

SERGEANT COURT PHASE 3

A PLANNED UNIT DEVELOPMENT AND SUBDIVISION

FINAL PLAT

SITUATE WITHIN THE SOUTHWEST QUARTER OF SECTION 11, T. 5 S., R. 1 W., S.L.B. & M.

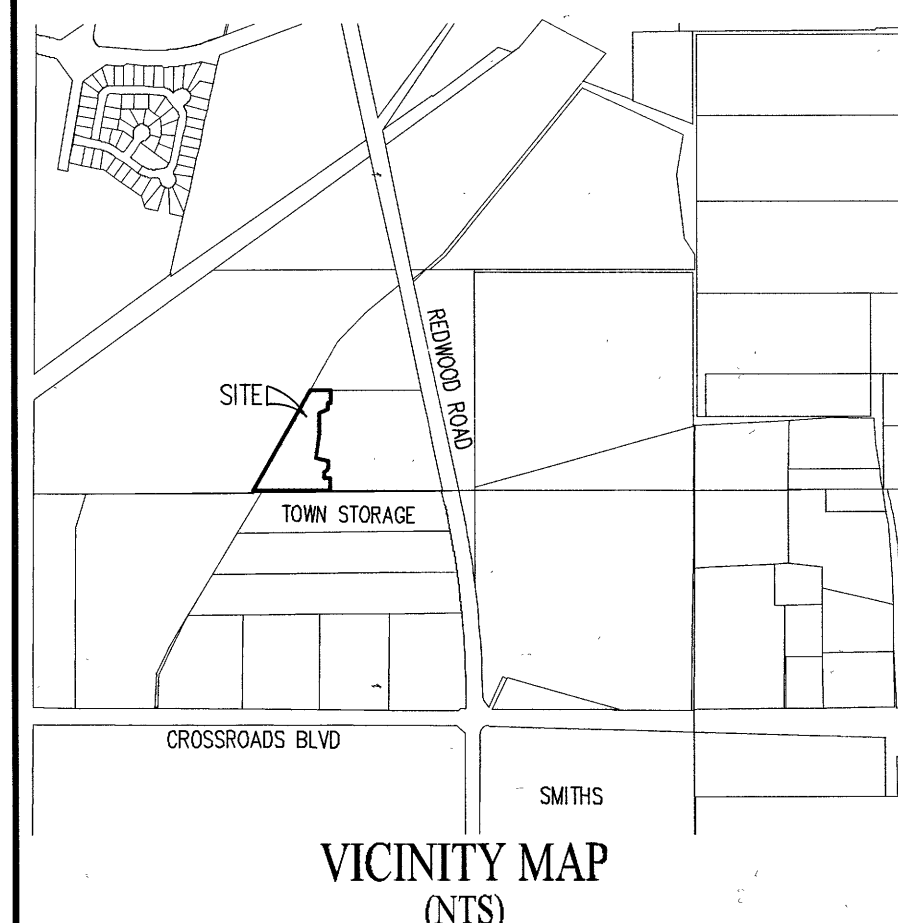
SARATOGA SPRINGS, UTAH COUNTY, STATE OF UTAH

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.

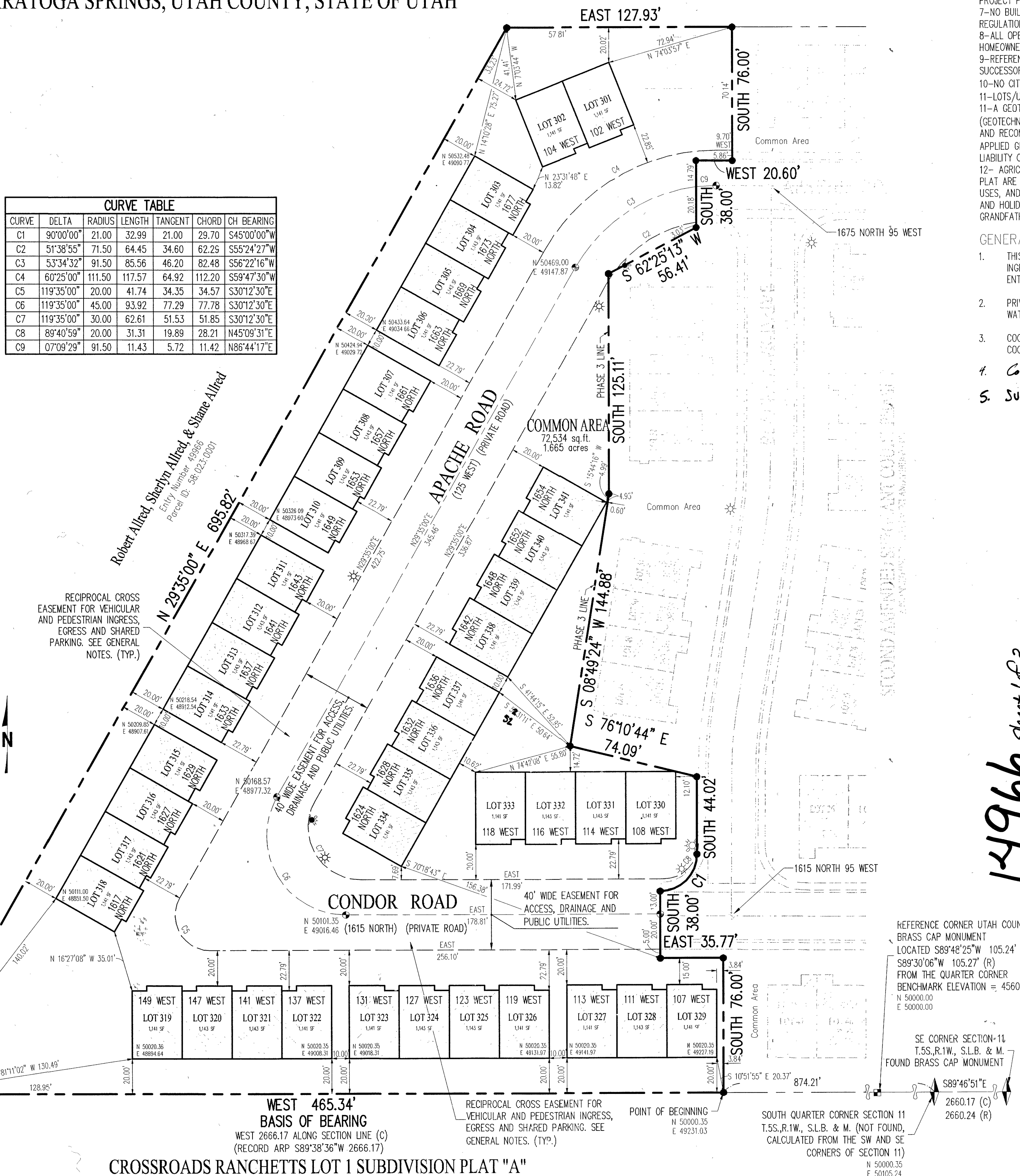
Arthur R. & Eunice Chen
Buckland, TRS
ENTRY NUMBER 45828
PARCEL ID: 58-023-0021

