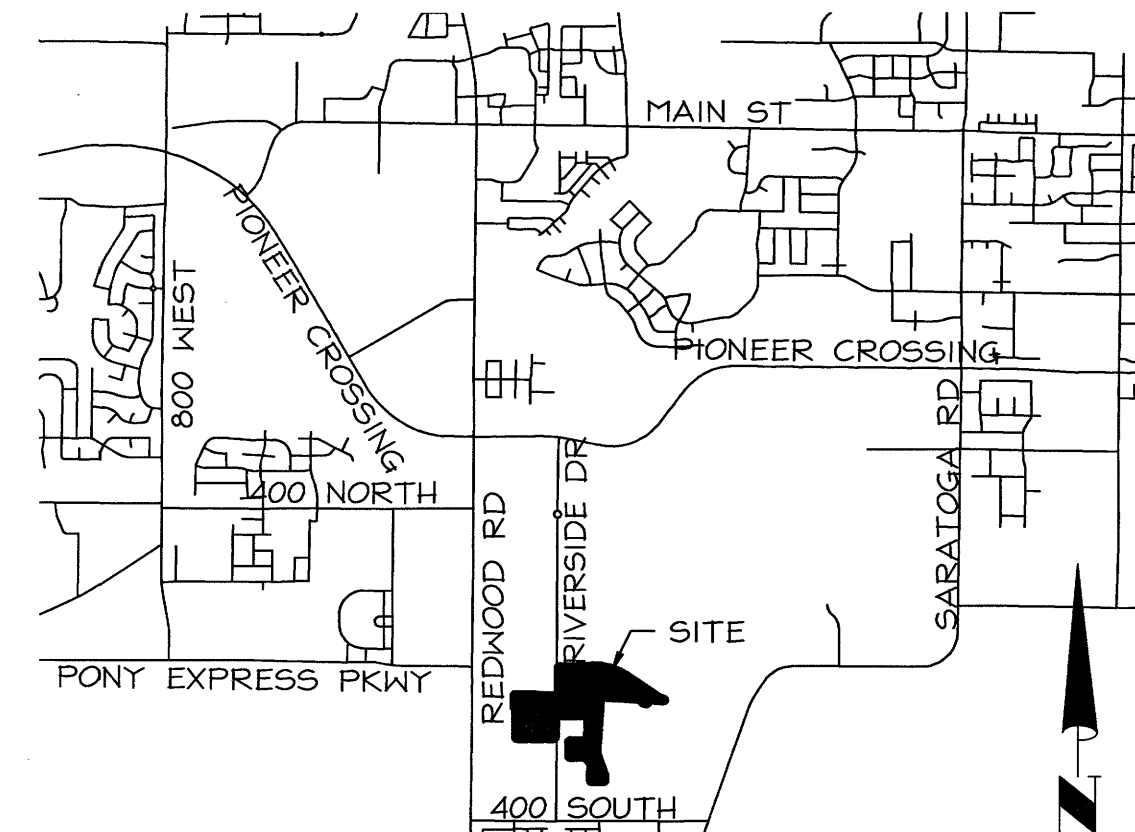


**JORDAN PROMENADE MINOR SUBDIVISION  
VILLAGE 1 PHASE 2**

LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 25  
AND THE NORTHEAST QUARTER OF SECTION 26,  
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN  
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

**SURVEYOR'S CERTIFICATE**

I, Marshall D. Byrd do hereby certify that I am a Registered Land Surveyor, and that I hold a license, certificate No. 6390728, in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 58, Chapter 22 of the Utah Code. I further certify that by the authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, streets, and easements, have completed a survey of the property described on this plan in accordance with Utah Code Section 17-23-17, have verified all measurements, and have placed monuments as represented on the plat. I further certify that every known existing right-of-way and easement grant of record for underground facilities, as defined in Utah Code Section 54-8a-2, and for other utility facilities, is accurately described on this plat and that this plat is true and correct to the best of my knowledge. I also certify that I have filed or will file within 90 days of the recordation of this plat, a map of the survey I have completed with the Utah County Surveyor.



