

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.

WANDER PHASE E1

LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 26, 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 Registered 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 recordation of this plat, a map of the survey I have completed with the Utah County Surveyor.

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

8/31/21
Date

BOUNDARY DESCRIPTION

A parcel of land situated in the Northwest Quarter of Section 25 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 Southwest Corner of the Jordan Promenade Village 1 Plat B-2 subdivision, said point also being on the North right-of-way line of 400 South Street, said point lies North 89°57'40" West 1952.880 feet along the Quarter Section Line and North 39.548 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 North right-of-way line South 89°56'07" West 615.295 feet to the East right-of-way line of Redwood Road, thence along said Redwood Road the following (7) courses: 1) North 47°07'25" West 33.755 feet; 2) North 00°38'56" East 19.779 feet to a point on a 19935.000 foot radius tangent curve to the right, (radius bears South 89°21'04" East, Chord: North 00°59'05" East 233.719 feet); 3) along the arc of said curve 233.720 feet through a central angle of 00°40'18"; 4) North 01°19'14" East 61.300 feet; 5) North 04°21'40" East 232.726 feet; 6) North 01°30'41" East 182.070 feet; 7) North 00°32'52" East 414.282 feet; thence South 89°59'47" East 623.900 feet to a point on the Westerly boundary line of said Jordan Promenade Village 1 Plat B-3, thence along said Jordan Promenade Village 1 Plat B-3 and Jordan Promenade Village 1 Plat B-2 the following (18) courses: 1) South 88.004 feet to a point on a 12.000 foot radius non tangent curve to the right, (radius bears South 89°59'52" West, Chord: South 44°59'56" West 16.971 feet); 2) along the arc of said curve 18.850 feet through a central angle of 90°00'08"; 3) South 59.000 feet to a point on a 12.000 foot radius non tangent curve to the right, (radius bears South 00°00'04" East, Chord: South 45°00'00" East 16.971 feet); 4) along the arc of said curve 18.850 feet through a central angle of 90°00'08"; 5) South 176.000 feet to a point on a 12.000 foot radius non tangent curve to the right, (radius bears South 89°59'52" West, Chord: South 44°59'56" West 16.971 feet); 6) along the arc of said curve 18.850 feet through a central angle of 90°00'08"; 7) South 59.000 feet to a point on a 12.000 foot radius non tangent curve to the right, (radius bears South 00°00'04" East, Chord: South 45°00'00" East 16.971 feet); 8) along the arc of said curve 18.850 feet through a central angle of 90°00'08"; 9) South 216.450 feet to a point on a 12.000 foot radius non tangent curve to the right, (radius bears South 89°59'52" West, Chord: South 44°59'56" West 16.971 feet); 10) along the arc of said curve 18.850 feet through a central angle of 90°00'08"; 11) South 59.000 feet to a point on a 12.000 foot radius non tangent curve to the right, (radius bears South 00°00'04" East, Chord: South 45°00'00" East 16.971 feet); 12) along the arc of said curve 18.850 feet through a central angle of 90°00'08"; 13) South 196.000 feet to a point on a 12.000 foot radius non tangent curve to the right, (radius bears South 89°59'52" West, Chord: South 44°59'56" West 16.971 feet); 14) along the arc of said curve 18.850 feet through a central angle of 90°00'08"; 15) South 59.000 feet to a point on a 12.000 foot radius non tangent curve to the right, (radius bears South 00°00'04" East, Chord: South 45°00'00" East 16.971 feet); 16) along the arc of said curve 18.850 feet through a central angle of 90°00'08"; 17) South 140.835 feet to a point on a 16.000 foot radius tangent curve to the right, (radius bears West, Chord: South 44°58'04" West 22.615 feet); 18) along the arc of said curve 25.115 feet through a central angle of 89°56'07" to the point of beginning.

Acres: 16.987
Square Footage: 739,970
of Lots: 105
of Parcels: 2

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:

WANDER PHASE E1

and do hereby dedicate for the perpetual use of the public and City all parcels, lots, streets, easements, rights-of-way, and public amenities shown on this plat as intended for public or City use and pursuant to Utah Code 10-8A-604(D), the owner hereby conveys the common area, as shown indicated hereon, to the Wander Homeowners Association, a Utah nonprofit corporation with a registered address of 13894 South Bangarter Parkway, Suite #200, Draper, Utah 84020. 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 which will interfere with the City's use, maintenance, and operation of the street. The owner(s) and all agents, successors, and assigns 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, and the development activity within this subdivision by the owners and all agents, successors, and assigns. The owner hereby conveys the common area, as shown indicated hereon, to the Wander Homeowners Association, a Utah nonprofit corporation, with a registered address of 13894 South Bangarter Parkway, Suite #200, Draper, Utah 84020. In witness whereof, I have hereunto set this 31st day of September 2021.

Ryan Smith
Signature
Ryan Smith
Print Name
Assistant Secretary
CLAYTON PROPERTIES GROUP II, INC.
Title & Entity

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH) S.S.
County of Utah)
On this day of 31st September 2021, personally appeared before me, who being by me Ryan Smith, 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).

