



**SURVEY CERTIFICATE**  
 I, STEVEN C. EARL, A PROFESSIONAL LAND SURVEYOR, HOLD CERTIFICATE NO. 318575-2201, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, WHICH IS ACCURATELY DESCRIBED THEREWITH, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS TO BE HEREAFTER KNOWN AS SOUTH BENCH ESTATES AMENDED PLAT OF LOT 3, AND THAT THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

**LEGAL DESCRIPTION**  
 PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, LOCATED IN THE CITY OF PROVIDENCE, COUNTY OF CACHE, STATE OF UTAH DESCRIBED AS LOT 3 OF SOUTH BENCH ESTATES FILING NO. 935554, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION; THENCE S0°21'23"E 2713.13 FEET TO SOUTHWEST CORNER OF SAID SECTION; THENCE N88°50'39"E 1299.06 FEET ALONG THE SOUTH LINE OF SAID SECTION; THENCE N0°00'00"E 839.36 FEET TO THE POINT OF BEGINNING;  
 THENCE S89°55'39"W 315.52 FEET;  
 THENCE S88°14'58"W 12.90 FEET;  
 THENCE S88°59'24"W 92.46 FEET;  
 THENCE N6°23'25"W 132.97 FEET;  
 THENCE S89°54'00"W 6.44 FEET;  
 THENCE N6°29'03"W 200.05 FEET;  
 THENCE N19°49'44"E 72.32 FEET;  
 THENCE S77°10'04"E 168.66 FEET;  
 THENCE N89°56'45"E 127.31 FEET;  
 THENCE N1°24'16"W 29.94 FEET;  
 THENCE N89°54'58"E 142.41 FEET;  
 THENCE S0°59'27"E 177.87 FEET;  
 THENCE S85°24'07"W 134.75 FEET;  
 THENCE S0°59'27"E 146.21 FEET;  
 THENCE N89°55'39"E 134.50 FEET;  
 THENCE S0°59'27"E 54.65 FEET TO THE POINT OF BEGINNING;  
 CONTAINING 3.35 ACRES MORE OR LESS

**OWNER'S DEDICATION**  
 KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED IS THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS SOUTH BENCH ESTATES AMENDED PLAT OF LOT 3 AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. I DEDICATE TO PROVIDENCE CITY ALL IMPROVEMENTS INCLUDING THE STORM WATER SYSTEM, WATER WORKS, SEWER WORKS, ETC. THE UNDERSIGNED OWNER ALSO HEREBY CONVEYS 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. FURTHERMORE, WE INCORPORATE ALL NOTES AND RESTRICTIONS AS LISTED HEREON.

**ACKNOWLEDGMENT**  
 STATE OF UTAH  
 COUNTY OF CACHE  
 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR 2022, BEFORE ME  
 SKARLET M. BANKHEAD, A NOTARY PUBLIC, PERSONALLY APPEARED TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS DOCUMENT, AND ACKNOWLEDGED SHE EXECUTED THE SAME.  
 NOTARY PUBLIC SIGNATURE: \_\_\_\_\_  
 NOTARY PUBLIC FULL NAME: \_\_\_\_\_  
 COMMISSION NUMBER: \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_  
 A NOTARY PUBLIC COMMISSIONED IN UTAH  
 (NOTARY SEAL NOT REQUIRED PER UTAH CODE 46-1-16(B))

**DOMINION ENERGY UTAH**  
 QUESTAR GAS COMPANY, DBA DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABRIGATION 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 ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER'S 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 DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.  
 QUESTAR GAS COMPANY  
 dba DOMINION ENERGY UTAH  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 BY \_\_\_\_\_  
 TITLE \_\_\_\_\_

