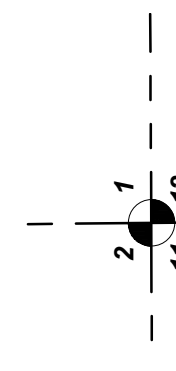
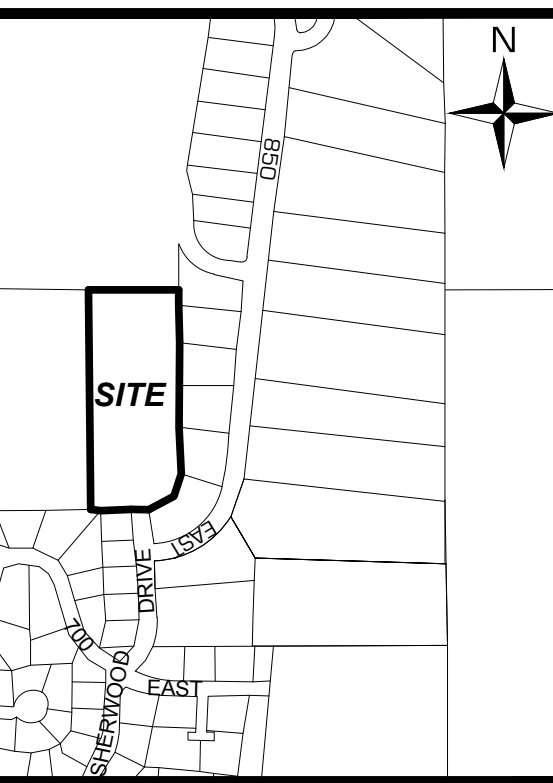
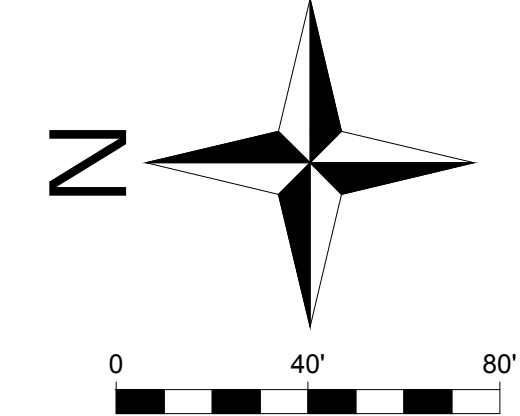


FINAL PLAT  
OF  
**SAGE CREST SUBDIVISION**

LOCATED IN THE NE1/4 OF SECTION 11, T11N, R1E, S.L.B.&M.  
PROVIDENCE, UTAH



NORTHEAST CORNER OF SECTION 11, T11N, R1E, S.L.B.&M FOUND REBAR

EAST 1/4 CORNER OF SECTION 11, T11N, R1E, S.L.B.&M FOUND CACHE COUNTY MONUMENT

**CURVE TABLE**

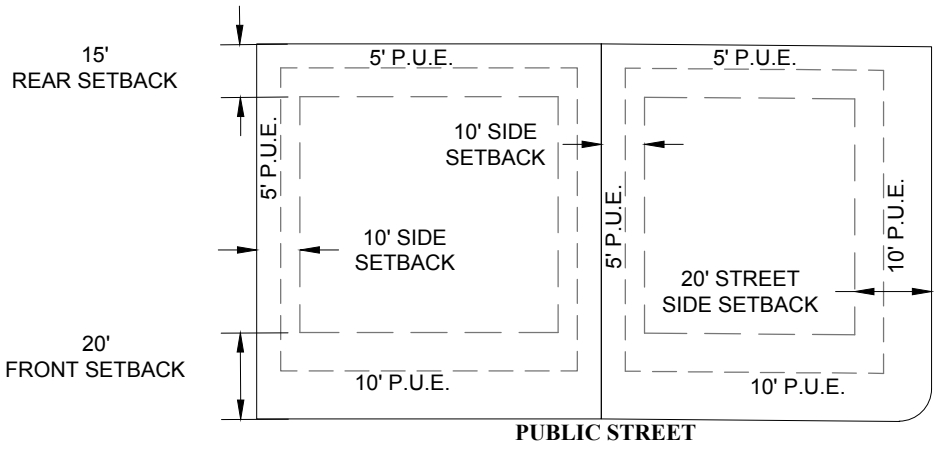
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD
(C1)	28.00	90°00'00"	43.98	N47°12'24"W 39.60
(C2)	28.00	90°00'00"	43.98	S42°47'36"W 39.60
C3	300.00	3°17'03"	17.20	S3°50'56"E 17.19
C4	267.00	3°41'27"	17.20	S4°03'08"E 17.20
C5	333.00	2°57'31"	17.19	S3°41'10"E 17.19



