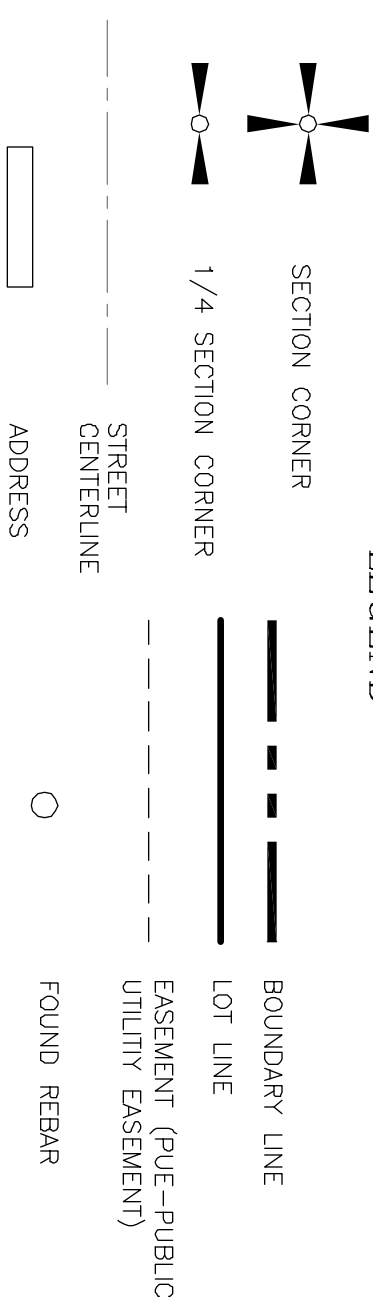


BENTLEY ESTATES SUBDIVISION

PROVIDENCE, UTAH
 PART OF THE SOUTHWEST QUARTER OF SECTION 14,
 TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE
 COUNTY, PROVIDENCE, UTAH
FINAL PLAT

LEGEND



NOTES:

1. Building setbacks are as follows:
 Front yard + Rear yard = 50 feet unless otherwise noted one with each being a minimum of 20 feet
 Side yard = 5 feet for interior lots
 Corner lot = 10 feet side on street adjacent lot
2. Lot easements unless otherwise noted are as follows:
 Front yard = 10 feet
 Side yard = 5 feet for interior lots
 Rear yard = 10 feet side on street
 Corner lot = 10 feet side on street
3. All easements involving the necessary improvements or extensions for a culinary water system, sanitary sewer, storm drainage, storm drainage systems, curb and gutters, fire hydrants, sidewalks, signage, street lighting and other improvements shall be paid for by the subdividers.
4. All construction done as per Providence City standards and construction specifications.
5. 5/8" rebar with cap will be set at all rear and interior property corners. Curb pins will be set of the lot line.
6. Per 11-3-3-B-1-m of the subdivision ordinance all lots have an adequate building envelope with regards to hazardous slope, zoning setbacks, etc.
7. Per 11-3-3-B-1-m of the subdivision ordinance the City will not issue any building permit for any lot until minimum improvements, as specified in Section 11-5-2 of the subdivision ordinance are complete.
8. Per 11-3-3-B-1-k of the subdivision ordinance there are no hazardous setbacks to be shown on the plat.

