ENT 12892:2017 PG 1 of 4
JEFFERY SMITH
UTAH COUNTY RECORDER
2017 Feb 07 11:34 am FEE 16.00 BY SS
RECORDED FOR D R HORTON

Return to:
Rocky Mountain Power
Lisa Louder
1407 West North Temple Ste. 110
Salt Lake City, UT 84116

BLANKET EASEMENT LEGACY FARMS PLAT 3 D

For good and valuable consideration, D R Horton, Inc, a Delaware Corporation, ("Grantor"), hereby grants to Rocky Mountain Power, an unincorporated division of PacifiCorp, its successors and assigns, ("Grantee"), a blanket easement for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of electric power transmission, distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitation:; wires, fibers, cables and other conductors and conduits therefore; and pads, transformers, switches, vaults and cabinets, on, over, or under the surface of the real property of Grantor in Utah County, State of Utah more particularly described as follows and as more particularly described and/or shown on Exhibit **A** attached hereto and by this reference made a part hereof:

Legal Description:

A parcel of land lying and situate in the Southeast 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 a point which is South 00°33'28" West 120.34 feet, along the Section Line, and West 424.15 feet from the East Quarter Corner of said Section 26, and running thence South 00°00'08" West 95.22 feet; thence South 44°59'52" East 7.07 feet; thence South 89°59'52" East 4.00 feet; thence South 00°00'08" West 54.00 feet; thence North 89°59'52" West 4.00 feet; thence South 45°00'08" West 7.07 feet; thence South 00°00'08" West 186.58 feet; thence North 89°59'52" West 66.00 feet; thence South 00°00'08" West 5.00 feet; thence South 44°58'08" West 7.08 feet; thence South 89°56'07" West 528.49 feet; thence North 00°00'17" West 356.41 feet; thence South 89°59'52" East 599.53 feet to the Point of Beginning.

Containing 213,304 square feet / 4.90 acres

Prior to recording the subdivision plat and extinguishing this Blanket Easement, Grantee shall verify to its sole satisfaction and at the sole cost to Grantor, that the legal description of the public utility easement or easements as shown on the subdivision plat attached on Exhibit A, match the actual location of all facilities installed pursuant to this blanket easement. In the event the actual location of the installed facilities differs from the legal description of the public utility easement(s) on the subdivision plat, Grantor shall: (1) pay all costs to relocate such facilities to areas entirely within the public utility easements as described on the subdivision plat; or (2) modify the public utility easements on the subdivision plat to reflect the actual location of all installed facilities, at sole cost to Grantor; or (3) provide an easement to Grantee at Grantor's sole cost and expense, for the specific location of the installed facilities. If Rocky Mountain

Power is satisfied, in its reasonable discretion, that all facilities installed pursuant to this Blanket Easement are located entirely within the designated utility easements on the subdivision plat, this easement shall be extinguished, at sole cost to Grantor, upon the recording of the subdivision plat map attached hereto as Exhibit A.

Together with the limited right of access to the right of way from adjacent lands of Grantor as reasonably necessary for all activities in connection with the purposes for which this easement has been granted; and together with the present and (without payment therefor) the future right at Grantee's expense to keep the right of way clear of all brush, trees, timber, structures, buildings and other hazards which might endanger Grantee's facilities or impede Grantee's activities.

The rights and obligations of the parties hereto shall be binding upon and shall benefit their respective heirs, successors and assigns.

To the fullest extent permitted by law, each of the parties hereto waives any right it may have to a trial by jury in respect of litigation directly or indirectly arising out of, under or in connection with this agreement. Each party further waives any right to consolidate any action in which a jury trial has been waived with any other action in which a jury trial cannot be or has not been waived.

Dated this 1 day of February, 2017.

D R Horton, Inc. **GRANTOR**

STATE OF UTAH)
: ss.
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 1 day of February, 2017, by Boyd A. Martin, in his/her capacity as Vice President of D.R. Horton, Inc.

