

SARATOGA SPRINGS CEMETERY PLAT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

TABULATIONS

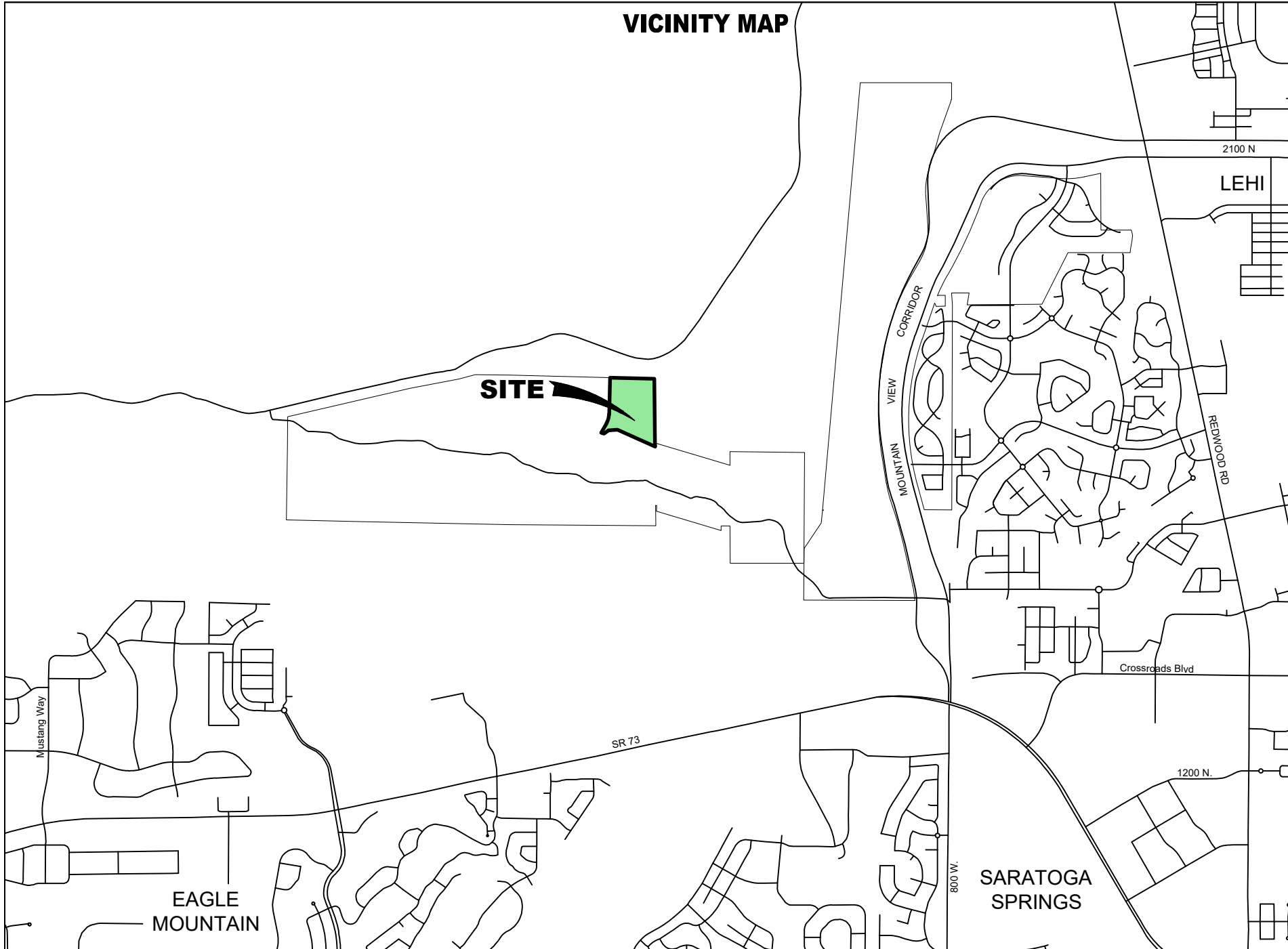
SARATOGA SPRINGS CEMETERY

LOTS 1 LOT
DENSITY05 LOTS/ACRE

	ACRES	SQ. FT.	PERCENT
TOTAL PROJECT AREA	20.05	873452	100%
RIGHT-OF-WAY AREA	0.00	0.00	0%
LOT AREA	20.05	873452	100%
OPEN SPACE AREA	0	0	0%
SENSITIVE LANDS	0.00	0	0%
NON SENSITIVE LANDS	0.00	0	0%
BUILDABLE LAND	0.00	0.00	0%
LANDSCAPE AREA	0.00	0.00	0%
HARDSCAPE AREA	0.00	0.00	0%

