

**THIRD AMENDMENT TO THE VILLAGES AT SARATOGA SPRINGS  
(FOX HOLLOW) SECOND MASTER DEVELOPMENT AGREEMENT**

This THIRD AMENDMENT TO THE VILLAGES AT SARATOGA SPRINGS (FOX HOLLOW) SECOND MASTER DEVELOPMENT AGREEMENT ("**Amendment**") is entered into this 19<sup>TH</sup> day of JUNE, 2019 by Cardinal Land Holdings IV, LLC, a Delaware limited liability company and SCP FOX HOLLOW, LLC, a Utah limited liability company ("**Developer**") and the City of Saratoga Springs, a Utah municipal corporation ("**City**"). Capitalized terms used but not otherwise defined herein shall have the meanings set forth in the Second MDA (as defined below).

**RECITALS**

A. WHEREAS, Developer and the City, among other parties, are parties to that certain The Villages at Saratoga Springs (Fox Hollow) Second Master Development Agreement, dated April 30, 2013 and recorded on June 20, 2013 as Entry Number 59718:2013 in the offices of the Utah County Recorder (the "Second MDA").

B. WHEREAS, Developer is the owner of Neighborhood 4 ("N4") and Neighborhood 14 ("N14") within the development known as The Villages at Saratoga Springs in Saratoga Springs, Utah ("Property").

C. WHEREAS, Developer and City desire to amend the Second MDA as set forth below.

**AGREEMENT**

NOW THEREFORE, for valuable consideration received, the receipt and sufficiency of which is hereby acknowledged by all parties, Developer and the City do hereby covenant and agree as follows:

1. Unit Summary Modification. Exhibit "D" of the Second MDA is hereby amended as follows:
  - a. Neighborhood No. 4. The maximum number of units allowed for N4 is decreased from five hundred fifty-two (552) units to three hundred thirty-three (335) units. The density decreased from fifteen (15) units per acre to nine (9) units per acre. The approximate area will remain at 37.16.
    - i. The portion of N4 owned by Cardinal Land Holdings IV LLC shall be developed as single family lots.
    - ii. The portion of N4 owned by SCP Fox Hollow LLC has the option to develop either as single family lots or as attached townhomes.
    - iii. As it relates to unused density, the N4 density per acre shall not exceed 9 units to the acre. Unused density shall not be credited towards other phases.
    - iv. As it relates to attached units, the N4 development shall be governed by the Saratoga Springs City MF- 10 zoning requirements and shall not exceed 9 units to the acre. The attached unit development shall meet the open space and amenity requirements of the MF-10 zoning.
    - v. The N4 single family residential lot setbacks shall be as follows:
      1. Property frontage shall be a minimum of 35 feet;
      2. The Front setback shall be a minimum of 20 feet from the right-of-way or back of curb;
      3. The Rear setback shall be a minimum of 15 feet from the property




- line;
4. The Side setback shall be a minimum of 5 feet from the property line.
  5. The Corner side setback shall be a minimum of 15 feet from the property line.
- b. Neighborhood 14. The maximum number of units allowed for N14 is decreased from one hundred thirty-two (132) units to one hundred twenty-two (122) units. The approximate area remains the same of 65.73 with an obligation to develop five (5) acres of open space as outlined in Section 4 below.
2. Master Plan Development Exhibit "D-1". Exhibit D-1 of the Second MDA is hereby amended and restated as attached hereto.
  3. Villages at Saratoga Springs (Fox Hollow) Parks and Open Space Improvements Summary. Exhibit "I" and "I-2" of the Second MDA are hereby amended as follows:
    - a. TH-2 Southern OS-6 Trailhead shall increase to approximately two and one half (2.5) acres.
    - b. TH-3 Northern OS-6 Trailhead shall increase to approximately two and one half (2.5) acres
    - c. NP-1 Neighborhood Parks- Neighborhood 4 Open Space shall decrease from eleven and thirteen one hundredths (11.13) acres to six and thirteen one hundredths (6.13) acres.
  4. Villages at Saratoga Springs (Fox Hollow) Master Easement Summary. Exhibit "K" of the Second MDA is hereby modified as follows:
    - a. Parks and Open Space Easements-OS-6- Open Space 6/Sensitive Lands (Community Park H in Parks Master Plan) shall increase from one hundred twenty and one hundredth (120.01) acres to one hundred twenty-five and one hundredth (125.01) acres, while the N4 Open Space is reduced to six and thirteen one hundredths (6.13) acres. The amended Exhibit "K-1" reflects said changes. The above mentioned is a transfer of open space rather than a decrease or increase in the total amount of open space required by the MDA. Exhibit B "Legal Description of Each Easement" to the GRANT OF EASEMENTS TO THE CITY OF SARATOGA SPRINGS VILLAGES AT SARATOGA SPRINGS (FOX HOLLOW) agreement is hereby amended by incorporating the legal descriptions for the additional two and fifty-one hundredths (2.5) acres to each Trailhead 2 and 3 or a single five (5) acre trailhead as determined by the developer and approved by the City at the time of N14 plat approval. See attached for revised legal descriptions.
  5. Terms and Conditions. The above mentioned are the only changes to the MDA with all remaining terms and conditions shall remain the same.
  6. Incorporation by Reference. The terms of the Second MDA (as amended hereby) are incorporated herein by reference.
  7. Counterparts. This Addendum may be executed and delivered (electronic or otherwise) in two counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.
  8. Ratification. Except as set forth herein, all of the terms and conditions of the First and Second MDA are hereby ratified and confirmed.

[End of Amendment. Signature Page Follows.]


WHEREFORE, this Amendment has been executed by Developer and the City effective as of the date first set forth above.

