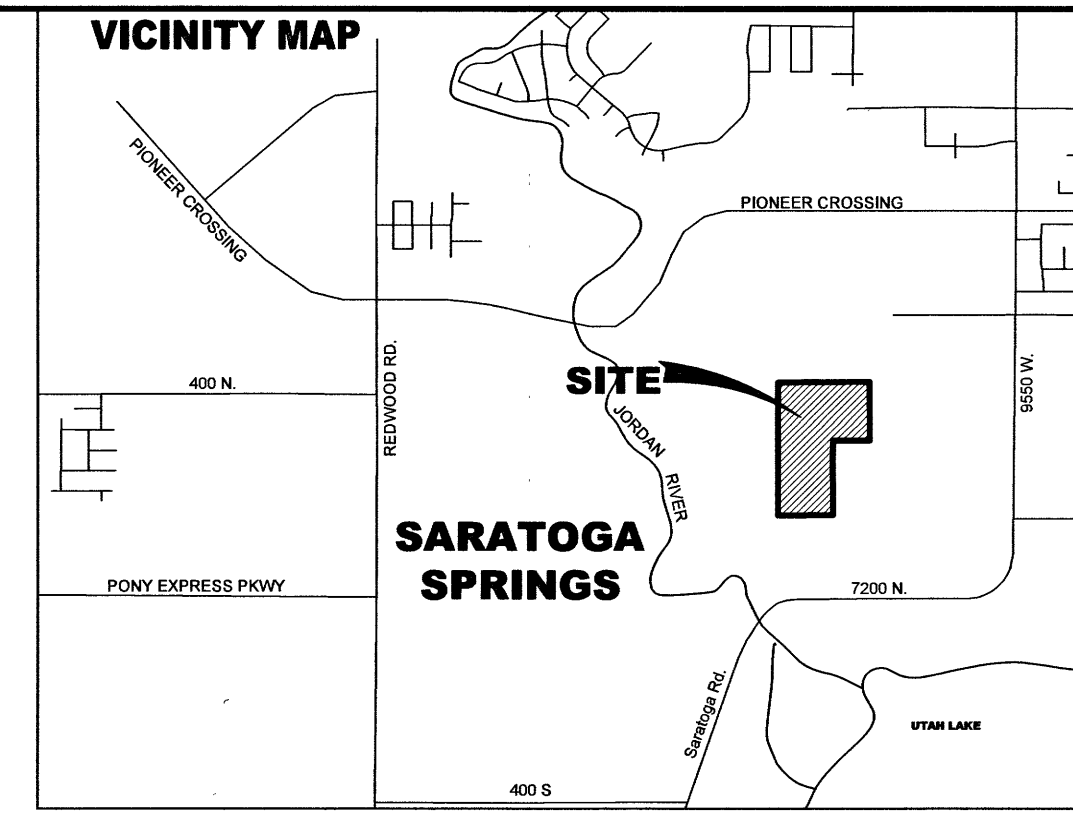


SARATOGA TRADE SUBDIVISION

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH



SURVEYOR'S CERTIFICATE
I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE, CERTIFICATE NO. 501182, 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 PLAN AND DESCRIBED BELOW. THE 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 REPRESENTED ON THE PLAN. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN UTAH CODE SECTION 54-86, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAN, AND THAT THIS PLAN 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 PLAN, A MAP OF THE SURVEY I HAVE COMPLETED WITH THE UTAH COUNTY SURVEYOR.

