

WANDER PHASE F1

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

SURVEYOR'S CERTIFICATE

I, Eric D. Robins do hereby certify that I am a Professional Land Surveyor, and that I hold a license, certificate No. 5152671, 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 the 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 plan 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 known 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 recording of this plat, a map of the survey I have completed with the Utah County Surveyor.

E. D. Robins
Eric D. Robins
Professional Land Surveyor
Utah Certificate No. 5152671

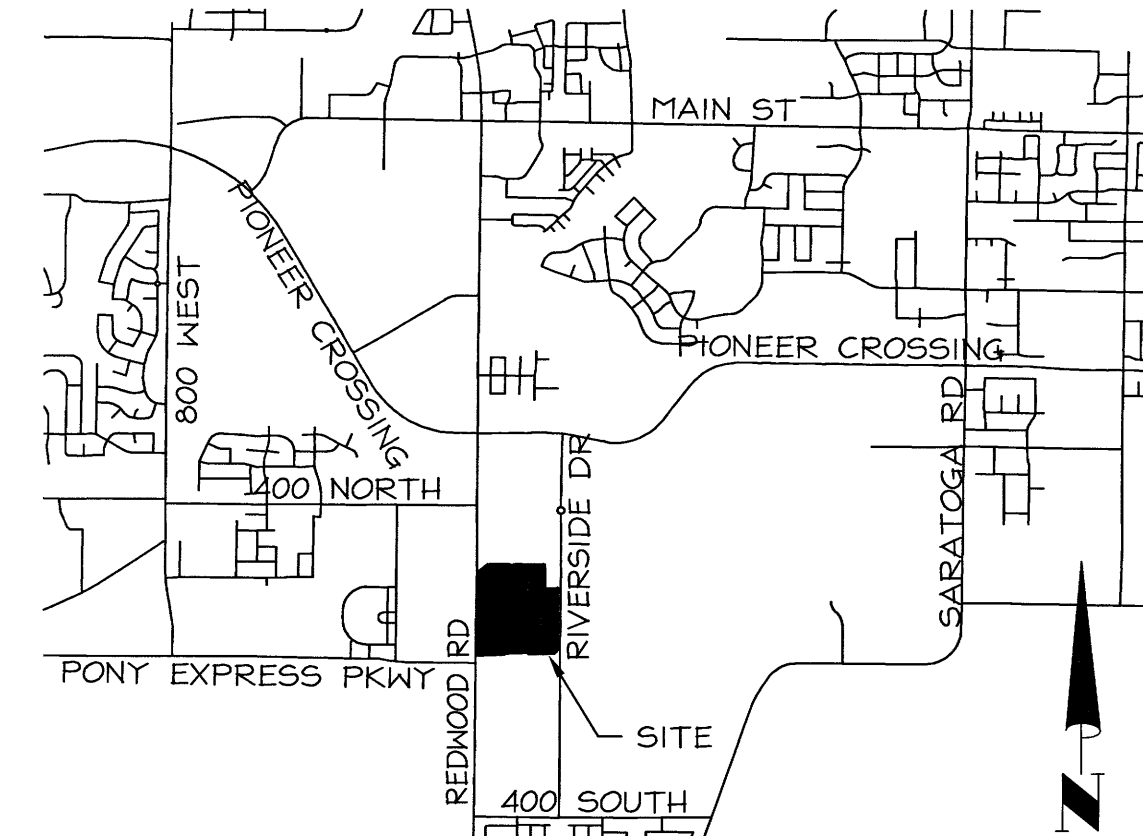
8/22/22
Date

BOUNDARY DESCRIPTION

A parcel of land situated in the Southeast Quarter of Section 23 and the Northeast Quarter of Section 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at the intersection of the West Right-of-Way Line of Riverside Drive and the North Right-of-Way of Pony Express Parkway, said point also being a point on a 138.500 foot radius non-tangent curve to the right, (radius bears North 64°54'31" West, Chord: South 52°40'19" West 128.250 feet), said point lies North 89°57'40" West 1235.726 feet along the Section Line and North 2756.002 feet from the East Quarter Corner of Section 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian and running thence along said Pony Express Parkway the following (8) courses: 1) along the arc of said curve 133.340 feet through a central angle of 55°09'40"; 2) North 89°59'57" West 108.500 feet to a point on a 1080.500 foot radius tangent curve to the left, (radius bears South 00°00'03" West, Chord: South 84°46'54" West 196.581 feet); 3) along the arc of said curve 196.853 feet through a central angle of 10°26'19" to a point of reverse curvature with a 1028.500 foot radius tangent curve to the right, (radius bears North 10°26'16" West, Chord: South 84°46'54" West 187.121 feet); 4) along the arc of said curve 187.380 feet through a central angle of 10°26'19"; 5) North 89°59'57" West 92.669 feet; 6) North 84°17'19" West 70.349 feet; 7) North 89°59'57" West 539.429 feet to a point on a 45.000 foot radius tangent curve to the right, (radius bears North 00°00'03" East, Chord: North 80°11'24" West 15.333 feet); 8) along the arc of said curve 15.408 feet through a central angle of 19°37'06" to the East Right-of-Way Line of Redwood Road, thence along said Redwood Road the following (6) courses: 1) North 00°21'00" West 389.045 feet; 2) North 01°18'54" West 99.880 feet; 3) North 00°02'14" East 502.210 feet; 4) North 00°24'29" West 173.550 feet; 5) North 01°17'53" West 173.550 feet; 6) North 01°03'25" West 76.857 feet; thence North 51°16'00" East 149.056 feet; thence East 420.305 feet; thence South 110.000 feet; thence East 54.148 feet; thence North 110.000 feet; thence East 515.000 feet; thence South 387.000 feet to a point on a 12.000 foot radius tangent curve to the left, (radius bears East, Chord: South 45°00'00" East 16.971 feet); thence along the arc of said curve 18.850 feet through a central angle of 90°00'00"; thence East 187.030 feet to a point on a 12.000 foot radius tangent curve to the left, (radius bears North, Chord: North 45°00'00" East 16.970 feet); thence along the arc of said curve 18.848 feet through a central angle of 89°59'37"; thence South 89°59'37" East 4.034 feet to said Riverside Drive; thence along said Riverside Drive South 00°00'13" West 1018.217 feet to the point of beginning.

Acres: 43.098
Square Footage: 1,877,338
of Lots: 198
of Parcels: 9



VICINITY MAP

REQUIRED PLAT NOTES

* 22603 22603 226049

- PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDED DATE OF MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL HAS BEEN GRANTED ON THE 10 DAY OF ~~Feb~~ 2022.
- 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 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. 2," 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 REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED PER CITY STANDARDS AND ALL FEES INCLUDING IMPACT AND CONNECTION FEES ARE PAID.
- ALL OPEN SPACE, COMMON AREA, AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY 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 COAR'S.
- A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY WESTERN TECHNOLOGIES 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, 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.
- FOR ANY OPEN SPACE ("O") LOTS WITH PAVED SIDEWALKS AND/OR WALKWAYS CONSTRUCTED THEREON, THE OWNER HEREBY GRANTS A PUBLIC ACCESS EASEMENT THEREON FOR PUBLIC USE BY PEDESTRIANS AND NON-MOTORIZED VEHICLES FOR THE PURPOSE OF REASONABLE ACCESS, INGRESS AND EGRESS OVER AND ACROSS SUCH PAVED SIDEWALKS AND/OR WALKWAYS. SUCH PUBLIC ACCESS EASEMENT AREAS AND IMPROVEMENTS SHALL BE MAINTAINED BY THE WANDER COMMUNITY ASSOCIATION OR APPLICABLE SUB-ASSOCIATION.
- COMMON AREAS & PRIVATE STREETS ARE BLANKET UTILITY EASEMENTS FOR THE CITY OF SARATOGA SPRINGS.
- SPORTS COMPLEX 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 SPORTS COMPLEX 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
- OPEN SPACE PARCEL 0-9 IS DEDICATED AS A TRAIL EASEMENT WHERE THE PUBLIC IS GRANTED A RIGHT OF ACCESS TO THE PUBLIC TRAILS WHERE AND AS THE SAME ARE CONSTRUCTED

INFORMATION	AC.	SQ. FT.	%TOTAL	#	NOTES
TOTAL PROJECT AREA	43.098	1,877,338	100%		
BUILDABLE LAND	30.321	1,320,768	70.4%		
OPEN SPACE	3.663	159,549	8.5%		
SENSITIVE LANDS	0.00	0.00	0%		
ROW AREA	9.114	397,021	21.1%		
LANDSCAPING AREA	3.663	159,549	8.5%		
LOTS				198	
NET DENSITY DWELLINGS PER ACRE				4.55	

INFORMATION	AC.	SQ. FT.	%TOTAL	#	NOTES
TOTAL PROJECT AREA	156.554	6,819,339	100%		
BUILDABLE LAND	108.37	4,720,488	69.2%		
OPEN SPACE	27.467	1,196,221	17.5%		
SENSITIVE LANDS	2.562	111,605	1.6%		
ROW AREA	32.991	1,377,345	21.1%		
LANDSCAPING AREA	15.835	689,462	10.1%		
LOTS				833	
NET DENSITY DWELLINGS PER ACRE				5.32	

PLATS INCLUDED IN TABLE:

- JORDAN PROMENADE VILLAGE I PLAT B-1
- JORDAN PROMENADE VILLAGE I PLAT B-2
- JORDAN PROMENADE VILLAGE I PLAT B-3
- JORDAN PROMENADE VILLAGE I PLAT C1
- HANDER PHASE C2
- HANDER PHASE D1
- HANDER PHASE D2
- HANDER PHASE D3
- HANDER PHASE E1
- HANDER PHASE E2
- HANDER PHASE C3
- HANDER PHASE C4
- HANDER PHASE F1

OWNER

Clayton Properties Group II, Inc.
206 E. Winchester St.
Murray, UT 84107

DEVELOPER

Clayton Properties Group II, Inc.
206 E. Winchester St.
Murray, UT 84107

SHEET 1 OF 7

18547
Sheet 1 of 7

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH) s.s.
County of Utah
On this 12th day of September, 2022, Ryan Smith personally appeared before me, Karla Jean Richards, 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/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.