**VICINITY MAP**

**BOUNDARY DESCRIPTION**

A parcel of land situated in the Northwest Quarter of Section 25 and the Northeast Quarter of Section 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

**Parcel A:**

Beginning at the Southeast Corner of Parcel A of the Jordan Promenade Subdivision Village 1 Phase 1, said point lies North 89°57'40" West 620.820 feet along the Section Line and North 661.911 feet from the East Quarter Corner of Section 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian and running thence along said Parcel A the following (11) courses: 1) North 27°4'10" West 50.510 feet; 2) North 44°59'53" West 108.930 feet; 4) North 66°10'47" East 232.790 feet to a point on a 12,000 foot radius non tangent curve to the right, (radius bears South 89°59'57" East, Chord: North 45°00'07" East 16.971 feet); 6) along the arc of said curve 18.850 feet through a central angle of 90°00'08"; 7) South 89°59'47" East 288.620 feet; 8) North 02°57'22" East 188.080 feet; 9) North 150.140 feet; 10) North 07°44'33" East 103.440 feet; 11) North 89°59'47" West 503.225 feet to the East right-of-way line of Riverside Drive; thence along said East right-of-way line North 00°00'13" East 777.142 feet; thence North 88°32'39" East 559.637 feet to a point on a 950.000 foot radius tangent curve to the right, (radius bears South 01°27'21" East, Chord: South 73°44'34" East 578.074 feet); thence along the arc of said curve 587.385 feet through a central angle of 35°25'34"; thence South 56°01'47" East 542.961 feet to a point on a 680.000 foot radius tangent curve to the left, (radius bears North 33°58'13" East, Chord: South 63°18'57" East 172.478 feet); thence along the arc of said curve 172.944 feet through a central angle of 14°34'19"; thence North 86°58'39" West 63.191 feet; thence North 86°40'01" West 182.150 feet; thence South 33°58'37" West 22.020 feet to a point on a 120.500 foot radius tangent curve to the left, (radius bears South 56°01'23" East, Chord: South 22°38'53" West 47.343 feet); thence along the arc of said curve 47.653 feet through a central angle of 22°39'29"; thence North 78°40'52" West 59.000 feet to a point on a 179.500 foot radius non tangent curve to the right, (radius bears South 78°40'52" East, Chord: North 14°48'12" East 21.619 feet); thence along the arc of said curve 21.833 feet through a central angle of 06°58'08"; thence North 56°01'47" West 66.804 feet; thence North 86°40'01" West 179.429 feet; thence North 86°45'49" West 488.030 feet; thence South 04°00'00" West 929.873 feet; thence South 19°59'53" East 409.515 feet to a Northwesterly Corner of Lot 1 of the Saratoga Springs Sports Complex subdivision; thence along said Lot 1 South 00°00'02" East 80.469 feet; thence West 206.543 feet to the point of beginning.

A parcel of land situated in the Northeast Quarter of Section 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

