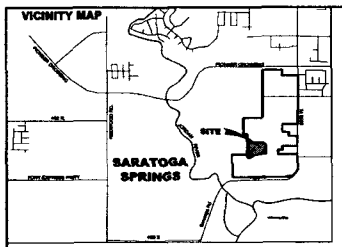
NORTHSHORE PLAT F-2

(INCLUDES THE VACATION OF A PORTION OF PARCEL C, MCLACHLAN SARATOGA SUBDIVISION)

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

VICINITY MAP



NOTES

1. PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION OF MOST RECENT FINAL THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE 17TH DAY OF DECEMBER, 2019.
2. 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.
3. 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.
4. PLAT IS SUBJECT TO "INSTALLATION OF IMPROVEMENTS AND BOND AGREEMENT NO. 2019-0-0-0-0" WHICH REQUIRES THE CONSTRUCTION AND WARRANTY OF IMPROVEMENTS IN THIS SUBDIVISION. THOSE 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.
5. 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.
6. 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.
7. REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
8. NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS AND IMPROVEMENTS DESIGNATED AS "PRIVATE" ON THIS PLAT.
9. LOT RIGHTS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND COVRTS.
10. A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY GE 2LLC 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 OR LACK THEREOF IN THE REPORT.
11. 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.
12. 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.
13. THE BENCHMARK FOR THE TOPOGRAPHIC INFORMATION PROVIDED HEREON IS THE POINT 1628 BENCHMARK "I 47 AT THE UTAH LAKE PUMPING PLANT, WITH PUBLISHED UTAH COUNTY (NVD1929) ELEVATION OF 4,491.28 FEET.
14. AREA HEREON FALLS WITHIN ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN) PER FIRM PANEL NO. 49057C0160 DATED DATE: OCTOBER 16, 1992, REVISED JULY 17, 2006, AND BY LOMAR DATED 07-16-96 CASE NO. 96-08-1034A FLOOD ELEVATION AREA: N/A
15. ANY LOT WITH A 15 FOOT OR LESS FRONT SETBACK SHALL PROVIDE FIVE FOOT CLEARANCE TO MEET DOMINION ENERGY STANDARDS. ADDITIONAL FRONT SETBACKS MAY BE REQUIRED TO MEET DOMINION ENERGY STANDARDS.
16. NO ACCESS PERMITTED ON LOTS ADJACENT TO COLLECTOR ROADS, ALL LOTS TO ACCESS FROM INTERIOR SUBDIVISION ROADS.
17. A TITLE REPORT PREPARED BY COTTONWOOD TITLE, FILE NO. 1060807-KMP, EFFECTIVE DATE: OCTOBER 30, 2020, WAS USED IN THE PREPARATION OF THIS PLAT AND LSI 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.
18. SHALLOW SEWER DEPTHS: CONTRACTOR SHALL VERIFY SEWER DEPTHS BEFORE ENGRAVING FOR BASEMENT/FOUNDATIONS. HOMES WITH BASEMENTS/DO NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.
19. COMMON AND LIMITED COMMON AREAS ARE CITY EASEMENTS FOR WATER, IRRIGATION, SEWER AND STORM DRAIN AS WELL AS PUBLIC UTILITY EASEMENTS AND DRAINAGE EASEMENTS.
20. PRIVATE DRIVES ARE CITY EASEMENTS FOR WATER, IRRIGATION, SEWER AND STORM DRAIN AS WELL AS PUBLIC UTILITY EASEMENTS AND DRAINAGE EASEMENTS.
21. THE PLAT IS ADJACENT TO A PUBLIC WORKS FACILITY WHICH INCLUDES A LIVE-BURN FACILITY OPERATED BY THE FIRE DEPARTMENT LOCATED AT 213 NORTH 500 EAST, SARATOGA SPRINGS, UTAH, LOT OWNERS ARE HEREBY NOTIFIED OF DOMINION RIGHTS, BOUNDS, AND HEARINGS OF SUCH USES.
22. EXISTING SEWER EASEMENTS TO BE VACATED AT A FUTURE DATE DUE TO THE RELOCATION OF THE EXISTING SEWER HAS BEEN COMPLETED.

