

C:\Users\Hayden Hull\Johnson Engineering, Inc. - Documents\Projects\Active Projects\24024 SS Parcel Site\04 Design\Drawings\Design\Plan Sheets\VP-Survey\Condo Plat.dwg

SPRING COVE A CONDOMINIUM PLAT

LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE.

SARATOGA SPRINGS, UTAH COUNTY, UTAH.

(JUNE, 2025)

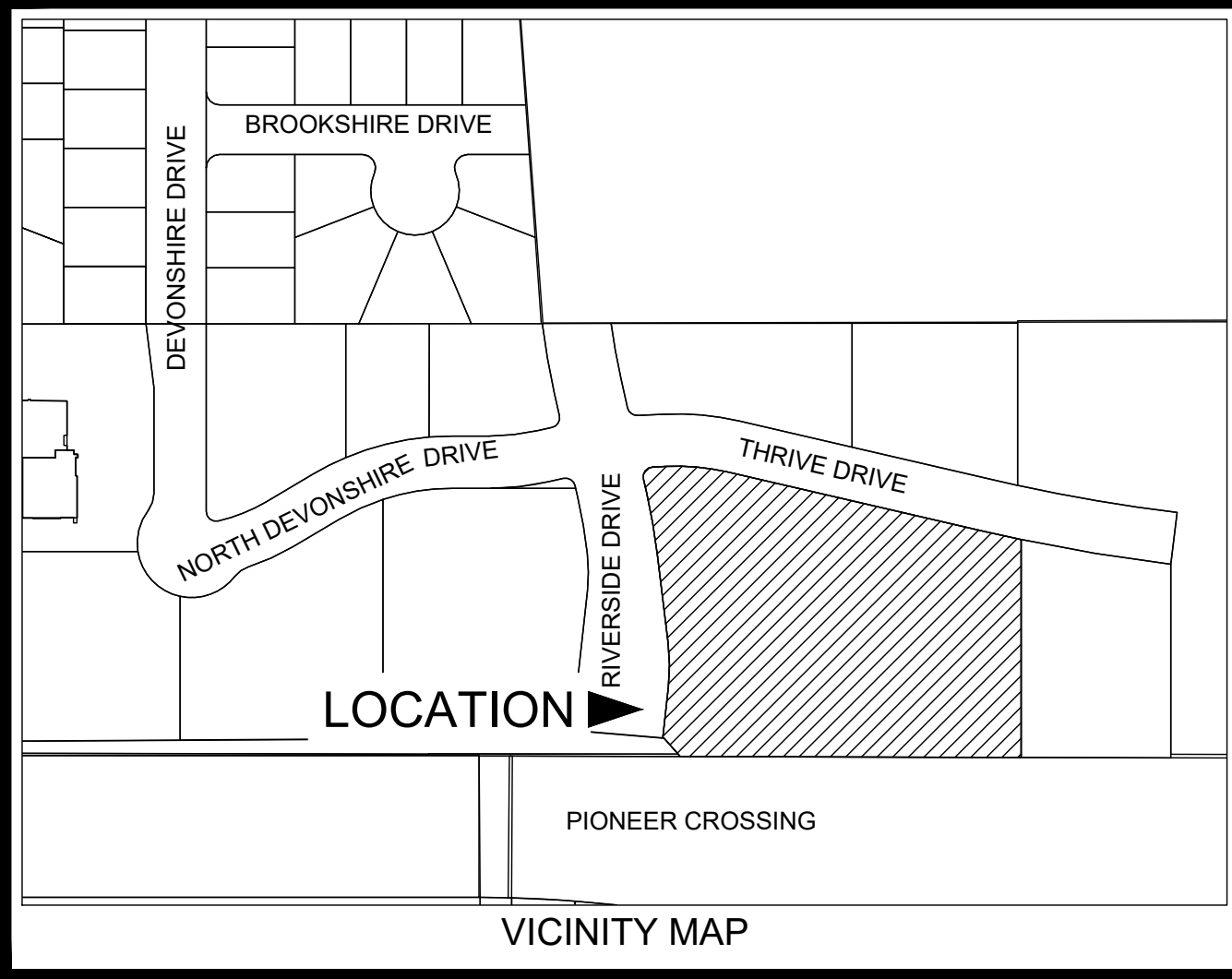
APPROVAL BY LEGISLATIVE BODY

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 ____.

