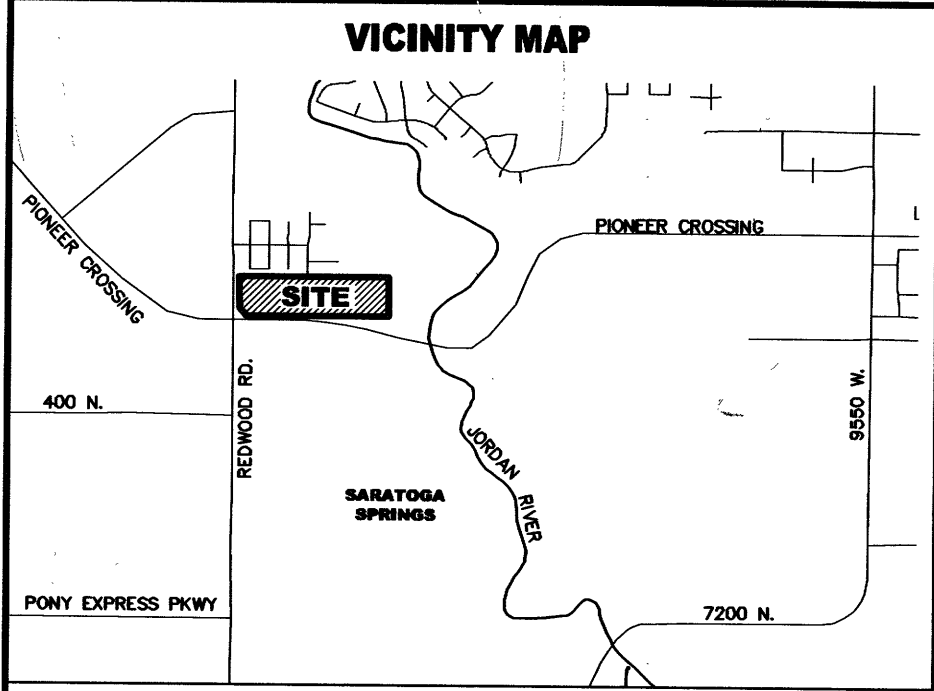
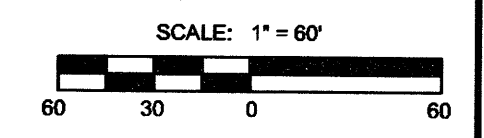


RIVERSIDE CROSSING SUBDIVISION PLAT A

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

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.

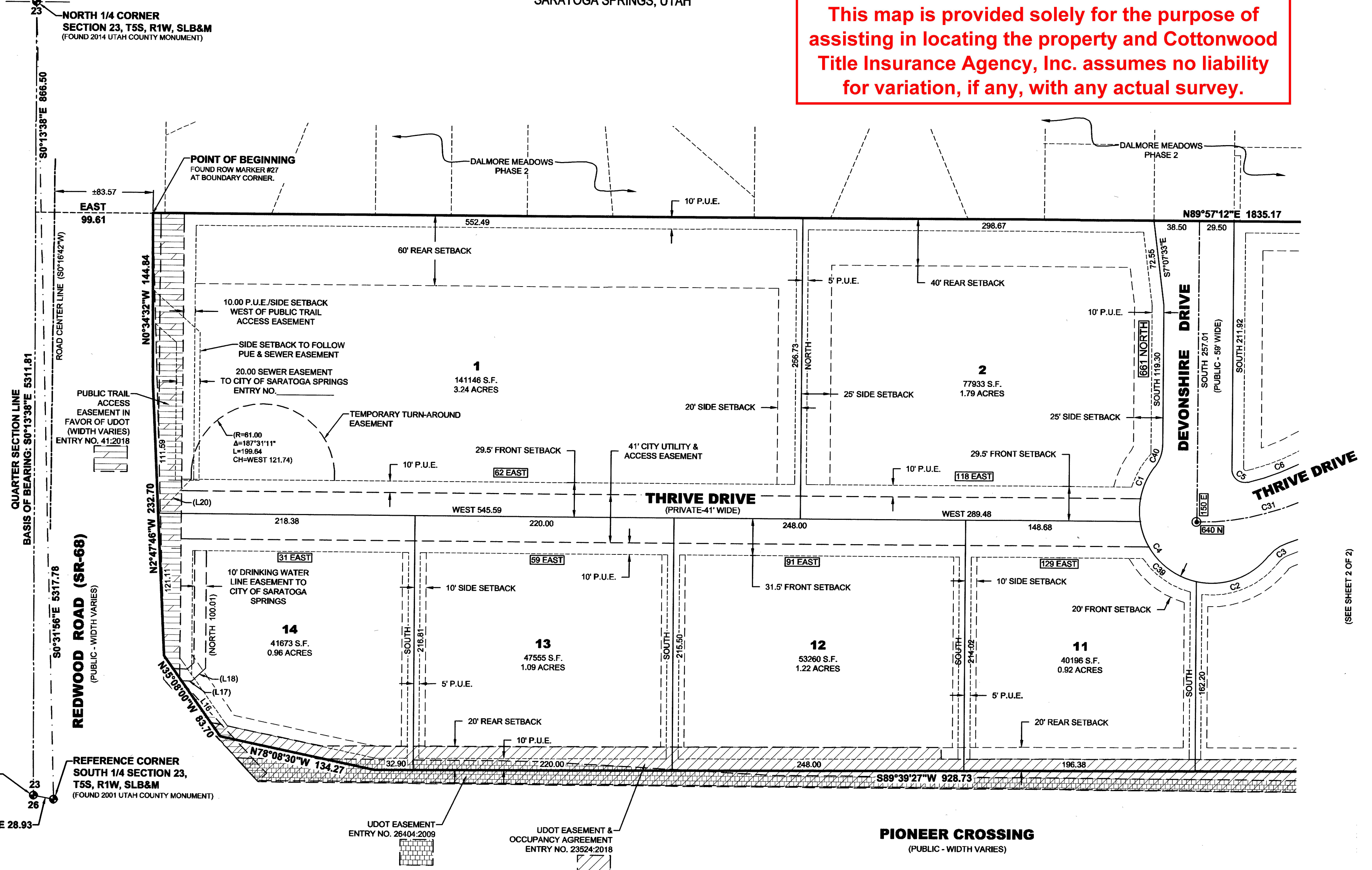


LEGEND

- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- SETBACK LINE
- EXISTING LOT LINES
- PROPOSED LOT LINES
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED STREET LIGHT
- EXISTING STREET LIGHT
- EXISTING MONUMENT
- PROPOSED STREET MONUMENT
- NO ACCESS

TABULATIONS

PLAT	AC	SF	%
LOTS	14		
PARCELS	0		
BUILDINGS	0		
DWELLINGS	0		
DENSITY	0 UNITS/ACRE		
MINIMUM LOT SIZE	0.89 ACRES / 29,975 SF		
MAXIMUM LOT SIZE	3.24 ACRES / 141,146 SF		
AVERAGE LOT SIZE	1.31 ACRES / 56,899 SF		
TOTAL PROJECT AREA	20.97	913,685	100%
RIGHT-OF-WAY AREA (TO BE DEDICATED)	2.68	117,096	13%
LOT AREA	18.29	796,589	87%
OPEN SPACE AREA	0.00	0.00	0%
SENSITIVE LAND	0.00	0.00	0%
NON-SENSITIVE OS	0.00	0.00	0%
BUILDABLE LAND	20.97	913,685	100%
SENSITIVE LAND	0.00	0.00	0%
LANDSCAPE AREA	0.66	28,750	3%
IMPERVIOUS AREA	2.03	88,427	10%
NUMBER OF GARAGE PARKING SPACES	0		
NUMBER OF DRIVEWAY PARKING SPACES	0		
NUMBER OF STRIPED PARKING STALLS	0		



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. 501182, 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 54-8E, 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 PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF REDWOOD ROAD (SR-68) LOCATED S0°13'38"E 866.50 FEET AND EAST 99.61 FEET FROM THE NORTH QUARTER CORNER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N89°57'12"E ALONG THE SOUTH LINE OF DALMORE MEADOWS PHASE 2, AMENDED, PHASE 2 AND THE EXTENSION THEREOF 1835.17 FEET; THENCE SOUTH 183.10 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 1970.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N12°17'34"E) 182.70 FEET THROUGH A CENTRAL ANGLE OF 5°18'45" (CHORD: S80°21'49"E 182.64 FEET); THENCE S0°58'49"W 58.00 FEET; THENCE SOUTH 218.66 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF PIONEER CROSSING; THENCE N89°50'35"W ALONG THE EXTENSION OF AND THE NORTH RIGHT-OF-WAY LINE OF PIONEER CROSSING 553.89 FEET; THENCE N41°53'30"W 28.16 FEET; THENCE N85°10'58"W 104.04 FEET; THENCE S88°19'57"W 34.33 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 2558.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: S2°57'47"W) 179.11 FEET THROUGH A CENTRAL ANGLE OF 4°00'54" (CHORD: N89°02'40"W 179.08 FEET); THENCE S89°39'27"W 928.73 FEET; THENCE N78°08'30"W 134.27 FEET; THENCE N35°08'00"W 83.70 FEET TO THE EAST RIGHT-OF-WAY LINE OF REDWOOD ROAD (SR-68); THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: N2°47'46"W 232.70 FEET; THENCE N0°34'32"W 144.84 FEET TO THE POINT OF BEGINNING.

CONTAINS: 20.97 ACRES
14 LOTS
DATE: FEBRUARY 23, 2021
SURVEYOR: Chad A. Poulsen
LICENSE NO. 501182
OWNERS DEDICATION: RIVERSIDE CROSSING SUBDIVISION PLAT A

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 RIGHT-OF-WAY, TO BE HEREAFTER KNOWN AS:
RIVERSIDE CROSSING SUBDIVISION PLAT A
AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC AND CITY ALL PARCELS, LOTS, STREETS, EASEMENTS, RIGHT-OF-WAY, AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC OR CITY USE. THE OWNERS AND ALL AGENTS, SUCCESSORS, AND ASSIGNS VOLUNTARILY DEFINE, INDEMNIFY, AND SAVE HARMLESS THE CITY AGAINST ANY ENCUMBRANCE 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 OWNERS 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 HERETO SET THIS 23RD DAY OF FEBRUARY, A.D. 2021

Signatures of owners and manager: Jon Gunther (Manager, Lincoln Building, LLC), G. Charles Johnson (Saratoga H.C., LLC & Saratoga H.E., LLC), Julie Ann McLachlan (Owner), Scott Coopers McLachlan Aka Scott C. McLachlan (Owner), Jeffrey J. Simonson (Central Bank).

OWNER'S ACKNOWLEDGMENT
STATE OF UTAH } S.S.
COUNTY OF UTAH }
ON THIS 23RD DAY OF FEBRUARY, 2021, PERSONALLY APPEARED BEFORE ME Jon Gunther 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/IT/ 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).

OWNERS ACKNOWLEDGMENT
STATE OF UTAH } S.S.
COUNTY OF UTAH }
ON THIS 24TH DAY OF FEBRUARY, 2021, PERSONALLY APPEARED BEFORE ME Tyler Brett Chatwin 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/IT/ 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).

WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC FULL NAME: Tyler Brett Chatwin
COMMISSION NUMBER: 713788
MY COMMISSION EXPIRES: 09-08-2024
A NOTARY PUBLIC COMMISSIONED IN UTAH

OWNERS ACKNOWLEDGMENT
STATE OF UTAH } S.S.
COUNTY OF UTAH }
ON THIS 25TH DAY OF FEBRUARY, 2021, PERSONALLY APPEARED BEFORE ME Russell B. Poulsen 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/IT/ 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).

WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC FULL NAME: Russell B. Poulsen
COMMISSION NUMBER: 696172
MY COMMISSION EXPIRES: Aug 18, 2021
A NOTARY PUBLIC COMMISSIONED IN UTAH

OWNERS ACKNOWLEDGMENT
STATE OF UTAH } S.S.
COUNTY OF UTAH }
ON THIS 25TH DAY OF FEBRUARY, 2021, PERSONALLY APPEARED BEFORE ME Russell B. Poulsen 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/IT/ 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).

WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC FULL NAME: Russ Poulsen
COMMISSION NUMBER: 696172
MY COMMISSION EXPIRES: Aug 18, 2021
A NOTARY PUBLIC COMMISSIONED IN UTAH

OWNERS ACKNOWLEDGMENT
STATE OF UTAH } S.S.
COUNTY OF UTAH }
ON THIS 25TH DAY OF FEBRUARY, 2021, PERSONALLY APPEARED BEFORE ME Russ Poulsen 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/IT/ 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).

WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC FULL NAME: Russ Poulsen
COMMISSION NUMBER: 696172
MY COMMISSION EXPIRES: Aug 18, 2021
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 3RD DAY OF FEBRUARY, A.D. 2021

CITY MAYOR: Chad A. Poulsen ATTEST: Chad A. Poulsen CLERK-RECORDER (See Seal Below)

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)(i). 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
PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNERS) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
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 EFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
a. A RECORDED EASEMENT OR RIGHT-OF-WAY
b. THE LAW APPLICABLE TO PRESCRIPTION RIGHTS
c. TITLE 54, CHAPTER 86, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
d. ANY OTHER PROVISION OF LAW
APPROVED THIS 24TH DAY OF Feb. A.D. 2021

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 ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A RIGHT-OF-WAY DEPARTMENT AT 800-386-8532.
APPROVED THIS 25TH DAY OF Feb. A.D. 2021

CENTURY LINK
APPROVED THIS 25TH DAY OF Feb. A.D. 2021

COMCAST CABLE TELEVISION
APPROVED THIS 24TH DAY OF February, 2021

PUBLIC WORKS DIRECTOR
APPROVED BY THE PUBLIC WORKS DIRECTOR ON THIS 28TH DAY OF Feb. A.D. 2021

PLANNING DIRECTOR
APPROVED BY THE PLANNING DIRECTOR ON THIS 2ND DAY OF March, A.D. 2021

LAND USE AUTHORITY
APPROVED BY THE LAND USE AUTHORITY ON THIS 2ND DAY OF March, A.D. 2021

SARATOGA SPRINGS ATTORNEY
APPROVED BY SARATOGA SPRINGS ATTORNEY ON THIS 3RD DAY OF March, A.D. 2021

CITY ENGINEER
APPROVED BY THE CITY ENGINEER ON THIS 1ST DAY OF Mar. A.D. 2021

FIRE CHIEF
APPROVED BY THE FIRE CHIEF ON THIS 1ST DAY OF March, A.D. 2021

LEHI CITY POST OFFICE
APPROVED BY POST OFFICE REPRESENTATIVE ON THIS 25TH DAY OF Feb. A.D. 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

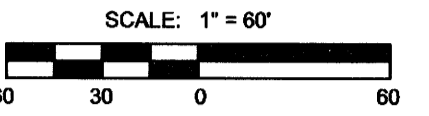
SURVEYOR'S SEAL: CHAD A. POULSEN, LICENSE NO. 501182, FEB 23/2021

CITY ENGINEER SEAL: GORDON L. MINER, P.E.

CLERK-RECORDER SEAL: CHAD A. POULSEN, FEB 23/2021

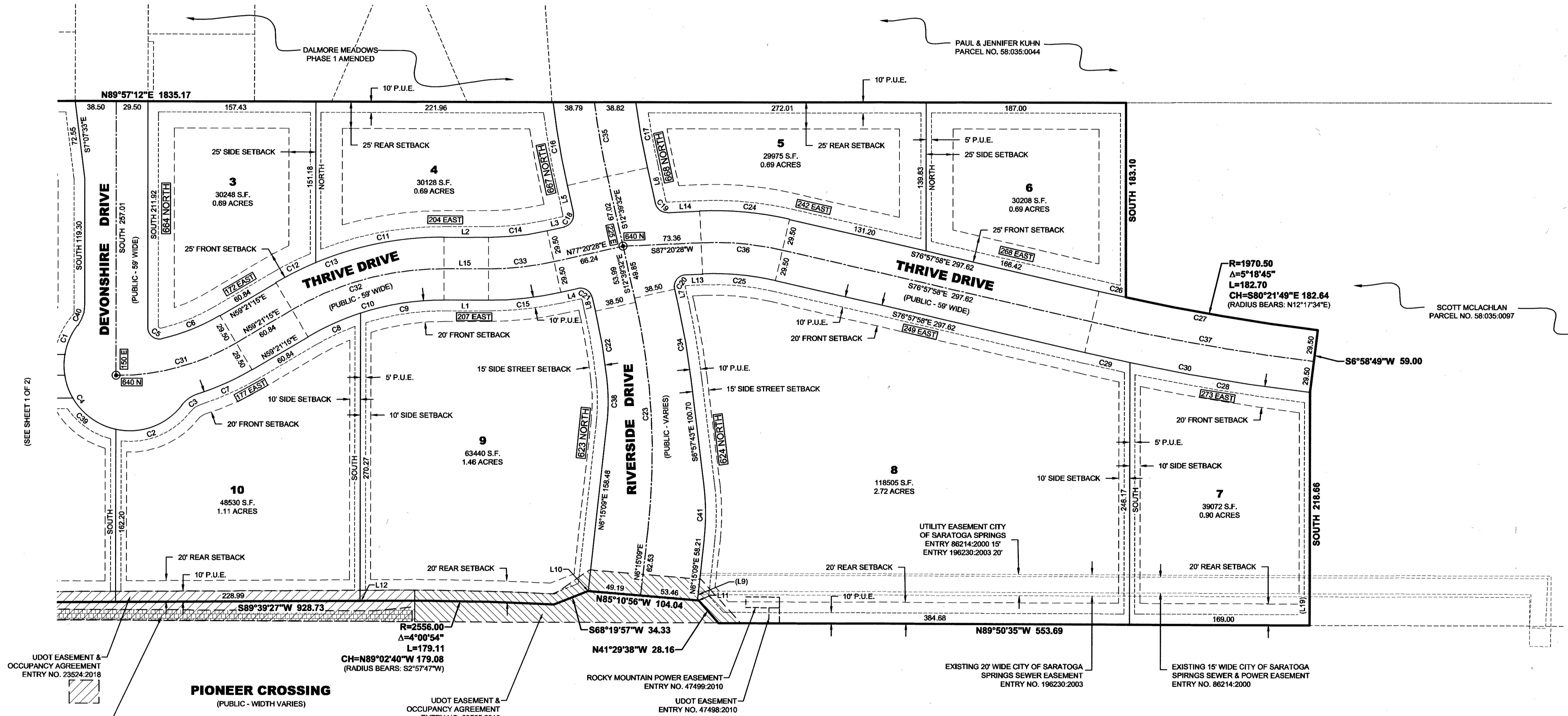
LEHI CITY POST OFFICE SEAL: CHAD A. POULSEN, FEB 23/2021

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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°26'40"	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	309.00	15°41'34"	84.77	N84°48'45"W 84.50
C25	250.00	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	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



UDOT EASEMENT & OCCUPANCY AGREEMENT ENTRY NO. 23524-2018

UDOT EASEMENT ENTRY NO. 26404-2009

PIONEER CROSSING (PUBLIC - WIDTH VARIES)

UDOT EASEMENT & OCCUPANCY AGREEMENT ENTRY NO. 23525-2018

ROCKY MOUNTAIN POWER EASEMENT ENTRY NO. 47498-2010

UDOT EASEMENT ENTRY NO. 47498-2010

EXISTING 20' WIDE CITY OF SARATOGA SPRINGS SEWER EASEMENT ENTRY NO. 196230-2003

EXISTING 15' WIDE CITY OF SARATOGA SPRINGS SEWER & POWER EASEMENT ENTRY NO. 86214-2000

NOTES:

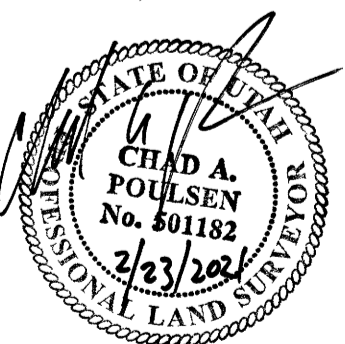
- PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION OF MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE ~~20th day of Feb., 2020~~ 21st day of Feb., 2020.
- PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
- 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.
- 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.
- 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.
- 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.
- REFERENCES HEREIN TO 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 CCR'S.
- A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY INTERMOUNTAIN GEOTECHNICAL 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.
- 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.
- 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.
- 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, S18M, WITH A PUBLISHED UTAH COUNTY (NGVD29) ELEVATION OF 4,599.11 FEET.
- 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.
- 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.
- ALL LOTS HAVE A BLANKET EASEMENT FOR CROSS ACCESS INTERCONNECTION BETWEEN LOTS.
- PROPERTY OWNERS TO MAINTAIN LANDSCAPING ADJACENT TO LOT ALONG UDOT RIGHT OF WAY.
- 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.

176012022

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 Mar 24 3:33 pm FEE 125.00 BY SH
RECORDED FOR SARATOGA SPRINGS CITY



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