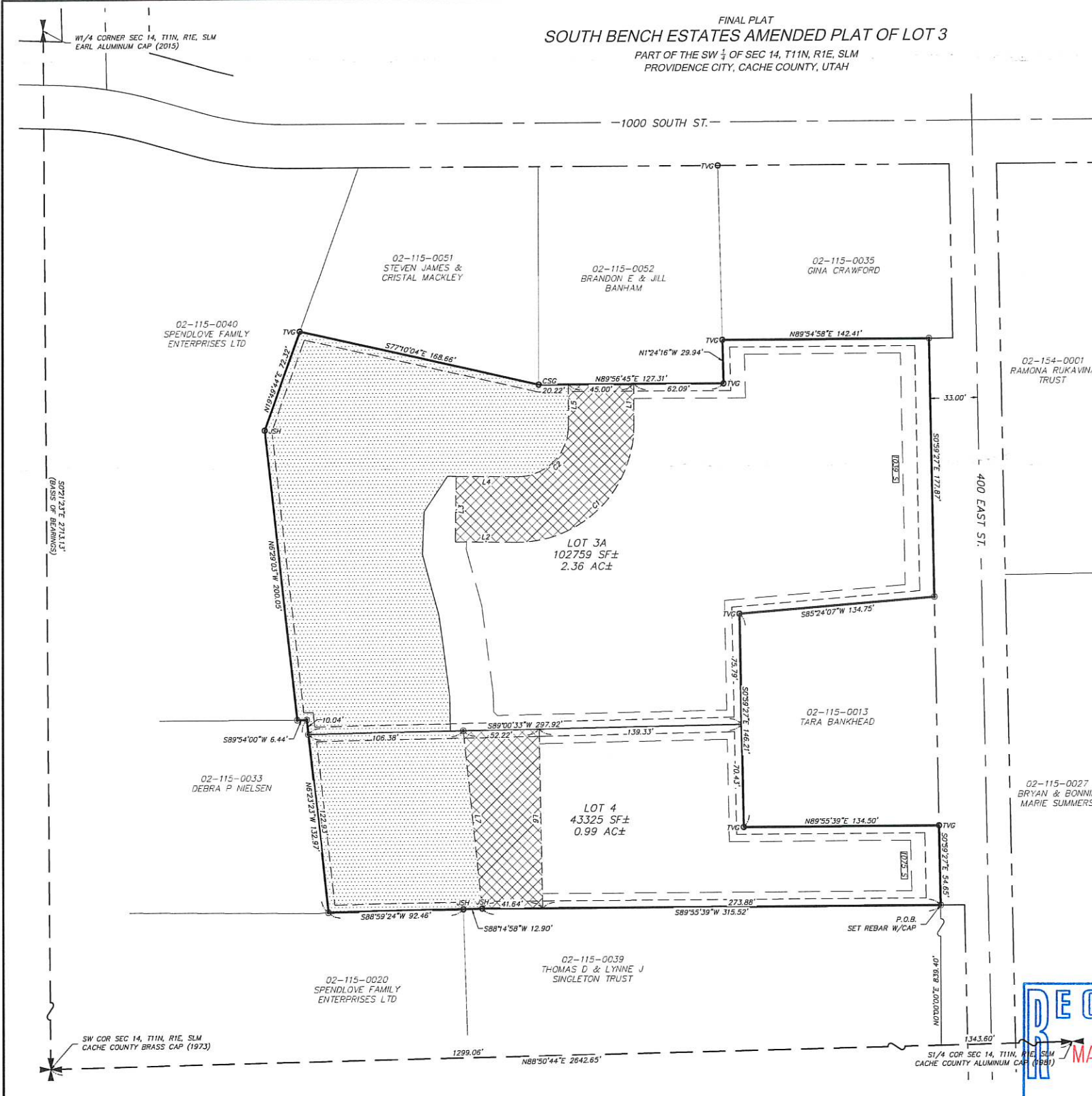
**UTILITY COMPANY APPROVALS**  
 WE HAVE REVIEWED AND APPROVE THIS PLAT AS IT RELATES TO OUR PARTICULAR COMPANY, AND ARE IN AGREEMENT WITH PLACING ALL OF OUR UTILITIES UNDERGROUND WITHIN THE RIGHT-OF-WAY AS SHOWN ON THE PLANS AND ARE WILLING TO PROVIDE THE NEEDED SERVICE FOR THE DEVELOPMENT.  
 CENTURY LINK \_\_\_\_\_ DATE: \_\_\_\_\_  
 COMCAST CORPORATION \_\_\_\_\_ DATE: \_\_\_\_\_