CITY MAYOR _____ ATTEST _____ CITY RECORDER _____

PLAT NOTES:

1. A JOHNSON ENGINEERING REBAR AND CAP WILL BE SET AT THE OVERALL BOUNDARY CORNERS.
2. ALL EXTERIOR SPACE (COMMON AREA) IS A PUBLIC UTILITY AND DRAINAGE EASEMENT (PUE&DE).
3. ALL DRIVEWAYS AND PARKING AREAS ARE A SHARED PARKING, CROSS ACCESS, AND PRIVATE RETENTION EASEMENT.
4. STORM DRAINS AND RETENTION PONDS ARE TO BE MAINTAINED BY THE OWNERS ASSOCIATION AND ARE PRIVATE.
5. EACH UNIT DEPICTED ON THIS PLAT AND CONTAINED WITHIN A COMMON BUILDING IS SERVED BY A COMMON SEWER LATERAL. ANY SEWER LATERAL EXTENDING OUTSIDE THE BOUNDARIES OF ANY UNIT DEPICTED ON THIS PLAT SHALL BE DEEMED "COMMON AREA" AND SHALL BE OPERATED AND MAINTAINED BY THE OWNERS ASSOCIATION.
6. ALL REQUIREMENTS AS SHOWN ON THE GEOTECHNICAL REPORT AS PREFORMED BY AGECEC MUST BE FOLLOWED. SAID REPORT IS DATED APRIL 21, 2025 AS PROJECT NUMBER 1250219.
7. LIMITED COMMON AREA RESERVED FOR UNITS A01 & A02 FIRE RISER ROOM. SEE VP-109. 75.50 SF.
8. LIMITED COMMON AREA RESERVED FOR UNITS B01-B05 FIRE RISER ROOM. SEE VP-109. 80.00 SF.
9. LIMITED COMMON AREA RESERVED FOR UNITS C01-C10 FIRE RISER ROOM. SEE VP-110. 67.02 SF.
10. THE BENCHMARK FOR THIS PROJECT IS THE NORTH QUARTER CORNER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN WITH AN ELEVATION OF 4512.29 FEET ABOVE SEA LEVEL (ASL). THE NORTHWEST BUILDING FINISHED FLOOR ELEVATION = 4504.50 FEET ASL. THE SOUTHWEST BUILDING FINISHED FLOOR ELEVATION = 4504.50 FEET ASL. THE SOUTHEAST BUILDING FINISHED FLOOR ELEVATION = 4503.00 FEET ASL.
11. TOTAL COMMON AREA: 94,633.39 SF.



OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE SUBDIVIDED INTO LOTS, PARCELS AND STREETS, TOGETHER WITH EASEMENT AS SET FORTH TO BE HEREAFTER KNOWN AS:

SPRING COVE

AND DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC AND CITY ALL PARCELS, LOTS, STREETS, EASEMENTS, RIGHT-OF-WAY, 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 AN UNDIVIDED INTEREST IN THE COMMON AREAS TO EACH UNIT OWNER AS PROVIDED IN THE CONDOMINIUM DECLARATION WITH THE COMMON AREAS TO BE MAINTAINED AS PROVIDED IN THE CONDOMINIUM DECLARATION BY THE UNIT OWNERS OR AN ASSOCIATION OF UNIT OWNERS.

IN WITNESS WHEREOF I HAVE SET FORTH MY HAND THIS _____ DAY OF _____, A.D. 20 ____.