BOUNDARY DESCRIPTION
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT LOCATED N0°10'34"W ALONG THE SECTION LINE 1825.11 FEET AND WEST 1327.29 FEET FROM THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE ALONG THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 117221-2013 AND AN EXISTING FENCE LINE THE FOLLOWING TWO (2) COURSES; THENCE S89°30'00"W 663.55 FEET; THENCE S0°16'25"E 798.08 FEET; THENCE S89°45'14"W ALONG AN EXISTING FENCE LINE AND THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID REAL PROPERTY 668.11 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST; THENCE N0°07'43"W ALONG THE QUARTER SECTION LINE AND AN EXISTING FENCE LINE 719.32 FEET TO THE EAST LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 33604-2009; THENCE N0°10'34"W ALONG SAID EAST LINE AND AN EXISTING FENCE LINE 904.76 FEET TO A FENCE CORNER; THENCE N89°43'24"E ALONG AN EXISTING FENCE LINE 1326.83 FEET; THENCE S0°16'25"E 823.77 FEET TO THE POINT OF BEGINNING.
LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL:
BEGINNING AT A POINT LOCATED N0°10'34"W ALONG THE SECTION LINE 1066.70 FEET AND WEST 1961.00 FEET FROM THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE S0°14'14"E 136.40 FEET; THENCE S89°45'46"W 70.00 FEET; THENCE N0°14'14"W 136.40 FEET; THENCE N89°45'46"E 70.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 137.18 ACRES
1,1619,774 SQ.FT.
SET: 23, 2021
DATE
SURVEYOR'S NAME
CHAD A. POULSEN
LICENSE NO. 501182

OWNERS 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 RIGHT-OF-WAY, TO BE HEREAFTER KNOWN AS:

SARATOGA TRADE SUBDIVISION
AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC AND CITY ALL PARCELS, LOTS, STREETS, EASEMENTS, RIGHT-OF-WAY, AND PUBLIC UTILITIES SHOWN ON THIS PLAN 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 EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET, EASEMENT, OR RIGHT-OF-WAY THAT WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET OR UTILITIES. THE OWNER(S) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS ASSUME ALL LIABILITY WITH RESPECT TO THE CREATION OF THIS SUBDIVISION, THE ALTERATION OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION, AND THE DEVELOPMENT ACTIVITY WITHIN THIS SUBDIVISION BY THE OWNERS AND ALL AGENTS, SUCCESSORS, AND ASSIGNS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET THIS 23RD DAY OF SEPTEMBER, A.D. 2021

OWNER'S ACKNOWLEDGMENT
STATE OF UTAH
COUNTY OF UTAH
ON THIS 23RD DAY OF SEPTEMBER, 2021, I, ADAM R. LOSER, 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/HEY 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 PLAN WITH FULL AUTHORITY OF THE OWNER(S).

OWNER'S ACKNOWLEDGMENT
STATE OF UTAH
COUNTY OF UTAH
ON THIS 5TH DAY OF OCTOBER, 2021, I, JIM MILLER, 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/HEY 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 PLAN WITH FULL AUTHORITY OF THE OWNER(S).

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 4TH DAY OF OCTOBER, A.D. 2021.

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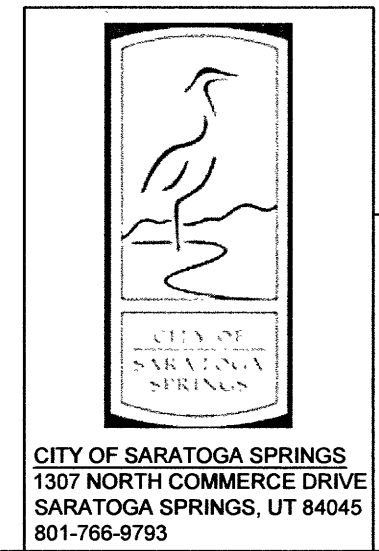
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THIS 4TH DAY OF OCTOBER, A.D. 2021.

