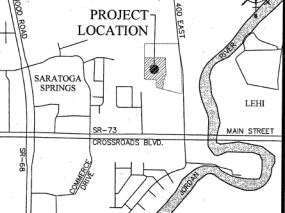


# JORDAN VIEW LANDING PHASE 2

LOCATED IN THE NE1/4 OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

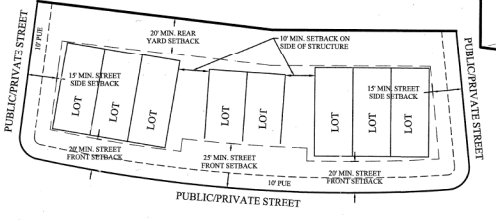
This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any with any actual survey.



VICINITY MAP N.T.S.

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	19.00	29°52'27"	9.94	N14°51'11"W	9.83
C2	19.00	29°52'26"	11.73	S17°41'18"W	11.55
C3	220.00	44°22'39"	247.25	S37°11'49"E	234.44
C4	160.00	44°22'39"	202.50	S23°11'49"E	191.83
C5	155.00	1°25'56"	21.99	S66°10'06"E	21.98
C6	395.00	9°33'06"	24.48	S66°10'06"E	24.44
C7	375.00	9°33'01"	23.24	S66°10'06"E	23.23
C8	200.00	44°22'39"	224.17	S37°11'49"E	213.13
C9	180.00	14°55'01"	46.86	S39°24'11"E	46.73
C10	220.00	24°03'15"	92.23	S23°32'11"E	91.56
C11	278.00	9°31'41"	46.23	S81°23'09"E	46.18
C12	180.00	17°32'52"	42.61	S66°46'09"E	42.51
C13	355.00	7°41'21"	38.09	S67°09'19"E	38.09
C14	255.00	17°02'11"	51.20	S67°19'19"E	51.20
C15	200.00	11°48'40"	35.64	S11°22'22"E	35.63
C16	180.00	18°23'18"	37.77	S22°43'15"E	37.52
C17	220.00	14°37'27"	56.15	S35°34'56"E	56.00
C18	180.00	14°45'26"	46.36	S34°14'45"E	46.23
C19	265.00	1°22'28"	43.95	N67°34'04"W	43.92
C20	278.00	9°49'17"	48.54	S88°07'21"E	48.54
C21	220.00	17°23'18"	47.56	N2°54'09"W	47.47
C22	220.00	17°23'17"	47.56	N2°54'09"W	47.47
C23	180.00	14°55'01"	46.86	S39°24'11"E	46.73
C24	220.00	19°32'37"	80.51	S08°16'09"E	80.43

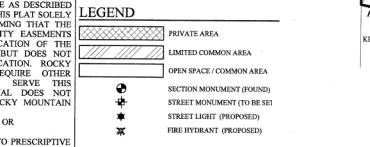
LINE	DIRECTION	LENGTH
L1	N90°00'00"W	4.33
L2	S38°07'02"E	33.77
L3	N55°44'57"W	26.77
L4	N00°00'00"E	61.19
L5	N13°07'21"E	37.16
L6	N00°00'00"E	47.47
L7	N67°29'09"E	10.03
L8	S44°52'37"E	10.23
L9	S16°19'41"W	23.64



	ACRES	SQUARE FEET	% OF TOTAL
TOTAL AREA	2.08	17,685	100%
SENSITIVE LANDS	0	0	0%
TOTAL LANDSCAPE AREA	0	0	0%
TOTAL BUILDING PAD AREA	1.78	14,919	84%
OPEN SPACE	1.08	9,020	51%
TOTAL OPEN SPACE	0.92	7,613	43%
TOTAL IMPROVEMENTS	1.52	12,577	71%
UTIL. LOTS - 26	0.60	4,956	28%
UTIL. LOTS - 26	0.60	4,956	28%
TOTAL LOTS - 26	0.60	4,956	28%
WARDEN PARKING SPACES - 32			
WARDEN PARKING SPACES - 32			
TOTAL PARKING SPACES - 114			

NOTE: THERE ARE NO SENSITIVE LANDS WITHIN PROJECT BOUNDARY

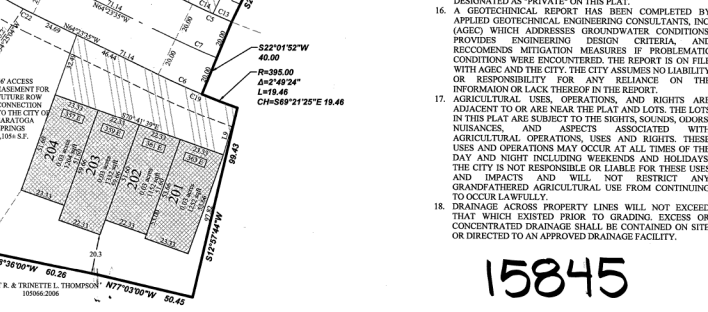
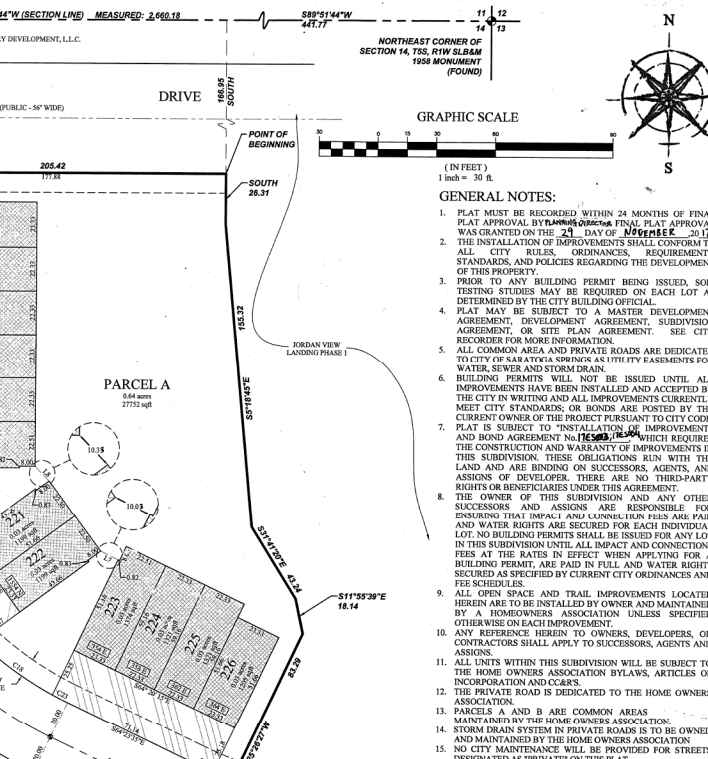
**ROCKY MOUNTAIN POWER**  
 1. PURSUANT TO UTAH CODE ANN. 54-2-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATOR(S) OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.  
 2. PURSUANT TO UTAH CODE ANN. 17-47e-603(4)(c)(i) ROCKY MOUNTAIN POWER ACCEPTS 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 THE PRECISION OF 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 6, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR d. ANY OTHER PROVISION OF LAW.



**LAND USE AUTHORITY**  
 Approved by the Land Use Authority on this 19 day of November, A.D. 2017.

**FIRE CHIEF APPROVAL**  
 Approved by the Fire Chief on this 5 day of December, A.D. 2017.

**LAND USE AUTHORITY**  
 Approved by the Land Use Authority on this 19 day of November, A.D. 2017.



**COMCAST CABLE TELEVISION**  
 Approved this 20th day of Nov. A.D. 2017.

**CENTURY LINK**  
 Approved this 9 day of Nov. A.D. 2017.

**SARATOGA SPRINGS ATTORNEY**  
 Approved by Saratoga Springs Attorney on this 14 day of Dec. A.D. 2017.

**SARATOGA SPRINGS ATTORNEY**  
 Approved by Saratoga Springs Attorney on this 14 day of Dec. A.D. 2017.

**PLANNING DIRECTOR APPROVAL**  
 Approved this 29 day of November, A.D. 2017.

**SARATOGA SPRINGS ENGINEER APPROVAL**  
 Approved by the City Engineer on this 3 day of January, A.D. 2018.

**LIHT CITY POST OFFICE**  
 Approved by Post Office Representative on this 5 day of Dec. A.D. 2017.

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)(i).

**DOMINION ENERGY**  
 DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ASSURANCE OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THIS PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION, AND THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT OF WAY DEPARTMENT AT 866-566-1337. Approved this 14th day of November, A.D. 2017.

**ROCKY MOUNTAIN POWER**  
 Approved by the Land Use Authority on this 19 day of November, A.D. 2017.

PREPARED BY  
**PACUS ENGINEERING AND SURVEYING, LLC**  
 1000 SOUTH 1000 WEST, SUITE 100, SALT LAKE CITY, UTAH 84119  
 (801) 466-1000

**SURVEYOR'S CERTIFICATE**  
 I, BRAD A. LEWELYN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD A LICENSE, CERTIFICATE NO. 4938735, IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT FOUND IN TITLE 36, CHAPTER 27 OF THE UTAH CODE. I FURTHER CERTIFY 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 LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH UTAH CODE SECTION 17-2-17, HAVE VERIFIED ALL MEASUREMENTS, AND PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT TO THE EXTENT THEY ARE DISCLOSED IN A CURRENT TITLE REPORT, ALL RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT. I ALSO CERTIFY THAT I HAVE FILED OR WILL FILE WITHIN 90 DAYS OF RECORDING OF THIS PLAT, A MAP OF THE SURVEY I HAVE COMPLETED WITH THE UTAH COUNTY SURVEYOR.

Brad A. Lewelyn  
 Head A. Licensed Professional Land Surveyor  
 Certificate No. 4938735

Date: 9/6/17

**BOUNDARY DESCRIPTION**  
 A portion of the NE1/4 of Section 14, Township 5 South, Range 1 West, Salt Lake Base & Meridian, located in Saratoga Springs, Utah, more particularly described as follows:  
 Beginning at a point located 889°14'4"W along the Section line 441.77 feet and South 166.95 feet from the Northeast Corner of Section 14, T5S, R1W, S16.8& M2, thence South 26.31 feet, thence S31°14'51"E 155.32 feet, thence S31°41'20"E 43.24 feet, thence S11°55'39"E 18.14 feet, thence S25°26'27"W 83.29 feet, thence S22°52'57"E 40.00 feet, thence Southwesterly along the arc of a 395.00 foot radius non-tangent curve to the left (radius bears N22°31'7"E) 19.46 feet through a central angle of 2°09'24" (chord: 869'21'23" 19.46 feet), thence S21°24'44"W 99.43 feet, thence N77°02'00"W along a fence line 50.45 feet, thence N78°06'00"W along a fence line 60.26 feet, thence N2°50'00"E along a fence line 125.12 feet, thence N81°10'00"W 201.34 feet along the extension of, and along the northerly line of the Real Property described in Deed Entry No. 77031-0009 of the Official Records of Utah County to the eastern line of RIVER HEIGHTS Subdivision, "Plat B", according to the Official Record thereof on file in the Office of the Utah County Recorder; thence N02°16'16"W along said Plat 292.83 feet, thence Southwesterly along the arc of a 222.00 foot radius non-tangent curve to the right (radius bears S09°04'47"E) 52.34 feet through a central angle of 1°37'03" (chord: 583°24'30"E 52.22 feet), thence along the arc of a 278.00 foot radius curve to the left 6.76 feet through a central angle of 1°30'44" (chord: S83°19'57"E 6.61 feet), thence East 205.42 feet to the point of beginning.

Contains: 2.68 +/- acres  
 26 Lots  
 2 Parcels

**OWNER'S DEDICATION**  
 KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS TO BE HEREAFTER KNOWN AS

**JORDAN VIEW LANDING PHASE 2**  
 DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC AND ALL PARCELS OF LAND, EASEMENTS, AND EASEMENTS SHOWN ON THIS AS INTENDED FOR PUBLIC USE, THE OWNER(S) VOLUNTARILY DEFEND, INDEMNIFY, AND SUE AND HOLD THE CITY AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET, THE OWNERS VOLUNTARILY DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY FROM ANY DAMAGE CLAIMED BY PERSONS WITHIN OR WITHOUT THIS SUBDIVISION TO HAVE BEEN CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION OR BY ESTABLISHMENT OR CONSTRUCTION OF THE ROADS WITHIN THIS SUBDIVISION. IN WITNESS WHEREOF WE HAVE HEREIN SET OUR HANDS THIS 27 day of November, A.D. 2017.

Christopher P. Galloway  
 PRESIDENT, PUEBLO DEVELOPMENT, LLC

Jeffery Smith  
 UTAH COUNTY RECORDER  
 2018 JAN 11 10:34 AM ET 10:34 AM ET  
 RECORDER FOR SARATOGA SPRINGS CITY

**LIMITED LIABILITY ACKNOWLEDGMENT**  
 I, BRAD A. LEWELYN, DO HEREBY ACKNOWLEDGE THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR AND THAT I HAVE BEEN DULY SWORN, ACKNOWLEDGED TO ME THAT I AM THE PRESIDENT OF PUEBLO DEVELOPMENT, LLC, UTAH COUNTY RECORDER, AND THAT I HAVE PUBLICLY DEDICATED FREELY AND VOLUNTARILY THE ABOVE DESCRIBED TRACT OF LAND TO THE CITY OF SARATOGA SPRINGS CITY FOR THE PURPOSES SET FORTH THEREIN.

MY COMMISSION EXPIRES: 12/2018  
 MY COMMISSION NO.: 172003

**APPROVAL BY LEGISLATIVE BODY**  
 THE CITY OF SARATOGA SPRINGS, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 5th DAY OF December, A.D. 2017.

APPROVED BY CITY MAYOR  
 ATTEST: CITY RECORDER

**JORDAN VIEW LANDING PHASE 2**  
 LOCATED IN THE NE1/4 OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

**SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH**

SURVEYORS SEAL  
 CITY-COUNTY ENGINEERS SEAL  
 CLERK-RECORDER SEAL

BRAD A. LEWELYN  
 SURVEYOR

GORDON L. HANSEN  
 CITY ENGINEER

BRAD A. LEWELYN  
 SURVEYOR

BRAD A. LEWELYN  
 SURVEYOR

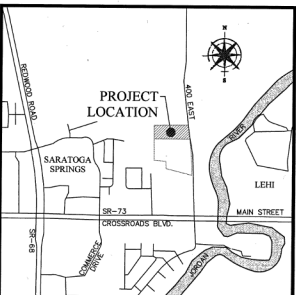
SEC 14-5-11 10-034



# JORDAN VIEW LANDING

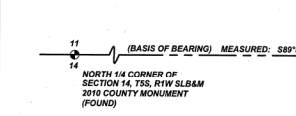
## PHASE 3

LOCATED IN THE SE1/4 OF SECTION 11 & THE NE1/4 OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN CITY OF SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH



VICINITY MAP

NOTES:  
1. UNIT DIMENSIONS: ALL UNIT LINES ARE PARALLEL WITH OR PERPENDICULAR TO REFERENCE BEARING SHOWN ON EACH BUILDING.



LEGEND

- PRIVATE AREA
- LIMITED COMMON AREA
- OPEN SPACE / COMMON AREA
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- STREET LIGHT (PROPOSED)
- FIRE HYDRANT (PROPOSED)

Line Table

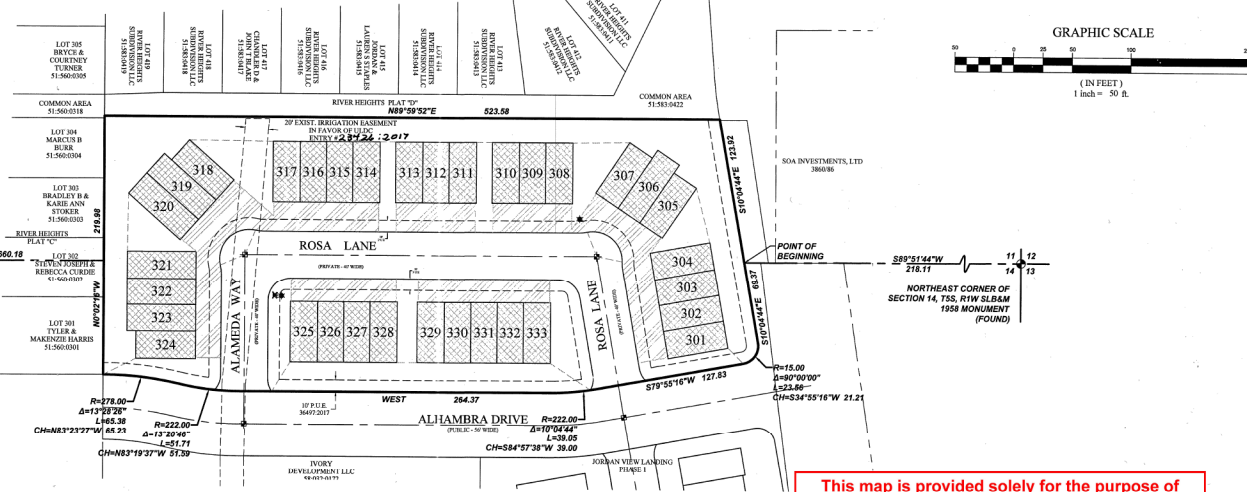
LINE	DIRECTION	LENGTH
L1	N89°30'00"E	30.81
L2	N20°43'37"E	49.38
L3	S89°10'00"E	71.27
L4	S89°00'00"E	13.32
L5	S89°00'00"E	13.33
L6	S89°22'17"E	48.40
L7	S21°41'21"E	46.66
L8	S46°19'38"E	18.60
L9	S89°00'00"E	40.97
L10	S89°00'00"E	17.26
L11	S31°43'08"E	29.41
L12	S89°00'00"E	21.48
L13	S89°58'45"E	0.62
L14	S31°59'07"E	17.43
L15	S89°00'00"E	11.89
L16	S89°00'00"E	25.62
L17	S89°00'00"E	25.62
L18	S89°00'00"E	25.62
L19	S89°00'00"E	25.62
L20	S89°00'00"E	25.62
L21	S35°01'00"E	18.89
L22	S89°59'19"E	1.99
L23	S79°59'19"E	25.58
L24	S89°00'00"E	20.00
L25	S89°00'00"E	20.00
L26	S89°00'00"E	20.00
L27	S89°00'00"E	20.00

1 OF 2

PREPARED BY

**FACUS**  
ENGINEERING AND SURVEYING, LLC  
100 WEST CENTER STREET  
MERRILL, UTAH 84454

Approved this 2 day of July, A.D. 2018  
*David E. Hildner*  
DOMINION ENERGY QUESTAR CORPORATION



PHASE 3 DATA TABLE

TOTAL AREA	ACRES	SQUARE FEET	% OF TOTAL
SENSITIVE LANDS	0.24	23,170	0%
TOTAL LANDSCAPE AREA	0.27	25,803	0%
TOTAL BUILDING PAD AREA	0.30	29,000	22%
TOTAL ROAD	1.48	13,712	10%
TOTAL IMPROVEMENTS	1.75	16,717	13%
TOTAL LOT AREA	1.60	15,120	11%
TOTAL LOTS = 3	TOTAL BUILDINGS = 9	NET DENSITY = 11.63 UNITS/ACRE	
CARAGE PARKING SPACES = 66			
TRIPWAY PARKING SPACES = 66			
TOTAL PARKING SPACES = 132			

NOTE: THERE ARE NO SENSITIVE LANDS WITHIN PROJECT BOUNDARY

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	222.00	75°41'	30.62	S89°32'11"E	30.60
C2	222.00	5°26'32"	21.09	S81°14'44"E	21.08
C3	279.00	84°00'	34.40	S49°12'44"E	34.44
C4	222.00	1°10'00"	4.56	S89°30'00"E	4.56
C5	19.00	209°00'	14.01	S27°29'27"E	14.09
C6	38.50	127°04'	8.28	S20°09'27"E	8.27
C7	25.00	119°29'29"	5.03	S49°00'00"E	5.08
C8	38.50	127°04'	8.28	S87°50'00"E	8.27
C9	38.50	11°00'51"	7.40	S49°29'45"E	7.39
C10	25.00	102°01'46"	44.52	N50°00'00"W	38.87
C11	38.50	11°00'51"	7.40	S09°29'45"E	7.39
C12	19.00	39°27'15"	11.76	S27°48'45"E	11.57
C13	19.00	39°00'00"	12.77	S09°19'01"E	12.53
C14	19.00	39°00'00"	26.51	N09°00'00"W	24.43
C15	19.00	50°00'00"	29.82	S49°00'00"W	26.87
C16	19.00	39°22'36"	11.81	S17°41'45"E	11.55

### GENERAL NOTES:

- PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDED OF MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE 27 DAY OF August 2018.
- PLAT TO BUILDING PERMITS BEING ISSUED. SOIL AND/OR GEOTECHNICAL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING DEPARTMENT.
- THIS PLAT IS SUBJECT TO A DEVELOPMENT AGREEMENT THAT SPECIFIES THE CONDITIONS OF DEVELOPING, BUILDING, AND USING PROPERTY WITHIN THIS PLAT. SEE CITY RECORDER FOR DETAILS.
- PROPERTY IS SUBJECT TO INSTALLATION OF IMPROVEMENTS AND BOND AGREEMENT NO. 182001, 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. THEREAFTER, 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 TO 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 BY LAWS, ARTICLES OF INCORPORATION AND CC&RS.
- A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC. (AGEC) 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, 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.
- 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 PRIVATE ROAD IS TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- STORM DRAIN SYSTEM IN PRIVATE ROADS IS TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- ALL PRIVATE STREETS SHALL BE DESIGNATED AS PUBLIC UTILITY EASEMENTS AND ALL UNDERGROUND IMPROVEMENTS SHALL BE CONSTRUCTED PER THE CITY OF SARATOGA SPRINGS ORDINANCES, POLICES, AND STANDARDS.
- SHALL SEWER DEPTHS CONTRACTOR SHALL VERIFY SEWER DEPTHS BEFORE EXCAVATING FOR BASEMENT. HOMES WITH BASEMENT MAY NOT HAVE SEWER SERVICES AVAILABLE FOR BASEMENT.

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.

**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 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 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 54-8-2, and the 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 Recorder.

Spencer W. Llewellyn  
Professional Land Surveyor  
Certificate No. 10151807

Date: 4/8/18

### BOUNDARY DESCRIPTION

A portion of that Real Property described in Deed Book 810 Page 387 of the Official Records of Utah County located in the SE1/4 of Section 11 & the NE1/4 of Section 14, Township 5 South, Range 1 West, Salt Lake Base & Meridian, located in Saratoga Springs, Utah, more particularly described as follows:  
Beginning at a point on the Westerly line of 400 East Street, located S89°51'44"W along the Section line 218.11 feet from the Northeast Corner of Section 14, T5S, R1W, S1/4 & M, thence S10°04'44"E along said street 69.37 feet; thence along the arc of a curve to the right having a radius of 15.00 feet a distance of 23.76 feet through a central angle of 90°00'00" (chord: S34°55'16"W 21.21 feet) to the Northerly line of Alhambra Drive and the Northerly line of Phase 1, JORDAN VIEW LANDING, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence along said street and said plat the following 3 (two) courses and distances: S79°51'10"W 127.83 feet, thence along the arc of a curve to the right with a radius of 222.00 feet a distance of 222.00 feet through a central angle of 10°04'44" (chord: S84°57'38"W 39.00 feet), thence West 264.37 feet, thence along the arc of a curve to the right with a radius of 222.00 feet a distance of 51.71 feet through a central angle of 13°20'46" (chord: N81°37'37"W 51.59 feet) in a point of reverse curvature; thence along the arc of a curve to the left having a radius of 127.83 feet a distance of 65.38 feet through a central angle of 13°20'29" (chord: N82°32'27"W 65.32 feet) to the Easterly line of Plat "C", RIVER HEIGHTS, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence N00°02'16"W along said plat 219.98 feet to the Southwest corner of Plat "D" of said RIVER HEIGHTS; thence N89°59'21"E along said plat 523.38 feet to the Westerly line of 400 East Street; thence S10°04'44"E along said street 123.92 feet to the point of beginning.  
Contains 123,710.4 sq. ft. (2.84 acres) ± 33 Lots

### 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 hereinafter known as:

### JORDAN VIEW LANDING 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, defined, indemnify, and save harmless the City against any easements or other encumbrances on a dedicated street which will interfere with the City's use, maintenance, and operation of the street. The owner(s) and all agents, successors, and assigns voluntarily defined, indemnify, and save harmless the City from any claim, suit, or action, and the owner's creation of this subdivision, the alteration of the ground surface, vegetation, drainage, or surface or subsurface 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 hereunto set my hand this 25th day of June, A.D. 2018.

*Christopher P. Gamvroulas*  
CHRISTOPHER P. GAMVROULAS PRESIDENT, IVORY DEVELOPMENT, LLC  
Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_ Title & Entity: \_\_\_\_\_

### OWNER'S ACKNOWLEDGMENT

STATE OF UTAH, County of Utah, I, S.S.  
On this 25th day of June, 2018, personally appeared before me *Christopher P. Gamvroulas*, who being by his 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: *Brad Muecke*  
Commission Number: *682018*

My commission expires: *March 30, 2019*

A Notary Public Commissioned in Utah

### APPROVAL BY LEGISLATIVE BODY

THE CITY OF SARATOGA SPRINGS, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 20th DAY OF August, A.D. 2018.

APPROVED BY CITY MAYOR: \_\_\_\_\_ ATTEST: \_\_\_\_\_ CITY RECORDER (SEE SEAL BELOW)

# JORDAN VIEW LANDING PHASE 3

LOCATED IN THE SE1/4 OF SECTION 11 & THE NE1/4 OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN THE CITY OF SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL CITY-COUNTY ENGINEER SEAL CLERK-RECORDER SEAL

16202 SHEET 1 OF 2

APPROVED BY: CENTURY LINK, PLANNING DIRECTOR, LAND USE AUTHORITY, SARATOGA SPRINGS ATTORNEY, CITY ENGINEER, FIRE CHIEF, LEHI CITY POST OFFICE, COMCAST CABLE TELEVISION, PUBLIC WORKS DIRECTOR

Sec. 11-14-5-N 76-079

# JORDAN VIEW LANDING PHASE 3

LOCATED IN THE SE1/4 OF SECTION 11 & THE NE1/4 OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN  
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH



GRAPHIC SCALE

(IN FEET)  
1 inch = 20 ft.

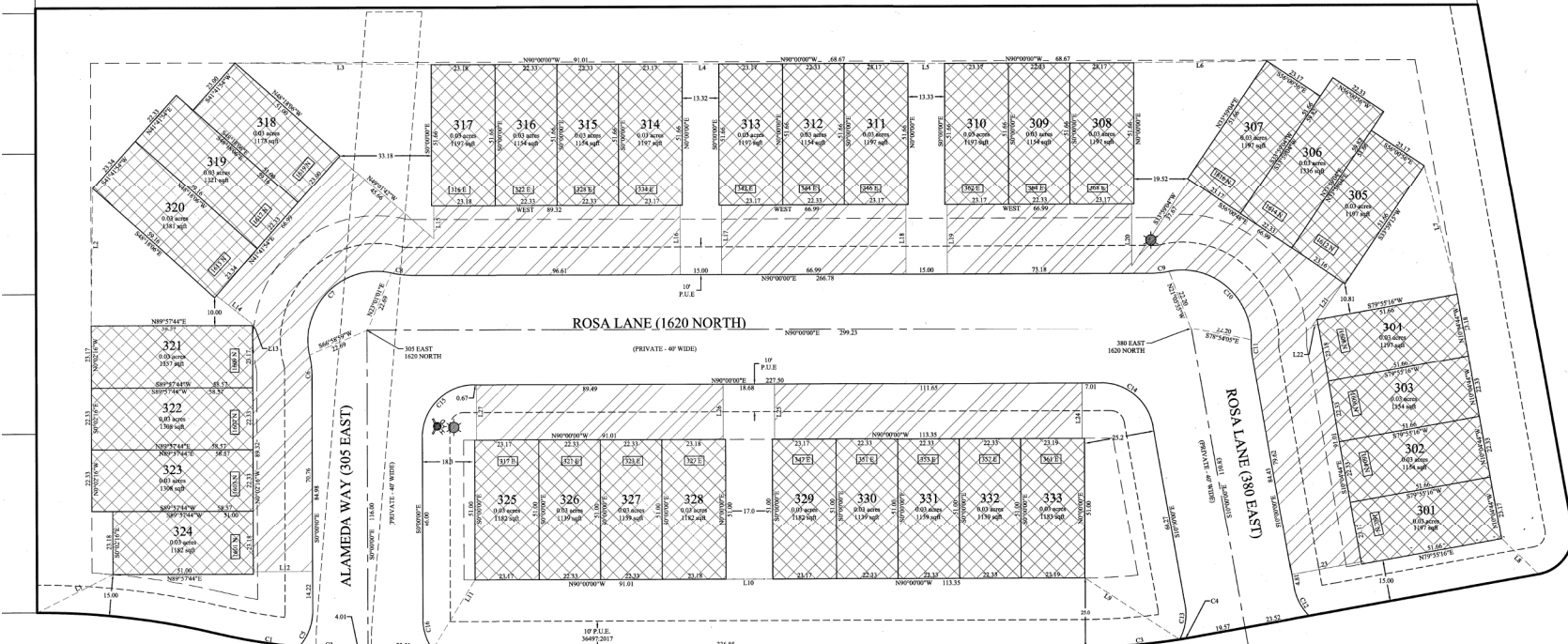


VICINITY MAP  
N.T.S.

### LEGEND

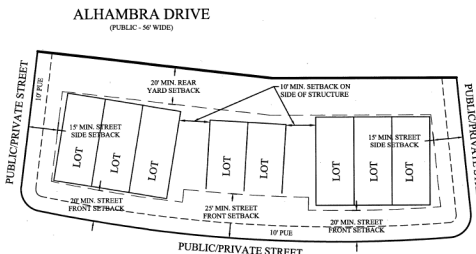
- PRIVATE AREA
- LIMITED COMMON AREA
- OPEN SPACE / COMMON AREA
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- STREET LIGHT (PROPOSED)
- FIRE HYDRANT (PROPOSED)

LINE	DIRECTION	LENGTH
L1	N83°23'21"E	30.81
L2	N00°47'23"E	49.38
L3	S89°21'07"E	71.27
L4	N00°00'00"E	13.32
L5	N89°00'00"E	13.33
L6	N89°22'14"E	48.40
L7	N14°14'17"W	48.06
L8	S47°19'58"E	18.40
L9	S50°38'36"E	40.97
L10	N00°00'00"W	17.00
L11	S11°47'09"W	29.41
L12	N00°00'00"E	21.44
L13	S89°58'43"E	0.62
L14	S51°37'02"E	17.43
L15	S00°00'00"E	11.80
L16	S00°00'00"E	21.02
L17	N00°00'00"E	21.02
L18	N00°00'00"E	21.02
L19	N00°00'00"E	21.02
L20	N00°00'00"E	22.35
L21	S30°00'00"W	18.80
L22	N79°53'16"E	1.99
L23	N79°53'16"E	25.58
L24	N00°00'00"E	20.00
L25	N00°00'00"E	20.00
L26	N00°00'00"E	20.00
L27	N00°00'00"E	20.00



CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	222.00	7°54'14"	30.62	S89°30'21"E	30.60
C2	222.00	5°29'32"	21.89	S87°10'44"E	21.08
C3	222.00	8°54'03"	34.49	N85°32'58"E	34.45
C4	222.00	1°10'40"	4.56	N89°30'36"E	4.56
C5	19.00	42°58'34"	14.21	N21°25'19"E	13.88
C6	38.50	12°19'44"	8.28	N06°09'52"W	8.27
C7	25.00	114°39'23"	50.03	S45°00'00"W	42.89
C8	38.50	12°19'44"	8.28	S85°00'00"E	8.27
C9	38.50	117°00'57"	7.40	N48°29'54"E	7.39
C10	25.00	102°01'40"	44.52	S30°00'00"W	36.87
C11	38.50	117°00'57"	7.40	S04°29'54"E	7.39
C12	19.00	357°21'51"	11.76	S27°43'00"E	11.57
C13	19.00	38°10'02"	12.77	N09°11'01"E	12.53
C14	19.00	89°00'00"	26.53	N50°00'00"W	24.43
C15	19.00	90°00'00"	29.83	S45°00'00"W	26.87
C16	19.00	357°22'36"	11.73	S17°41'19"E	11.55

**NOTES:**  
1. UNIT DIMENSIONS: ALL UNIT LINES ARE PARALLEL WITH OR PERPENDICULAR TO REFERENCE BEARING SHOWN ON EACH BUILDING.



**16202** SHEET 2 OF 2

## JORDAN VIEW LANDING PHASE 3

LOCATED IN THE SE1/4 OF SECTION 11 & THE NE1/4 OF SECTION 14,  
TOWNSHIP 5 SOUTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN  
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL
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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.

DIT 80271-2018 No 16202  
REVEYER 02114  
UTAH COUNTY RECORDER  
FILE NO. 11110-00 FOR 16202-03  
RECORDED FOR SARATOGA SPRINGS CITY