SIGNATURE _____ PRINT NAME _____ TITLE & ENTITY _____

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 EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. 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 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 AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
 - A. A RECORDED EASEMENT OR RIGHT-OF-WAY
 - B. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 - C. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 - D. ANY OTHER PROVISION OF LAW

APPROVED THIS _____ DAY OF _____, 20 ____

ROCKY MOUNTAIN POWER

ENBRIDGE GAS UTAH

-NOTE WITH NO EXISTING GAS EASEMENT

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 UTILITY EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE 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 OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT ENBRIDGE GAS UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532

QUESTAR GAS COMPANY
DBA ENBRIDGE GAS UTAH

APPROVED THIS _____ DAY OF _____, 20 ____

BY- _____

TITLE- _____

NORTH QUARTER CORNER
OF SECTION 23, TOWNSHIP 5
SOUTH, RANGE 1 WEST,
S.L.B.M.

-BASIS OF BEARINGS- N00°13'38"W 5311.81'

S00°13'38"E 1,360.55' (TIE)

SOUTH QUARTER CORNER
OF SECTION 23, TOWNSHIP 5
SOUTH, RANGE 1 WEST,
S.L.B.M.

N06°15'09"E
58.21'

N41°29'00"W
28.16'

(TIE) EAST 1,552.05'

N06°57'43"W
100.70'

N87°20'28"E
15.96'

N12°39'32"W
16.20'

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N85°10'56"W
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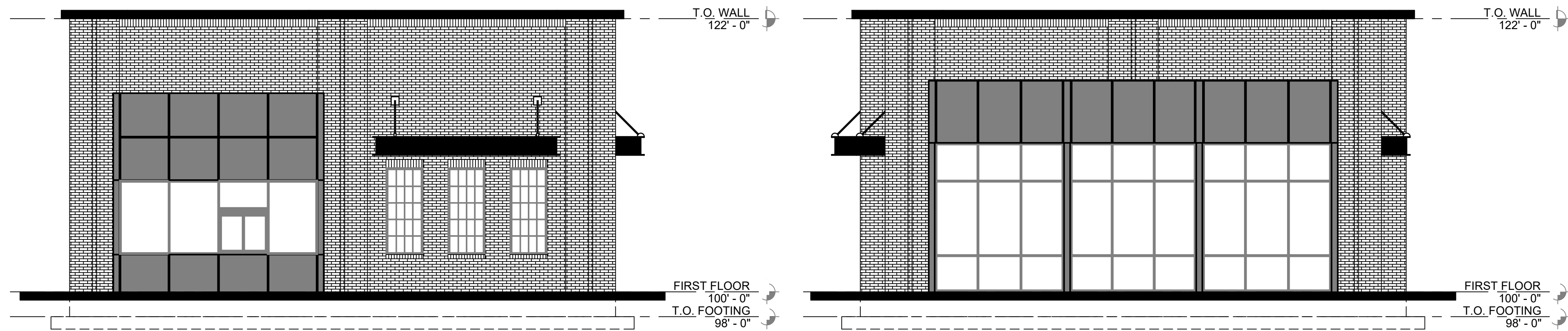
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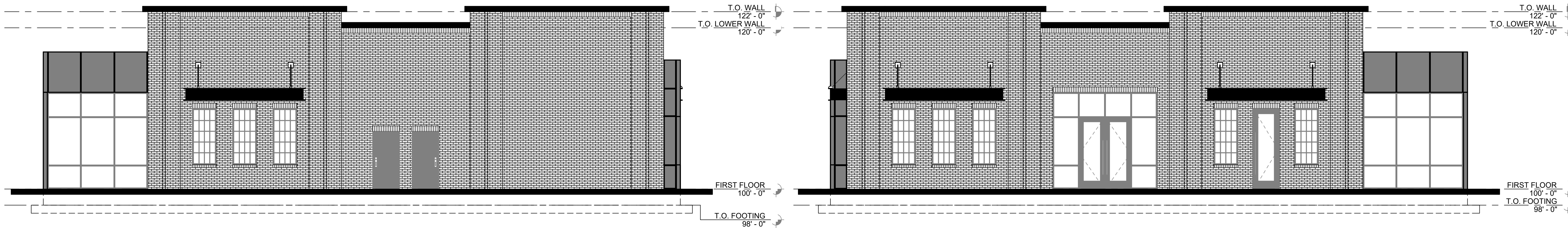
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01 BUILDING A WEST
1"=6'

