

VICINITY MAP

CLIFF LAKE COMMERCIAL SUBDIVISION PLAT "A"

SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH
LOCATED IN THE NORTH HALF OF SECTION 24,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

PLAT NOTES

1-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__.

2-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.

3-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.

4-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.

5-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.

6-REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.

7-NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS AND IMPROVEMENTS DESIGNATED AS "PRIVATE" ON THIS PLAT.

8-A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY CMT ENGINEERING LABORATORIES (GEOTECHNICAL ENGINEER), 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.

9-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.

10-THE AREA WITHIN THIS PLAT IS DESIGNATED AS ZONE X (AREA OF MINIMAL FLOOD HAZARD) BY THE NATIONAL FIRMETTE.

11-ANY UTILITIES OUTSIDE OF THE PUBLIC RIGHT-OF-WAY SHALL BE OWNED AND MAINTAINED PRIVATELY UNLESS THE UTILITIES ARE NOTED OTHERWISE ON THE PLAT AND HAVE RECORDED MAINTENANCE EASEMENTS TO THE CITY.

12- FIRM MAP NUMBER(S): 49049C0285F; 49049C0145F

13-100 YEAR FLOOD ZONE: AH

14-100 YEAR FLOOD ELEVATION: 4,496

DATA TABLE

INFORMATION	AC	SQ FT.	%TOTAL	#	NOTES
TOTAL PROJECT AREA	19.26	838,796	100%		
SENSITIVE LANDS	3.315	144,403	17.2%		
BUILDABLE LAND	8.623	375,618	44.8%		
ROW AREA	6.594	287,247	34.2%		
LOTS				5	

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)(ii). THE FOLLOWING NOTES ARE NOT ENDORSED OR ADOPTED BY SARATOGA SPRINGS AND DO NOT SUPERSEDE CONFLICTING PLAT NOTES OR SARATOGA SPRINGS POLICIES.

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLA 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. 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

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 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.

APPROVED THIS ____ DAY _____ OF 20 ____

BY _____

TITLE _____

QUESTAR GAS COMPANY
dba ENBRIDGE GAS UTAH

CENTURY LINK

Approved this ____ day of _____,
A.D. 20 ____

CENTURY LINK

COMCAST CABLE TELEVISION

Approved this ____ day of _____,
A.D. 20 ____

COMCAST CABLE TELEVISION

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 APPROVAL

Approved by the Fire Chief on this
____ day of _____, A.D. 20 ____

CITY FIRE CHIEF

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

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:

CLIFF LAKE COMMERCIAL SUBDIVISION PLAT "A"

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.

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

SIGNATURE _____ PRINT NAME _____ TITLE & ENTITY _____

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF UTAH } s.s.

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

NOTARY PUBLIC FULL NAME: _____

PRINT NAME AS COMMISSIONED: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH



DEVELOPER:

CLIFF LAKE, LLC
KEITH LINDSTROM
(801) 699-2869
keith@leisurevillas.com
791 N 100 E
LEHI, UT 84043

P: (801) 616-6848
F: (801) 704-9384
dan@vlsut.com
563 North Rees Ave.
Spanish Fork, UT 84660

PREPARED BY



NOVEMBER 2025

SURVEYOR'S CERTIFICATE

I, DAN E. KNOWLDEN JR., DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD LICENSE NO. 7173588 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, A SURVEY WAS MADE UNDER MY DIRECTION OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS AND EASEMENTS TO BE KNOWN AS CLIFF LAKE COMMERCIAL SUBDIVISION PLAT "A". I FURTHER CERTIFY THAT SAID SURVEY WAS COMPLETED IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED. I CERTIFY THAT I HAVE VERIFIED ALL LAND MEASUREMENTS AND THAT MONUMENTS HAVE BEEN PLACED ALONG THE EXTERIOR BOUNDARY AS SHOWN ON THIS PLAT. I MAKE NO CERTIFICATION TO THE ACCURACY OR COMPLIANCE WITH THE GENERAL NOTES SHOWN HEREON. I HEREBY STATE THAT THE LAND BOUNDARIES SHOWN ON THIS PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF AND IN MY PROFESSIONAL OPINION.