LEGEND
— BOUNDARY LINE
--- EXISTING LOT LINES
⊙ EXISTING MONUMENT

TABULATIONS PARCEL A

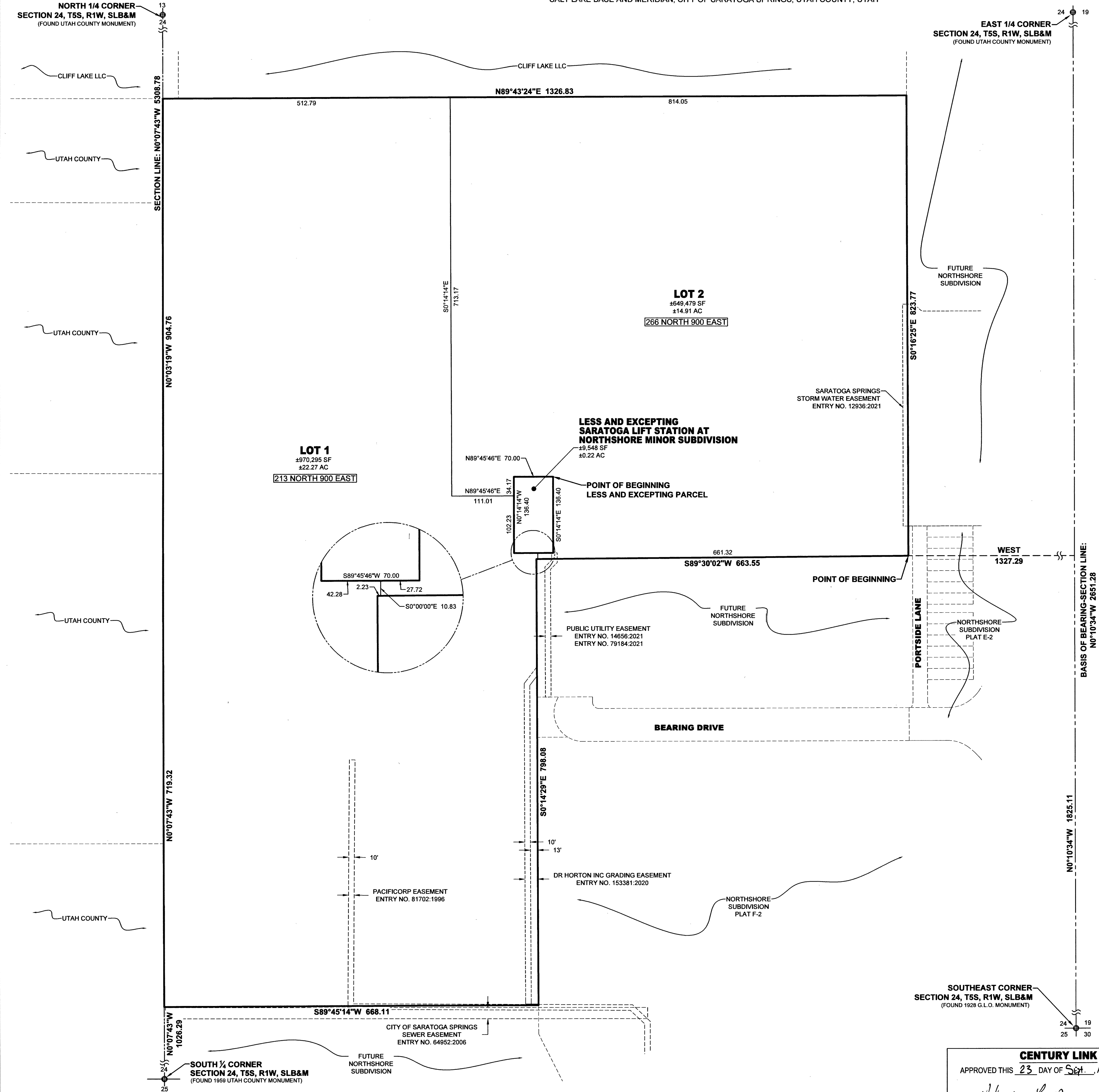
	AC	SF	%
TOTAL PROJECT AREA	37.18	1,619,774	100%
BUILDABLE LAND	37.18	1,619,774	100%
SENSITIVE LAND	0	0	0%
OPEN SPACE	0	0	0%
RIGHT-OF-WAY	0	0	0%
TOTAL NUMBER OF LOTS	2		
PARKING	N/A		
DENSITY	0.05 LOTS / ACRE		



LEI
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ENGINEERS
SURVEYORS
PLANNERS
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Spanish Fork, UT 84606
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Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

D-R HORTON
America's Builder
D R HORTON
12381 S. GATEWAY PARK PLACE
SUITE G-100
DRAPER, UT 84020
801-571-7101