- LEGEND & NOTES:**
- SECTION CORNER MONUMENTS FOUND (AS NOTED)
 - SET 5/8 INCH BY 18 INCH STEEL BAR WITH SURVEYORS IDENTIFICATION CAP STAMPED: "MERIDIAN PLS 4938744" ON ALL PROPERTY CORNERS. PROPERTY CORNERS SET ON, OR ABOUT THE DATE OF THIS CERTIFICATION.
 - NAIL TO BE SET (AS NOTED)
 - MONUMENTS FOUND (AS NOTED)
 - STREET MONUMENTS TO BE SET (AS NOTED)
 - PROPOSED FIRE HYDRANT LOCATION.
 - PROPOSED STREET LIGHT LOCATION.
 - EXISTING NAIL
 - EXISTING STREET MONUMENT
 - EXISTING FIRE HYDRANT LOCATION.
 - EXISTING STREET LIGHT LOCATION.
 - SETBACK LINE
 - BOUNDARY LINE
 - EASEMENT LINE
 - CENTER LINE
 - PRIVATE SPACE
 - COMMON AREA (NOTE: ALL AREA NOT DESIGNATED AS PRIVATE SPACE IS COMMON AREA)
- (R) DISTANCE OR BEARING HAS BEEN EXTRACTED FROM CURRENT DEEDS OF RECORD.
(M) DISTANCE OR BEARING SHOWN REPRESENTS AN ACTUAL FIELD MEASUREMENT.
(C) DISTANCE OR BEARING HAS BEEN CALCULATED FROM FIELD MEASUREMENTS.

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH BEARING
C1	90°00'00"	21.00	32.99	21.00	29.70	S45°00'00"W
C2	91°38'55"	71.50	64.45	34.60	62.25	S55°24'27"W
C3	53°34'32"	91.50	85.56	46.20	82.48	S56°22'16"W
C4	60°25'00"	111.50	117.57	64.92	112.20	S59°47'30"W
C5	119°35'00"	20.00	41.74	34.35	34.57	S30°12'30"E
C6	119°35'00"	45.00	93.92	77.29	77.78	S30°12'30"E
C7	119°35'00"	30.00	62.61	51.53	51.85	S30°12'30"E
C8	89°40'59"	20.00	31.31	19.89	28.21	N45°09'31"E
C9	07°09'29"	91.50	114.43	5.72	11.42	N86°44'17"E



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).



14966 sheet of 3

REFERENCE CORNER UTAH COUNTY BRASS CAP MONUMENT LOCATED 589'46.25' W 105.24' (M) 589'30.06' W 105.27' (R) FROM THE QUARTER CORNER BENCHMARK ELEVATION = 4560.58 N 5000.35 E 4906.46

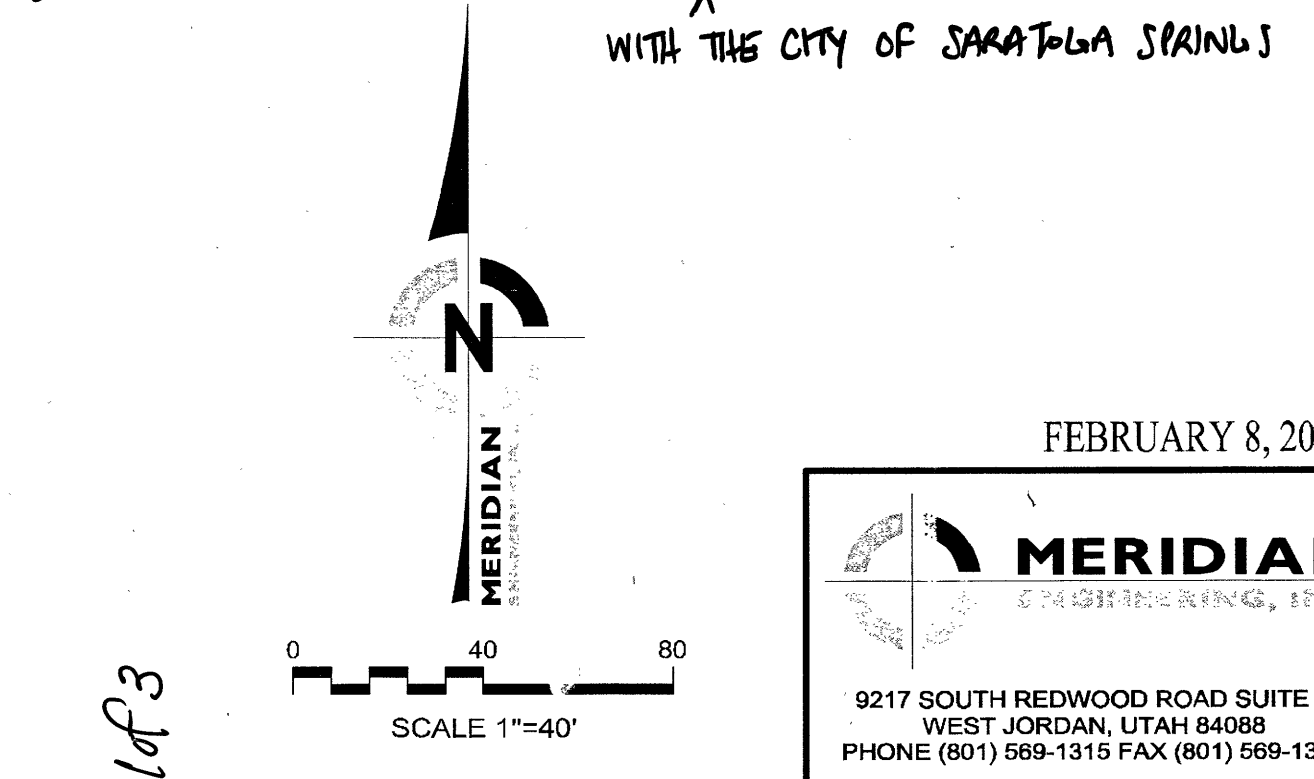
SE CORNER SECTION 11 T.5S.,R.1W., S.L.B. & M. FOUND BRASS CAP MONUMENT 2660.17 (C) 2660.24 (R)

