

# JORDAN PROMENADE SUBDIVISION VILLAGE 1 PHASE 1

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

**SURVEYOR'S CERTIFICATE**  
I, THE UNDERSIGNED SURVEYOR, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD A LICENSE (NUMBER SHOWN BELOW) 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 AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN 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 PLAN. I FURTHER CERTIFY THAT EVERY 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 PLAN, AND THAT THIS PLAN 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 PLAN, A MAP OF THE SURVEY I HAVE COMPLETED WITH THE UTAH COUNTY SURVEYOR.

**BOUNDARY DESCRIPTION**  
**PARCEL A**  
A PORTION OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, SARATOGA SPRINGS, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT LOCATED N89°57'40"W ALONG THE QUARTER SECTION LINE 620.82 FEET AND NORTH 661.91 FEET FROM THE EAST 1/4 CORNER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE WEST 100.00 FEET; THENCE SOUTH 4.02 FEET; THENCE WEST 59.00 FEET; THENCE N89°59'47"W 200.00 FEET; THENCE SOUTH 24.21 FEET; THENCE WEST 59.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 12.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: WEST) 18.85 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD: N45°00'00"W 16.97 FEET); THENCE ALONG THE ARC OF A 12.00 FOOT RADIUS CURVE TO THE LEFT 25.13 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD: S45°00'07"W 22.63 FEET) TO THE EASTERLY RIGHT-OF-WAY LINE OF RIVERSIDE DRIVE ACCORDING TO THE OFFICIAL PLAN FILED IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE NORTH 176.00 FEET; THENCE WEST 176.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 12.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: NORTH) 18.85 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD: N45°00'00"E 16.97 FEET); THENCE NORTH 176.00 FEET; THENCE WESTERLY ALONG THE ARC OF A 12.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: WEST) 18.85 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD: S45°00'07"W 22.63 FEET) TO THE WESTERLY RIGHT-OF-WAY LINE OF RIVERSIDE DRIVE, ACCORDING TO THE OFFICIAL PLAN THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE S0°00'13"W 1116.48 FEET TO THE POINT OF BEGINNING.  
CONTAINS: ±10.88 ACRES