TABULATIONS

PLATS

LOTS	1 LOTS
PARCELS	1 PARCELS
BUILDINGS	0 BUILDINGS
DWELLINGS	0 DWELLINGS
DENSITY	0 UNITS/ ACRE
MINIMUM LOT SIZE	0.00 ACRES / 0 SF
MAXIMUM LOT SIZE	0.00 ACRES / 0 SF
AVERAGE LOT SIZE	0.00 ACRES / 0 SF

	AC	SF	%
TOTAL PROJECT AREA	10.54	459,199	100%
RIGHT-OF-WAY AREA (PRIVATE)	0.00	0.00	0%
RIGHT-OF-WAY AREA (TO BE DEDICATED)	0.67	29,193	9%
LOT AREA	9.81	416,448	91%
OPEN SPACE AREA	0.05	2,504	1%
SENSITIVE LAND	0.00	0.00	0%
NON-SENSITIVE OS	0.05	2,504	100%
BUILDABLE LAND	10.54	459,199	100%
SENSITIVE LAND	0.00	0.00	0%
DEDICATED KLO W. LANDSCAPE AREA	0.32	8,438	25%
DEDICATED KLO W. IMPERVIOUS AREA	0.65	20,750	75%
NUMBER OF GARAGE PARKING SPACES			0
NUMBER OF DRIVEWAY PARKING SPACES			0
NUMBER OF STRIPED PARKING STALLS			0

CITY OF SARATOGA SPRINGS DRINKING WATER EASEMENT

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°10'34"W ALONG THE SECTION LINE 1336.94 FEET AND WEST 1399.07 FEET FROM THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST; SALT LAKE BASE AND MERIDIAN; THENCE S43°09'00"W 37.64 FEET; THENCE WEST 97.06 FEET; THENCE SOUTH 35.54 FEET; THENCE WEST 30.00 FEET; THENCE NORTH 35.54 FEET; THENCE WEST 217.77 FEET; THENCE SOUTH 67.07 FEET; THENCE N60°21'58"E 2.21 FEET; THENCE S36°36'06"E 30.00 FEET; THENCE S53°21'58"W 18.77 FEET; THENCE N26°38'05"W 30.00 FEET; THENCE N63°21'58"E 4.57 FEET; THENCE NORTH 92.35 FEET; THENCE WEST 50.60 FEET; THENCE NORTH 10.00 FEET; THENCE EAST 30.00 FEET; THENCE NORTH 29.74 FEET; THENCE WEST 263.07 FEET; THENCE SOUTH 125.00 FEET; THENCE WEST 34.99 FEET; THENCE NORTH 30.00 FEET; THENCE EAST 34.99 FEET; THENCE NORTH 516.28 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 49.30 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N65°48'12"E) 13.79 FEET THROUGH A CENTRAL ANGLE OF 01°36'00" (CHORD: S51°57'47") 13.75 FEET; THENCE SOUTH 177.20 FEET; THENCE EAST 7.20 FEET; THENCE SOUTH 15.00 FEET; THENCE WEST 7.20 FEET; THENCE SOUTH 238.87 FEET; THENCE EAST 263.07 FEET; THENCE NORTH 16.77 FEET; THENCE WEST 3.36 FEET; THENCE NORTH 16.00 FEET; THENCE EAST 16.73 FEET; THENCE SOUTH 30.00 FEET; THENCE WEST 3.36 FEET; THENCE SOUTH 38.77 FEET; THENCE EAST 200.69 FEET; THENCE N45°00'07"E 4.46 FEET; THENCE NORTH 247.28 FEET; THENCE WEST 23.08 FEET; THENCE NORTH 18.00 FEET; THENCE EAST 23.08 FEET; THENCE NORTH 115.81 FEET; THENCE N88°51'36"E 10.00 FEET; THENCE SOUTH 29.00 FEET; THENCE EAST 95.70 FEET; THENCE SOUTH 660.76 FEET; THENCE WEST 35.76 FEET; THENCE SOUTH 201.23 FEET; THENCE EAST 18.65 FEET; THENCE SOUTH 30.00 FEET; THENCE WEST 10.65 FEET; THENCE SOUTH 36.34 FEET TO THE POINT OF BEGINNING.