NOTES

- PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION OF MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE ____ DAY OF _____, 20____.
- PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL AND/OR GEOTECHNICAL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
- THIS PLAT MAY BE SUBJECT TO A DEVELOPMENT AGREEMENT THAT SPECIFIES THE CONDITIONS OF DEVELOPING, BUILDING, AND USING PROPERTY WITHIN THIS PLAT. SEE CITY RECORDER FOR DETAILS.
- PLAT IS SUBJECT TO INSTALLATION OF IMPROVEMENTS AND BOND AGREEMENT NO. _____, WHICH REQUIRES THE CONSTRUCTION AND WARRANTY OF IMPROVEMENTS IN THIS SUBDIVISION. THESE OBLIGATIONS RUN WITH THE LAND AND ARE BINDING ON SUCCESSORS, AGENTS, AND ASSIGNS OF DEVELOPER. THERE ARE NO THIRD-PARTY RIGHTS OR BENEFICIARIES UNDER THIS AGREEMENT.
- BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED PER CITY STANDARDS AND ALL FEES INCLUDING IMPACT AND CONNECTION FEES ARE PAID.
- REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS AND ASSIGNS.
- NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS AND IMPROVEMENTS DESIGNATED AS "PRIVATE" ON THIS PLAT.
- A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY GEOSTRATA DATED SEPTEMBER 4, 2020 AND CMT ENGINEERING LABORATORIES DATED FEBRUARY 8 2013, WHICH ADDRESSES SOIL AND GROUNDWATER CONDITIONS, PROVIDES ENGINEERING DESIGN CRITERIA, AND RECOMMENDS MITIGATION MEASURES IF PROBLEMATIC CONDITIONS WERE ENCOUNTERED. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ANY RELIANCE ON THE INFORMATION OR LACK THEREOF IN THE REPORT.
- AGRICULTURAL USES, OPERATIONS, AND RIGHTS ARE ADJACENT TO OR NEAR THE PLAT AND LOTS. THE LOTS IN THIS PLAT ARE SUBJECT TO THE SIGHTS, SOUNDS, ODORS, NUISANCES, AND ASPECTS ASSOCIATED WITH AGRICULTURAL OPERATIONS USES AND RIGHTS. THESE USES AND OPERATIONS MAY OCCUR AT ALL TIMES OF THE DAY AND NIGHT INCLUDING WEEKENDS AND HOLIDAYS. THE CITY IS NOT RESPONSIBLE OR LIABLE FOR THESE USES AND IMPACTS AND WILL NOT RESTRICT ANY GRANDFATHERED AGRICULTURAL USE FROM CONTINUING TO OCCUR LAWFULLY.
- DRAINAGE ACROSS PROPERTY LINES SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.
- ALL OPEN SPACE, COMMON AREA, AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY THE CITY OF SARATOGA SPRINGS UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.
- COMMON AREAS ARE CONVEYED TO THE CITY OF SARATOGA SPRINGS WITH A REGISTERED ADDRESS OF 1307 NORTH COMMERCE DRIVE SARATOGA SPRINGS, UTAH 84045.
- BUILDING LIGHTING SHALL BE FULL CUTOFF AND DOWNWARD DIRECTED, AND ONLY FOR THE ILLUMINATION OF VERTICAL SURFACES SUCH AS BUILDINGS FACADES AND SIGNS, AND SHALL NOT CAST ILLUMINATION BEYOND THE SURFACE BEING ILLUMINATED.
- ANY LOT WITH A 15 FOOT OR LESS SETBACK SHALL PROVIDE PROPER CLEARANCE TO MEET GAS AND POWER STANDARDS. ADDITIONAL SETBACKS MAY BE REQUIRED TO MEET STANDARDS.
- THIS AREA IS LOCATED NEAR CAMP WILLIAMS STATE MILITARY RESERVATION AND IS SUBJECT TO SOUNDS, VIBRATIONS, SIGHTS, EQUIPMENT, FACILITIES, MILITARY OPERATIONS, AND ALL OTHER ASPECTS ASSOCIATED WITH ITS PROXIMITY.
- THE BENCHMARK FOR THE TOPOGRAPHIC INFORMATION PROVIDED HEREON IS THE FOUND 1959 UTAH COUNTY MONUMENT AT THE NORTH QUARTER CORNER OF SAID SECTION 10, WITH A PUBLISHED UTAH COUNTY (NGVD29) ELEVATION OF 4,896.76 FEET.
- AREA SHOWN HEREON FALLS WITHIN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN) AS PER FIRM MAP NO. 4904020150F WITH AN EFFECTIVE DATE OF JUNE 19, 2020.
- A TITLE REPORT PREPARED BY _____ FILE NO. _____, EFFECTIVE DATE: _____ WAS USED IN THE PREPARATION OF THIS PLAT AND LEI CONSULTING ENGINEERS AND SURVEYORS, INC. IS ENTITLED TO RELY ON THE ACCURACY OF THIS REPORT, AND IS NOT LIABLE FOR ERRORS AND OMISSIONS BASED ON THE RELIANCE OF SAID TITLE REPORT. ALL EASEMENTS OF RECORD SHOWN HEREON ARE REFERENCED FROM SAID REPORT.
- ROADS DESIGNATED AS "PUBLIC" WITHIN THE PLAT ARE PUBLIC ROADS MAINTAINED BY THE CITY OF SARATOGA SPRINGS. SEWER, STORM DRAIN, PRESSURE IRRIGATION AND DRINKING WATER WITHIN RIGHT-OF-WAY ARE MAINTAINED BY CITY OF SARATOGA SPRINGS UNLESS SPECIFIED OTHERWISE.