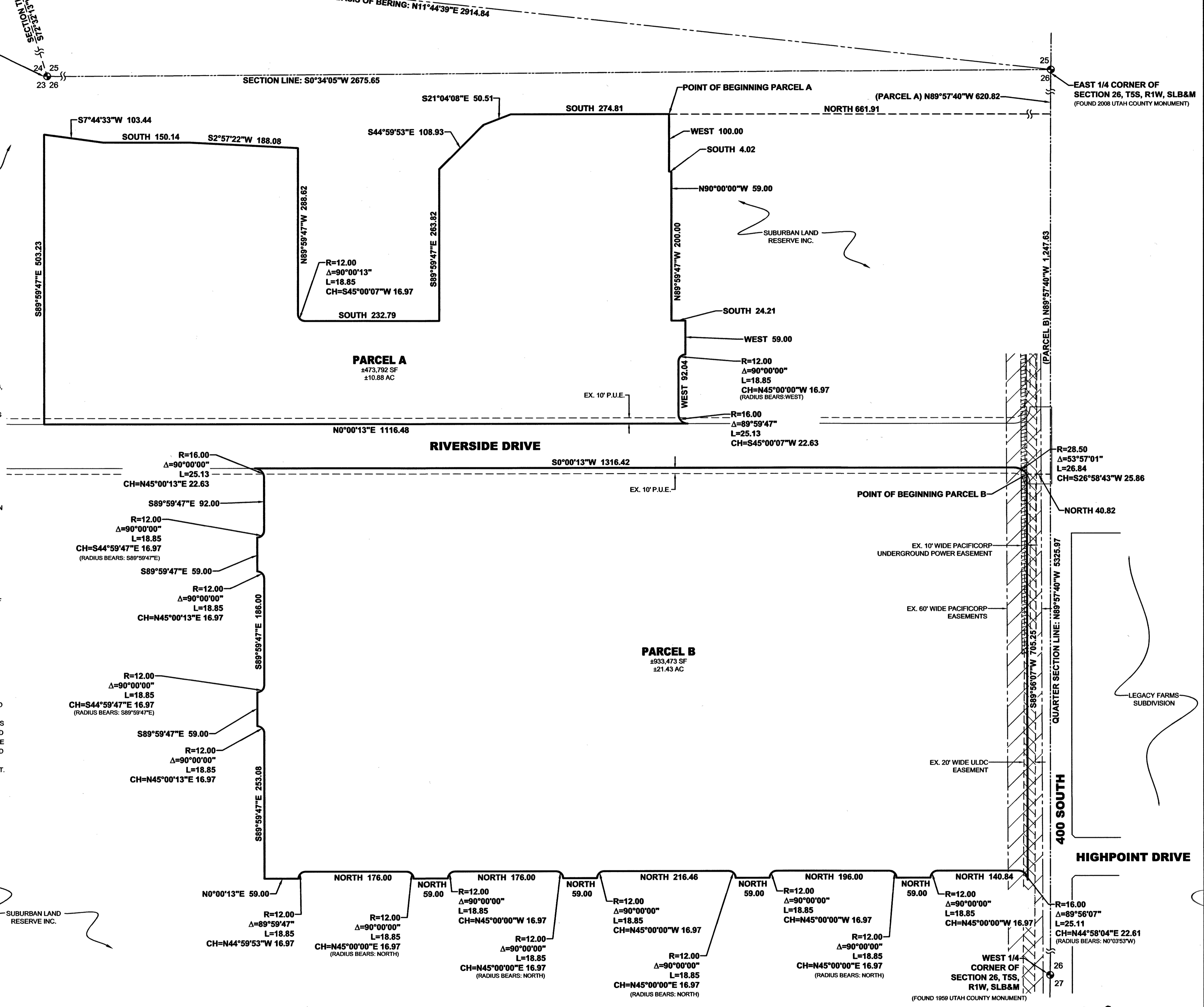
**TABULATIONS PARCEL A**

	AC	SF	%
TOTAL PROJECT AREA	10.88	473,792	100%
BUILDABLE LAND	10.88	473,792	100%
SENSITIVE LAND	0	0	0%
OPEN SPACE	0	0	0%
RIGHT-OF-WAY	0	0	0%
TOTAL NUMBER OF LOTS	1		
PARKING	N/A		
DENSITY	N/A		

**TABULATIONS PARCEL B**

	AC	SF	%
TOTAL PROJECT AREA	21.43	933,473	100%
BUILDABLE LAND	21.43	933,473	100%
SENSITIVE LAND	0	0	0%
OPEN SPACE	0	0	0%
RIGHT-OF-WAY	0	0	0%
TOTAL NUMBER OF LOTS	1		
PARKING	N/A		
DENSITY	N/A		

- 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.
  - PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING DEPARTMENT.
  - THIS PLAT MAY BE SUBJECT TO A DEVELOPMENT 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 THE SUBDIVISION. THESE OBLIGATIONS RUN WITH 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 IMPROVEMENTS HAVE BEEN INSTALLED PER CITY STANDARDS AND ALL FEES INCLUDING IMPACT AND CONNECTION FEES ARE PAID.
  - ALL OPEN SPACE, COMMON SPACE, 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 BY LAWS, ARTICLES OF INCORPORATION AND CC&RS.
  - A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY INTERMOUNTAIN GEOENVIRONMENTAL SERVICES, INC. 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 OF 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, ODOORS, 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.
  - THE BENCHMARK FOR THE TOPOGRAPHIC INFORMATION PROVIDED HEREON IS THE FOUND 2002 UTAH COUNTY MONUMENT AT THE NORTH 1/4 CORNER OF SECTION 22 WITH A PUBLISHED UTAH COUNTY (NGVD29) ELEVATION OF 4,625.47 FEET.
  - AREA SHOWN HEREON FALLS WITHIN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN) AS PER FIRM MAP NO. 4902500115A VERSION 1.1.1.0 WITH AN EFFECTIVE DATE OF DECEMBER 19, 2016.
  - A TITLE REPORT PREPARED BY TITLE COMPANY, ORDER NO. \_\_\_\_\_ EFFECTIVE DATE: \_\_\_\_\_ 20 \_\_\_\_\_ WAS USED IN THE PREPARATION OF THIS PLAT AND L&L CONSULTING ENGINEERS AND SURVEYORS, INC. IS ENTITLED TO RELY ON THE ACCURACY OF THIS REPORT, AND IS NOT LIABLE FOR ERRORS AND OMISSIONS BASED ON THE RELIANCE OF SAID TITLE REPORT. ALL EASEMENTS OF RECORD SHOWN HEREON ARE REFERENCED FROM SAID REPORT.
  - SHALLOW SEWER DEPTHS CONTRACTOR SHALL VERIFY SEWER DEPTHS BEFORE EXCAVATING FOR BASEMENT. HOME(S) WITH BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.



