

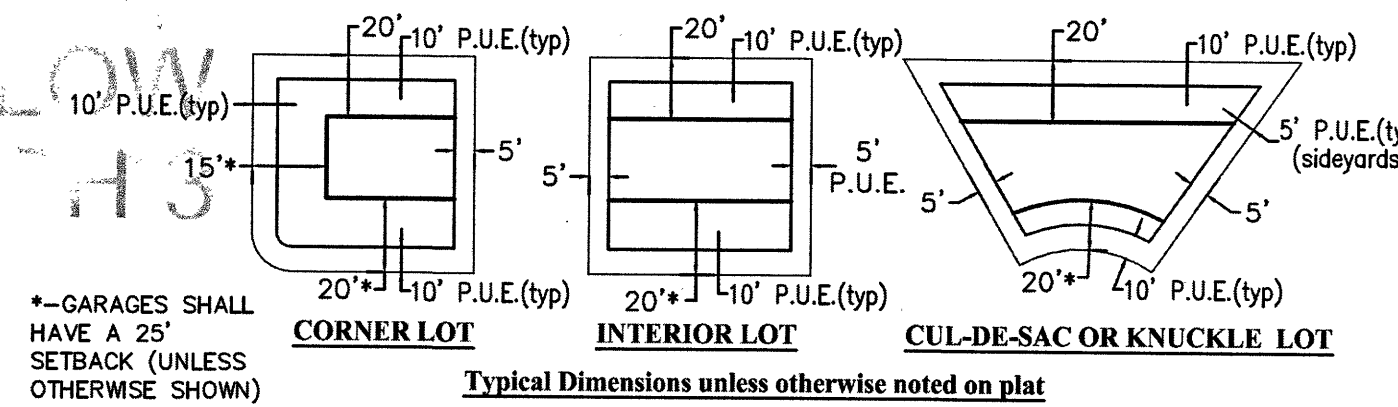
LEGEND

- FOUND SECTION CORNER AS NOTED
- SET 5/8" IRON PIN TO BE SET AT ALL LOT CORNERS
- FOUND CLASS I STREET MONUMENT
- FOUND CLASS II STREET MONUMENT
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- PUBLIC UTILITY EASEMENT
- CALCULATED POINT (NOT SET)

VILLAGE of FOX HOLLOW NEIGHBORHOOD 5 - PHASE 3

Located in a Portions of Section 12 & 13,
Township 6 South, Range 1 West, Salt Lake
Base and Meridian
City of Saratoga Springs, Utah County Utah

TYPICAL SETBACK & P.U.E. DETAILS



REQUIRED PLAT 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 PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE 14th DAY OF July 2020.
- 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. 2020-0012" 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.
- 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-LOTS/UNITS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S.
- 10-A GEOLOGICAL REPORT HAS BEEN COMPLETED BY CMT ENGINEERING WHICH ADDRESSES SOIL AND GROUNDWATER CONDITIONS, PROVIDES ENGINEERING DESIGN CRITERIA, AND RECOMMENDS MITIGATION MEASURES IF PROBLEMATIC CONDITIONS WERE ENCOUNTERED. THE REPORT IS ON FILE WITH CMT ENGINEERING AND THE CITY. 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-LOTS/UNITS WITHIN FOX HOLLOW N5 ARE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S.
- 14-THERE WILL BE LIGHTS AND LOUD NOISES NEARBY DUE TO A PERFORMANCE PARK ON SWANSON AVE, WHICH INCLUDES AN AMPHITHEATER AND BALL FIELDS.
- 15-SHALLOW SEWER DEPTHS CONTRACTOR SHALL VERIFY SEWER DEPTH BEFORE EXCAVATING FOR BASEMENT. HOME(S) WITH BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.
- 16-THE DISTANCE IS 30' FROM BACK OF SIDEWALK TO THE MOUTH ON DEE A ROAD.

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:

VILLAGE OF FOX HOLLOW NEIGHBORHOOD 5 - PHASE 3

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, 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.