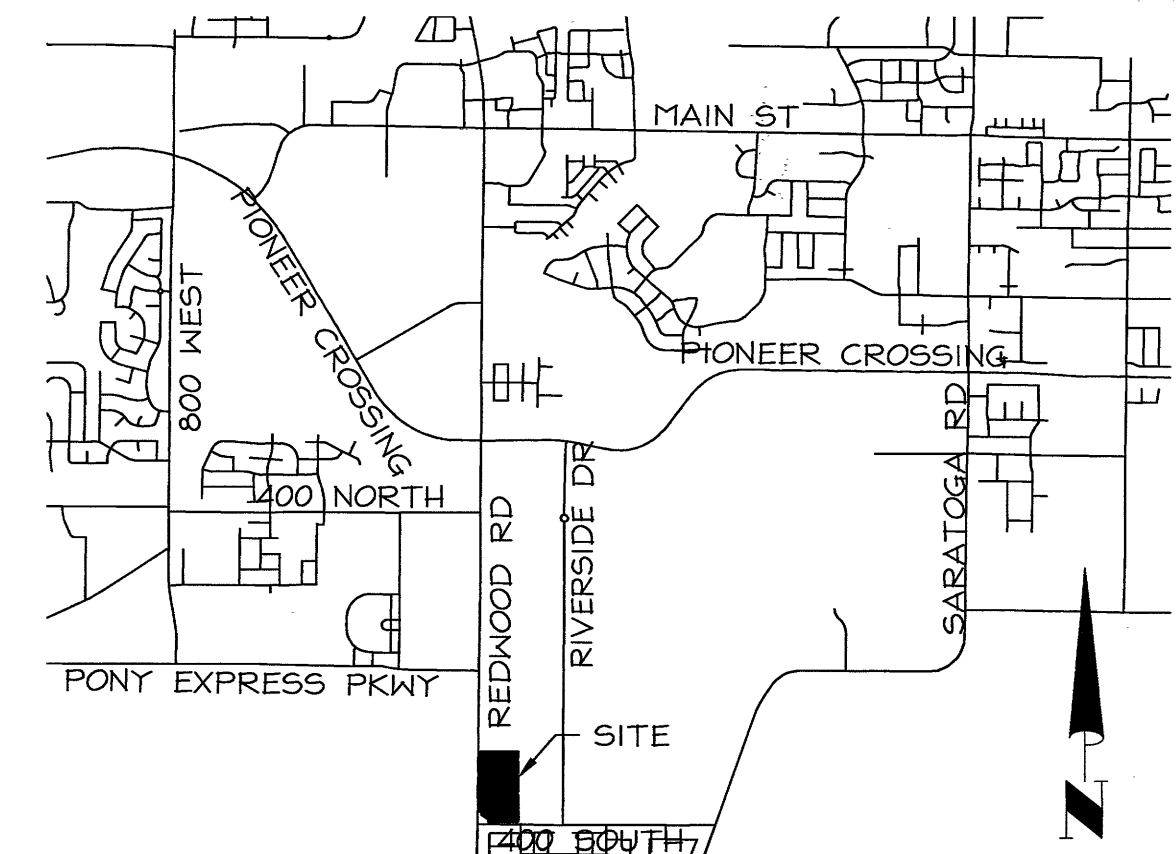
I certify under PENALTY OF PERJURY under the laws of the State of Utah that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.
Notary Public Full Name: Rachel Marietta Morris
Commission Number: 699798
My commission expires: 04-02-2022
RACHEL MARIETTA MORRIS
NOTARY PUBLIC-STATE OF UTAH
COMMISSIONS 699798
U.U.M.M. L.P. 04-02-2022

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 22 day of Sep. A.D. 2021
[Signature] Attest: *[Signature]*
City Mayor City Recorder
(See Seal Below)



VICINITY MAP

INFORMATION	AC.	SQ. FT.	TOTAL	#	NOTES
TOTAL PROJECT AREA	16.987	739,970	100%		
BUILDABLE LAND	11.012	479,701	64.8%		
OPEN SPACE	0.00	0.00	0%		
SENSITIVE LANDS	0.00	0.00	0%		
ROW AREA	3.107	135,334	18.3%		
LANDSCAPING AREA	2.872	125,110	16.9%		
LOTS				104	
NET DENSITY DWELLINGS PER ACRE				6.122	

INFORMATION	AC.	SQ. FT.	TOTAL	#	NOTES
TOTAL PROJECT AREA	113.456	4,942,001	100%		
BUILDABLE LAND	78.049	3,399,720	68.8%		
OPEN SPACE	23.804	1,036,672	21.0%		
SENSITIVE LANDS	2.562	111,605	2.3%		
ROW AREA	23.877	980,324	21.0%		
LANDSCAPING AREA	12.172	529,913	10.7%		
LOTS				635	
NET DENSITY DWELLINGS PER ACRE				5.60	

PLATS INCLUDED IN TABLE:
JORDAN PROMENADE VILLAGE 1 PLAT B-1
JORDAN PROMENADE VILLAGE 1 PLAT B-2
JORDAN PROMENADE VILLAGE 1 PLAT B-3
JORDAN PROMENADE VILLAGE 1 PLAT C1
WANDER PHASE C2
WANDER PHASE D1
WANDER PHASE D2
WANDER PHASE D3
WANDER PHASE E1

REQUIRED PLAT NOTES

- 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 22 DAY OF March, 2021.
- 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. 2144039 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 CCR'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 PROBLEMTIC CONDITIONS WERE ENCOUNTERED. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ANY RELIANCE ON THE INFORMATION OR LACK THEREOF IN THE REPORT.
- PRIVATE ROADS AND COMMON AREAS ARE DEDICATED AS UTILITY EASEMENTS TO THE CITY OF SARATOGA SPRINGS FOR WATER, IRRIGATION, SEWER, AND STORM DRAIN.
- 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.
- OPEN SPACE PARCEL O-16 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.
- SUBJECT PARCEL IS LOCATED IN FEMA ZONE "X" (PER GRAPHIC PLOTTING ONLY) AS SHOWN ON MAP NUMBER 49049C0285F, WITH AN EFFECTIVE DATE OF JUNE 19, 2020.
- COMMON AREAS ARE CONVEYED TO WANDER HOMEOWNERS ASSOCIATION, A UTAH NONPROFIT CORPORATION, WITH A REGISTERED ADDRESS OF 13894 SOUTH BANGARTER PARKWAY, SUITE #200, DRAPER, UTAH 84020.
- NO ACCESS ONTO WANDER AVENUE IS PERMITTED FOR LOTS 493, 494, 521, 522, 523, 549, 550, 579, 580 & 596.

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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 1 DAY OF Sept 2021
[Signature]
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 20 21
BY *[Signature]*
TITLE Pte - Com
DOMINION ENERGY QUESTAR CORP.

