

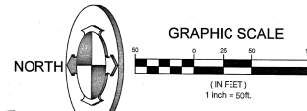
THE VILLAGE OF FOX HOLLOW NEIGHBORHOOD 1 PHASE "7B"

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12,
TOWNSHIP 6 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH
DATE OF PREPARATION: JUNE, 2021

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.

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	58.50	55.00	69°59'47"	S 40°52'10" W	55.83
C2	49.50	55.00	51°34'00"	S 19°24'45" E	47.85
C3	86.53	1318.00	3°16'42"	S 02°05'05" E	86.52
C4	84.29	1318.00	3°39'45"	S 05°43'06" E	84.24
C5	84.29	1318.00	3°39'45"	S 09°22'21" E	84.24
C6	76.42	1318.00	3°19'19"	S 12°53'53" E	76.40
C7	75.16	1318.00	3°16'03"	S 16°13'36" E	75.19
C8	18.33	1318.00	0°47'40"	S 18°13'30" E	18.33
C9	48.13	55.00	50°08'15"	S 46°48'17" W	46.61
C10	60.97	55.00	63°30'49"	S 10°01'16" E	57.89
C11	29.54	55.00	30°49'10"	S 57°04'54" E	29.18



SURVEYOR'S CERTIFICATE
I, BRIAN A. LINAM THE UNDERSIGNED SURVEYOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NUMBER 724851 IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERING AND LAND SURVEYING ACT FOUND IN TITLE 36, CHAPTER 232 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. I HAVE SUBMITTED SAID TRACT OF LAND INTO THE RECORDS OF THE DEPARTMENT OF HERITAGE AND ARTS, DIVISION OF LAND SURVEYING, STATE OF UTAH. 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 CITY ENGINEER AND CLERK.

BOUNDARY DESCRIPTION
A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE WEST QUARTER CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°49'52" EAST 103.27 FEET ALONG THE SOUTHERLY LINE OF STILLWATER SUBDIVISION PLAT 5, RECORDED SEPTEMBER 13, 2006 AS ENTRY NO. 120226.2006 AT THE OFFICE OF THE UTAH COUNTY RECORDER; TO THE NORTHWEST CORNER OF THE VILLAGE OF FOX HOLLOW NEIGHBORHOOD 1 PHASE 7A; RECORDED FEBRUARY 9, 2015 AS ENTRY NO. 9848.2015, AT THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG THE WESTERLY LINE OF SAID THE VILLAGE OF FOX HOLLOW NEIGHBORHOOD 1 PHASE 7A; THE FOLLOWING THENCE: 1) 10 COURSES: 1) SOUTH 26°38'20" EAST 99.28 FEET; 2) SOUTHWESTERLY 108.05 FEET ALONG THE ARC OF A 55.00 FOOT NORTH-TANGENT RADIAL CURVE TO THE LEFT, CHORD BEARS SOUTH 15°01'11" WEST 91.50 FEET; 3) SOUTHEASTERLY 1.45 FEET ALONG THE ARC ON A 200.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, CHORD BEARS SOUTH 20°40'61" EAST 1.40 FEET; 4) SOUTH 00°01'00" EAST 47.43 FEET; 5) SOUTHWESTERLY 42.88 FEET ALONG THE ARC OF A 175.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, CHORD BEARS SOUTH 09°21'42" EAST 42.31 FEET; 6) SOUTH-EASTERLY 56.90 FEET ALONG THE ARC OF A 47.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, CHORD BEARS SOUTH 17°31'58" EAST 36.89 FEET; 7) SOUTH 12°34'02" WEST 11.37 FEET; 8) SOUTH 17°31'58" WEST 13.87 FEET; 9) SOUTH 12°34'02" WEST ALONG THE ARC OF A 55.00 FOOT NORTH-TANGENT CURVE TO THE LEFT, CHORD BEARS SOUTH 12°34'02" WEST 11.37 FEET; 10) SOUTH 17°31'58" WEST 13.87 FEET; 11) NORTH 77°30'00" WEST 61.11 FEET; 12) NORTH 67°19'45" WEST 34.16 FEET TO A POINT ON THE QUARTER SECTION LINE; THENCE NORTH 00°17'21" EAST 1126.77 FEET ALONG SAID QUARTER SECTION LINE TO THE POINT OF BEGINNING. N.C. = 143,918 SQ. FT. OR 3.304 ACRES, MORE OR LESS

AREA DATA TABLE

INFORMATION	AC.	SQ. FT.	%
OPEN SPACE	0.380	13,549	11.5%
TOTAL LOT AREA	0.177	6,379	4.2%
LOT AREA	2.307	131,300	94.3%
TOTAL AREA	3.304	143,918	100%