ALSO INCLUDING THE FOLLOWING:

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°10'34"W ALONG THE SECTION LINE 1400.43 FEET AND WEST 1399.20 FEET FROM THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE WEST 259.77 FEET; THENCE SOUTH 88.39 FEET; THENCE EAST 3.36 FEET; THENCE SOUTH 30.00 FEET; THENCE WEST 16.73 FEET; THENCE NORTH 30.00 FEET; THENCE EAST 5.36 FEET; THENCE NORTH 88.39 FEET; THENCE WEST 29.52 FEET; THENCE SOUTH 21.85 FEET; THENCE WEST 30.00 FEET; THENCE NORTH 21.85 FEET; THENCE WEST 227.35 FEET; THENCE NORTH 30.00 FEET; THENCE EAST 267.07 FEET; THENCE NORTH 28.70 FEET; THENCE WEST 3.23 FEET; THENCE NORTH 10.00 FEET; THENCE EAST 16.45 FEET; THENCE SOUTH 10.00 FEET; THENCE WEST 3.23 FEET; THENCE SOUTH 28.70 FEET; THENCE EAST 258.77 FEET; THENCE SOUTH 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 10.57 ACRES
524,882 SQ. FT.

ROCKY MOUNTAIN POWER AND DOMINION ENERGY EASEMENT

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°10'34"W ALONG THE SECTION LINE 1136.94 FEET AND WEST 1196.53 FEET FROM THE SOUTH-EAST CORNER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S7°07'30"W 21.66 FEET; THENCE WEST 6.56 FEET; THENCE NORTH 31.69 FEET; THENCE WEST 126.56 FEET; THENCE N86°47'11"W 53.13 FEET; THENCE WEST 40.34 FEET; THENCE SOUTH 68.52 FEET; THENCE WEST 30.00 FEET; THENCE NORTH 68.52 FEET; THENCE WEST 482.78 FEET; THENCE SOUTH 198.53 FEET; THENCE S26°38'08"E 34.04 FEET; THENCE S63°21'22"W 35.00 FEET; THENCE N26°38'08"W 64.45 FEET; THENCE NORTH 63.59 FEET; THENCE WEST 60.75 FEET; THENCE N67°47'39"W 10.60 FEET; THENCE EAST 60.60 FEET; THENCE NORTH 454.65 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 62.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N31°54'47"E) 32.54 FEET THROUGH A CENTRAL ANGLE OF 30°03'31" (CHORD: S83°36'58"E 32.46 FEET); THENCE N88°51'16"E 5.28 FEET; THENCE N7°07'30"W 5.00 FEET; THENCE S88°52'36"W 9.25 FEET; THENCE ALONG THE ARC OF A 67.00 FOOT RADIUS CURVE TO THE RIGHT 4.75 FEET THROUGH A CENTRAL ANGLE OF 4°02'37" (CHORD: N86°08'58"W 4.75 FEET); THENCE N0°08'58"W 36.18 FEET; THENCE WEST 4.50 FEET; THENCE NORTH 213.08 FEET; THENCE EAST 18.50 FEET; THENCE SOUTH 16.00 FEET; THENCE WEST 18.50 FEET; THENCE SOUTH 82.66 FEET; THENCE EAST 483.47 FEET; THENCE NORTH 55.85 FEET; THENCE WEST 15.00 FEET; THENCE NORTH 35.00 FEET; THENCE EAST 15.00 FEET; THENCE NORTH 33.83 FEET; THENCE S88°51'16"W 4.00 FEET; THENCE N0°08'58"E 5.00 FEET; THENCE N88°51'16"E 75.00 FEET; THENCE SOUTH 34.00 FEET; THENCE S88°51'16"W 59.00 FEET; THENCE SOUTH 309.35 FEET; THENCE EAST 37.65 FEET; THENCE S88°56'58"E 53.23 FEET; THENCE EAST 186.00 FEET TO THE POINT OF BEGINNING.

ALSO INCLUDING THE FOLLOWING:

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°30'34"W ALONG THE SECTION LINE 1344.85 FEET AND WEST 1432.67 FEET FROM THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S89°59'52"W 485.47 FEET; THENCE NORTH 30.00 FEET; THENCE N89°59'52"E 485.47 FEET; THENCE SOUTH 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 10.56 ACRES
24,321 SQ. FT.