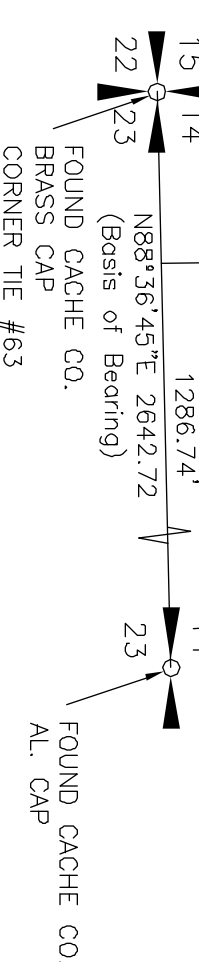
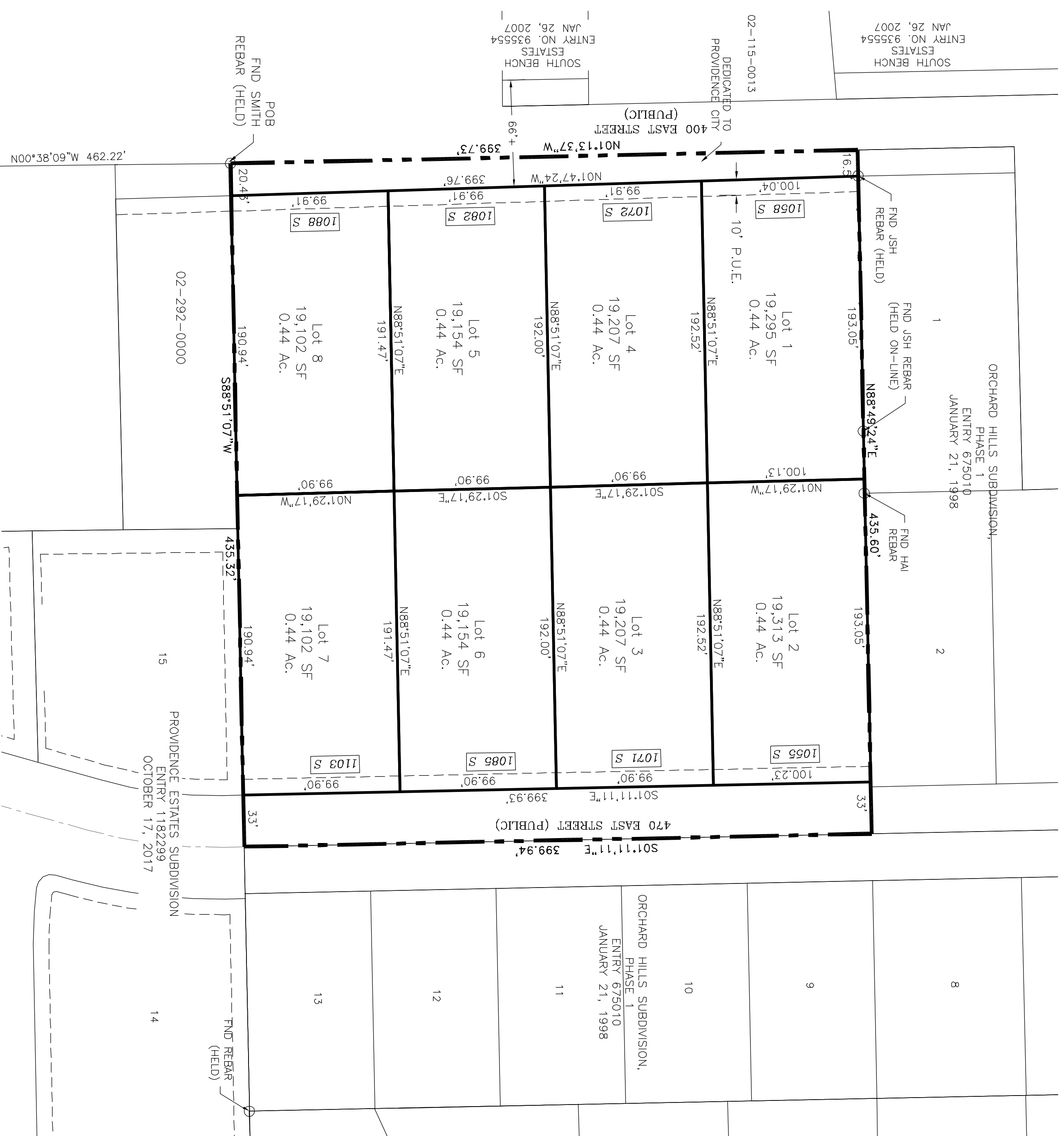
BOUNDARY DESCRIPTION

Part of the Southwest Quarter of Section 14, Township 11 North, Range 1 East of the Salt Lake Base and Meridian Commencing at the South Quarter Corner of Section 14, Township 11 North, Range 1 East, Salt Lake Base and Meridian thence S 88°56'45" W 1286.74 feet along the south line of the Southwest Quarter of said Section 14, thence N 00°38'09" W 462.22 feet to the POINT OF BEGINNING and running thence along the Orchard Hills Subdivision, Phase 1 the next two courses:
 1) thence N 88°49'24" E 435.60 feet (S89°55'50"E, By Record);
 2) thence S 01°11'11" E 399.94 feet (S00°03'45"W, By Record);
 thence S 88°51'07" W 435.32 feet along the boundary of Providence Estates Subdivision to the point of beginning, containing 4.00 acres, more or less.