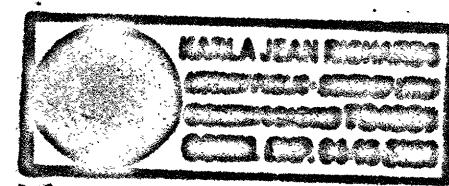
WITNESS my hand and official seal. Karla Jean Richards

Notary Public Full Name: Karla Jean Richards

Commission Number: 724238

My commission expires: 4-18-26

A Notary Public Commissioned In Utah



OWNER'S ACKNOWLEDGMENT

STATE OF UTAH) s.s.
County of Utah

On this 20 day of Sept, 2022, personally appeared before me, David Cannon, who being by me Marilyn F. Nielson 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. Marilyn F. Nielson

Notary Public Full Name: Marilyn F. Nielson

Commission Number: 719951

My commission expires: Aug. 9, 2025

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 herein, 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 26 day of Sept, A.D. 2022

Marilyn F. Nielson
City Mayor

Corey Solberg
Attest
City Recorder
(See Seal Below)

ENT 112192:2022 Map # 18547
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 Oct 21 4:42 PM FEE 794.00 \$1 KR
RECORDED FOR SARATOGA SPRINGS CITY

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. 17-27a-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 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 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
- d. ANY OTHER PROVISION OF LAW

APPROVED THIS 7 DAY OF Sept, 2022.

Wade Stubbs
ROCKY MOUNTAIN POWER

DOMINION ENERGY QUESTAR CORPORATION

DOMINION ENERGY QUESTAR CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY QUESTAR CORPORATION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY QUESTAR CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

APPROVED THIS 1 DAY OF September, 2022

BY Priscilla Eldredge
TITLE Pre-Con

DOMINION ENERGY QUESTAR CORP.

CENTURY LINK

Approved this 1 day of 09, A.D. 2022

Joe Westfall
CENTURY LINK

COMCAST CABLE TELEVISION

Approved this 1 day of September, A.D. 2022

Waldemar
COMCAST CABLE TELEVISION

PUBLIC WORKS DIRECTOR

Reviewed by the Public Works Director on this 22 day of September, A.D. 2022

Waldemar
PUBLIC WORKS DIRECTOR



9089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088
801.628.6004 TEL. 801.590.6611 FAX WWW.PERIGEECIVIL.COM

PLANNING DIRECTOR

Reviewed by the Planning Director on this 28th day of September, A.D. 2022

Jim Gump for Sarah Carroll
PLANNING DIRECTOR

CITY ENGINEER

Approved by the City Engineer on this 23 day of September, A.D. 2022

David M. L...
CITY ENGINEER

LAND USE AUTHORITY

Approved by Land Use Authority on this 28th day of September, A.D. 2022

Jim Gump for Sarah Carroll
SARATOGA SPRINGS PLANNING DIRECTOR

FIRE CHIEF APPROVAL

Approved by the Fire Chief on this 24 day of September, A.D. 2022

John L. ...
CITY FIRE CHIEF

SARATOGA SPRINGS ATTORNEY

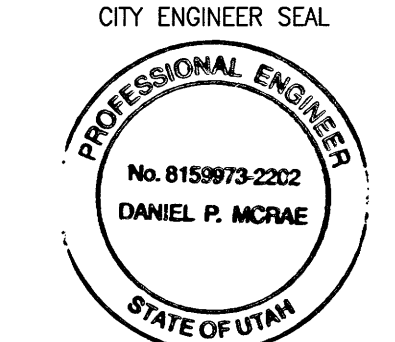
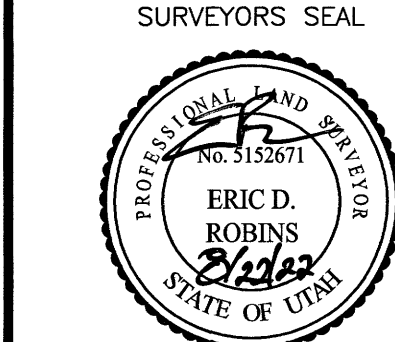
Approved by Saratoga Springs Attorney on this 27 day of Sept, A.D. 2022

Kevin ...
SARATOGA SPRINGS ATTORNEY

LEHI CITY POST OFFICE

Approved by Post Office Representative on this 1 day of Sept, A.D. 2022

M. Hitchcock
LEHI CITY POST OFFICE REPRESENTATIVE

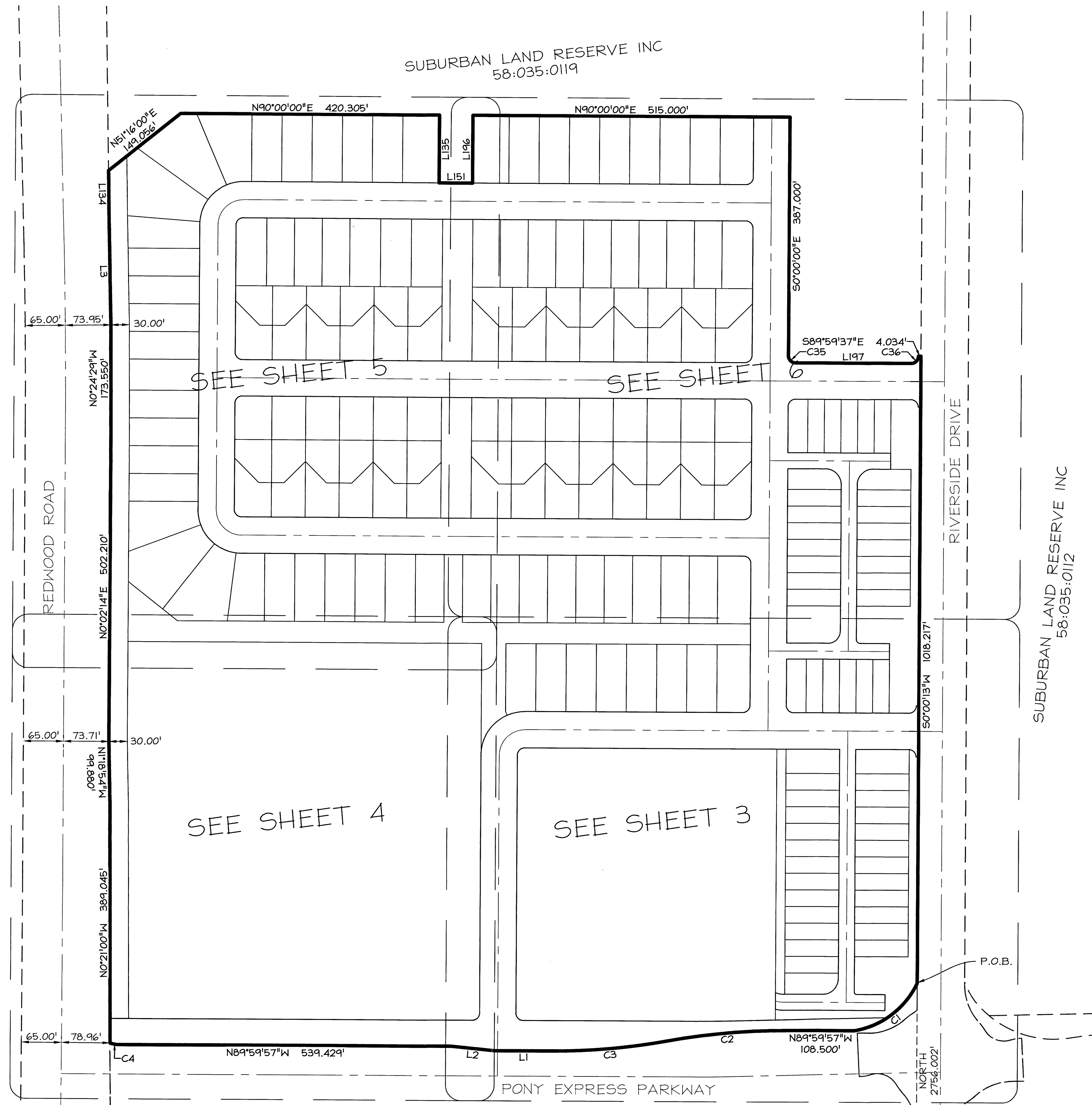


WANDER PHASE F1

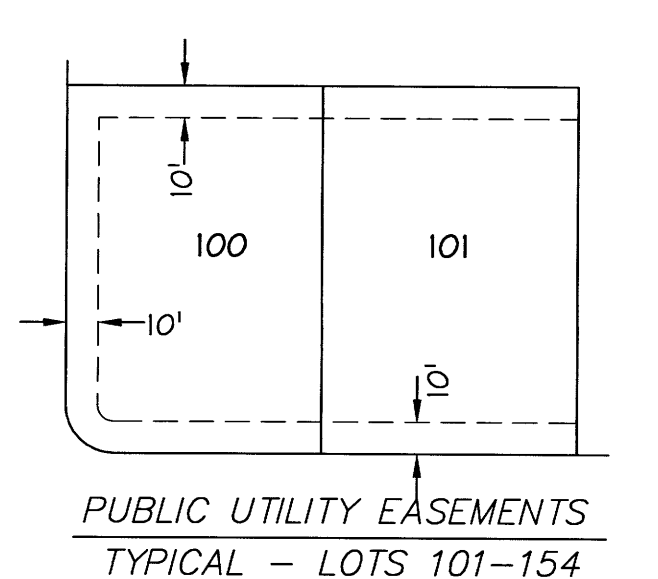
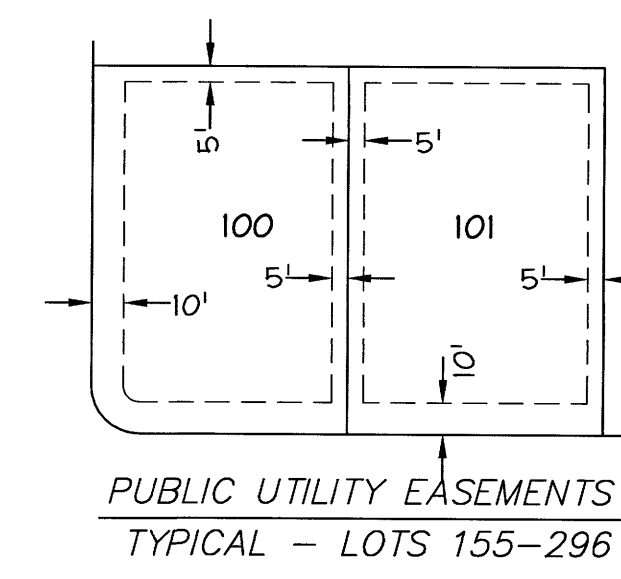
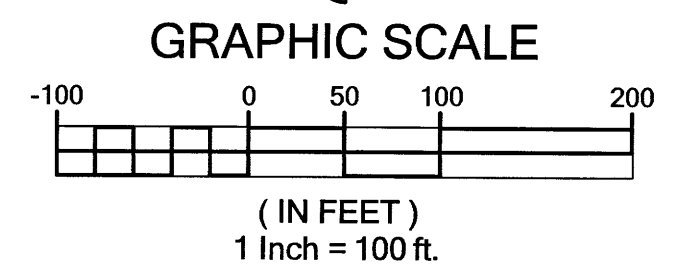
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CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