REQUIRED PLAT NOTES:

- PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL. FINAL PLAT APPROVAL WAS GRANTED ON THIS 11 DAY OF Feb. A.D. 20 16.
- THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, REGULATIONS, AND ORDINANCES.
- PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
- PLAT IS SUBJECT TO INSTALLATION OF IMPROVEMENTS AND BOND AGREEMENT NO. 16E5001 & 16E5002 ("BOND AGREEMENT"). NO PERSON OR ENTITY, INCLUDING UNIT OR LOT OWNERS, SHALL BE DEEMED A THIRD-PARTY BENEFICIARY OR HAVE ANY RIGHTS INCLUDING THE RIGHT TO BRING ANY ACTION UNDER THE BOND AGREEMENT.
- BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING, ALL IMPROVEMENTS MUST MEET CITY STANDARDS, AND BONDS ARE POSTED BY THE CURRENT OWNER OF THE PROJECT PURSUANT TO CITY CODE.
- 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.
- 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.
- 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 DESIGNATED AS "PRIVATE" ON THIS PLAT.
- LOTS/UNITS ARE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S.
- A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, P.C. (GEOTECHNICAL ENGINEER), WHICH ADDRESSES SOIL AND GROUNDWATER CONDITIONS, PROVIDES ENGINEERING DESIGN CRITERIA, AND RECOMMENDS MITIGATION MEASURES IF PROBLEMATIC CONDITIONS WERE ENCOUNTERED. THE REPORT IS ON FILE WITH APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, P.C. (GEOTECHNICAL ENGINEER) AND THE CITY. 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.

GENERAL NOTES:

- THIS PLANNED UNIT DEVELOPMENT IS SUBJECT TO A RECIPROCAL CROSS EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AND SHARED PARKING. REFERENCE SAID EASEMENT DATED JANUARY 4, 2007 AND RECORDED AS ENTRY NO. 1469-2007 WITHIN THE OFFICE OF THE UTAH COUNTY RECORDER.
- PRIVATE ROADS AND COMMON AREAS ARE INDICATED AS UTILITY EASEMENTS TO THE CITY OF SARATOGA SPRINGS FOR WATER, IRRIGATION, SEWER, AND STORM DRAINAGE.
- COORDINATES SHOWN ON THIS PLAT ARE PROJECT BASED AND ARE NOT REFERENCED TO THE STATE PLANE COORDINATE SYSTEM.
- Common Areas Are Dedicated As Public Utility Easement (PUE)
- SUBJECT TO BOND AGREEMENTS # 16E5001, # 16E5002, # 16E5003 WITH THE CITY OF SARATOGA SPRINGS



DEVELOPED BY: BACH LAND AND DEVELOPMENT L.L.C.
11650 SOUTH STATE STREET, SUITE 300, DRAPER, UTAH 84020

SURVEYOR'S NARRATIVE

IT IS THE INTENT OF THIS PLAT AND THE SURVEY ON WHICH IT IS BASED TO CORRECTLY REPRESENT THE BOUNDARY LINES AND PROPERTY CORNERS OF THE SUBJECT PARCELS AND TO WRITE A COMPOSITE LEGAL DESCRIPTION OF SAID PARCELS. THE BASIS OF BEARING FOR THIS SURVEY IS WEST ALONG THE SECTION LINE FOR A DISTANCE OF 2666.17 FEET BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 11 TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE SOUTH QUARTER CORNER LOCATION WAS RE-ESTABLISHED USING FIELD MEASUREMENTS TAKEN NOVEMBER OF 2005 ON THE BRASS CAP MONUMENTS REPRESENTING THE SOUTHWEST AND SOUTHEAST CORNERS OF SAID SECTION 11 AND USING THE RECORD BEARING AND DISTANCE TIES AS FOUND ON THE UTAH COUNTY DEPENDENT RESURVEY OF TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

AS PART OF THIS SURVEY, THE SURVEYOR HAS CONDUCTED FIELD SEARCHES FOR EVIDENCE AND MONUMENTATION. FOUND EVIDENCE AND MONUMENTATION IS REPRESENTED HEREON. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS PART OF THIS SURVEY IS NOTED BELOW. THERE MAY EXIST OTHER EVIDENCE, MONUMENTATION AND DOCUMENTS THAT COULD AFFECT THIS SURVEY. ANY NEW EVIDENCE, MONUMENTATION OR DOCUMENTS CONTRADICTORY TO THIS SURVEY SHOULD BE PRESENTED TO THE SURVEYOR FOR HIS REVIEW AND CONSIDERATION.

- ALL VESTING DOCUMENTS LISTED ABOVE (RECORD DESCRIPTIONS).
- WARRANTY DEED IN FAVOR OF ROBERT ALLRED, SHERLYN ALLRED, & SHANE ALLRED, JT RECORDED DECEMBER 12, 1976 AS ENTRY NUMBER 49966.
- WARRANTY DEED IN FAVOR OF ARTHUR R. AND EUNICE CHEN BUCKLAND, TR RECORDED JUNE 3, 1996 AS ENTRY NUMBER 45828.
- SPECIAL WARRANTY DEED IN FAVOR OF IHC HEALTH SERVICES, INC. RECORDED DECEMBER 27, 2002 AS ENTRY NUMBER 156616:2002.
- CROSSROADS RANCHETTES SUBDIVISION PLAT "A" RECORDED NOVEMBER 4, 1991 AS ENTRY NUMBER 43648 AS MAP NUMBER 4326.
- CROSSROADS RANCHETTES [SIC] LOT 1 SUBDIVISION PLAT "A" RECORDED SEPTEMBER 22, 2004 AS ENTRY NUMBER 108178:2004 AS MAP NUMBER 10691.
- UTAH COUNTY DEPENDENT RESURVEY OF TOWNSHIP 5 SOUTH, RANGE 1 WEST, ACCORDING TO THE OFFICIAL PLAT THEREOF.
- UTAH COUNTY SECTION TIES SHEETS OF THE SOUTH QUARTER CORNER, THE SOUTHWEST CORNER, AND THE SOUTHEAST CORNER OF SAID SECTION 11.
- SURVEY PLAT FOR EMCAR CONSTRUCTION PERFORMED BY TORGERSEN ENGINEERING. SURVEY NUMBER 03 233.
- SURVEY PLAT FOR FREE & ASSOCIATES PERFORMED BY MCNEIL ENGINEERING AND LAND SURVEYING L.L.C. SURVEY NUMBER 00 036.

SURVEYOR'S CERTIFICATE

I, MICHAEL W. NADEAU, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD A LICENSE, CERTIFICATE NUMBER 4938744, 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 OWNER(S), I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW. 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 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS 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. 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 SURVEYOR.

BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATE IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, IN UTAH COUNTY, UTAH. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 874.21 FEET WEST ALONG THE SECTION LINE FROM THE CALCULATED SOUTH QUARTER CORNER OF SAID SECTION 11, SAID POINT IS ALSO 1791.96 FEET EAST ALONG SAID SECTION LINE FROM THE CALCULATED SOUTH QUARTER CORNER OF SAID SECTION 11, (THE BASIS OF BEARING FOR THIS PROPERTY, AS MEASURED BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER OF SAID SECTION 11, IS WEST 2666.17 FEET) AND RUNNING THENCE TO AND ALONG CROSSROADS RANCHETTES LOT 1 SUBDIVISION BOUNDARY LINE, WEST 465.34 FEET ALONG SAID SECTION LINE; THENCE N 29°35'00" E 695.82 FEET; THENCE EAST 127.93 FEET ALONG A LINE PARALLEL WITH SAID SECTION LINE; THENCE TO AND ALONG FOR THE NEXT 12 CALLS OF THE SECOND AMENDED PLAT OF SERGEANT COURT PHASE 3 BOUNDARY LINE SOUTH 76°00'00" E 2666.17 FEET; THENCE SOUTH 38.00 FEET; THENCE S 62°25'13" W 56.41 FEET; THENCE SOUTH 125.11 FEET; THENCE S 08°49'24" W 144.88 FEET; THENCE S 76°10'44" E 74.09 FEET; THENCE SOUTH 44.02 FEET TO A POINT ON A CURVE TO THE RIGHT WITH A RADIUS OF 21.00 FEET AND DELTA ANGLE OF 90°00'00" (CHORD BEARS S 45°00'00" W 29.70 FEET); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 32.99 FEET; THENCE SOUTH 38.00 FEET; THENCE EAST 35.77 FEET; THENCE SOUTH 76.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 154,327 SQUARE FEET OR 3.543 ACRES IN AREA, MORE OR LESS. 41 LOTS.

DATE: 2/16/2016
MICHAEL W. NADEAU
UTAH PLS NO. 493874

JEFFERY SWITH
UTAH COUNTY RECORDER
2016 Feb 24 12:39 pm Fee 131.00 BY SS RECORDED FOR SARATOGA SPRINGS CITY

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 HEREAFTER KNOWN AS:

SERGEANT COURT PHASE 3 A PLANNED UNIT DEVELOPMENT AND SUBDIVISION

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC AND CITY ALL PARCELS, LOTS, STREETS, EASEMENTS, RIGHT-OF-WAY, AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC OR CITY USE. THE OWNER(S) VOLUNTARILY DEFEND, INDEMNIFY, AND SAVE HARMLESS 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 OWNER(S) VOLUNTARILY DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY FROM ANY CLAIM ARISING FROM THE OWNER'S CREATION OF THIS SUBDIVISION, THE ALTERATION OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION, OR BY OWNER'S DEVELOPMENT ACTIVITY WITHIN THIS SUBDIVISION.

IN WITNESS WHEREOF I HAVE SET FORTH MY HAND THIS 12th DAY OF February, A.D. 20 16.

OWNERS ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF UTAH } SS

ON THE 12 DAY OF February, A.D. 20 16, PERSONALLY APPEARED BEFORE ME, Greg Rindlisbacher 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

NOTARY PUBLIC FULL NAME: Chelsea Robinson
COMMISSION NUMBER: 691970
MY COMMISSION EXPIRES: 2/2019

A NOTARY PUBLIC COMMISSIONED IN UTAH

STATE OF UTAH }
COUNTY OF UTAH } S.S.

ON THE 12 DAY OF February, A.D. 20 16, PERSONALLY APPEARED BEFORE ME, IS THE PRESIDENT AND HE THE SAID IS THE SECRETARY OF CORPORATION, AND THAT THE WITHIN AND THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF RESOLUTION OF ITS BOARD OF DIRECTORS AND THE SAID AND EACH DULY ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME AND THAT THE SEAL AFFIXED IS THE SEAL OF SAID CORPORATION.

MY COMMISSION EXPIRES: NOTARY PUBLIC RESIDING AT

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 16 DAY OF February, A.D. 20 16.

CITY MAYOR: [Signature] ATTEST: [Signature] CITY RECORDER (SEE SEAL BELOW)

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)(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 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 RECORDED EASEMENT OR RIGHT-OF-WAY
- THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
- TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
- ANY OTHER PROVISION OF LAW

APPROVED THIS 16 DAY OF February, A.D. 20 16.

[Signature]
ROCKY MOUNTAIN POWER

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 ASSOCIATION 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 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 800-366-6532.

APPROVED THIS 12 DAY OF February, A.D. 20 16.

[Signature]
QUESTAR GAS COMPANY

FIRE CHIEF APPROVAL

APPROVED BY THE FIRE CHIEF ON THIS 17 DAY OF Feb., A.D. 20 16.

[Signature]
CITY FIRE CHIEF

PLANNING DIRECTOR APPROVAL

APPROVED BY THE PLANNING DIRECTOR ON THIS 16th DAY OF February, A.D. 20 16.

[Signature]
PLANNING DIRECTOR

CENTURY LINK

APPROVED THIS 12 DAY OF February, A.D. 20 16 BY CENTURY LINK.

[Signature]
CENTURY LINK AUTHORIZED AGENT

SARATOGA SPRINGS ENGINEER APPROVAL

APPROVED BY THE CITY ENGINEER ON THIS 17 DAY OF Feb., A.D. 20 16.

[Signature]
CITY ENGINEER

COMCAST CABLE COMPANY

APPROVED THIS 12 DAY OF February, A.D. 20 16 BY COMCAST CABLE COMPANY.

[Signature]
COMCAST CABLE AUTHORIZED AGENT

SARATOGA SPRINGS ATTORNEY

APPROVED BY SARATOGA SPRINGS ATTORNEY ON THIS 16th DAY OF February, A.D. 20 16.

[Signature]
SARATOGA SPRINGS ATTORNEY

LAND USE AUTHORITY

APPROVED BY THE LAND USE AUTHORITY ON THIS 16th DAY OF February, A.D. 20 16.

[Signature]
LAND USE AUTHORITY

LEHI CITY POST OFFICE

APPROVED BY POST OFFICE REPRESENTATIVE ON THIS DAY 12 OF February, A.D. 20 16.

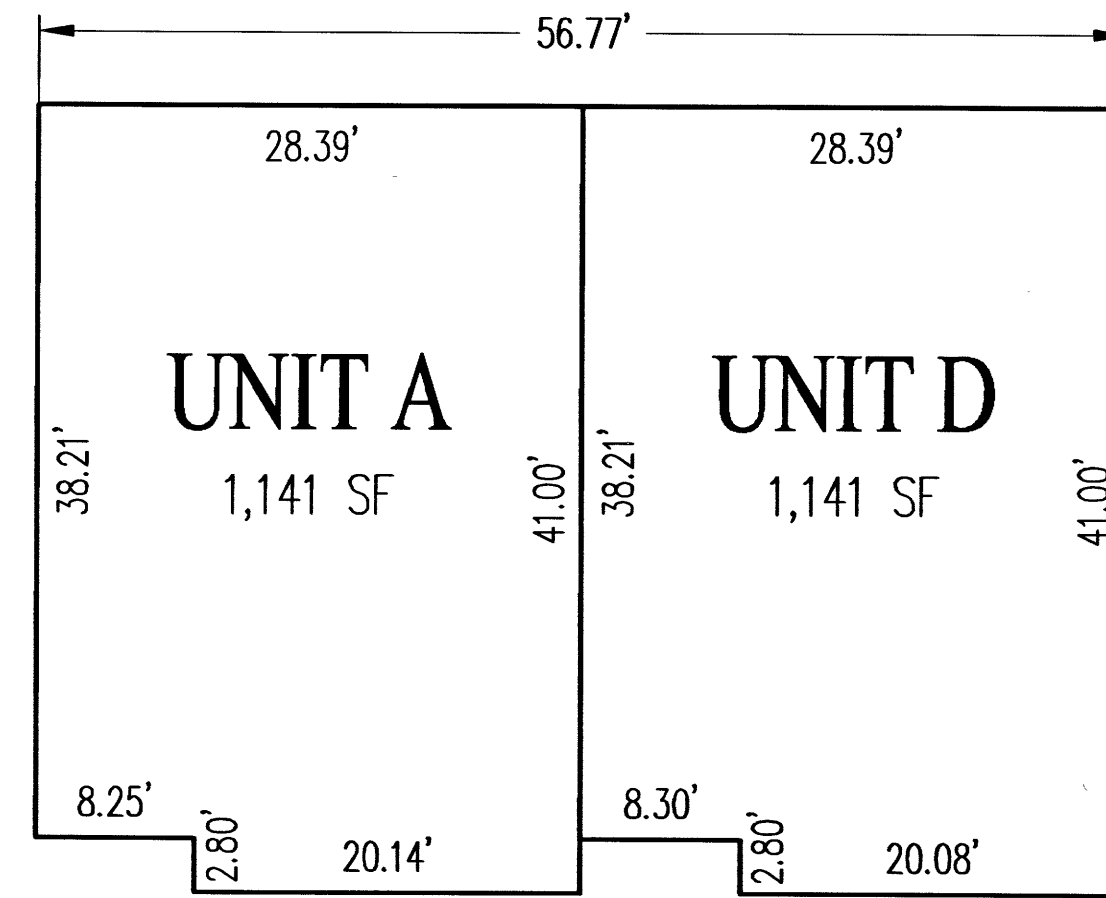
[Signature]
LEHI CITY POST OFFICE REPRESENTATIVE

SERGEANT COURT PHASE 3
A PLANNED UNIT DEVELOPMENT AND SUBDIVISION
FINAL PLAT, SHEET 1 OF 3
LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 11, T. 5 S., R. 1 W., S.L.B. & M.
SARATOGA SPRINGS, UTAH COUNTY, STATE OF UTAH

SURVEYOR'S SEAL: [Signature]
CIVIL ENGINEER'S SEAL: [Signature]
CLERK-RECORDER SEAL: [Signature]

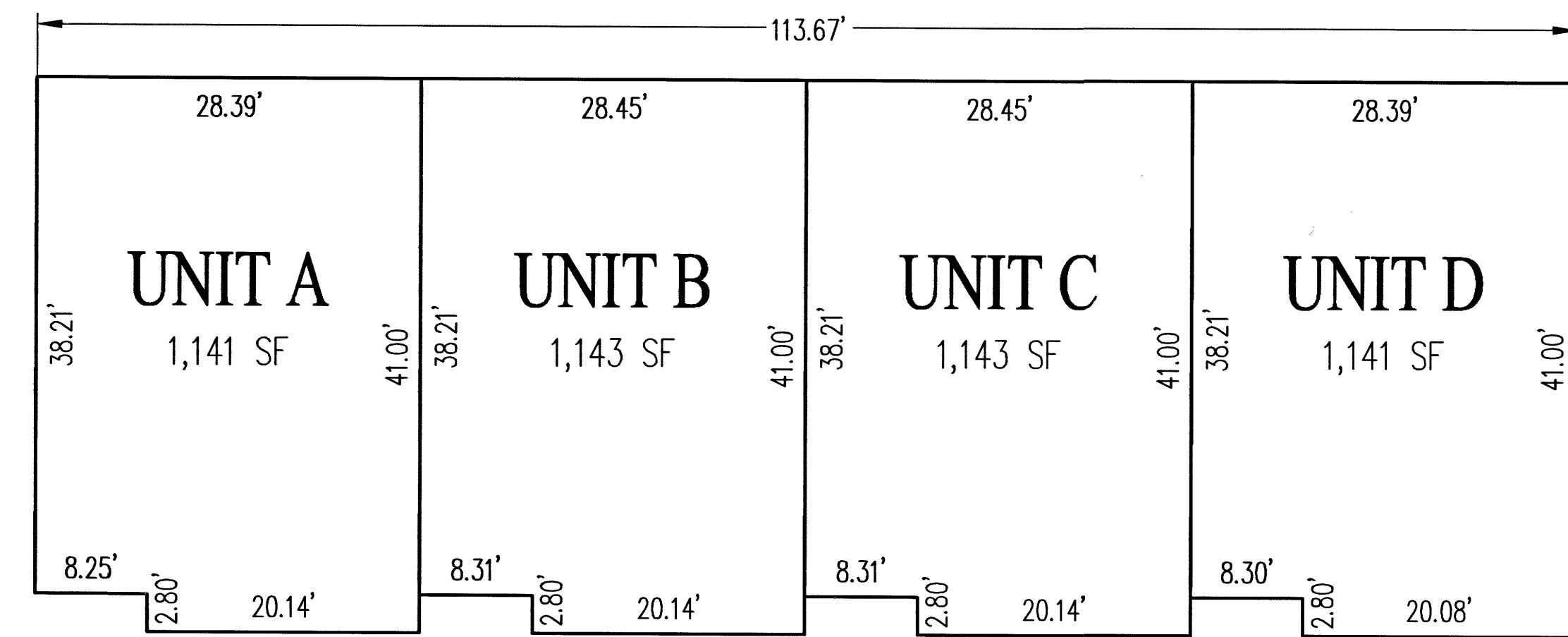
Sec. 11-5-1W 70-039

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.



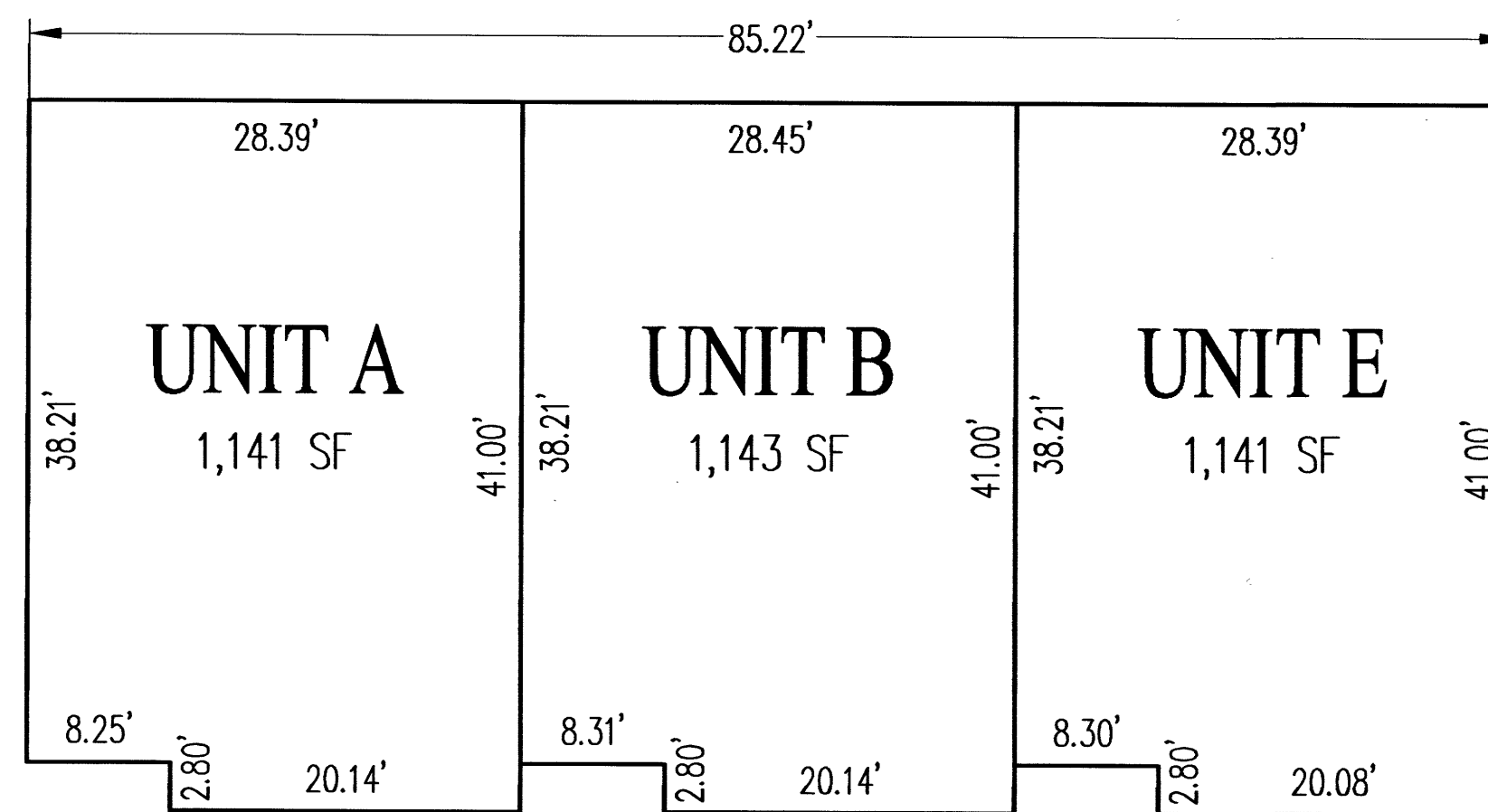
2 UNIT BUILDING

SCALE: 1"=10'



4 UNIT BUILDING

SCALE: 1"=10'



3 UNIT BUILDING

SCALE: 1"=10'

ENT 150112016 Map # 14968
JEFFERY SMITH
UTAH COUNTY RECORDER
2016 Feb 24 12:39 pm FEE 131.00 BY SS
RECORDED FOR SARATOGA SPRINGS CITY

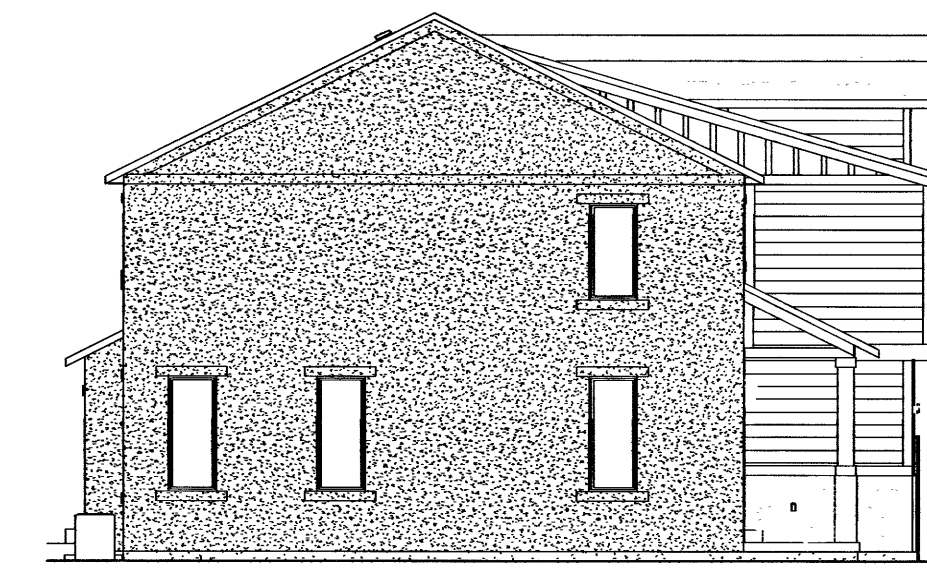
14966 Sheet 2 of 3

SERGEANT COURT PHASE 3 A PLANNED UNIT DEVELOPMENT AND SUBDIVISION FINAL PLAT, SHEET 2 OF 3 SITUATED WITHIN THE SOUTHWEST QUARTER OF SECTION 11, T. 5 S., R. 1 W., S.L.B. & M. SARATOGA SPRINGS, UTAH COUNTY, STATE OF UTAH BUILDING DIMENSION PLAN	COUNTY RECORDER NO. _____
	STATE OF UTAH, COUNTY OF UTAH RECORDED AND FILED AT THE REQUEST OF _____
	DATE _____ TIME _____ BOOK _____ PAGE _____
	FEE _____ UTAH COUNTY RECORDER

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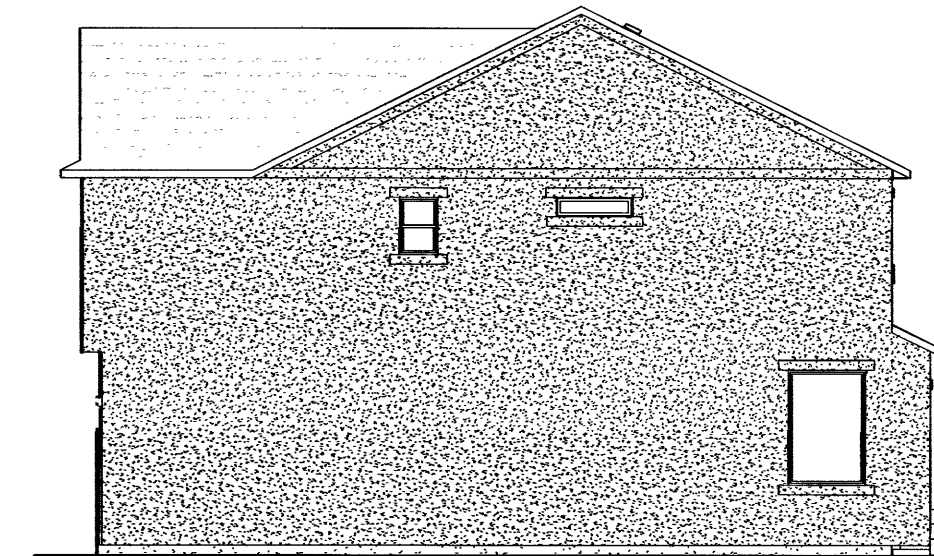
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



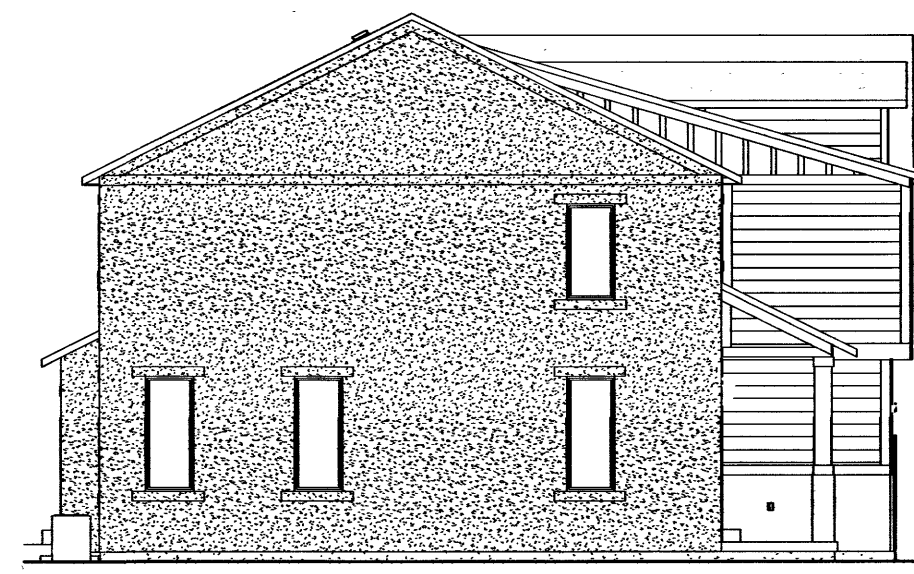
RIGHT ELEVATION

4 UNIT BUILDING

SCALE: 1"=10'



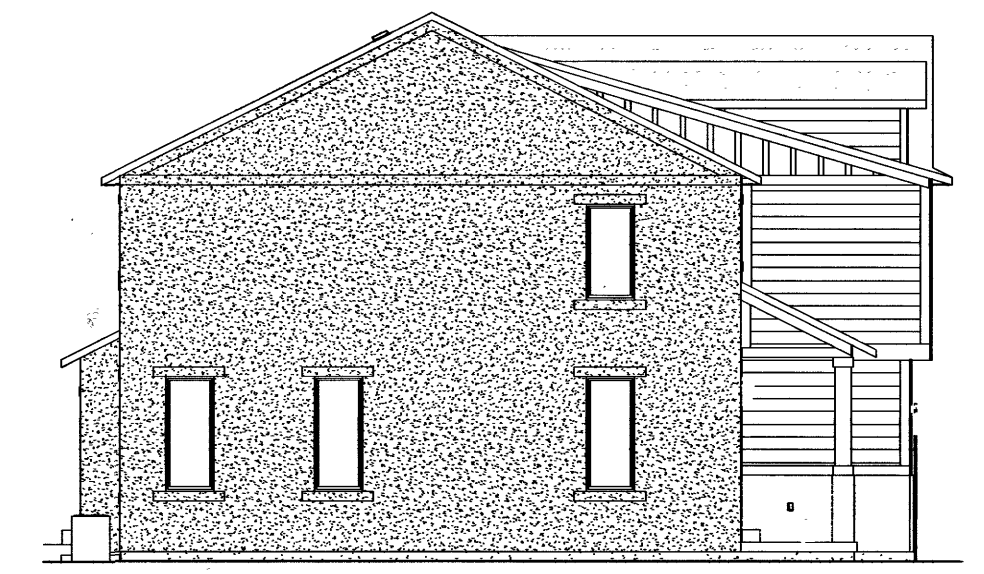
FRONT ELEVATION



LEFT ELEVATION



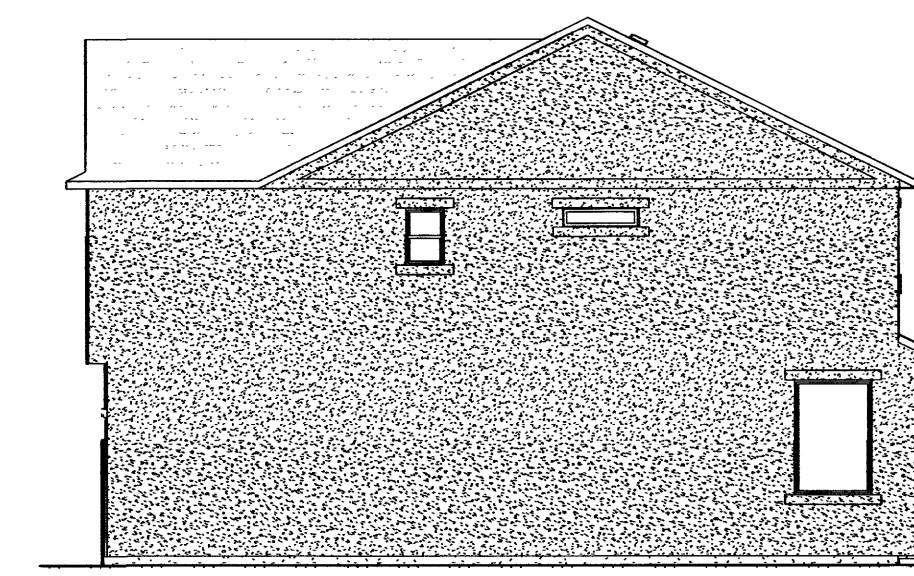
FRONT ELEVATION



LEFT ELEVATION



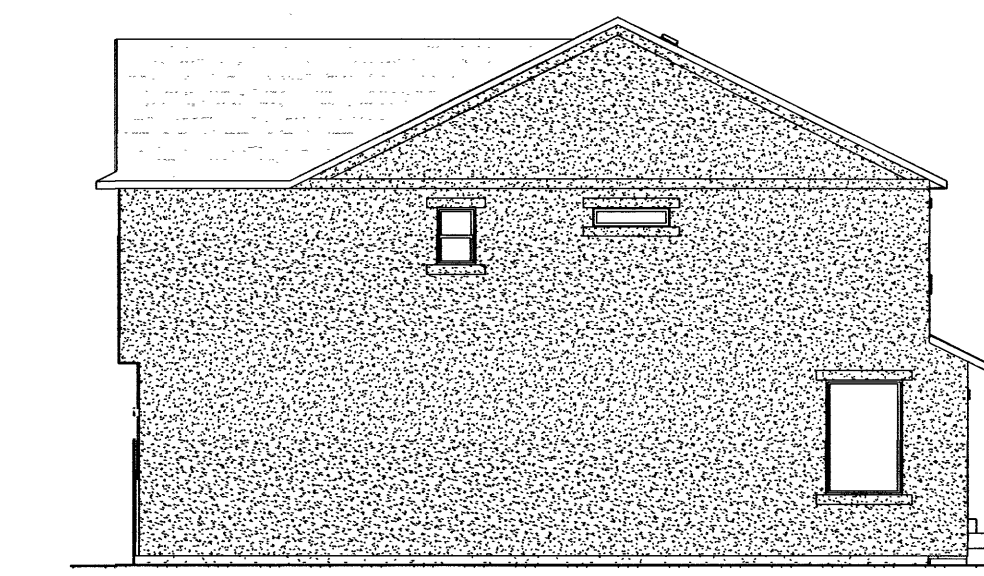
REAR ELEVATION



RIGHT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

3 UNIT BUILDING

SCALE: 1"=10'

2 UNIT BUILDING

SCALE: 1"=10'

14966 sheet 3 of 3

U:\13-Projects\13023-SC-Saratoga Court - Phase 3\13023\DWG\PHASE3\FINAL\PLAT-Phase 3.dwg, Jan 27, 2016 - 9:35am

ENT 15011:2016 Map # 14966
 JEFFERY SHITH
 UTAH COUNTY RECORDER
 2016 Feb 24 12:59 PM FEE 131.00 BY 88
 RECORDED FOR SARATOGA SPRINGS CITY

SERGEANT COURT PHASE 3 A PLANNED UNIT DEVELOPMENT AND SUBDIVISION FINAL PLAT, SHEET 3 OF 3 SITUATED WITHIN THE SOUTHWEST QUARTER OF SECTION 11, T. 5 S., R. 1 W., S.L.B. & M. SARATOGA SPRINGS, UTAH COUNTY, STATE OF UTAH BUILDING DIMENSION PLAN		COUNTY RECORDER NO. _____ STATE OF UTAH, COUNTY OF UTAH RECORDED AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____ BOOK _____ PAGE _____ FEE _____ UTAH COUNTY RECORDER
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