SEAL:

Notary Public

NOTARY PUBLIC
KRISEL P. TRAVIS
680960
COMMISSION EXPIRES
JANUARY 12, 2019
STATE OF UTAH

Exhibit A

LEGACY FARMS PLAT 3-D

VACATING A PORTION OF PARCEL NO. 2, SARATOGA DRIVE CHURCH SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

FOR REVIEW ONLY

PLAT NOTES:

1. PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION OF MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE ____ DAY OF ______ 20__.
2. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, REGULATIONS, AND ORDINANCES.
3. PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
4. PLAT IS SUBJECT TO DEVELOPMENT AGREEMENT NO. ______.
5. PLAT IS SUBJECT TO "INSTALLATION OF IMPROVEMENTS AND BOND AGREEMENT NO. ______", 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.
6. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING. ALL IMPROVEMENTS CURRENTLY MEET CITY STANDARDS, AND BONDS ARE POSTED BY THE CURRENT OWNER OF THE PROJECT PURSUANT TO CITY CODE.
7. NO BUILDING PERMITS SHALL BE ISSUED UNTIL ALL IMPACT AND CONNECTIONS FEES ARE PAID IN FULL PER CITY REGULATIONS IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
8. ALL OPEN SPACE AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.
9. REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS AND ASSIGNS.
10. NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS DESIGNATED AS "PRIVATE" ON THIS PLAT.
11. LOTS/UNITS ARE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S.
12. A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY GEOSTRATA (GEOTECHNICAL ENGINEER), WHICH ADDRESSES SOIL AND GROUNDWATER CONDITIONS, PROVIDED ENGINEERING DESIGN DESIGN CRITERIA AND RECOMMENDED MITIGATION MEASURES IF PROBLEMATIC CONDITIONS WERE ENCOUNTERED. THE REPORT IS ON FILE WITH GEOSTRATA (GEOTECHNICAL ENGINEER) AND THE CITY. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ANY RELIANCE ON THE INFORMATION OR LACK THEREOF IN THE REPORT.
13. AGRICULTURAL USES, OPERATIONS, AND RIGHTS ARE ADJACENT TO OR NEAR THE PLATS 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.
14. 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.
15. PRIVATE ROADS ARE UTILITY EASEMENTS TO THE CITY OF SARATOGA SPRINGS FOR WATER, IRRIGATION, SEWER & STORM DRAIN.
16. LOTS/UNITS ARE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S.
17. OPEN SPACE PARCELS (OS) 32 IS RESTRICTED FROM RESIDENTIAL DEVELOPMENT.
18. ALL BUILDING LOTS CONTAINED WITHIN THIS PLAT ARE SUBJECT TO PRODUCT TYPES AS SET FORWARD IN LEGACY FARMS COMMUNITY AND VILLAGE PLAN 3.
19. OVERNIGHT ON STREET GUEST PARKING IS RESTRICTED FROM NOVEMBER 1ST TO MARCH 1ST.
20. ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO THE LEGACY FARMS COMMUNITY PLAN AS WELL AS VILLAGE PLAN 3.
21. COMMON AND LIMITED COMMON AREAS ARE CITY EASEMENTS FOR WATER, IRRIGATION, SEWER AND STORM DRAIN AS WELL AS PUBLIC UTILITY EASEMENTS AND DRAINAGE EASEMENTS.
22. SHALLOW SEWER DEPTHS: CONTRACTOR SHALL VERIFY SEWER DEPTHS BEFORE EXCAVATING FOR BASEMENT. HOME(S) WITH BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.

DATA TABLE	
I - TOTAL PROJECT AREA	4.9 AC
II - TOTAL NUMBER OF BUILDING LOTS	50
III - SQ. FOOTAGE OF PROPOSED BUILDING FOOTPRINTS (multi-family only). - Square footage of MAIN LEVEL	X
IV - NUMBER OF PROPOSED GARAGE PARKING SPACES (ASSUMED 2 PER HOUSE / UNIT)	100
a. Required Guest Parking	12.5
b. Guest Parking in 18' driveways	100
VI - ACREAGE OF SENSITIVE LANDS AND PERCENTAGE SENSITIVE LANDS COMPRISED OF TOTAL PROJECT AND OPENSPACE AREA	0 AC
VII - PERCENTAGE OF BUILDABLE LAND	100%
VIII - a. PRESCRIBED AREA OF OPEN SPACE	0.00 AC
VIII - a(1) - PRIVATE COMMON AREAS	0.0 AC
VIII - a(2) - PARK STRIPS	0.12 AC
VIII b - APPLICABLE (TOTAL) AREA OF OPEN SPACE	0.89 AC
Percentage of Prescribed Area Open Space	0 %
Percentage of Applicable (TOTAL) Area Open Space	18.16 %
IX - NET DENSITY OF DWELLING PER ACRE (SENSITIVE LANDS MUST BE SUBTRACTED FROM BASE ACREAGE)	10.20

