WITHIN THIS SUBDIVISION BY THE OWNERS AND ALL AGENTS, SUCCESSORS, AND ASSIGNS. THE OWNER HEREBY CONVEYS THE COMMON AREA, AS INDICATED HEREON, TO THE BEACON POINTE OWNERS' ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION, WITH A REGISTERED ADDRESS OF 51 S MAIN STREET, SUITE 301 SALT LAKE CITY, UTAH 84111

IN WITNESS WHEREOF I HAVE SET FORTH MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 20\_\_\_\_.

SIGNATURE \_\_\_\_\_ PRINT NAME \_\_\_\_\_ TITLE/ENTITY \_\_\_\_\_

SIGNATURE \_\_\_\_\_ PRINT NAME \_\_\_\_\_ TITLE/ENTITY \_\_\_\_\_

APPROVED BY THE PLANNING DIRECTOR ON THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 20\_\_\_\_

**PLANNING DIRECTOR**

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 20\_\_\_\_

**CENTURY LINK**

APPROVED BY THE CITY ENGINEER THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 20\_\_\_\_

**CITY ENGINEER**

APPROVED BY THE LAND USE AUTHORITY THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 20\_\_\_\_

**LAND USE AUTHORITY**

APPROVED BY SARATOGA SPRINGS ATTORNEY ON THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 20\_\_\_\_

**SARATOGA SPRINGS ATTORNEY**

APPROVED BY POST OFFICE REPRESENTATIVE ON THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 20\_\_\_\_

**LEHI CITY POST OFFICE**

APPROVED BY THE PLANNING DIRECTOR ON THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 20\_\_\_\_

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 20\_\_\_\_

**COMCAST CABLE TELEVISION**

APPROVED BY SARATOGA SPRINGS ATTORNEY

LEHI CITY POST OFFICE REPRESENTATIVE

## SURVEYOR'S CERTIFICATE

I, JONATHAN D. BEHR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 290669 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, TO BE KNOWN AS BEACON POINTE VILLAGE 2 AMENDED, 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 RECORDATION OF THE PLAT, A MAP OF THE SURVEY I HAVE COMPLETED WITH THE UTAH COUNTY SURVEYOR.

DATE \_\_\_\_\_ SURVEYOR'S NAME \_\_\_\_\_  
LICENSE NO. \_\_\_\_\_

## BOUNDARY DESCRIPTION

SEE PAGE 2

## OWNER'S ACKNOWLEDGEMENT

STATE OF UTAH )  
)  
COUNTY OF UTAH )  
)  
ON THIS \_\_\_\_ DAY \_\_\_\_\_, A.D. 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME

PRINT NAME \_\_\_\_\_ TITLE \_\_\_\_\_ ENTITY \_\_\_\_\_

PRINT NAME \_\_\_\_\_ TITLE \_\_\_\_\_ ENTITY \_\_\_\_\_

WHO BEING BY ME DULY SWORN, DID PROVE TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHO(S) 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 THIS 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).  
THE OWNER HEREBY CONVEYS THE COMMON AREA, AS INDICATED HEREON, TO THE BEACON POINTE OWNERS' ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION, WITH A REGISTERED ADDRESS OF 51 S MAIN STREET, SUITE 301, SALT LAKE CITY, UTAH 84111.  
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.

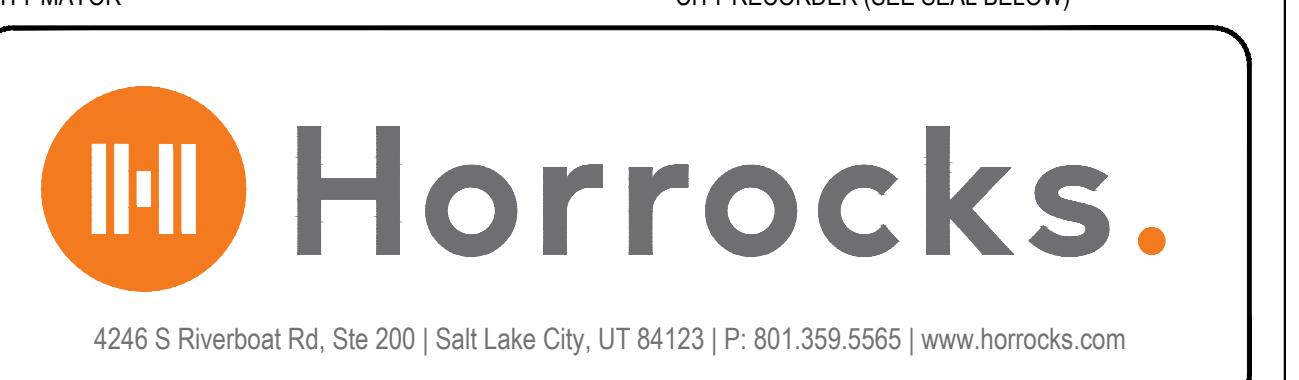
NOTARY PUBLIC SIGNATURE \_\_\_\_\_ COMMISSION NUMBER \_\_\_\_\_

PRINT NAME AS COMMISSIONED \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_  
A NOTARY PUBLIC COMMISSIONED IN UTAH

## 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 PERPETUAL USE OF THE PUBLIC. THIS \_\_\_\_, DAY OF \_\_\_\_ A.D. 20\_\_\_\_.

CITY MAYOR \_\_\_\_\_ ATTEST \_\_\_\_\_  
CITY RECORDER (SEE SEAL BELOW)



SHEET 1 OF 6

## BEACON POINTE VILLAGE 2 AMENDED

LOCATED IN A PORTION OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 1 WEST,  
SALT LAKE BASE & MERIDIAN  
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