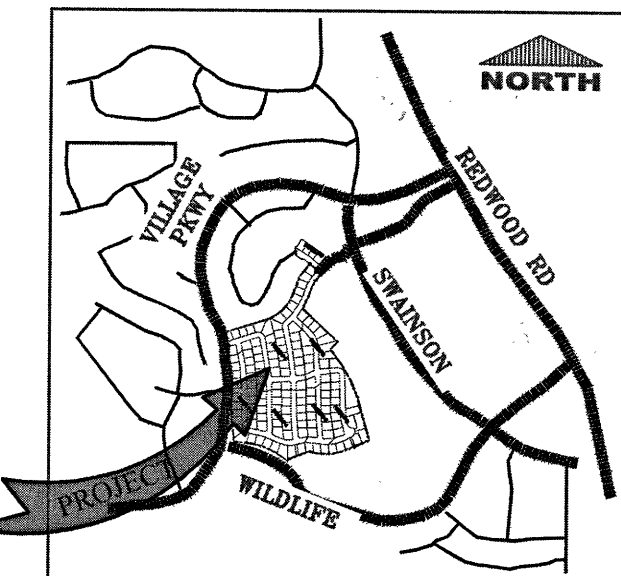
In witness whereof I have set forth my hand this 6 day of July, A.D. 2020

[Signature] DEN A. MATTHEWS, OWNER SECURE MATRIX, LLC
Signature Print Name Title and Entity

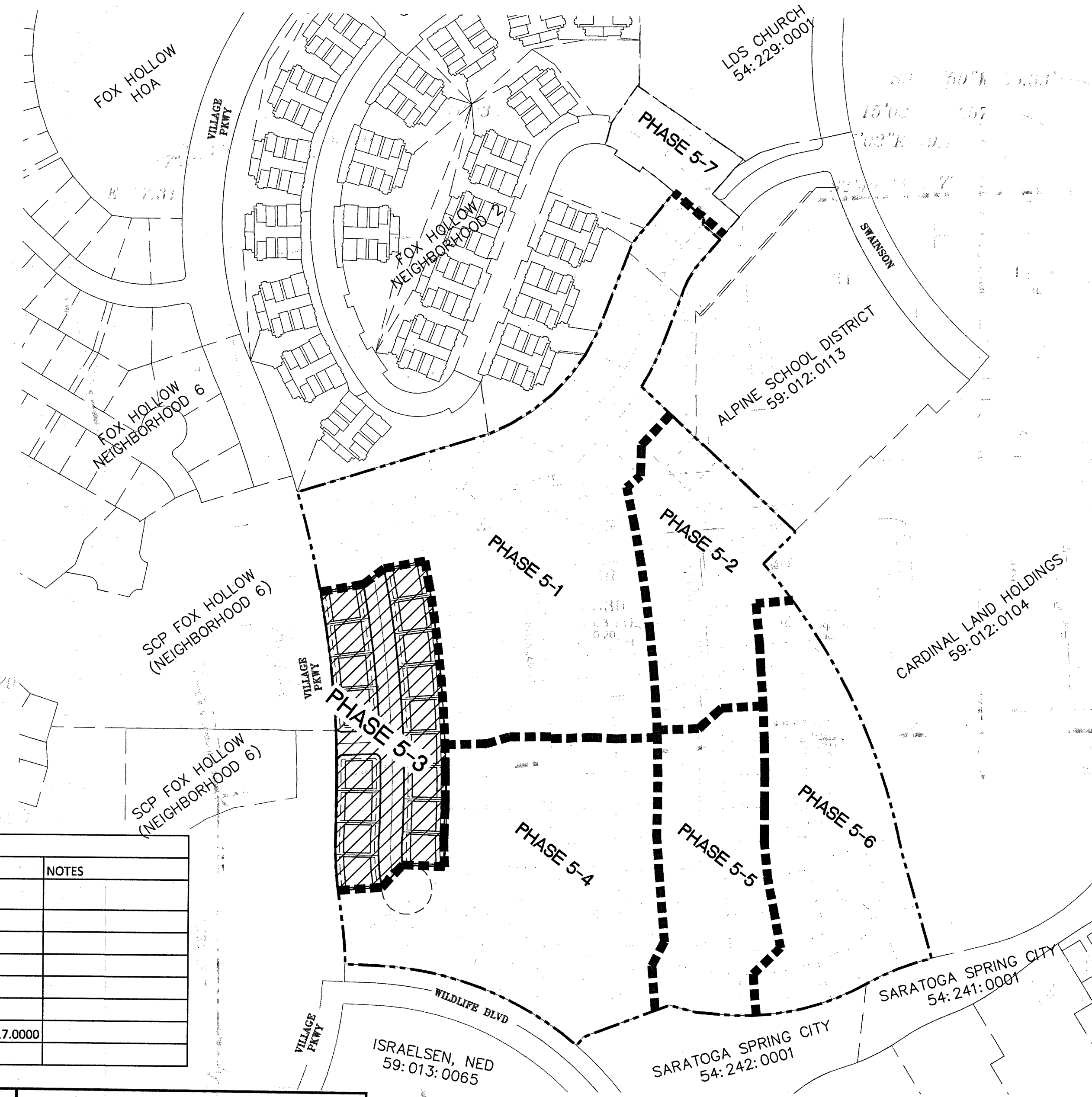
[Signature] DEN A. MATTHEWS, MAINTENANCE FOR FOX HOLLOW NEIGHBORHOOD 5 DEVELOPMENT
Signature Print Name Title and Entity