LEGEND

- FOUND SALT LAKE COUNTY SECTION CORNER
- PROPOSED STREET MONUMENT
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED P.U.E.
- EXISTING EASEMENT
- ROAD CENTERLINE
- SECTION LINE
- BOUNDARY LINE



ENT 112192:2022 Map # 18547
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 Oct 21 4:42 pm FEE 764.00 BY KR
RECORDED FOR SARATOGA SPRINGS CITY



SHEET 2 OF 7

PERIGEE CONSULTING
CIVIL • STRUCTURAL • SURVEY

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801.628.6004 TEL 801.590.6611 FAX WWW.PERIGEECIVIL.COM

WEST QUARTER CORNER, SEC. 26,
T5S, R1W, SLB4M
FOUND - BRASS CAP

BASIS OF BEARING
N89°57'40"W 5326.174' (MON TO MON)

EAST QUARTER CORNER, SEC. 26
T5S, R1W, SLB4M
FOUND - BRASS CAP

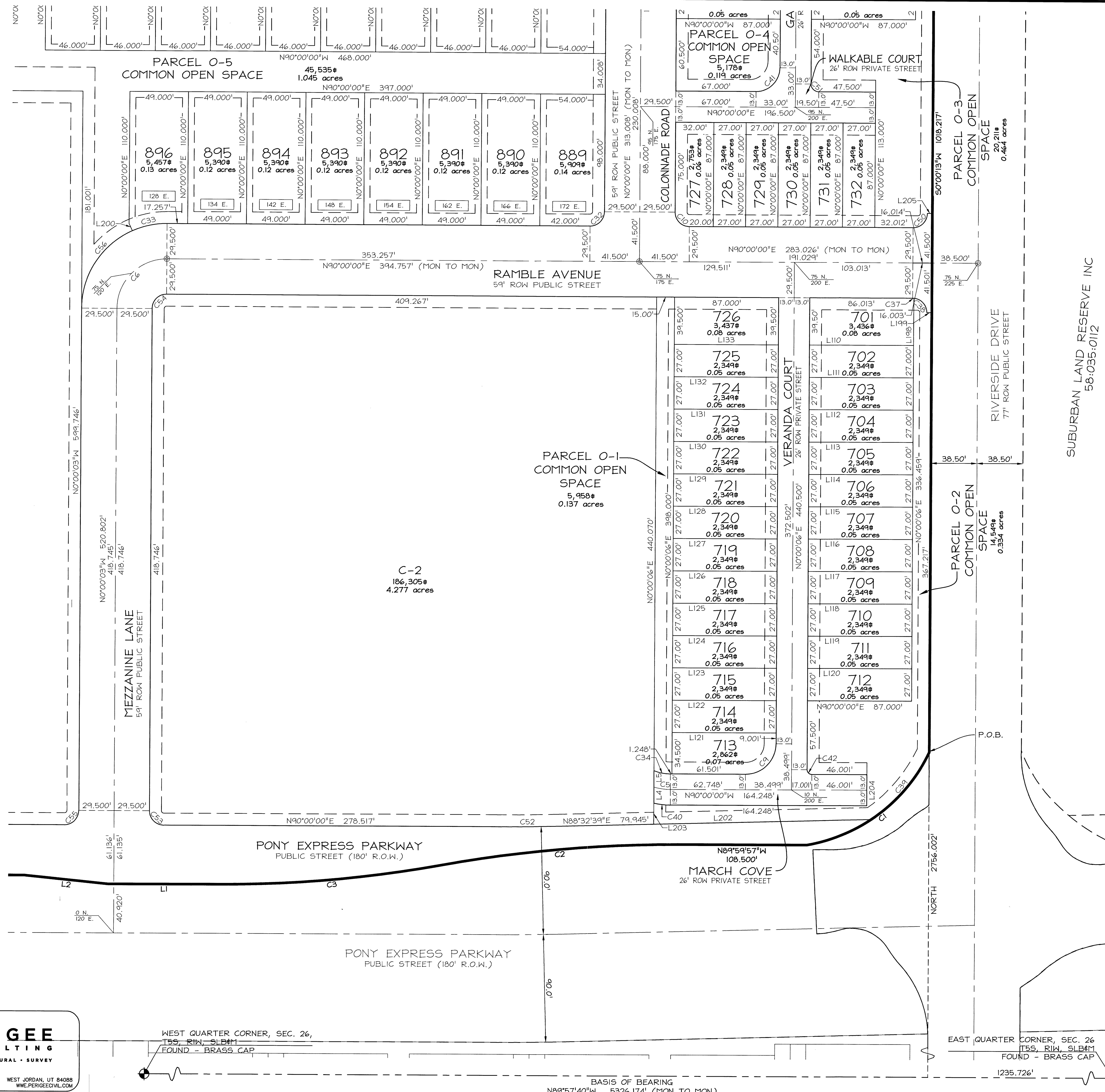
PHASE F1
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LOT	ADDRESS
701	47 N. RIVERSIDE DRIVE
702	41 N. RIVERSIDE DRIVE
703	57 N. RIVERSIDE DRIVE
704	53 N. RIVERSIDE DRIVE
705	49 N. RIVERSIDE DRIVE
706	45 N. RIVERSIDE DRIVE
707	41 N. RIVERSIDE DRIVE
708	37 N. RIVERSIDE DRIVE
709	33 N. RIVERSIDE DRIVE
710	27 N. RIVERSIDE DRIVE
711	23 N. RIVERSIDE DRIVE
712	17 N. RIVERSIDE DRIVE
713	13 N. VERANDA COURT
714	19 N. VERANDA COURT
715	21 N. VERANDA COURT
716	23 N. VERANDA COURT
717	27 N. VERANDA COURT
718	33 N. VERANDA COURT
719	37 N. VERANDA COURT
720	43 N. VERANDA COURT
721	49 N. VERANDA COURT
722	53 N. VERANDA COURT
723	59 N. VERANDA COURT
724	63 N. VERANDA COURT
725	67 N. VERANDA COURT
726	71 N. VERANDA COURT
727	186 E. RAMBLE AVENUE
728	192 E. RAMBLE AVENUE
729	196 E. RAMBLE AVENUE
730	202 E. RAMBLE AVENUE
731	206 E. RAMBLE AVENUE
732	212 E. RAMBLE AVENUE
733	17 N. RIVERSIDE DRIVE
734	103 N. RIVERSIDE DRIVE
735	107 N. RIVERSIDE DRIVE
736	111 N. RIVERSIDE DRIVE
737	117 N. RIVERSIDE DRIVE
738	121 N. RIVERSIDE DRIVE
739	127 N. RIVERSIDE DRIVE
740	131 N. RIVERSIDE DRIVE
741	218 E. STROLL AVENUE
742	207 E. STROLL AVENUE
743	203 E. STROLL AVENUE
744	197 E. STROLL AVENUE
745	191 E. STROLL AVENUE
746	187 E. STROLL AVENUE
747	126 N. COLONNADE DRIVE
748	124 N. COLONNADE DRIVE
749	122 N. COLONNADE DRIVE
750	118 N. COLONNADE DRIVE
751	114 N. COLONNADE DRIVE
752	112 N. COLONNADE DRIVE
753	106 N. COLONNADE DRIVE
754	102 N. COLONNADE DRIVE

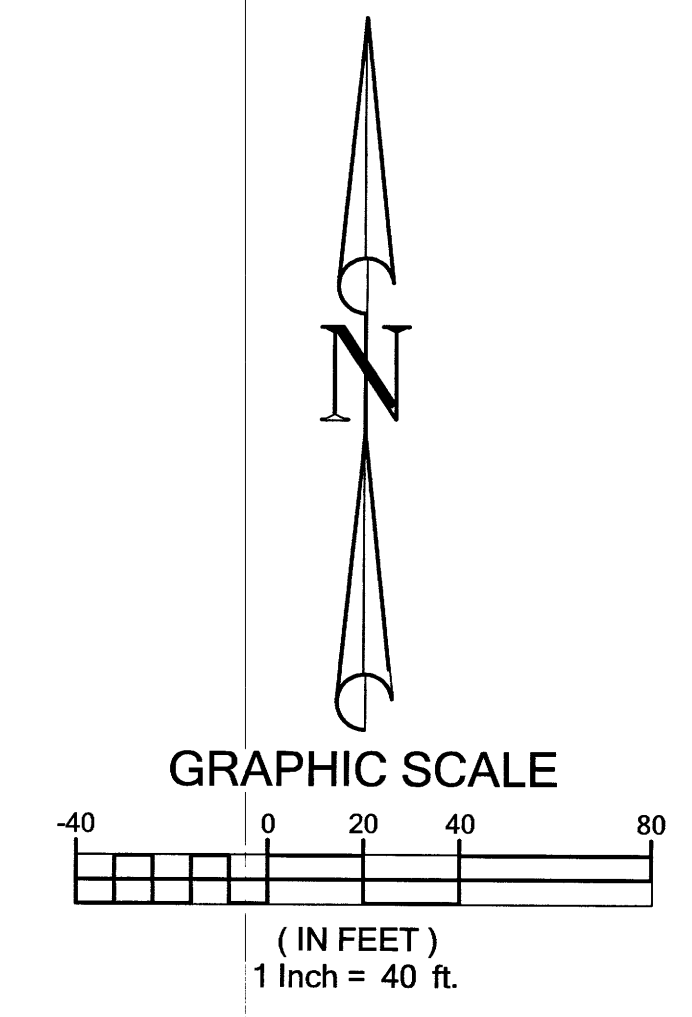


SUBURBAN LAND RESERVE INC
58-035-0112

LEGEND

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- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
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- EXISTING EASEMENT
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18547
sheet 3 of 7