SURVEYOR'S CERTIFICATE

I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE, CERTIFICATE NO. 5011162, 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 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 PLAT IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN UTAH CODE SECTION 54-8f, 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 AND BELIEF. I ALSO CERTIFY THAT I HAVE FILED, OR WILL FILE WITHIN 90 DAYS THE RECORDATION OF THIS PLAT, A MAP OF THE SURVEY I HAVE COMPLETED WITH THE UTAH COUNTY SURVEYOR.

BOUNDARY DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°10'34"W ALONG THE SECTION LINE 1025.63 FEET AND WEST 1189.70 FEET FROM THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE WEST 180.61 FEET; THENCE ALONG THE ARC OF A 1162.00 FOOT RADIUS CURVE TO THE LEFT 940.36 FEET THROUGH A CENTRAL ANGLE OF 46°38'38" (CHORD: S26°46'41"W 914.56 FEET); THENCE S42°21'32"W 130.71 FEET; THENCE N38°38'38"W 126.59 FEET; THENCE N0°14'38"W 602.36 FEET; THENCE N88°45'45"E 98.97 FEET; THENCE S0°14'54"E 8.94 FEET; THENCE ALONG THE ARC OF A 12.00 FOOT RADIUS CURVE TO THE LEFT 20.80 FEET THROUGH A CENTRAL ANGLE OF 99°15'50" (CHORD: S45°13'27"E 14.66 FEET); THENCE N88°51'36"E 552.43 FEET; THENCE S0°30'28"E 39.00 FEET; THENCE N89°51'16"E 69.78 FEET; THENCE ALONG THE ARC OF A 60.00 FOOT RADIUS CURVE TO THE RIGHT 36.75 FEET THROUGH A CENTRAL ANGLE OF 35°05'49" (CHORD: S37°35'50"E 36.18 FEET); THENCE ALONG THE ARC OF A 98.50 FOOT RADIUS CURVE TO THE RIGHT 17.28 FEET THROUGH A CENTRAL ANGLE OF 9°34'39" (CHORD: S60°08'06"E 17.16 FEET); THENCE S45°08'36"E 7.32 FEET; THENCE ALONG THE ARC OF A 98.50 FOOT RADIUS CURVE TO THE RIGHT 6.30 FEET THROUGH A CENTRAL ANGLE OF 3°39'49" (CHORD: S43°13'25"E 6.29 FEET); THENCE ALONG THE ARC OF A 60.00 FOOT RADIUS CURVE TO THE RIGHT 43.27 FEET THROUGH A CENTRAL ANGLE OF 41°18'12" (CHORD: S20°42'50"E 42.34 FEET); THENCE S0°08'08"E 383.56 FEET; THENCE S7°07'30"W 77.95 FEET; THENCE S0°08'08"E 83.08 FEET TO THE POINT OF BEGINNING.

CONTAINS: 130.54 ACRES
656,199 SF
OF LOTS: 1
OF PARCELS: 1

January 21, 2021
DATE

SURVEYOR'S NAME
(Date Seal Below)

LICENSE NO. 5011162

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:

NORTHSHORE SUBDIVISION PLAT F-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. PURSUANT TO UTAH CODE 10-9a-604(d), THE OWNER(S) HEREBY CONVEYS THE COMMON AREA, AS INDICATED HEREON, TO THE NORTHSHORE OWNERS ASSOCIATION, WITH A REGISTERED ADDRESS OF 12301 S. GATEWAY PARK PLACE, #D-100 DRAPER, UTAH 84020. 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 EASEMENT, OR RIGHT-OF-WAY THAT WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET OR UTILITIES. THE OWNER(S) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS ASSUME ALL LIABILITY WITH 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 26 DAY OF January A.D. 2021

SIGNATURE	PRINT NAME	TITLE & ENTITY
	DAVID ANDREWS	VP OF OPERATIONS
SIGNATURE	PRINT NAME	TITLE & ENTITY
SIGNATURE	PRINT NAME	TITLE & ENTITY

D.R. Horton, Inc.