SURVEYOR (SEE SEAL BELOW)

DATE

LICENSE #

BOUNDARY DESCRIPTION

BEGINNING AT A POINT NORTH 89°28'12" EAST 2731.49 FEET ALONG THE QUARTER SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE NORTH 00°08'39" WEST 198.33 FEET; THENCE ALONG THE ARC OF A 12.0' RADIUS CURVE TO THE LEFT 18.82 FEET (CHORD BEARS NORTH 45°04'20" WEST 16.95 FEET); THENCE NORTH 00°12'10" WEST 59.00 FEET; THENCE ALONG THE ARC OF A 12.00' RADIUS CURVE TO THE LEFT 18.88 FEET (CHORD BEARS NORTH 44°55'40" EAST 16.99 FEET); THENCE NORTH 00°08'39" WEST 75.90 FEET; THENCE ALONG THE ARC OF A 638.50' RADIUS CURVE TO THE RIGHT 378.87 FEET (CHORD BEARS NORTH 16°51'18" EAST 373.34 FEET); THENCE NORTH 33°51'14" EAST 16.36 FEET; THENCE ALONG THE ARC OF A 12.0 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 18.85 FEET (CHORD BEARS NORTH 11°08'46" WEST 16.97 FEET); THENCE NORTH 56°08'46" WEST 53.97 FEET; THENCE ALONG THE ARC OF A 470.50 FOOT RADIUS CURVE TO THE LEFT 149.07 FEET (CHORD BEARS NORTH 65°13'22" WEST 148.45 FEET); THENCE NORTH 15°42'02" EAST 59.00 FEET; THENCE ALONG THE ARC OF A 12.00 FOOT RADIUS CURVE TO THE RIGHT 17.46 FEET (CHORD BEARS NORTH 32°37'28" WEST 15.96 FEET); THENCE NORTH 09°03'01" EAST 134.29 FEET; THENCE ALONG THE ARC OF A 829.50 FOOT RADIUS CURVE TO THE LEFT 131.03 FEET (CHORD BEARS NORTH 04°31'31" EAST 130.89 FEET); THENCE NORTH 218.96 FEET; THENCE ALONG THE ARC OF A 570.50 FOOT RADIUS CURVE TO THE RIGHT 95.64 FEET (CHORD BEARS NORTH 04°48'09" EAST 95.53 FEET); THENCE NORTH 09°36'18" EAST 43.02 FEET; THENCE ALONG THE ARC OF A 629.50 FOOT RADIUS CURVE TO THE LEFT 65.88 FEET (CHORD BEARS NORTH 06°36'25" EAST 65.85 FEET); THENCE ALONG THE ARC OF A 12.00 FOOT RADIUS CURVE TO THE RIGHT 18.09 FEET (CHORD BEARS NORTH 46°48'16" EAST 16.43 FEET); THENCE NORTH 59.00 FEET; THENCE EAST 24.87 FEET; THENCE ALONG THE ARC OF A 770.50 FOOT RADIUS CURVE TO THE LEFT 87.94 FEET (CHORD BEARS NORTH 86°43'50" EAST 87.89 FEET); THENCE NORTH 24°48'09" WEST 131.06 FEET; THENCE NORTH 09°03'01" EAST 134.29 FEET; THENCE SOUTH 89°26'03" EAST 384.30 FEET; THENCE ALONG THE ARC OF A 361.50 FOOT RADIUS CURVE TO THE LEFT 75.67 FEET (CHORD BEARS SOUTH 06°42'48" WEST 75.64 FEET); THENCE SOUTH 