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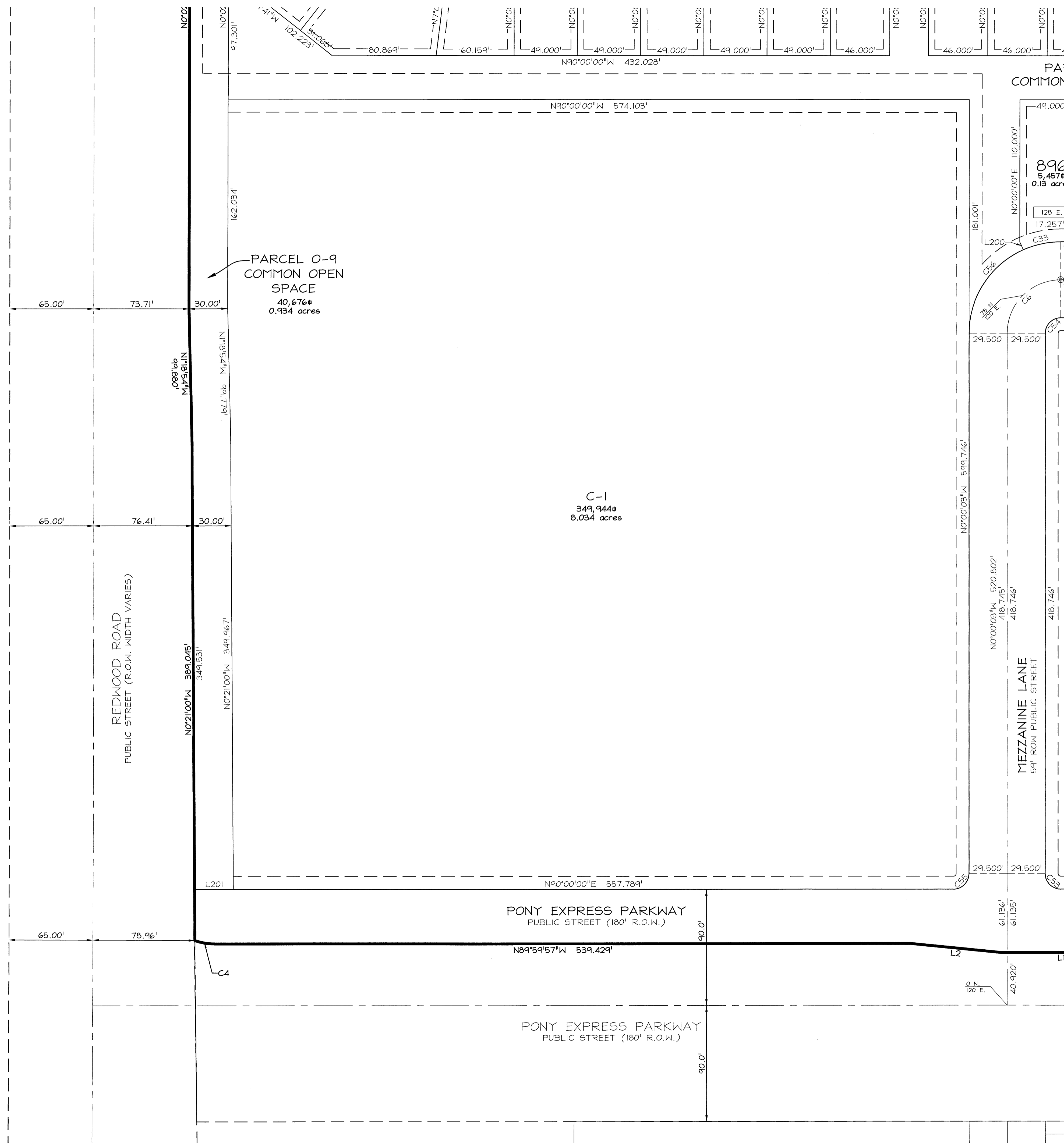
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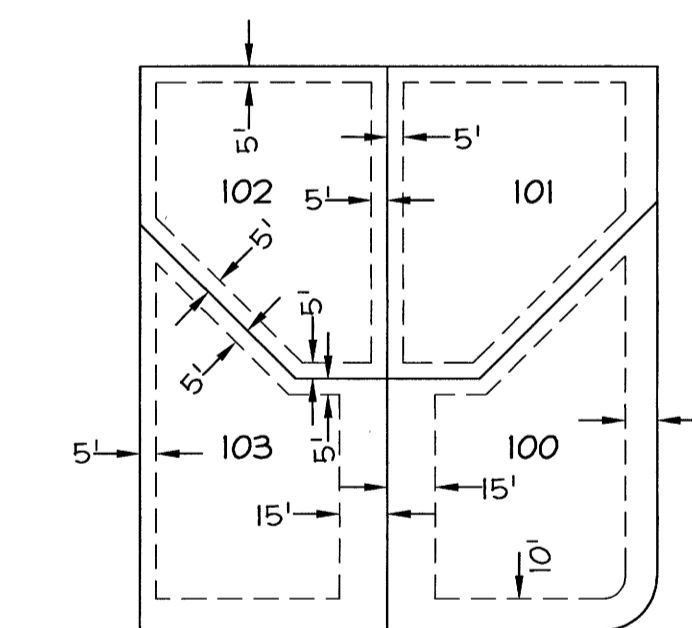
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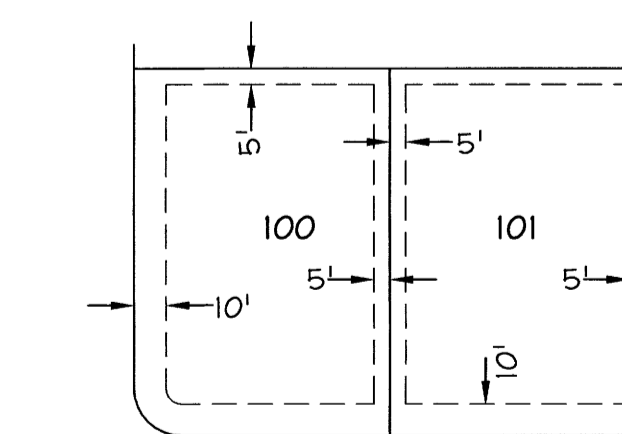
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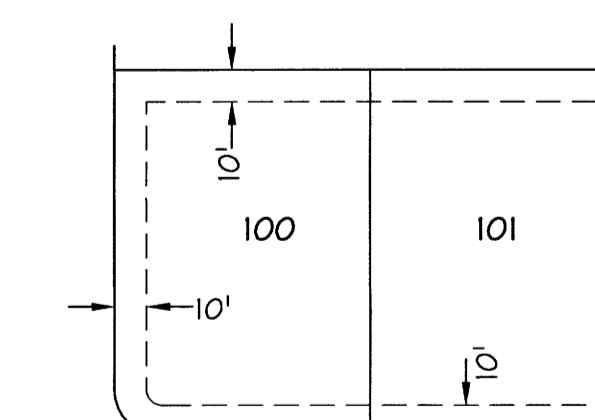
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2022 Oct 21 4:42 PM FEE 764.00 BY RR
RECORDED FOR SARATOGA SPRINGS CITY



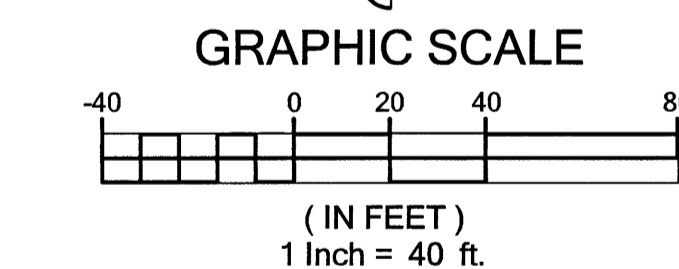
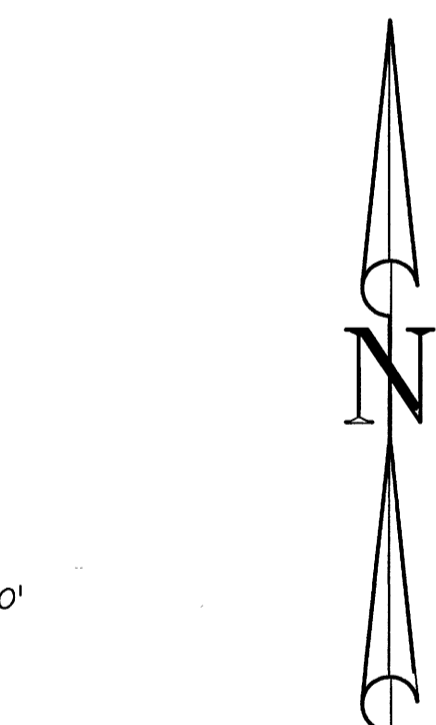
PUBLIC UTILITY EASEMENTS
TYPICAL - LOTS 755-824



PUBLIC UTILITY EASEMENTS
TYPICAL - LOTS 825-896



PUBLIC UTILITY EASEMENTS
TYPICAL - LOTS 701-754



18547
Sheet 4 of 7

SHEET 4 OF 7

PERIGEE CONSULTING
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9089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088
801.828.6004 TEL 801.560.8611 FAX WWW.PERIGEECIVIL.COM