III - square footage provided for attached product only, does not include single family residential. Calculations based on multi-family as 2-story product and twin homes as single story product.
IV - All products with 18' driveway will provide 2 guest parking spaces in addition to multi-modal lane use (on street) and additional parking behind ROW.
VIII a - Area taken from open space parcels (as shown on subdivision plat)
VIII a(1) - Area taken from common areas (as shown on subdivision plat)
VIII a(2) - Area of open space parcels, common areas and park strips

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	7.07'	[illegible]
L2	4.00'	[illegible]
L3	54.00'	[illegible]
L4	4.00'	[illegible]
L5	7.07'	[illegible]
L6	66.00'	[illegible]
L7	5.00'	[illegible]
L8	7.06'	[illegible]
L9	16.00'	[illegible]
L10	16.00'	[illegible]
L11	16.00'	[illegible]

LINE TABLE		
LINE #	LENGTH	DIRECTION
L12	16.00'	[illegible]
L13	16.00'	[illegible]
L14	56.00'	[illegible]
L15	16.00'	[illegible]
L16	18.00'	[illegible]
L17	63.00'	[illegible]
L18	18.00'	[illegible]
L19	18.00'	[illegible]
L20	16.00'	[illegible]
L21	16.00'	[illegible]

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	8.00'	12.57'	[illegible]	[illegible]	11.31'
C2	25.00'	39.27'	[illegible]	[illegible]	35.36'
C3	25.00'	39.27'	[illegible]	[illegible]	35.36'
C4	8.00'	12.57'	[illegible]	[illegible]	11.31'

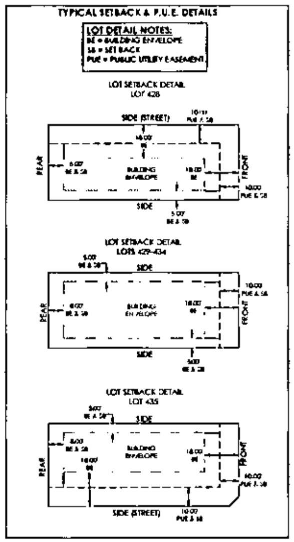
LOT / ADDRESS TABLE			
PARCEL #	AREA	ACRES	ADDRESS
[illegible]	1,200	0.03	423 S SUNLAND WAY
[illegible]	1,200	0.03	427 S SUNLAND WAY
[illegible]	1,200	0.03	433 S SUNLAND WAY
[illegible]	1,200	0.03	439 S SUNLAND WAY
[illegible]	1,200	0.03	443 S SUNLAND WAY
[illegible]	1,200	0.03	449 S SUNLAND WAY
[illegible]	1,200	0.03	453 S SUNLAND WAY
[illegible]	1,200	0.03	459 S SUNLAND WAY
[illegible]	1,200	0.03	463 S SUNLAND WAY
[illegible]	1,200	0.03	467 S SUNLAND WAY
[illegible]	1,200	0.03	471 S SUNLAND WAY
[illegible]	1,200	0.03	426 S SUNLAND WAY
[illegible]	1,200	0.03	432 S SUNLAND WAY
[illegible]	1,200	0.03	436 S SUNLAND WAY
[illegible]	1,200	0.03	442 S SUNLAND WAY
[illegible]	1,200	0.03	446 S SUNLAND WAY
[illegible]	1,200	0.03	452 S SUNLAND WAY
[illegible]	1,200	0.03	458 S SUNLAND WAY
[illegible]	1,200	0.03	462 S SUNLAND WAY
[illegible]	1,200	0.03	468 S SUNLAND WAY
[illegible]	1,200	0.03	472 S SUNLAND WAY