CENTURY LINK
Approved this 2nd day of September, A.D. 20 21
[Signature]
CENTURY LINK

COMCAST CABLE TELEVISION
Approved this 2 day of September, A.D. 2021
[Signature]
COMCAST CABLE TELEVISION

PLANNING DIRECTOR
Reviewed by the Planning Director on this 20 day of September, A.D. 2021
[Signature]
PLANNING DIRECTOR

CITY ENGINEER
Approved by the City Engineer on this 20 day of September, A.D. 2021
[Signature]
CITY ENGINEER

FIRE CHIEF APPROVAL
Approved by the Fire Chief on this 10 day of Sept, A.D. 2021
[Signature]
CITY FIRE CHIEF

LEHI CITY POST OFFICE
Approved by Post Office Representative on this 1 day of September, A.D. 2021
[Signature]
LEHI CITY POST OFFICE REPRESENTATIVE

PERIGEE CONSULTING
CIVIL · STRUCTURAL · SURVEY
9089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088
801.628.6004 TEL 801.590.6111 FAX WWW.PERIGEECIVIL.COM

LEGEND
FOUND UTAH COUNTY SECTION CORNER
PROPOSED STREET MONUMENT
EXISTING STREET MONUMENT
PROPOSED STREET LIGHT
PROPOSED FIRE HYDRANT

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

SHEET 1 OF 5

PHASE E1 WANDER SUBDIVISION
LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH
ENT 189153-2021 Map # 18000
ANDREA ALLEN
UTAH COUNTY CLERK-RECORDER
2021 Nov 05 9:07 AM FEE 462.00 BY SA
RECORDED FOR SARATOGA SPRINGS CITY

SURVEYOR'S SEAL
ERIC D. ROBINS
STATE OF UTAH

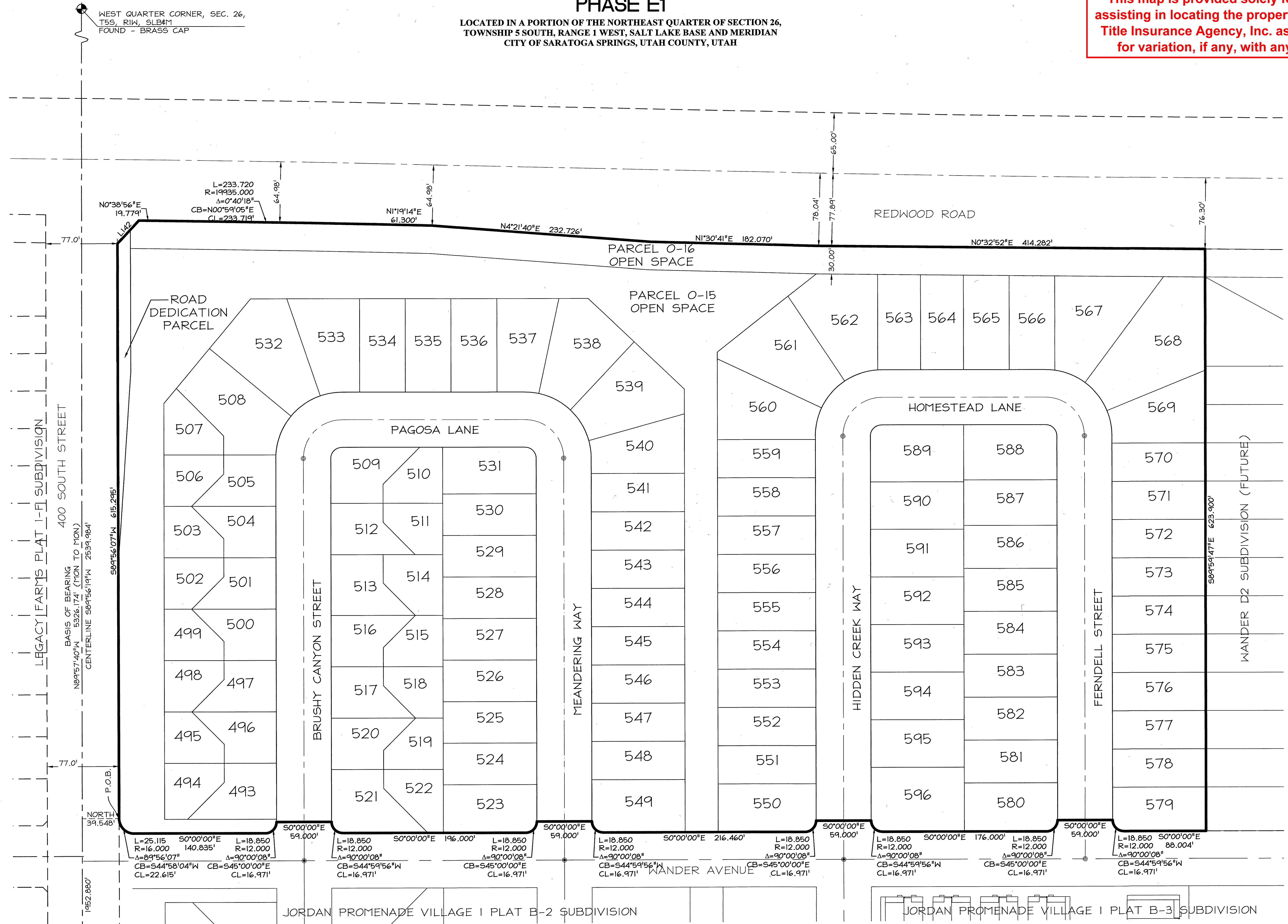
CITY ENGINEER SEAL
DANIEL P. MCPRAE
STATE OF UTAH

CLERK-RECORDER SEAL
ANDREA ALLEN
STATE OF UTAH

WANDER PHASE E1

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TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

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

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

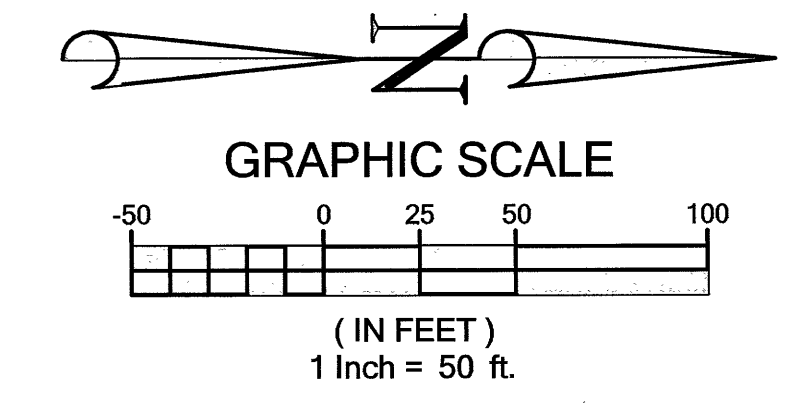
- LEGEND**
- ⊙ FOUND UTAH COUNTY SECTION CORNER
 - ⊙ PROPOSED STREET MONUMENT
 - ⊙ EXISTING STREET MONUMENT
 - ☆ PROPOSED STREET LIGHT
 - ▼ PROPOSED FIRE HYDRANT

18000 2 of 5

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801.628.6004 TEL 801.580.6611 FAX

