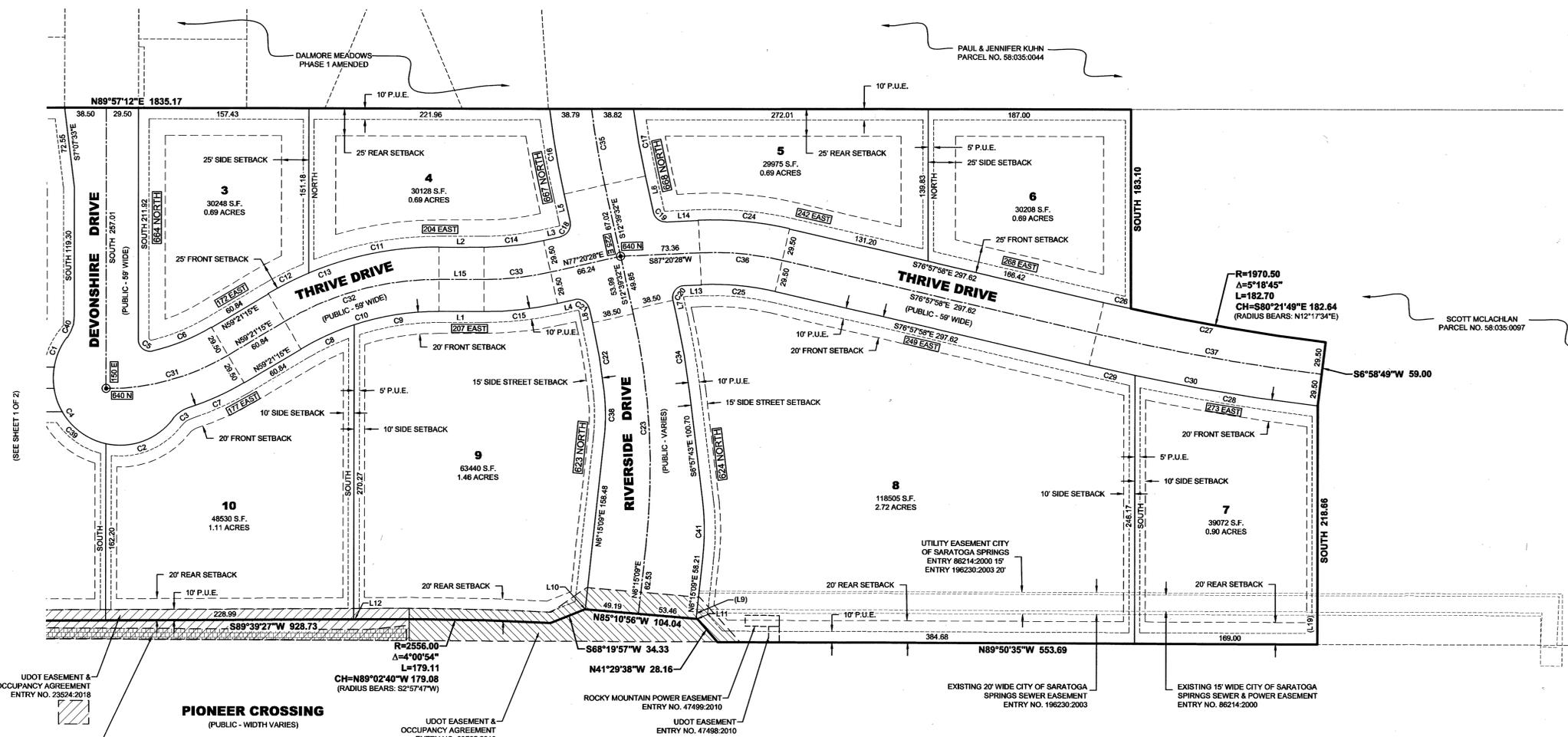


CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	61.50	46°02'29"	49.42	S14°10'46"W 48.10
C2	61.50	64°40'17"	69.42	N69°56'28"E 65.79
C3	31.50	34°28'40"	18.94	S54°48'40"W 18.65
C4	61.50	179°35'40"	192.77	S52°35'50"E 123.00
C5	11.00	103°00'10"	19.78	S51°30'05"E 17.22
C6	191.00	17°38'35"	58.81	N68°10'32"E 58.58
C7	250.00	12°41'48"	55.40	N65°42'07"E 55.28
C8	250.00	12°24'48"	54.16	S65°33'39"W 54.06
C9	250.00	18°13'57"	79.55	S80°53'01"W 79.22
C10	250.00	30°38'45"	133.72	S74°40'37"W 132.13
C11	309.00	22°54'24"	123.54	S78°32'48"W 122.72
C12	309.00	7°44'21"	41.74	S63°13'25"W 41.71
C13	309.00	30°38'45"	165.28	S74°40'37"W 163.31
C14	250.00	12°39'32"	55.23	N83°40'14"E 55.12
C15	309.00	12°39'32"	68.27	N83°40'14"E 68.13
C16	788.50	5°46'14"	79.41	S9°46'24"E 79.38
C17	711.50	5°01'34"	62.41	S10°08'45"E 62.39
C18	11.00	90°00'00"	17.28	N32°20'28"E 15.56
C19	11.00	80°00'00"	15.36	S52°39'32"E 14.14
C20	11.00	100°00'00"	19.20	S37°20'28"W 16.85
C21	11.00	90°00'00"	17.28	N57°39'32"W 15.56
C22	611.50	6°03'00"	64.57	N9°38'02"W 64.54
C23	650.00	18°54'41"	214.54	N3°12'11"W 213.57
C24	309.50	15°41'34"	84.77	N84°48'45"W 84.50
C25	250.50	15°41'34"	68.61	N84°48'45"W 68.39
C26	1970.50	0°44'28"	25.49	S77°20'12"E 25.49
C27	1970.50	6°03'13"	208.19	S79°59'35"E 208.10
C28	2029.50	4°50'15"	171.35	S80°36'04"E 171.30
C29	2029.50	1°12'58"	43.08	S77°34'27"E 43.07
C30	2029.50	6°03'13"	214.43	S79°59'35"E 214.33
C31	220.50	30°38'45"	117.94	N74°40'37"E 116.54
C32	279.50	30°38'45"	149.50	S74°40'37"W 147.72
C33	279.50	12°39'32"	61.75	N83°40'14"E 61.63
C34	709.50	5°41'49"	70.55	N9°48'38"W 70.52
C35	750.00	5°25'03"	70.92	S9°57'00"E 70.89
C36	280.00	15°41'34"	76.69	N84°48'45"W 76.45
C37	2000.00	6°03'13"	211.31	S79°59'35"E 211.21
C38	186.00	12°51'41"	41.75	N0°10'42"W 41.66
C39	61.50	68°52'55"	73.94	S43°16'58"E 69.56
C40	31.50	37°12'01"	20.45	S18°38'00"W 20.09
C41	214.00	13°12'52"	49.36	N0°21'17"W 49.25