CITY OF SARATOGA SPRINGS

  
\_\_\_\_\_


By: MARK CHRISTENSEN  
Its: CITY MANAGER

ATTEST:

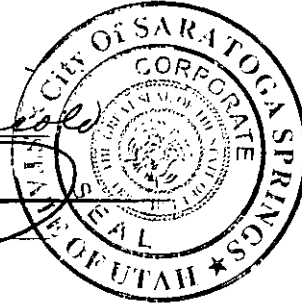
  
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City Recorder

APPROVED AS TO FORM:

  
\_\_\_\_\_

City Attorney





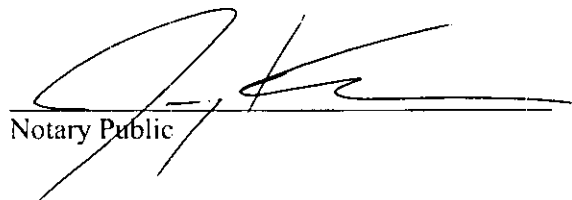
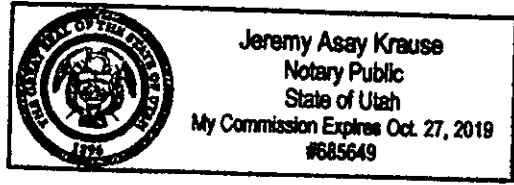
SCP FOX HOLLOW, LLC



By: Chad Bessinger  
Its: Manager

State of Utah                    )  
  :SS  
County of Davis                )

On this 19<sup>th</sup> day of JUNE, 2019, personally appeared before me of satisfactory evidence, Chad Bessinger, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed that he is the Manager of SCP Fox Hollow, LLC, a Utah limited liability company, and said document was signed by him on behalf of said company by proper authority, and he acknowledged to me that said company executed the same.

  
Notary Public

**AMENDED-Exhibit "D"  
UNIT SUMMARY**

<b>Neighborhood</b>	<b>Maximum Number of Units (1)</b>	<b>Maximum Density (Units/Acre) (1)</b>	<b>Approximate Area</b>
No. 1	27	4.0	6.75
No. 4	<del>552</del> <b>335</b>	<del>45</del> <b>9.0 (2)</b>	37.16
No. 5	146	4.0	36.43
No. 6	144	3.5	39.43
No. 7	200	3.0	66.55
No. 8	165	4.0	41.55
No. 10	142	12 (2)	11.88
No. 11	226	10 (2)	16.53
No. 12	217	3.5	63.81
No. 13	125	6.0	20.89
No. 14	<del>132</del> <b>122</b>	2.0	65.73
No. 15	88	6.0	14.72
No. 16	110	2.0	55.35
No. 17	180	3.0	60.15
Open Space (3)			217.75
<b>Totals</b>	<b><del>2,454</del> 2,214</b>		<b>754.68</b>

(1) The referenced unit counts and densities represent the maximum available to individual neighborhoods. The actual number of units obtained is subject to an approved site layout, City Engineer approval, resolution of physical constraint issues, and ability to provide infrastructure and utilities.

(2) The maximum overall density for the Fox Hollow development is three (3) units per acre based on the R-3 Zone. Upon meeting the requirements of the PUD Zoning Ordinance, including the improvements and dedication of additional public improvements required to offset the increased density, the maximum overall density may be increased to four (4) units per acre. Neighborhoods with higher densities than three (3) and four (4) units per acre

will be responsible for additional public improvements to offset the increased densities.  
(3) The Open Space total shown is less the acreage shown in OS-7, OS-8, and OS-9 as these

acreages are included in the Approximate Area for N-14, N-16, and N-17. Per Exhibit "I", the total Open Space acreage is 217.75 acres.

(4) The total allowable number of units for the remaining development under the Land Use Code

based on the R-3 PUD Overlay Zone (up to 4 dwelling units per acre) is as follows:

Total Villages at Saratoga Springs Acreage-	1,069.91 acres
Existing Recorded Plat Acreage-	<u>(240.98) acres</u>
Total Remaining MDA Acreage-	828.93 acres
Sensitive Lands (slopes > 30%)-	<u>(87.20) acres</u>
<b>Total MDA Net Acreage-</b>	<b>741.73 acres</b>

**Total Allowable Units Based on R-3 PUD Overlay Zone:**

**741.73 acres x 4 dwelling units per acre = 2,967 units**

**Total Unit Summary Dwelling Units = 2,454 2,227**





## AMENDED Exhibit "I"

<b>Villages at Saratoga Springs (Fox Hollow) Parks and Open Space Improvements Summary</b>		
<b>Item</b>	<b>General Description / Open Space Criteria</b>	<b>Acres</b>
	The remaining undeveloped properties within the Villages at Saratoga Springs development contain approximately 719.01 acres of useable acreage for density and open space calculation purposes. The remaining project will have a total of 30% open space for a total of 217.75 acres. This acreage will consist of the park and open space improvements described in this summary.	
<b>Item</b>	<b>Regional Trails and Sensitive Lands</b>	
	These areas include hillside areas, slopes of 30% or greater as illustrated on the Open Space Plan, the trails that follow the three major drainage channels, additional landscaping along Redwood Road, landscaping along the developments major collector roads and right-of-way along Foothill Boulevard that is in excess of the frontage roads. Landscaping, open space, and trails that are along Redwood Road and Foothill Boulevard rights of way shall be improved by the developer and maintained by the HOA. The developer shall grant a public access easement over these areas concurrent with plat recordation.	
OS-1A	<b>Open Space No. 1A</b> Completion of open space improvements in the area south of N-1 / Phase 7 and abutting the northern boundary of N-6 / Phase 2. Improvements would include slope stabilization, drainage, and landscaping.	2.08 ac.
OS-1B	<b>Open Space No. 1B</b> Completion of open space improvements in the open space area surrounding the Zone 2 water tank, secondary irrigation pond, and Zone 3 booster pump location as required with N-6 / Phase 2. Improvements would include slope stabilization, drainage and landscaping along with the completion of existing open space areas as required by previously approved plans.	2.39 ac.
OS-4	<b>Open Space No. 4</b> Completion of open space improvements in the drainage area located along the eastern and northern boundaries of N-7 which includes but is not limited to trails, slope stabilization, drainage, and landscaping.	13.55
OS-5	<b>Open Space No. 5</b> Completion of open space improvements in the drainage area located between Neighborhoods 13 and 15 including trails, slope stabilization, drainage, and landscaping.	3.38 ac.
OS-6	<b>Open Space 6 / Sensitive Lands (Community Park H in Parks Master Plan)</b>	120.01