WEST JORDAN, UT 84088
WWW.PERIGEECIVIL.COM



**PHASE E1
WANDER
SUBDIVISION**

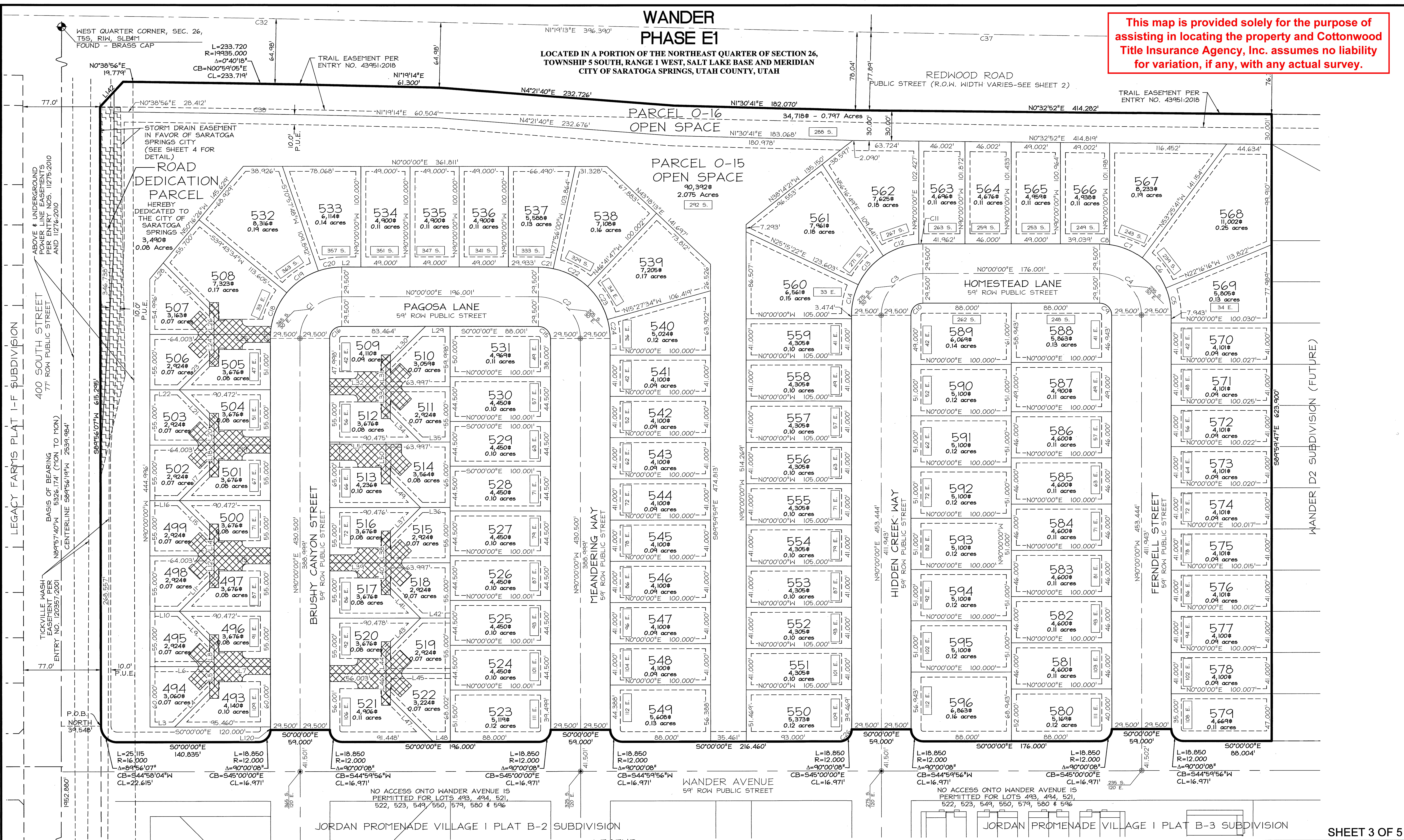
ENT 189153:2021 Map # 18000
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Nov 09 9:07 AM FEE 462.00 BY SA
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LOT TABLE

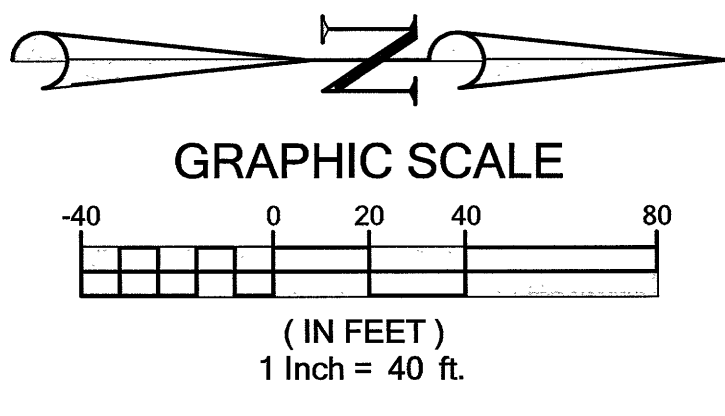
LOT	ADDRESS	LOT	ADDRESS
494	103 E. BRUSHY CANYON STREET	515	76 E. BRUSHY CANYON STREET
495	97 E. BRUSHY CANYON STREET	516	82 E. BRUSHY CANYON STREET
496	81 E. BRUSHY CANYON STREET	517	96 E. BRUSHY CANYON STREET
499	77 E. BRUSHY CANYON STREET	522	102 E. BRUSHY CANYON STREET
502	61 E. BRUSHY CANYON STREET		
503	57 E. BRUSHY CANYON STREET		
506	41 E. BRUSHY CANYON STREET		
507	37 E. BRUSHY CANYON STREET		
510	46 E. BRUSHY CANYON STREET		
511	52 E. BRUSHY CANYON STREET		
514	62 E. BRUSHY CANYON STREET		

18000 3 of 5

- LEGEND
- FOUND UTAH COUNTY SECTION CORNER
 - PROPOSED STREET MONUMENT
 - EXISTING STREET MONUMENT
 - PROPOSED STREET LIGHT
 - PROPOSED FIRE HYDRANT