PHASE F1
WANDER
SUBDIVISION

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

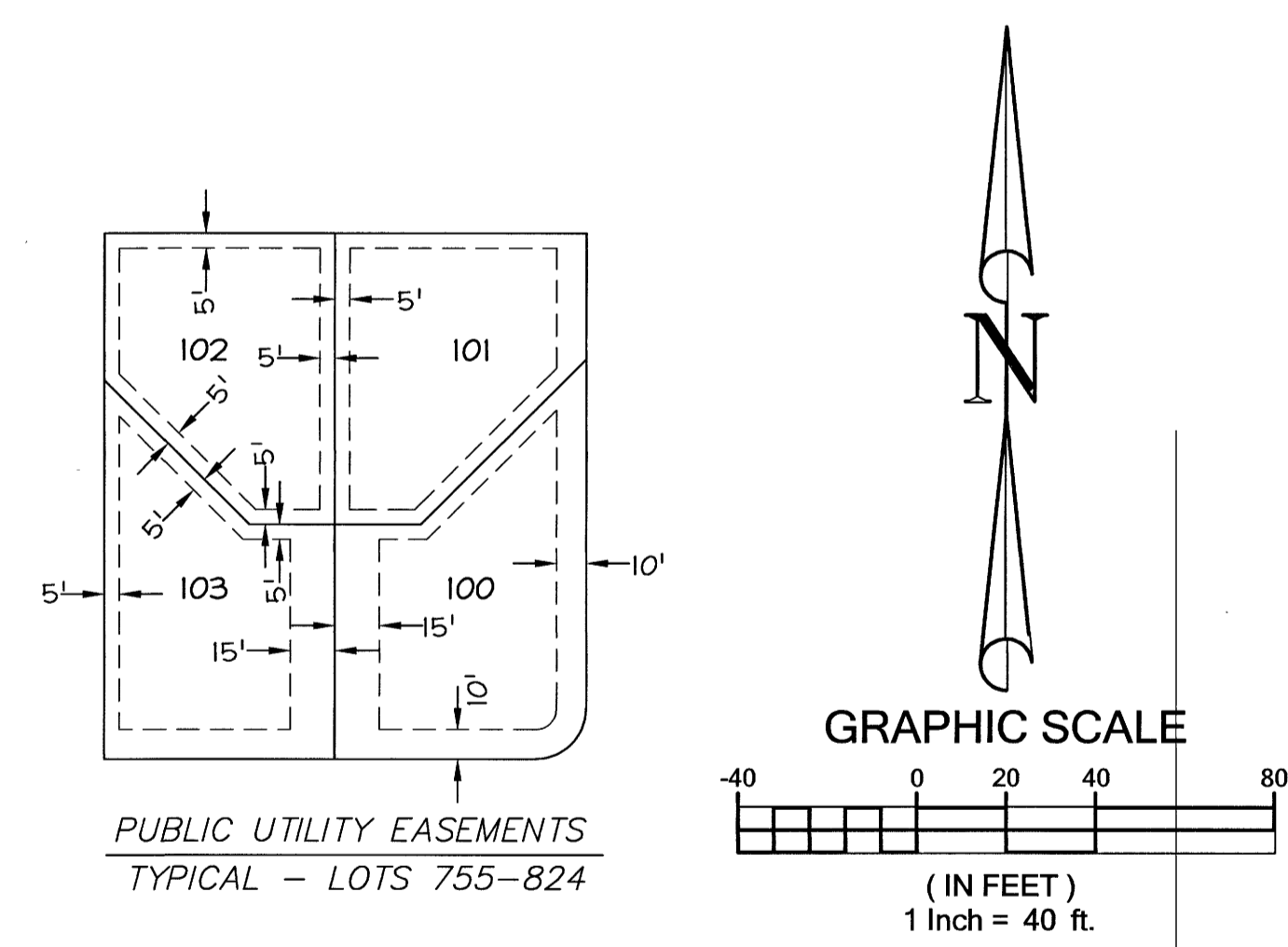
WANDER PHASE F1

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

LEGEND

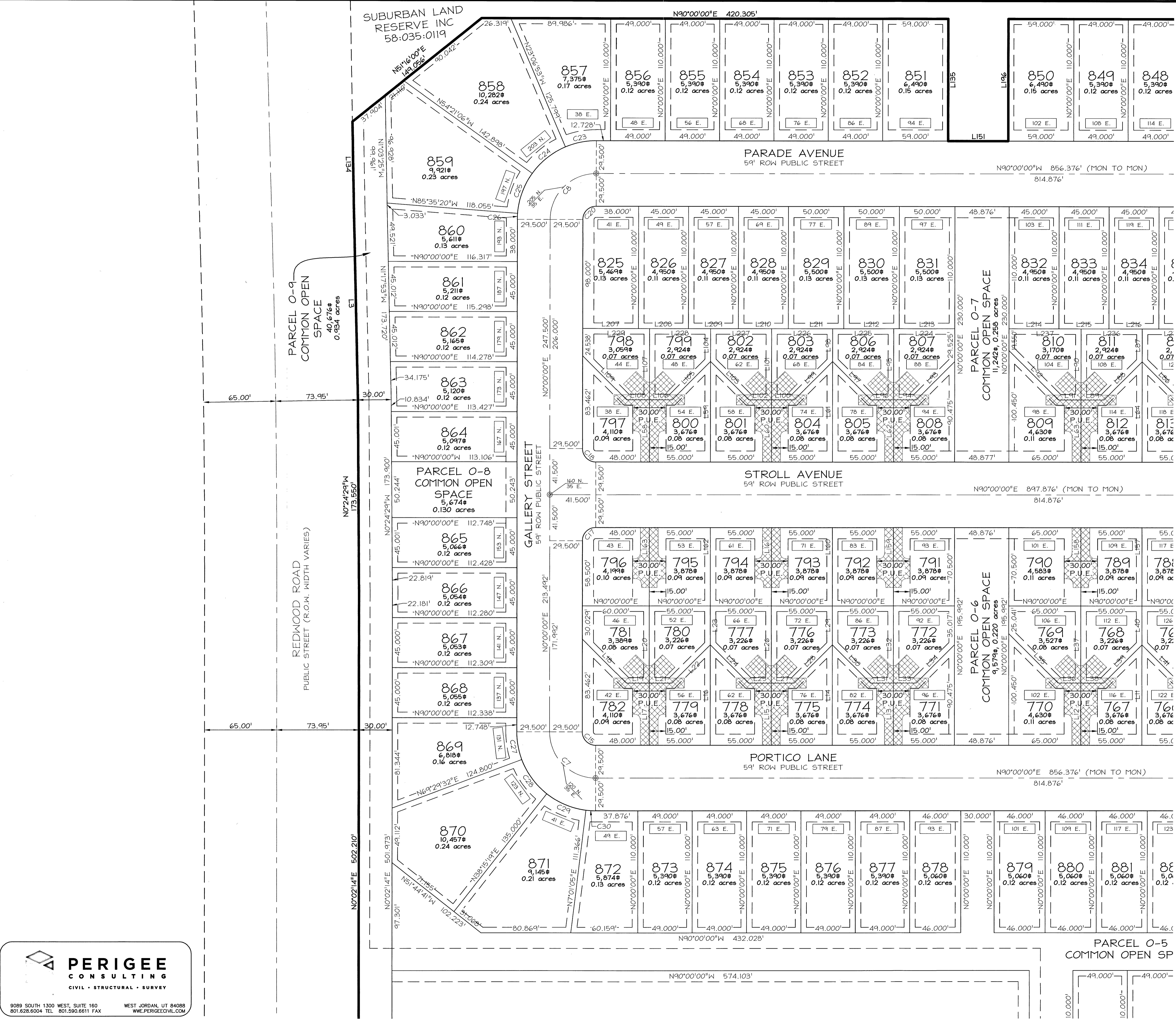
- FOUND SALT LAKE COUNTY SECTION CORNER
- PROPOSED STREET MONUMENT
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED P.U.E.
- EXISTING EASEMENT
- ROAD CENTERLINE
- SECTION LINE
- BOUNDARY LINE

ENT 112192:2022 Map # 18547
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 045 21 442 \$4 FEE \$24.00 BY RR
RECORDED FOR SARATOGA SPRINGS CITY



18547
sheet 5 of 7

SHEET 5 OF 7



PERIGEE CONSULTING
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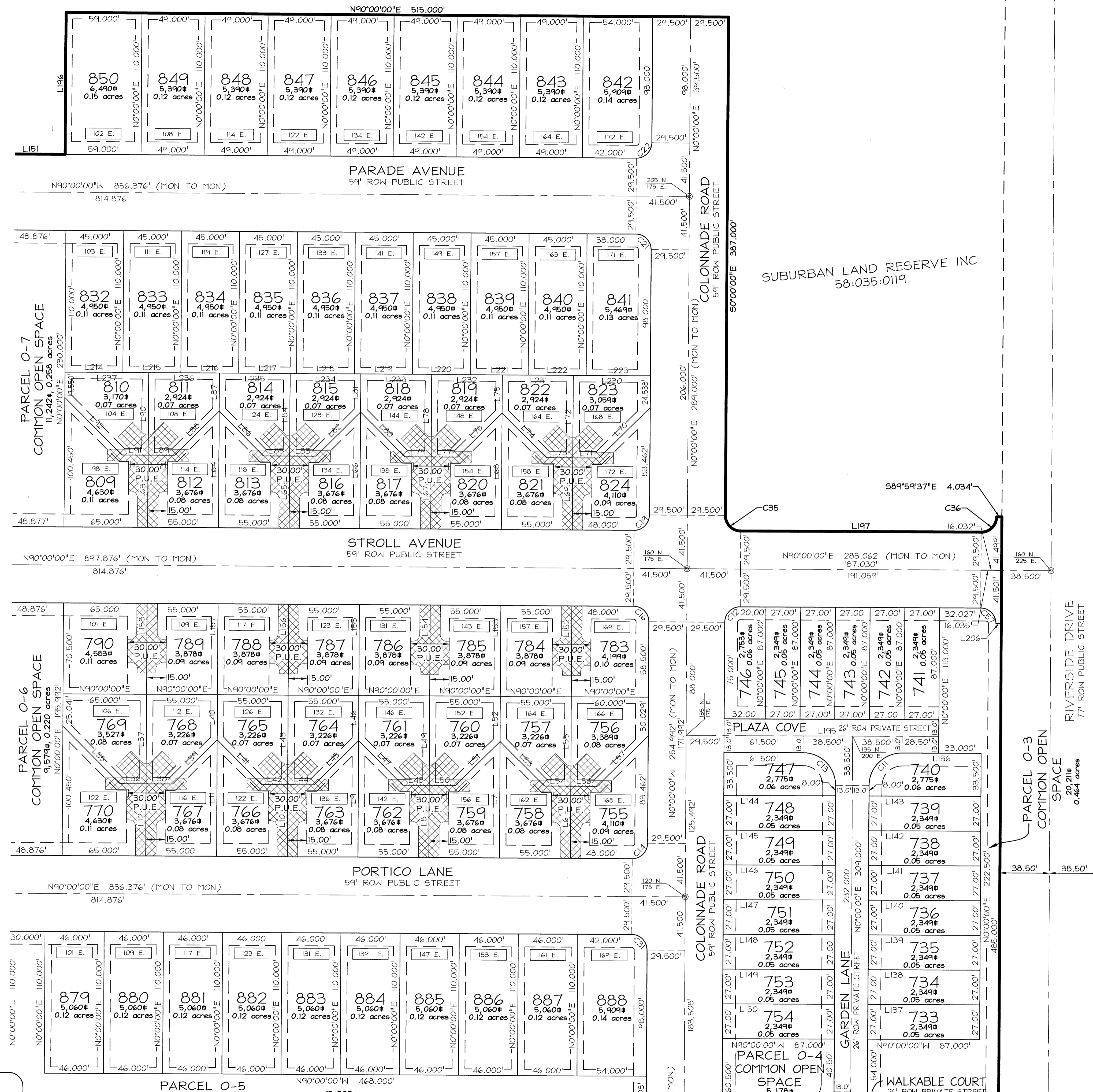
9099 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84068
801.828.6004 TEL. 801.580.6611 FAX WWW.PERIGEECIVIL.COM