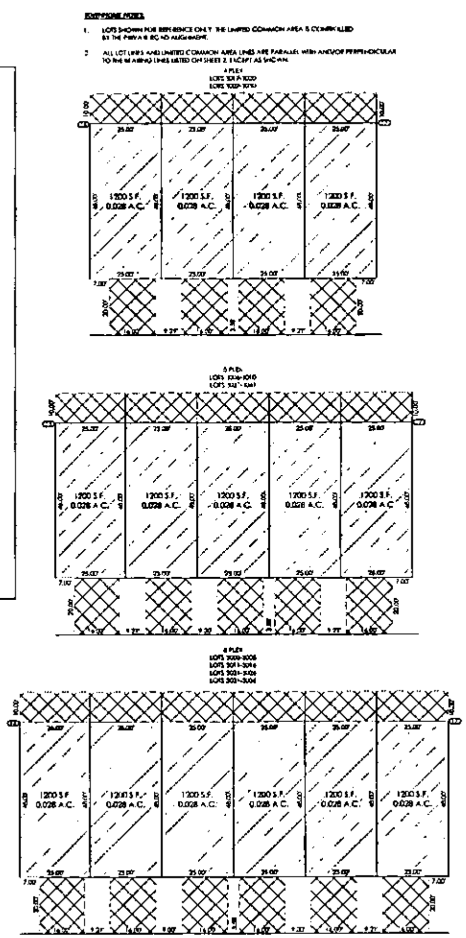
LOT / ADDRESS TABLE			
PARCEL #	AREA	ACRES	ADDRESS
[illegible]	1,200	0.03	427 S PEGASUS WAY
[illegible]	1,200	0.03	431 S PEGASUS WAY
[illegible]	1,200	0.03	437 S PEGASUS WAY
[illegible]	1,200	0.03	441 S PEGASUS WAY
[illegible]	1,200	0.03	447 S PEGASUS WAY
[illegible]	1,200	0.03	451 S PEGASUS WAY
[illegible]	1,200	0.03	459 S PEGASUS WAY
[illegible]	1,200	0.03	463 S PEGASUS WAY
[illegible]	1,200	0.03	467 S PEGASUS WAY
[illegible]	1,200	0.03	471 S PEGASUS WAY
[illegible]	1,200	0.03	472 S PEGASUS WAY
[illegible]	1,200	0.03	428 S PEGASUS WAY
[illegible]	1,200	0.03	432 S PEGASUS WAY
[illegible]	1,200	0.03	438 S PEGASUS WAY
[illegible]	1,200	0.03	443 S PEGASUS WAY
[illegible]	1,200	0.03	448 S PEGASUS WAY
[illegible]	1,200	0.03	452 S PEGASUS WAY
[illegible]	1,200	0.03	458 S PEGASUS WAY
[illegible]	1,200	0.03	462 S PEGASUS WAY
[illegible]	1,200	0.03	468 S PEGASUS WAY
[illegible]	1,200	0.03	472 S PEGASUS WAY

POINT TABLE (PROJECT CONTROL)		
POINT #	NORTHING	EASTING
2	[illegible]	[illegible]
3	[illegible]	[illegible]
4	[illegible]	[illegible]
5	[illegible]	[illegible]
6	[illegible]	[illegible]
7	[illegible]	[illegible]
8	[illegible]	[illegible]
9	[illegible]	[illegible]
10	[illegible]	[illegible]
11	[illegible]	[illegible]
12	[illegible]	[illegible]

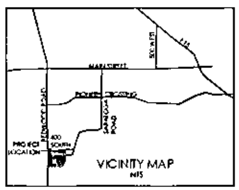
POINT TABLE (PROJECT CONTROL)		
POINT #	NORTHING	EASTING
13	[illegible]	[illegible]
14	[illegible]	[illegible]
15	[illegible]	[illegible]
16	[illegible]	[illegible]
17	[illegible]	[illegible]
18	[illegible]	[illegible]
19	[illegible]	[illegible]
20	[illegible]	[illegible]
21	[illegible]	[illegible]
22	[illegible]	[illegible]
23	[illegible]	[illegible]

LOT / ADDRESS TABLE	
PARCEL #	ADDRESS
428	427 S SCHOOL HOUSE RD
429	433 S SCHOOL HOUSE RD
430	439 S SCHOOL HOUSE RD
431	447 S SCHOOL HOUSE RD
432	453 S SCHOOL HOUSE RD
433	459 S SCHOOL HOUSE RD
434	463 S SCHOOL HOUSE RD
435	469 S SCHOOL HOUSE RD





NOTES:
1. Drainage Easement areas are granted, non-exclusive, to the City, drainage easements for purposes of storm water capture and conveyance by any public entity. Each lot owner is responsible to maintain and keep all above and below grade infrastructure and appurtenances in a reasonable condition and shall not impede or change the flow of water.