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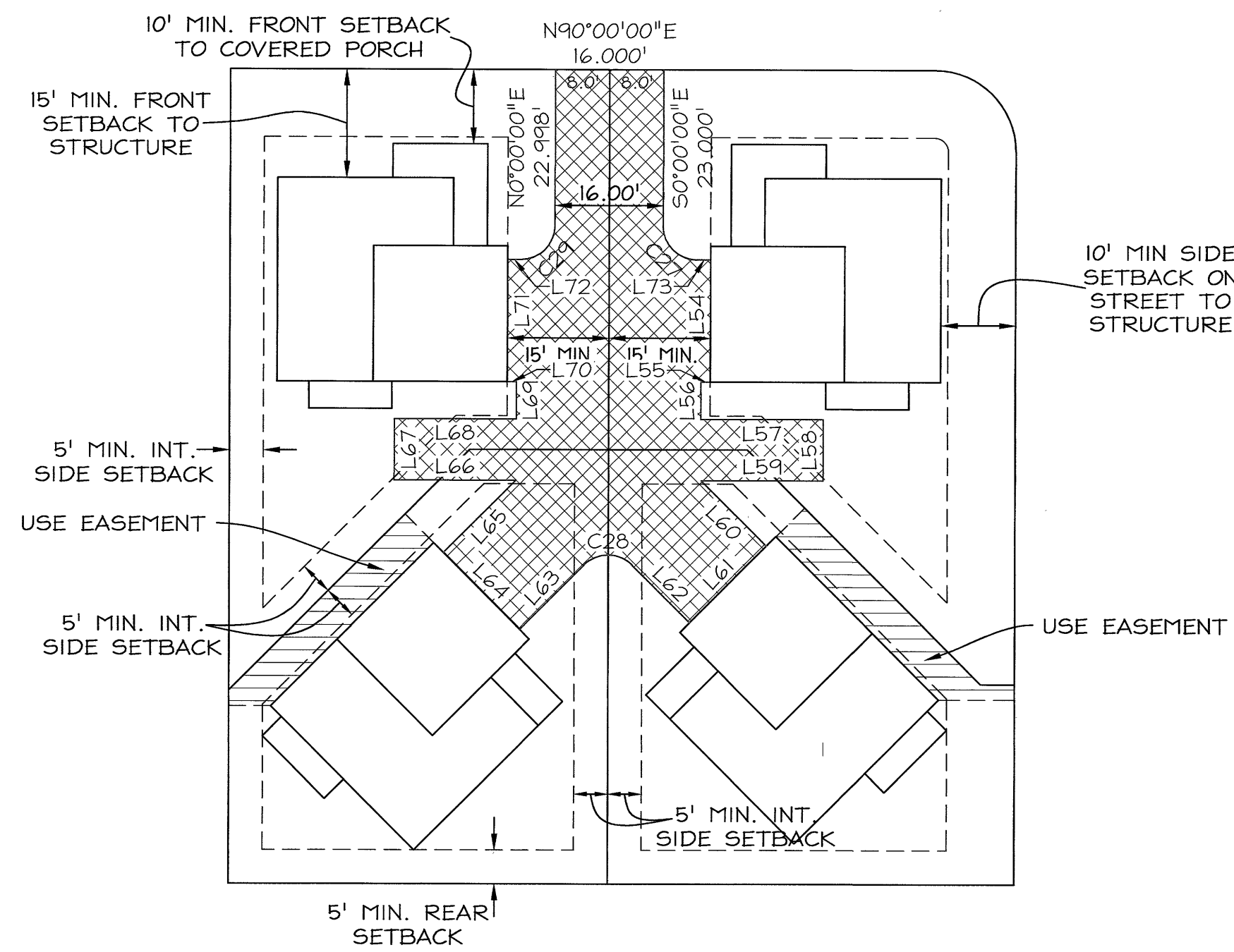
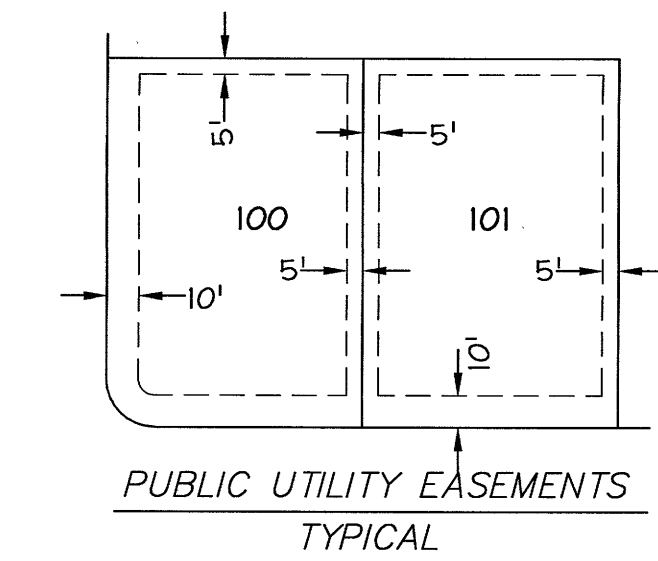
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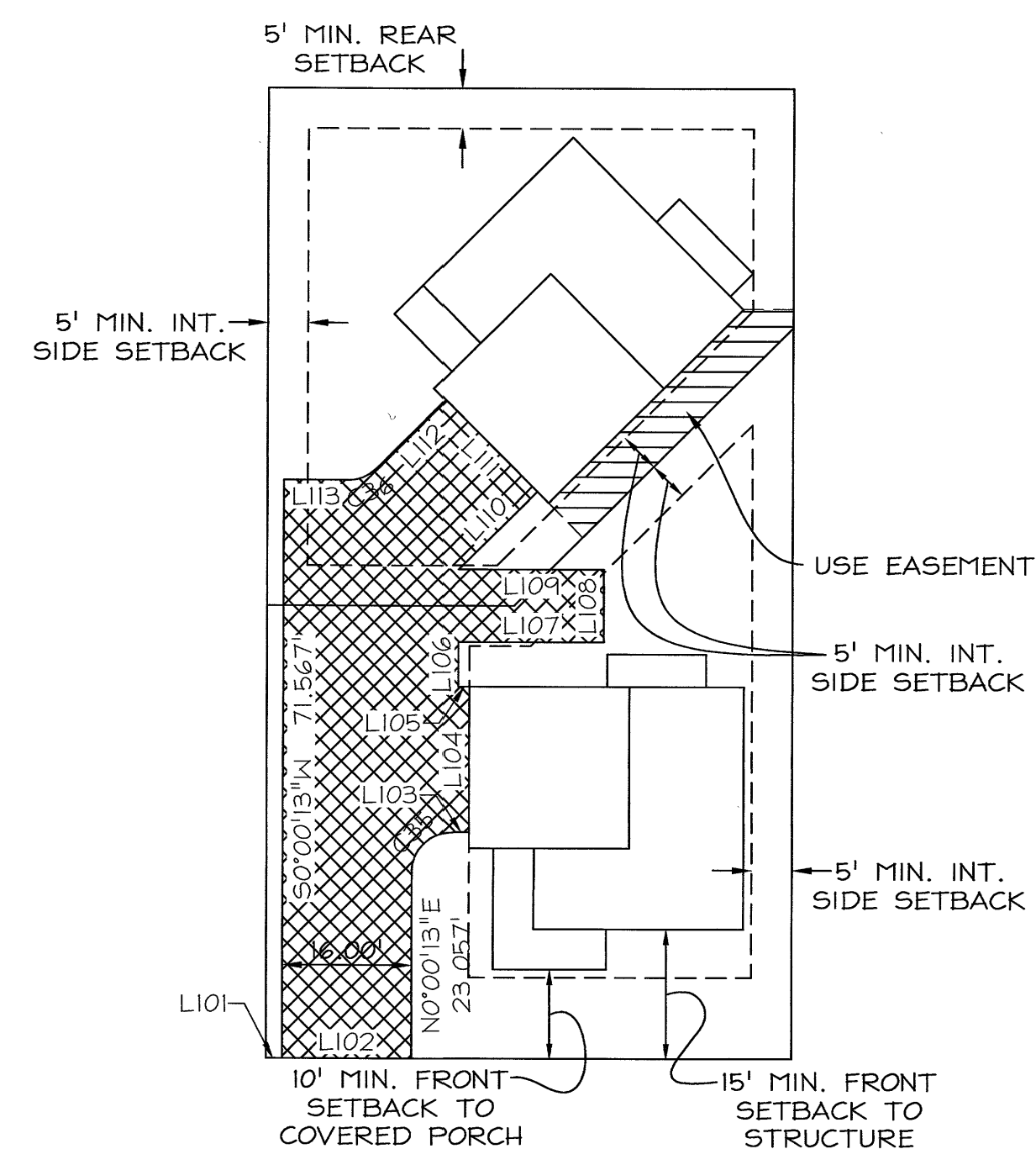