**Parcel B:**

Beginning at a Northeasterly Corner of Parcel B of the Jordan Promenade Subdivision Village 1 Phase 1, being a point on a 16,000 foot radius non tangent curve to the right, (radius bears North 89°59'25" West, Chord: South 45°00'17" West 22.626 feet), said point that lies North 89°57'40" West 1235.814 feet along the Section Line and North 1380.286 feet from the East Quarter Corner of Section 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian and running thence along said Parcel B the following (10) courses: 1) along the arc of said curve 25.131 feet through a central angle of 89°59'25"; 2) North 89°59'47" West 92.000 feet to a point on a 12,000 foot radius non tangent curve to the right, (radius bears North 00°00'05" East, Chord: North 44°59'51" West 16.971 feet); 3) along the arc of said curve 18.850 feet through a central angle of 90°00'08"; 4) North 89°59'47" West 59.000 feet to a point on a 12,000 foot radius non tangent curve to the right, (radius bears North 89°59'51" West, Chord: South 45°00'13" West 16.971 feet); 5) along the arc of said curve 18.850 feet through a central angle of 90°00'08"; 6) North 89°59'47" West 186.000 feet to a point on a 12,000 foot radius non tangent curve to the right, (radius bears North 00°00'05" East, Chord: North 44°59'51" West 16.971 feet); 7) along the arc of said curve 18.850 feet through a central angle of 90°00'08"; 8) North 89°59'47" West 59.000 feet to a point on a 12,000 foot radius non tangent curve to the right, (radius bears North 89°59'51" West, Chord: South 45°00'13" West 16.971 feet); 9) along the arc of said curve 18.850 feet through a central angle of 90°00'08"; 10) North 89°59'47" West 164.982 feet; thence North 501.004 feet; thence North 89°59'47" West 26.227 feet; thence North 00°00'13" East 194.001 feet; thence South 89°59'47" East 343.593 feet; thence South 89°46'21" East 78.845 feet; thence East 31.241 feet to the West right-of-way line of Riverside Drive; thence along said West right-of-way line South 00°00'13" West 663.452 feet to the point of beginning.

Acres: 34.243  
Square Footage: 1,491,625  
# of Parcels: 2

**OWNER'S 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:

**JORDAN PROMENADE MINOR SUBDIVISION VILLAGE 1 PHASE 2**

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 which will interfere with the City's use, maintenance, and operation of the street. The owner(s) and all agents, successors, and assigns voluntarily defend, indemnify, and hold harmless the City from any claim arising from the owner's 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 hereunto set this 10<sup>th</sup> day of OCT, A.D. 2019.  
 Signature: [Signature] Print Name: RYAN SMITH Title & Entity: DIVISION PRESIDENT  
 Signature: [Signature] Print Name: CLAYTON PROPERTIES GROUP Title & Entity: II

**OWNER'S ACKNOWLEDGMENT**

STATE OF UTAH )  
County of Utah ) S.S.  
 On this day of 10, 2019, personally appeared before me, who being by me Ryan Smith 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: Rachel Marietta Morris  
 Commission Number: 699798  
 My commission expires: 4-02-2022  
 A Notary Public Commissioned In Utah

**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 4<sup>th</sup> day of November, A.D. 2019  
 Signature: [Signature] Attest: [Signature]  
 City Mayor City Recorder  
 (See Seal Below)

**REQUIRED PLAT NOTES**

- 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 27<sup>th</sup> DAY OF SEPT, 2019.
- 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.
- 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.
- PLAT IS SUBJECT TO "INSTALLATION OF IMPROVEMENTS AND BOND AGREEMENT NO. N/A" 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.
- 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.
- ALL OPEN SPACE, COMMON AREA, AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.
- REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
- NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS AND IMPROVEMENTS DESIGNATED AS "PRIVATE" ON THIS PLAT.
- LOTS/UNITS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CCR'S.
- A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY INC. [GEOTECHNICAL ENGINEER], WHICH ADDRESSES SOIL AND GROUNDWATER CONDITIONS, PROVIDES ENGINEERING DESIGN CRITERIA, AND RECOMMENDS MITIGATION MEASURES IF PROBLEMTIC CONDITIONS WERE ENCOUNTERED. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ANY RELIANCE ON THE INFORMATION OR LACK THEREOF IN THE REPORT.
- AGRICULTURAL USES, OPERATIONS, AND RIGHTS ARE ADJACENT TO OR NEAR THE PLAT AND LOTS. THE LOTS IN THIS PLAT ARE SUBJECT TO THE SIGHTS, SOUNDS, ODORS, NUISANCES, AND ASPECTS ASSOCIATED WITH AGRICULTURAL OPERATIONS, USES, AND RIGHTS. THESE USES AND OPERATIONS MAY OCCUR AT ALL TIMES OF THE DAY AND NIGHT INCLUDING WEEKENDS AND HOLIDAYS. THE CITY IS NOT RESPONSIBLE OR LIABLE FOR THESE USES AND IMPACTS AND WILL NOT RESTRICT ANY GRANDFATHERED AGRICULTURAL USE FROM CONTINUING TO OCCUR LAWFULLY.
- 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.