**NOTES & RESTRICTIONS**  
 1. THIS SUBDIVISION IS A PARTIAL AMENDMENT TO THE SOUTH BENCH ESTATES SUBDIVISION, SUBDIVIDING LOT 3.  
 2. 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.  
 3. ALL LOTS HAVE AN ADEQUATE BUILDING ENVELOPE WITH REGARDS TO HAZARDOUS SLOPE, ZONING SETBACKS, ETC.  
 4. THE CITY WILL NOT ISSUE ANY BUILDING PERMIT FOR ANY LOT UNTIL MINIMUM IMPROVEMENTS, AS SPECIFIED IN SECTION 11-5-2 OF THE PROVIDENCE CITY CODE ARE COMPLETE.  
 5. NO PERMANENT STRUCTURES MAY BE CONSTRUCTED WITHIN PUBLIC UTILITY EASEMENTS OR STORMWATER RETENTION POND EASEMENTS. LOTS 3A AND 4 EACH HAVE AN EASEMENT FOR A STORMWATER RETENTION BASIN. GRADES MAY NOT BE ALTERED WITHIN THESE EASEMENTS. THE INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR MAINTAINING THESE BASINS.  
 6. 5/8" X 24" REBARS W/ORANGE PLASTIC CAPS STAMPED "STEVEN C. EARL PLS 318575" WERE SET AT THE LOCATIONS INDICATED.  
 THE ORIGINAL SUBDIVISION WAS ROTATED TO THE UTAH STATE PLANE, NAD 83, NORTH ZONE COORDINATE GRID.

**SURVEY NARRATIVE**  
 THIS SURVEY WAS ORDERED BY SKARLET BANKHEAD FOR THE PURPOSE OF SUBDIVIDING THE SUBJECT PROPERTY AS SHOWN. PRIOR SURVEYS DONE FOR THIS AND SURROUNDING PROPERTIES AND WERE RETRACTED TO ESTABLISH THE BOUNDARY. NO MAJOR DISCREPANCIES WERE FOUND.  
 5/8" X 24" REBARS W/ORANGE PLASTIC CAPS STAMPED "STEVEN C. EARL PLS 318575" WERE SET AT THE LOCATIONS INDICATED.  
 THE ORIGINAL SUBDIVISION WAS ROTATED TO THE UTAH STATE PLANE, NAD 83, NORTH ZONE COORDINATE GRID.

**LEGEND**  
 ——— BOUNDARY  
 - - - SECTION LINE  
 - - - LOT LINE  
 - - - MINIMUM BUILDING SETBACK (30' HAZARD, 20' FRONT, 10' SIDE)  
 - - - PUBLIC UTILITY EASEMENT (10' FRONT AND 5' SIDE/REAR)  
 - - - RIGHT-OF-WAY LINE  
 x FENCE  
 - - - ROAD CENTERLINE  
 [Hatched] HAZARDOUS SLOPE (>30%)  
 [Cross-hatched] STORMWATER RETENTION POND EASEMENT  
 ● SET REBAR W/CAP  
 ○ SH FOUND REBAR W/HANSEN CAP  
 ○ TVG FOUND REBAR W/GIBBONS CAP  
 ○ CSG FOUND REBAR W/CIVIL SOLUTIONS GROUP CAP  
 + QUARTER SECTION  
 + SECTION CORNER

**RECEIVED**  
 MAY 11 2021  
 GRAPHIC SCALE 1" = 40'  
 NORTH ARROW



**LAND USE AUTHORITY**  
 PRESENTED TO THE PROVIDENCE CITY LAND USE AUTHORITY THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.  
 LAND USE AUTHORITY \_\_\_\_\_  
**COUNTY RECORDER'S NO.** \_\_\_\_\_  
 STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF \_\_\_\_\_ TIME \_\_\_\_\_ FEE \_\_\_\_\_  
 ABSTRACTED \_\_\_\_\_  
 INDEX FILED IN: FILE OF PLATS \_\_\_\_\_ DEVRON ANDERSEN, COUNTY RECORDER

**CULINARY WATER AND SANITARY SEWER AUTHORITY**  
 PRESENTED TO THE PROVIDENCE CITY WATER AND SANITARY SEWER AUTHORITY THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.  
 APPROVAL AS TO FORM \_\_\_\_\_  
 APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.  
 CITY ATTORNEY \_\_\_\_\_

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

**ROCKY MOUNTAIN POWER**  
 1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OF 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)(i) 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 80, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR  
 (4) ANY OTHER PROVISION OF LAW.  
 ROCKY MOUNTAIN POWER \_\_\_\_\_ DATE: \_\_\_\_\_

5/10/2022 5:50 PM Z:\2020 PROJECTS\20014BNK SKARLET BANKHEAD - SUBDIVISION - PROVIDENCE, UT\ACAD\SURVEY\FINAL PLAT\20014BNK\_FINAL\_PLAT\_(CURRENT).DWG

SOUTH BENCH ESTATES AMENDED PLAT OF LOT 3  
 SHEET DESCRIPTION:  
 SOUTH BENCH ESTATES AMENDED PLAT OF LOT 3  
 FINAL PLAT  
 S14 T11N R1E SLM  
 1 / 1