PHASE F1
WANDER
SUBDIVISION

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

WANDER PHASE F1

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

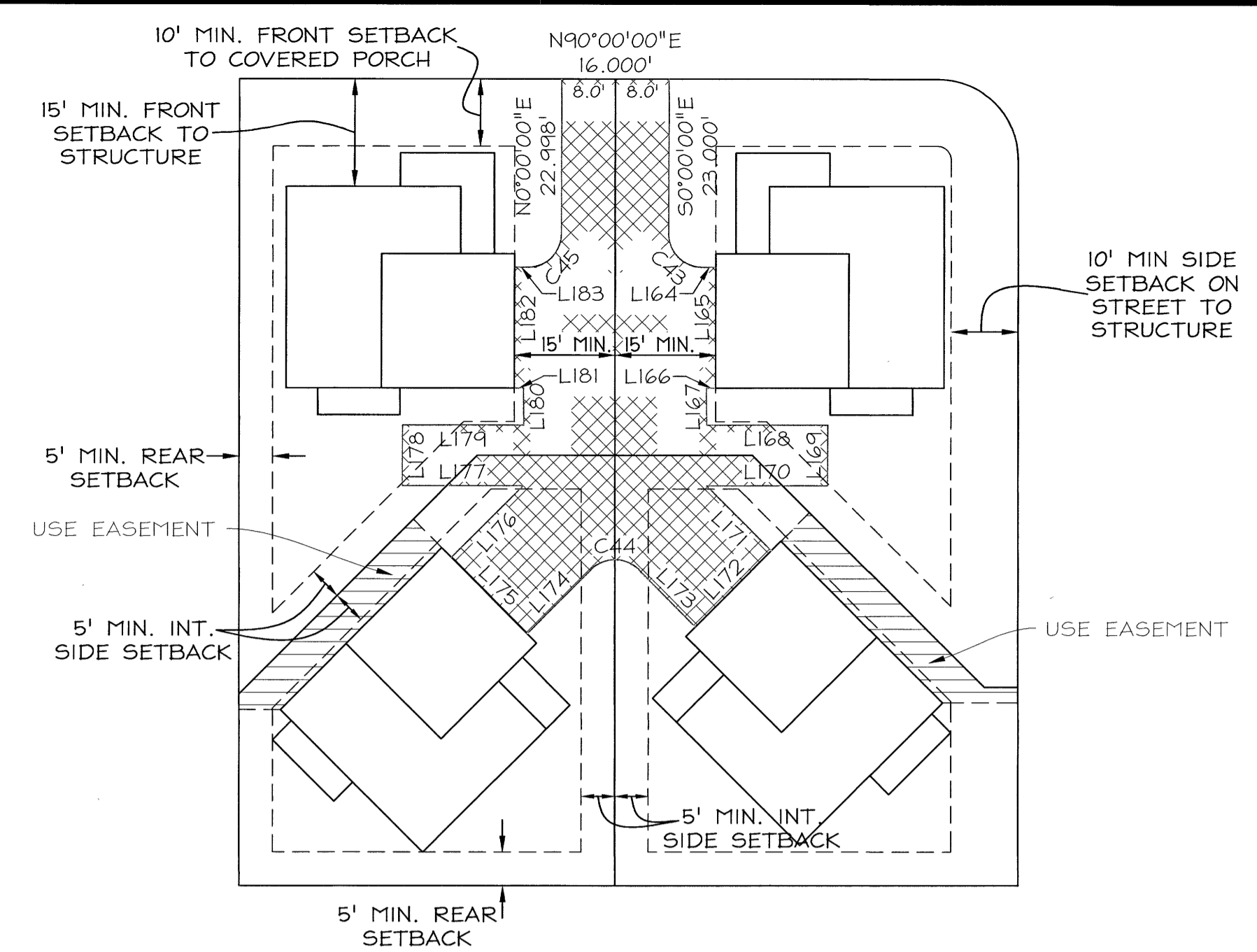


WANDER PHASE F1

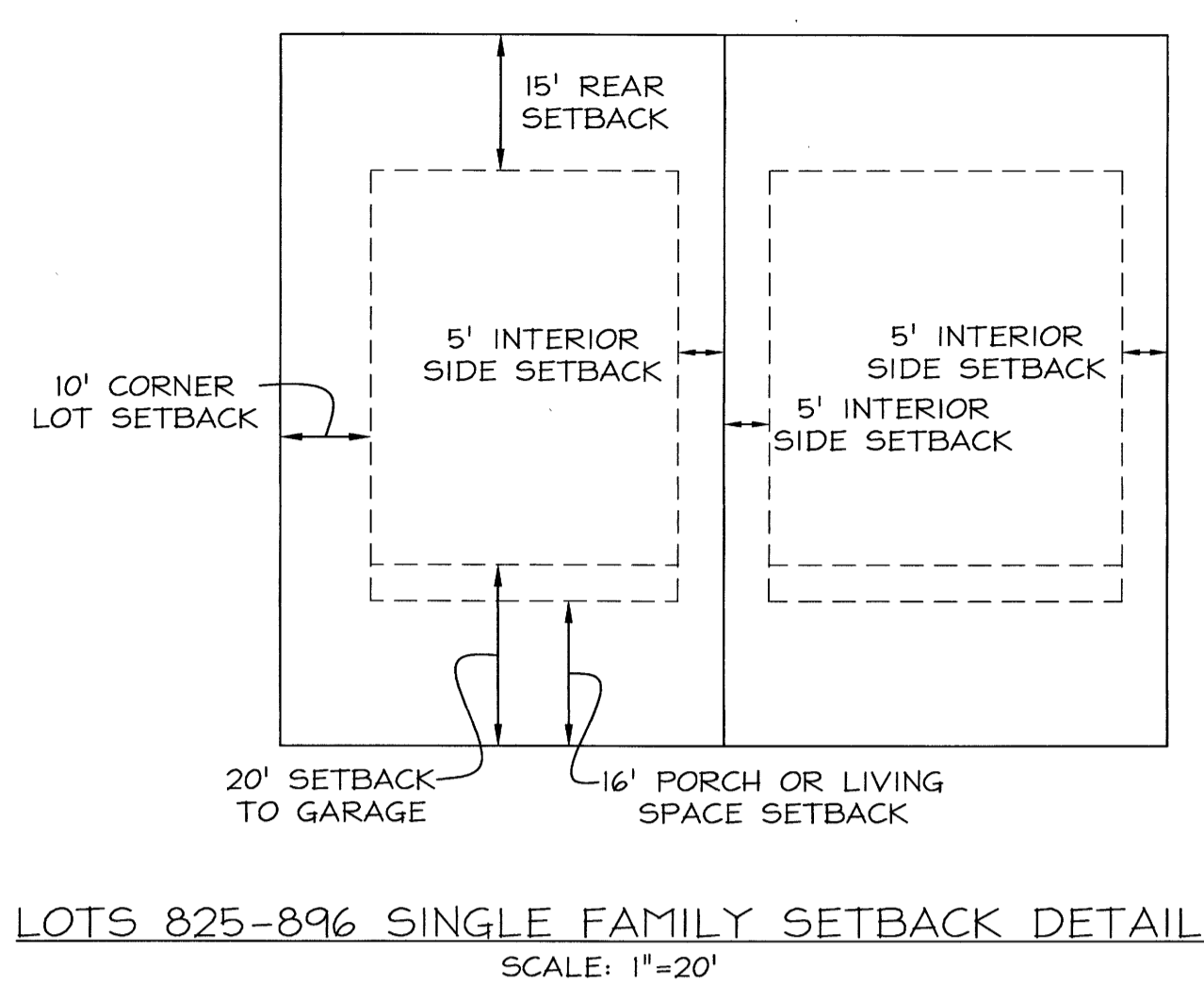
LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 23,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

SIDE YARD USE AND MAINTENANCE EASEMENT NOTES:

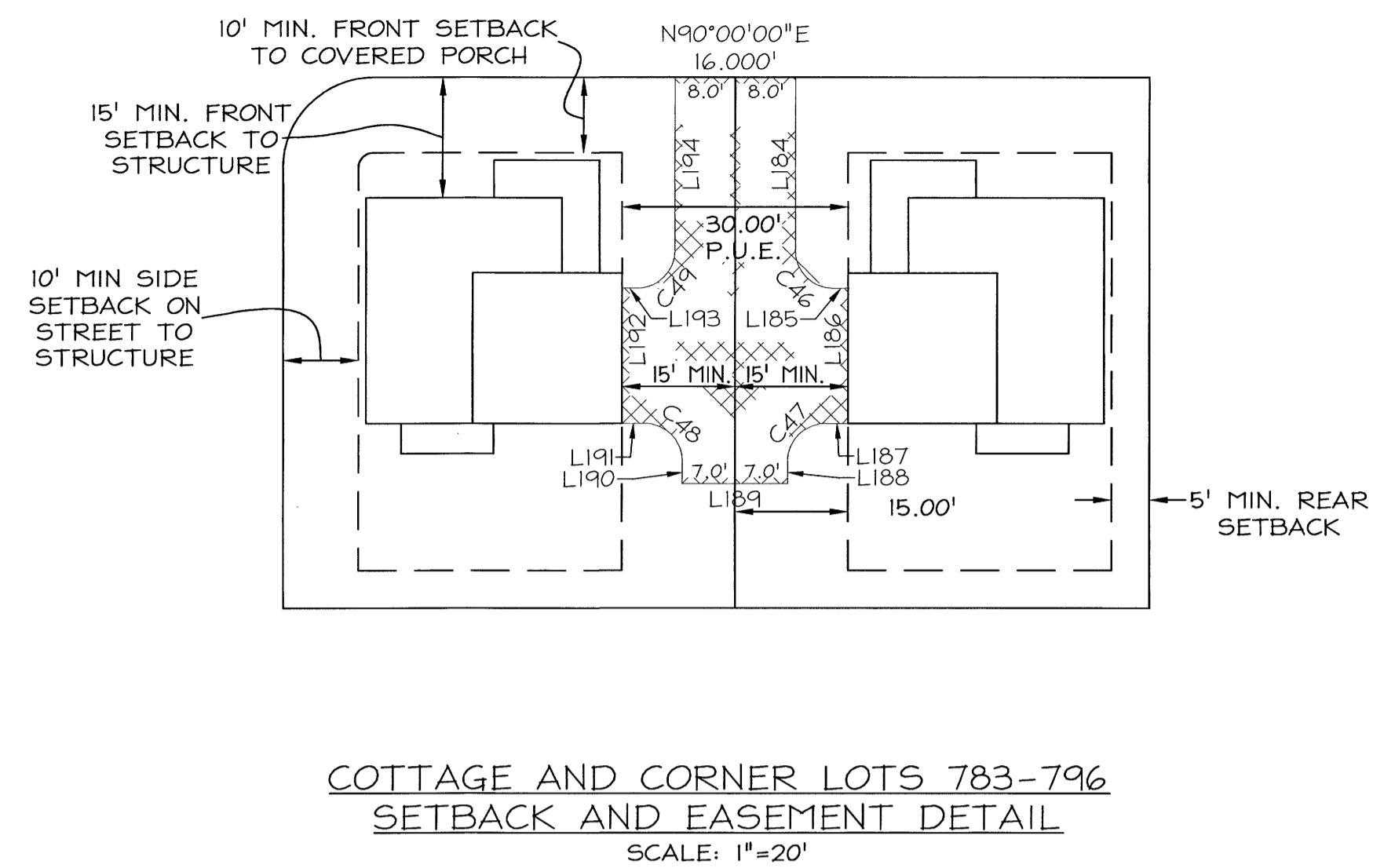
- SIDE YARD USE EASEMENTS ("SYUES") AND MAINTENANCE EASEMENTS ("MAINTENANCE EASEMENTS") ARE HEREBY GRANTED AS DEPICTED HEREIN.
- SYUES EXTEND FROM THE BURDENED LOTS BUILDING FOUNDATION TO THE LOT LINE BETWEEN THE BURDENED LOT AND THE BENEFITED LOT AND RUN FROM THE FRONT PROPERTY LINE TO REAR PROPERTY LINE. SYUES ARE GRANTED TO THE BENEFITED LOT FOR THE PURPOSE AND IN ACCORDANCE WITH THE RESTRICTIONS OUTLINED BELOW.
- EACH LOT CONTAINING A SYUE IS BURDENED THEREBY (THE "BURDENED LOT") SUCH THAT THE LOT ADJACENT TO SUCH SYUE IS BENEFITED (THE "BENEFITED LOT") SO AS TO MAXIMIZE THE BENEFITED LOTS USE, ENJOYMENT AND RECREATION. THE SYUE GRANT THE BENEFITED LOT THE EXCLUSIVE RIGHT AND OBLIGATION TO OCCUPY, MAINTAIN IMPROVEMENTS MAY BE IMPLEMENTED WITHIN THE SYUES THAT WOULD BE TO THE DETRIMENT OF THE BURDENED LOT OWNER'S ABILITY TO MAINTAIN THEIR HOME.
- OWNER OF THE BURDENED LOT RETAINS THE RIGHT TO ACCESS SUCH SYUE FOR MAINTENANCE AND REPAIR OF THE HOME LOCATED ON THE BURDENED LOT.
- THE BENEFITED LOT OWNER SHALL (I) NOT ALTER THE DRAINAGE OR GRADE BETWEEN SUCH LOTS, (II) KEEP SUCH SYUE AREA CLEAR OF TRASH AND DEBRIS, (III) NOT BOUNCE BALLS AGAINST THE HOME ON THE BURDENED LOT OR GENERATE NOISE OR ANY NUISANCE WITHIN THE SYUE AREA, (IV) NOT NEGATIVELY IMPACT THE RESIDENCE LOCATED ON THE BURDENED LOT, OR THE STRUCTURAL INTEGRITY THEREOF, (V) NOT MAKE ANY USE OF THE SYUE AREA THAT IS NOT OTHERWISE IN ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, ENTITLEMENTS AND/OR COVENANTS GOVERNING SUCH LOTS, AND (VI) NOT CHANGE THE SURFACE OF SUCH SYUE AREA. MAINTENANCE EASEMENTS ARE GRANTED TO ENSURE THE OWNER OF A BURDENED LOT ("MAINTENANCE OWNER") IS ABLE TO MAKE REPAIRS TO ITS RESIDENCE WHICH CANNOT PRACTICALLY OR ECONOMICALLY BE MADE FROM OTHER POSITIONS OF THE BURDENED LOT.
- MAINTENANCE EASEMENTS ARE APPROXIMATELY FIVE FEET (5') IN WIDTH RUNNING FROM THE FRONT PROPERTY LINE TO REAR PROPERTY LINE AND BURDEN THE ABOVE DEFINED BENEFITED LOT. THE MAINTENANCE OWNER SHALL HAVE THE RIGHT, UPON NOTICE AND DURING REASONABLE HOURS (EXCEPT FOR THE CASE OF AN EMERGENCY), TO ENTER UPON SUCH MAINTENANCE EASEMENTS ARE AS MAY BE REASONABLY NECESSARY TO MAKE REPAIRS TO ITS RESIDENCE.
- THE OWNERS OF THE BENEFITED LOT SHALL ENSURE THAT ANY LANDSCAPING, DRAINAGE AND SPRINKLER SYSTEMS WITHIN THE SYUE ARE INSTALLED AND MAINTAINED SUCH THAT THE SOIL SHALL NOT BECOME SO IMPREGNATED WITH WATER THAT THEY CAUSE EXPANSION OR SHIFTING OF THE SOILS SUPPORTING IMPROVEMENTS OR OTHERWISE CAUSE DAMAGE TO IMPROVEMENTS AND/OR THE FOUNDATIONS OF THE BURDENED LOT.



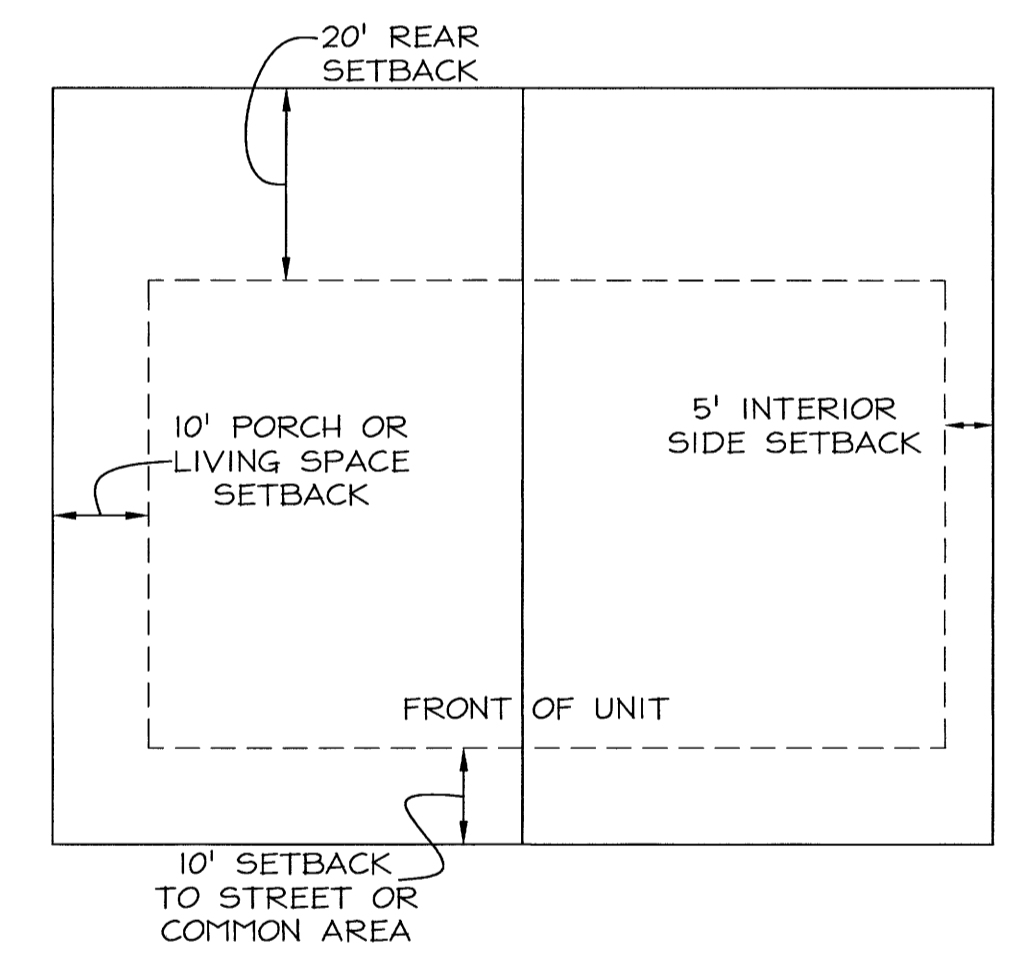
COTTAGE AND CORNER LOTS 755-782 & 797-824
SETBACK AND EASEMENT DETAIL
SCALE: 1"=20'



LOTS 825-896 SINGLE FAMILY SETBACK DETAIL
SCALE: 1"=20'



COTTAGE AND CORNER LOTS 783-796
SETBACK AND EASEMENT DETAIL
SCALE: 1"=20'



LOTS 701-754 TOWNHOMES SETBACK DETAIL
SCALE: 1"=20'