SURVEYOR'S CERTIFICATE

I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE, CERTIFICATE NO. 501182, 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 54-6A-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 THE RECORDATION OF THIS PLAT, A MAP OF THE SURVEY I HAVE COMPLETED WITH THE UTAH COUNTY SURVEYOR.

BOUNDARY DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF SECTIONS 9, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S89°17'59"E ALONG THE QUARTER SECTION LINE 1637.33 FEET AND NORTH 307.87 FEET FROM THE WEST QUARTER CORNER OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N29°42'08"E 203.66 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 184.98 FEET WITH A RADIUS OF 334.50 FEET THROUGH A CENTRAL ANGLE OF 28°15'35"; CHORD: N15°34'21"E 163.32 FEET; THENCE N01°26'33"E 658.62 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 9; THENCE S88°33'27"E ALONG THE NORTH LINE OF SAID SOUTH HALF 797.05 FEET TO A BLM ALUMINUM PIPE AND CAP MONUMENT MARKING THE NORTHEAST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 9; THENCE S00°34'00"E ALONG THE QUARTER SECTION LINE 1154.58 FEET TO A BLM ALUMINUM PIPE AND CAP MONUMENT MARKING TO THE INTERSECTION WITH THE NORTH LINE OF BELLE SPRING CLAIM NO. 4 AS DEFINED ON THAT DEPENDENT RESURVEY CONDUCTED UNDER THE DIRECTION OF THE BUREAU OF LAND MANAGEMENT, THE OFFICIAL PLAT THEREOF BEING ON FILE IN THE OFFICE OF THE BUREAU OF LAND MANAGEMENT, DATED SEPTEMBER 17, 2002; THENCE S00°29'43"E ALONG SAID QUARTER SECTION LINE 66.97 FEET; THENCE N65°42'18"W 142.67 FEET; THENCE S85°47'47"W 158.35 FEET; THENCE S54°56'13"W 102.53 FEET; THENCE N74°53'27"W 53.23 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±20.05 ACRES
873,452 SQ. FT.

DATE

SURVEYOR

(See Seal Below)

LICENSE NO. 501182

OWNERS 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:

SARATOGA SPRINGS CEMETERY PLAT

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 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.

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

OWNERS ACKNOWLEDGMENT

STATE OF UTAH } S.S
COUNTY OF UTAH }

ON THIS ____ DAY OF _____, 20 ____ PERSONALLY APPEARED BEFORE ME

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) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/HEY 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.