**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:  
**JORDAN PROMENADE VILLAGE PHASE 1**  
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 AND ALL AGENTS, SUCCESSORS, AND ASSIGNS VOLUNTARILY DEFEND, INDEMNIFY, AND SAVE HARMLESS THE CITY AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET OR RIGHT-OF-WAY THAT WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET OR UTILITY. THE OWNERS AND ALL AGENTS, SUCCESSORS, AND ASSIGNS ASSUME ALL LIABILITY WITH THE 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 3 DAY OF January, A.D. 2019.  
Signature: *[Signature]* PRINT NAME: **B. Steven Romney** TITLE & ENTITY: **Resident Suburban Land Reserve Inc.**  
Signature: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_ TITLE & ENTITY: \_\_\_\_\_  
Signature: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_ TITLE & ENTITY: \_\_\_\_\_  
STATE OF UTAH COUNTY OF UTAH J.S.S.  
ON THIS 3 DAY OF January, 2019 PERSONALLY APPEARED BEFORE ME **B. Steven Romney** 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 CAPACITIES, 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: *[Signature]* ENT: 187512019 Exp # 16396  
COMMISSION NUMBER: **692362** JEFFERY SMITH UTAH COUNTY RECORDER  
MY COMMISSION EXPIRES: **08/09/2021** 2019, 0017 or 10117 or Fee 22.00 BY THE REGISTERED FOR SARATOGA SPRINGS CITY  
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 7th DAY OF January, A.D. 2019  
Signature: *[Signature]* ATTEST: *[Signature]*  
CITY MAYOR CITY RECORDER (See Seal Below)

**OWNERS ACKNOWLEDGMENT**  
STATE OF UTAH COUNTY OF UTAH J.S.S.  
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THIS 7th DAY OF January, A.D. 2019  
Signature: *[Signature]* ATTEST: *[Signature]*  
CITY MAYOR CITY RECORDER (See Seal Below)

VILLAGE 1 PHASE 1  
**JORDAN PROMENADE**  
SUBDIVISION  
LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 26,  
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN  
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH  
SARATOGA SPRINGS UTAH COUNTY, UTAH  
SCALE: 1" = 100'

PLANNING DIRECTOR: *[Signature]* DAY OF JAN, A.D. 2019  
LAND USE AUTHORITY: *[Signature]* DAY OF JAN, A.D. 2019  
SARATOGA SPRINGS ATTORNEY: *[Signature]* DAY OF JAN, A.D. 2019  
LEHI CITY POST OFFICE: *[Signature]* DAY OF JAN, A.D. 2019

PUBLIC WORKS DIRECTOR: *[Signature]* DAY OF JAN, A.D. 2019  
CITY ENGINEER: *[Signature]* DAY OF JAN, A.D. 2019  
FIRE CHIEF: *[Signature]* DAY OF JAN, A.D. 2019  
LEHI CITY POST OFFICE REPRESENTATIVE: *[Signature]* DAY OF JAN, A.D. 2019

NOTARY PUBLIC SEAL: JEFFERY SMITH, No. 692362, Exp. 08/09/2021  
CITY ENGINEER SEAL: GORDON L. MINER, P.E.  
COUNTY ENGINEER SEAL: CHAD A. POLISEN, No. 501182

16396

**L&L**  
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ENGINEERS  
SURVEYORS  
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Phone: 801.798.0252  
Fax: 801.798.0252  
www.l-and-l.com

**PLANNING DIRECTOR**  
APPROVED BY THE PLANNING DIRECTOR ON THIS DAY OF JAN, A.D. 2019  
*[Signature]*  
PLANNING DIRECTOR

**LAND USE AUTHORITY**  
APPROVED BY THE LAND USE AUTHORITY ON THIS DAY OF JAN, A.D. 2019  
*[Signature]*  
LAND USE AUTHORITY

**SARATOGA SPRINGS ATTORNEY**  
APPROVED BY SARATOGA SPRINGS ATTORNEY ON THIS DAY OF JAN, A.D. 2019  
*[Signature]*  
SARATOGA SPRINGS ATTORNEY

**LEHI CITY POST OFFICE**  
APPROVED BY POST OFFICE REPRESENTATIVE ON THIS DAY OF JAN, A.D. 2019  
*[Signature]*  
LEHI CITY POST OFFICE REPRESENTATIVE

**PUBLIC WORKS DIRECTOR**  
APPROVED BY THE PUBLIC WORKS DIRECTOR ON THIS DAY OF JAN, A.D. 2019  
*[Signature]*  
PUBLIC WORKS DIRECTOR

**CITY ENGINEER**  
APPROVED BY THE CITY ENGINEER ON THIS DAY OF JAN, A.D. 2019  
*[Signature]*  
CITY ENGINEER

**FIRE CHIEF**  
APPROVED BY THE FIRE CHIEF ON THIS DAY OF JAN, A.D. 2019  
*[Signature]*  
CITY FIRE CHIEF

Dec. 26-5-19 70-039