OWNERS DEDICATION

KNOW ALL BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED AND HEREAFTER BE KNOWN AS BENTLEY ESTATES SUBDIVISION, DO HEREBY DEDICATE TO THE CITY ALL PUBLIC IMPROVEMENTS WHICH SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO, STREETS, STORM WATER SYSTEMS, WATER WORKS, SEWER WORKS, ETC., INCLUDED IN THE PROPOSED DEVELOPMENT.

ANDREW BENTLEY
 DAY OF _____, 20____
 OWNERS:
 ANDREW BENTLEY
 470 N. 2350 W.
 REMINGTON, UTAH



MAYOR APPROVAL

APPROVED THIS _____ DAY OF _____, 20____ BY THE PROVIDENCE CITY MAYOR _____
 PROVIDENCE CITY MAYOR

CITY ENGINEER APPROVAL

APPROVED THIS _____ DAY OF _____, 20____ BY THE PROVIDENCE CITY ENGINEER _____
 PROVIDENCE CITY ENGINEER

COUNTY RECORDER

STATE OF UTAH
 COUNTY OF CACHE
 THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORDING IN THE CACHE COUNTY RECORDS OFFICE ON THE _____ DAY OF _____, 20____ A.D. AT _____ O'CLOCK AND IS DULY RECORDED
 FILING NO. _____ COUNTY RECORDER

PLANNING COMMISSION APPROVAL

RECOMMENDED FOR APPROVAL BY THE CITY OF PROVIDENCE PLANNING COMMISSION THIS _____ DAY OF _____, 20____ A.D.

CITY ATTORNEY APPROVAL

APPROVED THIS _____ DAY OF _____, 20____ BY THE PROVIDENCE CITY ATTORNEY _____
 PROVIDENCE CITY ATTORNEY

UTILITIES APPROVAL

Each of the utility companies below state that they have reviewed the plat, that they approve the plat as it relates to their particular company, that they are in agreement with placing all of their utilities underground within the right-of-way as shown on the plans and are willing to provide the needed service for the development.

CITY'S CULINARY WATER AND SANITARY SEWER REPRESENTATIVE _____
 ROCKY MOUNTAIN POWER REPRESENTATIVE _____

QUESTAR REPRESENTATIVE _____
 COMCAST CABLE REPRESENTATIVE _____
 CENTURY LINK REPRESENTATIVE _____

QUESTAR/ROCK MOUNTAIN POWER NOTES

1. Questar approves this plat solely for the purpose of confirming that the plat contains public utility easements. Questar may require other easements in order to serve this development. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set forth in the Owners' Declaration. For further information please contact Questar's Right-of-Way department at 1-800-566-6532.
2. Pursuant to Utah Code Ann. § 54-3-32 this plat conveys to the owners of the lots and other areas described the public utility easement along with all the rights and duties described in the public utility easement along with the plat.
3. Pursuant to Utah Code Ann. § 17-27-603(4)(c)(i), Rocky Mountain Power accepts delivery of the P.U.E. 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 may have in the plat.
4. The law applicable to prescriptive rights (1) Title 54, Chapter 8a, Damage to Underground Utility Facilities, (2) Title 54, Chapter 8a, Damage to Underground Utility Facilities, (3) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or (4) Any other provision of law

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH
 COUNTY OF _____ }
 On this _____ day of _____ A.D. 2017, personally appeared before me, Jody Stocking who being by me duly sworn did say, for him/herself, that he/she is the Manager/Member of Bentstock, LLC, a Utah Limited Liability Company and that the within and foregoing instrument was his/her act and deed and that he/she executed the same as a Manager/Member of Bentstock, LLC, and each duly acknowledged to me that said Limited Liability Company executed the same.
 MY COMMISSION EXPIRES _____ NOTARY PUBLIC
 RESIDING AT _____

ALLIANCE CONSULTING ENGINEERS
 150 EAST 200 NORTH SUITE P
 LOGAN, UTAH 84321
 (435) 755-5121

DATE 10-2021

DRAWN BY

REVIEW BY: BGL

JOB NO.