02 BUILDING A EAST
1"=6'



03 BUILDING A NORTH
1"=6'

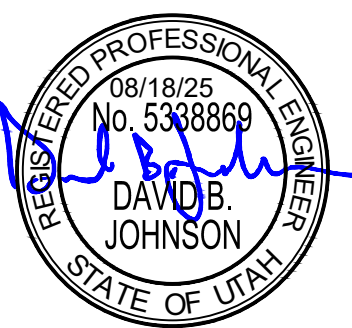
04 BUILDING A SOUTH
1"=6'



KNOW WHAT'S BELOW. CALL 811 BEFORE YOU DIG.
DRAWING IS NOT TO SCALE IF LESS THAN 24"x36". DIMENSIONS AND NOTES SUPERCEDE SCALE.

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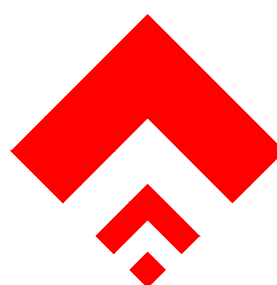
NO.	DATE	REVISION
5	-	-
4	08/18/25	PLAT
3	08/06/25	SUBMITTAL 03
2	06/19/25	SUBMITTAL 02
1	04/28/25	SUBMITTAL 01



CLIENT / OWNER INFORMATION:

PARCEL CONSTRUCTION
DREW PARCEL
427 W 19950 S, #201
DRAPER, UTAH
801-884-6474

ENGINEER / SURVEYOR INFORMATION:



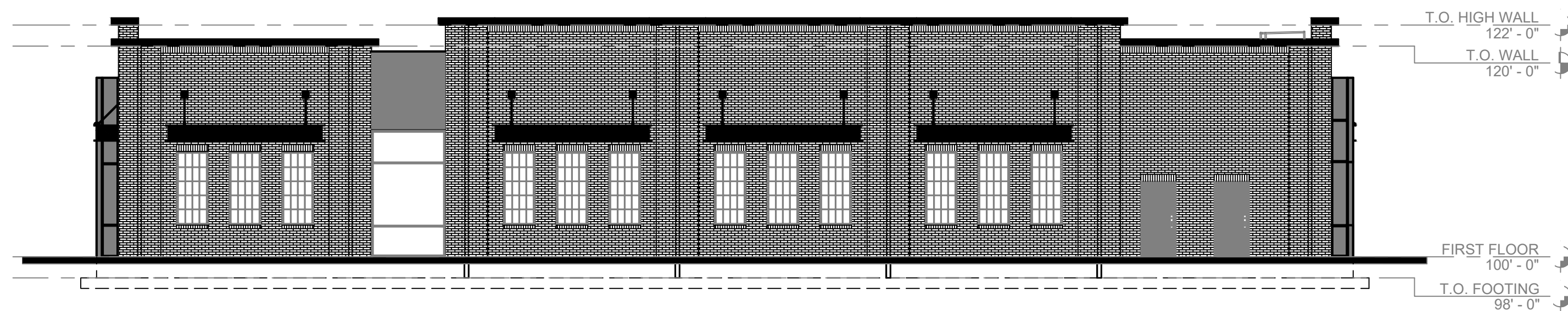
JOHNSON ENGINEERING
4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124
www.johnsonengineeringinc.com
Phone: 801-787-4569

SHEET INFORMATION:

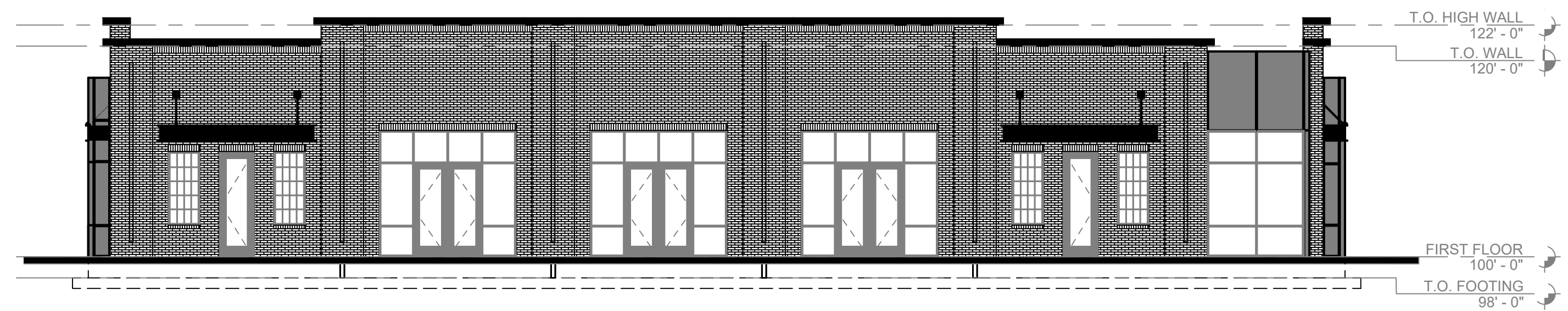
**BUILDING A ELEVA
SPRING COVE**
SARATOGA SPRINGS, UTAH COUNTY, UTAH

DRAWN BY:	CHECKED BY:	APPROVED BY:	SHEET:
DBJ	DBJ	DBJ	VP-106
PROJECT NO:	24-024		