DATA TABLE - PARCEL A

INFORMATION	AC.	SQ. FT.	%TOTAL	#	NOTES
TOTAL PROJECT AREA	24.251	1,056,388	100%		
BUILDABLE LAND	24.251	1,056,388	100%		
OPEN SPACE	0.00	0.00	0%		
SENSITIVE LANDS	0.00	0.00	0%		
ROW AREA	0.00	0.00	0%		
LANDSCAPING AREA	0.00	0.00	0%		
LOTS				1	
NET DENSITY DWELLINGS PER ACRE					N/A

DATA TABLE - PARCEL B

INFORMATION	AC.	SQ. FT.	%TOTAL	#	NOTES
TOTAL PROJECT AREA	9.992	435,238	100%		
BUILDABLE LAND	9.992	435,238	100%		
OPEN SPACE	0.00	0.00	0%		
SENSITIVE LANDS	0.00	0.00	0%		
ROW AREA	0.00	0.00	0%		
LANDSCAPING AREA	0.00	0.00	0%		
LOTS				1	
NET DENSITY DWELLINGS PER ACRE					N/A

**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 UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. 17-27a-603(4)(c)(iii) 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 4 DAY OF Oct, 2019

[Signature]  
 ROCKY MOUNTAIN POWER

**DOMINION ENERGY QUESTAR CORPORATION**

DOMINION ENERGY QUESTAR CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY QUESTAR CORPORATION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING 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 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 QUESTAR CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

APPROVED THIS 16 DAY OF October, 2019

BY [Signature]  
 TITLE Pre. Con Specialist

DOMINION ENERGY QUESTAR CORP.

**CENTURY LINK**

Approved this 04 day of October, A.D. 2019

[Signature]  
 CENTURY LINK

**COMCAST CABLE TELEVISION**

Approved this 4 day of Nov., A.D. 2019

[Signature]  
 COMCAST CABLE TELEVISION

**PUBLIC WORKS DIRECTOR**

Reviewed by the Public Works Director on this 4 day of November, A.D. 2019

[Signature]  
 PLANNING DIRECTOR

**PERIGEE CONSULTING**  
 CIVIL • STRUCTURAL • SURVEY

9889 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088  
 801.828.6004 TEL. 801.590.6511 FAX WWW.PERIGEECONSULTING.COM

**PLANNING DIRECTOR**

Reviewed by the Planning Director on this 25 day of OCT, A.D. 2019

[Signature]  
 PLANNING DIRECTOR

**CITY ENGINEER**

Approved by the City Engineer on this 4 day of NOV, A.D. 2019

[Signature]  
 CITY ENGINEER

**OWNER/DEVELOPER**  
 Clayton Properties Group II, Inc.  
 206 E. Winchester St.  
 Murray, UT 84107

**LAND USE AUTHORITY**

Approved by Land Use Authority on this 25 day of OCT, A.D. 2019

[Signature]  
 SARATOGA SPRINGS ATTORNEY

**FIRE CHIEF APPROVAL**

Approved by the Fire Chief on this 4 day of November, A.D. 2019

[Signature]  
 CITY FIRE CHIEF

**SARATOGA SPRINGS ATTORNEY**

Approved by Saratoga Springs Attorney on this 4th day of November, A.D. 2019

[Signature]  
 SARATOGA SPRINGS ATTORNEY

**LEHI CITY POST OFFICE**

Approved by Post Office Representative on this 4 day of October, A.D. 2019

[Signature]  
 LEHI CITY POST OFFICE REPRESENTATIVE

**VILLAGE 1 PHASE 2  
JORDAN PROMENADE  
MINOR SUBDIVISION**

LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 25  
AND THE NORTHEAST QUARTER OF SECTION 26,  
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CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