Line #	Length	Direction
L1	92.669	N89°59'57"W
L2	70.349	N84°17'19"W
L3	173.550	N01°17'53"W
L4	13.409	N00°00'06"E
L5	13.722	N00°00'06"E
L6	56.000	N00°00'00"E
L7	90.475	N00°00'00"E
L8	56.000	N00°00'00"E
L9	90.475	N00°00'00"E
L10	56.000	N00°00'00"E
L11	90.475	N00°00'00"E
L12	56.000	N00°00'00"E
L13	56.000	N00°00'00"E
L14	90.475	N00°00'00"E
L15	56.000	N00°00'00"E
L16	90.475	N00°00'00"E
L17	56.000	N00°00'00"E
L18	55.877	N45°04'14"W
L19	20.440	N90°00'00"E
L20	69.492	N00°00'00"E
L21	20.440	N90°00'00"E
L22	48.815	N45°04'14"E
L23	35.017	N00°00'00"E
L24	48.815	N45°04'14"W
L25	20.440	N90°00'00"E
L26	69.492	N00°00'00"E
L27	20.440	N90°00'00"E
L28	48.815	N45°04'14"E
L29	35.017	N00°00'00"E
L30	48.815	N45°04'14"W
L31	20.440	N90°00'00"E
L32	69.492	N00°00'00"E
L33	20.440	N90°00'00"E
L34	48.815	N45°04'14"E
L35	62.940	N45°04'14"W
L36	20.440	N90°00'00"E
L37	69.492	N00°00'00"E
L38	20.440	N90°00'00"E
L39	48.815	N45°04'14"E
L40	35.017	N00°00'00"E
L41	48.815	N45°04'14"W
L42	20.440	N90°00'00"E
L43	69.492	N00°00'00"E
L44	20.440	N90°00'00"E
L45	48.815	N45°04'14"E
L46	35.017	N00°00'00"E

Line #	Length	Direction
L47	48.815	N45°04'14"W
L48	20.440	N90°00'00"E
L49	69.492	N00°00'00"E
L50	20.440	N90°00'00"E
L51	48.815	N45°04'14"E
L52	35.017	N00°00'00"E
L53	48.815	N45°04'14"W
L54	20.440	N90°00'00"E
L55	69.492	N00°00'00"E
L56	20.440	N90°00'00"E
L57	55.877	N45°04'14"E
L58	56.000	N00°00'00"E
L59	90.475	N00°00'00"E
L60	56.000	N00°00'00"E
L61	90.475	N00°00'00"E
L62	56.000	N00°00'00"E
L63	56.000	N00°00'00"E
L64	90.475	N00°00'00"E
L65	56.000	N00°00'00"E
L66	90.475	N00°00'00"E
L67	56.000	N00°00'00"E
L68	90.475	N00°00'00"E
L69	56.000	N00°00'00"E
L70	55.877	N45°04'14"W
L71	20.440	N90°00'00"E
L72	64.000	N00°00'00"E
L73	20.440	N90°00'00"E
L74	48.815	N45°04'14"W
L75	29.525	N00°00'00"E
L76	48.815	N45°04'14"E
L77	20.440	N90°00'00"E
L78	64.000	N00°00'00"E
L79	20.440	N90°00'00"E
L80	48.815	N45°04'14"W
L81	29.525	N00°00'00"E
L82	48.815	N45°04'14"E
L83	20.440	N90°00'00"E
L84	64.000	N00°00'00"E
L85	20.440	N90°00'00"E
L86	48.815	N45°04'14"W
L87	29.525	N00°00'00"E
L88	48.815	N45°04'14"E
L89	20.440	N90°00'00"E
L90	64.000	N00°00'00"E
L91	20.440	N90°00'00"E
L92	62.940	N45°04'14"W

Line #	Length	Direction
L93	48.815	N45°04'14"E
L94	20.440	N90°00'00"E
L95	64.000	N00°00'00"E
L96	20.440	N90°00'00"E
L97	48.815	N45°04'14"W
L98	29.525	N00°00'00"E
L99	48.815	N45°04'14"E
L100	20.440	N90°00'00"E
L101	64.000	N00°00'00"E
L102	20.440	N90°00'00"E
L103	48.815	N45°04'14"W
L104	29.525	N00°00'00"E
L105	48.815	N45°04'14"E
L106	20.440	N90°00'00"E
L107	64.000	N00°00'00"E
L108	20.440	N90°00'00"E
L109	55.877	N45°04'14"W
L110	87.000	N90°00'00"E
L111	87.000	N90°00'00"E
L112	87.000	N90°00'00"E
L113	87.000	N90°00'00"E
L114	87.000	N90°00'00"E
L115	87.000	N90°00'00"E
L116	87.000	N90°00'00"E
L117	87.000	N90°00'00"E
L118	87.000	N90°00'00"E
L119	87.000	N90°00'00"E
L120	87.000	N90°00'00"E
L121	87.000	N90°00'00"E
L122	87.000	N90°00'00"E
L123	87.000	N90°00'00"E
L124	87.000	N90°00'00"E
L125	87.000	N90°00'00"E
L126	87.000	N90°00'00"E
L127	87.000	N90°00'00"E
L128	87.000	N90°00'00"E
L129	87.000	N90°00'00"E
L130	87.000	N90°00'00"E
L131	87.000	N90°00'00"E
L132	87.000	N90°00'00"E
L133	87.000	N90°00'00"E
L134	76.857	N01°03'25"W
L135	110.000	S00°00'00"E
L136	61.500	N90°00'00"E
L137	87.000	N90°00'00"E
L138	87.000	N90°00'00"E

Line #	Length	Direction
L139	87.000	N90°00'00"E
L140	87.000	N90°00'00"E
L141	87.000	N90°00'00"E
L142	87.000	N90°00'00"E
L143	87.000	N90°00'00"E
L144	87.000	N90°00'00"E
L145	87.000	N90°00'00"E
L146	87.000	N90°00'00"E
L147	87.000	N90°00'00"E
L148	87.000	N90°00'00"E
L149	87.000	N90°00'00"E
L150	87.000	N90°00'00"E
L151	54.148	N90°00'00"E
L152	70.500	N00°00'00"E
L153	70.500	N00°00'00"E
L154	70.500	N00°00'00"E
L155	70.500	N00°00'00"E
L156	70.500	N00°00'00"E
L157	70.500	N00°00'00"E
L158	70.500	N00°00'00"E
L159	70.500	N00°00'00"E
L160	70.500	N00°00'00"E
L161	70.500	N00°00'00"E
L162	70.500	N00°00'00"E
L163	70.500	N00°00'00"E
L164	2.000	N90°00'00"E
L165	18.000	S00°00'00"E
L166	1.375	N90°00'00"W
L167	5.500	S00°00'00"E
L168	18.061	S90°00'00"E
L169	9.000	S00°00'00"E
L170	18.000	N90°00'00"W
L171	13.660	S45°00'00"E
L172	16.000	S45°00'00"W
L173	12.015	N45°00'00"W
L174	13.441	S45°00'00"W
L175	16.000	N45°00'00"W
L176	15.086	N45°00'00"E
L177	18.000	N90°00'00"W
L178	9.000	N00°00'00"E
L179	18.061	N90°00'00"E
L180	5.502	N00°00'00"E
L181	1.374	S89°59'47"W
L182	18.000	N00°00'13"W
L183	2.000	N89°59'47"E
L184	23.000	S00°00'00"E

Line #	Length	Direction
L185	2.000	N90°00'00"E
L186	18.000	S00°00'00"E
L187	3.000	S90°00'00"W
L188	3.000	S00°00'00"E
L189	14.000	N90°00'00"W
L190	3.000	N00°00'00"E
L191	3.000	S90°00'00"W
L192	18.000	N00°00'00"E
L193	2.000	N90°00'00"E
L194	23.000	N00°00'00"E
L195	196.500	N90°00'00"W
L196	110.000	N00°00'00"E
L197	187.030	N90°00'00"E
L198	39.459	N00°00'06"E
L199	4.000	N89°59'44"W
L200	6.773	N24°05'19"W
L201	30.001	N90°00'00"E
L202	181.870	N88°32'39"E
L203	17.589	S00°00'06"W
L204	26.000	S00°00'00"E
L205	4.017	N89°59'54"W
L206	4.033	N90°00'00"W
L207	50.000	N90°00'00"E
L208	45.000	N90°00'00"E
L209	45.000	N90°00'00"E
L210	45.000	N90°00'00"E
L211	50.000	N90°00'00"E
L212	50.000	N90°00'00"E
L213	50.000	N90°00'00"E
L214	45.000	N90°00'00"E
L215	45.000	N90°00'00"E
L216	45.000	N90°00'00"E
L217	45.000	N90°00'00"E
L218	45.000	N90°00'00"E
L219	45.000	N90°00'00"E
L220	45.000	N90°00'00"E
L221	45.000	N90°00'00"E
L222	45.000	N90°00'00"E
L223	50.000	N90°00'00"E
L224	55.000	N90°00'00"W
L225	55.000	N90°00'00"W
L226	55.000	N90°00'00"W
L227	55.000	N90°00'00"W
L228	55.000	N90°00'00"W
L229	60.000	N90°00'00"W
L230	60.000	N90°00'00"W

Line #	Length	Direction
L231	55.000	N90°00'00"W
L232	55.000	N90°00'00"W
L233	55.000	N90°00'00"W
L234	55.000	N90°00'00"W
L235	55.000	N90°00'00"W
L236	55.000	N90°00'00"W
L237	65.000	S90°00'00"W

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	133.340	138.500	055°09'40"	S52°40'19"W	128.250
C2	196.853	1080.500	010°26'19"	S84°46'54"W	196.581
C3	187.380	1028.500	010°26'19"	S84°46'54"W	187.121
C4	15.408	45.000	019°37'06"	N80°11'24"W	15.333
C5	13.932	50.003	015°57'51"	S82°01'04"E	13.887
C6	65.189	41.500	090°00'03"	S44°59'58"W	58.690
C7	65.188	41.500	090°00'00"	S45°00'00"W	58.690
C8	65.188	41.500	090°00'00"	S45°00'00"W	58.690
C9	40.055	25.500	089°59'54"	N45°00'03"E	36.062
C10	18.850	12.000	090°00'00"	S45°00'00"E	16.971
C11	40.055	25.500	090°00'00"	S45°00'00"W	36.062
C12	18.850	12.000	090°00'00"	S45°00'00"W	16.971
C13	40.055	25.500	090°00'00"	N45°00'00"W	36.062
C14	18.850	12.000	090°00'00"	N45°00'00"E	16.971
C15	18.850	12.000	090°00'00"	S45°00'00"E	