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 PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC.

THIS ____ DAY OF _____, A.D. 20 ____.

ATTEST

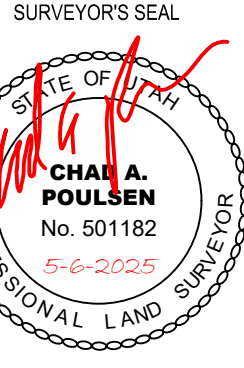
CITY MAYOR

CITY RECORDER (See Seal Below)

SARATOGA SPRINGS CEMETERY PLAT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

SHEET 1 OF 2



CITY ENGINEER SEAL

CLERK-RECORDER SEAL

This form approved by Utah County and the municipalities therein.

LEI#25-0024



ENBRIDGE GAS UTAH ACCEPTANCE

QUESTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH ("ENBRIDGE"), APPROVES THIS PLAT SOLELY TO CONFIRM THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. THIS APPROVAL DOES NOT (A) AFFECT ANY RIGHT ENBRIDGE HAS UNDER TITLE 54, CHAPTER 8A, A RECORDED EASEMENT OR RIGHT-OF-WAY, PRESCRIPTIVE RIGHTS, OR ANY PROVISION OF LAW; (B) CONSTITUTE ACCEPTANCE OF ANY TERMS CONTAINED IN ANY PORTION OF THE PLAT; AND (C) GUARANTEE ANY TERMS OR WAIVE ENBRIDGE'S RIGHT TO REQUIRE ADDITIONAL EASEMENTS FOR GAS SERVICE.

APPROVED THIS ____ DAY OF _____, A.D. 20 ____.

BY-

QUESTAR GAS COMPANY DBA ENBRIDGE GAS UTAH

TITLE-

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. 17-27A-6(3)(A)(iv) 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 EFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
 - A RECORDED EASEMENT OR RIGHT-OF-WAY
 - THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 - TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 - ANY OTHER PROVISION OF LAW

APPROVED THIS ____ DAY OF _____, A.D. 20 ____.

ROCKY MOUNTAIN POWER

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 THE UTAH CODE SECTION 10-9A-603(6)(C)(i). THE FOLLOWING NOTES ARE NOT ENDORSED OR ADOPTED BY SARATOGA SPRINGS AND DO NOT SUPERSEDE CONFLICTING PLAT NOTES OR SARATOGA SPRINGS POLICIES.

PLANNING DIRECTOR

APPROVED BY THE PLANNING DIRECTOR ON
THIS ____ DAY OF _____, A.D. 20 ____.

PLANNING DIRECTOR

CITY ENGINEER

APPROVED BY THE CITY ENGINEER ON
THIS ____ DAY OF _____, A.D. 20 ____.

CITY ENGINEER

LAND USE AUTHORITY

APPROVED BY THE LAND USE AUTHORITY ON
THIS ____ DAY OF _____, A.D. 20 ____.

LAND USE AUTHORITY

FIRE CHIEF

APPROVED BY THE FIRE CHIEF ON
THIS ____ DAY OF _____, A.D. 20 ____.

CITY FIRE CHIEF

CENTURY LINK

APPROVED THIS ____ DAY
OF _____, A.D. 20 ____.

CENTURY LINK

COMCAST CABLE TELEVISION

APPROVED THIS ____ DAY
OF _____, A.D. 20 ____.