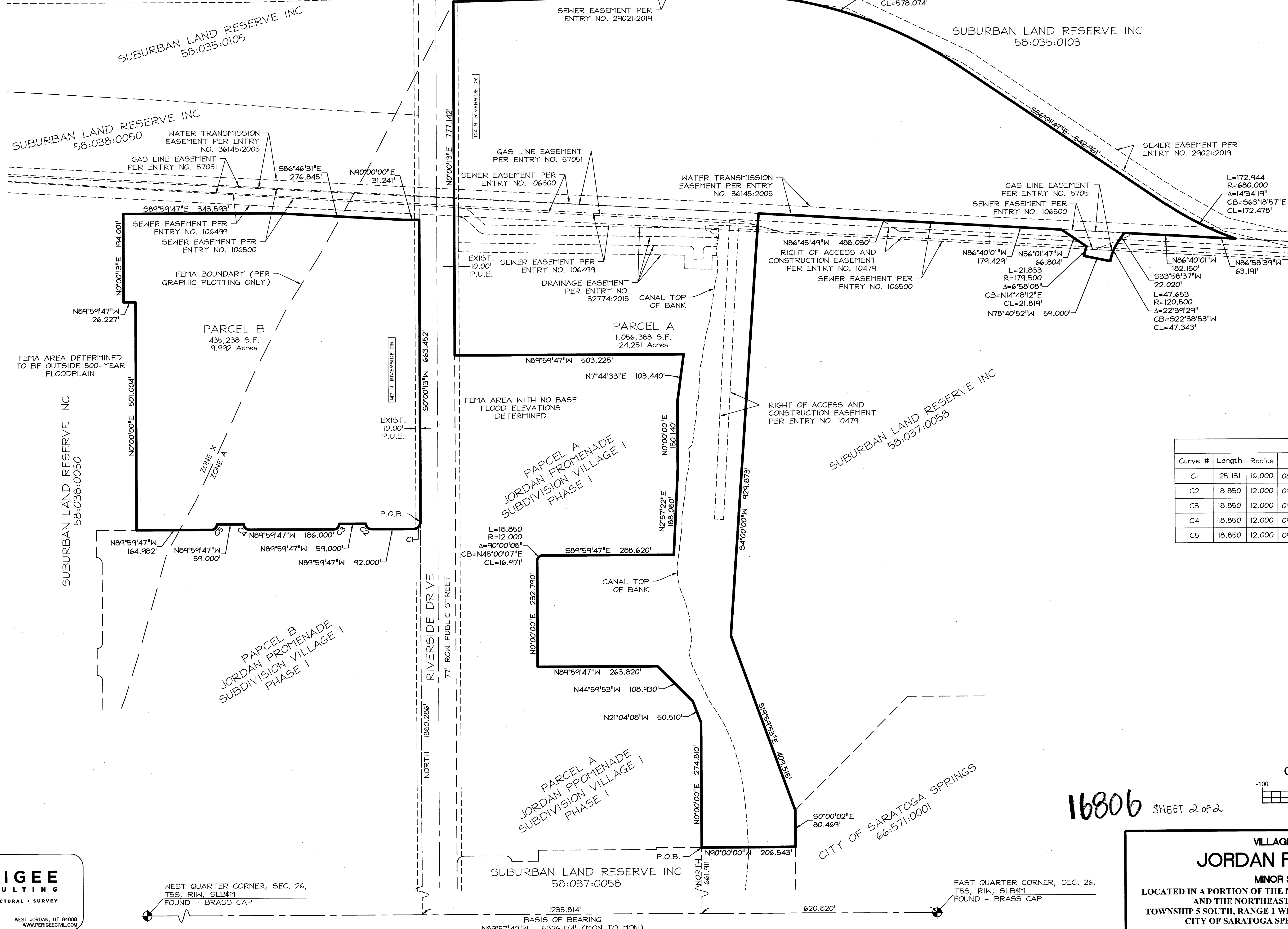
16806 SHEET 1 of 2 SHEET 1 OF 2

SURVEYOR'S SEAL MARSHALL D. BYRD No. 6390728 10/3/2019 STATE OF UTAH	NOTARY PUBLIC SEAL RACHEL MARIETTA MORRIS 699798 4-02-2022	CITY-ENGINEER SEAL GORDON L. MINER P.E.	COUNTY RECORDER SEAL JERRY SHITH UTAH COUNTY RECORDER 2019 Nov 26 12:43 pm FEE 104.00 BY 16 RECORDED FOR SARATOGA SPRINGS CITY
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DEC 25 4 26 - 5 - 14 10-039