STAN CHECKETTS PROPERTIES, LC  
17366538

LARRY VON RADABAUGH & TAMMY DANCE RADABAUGH LIVING TRUST  
1992/1436

- NOTES:**
- #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS. NAIL/WASHER TO BE SET IN THE TOP OF THE CURB AT THE EXTENSION OF THE SIDE LOT LINES.
  - ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR A CULINARY WATER SYSTEM, SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, TELEPHONE SERVICE, CABLE TELEVISION SERVICE, GRADING AND LANDSCAPING, STORM DRAINAGE SYSTEMS, CURBS AND GUTTERS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS, SIGNAGE, STREET LIGHTING AND OTHER IMPROVEMENTS SHALL BE PAID FOR BY THE DEVELOPER(S).
  - PROVIDENCE CITY WILL NOT ISSUE ANY BUILDING PERMIT FOR ANY LOT UNTIL MINIMUM IMPROVEMENTS, AS SPECIFIED, ARE COMPLETE.
  - ALL LOTS HAVE A BUILDABLE ENVELOPE WITH REGARDS TO HAZARDOUS SLOPES AND ZONING SETBACKS. NO LOTS HAVE SLOPES GREATER THAN 30% OVER A HORIZONTAL DISTANCE OF 50 FEET.



**PUE & SETBACK DETAIL**  
(TYPICAL SEE DRAWING FOR EXCEPTIONS)  
NTS

**COUNTY SURVEYOR'S CERTIFICATE**  
I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND FURTHER CERTIFY THAT IT MEETS THE MINIMUM STANDARDS FOR PLATS REQUIRED BY COUNTY ORDINANCE AND STATE LAW.  
COUNTY SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

**CULINARY WATER AND SANITARY SEWER**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_ BY PROVIDENCE CULINARY WATER AUTHORITY AND SANITARY SEWER AUTHORITY.  
CULINARY WATER AND SANITARY SEWER AUTHORITY \_\_\_\_\_ DATE \_\_\_\_\_

**ENGINEER'S APPROVAL**  
I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND THE CITY ORDINANCE.  
CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

**ROCKY MOUNTAIN POWER**  
1. PURSUANT TO UTAH CODE ANN. § 53-3-27 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. 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:  
(1) A RECORDED EASEMENT OR RIGHT OF WAY  
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS  
(3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND FACILITIES OR  
(4) ANY OTHER PROVISION OF LAW.

**UTILITY COMPANIES**  
THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN REVIEWED AND ARE APPROVED.  
DOMINION ENERGY\* \_\_\_\_\_ DATE \_\_\_\_\_ ROCKY MOUNTAIN POWER \_\_\_\_\_ DATE \_\_\_\_\_  
COMCAST CABLE \_\_\_\_\_ DATE \_\_\_\_\_ CENTURYLINK COMMUNICATIONS \_\_\_\_\_ DATE \_\_\_\_\_

\*DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFORMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THIS PLAT, INCLUDING THOSE SET 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 DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