TOTAL LOTS = 10
NET DENSITY = 0.33 LOTS PER ACRE

DEVELOPER:
OF CAPITAL
1148 W. LEGACY CROSSING BLVD.
SUITE 400
CENTREVILLE, UT 84114
801-358-6500

SEE LEGAL
NICHOLS, PAULE
PARCEL # 843000706
L=138.63
R=55.00
Δ=144°25'14"
CH=S 00°19'13" E
CL=104.74

④ L=2.03'
R=2.00'
Δ=58°14'51"
CH=N 50°14'51" E
CL=1.95'

⑤ L=2.03'
R=2.00'
Δ=58°14'20"
CH=N 78°32'50" W
CL=1.95'

OWNERS DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CALLED THE SAME TO BE HEREAFTER KNOWN AS THE
THE VILLAGE OF FOX HOLLOW NEIGHBORHOOD 1 PHASE "7B"
DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC AND CITY ALL PARCELS, LOTS, STREETS, EASEMENTS, RIGHTS-OF-WAY, AND PUBLIC UTILITIES SHOWN ON THIS PLAT AS RESERVED FOR PUBLIC OR CITY USE; THE OWNERS AND ALL AGENTS, SUCCESSORS, AND ASSIGNS VOLUNTARILY DEFINED, INDEMNIFY, AND SAVE HARMLESS THE CITY AGAINST ANY EASEMENT OR OTHER ENCUMBRANCE ON A DEDICATED STREET, WATER FLOW, AND ALL SUCCESSORS, AND ASSIGNS VOLUNTARILY DEFINED, INDEMNIFY, AND HOLD HARMLESS THE SURROUNDING SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION, END OF THE DEDICATION. I HEREBY ACCEPTS THIS SUBDIVISION BY THE OWNERS AND ALL AGENTS, SUCCESSORS, AND ASSIGNS.
IN WITNESS WHEREOF I HAVE SET FORTH MY HAND THIS 24th DAY OF June, A.D. 2021
SOP FOX HOLLOW, LLC
SIGNATURE: *[Signature]* REG. NO. 724851
PRINT NAME: **Ulrich Fisher, MANAGER** REG. NO. 724851
STATE OF UTAH County of Salt Lake

OWNERS ACKNOWLEDGMENT
STATE OF UTAH County of Salt Lake } S.S.
ON THIS 24th DAY OF June, 2021, I PERSONALLY APPEARED BEFORE ME **Ulrich Fisher** WHO BEING BY ME DULY SWORN, DID PROVE TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/HY EXECUTED THE SAME IN HIS/HER/HIS AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/HIS SIGNATURE(S) ON THE INSTRUMENT (THE PERSONS), OR THE ENTITY UPON BEHALF OF WHOM THE PERSON(S) ACTED, EXECUTED THIS PLAT WITH FULL AUTHORITY OF THE OWNERS; I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF UTAH THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
NOTARY PUBLIC FULL NAME: **Kaila Johnson**
COMMISSION NUMBER: **712835**
MY COMMISSION EXPIRES: **4/25/2024**
A NOTARY PUBLIC COMMISSIONED IN UTAH
APPROVAL BY LEGISLATIVE BODY
THE CITY COUNCIL OF CITY OF SARATOGA SPRINGS, COUNTY OF UTAH APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREBY, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.
THIS 24th DAY OF June, 2021
CITY MANAGER: *[Signature]* ATTEST: *[Signature]*
CITY ENGINEER: *[Signature]* CLERK: *[Signature]*

LEGEND
UTAH COUNTY SECTION CORNER
STREET MONUMENT
BOUNDARY CORNER
BOUNDARY CORNER (SET X REBAR AND CAP OR PLUG AND WASKER STAMPED "BENCH-MARK ENCL.")
SECTION LINE
BOUNDARY LINE
ADJACENT PROPERTY
STREET CENTERLINE EXISTING
EASEMENT LINE
PUBLIC UTILITY EASEMENT EASEMENT