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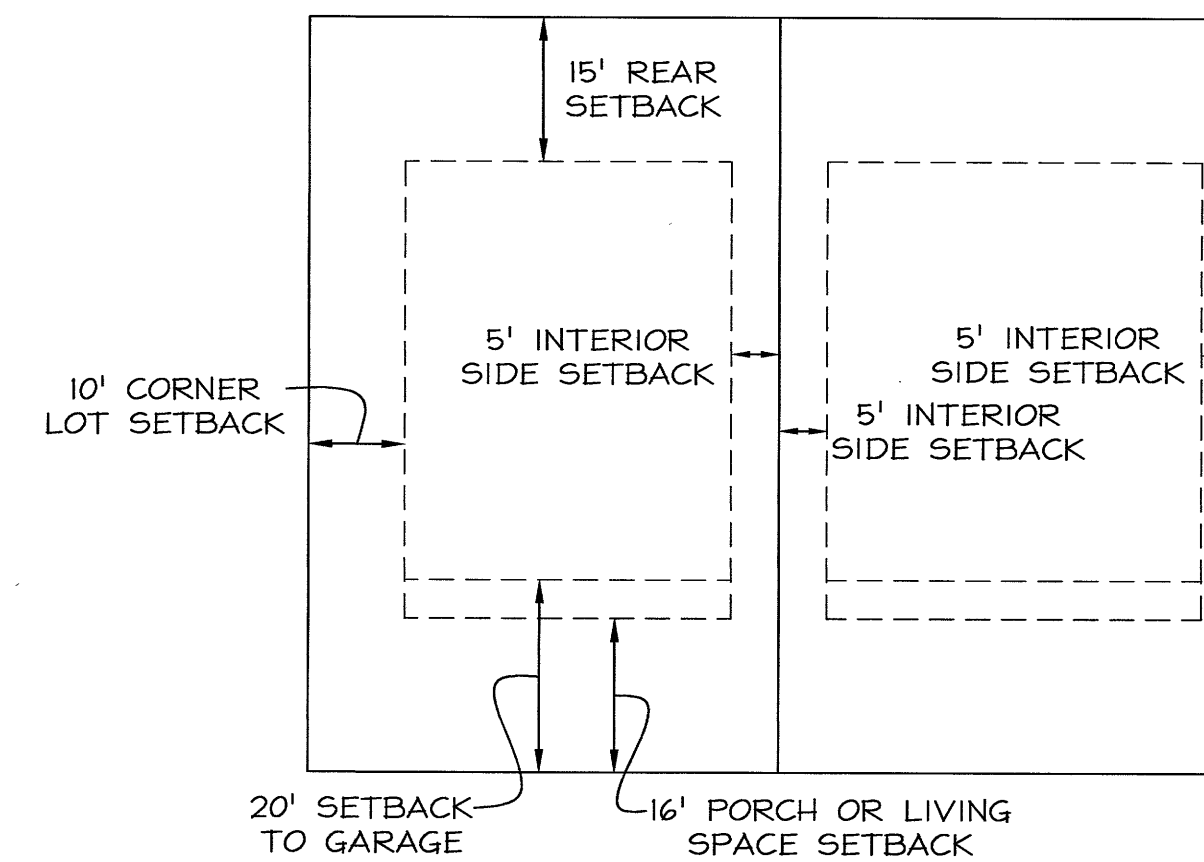
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TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH



COTTAGE LOTS 493-504, 509-512 & 515-522
SETBACK AND EASEMENT DETAIL
SCALE: 1"=20'



COTTAGE LOTS 513 & 514 SETBACK AND EASEMENT DETAIL
SCALE: 1"=20'

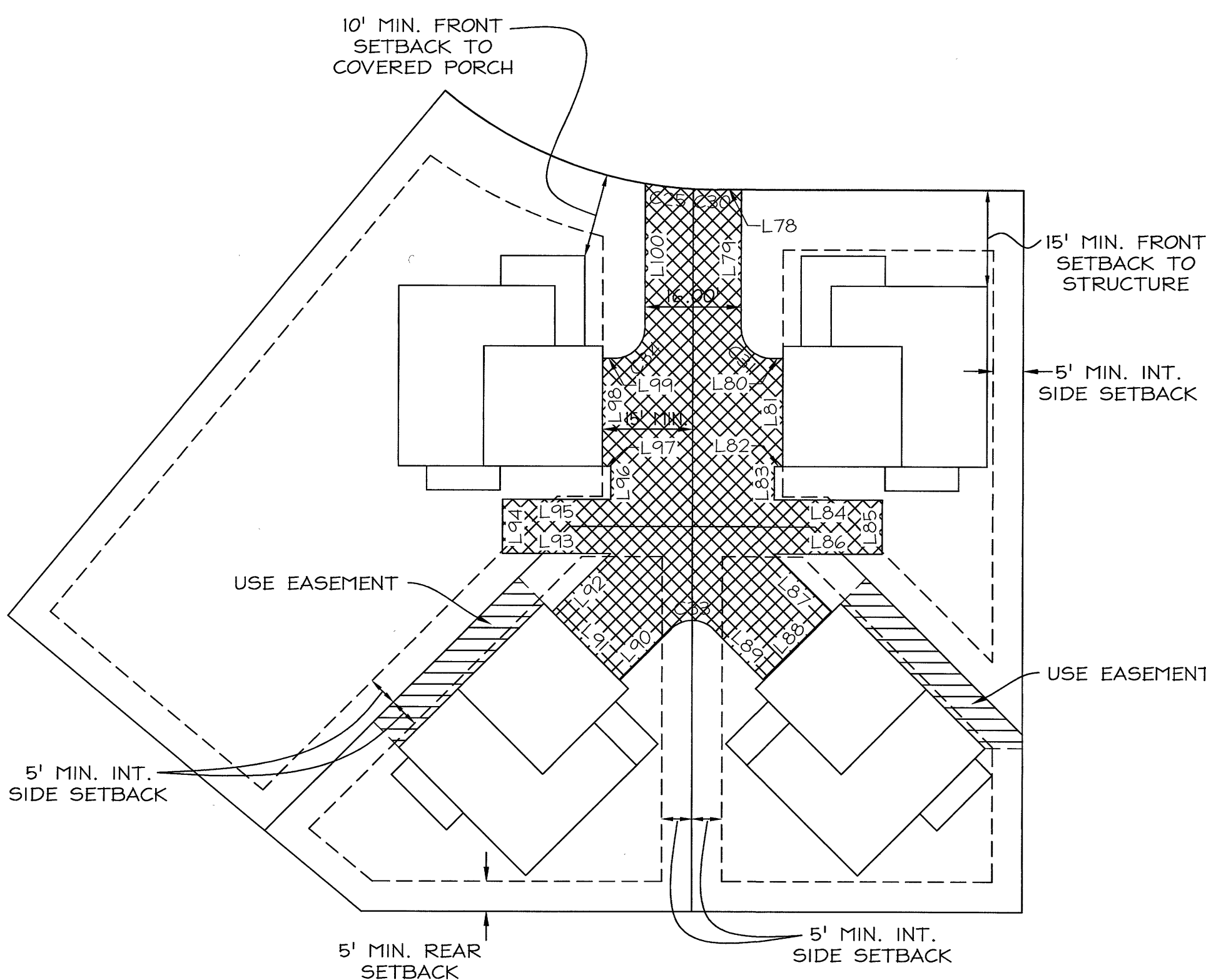


LOTS 523-549 & 550-596 SETBACK DETAIL
SCALE: 1"=20'

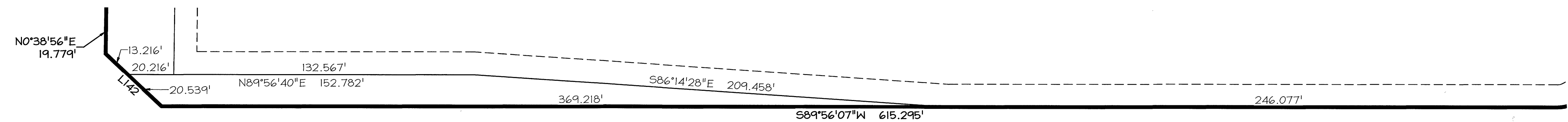
SIDE YARD USE AND MAINTENANCE EASEMENT NOTES:

- 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.

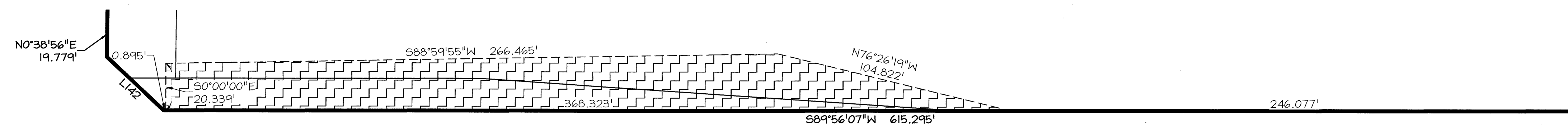
This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.



COTTAGE LOTS 505-508 SETBACK AND EASEMENT DETAIL
SCALE: 1"=20'



ROAD DEDICATION DETAIL
SCALE: 1"=30'



STORM DRAIN EASEMENT DETAIL
SCALE: 1"=30'

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WANDER PHASE E1

LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 26,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, 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.

Line Table		
Line #	Length	Direction
L1	16.611	N90°00'00"E
L2	19.068	N00°00'00"E
L3	24.540	N00°00'00"W
L4	55.878	N45°04'12"W
L5	20.440	N90°00'00"W
L6	64.003	S00°00'00"W
L7	55.997	S00°00'00"W
L8	20.440	N90°00'00"W
L9	48.815	S45°04'12"W
L10	29.528	S00°00'00"W
L11	48.815	N45°04'12"W
L12	20.440	N90°00'00"W
L13	55.997	S00°00'00"W
L14	20.440	N90°00'00"W
L15	48.815	S45°04'13"W
L16	29.527	S00°00'00"W
L17	48.815	N45°04'12"W
L18	20.440	N90°00'00"W
L19	55.997	S00°00'00"W
L20	20.440	N90°00'00"W
L21	48.815	S45°04'13"W
L22	29.528	S00°00'00"W
L23	48.815	N45°04'12"W
L24	20.440	N90°00'00"W
L25	56.110	S00°00'00"W
L26	20.440	N90°00'00"W
L27	71.622	S45°04'13"W
L28	20.999	S50°16'26"E
L29	24.536	S00°00'00"E
L30	55.875	N45°04'13"W
L31	20.440	S90°00'00"W
L32	56.003	N00°00'00"W
L33	20.440	S90°00'00"W
L34	48.815	S45°04'12"W
L35	29.522	N00°00'00"W
L36	29.522	S00°00'00"E
L37	48.815	N45°04'13"W
L38	20.440	S90°00'00"W
L39	56.003	S00°00'00"E
L40	20.440	S90°00'00"W
L41	48.815	S45°04'12"W
L42	29.522	N00°00'00"W
L43	48.815	N45°04'12"W
L44	20.440	S90°00'00"W
L45	63.997	S00°00'00"E
L46	20.440	S90°00'00"W
L47	67.179	S45°04'12"W
L48	16.552	N00°00'00"E
L49	48.815	N45°04'12"E
L50	30.440	N90°00'00"E