PROJECT DEVELOPER
KOREY BLANCHARD
RDM
385.270.3561
KOREY@RDMUTAH.COM

PROJECT ENGINEER & SURVEYOR
REGION ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
OREM, UTAH 84057
PH - 801.376.2245



DATA TABLE	AC	SQ. FT.	%	#	NOTES
TOTAL PROJECT AREA	4.3800	190793	100.0000		
SENSITIVE LANDS	0.0000				
OPEN SPACE	0.0000				
BUILDABLE LAND	3.303714	143909.800000	55.0000		
ROW AREA	1.076286	46883	45.0000		
LANDSCAPING AREA	0.0000				
LOTS				17.0000	
NET DENSITY du/a				3.9	



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 UTAH CODE, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAS 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 AS 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 54-8A-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.

Boundary Description

1939.06

BEGINNING AT A POINT BEING N.01°17'21"E. 299.78' ALONG THE SECTION LINE AND EAST 18° 18' E FOR A DISTANCE OF 62.70 FEET TO A POINT ON A LINE, THENCE N 78° 26' 42" E FOR A DISTANCE OF 105.00 FEET TO A POINT ON A LINE, THENCE N 52° 24' 18" E FOR A DISTANCE OF 62.70 FEET TO A POINT ON A LINE, THENCE N 78° 50' 36" E FOR A DISTANCE OF 99.83 FEET TO A POINT ON A LINE, THENCE S 10° 41' 39" E FOR A DISTANCE OF 61.38 FEET TO A POINT ON A LINE, THENCE S 09° 07' 13" E FOR A DISTANCE OF 77.31 FEET TO A POINT ON A LINE, THENCE S 07° 32' 46" E FOR A DISTANCE OF 77.31 FEET TO A POINT ON A LINE, THENCE S 05° 58' 20" E FOR A DISTANCE OF 77.31 FEET TO A POINT ON A LINE, THENCE S 04° 23' 54" E FOR A DISTANCE OF 77.31 FEET TO A POINT ON A LINE, THENCE S 02° 49' 28" E FOR A DISTANCE OF 77.31 FEET TO A POINT ON A LINE, THENCE S 01° 15' 02" E FOR A DISTANCE OF 49.74 FEET TO A POINT ON A LINE, THENCE S 01° 15' 02" E FOR A DISTANCE OF 27.57 FEET TO A POINT ON A LINE, THENCE S 00° 19' 50" W FOR A DISTANCE OF 55.38 FEET TO A POINT ON A LINE, THENCE S 00° 19' 50" W FOR A DISTANCE OF 22.63 FEET TO A POINT ON A LINE, THENCE S 01° 54' 20" W FOR A DISTANCE OF 60.32 FEET TO A POINT ON A LINE, THENCE S 01° 54' 20" W FOR A DISTANCE OF 17.75 FEET TO A POINT ON A LINE, THENCE S 02° 28' 33" E FOR A DISTANCE OF 62.47 FEET TO A POINT ON A LINE, THENCE N 87° 28' 51" W FOR A DISTANCE OF 101.45 FEET TO A POINT ON A LINE, THENCE S 42° 08' 49" W FOR A DISTANCE OF 74.45 FEET TO A