<p align="center"><b>Villages at Saratoga Springs (Fox Hollow) Parks and Open Space Improvements Summary</b></p>		
	<p>Completion of open space improvements in this hillside location categorized as Sensitive Lands. It is intended that this area would not be irrigated and would remain in its natural condition. Sensitive Lands as defined by the Land Use Code (property with slopes greater than 30%) is approximately 87.20 acres of this open space area. Improvements would include but re not limited to the construcion of trails and other improvements consistent with maintaining this area in its natural condition. In addition, this area would include the construction of two (2) trailhead parking areas and related facilities as approved by the City.</p>	
<b>OS-7</b>	<p><b>Open Space No. 7</b></p> <p>Completion of open space improvements in the drainage area located in the southeastern section of Neighborhood 17 including slope stabalization, drainage, and landscaping.</p>	2.01 ac.
<b>OS-8</b>	<p><b>Open Space 8 / Upper Power Line Corridor</b></p> <p>Completion of open space improvements located within the 130' existing power line easement in N-14 and N-16 including master plan trails and landscaping.</p>	11.06 ac.
<b>OS-9</b>	<p><b>Open Space 9 / Lower Power Line Corridor</b></p> <p>Completion of open space improvements located within the 60' existing power line easement in N-17 including master plan trails and landscaping.</p>	2.81 ac
<b>Item</b>	<b>Parks</b>	
<b>RP-1</b>	<p><b>Regional Park</b></p> <p>This park is shown as Park # 2 as illustrated on the Land Use Plan (Exhibit B-1) and RP-1 on the Open Space Plan. This park will be dedicated to the City and will be improved with park impact fees that are collected from building permits within The Villages at Saratoga Springs and other projects within the City. This park will be completed before the 2,000th dwelling unit within the development is occupied.</p>	21.06 ac
<b>CP-1</b>	<p><b>Community Park No. 1</b></p> <p>Completion of any improvements associated with this completed park located south of N-1 that have not been installed per the approved and incorporated park plans.</p>	8.05 ac.
<b>CP-2</b>	<p><b>Community Park No. 2</b></p> <p>This park is shown as Park # 4 as illustrated on the Land Use Plan (Exhibit B-1) and C-2 on the Open Space Plan. Completion of these improvements will include landscaping, fencing, play equipment installation, trails, and other improvements as identified on the approved park plans.</p>	9.97 ac.
<b>NP-1</b>	<p><b>Neighborhood Parks</b></p> <p>The following neighborhoods shall provide open space and improvements associated with the requirements of neighborhood parks.</p>	

<b>Villages at Saratoga Springs (Fox Hollow) Parks and Open Space Improvements Summary</b>		
	1. Neighborhood 4- 30% minimum open space Neighborhood 4 shall provide open space including two (2) half acre parks or one (1) 1 acre park with exact location to be determine by developer and city. The Open Space shall include such amenities as trails, playground equipment, benches, and landscaping.	<del>4.49</del> 6.13 ac
	2. Neighborhood 10- 20% minimum open space.	2.36 ac.
	3. Neighborhood 11- 30% minimum open space.	7.89 ac.
<b>Item</b>	<b>Trailheads</b>	
TH-1	<b>Foothill Boulevard Trailhead (OS-5)</b>  Completion of open space improvements associated with the construction of a trailhead located on the northeastern end of OS-5 adjacent to Foothill Boulevard. Trailhead improvements are to include but not be limited to parking areas, restrooms, picnic facilities, landscaping, fencing, and lighting.	
TH-2	<b>Southern OS-6 Trailhead</b>  Completion of open space improvements associated with the construction of a trailhead located on the southern end of OS-6. Trailhead improvements are to include but not be limited to parking areas (including ATV or horse trailer uses), restrooms, picnic facilities, landscaping, fencing, and lighting.	2.5 ac.
TH-3	<b>Northern OS-6 Trailhead</b>  Completion of open space improvements associated with the construction of a trailhead located on the northern end of OS-6. Trailhead improvements are to include but not be limited to parking areas (including ATV or horse trailer uses), restrooms, picnic facilities, landscaping, fencing, and lighting.	2.5 ac.
	<b>Total Parks and Open Space</b>	<b>217.75 ac.</b>

(1) The "usable acreage" calculation is based on the original Master Development Agreement usable acreage identified in Exhibit E-4 Open Space Creation Schedule less recorded plat acreage to date per the Engineering Department Villages Recorded Plats Schedule as of 08/13/12.

## Amended Exhibit "K"

<b>Villages at Saratoga Springs (Fox Hollow) Master Easements Summary</b>			
<b>Item</b>	<b>Neighborhoods Impacted (1)</b>	<b>Improvement</b>	<b>Approximate Area</b>
		<b>Roadway Easements</b>	
R-1  (including W-1)	4, 5	<b>Swainson Boulevard Easement</b> Easement for 72' right of way road improvements from N-11 to the School Property including a 12" water line (W-1), associated utilities, paving, curb/gutter, sidewalks, street lights, and landscaping.	2.29 ac.
R-2  (including W-2)	5,7,8,11	<b>Wildlife Boulevard Easement</b> Easement for 92.5' right of way road improvements from N-9 to Village Parkway including a 12" water line (W-3), associated utilities, paving, curb/gutter, sidewalks, street lights, and landscaping.	5.28 ac.
R-3	3,5,6,7	<b>Village Parkway Easement</b> Easement for 92.5' right of way road improvements from N-3 (Fox Point Drive) to Foothill Boulevard including associated utilities, paving, curb/gutter, sidewalks, street lights, and landscaping.	5.61 ac.
R-4	4,10	<b>Redwood Road Easement</b> Easement for 90' half width right of way road improvements from the intersections of Redwood Road and Village Parkway and Wildlife Boulevard including associated utilities, paving, curb/gutter and 30' trail easement, street lights, and landscaping.	3.46 ac.
R-5, R-7  (including W-4)	6,7,12,13,15,17	<b>Foothill Boulevard Easement</b> Easement for 226' right of way road improvements from the northwestern property boundary to the southeastern property boundary including associated frontage roads, utilities, paving, curb/gutter and sidewalks, trails, street lights, slopes, landscaping, and a 16" water main from the intersection of Village Parkway south to the property boundary (W-4).	29.03 ac.
R-6	6	<b>Foothill Boulevard Secondary Access Easement</b> Easement for 56' right of way road improvements from Foothill Boulevard through N-6 including associated utilities, paving, curb/gutter and sidewalks, street lights, and landscaping.	0.25 ac.

Item	Neighborhoods Impacted (1)	Improvement	Approximate Area
R-8	12,13,14,15,16, 17	<b>Viewpoint Boulevard Easement</b> Easement for 77' right of way road improvements from N-12 / Foothill Blvd. to N-17 / Foothill Blvd. including associated utilities, paving, curb/gutter, sidewalks, street lights, and landscaping.	6.98 ac.
		<b>Storm Drain Easements</b>	
SD-1	1	<b>N-1 Phase 7 Detention Basin Easement</b> Easement for detention basin improvements associated with storm drainage west of N-1 and east of the existing N-1 debris basin.	1.06 ac.
SD-2	14	<b>Lower N-14 Detention Basin Easement</b> Easement for detention basin improvements associated with storm drainage from N-14.	1.10 ac.
SD-3	14	<b>Upper N-14 Detention / Debris Basin Easement</b> Easement for detention basin improvements associated with storm drainage from hillside areas west of N-14.	0.85 ac.
SD-4	14	<b>N-14 Detention / Debris Basin Easement</b> Easement for detention and debris basin improvements associated with storm drainage and debris flows from hillside areas west of N-14.	0.78 ac.
SD-5	14	<b>N-14 Detention / Debris Basin Easement</b> Easement for detention and debris basin improvements associated with storm drainage and debris flows from hillside areas west of N-14.	0.88 ac.
SD-6	1	<b>N-1 Detention / Debris Basin Easement</b> Easement for detention and debris basin improvements associated with storm drainage and debris flows west of N-1, including a cut off channel to the drainage area located south of N-1 (OS-1)	4.61 ac.
SD-7	16	<b>N-16 Debris Basin Easement</b> Easement for debris basin improvements associated with debris flows from areas west of N-14 and 16.	0.94 ac.
SD-8	15	<b>N-15/16 Detention / Debris Basin Easement</b> Easement for detention and debris basin improvements associated with storm drainage and debris flows from N-13 and 15.	0.91 ac.
SD-9	4	<b>N-4 South Detention Basin Easement</b> Easement for detention basin improvements associated with storm drainage from N-4.	2.14 ac.

Item	Neighborhoods Impacted (1)	Improvement	Approximate Area
SD-10	7	<b>Foothill Retention Basin Easement</b> Easement for detention basin improvements associated with storm drainage from Foothill Blvd. and N-17.	3.12 ac.
SD-11	4	<b>N-4 North Detention Basins Easement</b> Easement for existing and future detention basin improvements associated with storm drainage from N-2, 3, 4, 5, 6, and 12.	2.14 ac.
<b>Sewer Easements</b>			
S-1	4	<b>Village Parkway 12" Sewer Line Easement</b> Easement for a 12" sewer line parallel to Village Parkway on the north end of N-4 to service property west of N-4.	
S-2	7, 8, 15	<b>N-15 Outfall Sewer Line Easement</b> Easement for an 8" outfall sewer line to connect N-15 through 17 to existing sewer lines east of N-8.	
S-3	7, 8, 17	<b>N-17 Outfall Sewer Line Easement</b> Easement for an 8" outfall sewer line to connect N-15 through 17 to existing sewer lines east of N-8.	
S-5	5	<b>N-6 Outfall Sewer Line</b> Easement for an 8" sewer line to service Lots 6110 - 6119 of N-6.	
<b>Water Easements</b>			
W-6	12	<b>Zone 3 Secondary Irrigation Pond Easement</b> Easement for ultimate Zone 3 Irrigation Pond including all drainage and pipeline facilities necessary to connect the Zone 3 water tank and irrigation facilities to Zone 3 east of Foothill Boulevard.	6.36 ac.
W-8	13, 14, 15, 16	<b>Zone 3/Zone 4 Culinary and Secondary Water Mains Easement</b> Easement for water line improvements connecting to water line improvements in Foothill Blvd. from the Zone 3 water tank and booster station to the Zone 4 water tank.	
W-9	16	<b>Zone 4/5 Culinary Tank and Irrigation Pond Easement</b> Easement for Zone 4/5 water tank, irrigation pond, access, and pipeline facilities necessary to connect the Zone 4/5 water tank and irrigation facilities to the Zone 3 tank and irrigation pond location.	14.52 ac.
W-10	14, 16	<b>Zone 4/5 Culinary and Secondary Master Plan Water Mains Easement</b> Easement for city master plan water line improvements associated with Zone 4 and Zone 5.	11.41 ac.