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N90°00'00"E	41.53
L2	N60°00'00"E	41.53
L3	N77°20'28"E	16.74
L4	N77°20'28"E	16.74
L5	S12°39'32"E	26.52
L6	N12°39'32"W	34.63
L7	S12°39'32"E	16.20
L8	S12°39'32"E	13.49
L9	N6°15'09"E	8.82
L10	S85°10'56"E	0.16
L11	S85°10'56"E	1.22
L12	N69°39'27"E	2.45
L13	S87°20'28"W	15.96
L14	S87°20'28"W	30.24
L15	N90°00'00"E	41.53
L16	S35°08'00"E	57.69
L17	S87°56'41"E	8.54
L18	N47°02'00"E	16.19
L19	N0°00'00"E	29.70
L20	N43°10'37"E	40.45

- 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 ~~20th day of Feb., 2020~~ 21st day of Feb., 2020.
  2. PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL 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. 2141008, 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 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 THE OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.
  7. REFERENCES HEREIN TO DEVELOPER OR OWNERS 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 CCR'S.
  10. A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY INTERMOUNTAIN GEONVIRONMENTAL SERVICES, INC. WHICH ADDRESSES SOIL AND GROUNDWATER CONDITIONS, PROVIDES ENGINEERING DESIGN CRITERIA, AND RECOMMENDS MITIGATION MEASURES IF PROBLEMATIC CONDITIONS WERE ENCOUNTERED. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ANY RELIANCE ON THE INFORMATION 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, ODOORS, NUISANCES, AND ASPECTS ASSOCIATED WITH AGRICULTURAL OPERATIONS, USES AND RIGHTS. THESE USES AND OPERATIONS MAY OCCUR AT ALL TIMES OF THE DAY AND NIGHT INCLUDING WEEKENDS AND HOLIDAYS. THE CITY IS NOT RESPONSIBLE OR LIABLE FOR THESE USES AND IMPACTS AND WILL NOT RESTRICT ANY GRANDFATHERED AGRICULTURAL USE FROM CONTINUING TO OCCUR LAWFULLY.
  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 FOUND 2014 UTAH COUNTY MONUMENT AT THE NORTH 1/4 CORNER OF SECTION 23, T5S, R1W, SL8&M, WITH A PUBLISHED UTAH COUNTY (NGVD29) ELEVATION OF 4,599.11 FEET.
  14. THIS PROPERTY IS WITHIN FLOOD ZONE "X" AND ZONE "X" (SHADED) ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NO. 4902500115 A, EFFECTIVE DATE: JULY 17, 2002, REVISED TO REFLECT LOMR, EFFECTIVE DATE: MARCH 20, 2014 AND LOMR, EFFECTIVE DATE: DECEMBER 19, 2016. THE FLOOD ZONE LINE BETWEEN ZONE "X" AND ZONE "X" (SHADED) WAS SCALED FROM THE 2014 LOMR.
  15. A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES, ORDER NO. NCS-877018-SL-C1, EFFECTIVE DATE: NOVEMBER 09, 2017 AND ORDER NO. NCS-877019-SL-C1, EFFECTIVE DATE: NOVEMBER 20, 2017, WAS USED IN THE PREPARATION OF THIS PLAT AND LEI 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.
  16. ALL LOTS HAVE A BLANKET EASEMENT FOR CROSS ACCESS INTERCONNECTION BETWEEN LOTS.
  17. PROPERTY OWNERS TO MAINTAIN LANDSCAPING ADJACENT TO LOT ALONG UDOT RIGHT OF WAY.
  18. ZONING AND LANDUSE WITHIN THIS PLAT ARE SUBJECT TO THE FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT RECORDED IN UTAH COUNTY DATED JANUARY 26, 2021, ENTRY 2727-2021.

# RIVERSIDE CROSSING SUBDIVISION PLAT A

LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN SARATOGA SPRINGS, UTAH COUNTY, UTAH

ENT 55548:2021 Map 4 17601  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2021 Map 4 3433 PM FEE 125.00 BY SH  
RECORDED FOR SARATOGA SPRINGS CITY



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17601 2 of 2