POINT ON A LINE, THENCE S 85° 52' 03" W FOR A DISTANCE OF 105.18 FEET TO A POINT ON A LINE, THENCE N 07° 30' 18" W FOR A DISTANCE OF 13.86 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 10° 08' 35", HAVING A RADIUS OF 696.50 FEET AND A CURVE LENGTH OF 123.30 FEET, AND WHOSE LONG CHORD BEARS N 02° 28' 01" W FOR A DISTANCE OF 123.14 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 13° 11' 34", HAVING A RADIUS OF 2553.50 FEET AND A CURVE LENGTH OF 2553.50 FEET, AND WHOSE LONG CHORD BEARS N 03° 57' 31" W FOR A DISTANCE OF 586.67 FEET TO THE POINT OF BEGINNING

CONTAINING 4.38 ACRES OR 190,793 SQ FT OF LAND MORE OR LESS AND 17 LOTS

PROJECT BASED ON STATE PLANE COORDINATES, NAD83

Date: 02/25/2020

02/25/2020

28/6/16

Professional Land Surveyor Seal: DEN A. MATTHEWS, No. 388356, UTAH

Surveyor (See Seal Below)

ENT 14-6176-2020, Exp. 12/31/2023
JEFFERY SHIHT
UTAH COUNTY RECORDER
2020 SEP 23 4:05 PM FEE 124.00 BY PA
RECORDED FOR SARATOGA SPRINGS CITY

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH s.s. 22 Day SEPT 2020 DEN A. MATTHEWS FOR RDM LAND DEVELOPMENT LLC
County of Utah

On this 6 day of July, 2020 personally appeared before me Den Matthews, 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 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: Nicolette Fike
Commission Number: 708619
My commission expires: 11-15-2023

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 other parcels of land intended for the public purpose of the perpetual use of the public.

This 17 day of July, A.D. 2020

[Signature] City Mayor
[Signature] City Recorder (See Seal Below)

VILLAGE of FOX HOLLOW NEIGHBORHOOD 5 - PHASE 3

Located in a Portions of Section 12 & 13, Township 6 South, Range 1 West, Salt Lake Base and Meridian
City of Saratoga Springs, Utah County Utah

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 27 DAY OF February 2020

[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 27 DAY OF February 2020

BY *[Signature]*
TITLE Pre-Construction Specialist
DOMINION ENERGY QUESTAR CORPORATION

PUBLIC WORKS DIRECTOR

Approved this 14 day of July A.D. 2020

[Signature]
PUBLIC WORKS DIRECTOR

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 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.