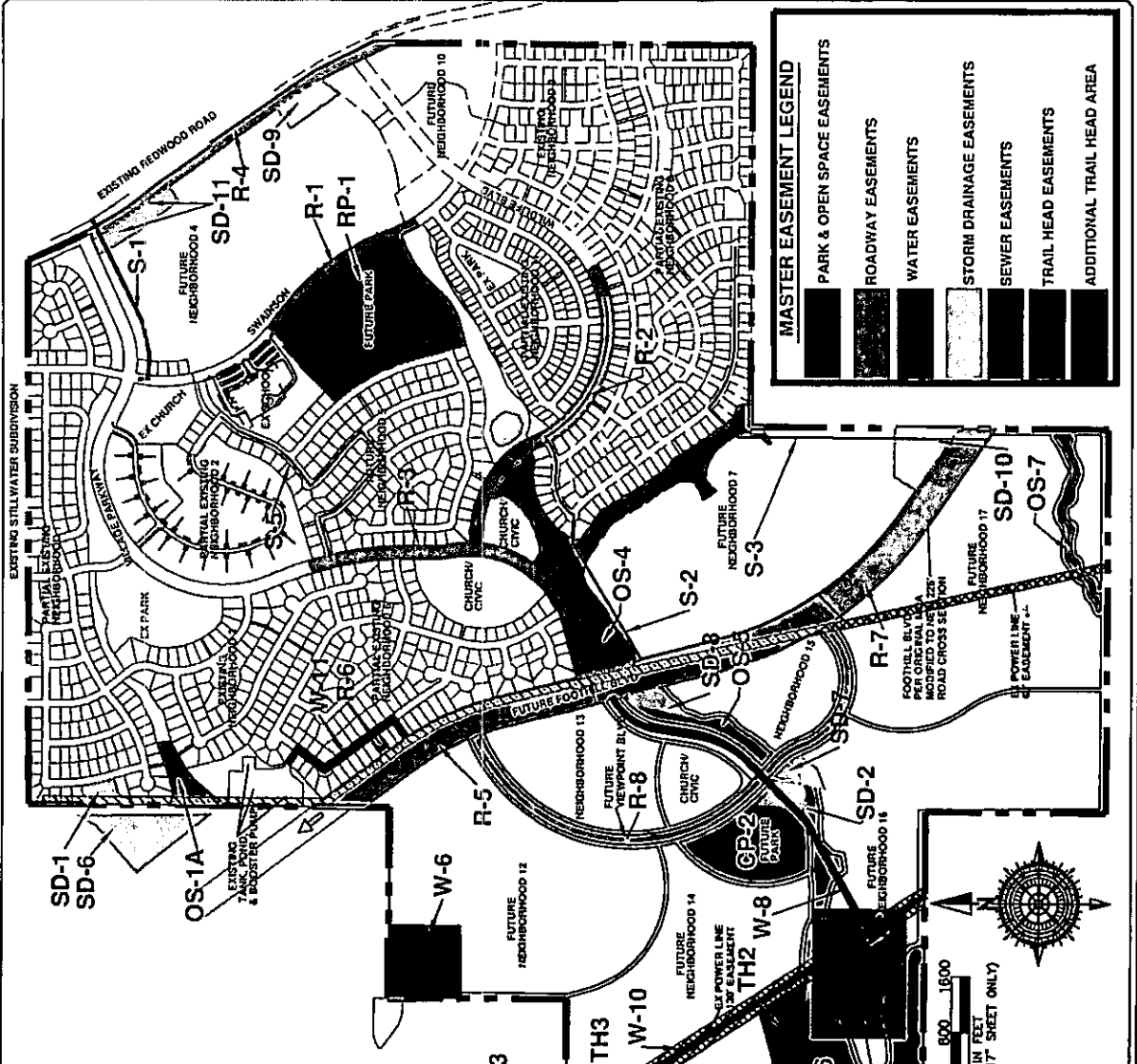
Item	Neighborhoods Impacted (1)	Improvement	Approximate Area
W-11	6	<b>Zone 3 Existing Cullinary and Secondary Water Main / Zone 2 Water Tank / Pond / Booster Station Access Easement</b>	
		Easement associated with existing water line improvements connecting the Zone 3 Booster Station to the Zone 3 water tank and secondary irrigation water line connection to the future Zone 3 secondary irrigation pond.	
		<b>Parks and Open Space Easements</b>	
RP-1	5	<b>Regional Park Easement</b> Easement for 21.27 acre Park Site to be improved by the City of Saratoga Springs including associated utilities, sidewalks, trails, lighting, slopes, and landscaping.	21.06
OS-1A	1	<b>Open Space No. 1A Easement</b> Easement for open space improvements in the open space area south of N-1 and north of the area surrounding the Zone 2 water tank, secondary irrigation pond, and Zone 3 booster pump location.	2.08 ac.
OS-4	7	<b>Open Space No. 4 Easement</b> Easement for open space improvements in the drainage area located along the eastern and northern boundaries of N-7 including trails, slope stabilization, drainage, and landscaping.	14.67 ac.
OS-5	13,15	<b>Open Space No. 5 Easement</b> Easement for open space improvements in the drainage area located between Neighborhoods 13 and 15 including trails, slope stabilization, drainage, and landscaping.	3.38 ac.
OS-8 (including SD-2, SD-4, and SD-5)	14,16	<b>Open Space No. 6 / Sensitive Lands Easement</b> Easement for open space improvements in this hillside location categorized as Sensitive Lands located along the western property boundary above Neighborhoods 14 and 16, including the amended area size for the TH-2 Southern and TH-3 Northern OS-6 Trailheads, trails, fuel modification, trail head parking and related facilities and other improvements consistent with maintaining this area in its natural condition. Storm drainage improvements include a detention basins in the northwestern section of N-14 (SD-2, SD-4, and SD-5).	420.01 125.01 ac
OS-7	17	<b>Open Space No. 7 Easement</b> Easement for open space improvements in the southern portion of N-17 including slope stabilization, drainage, and landscaping.	2.01 ac.