LEGEND

SUBDIVISION BOUNDARY
PUBLIC UTILITY EASEMENT
LOT LINE
BUILDING ENVELOPE
SET BACK LINE
SECTION LINE
OPEN SPACE PARCEL (OS) (COMMON AREA)
PRIVATE AREAS
LIMITED COMMON AREAS
FOUND SECTION CORNER
SUBDIVISION BOUNDARY CORNER
STREET MONUMENT
PROPOSED STREET LIGHT
PROPOSED FIRE HYDRANT
EXISTING STREET LIGHT
COMMON AREAS (EXCLUDING PUBLIC STREETS)
ROCKY MOUNTAIN POWER EASEMENT

QUESTAR GAS COMPANY

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR 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 QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

Approved this ____ day of ________ A.D. 20__

By ________

Title ________
QUESTAR GAS COMPANY

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 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 ____ day of ________ A.D. 20__

ROCKY MOUNTAIN POWER

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)(ii). THE FOLLOWING NOTE IS NOT ENDORSED OR ADOPTED BY SARATOGA SPRINGS AND DOES NOT SUPERCEDE CONFLICTING PLAT NOTES OR SARATOGA SPRINGS POLICIES.

CENTURY LINK
Approved this ____ day of ________ A.D. 20__
CENTURY LINK

PLANNING DIRECTOR APPROVAL
Reviewed by the Planning Director on the ____ day of ________ A.D.____
PLANNING DIRECTOR

LAND USE AUTHORITY
Approved by the Land Use Authority on the ____ day of ________ A.D.____
LAND USE AUTHORITY

SARATOGA SPRINGS ATTORNEY
Approved by the Saratoga Springs Attorney on this ____ day of ________ A.D.____
SARATOGA SPRINGS ATTORNEY

COMCAST CABLE TELEVISION
Approved this ____ day of ________ A.D.
COMCAST CABLE TELEVISION

SARATOGA SPRINGS ENGINEER APPROVAL
Approved by the City Engineer on the ____ day of ________ A.D.____
CITY ENGINEER

FIRE CHIEF APPROVAL
Approved by the Fire Chief on the ____ day of ________ A.D.____
CITY FIRE CHIEF

LEHI CITY POST OFFICE
Approved by the Post Office Representative on this ____ day of ________ A.D.____
LEHI CITY POST OFFICE REPRESENTATIVE

SHEET 1 of 2

PSOMAS
4179 S. Riverboat Rd., Suite 200
Salt Lake City, Utah 84123
(801) 270-5777 (801) 270-5782 (FAX)

SURVEYOR'S CERTIFICATE

I, Shawn R. Vernon, do hereby certify that I am a Registered Land Surveyor, and that I hold a license, Certificate No. 8744084, 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 the 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 54-8a-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 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 lying and situate in the Southeast 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 a point which is South 00°35'28" West 120.34 feet, along the Section Line, and West 424.15 feet from the East Quarter Corner of said Section 26, and running thence South 00°00'08" West 95.22 feet; thence South 44°59'52" East 7.07 feet; thence South 89°59'52" East 4.00 feet; thence South 00°00'08" West 54.00 feet; thence North 89°59'52" West 4.00 feet; thence South 45°00'08" West 7.07 feet; thence South 00°00'08" West 186.56 feet; thence North 89°59'52" West 66.00 feet; thence South 00°00'08" West 5.00 feet; thence South 44°58'08" West 7.06 feet; thence South 89°56'07" West 528.49 feet; thence North 00°03'17" West 356.41 feet; thence South 89°59'52" East 599.53 feet to the Point of Beginning.

Containing 213,304 square feet / 4.90 acres / 50 Lots / 1 Parcel

January 10, 2017
DATE

Shawn R. Vernon
P.L.S. 8744084

OWNER'S DEDICATION

Know all men by these presents that DR Horton Inc. A Delaware Company, the undersigned owner(s) of the above described tract of land having caused same to be subdivided into lots and streets to be hereafter known as

LEGACY FARMS PLAT 3-D
VACATING A PORTION OF PARCEL NO. 2, SARATOGA DRIVE CHURCH SUBDIVISION

do hereby dedicate for the perpetual use of the public and/or City all parcels of land, easements, rights-of-way, and public amenities shown on this plat as intended for public and/or City use. The owner(s) voluntarily defend, 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) voluntarily defend, indemnify, and hold harmless the City from any damage claimed by persons within or without this subdivision but only to the extent to have been caused by the owner's alterations of the ground surface, vegetation, drainage, or surface or sub-surface water flows within this subdivision or by owner's establishment of construction of the roads within this subdivision.

In witness whereof ______ have hereunto set ____ this ____ day of ________ A.D. 20__

Signature ________ Print Name ________ Title and Entity ________

Signature ________ Print Name ________ Title and Entity ________

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF ______ } S.S.