00°42'59" WEST 217.27 FEET; THENCE ALONG THE ARC OF A 561.50 FOOT RADIUS CURVE TO THE LEFT 247.33 FEET (CHORD BEARS SOUTH 11°54'09" EAST 245.34 FEET); THENCE ALONG THE ARC OF A 638.50 FOOT RADIUS CURVE TO THE RIGHT 66.11 FEET (CHORD BEARS SOUTH 21°33'18" EAST 66.08 FEET); THENCE EAST 553.81 FEET; THENCE SOUTH 45°00'00" EAST 45.81 FEET; THENCE EAST 290.83 FEET; THENCE SOUTH 00°08'11" EAST 478.81 FEET; THENCE SOUTH 00°08'37" EAST 76.97 FEET; THENCE SOUTH 88°18'27" WEST 20.01 FEET; THENCE SOUTH 89°42'30" WEST 162.98 FEET; THENCE ALONG THE ARC OF A 12.00 FOOT RADIUS CURVE TO THE LEFT 18.79 FEET (CHORD BEARS SOUTH 44°51'15" WEST 16.93 FEET); THENCE SOUTH 89°33'10" WEST 45.00 FEET; THENCE ALONG THE ARC OF A 12.00 FOOT RADIUS CURVE TO THE LEFT 18.91 FEET (CHORD BEARS NORTH 45°08'45" WEST 17.01 FEET); THENCE SOUTH 89°42'30" WEST 334.57 FEET; THENCE ALONG THE ARC OF A 638.50 FOOT RADIUS CURVE TO THE RIGHT 277.64 FEET (CHORD BEARS NORTH 77°50'05" WEST 275.46 FEET); THENCE NORTH 65°22'41" WEST 59.63 FEET; THENCE ALONG THE ARC OF A 12.00 FOOT RADIUS CURVE TO THE LEFT 17.92 FEET (CHORD BEARS SOUTH 71°50'54" WEST 16.30 FEET); THENCE ALONG THE ARC OF A 638.50 FOOT RADIUS CURVE TO THE RIGHT 53.26 FEET (CHORD BEARS SOUTH 31°27'51" WEST 53.25 FEET); THENCE SOUTH 33°51'14" WEST 425.87 FEET; THENCE ALONG THE ARC OF A 561.50 FOOT RADIUS CURVE TO THE LEFT 333.18 FEET (CHORD BEARS SOUTH 16°51'18" WEST 328.32 FEET); THENCE SOUTH 00°08'39" EAST 83.15 FEET; THENCE ALONG THE ARC OF A 12.00 FOOT RADIUS CURVE TO THE LEFT 18.82 FEET (CHORD BEARS SOUTH 45°04'20" EAST 16.95 FEET); THENCE SOUTH 00°13'16" EAST 45.00 FEET; THENCE ALONG THE ARC OF A 12.00 FOOT RADIUS CURVE TO THE LEFT 18.88 FEET (CHORD BEARS SOUTH 44°55'40" WEST 16.99 FEET); THENCE SOUTH 00°08'39" EAST 163.64 FEET; THENCE ALONG THE ARC OF A 12.00 FOOT RADIUS CURVE TO THE LEFT 18.87 FEET (CHORD BEARS SOUTH 45°11'26" EAST 16.98 FEET); THENCE NORTH 89°45'46" EAST 640.06 FEET; THENCE ALONG THE ARC OF A 71.00 FOOT CURVE TO THE RIGHT 43.39 FEET (CHORD BEARS SOUTH 72°43'53" EAST 42.71 FEET); THENCE SOUTH 89°43'24" WEST 732.54 FEET; THENCE SOUTH 00°02'07" EAST 15.75 FEET; THENCE SOUTH 89°28'12" WEST 37.28 FEET; TO THE POINT OF BEGINNING.