Item	Neighborhoods Impacted (1)	Improvement	Approximate Area
CP-2  (including SD-3)	14	<b>Community Park No. 2 Easement</b> Easement for 9.97 acre Park Site which improvements will include landscaping, fencing, play equipment installation, trails, a storm drainage detention basin (SD-3), and other improvements as identified on the approved park plans.	9.97 ac

(1) The "Neighborhoods Impacted" column identifies those neighborhoods where the identified easement is located. The property owner for the identified neighborhood would be subject to the identified easement.

<b>GATEWAY CONSULTING, INC.</b> CIVIL ENGINEERING CONSULTING ARCHITECTS 110 W. WILSON ROAD, SUITE 100 FORT WORTH, TEXAS 76102-3200 PHONE: (817) 332-1111 FAX: (817) 332-1112 WWW.GATEWAYCONSULTING.COM		<b>VILLAGES OF FOX HOLLOW</b> EXHIBIT "K-1" MASTER EASEMENTS AMENDMENT #2 HAWKS LANDING VILLAGES AT SARATOGA SPRINGS	
SHEET NO. K-1		SARATOGA CITY	



**MASTER EASEMENT LEGEND**

- PARK & OPEN SPACE EASEMENTS
- ROADWAY EASEMENTS
- WATER EASEMENTS
- STORM DRAINAGE EASEMENTS
- SEWER EASEMENTS
- TRAIL HEAD EASEMENTS
- ADDITIONAL TRAIL HEAD AREA

# EXHIBIT "K-1" MASTER EASEMENTS AMENDMENT #2

NOTE: THE LOCATION OF ALL ROADWAYS, PIPES AND UTILITIES DEPICTED ON THIS MAP ARE CONCEPTUAL IN NATURE. FINAL LOCATIONS WILL BE DETERMINED AT THE TIME OF SUBDIVISION APPROVAL.  
 NOTE: THE EASEMENT LOCATIONS DEPICTED ON THIS MAP SHALL TAKE PRECEDENCE OVER THE LEGAL DESCRIPTIONS DESCRIBED IN THE MASTER EASEMENT AGREEMENT.

**MASTER EASEMENT DESCRIPTIONS**

- ROADWAY EASEMENTS**
- R-1 SWAINSON BLVD
- R-2 WILDLIFE BLVD
- R-3 VILLAGE PARKWAY
- R-4 REDWOOD ROAD
- R-5 FOOTHILL PHASE 1
- R-6 FOOTHILL SECONDARY ACCESS
- R-7 VIEWPOINT BLVD
- STORM DRAINAGE EASEMENTS**
- SD-1 N1 PH7 DETENTION BASIN
- SD-2 N14 DETENTION BASIN
- SD-3 N4 DETENTION/DEBRIS BASIN
- SD-4 N-14 DETENTION / DEBRIS BASIN
- SD-5 N-14 DETENTION / DEBRIS BASIN
- SD-6 N-1 DETENTION / DEBRIS BASIN
- SD-7 N-16 DEBRIS BASIN
- SD-8 N-16/16 DETENTION / DEBRIS BASIN
- SD-9 N-4 SOUTH DETENTION BASIN
- SD-10 FOOTHILL RETENTION BASIN
- SD-11 N-4 NORTH DETENTION BASINS

**WATER EASEMENTS**

- W-8 ZONE 3 SECONDARY IRRIGATION POND
- W-9 ZONE 4-5 CULINARY AND IRRIGATION LINES
- W-8 ZONE 4-5 WATER TANK AND IRRIGATION POND
- W-10 ZONE 4 CULINARY AND IRRIGATION LINES
- W-11 ZONE 3 CULINARY AND IRRIGATION LINES
- W-12 ZONE 2 TANK/POND/BOOSTER STATION ACCESS

**OPEN SPACE EASEMENTS**

- OS-1 RECREATION PARK #1
- OS-1A OPEN SPACE #4
- OS-1B OPEN SPACE #5
- OS-5 OPEN SPACE #5
- OS-6 COMMUNITY PARK NO. 2
- OS-7 OPEN SPACE #6 / SENSITIVE LANDS
- OS-7 OPEN SPACE #7

**SEWER EASEMENTS**

- S-1 VILLAGE PARKWAY SEWER
- S-2 N 15-17 OUTFALL SEWER
- S-3 N 15-17 OUTFALL SEWER
- S-4 N 6 OUTFALL SEWER (lots 6110-6119)



**Amended Exhibit "K-2"**  
**Village at Saratoga Springs (Fox Hollow)**  
**Master Easement Legal Descriptions**

**TH-2) TRAILHEAD NO. 2**

Beginning at a point that is S 89°43'13" E 812.38 feet along the section line and South 2,883.11 feet from the North ¼ Corner of Section 14, T6S, R1W, SLB&M, and running thence N 73°48'07" E 497.11 feet, thence S 31°38'06" E 360.91 feet; thence N 85°11'26" W 165.85 feet, thence N 77°13'35" W 127.79 feet; thence N 80°47'55" W 147.55 feet, thence N 84°22'19" W 45.91 feet, thence N 80°35'09" W 59.93 feet, thence N 66°58'51" W 131.88 feet, thence N 7°36'50" W 37.31 feet to the point of beginning.