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH / SALT LAKE

ON THIS 26 DAY OF January 2021 PERSONALLY APPEARED BEFORE ME DAVID ANDREWS 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 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 LAWS OF THE STATE OF UTAH THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC FULL NAME: Vered Travis

COMMISSION NUMBER: 704334

MY COMMISSION EXPIRES: Jan. 21, 2023

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 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 3 DAY OF Feb, A.D. 2021

CITY MAYOR

ATTEST: CITY RECORDER

NORTHSHORE PLAT F-2

SHEET 1 OF 2

(INCLUDES THE VACATION OF A PORTION OF PARCEL C, MCLACHLAN SARATOGA SUBDIVISION)

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

DR 219851 2021 Rec # 17321
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Feb 04 12:47 pm FEE 104.00 BY SR
RECORDED FOR CITY OF SARATOGA SPRINGS

LEI ENGINEERS SURVEYORS PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone (801) 798-0555
Fax: (801) 798-0192
www.lei-eng.com
(FTN 2017-11-02 (1))

D·R·HORTON America's Builder
D.R.HORTON
12301 S. GATEWAY PARK PLACE
SUITE D-100
DRAPER, UT 84020
801-573-7101

BY SIGNING THIS PLAT THE FOLLOWING UTILITY COMPANIES ARE APPROVING THE: (A) BOUNDARY, COURSE, DIMENSIONS, AND INTENDED USE OF THE RIGHT-OF-WAY AND EASEMENT GRANTS OF RECORD; (B) LOCATION OF EXISTING UNDERGROUND AND UTILITY FACILITIES; (C) CONDITIONS OR RESTRICTIONS GOVERNING THE LOCATION OF THE FACILITIES WITHIN THE RIGHT-OF-WAY, AND EASEMENT GRANTS OF RECORD, AND UTILITY FACILITIES WITHIN THE SUBDIVISION. "APPROVING" SHALL HAVE THE MEANING IN THE UTAH CODE SECTION 10-9a-603(4)(c)(ii). THE FOLLOWING NOTES ARE NOT ENDORSED OR ADOPTED BY SARATOGA SPRINGS AND DO NOT SUPERSEDE CONFLICTING PLAT NOTES OR SARATOGA SPRINGS POLICIES.

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)(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:
   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 22 DAY OF Jan, A.D. 2021

ROCKY MOUNTAIN POWER

DOMINION ENERGY UTAH

QUESTAR GAS COMPANY, dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES 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 ABROGATION 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 ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS 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 801-324-5532.