CENTURY LINK

Approved this 21 day of April A.D. 2020

[Signature]
CENTURY LINK

PLANNING DIRECTOR

Approved by the Planning Director on this 7 day of July A.D. 2020

[Signature] for
PLANNING DIRECTOR

COMCAST CABLE TELEVISION

Approved this 19 day of March A.D. 2020

[Signature]
COMCAST CABLE TELEVISION

CITY ENGINEER

Approved by the City Engineer on this 8 day of July A.D. 2020

[Signature]
CITY ENGINEER

LAND USE AUTHORITY

Approved by the Land Use Authority on this 7 day of July A.D. 2020

[Signature] for DAVID STRAUB
LAND USE AUTHORITY

SARATOGA SPRINGS ATTORNEY

Approved by Saratoga Springs Attorney on this 14 day of July A.D. 2020

[Signature]
SARATOGA SPRINGS ATTORNEY

CITY ENGINEER

Approved by the City Engineer on this 8 day of July A.D. 2020

[Signature]
CITY ENGINEER

CITY ENGINEER

Approved by the City Engineer on this 8 day of July A.D. 2020

[Signature]
CITY ENGINEER

FIRE CHIEF

Approved by the Fire Chief on this 14 day of July A.D. 2020

[Signature]
CITY FIRE CHIEF

LEHI CITY POST OFFICE

Approved by Post Office Representative on this 27 day of Feb A.D. 2020

[Signature]
LEHI CITY POST OFFICE REPRESENTATIVE

SURVEYORS SEAL
CITY ENGINEER SEAL
CLERK-RECORDER SEAL

SEE ABOVE

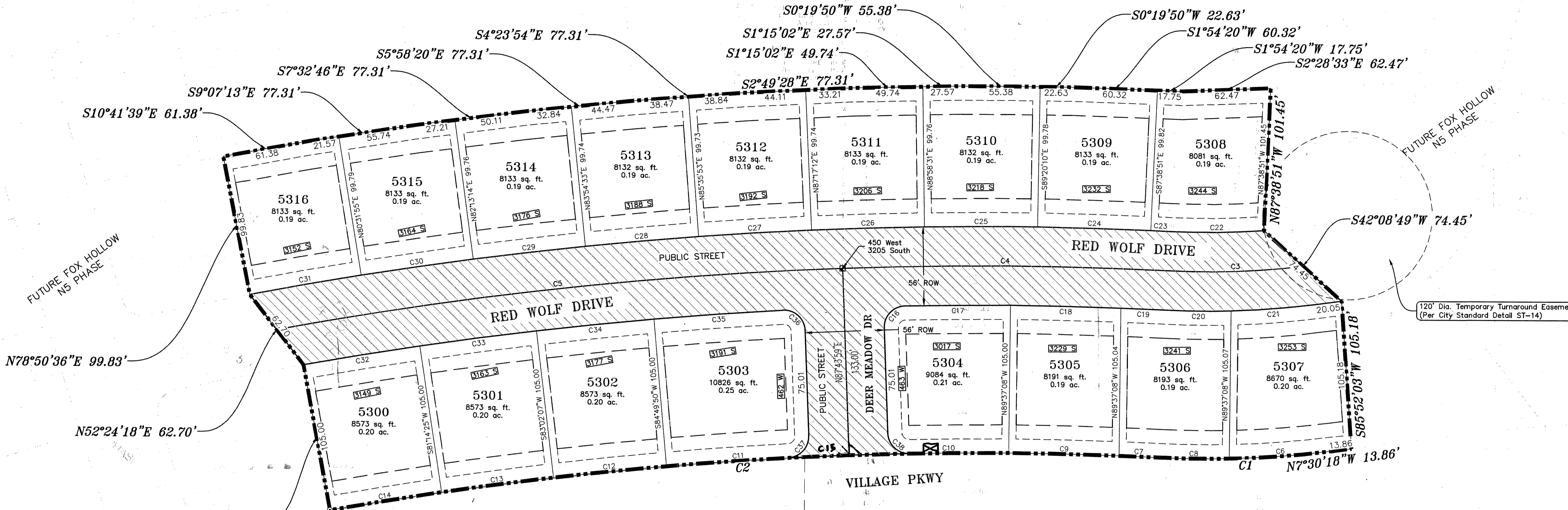
Professional Engineer Seal: DEN A. MATTHEWS, No. 388356, UTAH