**TH-3) TRAILHEAD NO. 3**

Beginning at a point that is S 89°43'13" E 506.49 feet along the section line and South 1,526.97 feet from the North ¼ Corner of Section 14, T6S, R1W, SLB&M, and running thence S 32°25'12" E 363.16 feet, thence S 69°20'10" W 626.57 feet; thence N 53°14'31" W 132.20 feet, thence N 79°03'23" E 206.69 feet; thence N 70°16'13" E 228.37 feet, thence N 4°24'13" E 49.43 feet, thence N 78°15'15" W 172.82 feet; thence N 50°15'58" E 234.54 feet, thence N 33°26'44" E 117.24 feet to the point of beginning.

## Description of Real Property

### TH-2) TRAILHEAD NO. 2

Beginning at a point that is S 89°43'13" E 812.38 feet along the section line and South 2,883.11 feet from the North ¼ Corner of Section 14, T6S, R1W, SLB&M, and running thence N 73°48'07" E 497.11 feet, thence S 31°38'06" E 360.91 feet; thence N 85°11'26" W 165.85 feet, thence N 77°13'35" W 127.79 feet; thence N 80°47'55" W 147.55 feet, thence N 84°22'19" W 45.91 feet, thence N 80°35'09" W 59.93 feet, thence N 66°58'51" W 131.88 feet, thence N 7°36'50" W 37.31 feet to the point of beginning.

### TH-3) TRAILHEAD NO. 3

Beginning at a point that is S89°43'13" E 506.49 feet along the section line and South 1,526.97 feet from the North ¼ Corner of Section 14, T6S, R1W, SLB&M, and running thence S 32°25'12" E 363.16 feet, thence S 69°20'10" W 626.57 feet; thence N 53°14'31" W 132.20 feet, thence N 79°03'23" E 206.69 feet; thence N 70°16'13" E 228.37 feet, thence N 4°24'13" E 49.43 feet, thence N 78°15'15" W 172.82 feet; thence N 50°15'58" E 234.54 feet, thence N 33°26'44" E 117.24 feet to the point of beginning.

### Neighborhood 4

BEGINNING AT A POINT BEING S.0°13'20"W. 444.96' ALONG THE SECTION LINE AND WEST 1375.07' FROM THE EAST 1/4 CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN. SAID POINT ALSO BEING ALONG THE WEST RIGHT OF WAY LINE OF REDWOOD ROAD;

Said curve turning to the left through an angle of 07° 54' 41.2", having a radius of 2897.57 feet, and whose long chord bears S 31° 07' 54" E for a distance of 399.78 feet to a point of intersection with a non-tangential line.  
 Thence, S 37° 07' 44" E for a distance of 254.89 feet to a point on a line.  
 Thence, S 35° 05' 14" E for a distance of 422.78 feet to a point on a line.  
 Thence, N 89° 32' 32" E for a distance of 24.09 feet to a point on a line.  
 Thence, S 35° 20' 34" E for a distance of 685.04 feet to the beginning of a non-tangential curve,  
 Said curve turning to the right through an angle of 04° 17' 30.2", having a radius of 3241.05 feet, and whose long chord bears S 32° 33' 08" E for a distance of 242.71 feet to a point of intersection with a non-tangential line.  
 Thence, S 59° 35' 37" W for a distance of 34.83 feet to a point on a line.  
 Thence, S 37° 45' 20" W for a distance of 457.17 feet to a point on a line.  
 Thence, S 51° 09' 11" W for a distance of 137.80 feet to a point on a line.  
 Thence, S 65° 49' 32" W for a distance of 260.93 feet to a point on a line.  
 Thence, S 77° 49' 10" W for a distance of 110.82 feet to a point on a line.  
 Thence, S 83° 55' 01" W for a distance of 97.75 feet to a point on a line.  
 Thence, N 36° 17' 01" W for a distance of 37.60 feet to a point on a line.  
 Thence, S 69° 15' 52" W for a distance of 211.21 feet to the beginning of a non-tangential curve,  
 Said curve turning to the right through an angle of 03° 46' 48.5", having a radius of 963.00 feet, and whose long chord bears N 24° 27' 12" W for a distance of 63.52 feet.  
 Thence, N 22° 33' 48" W for a distance of 50.48 feet to the beginning of a curve,  
 Said curve turning to the right through an angle of 97° 17' 15.2", having a radius of 15.00 feet, and whose long chord bears N 26° 04' 50" E for a distance of 22.52 feet to a point of intersection with a non-tangential line.  
 Thence, N 25° 48' 49" W for a distance of 67.13 feet to the beginning of a non-tangential curve,