- NOTES**
- 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 PLAN.
 - 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.
 - THE BENCHMARK FOR THE TOPOGRAPHIC INFORMATION PROVIDED HEREON IS THE FOUND NGS BENCHMARK "K 41" AT THE UTAH LAKE PUMPING PLANT, WITH PUBLISHED UTAH COUNTY (NOV2009) ELEVATION OF 4,494.20 FEET.
 - AREA SHOWN HEREON FALLS WITHIN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN), AND FLOOD ZONE "AH" (FLOOD DEPTHS OF 1 TO 3 FEET) DETERMINED FLOOD ELEVATION 4494.4 PER FIRM PANEL NO. 49049C0285F EFFECTIVE DATE: JUNE 19, 2020.
 - A TITLE REPORT PREPARED BY COTTWOODHOM TITLE INSURANCE AGENCY, FILE NO 117294-T0F, EFFECTIVE DATE: AUGUST 2, 2021 WAS USED IN THE PREPARATION OF THIS PLAT AND LEI CONSULTING ENGINEERS AND SURVEYORS, INC. IS ENTITLED TO RELY ON THE ACCURACY OF THIS REPORT, AND IS NOT LIABLE FOR ERRORS AND OMISSIONS BASED ON THE RELIANCE OF SAID TITLE REPORT. ALL EASEMENTS OF RECORD SHOWN HEREON ARE REFERENCED FROM SAID REPORT.
 - THIS PLAT IS ADJACENT TO CITY PUBLIC WORKS FACILITY WHICH INCLUDES A LIVE-BURN FACILITY OPERATED BY THE FIRE DEPARTMENT LOCATED AT 213 NORTH 900 EAST, SARATOGA SPRINGS, UTAH. LOT OWNERS ARE HEREBY NOTIFIED OF COMMON SIGHTS, SOUNDS, AND NUISANCES OF SUCH USES.



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 THE UTAH CODE SECTION 10-8A-603(4)(C)(i). THE FOLLOWING NOTES ARE NOT ENDORSED OR ADOPTED BY SARATOGA SPRINGS AND DO NOT SUPERSEDE CONFLICTING PLAT NOTES OR SARATOGA SPRINGS POLICIES.

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 EFFECT 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 23RD DAY OF SEPTEMBER, A.D. 2021.

DOMINION ENERGY UTAH
QUESTAR GAS COMPANY, d/b/a DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER 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 OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-368-8532.
APPROVED THIS 23RD DAY OF SEPTEMBER, A.D. 2021.

CENTURY LINK
APPROVED THIS 23RD DAY OF SEPTEMBER, A.D. 2021.

COMCAST CABLE TELEVISION
APPROVED THIS 27TH DAY OF SEPTEMBER, A.D. 2021.

PUBLIC WORKS DIRECTOR
APPROVED BY THE PUBLIC WORKS DIRECTOR ON THIS 28TH DAY OF SEPTEMBER, A.D. 2021.

PLANNING DIRECTOR
APPROVED BY THE PLANNING DIRECTOR ON THIS 29TH DAY OF SEPTEMBER, A.D. 2021.

CITY ENGINEER
APPROVED BY THE CITY ENGINEER ON THIS 27TH DAY OF SEPTEMBER, A.D. 2021.

LAND USE AUTHORITY
APPROVED BY THE LAND USE AUTHORITY ON THIS 30TH DAY OF SEPTEMBER, A.D. 2021.

FIRE CHIEF
APPROVED BY THE FIRE CHIEF ON THIS 30TH DAY OF SEPTEMBER, A.D. 2021.

SARATOGA SPRINGS ATTORNEY
APPROVED BY SARATOGA SPRINGS ATTORNEY ON THIS 20TH DAY OF SEPTEMBER, A.D. 2021.

LEHI CITY POST OFFICE
APPROVED BY POST OFFICE REPRESENTATIVE ON THIS 23RD DAY OF SEPTEMBER, A.D. 2021.

SARATOGA TRADE SUBDIVISION
LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

SURVEYOR'S SEAL: CHAD A. POULSEN, No. 501182, 9/23/2021

CITY ENGINEER SEAL: ADAM R. LOSER

CITY MAYOR SEAL: JIM MILLER

CLERK-RECORDER SEAL: ANDREA ALLEN, UTAH COUNTY RECORDER, 2021 Nov 03 10:54 am FEE \$4.00 BY JR

PLC
TU 042 Sec. 24, T5S, R1W, SLB&M