CONTAINING 26.55 ACRES OR 1,156,653 SQFT. MORE OR LESS

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 20 ____.

ATTEST
CITY MAYOR _____ CITY RECORDER (SEE SEAL BELOW) _____

CLIFF LAKE COMMERCIAL SUBDIVISION PLAT "A"

LOCATED IN THE NORTH HALF OF SECTION 24,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

NOT TO SCALE

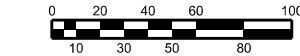
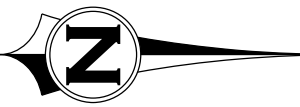
SHEET 1 OF 2

SURVEYORS SEAL

CITY ENGINEER
SEAL

CLERK-RECORDER SEAL

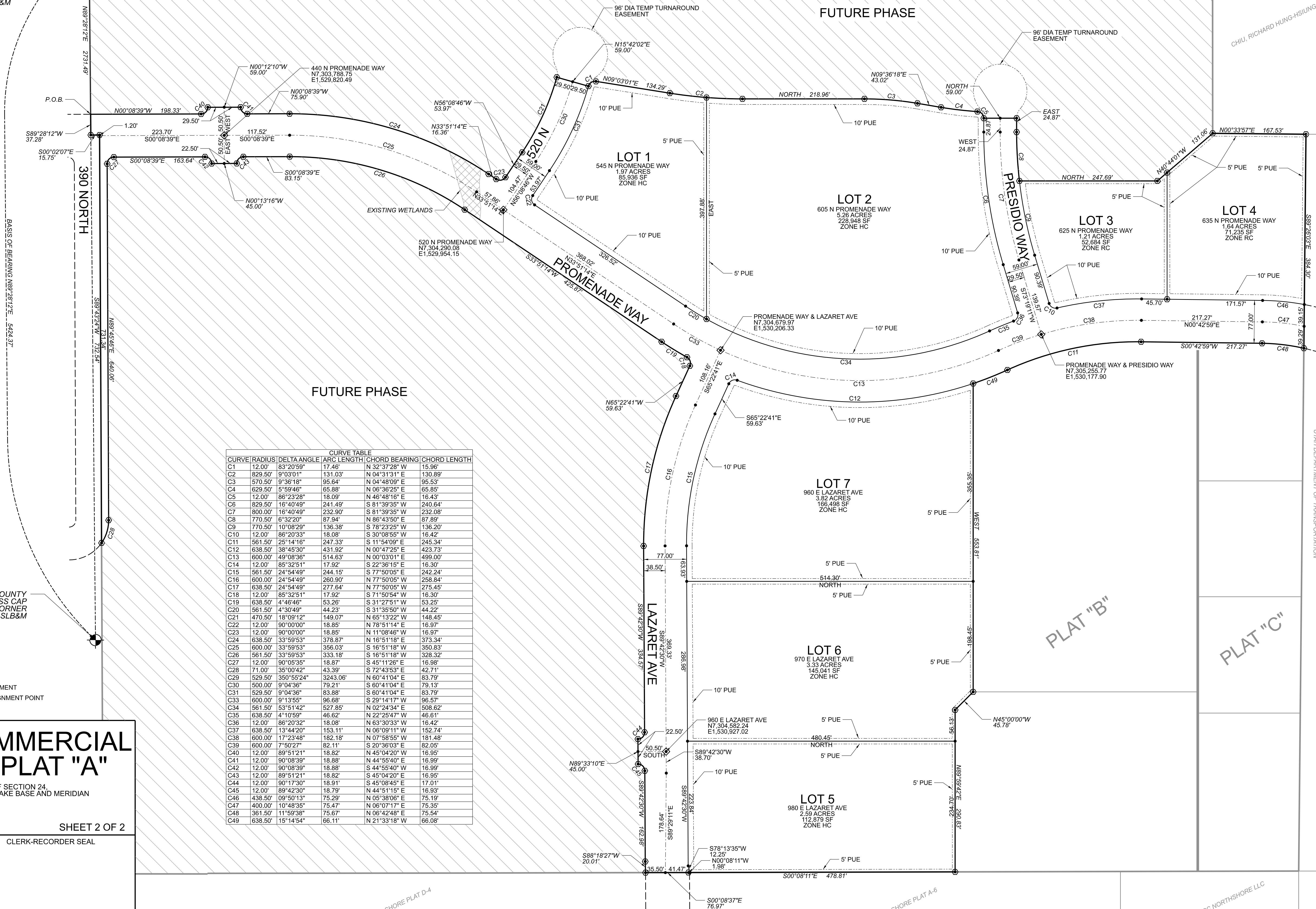




FOUND UTAH COUNTY
BRASS CAP
WEST 1/4 CORNER
S24 T5S R1W SLB&M

CLIFF LAKE COMMERCIAL SUBDIVISION PLAT "A"

SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH
LOCATED IN THE NORTH HALF OF SECTION 24,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN



FUTURE PHASE

FUTURE PHASE

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	12.00'	83°20'59"	17.46'	N 32°37'28" W	15.96'
C2	829.50'	9°03'01"	131.03'	N 04°31'31" E	130.89'
C3	570.50'	9°36'18"	95.64'	N 04°48'09" E	95.53'
C4	629.50'	5°59'46"	65.88'	N 06°36'25" E	65.85'
C5	12.00'	86°23'28"	18.09'	N 46°48'16" E	16.43'
C6	829.50'	16°40'49"	241.49'	S 81°39'35" W	240.64'
C7	800.00'	16°40'49"	232.90'	S 81°39'35" W	232.08'
C8	770.50'	6°32'20"	87.94'	N 86°43'50" E	87.89'
C9	770.50'	10°08'29"	136.38'	S 78°23'25" W	136.20'
C10	12.00'	86°20'33"	18.08'	S 30°08'55" W	16.42'
C11	561.50'	25°14'16"	247.33'	S 11°54'09" E	245.34'
C12	638.50'	38°45'30"	431.92'	N 00°47'25" E	423.73'
C13	600.00'	49°08'36"	514.63'	N 00°03'01" E	499.00'
C14	12.00'	85°32'51"	17.92'	S 22°36'15" E	16.30'
C15	561.50'	24°54'49"	244.15'	S 77°50'05" E	242.24'
C16	600.00'	24°54'49"	260.90'	N 77°50'05" W	258.84'
C17	638.50'	24°54'49"	277.64'	N 77°50'05" W	275.45'
C18	12.00'	85°32'51"	17.92'	S 71°50'54" W	16.30'
C19	638.50'	4°48'46"	53.26'	S 31°27'51" W	53.25'
C20	561.50'	4°30'49"	44.23'	S 31°35'50" W	44.22'
C21	470.50'	18°09'12"	149.07'	N 65°13'22" W	148.45'
C22	12.00'	90°00'00"	18.85'	N 78°51'14" E	16.97'
C23	12.00'	90°00'00"	18.85'	N 11°08'46" W	16.97'
C24	638.50'	33°59'53"	378.87'	N 16°51'18" E	373.34'
C25	600.00'	33°59'53"	356.03'	S 16°51'18" W	350.83'
C26	561.50'	33°59'53"	333.18'	S 16°51'18" W	328.32'
C27	12.00'	90°05'35"	18.87'	S 45°11'26" E	16.98'
C28	71.00'	35°00'42"	43.39'	S 72°43'53" E	42.71'
C29	529.50'	350°55'24"	3243.06'	N 60°41'04" E	83.79'
C30	500.00'	9°04'36"	79.21'	S 60°41'04" E	79.13'
C31	529.50'	9°04'36"	83.88'	S 60°41'04" E	83.79'
C33	600.00'	9°13'55"	96.68'	S 29°14'17" W	96.57'
C34	561.50'	53°51'42"	527.85'	N 02°24'34" E	508.62'
C35	638.50'	4°10'59"	46.62'	N 22°25'47" W	46.61'
C36	12.00'	86°20'32"	18.08'	N 63°30'33" W	16.42'
C37	638.50'	13°44'20"	153.11'	N 06°09'11" W	152.74'
C38	600.00'	17°23'48"	182.18'	N 07°58'55" W	181.48'
C39	600.00'	7°50'27"	82.11'	S 20°36'03" E	82.05'
C40	12.00'	89°51'21"	18.82'	N 45°04'20" W	16.95'
C41	12.00'	90°08'39"	18.88'	N 44°55'40" E	16.99'
C42	12.00'	90°08'39"	18.88'	S 44°55'40" W	16.99'
C43	12.00'	89°51'21"	18.82'	S 45°04'20" E	16.95'
C44	12.00'	90°17'30"	18.91'	S 45°08'45" E	17.01'
C45	12.00'	89°42'30"	18.79'	N 44°51'15" E	16.93'
C46	438.50'	09°50'13"	75.29'	N 05°38'06" E	75.19'
C47	400.00'	10°48'35"	75.47'	N 06°07'17" E	75.35'
C48	361.50'	11°59'39"	75.67'	N 06°42'48" E	75.54'
C49	638.50'	15°14'54"	66.11'	N 21°33'18" W	66.08'