Line Table		
Line #	Length	Direction
L51	56.003	N00°00'00"W
L54	18.000	S00°00'00"E
L55	1.375	N90°00'00"W
L56	5.500	S00°00'00"E
L57	18.061	S90°00'00"E
L58	9.000	S00°00'00"E
L59	18.000	N90°00'00"W
L60	13.660	S45°00'00"E
L61	16.000	S45°00'00"W
L62	12.015	N45°00'00"W
L63	13.441	S45°00'00"W
L64	16.000	N45°00'00"W
L65	15.086	N45°00'00"E
L66	18.000	N90°00'00"W
L67	9.000	N00°00'00"E
L68	18.061	S90°00'00"E
L69	5.502	N00°00'00"E
L70	1.375	S89°59'47"W
L71	18.000	N00°00'00"E
L72	2.000	N89°59'47"E
L73	2.000	N90°00'00"E
L78	4.000	N90°00'00"W
L79	22.997	N00°00'04"E
L80	2.000	S89°59'59"W
L81	18.000	N00°00'01"W
L82	1.377	S90°00'00"E
L83	5.500	N00°00'02"E
L84	18.000	N90°00'00"W
L85	9.000	N00°00'00"E
L86	18.000	S90°00'00"E
L87	13.685	N45°04'13"W
L88	16.000	N44°55'47"E
L89	11.979	S45°04'13"E
L90	11.979	N45°04'14"E
L91	16.000	S44°55'47"E
L92	13.685	S45°04'14"W
L93	18.000	S90°00'00"E
L94	9.000	S00°00'02"W
L95	18.000	N90°00'00"W
L96	5.500	S00°00'02"W
L97	1.376	S90°00'00"E
L98	18.000	S00°00'01"W
L99	2.000	N89°59'58"W
L100	24.081	S00°00'01"W
L101	2.003	N90°00'00"E
L102	16.000	N90°00'00"E
L103	2.000	S89°59'46"E
L104	18.000	N00°00'14"E
L105	1.376	N89°59'51"W
L106	5.500	N00°00'13"E

Line Table		
Line #	Length	Direction
L107	18.000	S89°59'50"E
L108	9.000	N00°00'12"E
L109	18.000	N89°59'50"W
L110	13.685	N45°04'24"E
L111	16.000	N44°55'37"W
L112	11.988	S45°04'24"W
L113	7.987	N90°00'00"W
L120	2.999	S90°00'00"E
L142	33.755	N47°07'25"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	65.188	41.500	090°00'00"	N45°00'00"W	58.690
C2	65.188	41.500	090°00'00"	N45°00'00"E	58.690
C3	65.188	41.500	090°00'00"	N45°00'00"W	58.690
C4	65.188	41.500	090°00'00"	N45°00'00"E	58.690
C5	27.598	71.000	022°16'16"	N78°51'52"E	27.425
C6	38.609	71.000	031°09'24"	N52°09'01"E	38.135
C7	35.325	71.000	028°30'24"	N22°19'07"E	34.962
C8	9.994	71.000	008°03'55"	N04°01'58"E	9.986
C9	18.850	12.000	090°00'00"	S45°00'00"W	16.971
C10	18.850	12.000	090°00'00"	S45°00'00"E	16.971
C11	4.040	71.000	003°15'37"	N01°37'48"W	4.040
C12	37.739	71.000	030°27'18"	N18°29'16"W	37.297
C13	38.447	71.000	031°01'35"	N49°13'43"W	37.979
C14	31.300	71.000	025°15'30"	N77°22'15"W	31.047
C15	18.850	12.000	090°00'00"	S45°00'00"W	16.971
C16	18.850	12.000	090°00'00"	S45°00'00"E	16.971
C17	4.002	71.000	003°13'46"	N88°23'07"W	4.001
C18	45.228	71.000	036°29'54"	N68°31'17"W	44.467
C19	38.709	71.000	031°14'16"	N34°39'12"W	38.232
C20	23.587	71.000	019°02'04"	N09°31'02"W	23.479

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C21	14.955	71.000	012°04'06"	N06°02'03"E	14.927
C22	38.708	71.000	031°14'12"	N27°41'12"E	38.230
C23	38.707	71.000	031°14'10"	N58°55'23"E	38.230
C24	19.156	71.000	015°27'32"	N82°16'14"E	19.098
C25	8.056	71.000	006°30'03"	N83°31'13"W	8.051
C26	18.850	12.000	090°00'00"	S45°00'00"E	16.971
C27	7.854	5.000	090°00'00"	S45°00'00"E	7.071
C28	7.854	5.000	090°00'00"	N90°00'00"W	7.071
C29	7.854	5.000	089°59'47"	N44°59'53"E	7.071
C30	4.002	71.000	003°13'46"	N88°23'07"W	4.001
C31	7.854	5.000	090°00'00"	N45°00'01"W	7.071
C32	234.490	20000.000	000°40'18"	N00°59'04"E	234.489
C33	7.841	5.000	089°51'33"	S89°59'59"E	7.062
C34	7.818	4.937	090°43'25"	S45°21'43"W	7.026
C35	7.795	4.999	089°30'44"	N45°17'45"E	7.027
C36	3.921	5.000	044°55'51"	S67°32'20"W	3.821
C37	416.271	30000.000	000°47'42"	N00°55'22"E	416.268
C38	233.368	19905.003	000°40'18"	N00°59'05"E	233.367

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SHEET 5 OF 5

PHASE E1
WANDER
 SUBDIVISION

ENT 18215312021 Map # 18000
 ANDREA ALLEN
 UTAH COUNTY RECORDER
 2021 Nov 09 9:07 am FEE 462.00 BY SA
 RECORDED FOR SARATOGA SPRINGS CITY

LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 26,
 TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
 CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

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