Said curve turning to the right through  $82^{\circ} 32' 14.0''$ , having a radius of 15.00 feet, and whose long chord bears N  $64^{\circ} 00' 26''$  W for a distance of 19.79 feet to the beginning of a non-tangential curve.  
 Said curve turning to the left through  $16^{\circ} 30' 02.5''$ , having a radius of 1800.61 feet, and whose long chord bears N  $30^{\circ} 55' 39''$  W for a distance of 516.77 feet to the beginning of a non-tangential curve.  
 Said curve turning to the right through an angle of  $88^{\circ} 38' 03.8''$ , having a radius of 15.00 feet, and whose long chord bears N  $05^{\circ} 04' 32''$  E for a distance of 20.96 feet to a point of intersection with a non-tangential line.  
 Thence, N  $40^{\circ} 48' 13''$  W for a distance of 66.00 feet to the beginning of a non-tangential curve,  
 Said curve turning to the right through  $88^{\circ} 27' 24.0''$ , having a radius of 15.00 feet, and whose long chord bears N  $86^{\circ} 31' 50''$  W for a distance of 20.93 feet to the beginning of a non-tangential curve.  
 Said curve turning to the left through  $12^{\circ} 34' 55.1''$ , having a radius of 1787.00 feet, and whose long chord bears N  $48^{\circ} 35' 06''$  W for a distance of 391.63 feet to the beginning of a non-tangential curve.  
 Said curve turning to the right through an angle of  $66^{\circ} 30' 56.7''$ , having a radius of 963.08 feet, and whose long chord bears N  $21^{\circ} 36' 44''$  W for a distance of 1056.32 feet.  
 Thence, N  $11^{\circ} 38' 44''$  E for a distance of 8.65 feet to the beginning of a non-tangential curve,  
 Said curve turning to the left through an angle of  $32^{\circ} 43' 52.3''$ , having a radius of 653.50 feet, and whose long chord bears N  $82^{\circ} 01' 51''$  E for a distance of 368.27 feet.  
 thence N  $65^{\circ} 39' 55''$  E a distance of 716.65 feet to the POINT OF BEGINNING

CONTAINING 62.626 ACRES OF LAND MORE OR LESS  
 PROJECT BASED ON STATE PLANE COORDINATES, NAD83

#### Neighborhood 14

BEGINNING AT A POINT ON A CURVE, SAID POINT BEING S.  $0^{\circ} 11' 20''$  W. AND WEST 228.03' FROM THE SW CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN;  
 Said curve turning to the left through  $03^{\circ} 47' 14''$ , having a radius of 1288.50 feet, and whose long chord bears S  $13^{\circ} 47' 02''$  E for a distance of 85.15 feet to the beginning of a non-tangential curve.  
 Said curve turning to the left through an angle of  $92^{\circ} 25' 02''$ , having a radius of 633.71 feet, and whose long chord bears S  $17^{\circ} 26' 02''$  W for a distance of 914.91 feet.  
 Thence, S  $28^{\circ} 46' 29''$  E for a distance of 124.99 feet to a point on a line.  
 Thence, N  $88^{\circ} 37' 31''$  W for a distance of 18.07 feet to a point on a line.  
 Thence, S  $88^{\circ} 43' 41''$  W for a distance of 26.93 feet to a point on a line.  
 Thence, S  $82^{\circ} 38' 09''$  W for a distance of 17.07 feet to a point on a line.  
 Thence, S  $78^{\circ} 14' 10''$  W for a distance of 29.46 feet to a point on a line.  
 Thence, S  $86^{\circ} 37' 50''$  W for a distance of 64.48 feet to a point on a line.  
 Thence, N  $86^{\circ} 59' 02''$  W for a distance of 80.23 feet to a point on a line.  
 Thence, N  $88^{\circ} 43' 05''$  W for a distance of 51.36 feet to a point on a line.  
 Thence, S  $89^{\circ} 13' 08''$  W for a distance of 53.00 feet to a point on a line.  
 Thence, N  $76^{\circ} 00' 33''$  W for a distance of 27.02 feet to a point on a line.  
 Thence, N  $58^{\circ} 59' 09''$  W for a distance of 19.01 feet to a point on a line.  
 Thence, N  $66^{\circ} 28' 15''$  W for a distance of 64.58 feet to a point on a line.  
 Thence, N  $82^{\circ} 45' 56''$  W for a distance of 175.09 feet to a point on a line.  
 Thence, S  $89^{\circ} 45' 15''$  W for a distance of 64.45 feet to a point on a line.  
 Thence, S  $87^{\circ} 21' 54''$  W for a distance of 107.44 feet to a point on a line.  
 Thence, N  $85^{\circ} 11' 26''$  W for a distance of 52.40 feet to a point on a line.  
 Thence, N  $31^{\circ} 38' 06''$  W for a distance of 360.97 feet to a point on a line.  
 Thence, S  $73^{\circ} 48' 07''$  W for a distance of 496.49 feet to a point on a line.  
 Thence, N  $07^{\circ} 36' 50''$  W for a distance of 67.18 feet to a point on a line.  
 Thence, N  $26^{\circ} 15' 51''$  E for a distance of 130.72 feet to a point on a line.

Thence, N 00° 27' 22" W for a distance of 94.37 feet to a point on a line.  
Thence, N 30° 34' 08" W for a distance of 184.07 feet to a point on a line.  
Thence, N 49° 42' 01" W for a distance of 263.37 feet to a point on a line.  
Thence, N 89° 44' 37" W for a distance of 98.42 feet to a point on a line.  
Thence, N 69° 18' 26" W for a distance of 119.27 feet to a point on a line.  
Thence, N 53° 14' 31" W for a distance of 301.34 feet to a point on a line.  
Thence, N 69° 20' 10" E for a distance of 625.20 feet to a point on a line.  
Thence, N 32° 25' 12" W for a distance of 361.23 feet to a point on a line.  
Thence, N 14° 31' 32" W for a distance of 217.50 feet to a point on a line.  
Thence, N 14° 31' 32" W for a distance of 16.54 feet to a point on a line.  
Thence, S 89° 42' 01" E for a distance of 932.85 feet to a point on a line.  
Thence, S 18° 18' 23" E for a distance of 236.20 feet to the beginning of a non-tangential curve,  
Said curve turning to the left through 92° 42' 23", having a radius of 811.08 feet, and whose long chord  
bears S 64° 05' 49" E for a distance of 1173.81 feet to the POINT OF BEGINNING.

CONTAINING 51.95 ACRES OF LAND.