LEGEND

- BOUNDARY LINE
- LOT LINES
- EASEMENTS
- SECTION CORNER / SURVEY MONUMENT
- PLAT / PROPERTY CORNER OR ALIGNMENT POINT
- SECTION LINE

CLIFF LAKE COMMERCIAL SUBDIVISION PLAT "A"

LOCATED IN THE NORTH HALF OF SECTION 24,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

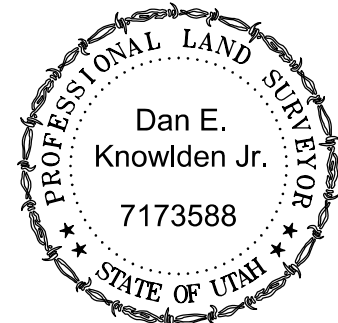
SCALE 1" = 80'

SHEET 2 OF 2

SURVEYORS SEAL

CITY ENGINEER
SEAL

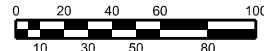
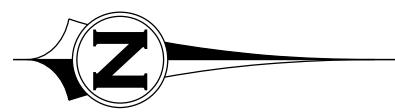
CLERK-RECORDER SEAL



NORTH SHORE PLAT D-4

NORTH SHORE PLAT A-6

JKG BRC NORTHSHORE LLC



FOUND UTAH COUNTY
BRASS CAP
WEST 1/4 CORNER
S24 T5S R1W SLB&M

390 NORTH
BASIS OF BEARING N69°28'12"E, 5424.37'

N69°28'12"E
3215.00'

FOUND UTAH COUNTY
BRASS CAP
EAST 1/4 CORNER
S24 T5S R1W SLB&M

LEGEND

- BOUNDARY LINE
- LOT LINES
- EASEMENTS
- SECTION CORNER / SURVEY MONUMENT
- PLAT / PROPERTY CORNER OR ALIGNMENT POINT
- SECTION LINE

CLIFF LAKE COMMERCIAL
SUBDIVISION PLAT "B"

LOCATED IN THE NORTH HALF OF SECTION 24,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

SCALE 1" = 80'

SHEET 2 OF 2

SURVEYORS SEAL

CITY ENGINEER
SEAL

CLERK-RECORDER SEAL



CLIFF LAKE COMMERCIAL SUBDIVISION PLAT "B"

SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH
LOCATED IN THE NORTH HALF OF SECTION 24,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

FUTURE PHASE

PLAT "A"

PLAT "A"

R= 561.50'
DEL= 26°14'16"
L= 247.33'
CB= N11°54'09"W
CL= 246.34'

R= 638.50'
DEL= 05°55'57"
L= 66.11'
CL= N21°33'18"W
CB= 66.08'

S00°42'59"W
101.72'

1580.06'
NORTH

P.O.B.