On this ____ day of ________ A.D. 20__ personally appeared before me, ______ 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 the 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 ________

Commission Number ________

My Commission expires ________

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 ____ day of ________ A.D. 20__

City Mayor ________ Attest ________ City Recorder (See Seal below)

LEGACY FARMS PLAT 3-D
VACATING A PORTION OF PARCEL NO. 2, SARATOGA DRIVE CHURCH SUBDIVISION
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

SURVEYOR'S SEAL — PROFESSIONAL LAND SURVEYOR No. 8744084 SHAWN R. VERNON STATE OF UTAH

CITY ENGINEER'S SEAL

CLERK-RECORDER SEAL

LEGACY FARMS PLAT 3-D

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LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
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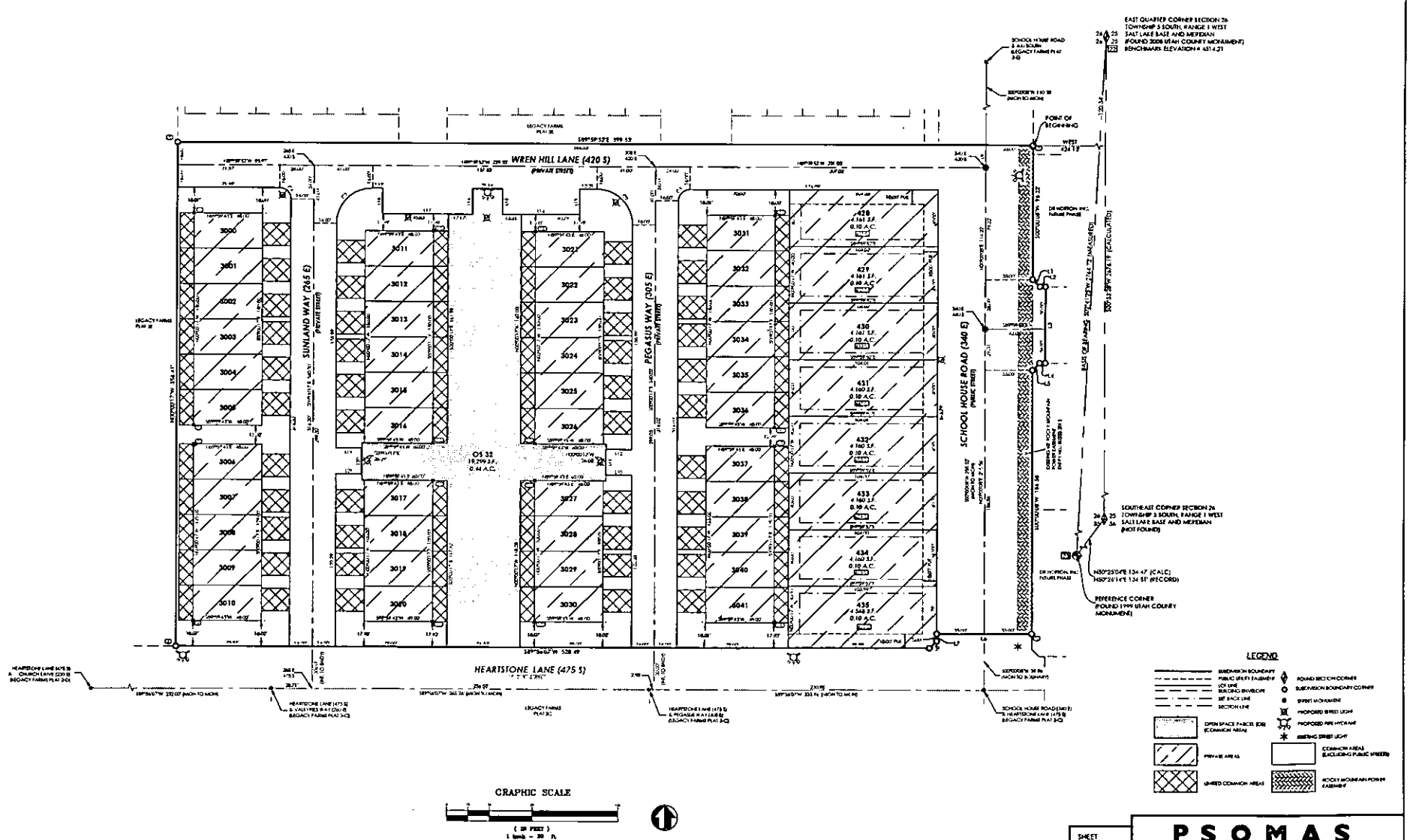

SHEET 2 OF 2

PSOMAS
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Salt Lake City, Utah 84123
(801) 270-5777 (801) 270-5782 (FAX)

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