Professional Land Surveyor Seal: DEN A. MATTHEWS, No. 388356, UTAH

SEC 12-6-1W TV

VILLAGE of FOX HOLLOW NEIGHBORHOOD 5 - PH 3

Located in a Portions of Section 12 & 13,
Township 6 South, Range 1 West, Salt Lake
Base and Meridian
City of Saratoga Springs, Utah County Utah



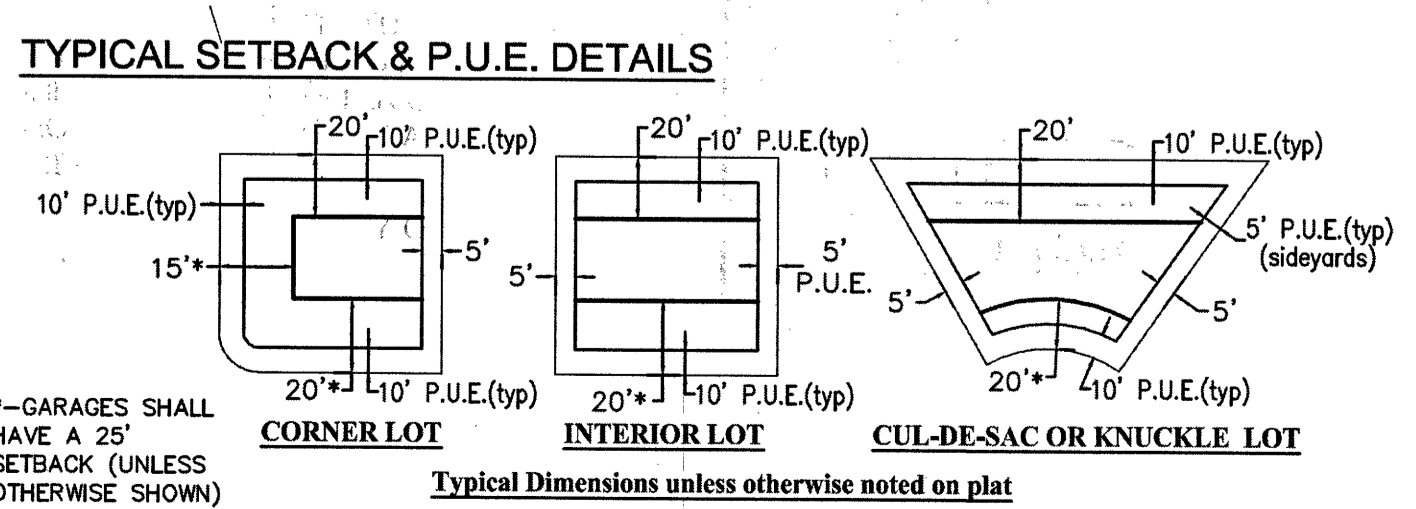
ENT 146174:2020 Map # 17283
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Sep 23 4:19 PM FEE 134.00 BY PA
RECORDED FOR SARATOGA SPRINGS CITY