WEST .553.81'

LOT 8
620 N PROMENADE WAY
5.64 ACRES
245,722 SF
ZONE HC

EAST 949.60'

PLAT "C"

S45°00'00"E
45.81'

390.23'

NORTH

WEST 290.83'

LOT 9
990 E LAZARET AVE
3.22 ACRES
140,053 SF
ZONE HC

322.18'

S00°08'11"E 435.62'

JKG BRC NORTHSHORE LLC

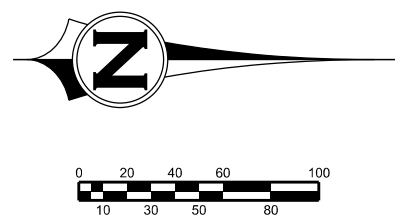
UTAH DEPARTMENT OF TRANSPORTATION

CHIU, RICHARD HUNG-HSIUNG

NORTH SHORE PLAT D-4

NORTH SHORE PLAT A-6

NORTH SHORE PLAT B-7



FOUND UTAH COUNTY
BRASS CAP
WEST 1/4 CORNER
S24 T5S R1W SLB&M

BASIS OF BEARING N69°28'12"E, 5424.37'

390 NORTH

FOUND UTAH COUNTY
BRASS CAP
EAST 1/4 CORNER
S24 T5S R1W SLB&M

LEGEND

- BOUNDARY LINE
- LOT LINES
- EASEMENTS
- SECTION CORNER / SURVEY MONUMENT
- PLAT / PROPERTY CORNER OR ALIGNMENT POINT
- SECTION LINE

CLIFF LAKE COMMERCIAL SUBDIVISION PLAT "C"

LOCATED IN THE NORTH HALF OF SECTION 24,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

SCALE 1" = 80'

SHEET 2 OF 2

SURVEYORS SEAL

CITY ENGINEER
SEAL

CLERK-RECORDER SEAL



CLIFF LAKE COMMERCIAL SUBDIVISION PLAT "C"

SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH
LOCATED IN THE NORTH HALF OF SECTION 24,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

FUTURE PHASE

PLAT "A"

PLAT "A"

RAD= 361.50"
DEL= 11°59'38"
LEN= 75.67'
CB= N06°42'48"E
CL= 75.54'

LOT 13
640 N PROMENADE WAY
1.07 ACRES
46,649 SF
ZONE RC

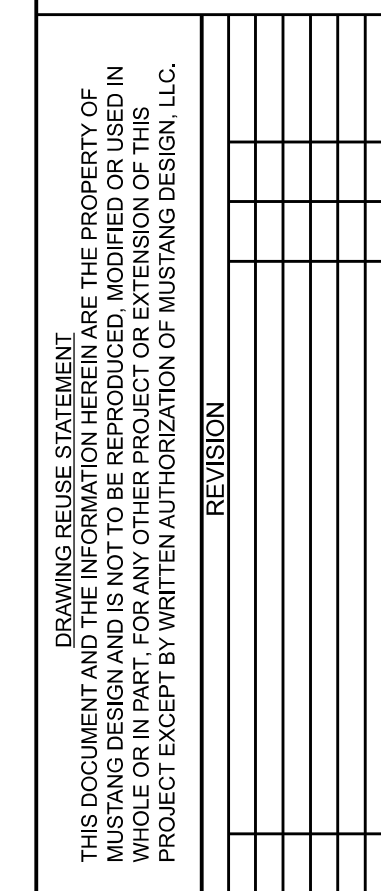
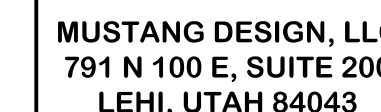
LOT 12
964 E LAZARET AVE
0.89 ACRES
38,834 SF
ZONE RC

LOT 11
968 E LAZARET AVE
0.89 ACRES
38,881 SF
ZONE RC

LOT 10
976 E LAZARET AVE
1.19 ACRES
51,865 SF
ZONE RC

S00°08'11"E 181.29'