COMCAST CABLE TELEVISION

SARATOGA SPRINGS ATTORNEY

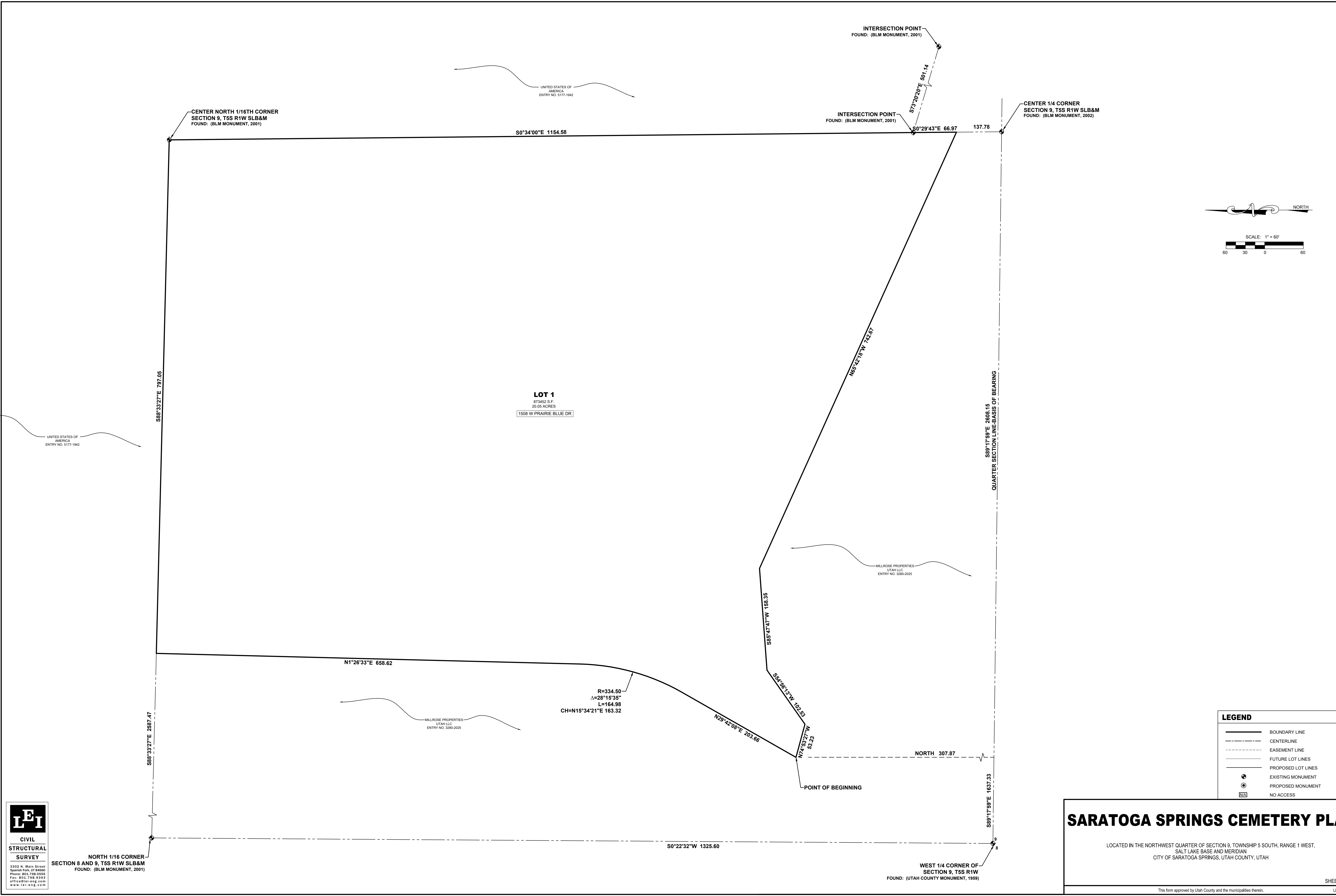
APPROVED BY SARATOGA SPRINGS ATTORNEY ON
THIS ____ DAY OF _____, A.D. 20 ____.

SARATOGA SPRINGS ATTORNEY

LEHI CITY POST OFFICE

APPROVED BY POST OFFICE REPRESENTATIVE ON
THIS ____ DAY OF _____, A.D. 20 ____.

LEHI CITY POST OFFICE REPRESENTATIVE



LEGEND	
	BOUNDARY LINE
	CENTERLINE
	EASEMENT LINE
	FUTURE LOT LINES
	PROPOSED LOT LINES
	EXISTING MONUMENT
	PROPOSED MONUMENT
	NO ACCESS

LEI

CIVIL
STRUCTURAL
SURVEY

3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NORTH 1/16 CORNER
SECTION 8 AND 9, T5S R1W SLB&M
FOUND: (BLM MONUMENT, 2001)

SARATOGA SPRINGS CEMETERY PLAT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

WEST 1/4 CORNER OF
SECTION 9, T5S R1W
FOUND: (UTAH COUNTY MONUMENT, 1959)