APPROVED THIS 25 DAY OF 1 A.D. 2021

BY: Phillip Elbridge
TITLE Mr. Cm

DOMINION ENERGY QUESTAR CORPORATION

CENTURY LINK

APPROVED THIS 26th DAY OF Jan A.D. 2021

CENTURY LINK

COMCAST CABLE TELEVISION

APPROVED THIS 25 DAY OF Jan A.D. 2021

COMCAST CABLE TELEVISION

PUBLIC WORKS DIRECTOR

APPROVED BY THE PUBLIC WORKS DIRECTOR ON THIS 19 DAY OF February A.D. 2021

PUBLIC WORKS DIRECTOR

PLANNING DIRECTOR

APPROVED BY THE PLANNING DIRECTOR ON THIS 27 DAY OF Jan A.D. 2021

PLANNING DIRECTOR

LAND USE AUTHORITY

APPROVED BY THE LAND USE AUTHORITY ON THIS 27 DAY OF Jan A.D. 2021

LAND USE AUTHORITY

SARATOGA SPRINGS ATTORNEY

APPROVED BY SARATOGA SPRINGS ATTORNEY ON THIS 3rd DAY OF Feb A.D. 2021

SARATOGA SPRINGS ATTORNEY

CITY ENGINEER

APPROVED BY THE CITY ENGINEER ON THIS 03 DAY OF February A.D. 2021

for Gordon Miner
CITY ENGINEER

FIRE CHIEF

APPROVED BY THE FIRE CHIEF ON THIS 2 DAY OF Feb A.D. 2021

CITY FIRE CHIEF

LEHI CITY POST OFFICE

APPROVED BY POST OFFICE REPRESENTATIVE ON THIS 2 DAY OF JAN A.D. 2021

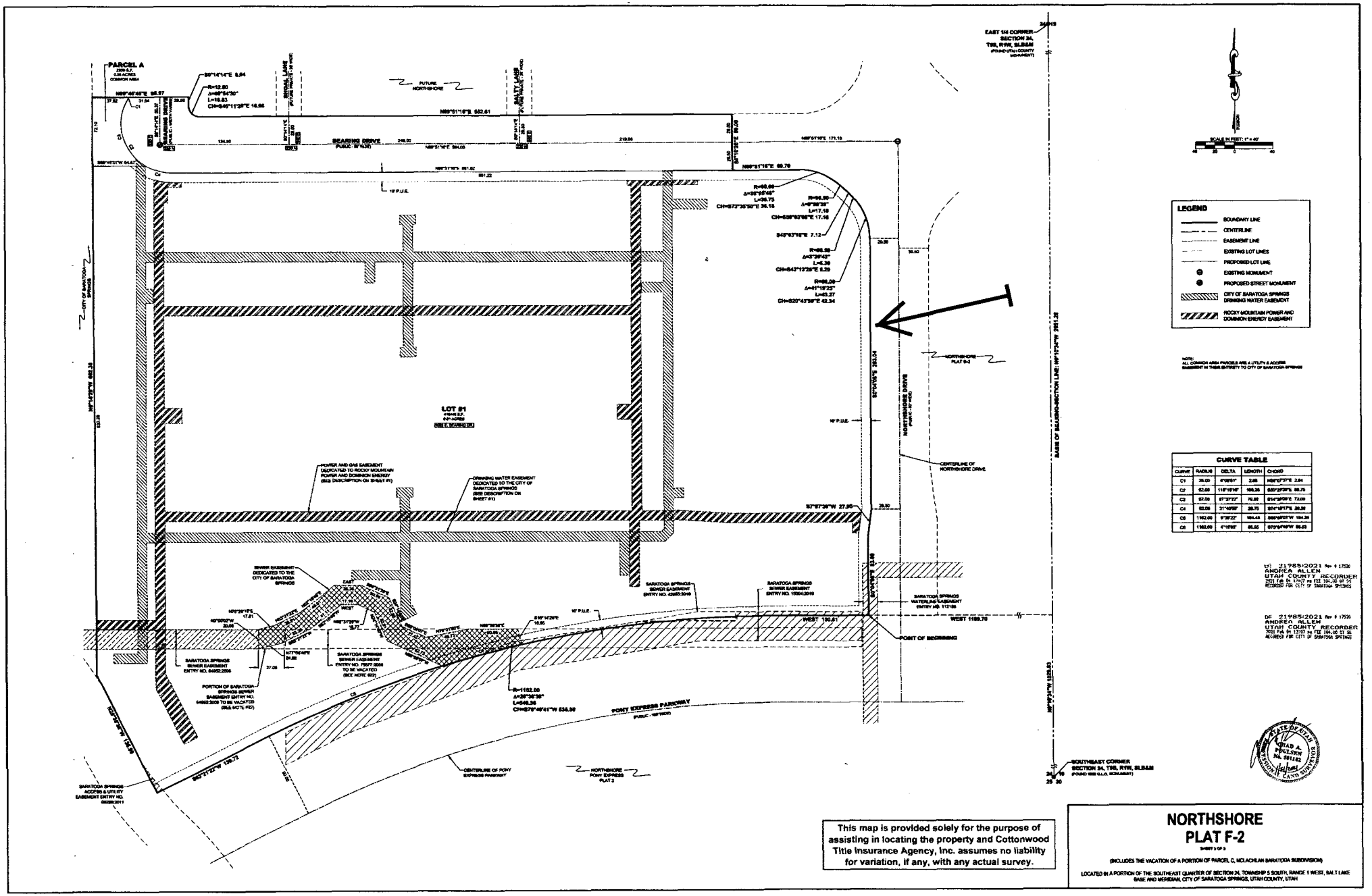
LEHI CITY POST OFFICE REPRESENTATIVE

SURVEYOR'S SEAL — STATE OF UTAH — CHAD A. POULSEN — LICENSED LAND SURVEYOR — 5011162

CITY ENGINEER SEAL — SARATOGA SPRINGS, UTAH — CITY ENGINEER — GORDON L. MINER P.E.

CLERK-RECORDER SEAL — CITY OF SARATOGA SPRINGS — UTAH COUNTY

Sec. 24-5-1W Tr. 0092
(FT PARCEL C, MCLAUGHLIN SARATOGA SUB)



This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

NORTHSHORE PLAT F-2

SHEET 3 OF 3

(INCLUDES THE VACATION OF A PORTION OF PARCEL C, MCLACHLAN SARATOGA SUBDIVISION)

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH