

JORDAN VIEW LANDING

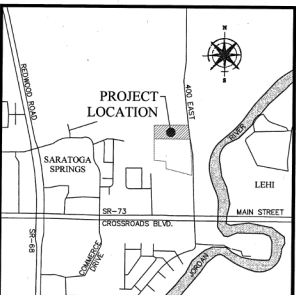
PHASE 3

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



GRAPHIC SCALE

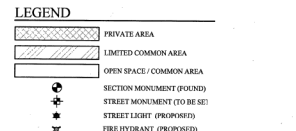
(IN FEET)
1 inch = 50 ft.



VICINITY MAP

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

NORTH 1/4 CORNER OF SECTION 14, T5S, R1W S1/4 SW1/4 2010 COUNTY MONUMENT (FOUND)

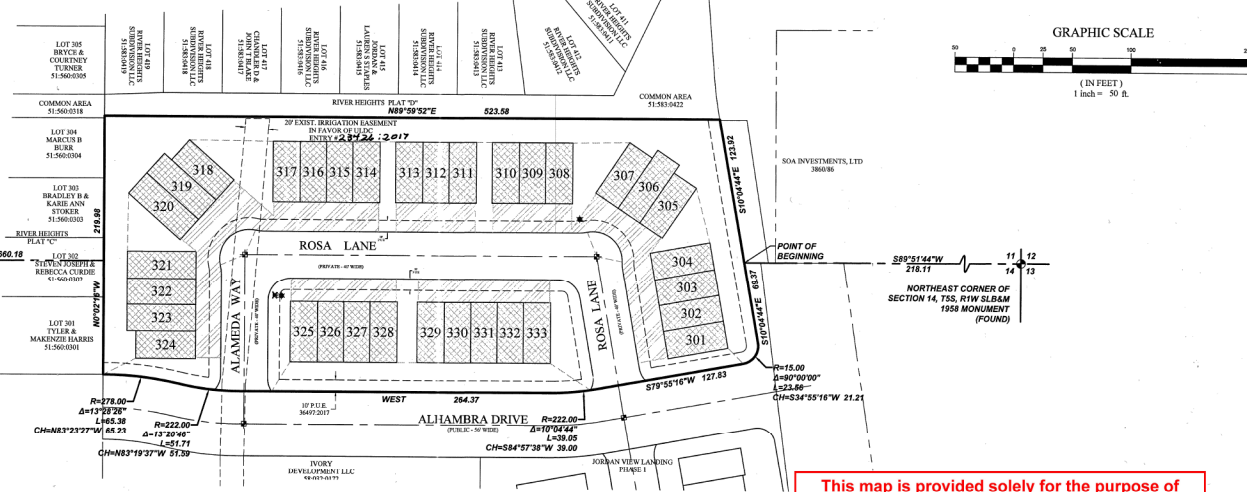


LINE	DIRECTION	LENGTH
L1	N89°30'00"E	30.81
L2	N20°43'37"E	49.38
L3	S89°10'00"E	71.27
L4	S89°00'00"E	13.32
L5	S89°00'00"E	13.33
L6	S89°22'17"E	48.40
L7	S21°41'21"W	46.66
L8	S46°19'39"E	18.60
L9	S89°00'00"E	40.97
L10	S89°00'00"E	17.26
L11	S31°43'07"W	29.41
L12	S89°00'00"E	21.48
L13	S89°58'45"E	0.62
L14	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°09'16"W	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
1121 WEST CENTER STREET
MERRILL, IOWA 50459

Approved this 2 day of July, A.D. 2018
Chris E. Eldredge
DOMINION ENERGY QUESTAR CORPORATION



TOTAL AREA	ACRES	SQUARE FEET	% OF TOTAL
SENSITIVE LANDS	0.24	23,170	0%
TOTAL LANDSCAPE AREA	0.97	92,863	0%
TOTAL BUILDING PAD AREA	0.90	85,900	22%
TOTAL ROAD	1.48	140,175	36%
TOTAL IMPROVEMENTS	1.55	147,317	38%
TOTAL LOT AREA	1.60	152,880	39%
TOTAL LOTS = 3	TOTAL BUILDINGS = 9	NET DENSITY = 11.63 UNITS/ACRE	
CARAGE PARKING SPACES = 66			
DRIVEWAY PARKING SPACES = 66			
TOTAL PARKING SPACES = 132			

NOTE: THERE ARE NO SENSITIVE LANDS WITHIN PROJECT BOUNDARY

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	222.00	75°41'	30.62	S89°32'1"E	30.60
C2	222.00	5°26'32"	21.09	S81°14'4"E	21.08
C3	279.00	84°40'	34.40	S49°12'4"E	34.44
C4	222.00	1°10'40"	4.56	S89°39'0"E	4.56
C5	19.00	28°59'58"	14.01	S27°29'7"E	14.09
C6	38.50	12°19'44"	8.28	S82°09'2"W	8.27
C7	25.00	11°49'29"	5.03	S49°00'0"W	5.00
C8	38.50	12°19'44"	8.28	S82°09'0"E	8.27
C9	38.50	11°00'51"	7.40	S84°29'4"E	7.39
C10	25.00	10°20'46"	44.52	N50°00'0"W	38.87
C11	38.50	11°00'51"	7.40	S04°29'4"E	7.39
C12	19.00	39°27'19"	11.76	S27°48'4"E	11.53
C13	19.00	39°30'00"	12.77	S89°19'0"E	12.52
C14	19.00	39°00'00"	26.51	N89°00'0"W	24.43
C15	19.00	59°00'00"	29.82	S49°00'0"W	26.87
C16	19.00	39°22'36"	11.81	S17°41'4"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 July.
- 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.
- 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. 16202, 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. THESE OBLIGATIONS RUN WITH THE LAND AND ARE BINDING ON 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 PROBLEMLIC 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. 10516507

Date: 4/6/18

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, S.L.B. & 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°55'17"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 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, 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 13°20'46" (chord: N81°37'37"W 51.59 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 523.58 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 of Salt Lake County, Utah, 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 claim, suit, or action, damages, costs, and expenses, including reasonable attorney's fees, incurred by the City in connection with the dedication of the above described property, and the owner(s) and all agents, successors, and assigns voluntarily defend, indemnify, and save harmless the City from any claim, suit, or action, damages, costs, and expenses, including reasonable attorney's fees, incurred by the City in connection with the dedication of the above described property, and the owner(s) and all agents, successors, and assigns.

In witness whereof I have hereunto set my hand this 25 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, I, CHRISTOPHER P. GAMVROULAS, personally appeared before me, Christoph P. Gamvroulas, on the 25 day of June, 2018, and I have known 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 Markey
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 20 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: Approved this 11 day of July, A.D. 2018
PLANNING DIRECTOR: Approved this 17 day of Aug, A.D. 2018
LAND USE AUTHORITY: Approved by the Land Use Authority on this 17 day of Aug, A.D. 2018
SARATOGA SPRINGS ATTORNEY: Approved by Saratoga Springs Attorney on this 24 day of Aug, A.D. 2018

COMCAST CABLE TELEVISION: Approved this 3 day of July, A.D. 2018
CITY ENGINEER: Approved by the City Engineer on this 22 day of Aug, A.D. 2018
FIRE CHIEF: Approved by the Fire Chief on this 17 day of Aug, A.D. 2018

LEHI CITY POST OFFICE: Approved by Post Office Representative on this 22 day of July, A.D. 2018

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.

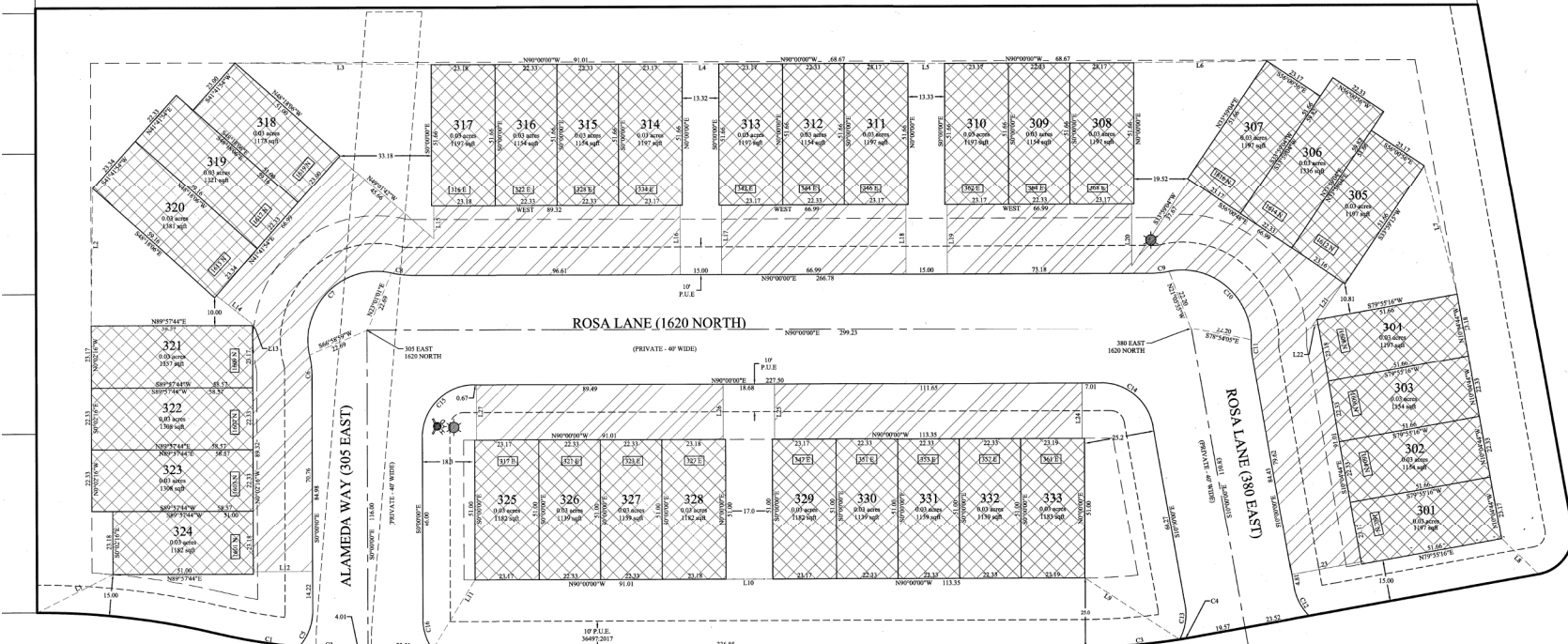


VICINITY MAP
N.T.S.

LEGEND

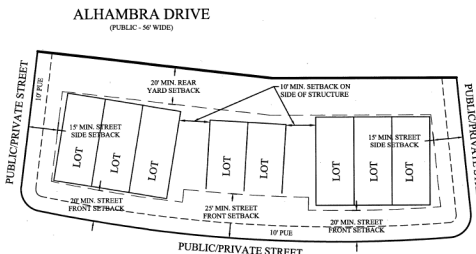
- PRIVATE AREA
- LIMITED COMMON AREA
- OPEN SPACE / COMMON AREA
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- STREET LIGHT (PROPOSED)
- FIRE HYDRANT (PROPOSED)

LINE	DIRECTION	LENGTH
L1	N83°23'21"E	30.81
L2	N00°47'24"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	S44°19'58"E	18.40
L9	S50°58'36"E	40.97
L10	N00°00'00"W	17.00
L11	S11°47'00"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°50'21"E	30.60
C2	222.00	5°29'52"	21.09	S87°16'04"E	21.08
C3	222.00	8°54'03"	34.49	N85°32'58"E	34.45
C4	222.00	1°10'04"	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
 No. 16202 UTAH COUNTY RECORDER STATE OF UTAH		

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DIT: 802271-2018 No. 16202
 REVEYER: 02114
 UTAH COUNTY RECORDER
 FILE NO. 11110-00 FOR 16202-03
 RECORDED FOR SARATOGA SPRINGS CITY