AREA HEREBY DEDICATED TO SARATOGA SPRINGS FOR PUBLIC USE, RIGHT OF WAY AND EXTENSION OF EXISTING ROAD



BENCHMARK ENGINEERING & LAND SURVEYING
118 SOUTH STATE STREET SUITE 810
SANDY, UTAH 84071 801-542-7192
www.benchmark.com

- REQUIRED PLAT NOTES
- PLAT MAY BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPLICATION, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION OF MOST RECENT PHASE, THE FIRST FINAL PLAT APPLICATION WAS GRANTED ON THE 17th DAY OF APRIL, 2020.
 - PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL AND GEOTECHNICAL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
 - THIS PLAT IS SUBJECT TO A DEVELOPMENT AGREEMENT THAT SPECIFIES THE CONDITIONS OF DEVELOPMENT, BUILDING, AND USING PROPERTY WITHIN THIS PLAT. SEE CITY RECORDER FOR DETAILS.
 - PLAT IS SUBJECT TO INSTALLATION OF IMPROVEMENTS AND BOND AGREEMENT NO. 2020-02.
 - WHICH REQUIRES THE CONSTRUCTION AND WARRANTY OF IMPROVEMENTS IN THIS SUBDIVISION, THE OBLIGATIONS RUN WITH THE LAND AND ARE BINDING ON SUCCESSORS, AGENTS, AND ASSIGNS OF DEVELOPER. THERE ARE NO THIRD-PARTY RIGHTS OR BENEFICIARIES UNDER THIS AGREEMENT.
 - BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED PER CITY STANDARDS AND ALL FEES INCLUDING IMPACT AND CONNECTION FEES ARE PAID.
 - ALL OPEN SPACE, COMMON 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 HERETO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
 - NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS AND IMPROVEMENTS DESIGNATED AS PRIVATE ON THIS PLAT.
 - LOTS UNITS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&RS.
 - A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY, AND APPROVED BY, A REGISTERED GEOTECHNICAL ENGINEER, 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.
 - DRAINAGE ACROSS PROPERTY LINES SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALL. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. 54-43-27 THIS PLAT COMVEYS TO THE OWNERS (OR OPERATORS OF UTILITY FACILITIES) A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. 17-27-4(2)(b) THE CITY OF SARATOGA SPRINGS ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THE PLAT 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 POWERS HAS UNDER:
a. A RECORDED EASEMENT OR RIGHT-OF-WAY DEED.
b. THE LAW APPLICABLE TO PREScriptive RIGHTS
c. TITLE 54, CHAPTER 16, DAMAGES TO UNDERGROUND UTILITY FACILITIES OR d. ANY OTHER PROVISION OF LAW
APPROVED THIS 29th DAY OF June, 2021

DOMINION ENERGY QUESTAR CORPORATION

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 UTILITY FACILITIES WITHIN THE RIGHT-OF-WAY AND EASEMENT GRANTS OF RECORD; AND (D) LOCATION OF THE SUBDIVISION. APPROVING SHALL HAVE THE MEANINGS IN UTAH CODE SECTION 10-9A-603(4)(b). 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 29th DAY OF June, A.D. 2021
[Signature]
PLANNING DIRECTOR
APPROVED BY THE PLANNING DIRECTOR ON THIS 6th DAY OF July, A.D. 2021
[Signature]
LAND USE AUTHORITY
APPROVED BY THE LAND USE AUTHORITY ON THIS 7th DAY OF July, A.D. 2021
[Signature]
SARATOGA SPRINGS ATTORNEY
APPROVED BY SARATOGA SPRINGS ATTORNEY ON THIS 7th DAY OF July, A.D. 2021
[Signature]

COMCAST CABLE TELEVISION

APPROVED THIS 29th DAY OF June, A.D. 2021
[Signature]
CITY ENGINEER
APPROVED BY THE CITY ENGINEER ON THIS 6th DAY OF July, A.D. 2021
[Signature]
FIRE CHIEF
APPROVED BY THE FIRE CHIEF ON THIS 6th DAY OF July, A.D. 2021
[Signature]
LEHI POST OFFICE
APPROVED BY POST OFFICE REPRESENTATIVE ON THIS 29th DAY OF June, A.D. 2021
[Signature]
PUBLIC WORKS DIRECTOR
APPROVED BY THE PUBLIC WORKS DIRECTOR ON THIS DAY OF June, A.D. 2021
[Signature]

CENTURY LINK

APPROVED THIS 29th DAY OF June, A.D. 2021
[Signature]
PLANNING DIRECTOR

COMCAST CABLE TELEVISION

APPROVED THIS 29th DAY OF June, A.D. 2021
[Signature]
CITY ENGINEER

[Signature]
CITY ENGINEER

LAND USE AUTHORITY

APPROVED BY THE LAND USE AUTHORITY ON THIS 7th DAY OF July, A.D. 2021
[Signature]
SARATOGA SPRINGS ATTORNEY

CITY ENGINEER

APPROVED BY THE CITY ENGINEER ON THIS 6th DAY OF July, A.D. 2021
[Signature]
FIRE CHIEF

[Signature]
CITY FIRE CHIEF

SARATOGA SPRINGS ATTORNEY

APPROVED BY SARATOGA SPRINGS ATTORNEY ON THIS 7th DAY OF July, A.D. 2021
[Signature]

LEHI POST OFFICE

APPROVED BY POST OFFICE REPRESENTATIVE ON THIS 29th DAY OF June, A.D. 2021
[Signature]

[Signature]
LEHI POST OFFICE REPRESENTATIVE

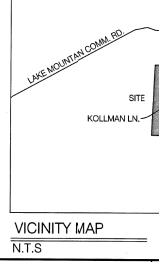
PUBLIC WORKS DIRECTOR

APPROVED BY THE PUBLIC WORKS DIRECTOR ON THIS DAY OF June, A.D. 2021
[Signature]

BENCHMARK ENGINEERING & LAND SURVEYING

APPROVED BY THE PUBLIC WORKS DIRECTOR ON THIS DAY OF June, A.D. 2021
[Signature]

[Signature]
PUBLIC WORKS DIRECTOR



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SOC 12, T6S, R1W, SL&M, T6-034 07