DATE:	08/18/25		
SCALE:	1":6'		

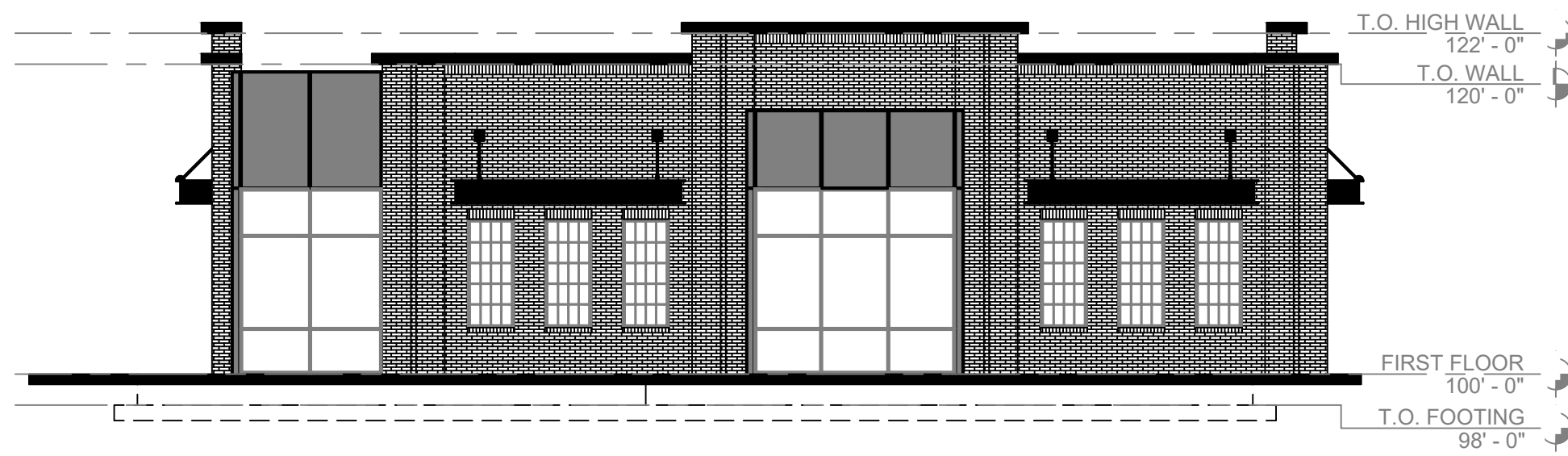
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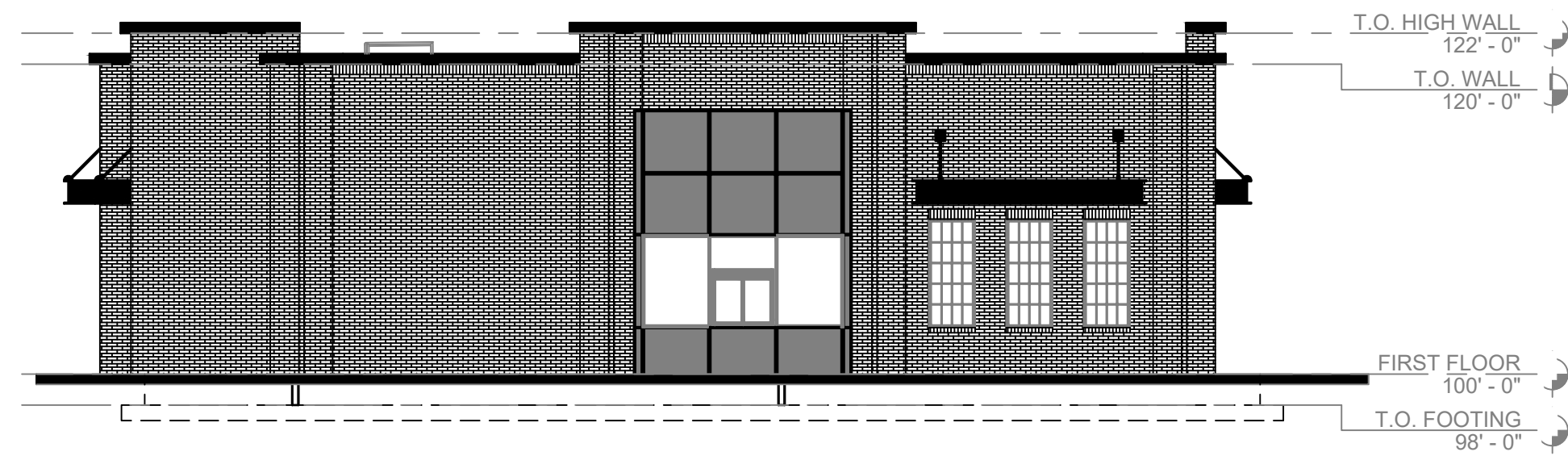
01 BUILDING B WEST
1"=10'