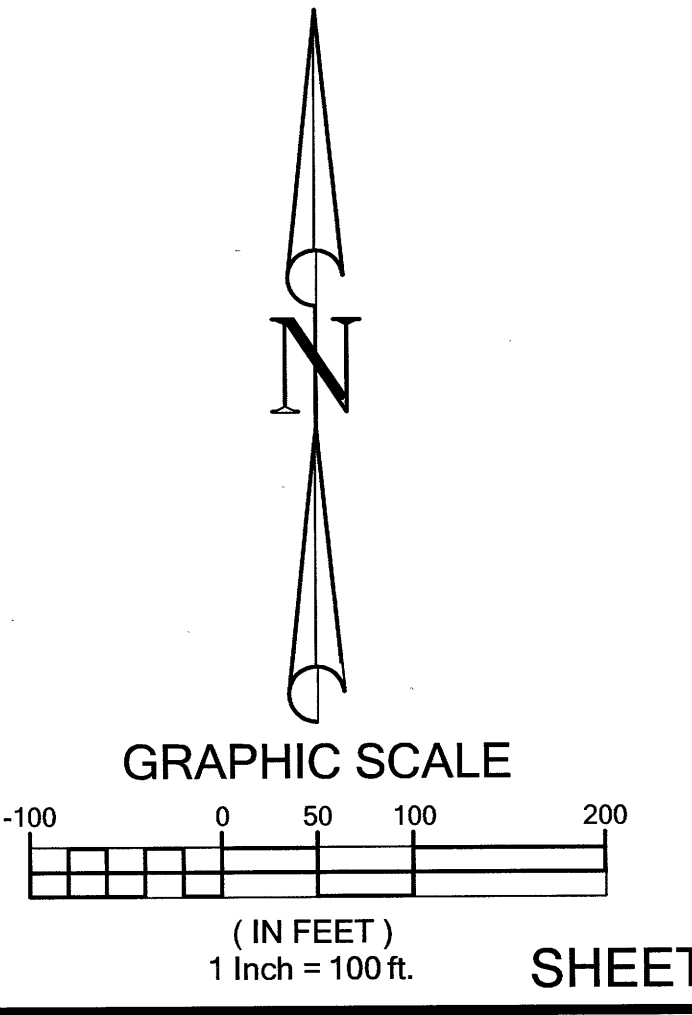
# JORDAN PROMENADE MINOR SUBDIVISION VILLAGE 1 PHASE 2

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TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN  
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH



BY 115709:2019 Map 4 16806  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2019 Nov 06 12:43 pm FEE 104.00 BY PG  
RECORDED FOR SARATOGA SPRINGS CITY

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	25.131	16.000	089°59'25"	S45°00'17"W	22.626
C2	18.850	12.000	090°00'08"	N44°59'51"W	16.971
C3	18.850	12.000	090°00'08"	S45°00'13"W	16.971
C4	18.850	12.000	090°00'08"	N44°59'51"W	16.971
C5	18.850	12.000	090°00'08"	S45°00'13"W	16.971



16806 SHEET 2 of 2

**PERIGEE CONSULTING**  
CIVIL • STRUCTURAL • SURVEY

9089 SOUTH 1300 WEST, SUITE 160  
801.628.6004 TEL. 801.590.6611 FAX

WEST JORDAN, UT 84088  
WWW.PERIGEECIVIL.COM

VILLAGE 1 PHASE 2  
**JORDAN PROMENADE**  
MINOR SUBDIVISION

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