JKG BRC NORTHSHORE LLC



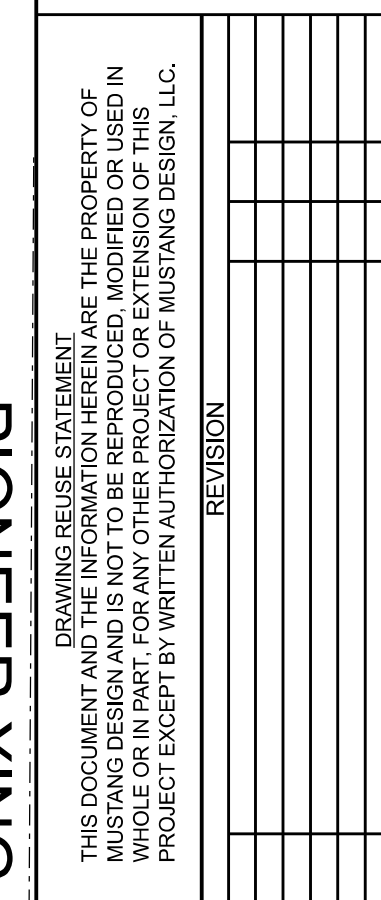
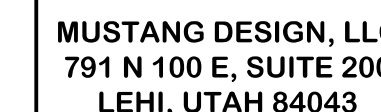
CLIFF LAKE COMMERCIAL SUBDIVISION
PHASING PLAN

A COMMERCIAL DEVELOPMENT
SARATOGA SPRINGS, UTAH

PROJ. #: 2020006-02
CAD FILE: 2020006-02PHASING.dwg
DRAWN BY: MIJ
DESIGN BY: MIJ
CHECKED BY: HJC
SCALE OF SHEET
HOR SCALE: 1" = 80'
VER SCALE: N/A

SHEET
PH01
OF
1





CLIFF LAKE COMMERCIAL SUBDIVISION

SITE PLAN

A COMMERCIAL DEVELOPMENT
SARATOGA SPRINGS, UTAH

PROJ. #: 2020006-02
CAD FILE: 2020006-02SP01.dgn
DRAWN BY: MIJ
DESIGN BY: MIJ
CHECKED BY: HJC
SCALE OF SHEET
HOR SCALE: 1" = 80'
VER SCALE: N/A

SHEET
OF

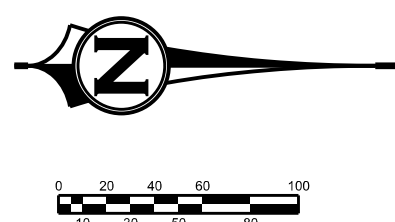
SP01
1



LEGEND (ALL SHEETS)

BOUNDARY LINE
SETBACK LINE
STREET CENTER LINE
LOT LINE AND RIGHT OF WAY LINE
EASEMENT
PLAT CORNER / POINT OF INTERSECTION
SANITARY SEWER (SDR-35 PVC) WITH SERVICE LATERALS (PER CITY STD. SS1,2,3)
CULINARY (90 PVC, DR18, BLUE) SHOWING HYDRANT AND METER
(INSTALL ONE SERVICE LINE PER METER) (PER CITY STD. CW1,2,3,4,5,6,12,13,15)
IRRIGATION PVC (C-900, DR18, PURPLE) SHOWING
IRRIGATION SERVICE WITH VALVE BOX (PER CITY STD. P11,2,8,12,13)
STORM DRAIN (RCP TYPE III, PER CITY STD. SD1,2,4)
EXISTING 1 FOOT CONTOURS (MAJOR / MINOR)
DESIGN 1 FOOT CONTOURS (MAJOR / MINOR)

THIS PROJECT IS BASED ON THE FOLLOWING SURVEY CONTROL:
U.S. SURVEY FOOT, CENTRAL ZONE, N.A.D. 83
WEST QUARTER CORNER OF SECTION 24, TOWNSHIP 5 SOUTH,
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
WITH STATE PLANE COORDINATE VALUES OF
N 7303523.69
E 1527051.22
EL. 4496.38
AND GROUND DISTANCES BEING RUN THEREFROM.
THE QUARTER SECTION LINE TO THE EAST BEARS NORTH 89°28'12" EAST



Know what's **below**.
Call 811 before you dig.



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