02 BUILDING B EAST
1"=10'



03 BUILDING B NORTH
1"=10'



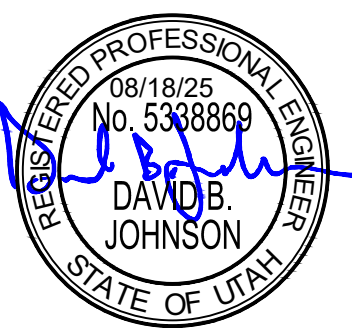
04 BUILDING B SOUTH
1"=10'



KNOW WHAT'S BELOW. CALL 811 BEFORE YOU DIG.
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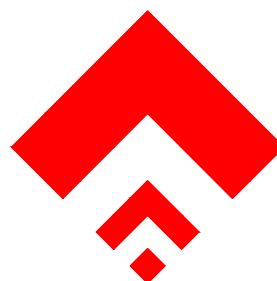
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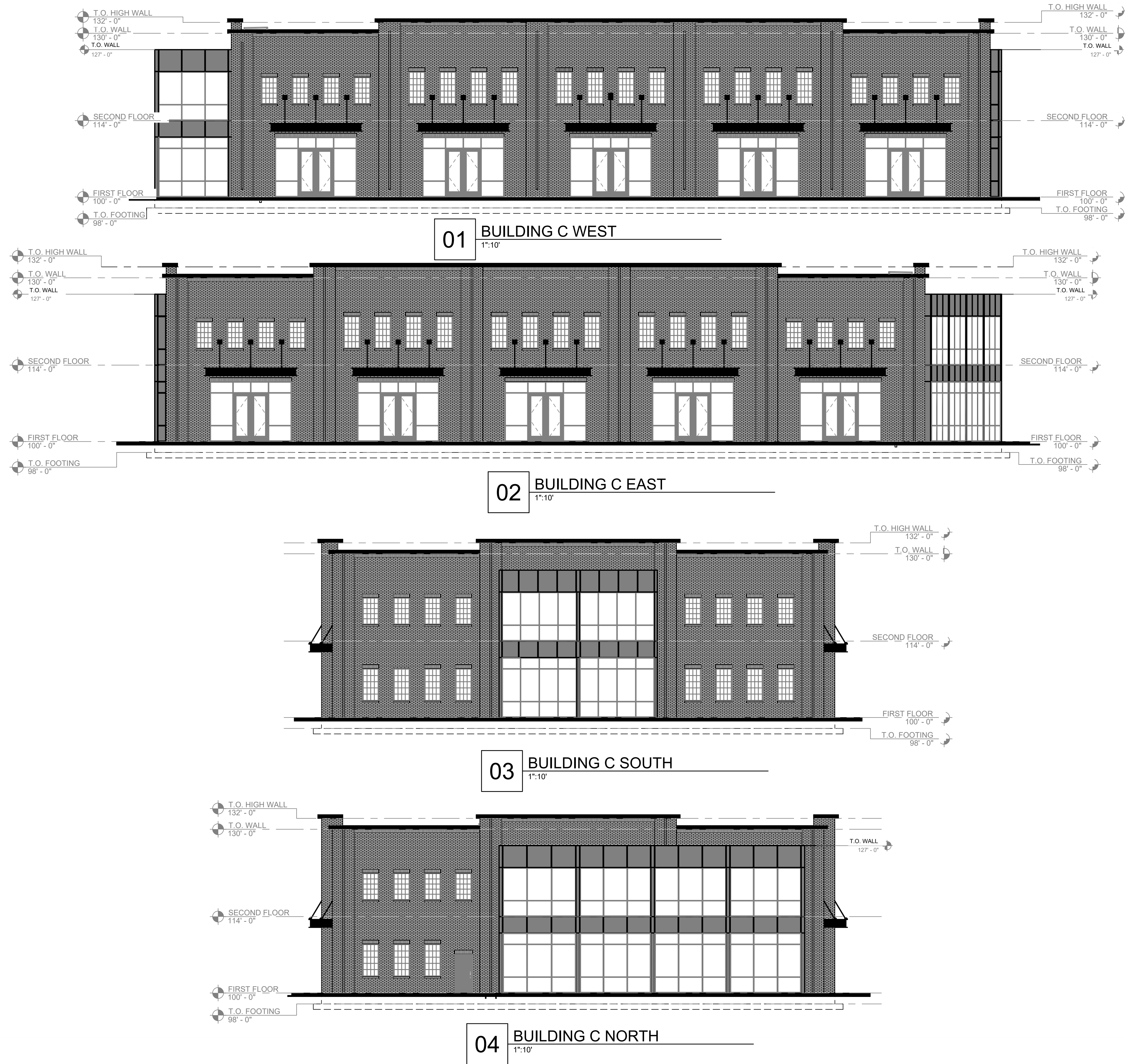
JOHNSON ENGINEERING
4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124
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Phone: 801-787-4569

SHEET INFORMATION:

**BUILDING B ELEVA
SPRING COVE**
SARATOGA SPRINGS, UTAH COUNTY, UTAH

DRAWN BY:	CHECKED BY:	APPROVED BY:	SHEET:
DBJ	DBJ	DBJ	
PROJECT NO:	24-024		
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SCALE:	1":10'		

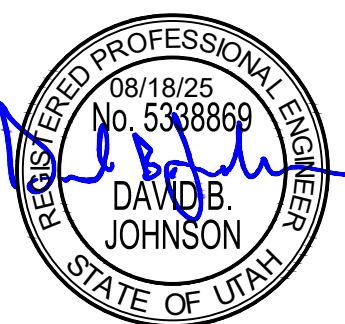
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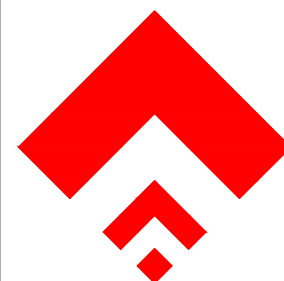
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