**SURVEYOR'S CERTIFICATE**  
I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172675 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY THAT AT THE REQUEST OF THE OWNER(S) THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CODE AND HAVE ALSO SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE CORRECTLY SURVEYED, STAKED AND MONUMENTED ON THE GROUND AS SHOWN ON THE PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DENNIS P. CARLISLE \_\_\_\_\_ DATE \_\_\_\_\_  
PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NO. 172675

**BOUNDARY DESCRIPTION**  
A portion of the NE1/4 of Section 11, Township 11 North, Range 1 East, Salt Lake Base & Meridian, located in Providence, Utah, more particularly described as follows:  
Beginning at a point on the westerly line of LITTLE BALDY PLACE Subdivision, according to the Official Plat thereof in file in the Office of the Cache County Recorder located N0°31'43"W along the Section line 1,270.65 feet and West 985.79 feet from the East 1/4 Corner of Section 11, T11N, R1E, S.L.B.& M.; thence along said Subdivision the following 4 (four) courses and distances: S0°54'26"E 638.82 feet; thence S15°41'30"W 83.95 feet; thence S61°58'23"W 99.58 feet; thence S88°56'19"W 173.58 feet to the northwest corner of Lot 5 of said Subdivision; thence N0°35'29"W 0.94 feet to a fence line on the northerly line of EAGLE VIEW ESTATES Subdivision, Phase 1; thence N89°37'00"W (plat: S89°25'13"W) along said fence line 40.77 feet to a fence corner; thence N1°05'00"W along a fence line 755.80 feet; thence N87°47'36"E 329.36 feet to the point of beginning.  
Contains: 5.64 +/- acres

**OWNER'S DEDICATION**  
KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS:

**SAGE CREST SUBDIVISION**  
AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL STREETS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

\_\_\_\_\_(SIGNATURE)  
STAN CHECKETTS PROPERTIES, LC  
BY: \_\_\_\_\_ (PRINTED NAME)  
ITS: \_\_\_\_\_

**CORPORATE ACKNOWLEDGMENT**  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME \_\_\_\_\_, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORE/AFFIRMED, DID SAY THAT HE/SHE IS THE \_\_\_\_\_ OF STAN CHECKETTS PROPERTIES, LC AND THAT THIS DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC (SIGNATURE)  
RESIDING IN \_\_\_\_\_ COUNTY  
MY COMMISSION No. \_\_\_\_\_ PRINTED FULL NAME OF NOTARY \_\_\_\_\_

**MAYOR APPROVAL AND ACCEPTANCE**  
PRESENTED TO THE PROVIDENCE CITY MAYOR THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.  
PROVIDENCE CITY MAYOR \_\_\_\_\_ DATE \_\_\_\_\_  
PROVIDENCE CITY RECORDER \_\_\_\_\_ DATE \_\_\_\_\_

**PLANNING COMMISSION APPROVAL**  
PRESENTED TO THE PROVIDENCE CITY PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.  
PLANNING COMMISSION CHAIR \_\_\_\_\_ DATE \_\_\_\_\_

**ATTORNEY APPROVAL**  
APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
CITY ATTORNEY \_\_\_\_\_ DATE \_\_\_\_\_

**FINAL PLAT OF SAGE CREST SUBDIVISION**  
LOCATED IN THE NE1/4 OF SECTION 11, T11N, R1E, S.L.B.&M.  
PROVIDENCE, UTAH

RECORDED # \_\_\_\_\_  
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF: \_\_\_\_\_  
DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
\$ \_\_\_\_\_  
FEE \_\_\_\_\_  
CACHE COUNTY RECORDER

**civilsolutionsgroup inc.**  
CACHE VALLEY | P: 435.213.3762  
SALT LAKE | P: 801.216.3192  
UTAH VALLEY | P: 801.874.1432  
info@civilsolutionsgroup.net  
www.civilsolutionsgroup.net