17283 2 of 2

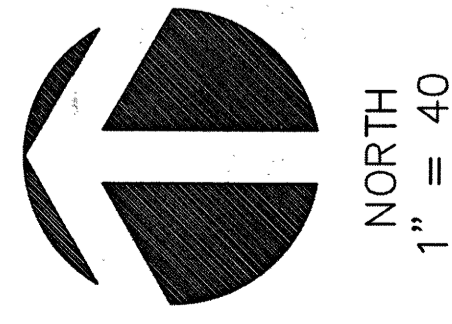
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	123.30'	696.50'	123.14'	N2°26'01"W	10°08'35"
C2	587.97'	2553.50'	586.67'	N3°57'31"W	13°11'34"
C3	96.00'	563.50'	95.89'	S2°14'34"E	9°45'42"
C4	229.98'	2686.50'	229.90'	S0°11'08"W	4°54'17"
C5	402.89'	2686.50'	402.51'	S6°33'47"E	8°35'33"
C6	72.85'	696.50'	72.82'	N4°30'32"W	5°59'34"
C7	27.58'	2553.50'	27.58'	N2°19'43"E	0°37'07"
C8	50.45'	696.50'	50.44'	N0°33'46"E	4°09'01"
C9	78.01'	2553.50'	78.01'	N1°08'38"E	1°45'01"
C10	70.25'	2553.50'	70.25'	N0°31'10"W	1°34'35"
C11	86.62'	2553.50'	86.61'	N4°11'52"W	1°56'37"
C12	80.00'	2553.50'	80.00'	N6°04'02"W	1°47'42"
C13	80.00'	2553.50'	80.00'	N7°51'44"W	1°47'42"
C14	80.00'	2553.50'	80.00'	N9°39'27"W	1°47'42"
C15	85.50'	2553.50'	85.50'	N2°16'01"W	1°55'07"
C16	23.81'	15.00'	21.39'	N46°48'03"W	90°55'55"
C17	74.61'	2658.50'	74.61'	N0°31'51"W	1°36'29"
C18	78.01'	2658.50'	78.01'	N1°06'50"E	1°40'52"
C19	31.71'	2658.50'	31.71'	N2°17'46"E	0°41'00"
C20	46.32'	591.50'	46.31'	N0°23'41"E	4°29'12"

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C21	58.40'	591.50'	58.37'	N4°40'37"W	5°39'23"
C22	66.63'	535.50'	66.59'	S0°55'36"E	7°07'45"
C23	13.52'	2714.50'	13.52'	S2°29'43"W	0°17'07"
C24	80.00'	2714.50'	80.00'	S1°30'30"W	1°41'19"
C25	80.00'	2714.50'	80.00'	S0°10'50"E	1°41'19"
C26	80.00'	2714.50'	80.00'	S1°52'09"E	1°41'19"
C27	80.00'	2714.50'	80.00'	S3°33'28"E	1°41'19"
C28	80.00'	2714.50'	80.00'	S5°14'47"E	1°41'19"
C29	80.00'	2714.50'	80.00'	S6°56'06"E	1°41'19"
C30	80.00'	2714.50'	80.00'	S8°37'25"E	1°41'19"
C31	80.00'	2714.50'	80.00'	S10°18'44"E	1°41'19"
C32	83.29'	2658.50'	83.29'	N9°39'27"W	1°47'42"
C33	83.29'	2658.50'	83.29'	N7°51'44"W	1°47'42"
C34	83.29'	2658.50'	83.29'	N6°04'02"W	1°47'42"
C35	91.44'	2658.50'	91.44'	N4°11'03"W	1°58'15"
C36	23.81'	15.00'	21.39'	N42°16'02"E	90°55'55"
C37	23.31'	15.00'	21.03'	S47°44'47"E	89°02'27"
C38	23.31'	15.00'	21.03'	S43°12'46"W	89°02'27"

- LEGEND**
- FOUND SECTION COR. AS NOTED
 - SET 5/8" IRON PIN TO BE SET AT ALL LOT CORNERS
 - FOUND CLASS I STREET MONUMENT
 - FOUND CLASS II STREET MONUMENT
 - PROPERTY BOUNDARY
 - CENTERLINE
 - RIGHT-OF-WAY LINE
 - LOT LINE
 - SECTION LINE
 - PUBLIC UTILITY EASEMENT
 - CALCULATED POINT (NOT SET)



DATA TABLE	AC	SQ.FT	%	#	NOTES
TOTAL PROJECT AREA	4.3800	190793	100.0000		
SENSITIVE LANDS	0.0000				
OPEN SPACE	0.0000				
BUILDABLE LAND	3.303714	143909.800000	55.0000		
ROW AREA	1.076286	46883	45.0000		
LANDSCAPING AREA	0.0000				
LOTS				17.0000	
NET DENSITY du/a				3.9	



MONUMENT SIGN TO BE OWNED + MAINTAINED BY HOA
(4x7) 50x50 50mm diameter Deer Meadow Sidewalk.
2/25/2020