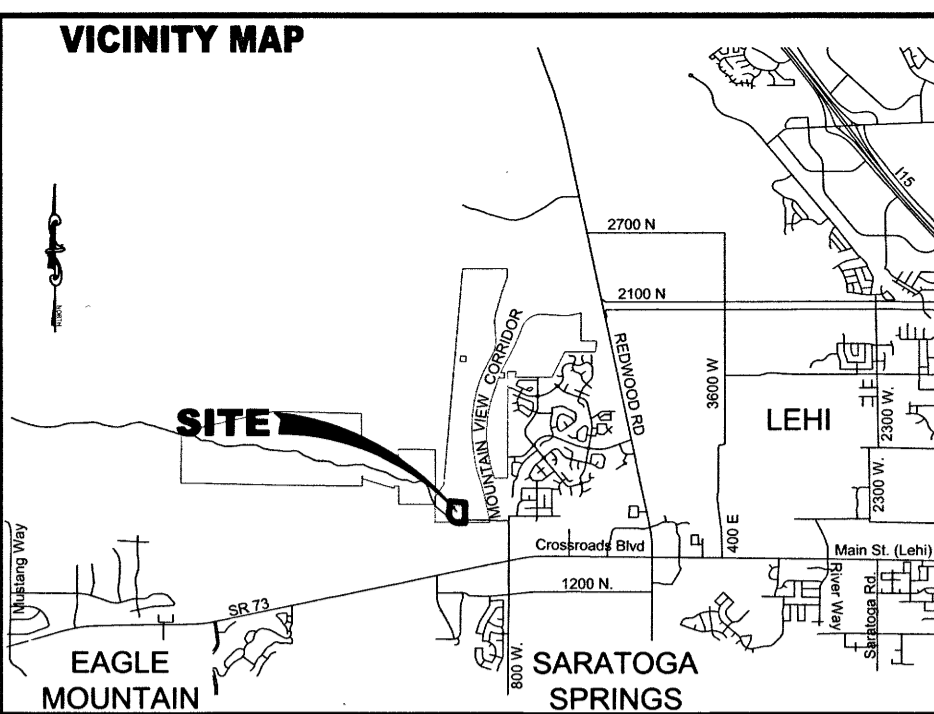


# WILDFLOWER VILLAGE 2 SCHOOL PLAT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10 AND THE NORTHWEST QUARTER OF SECTION 15,  
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,  
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

WEST 1/4 CORNER OF SECTION 10, T5S R1W  
FOUND: (BLM MONUMENT, 2001)



### 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 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 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 54-8E, 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 PORTION OF THE SOUTHWEST QUARTER OF SECTION 10 AND THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT LOCATED N0°20'24"E ALONG THE SECTION LINE 780.58 FEET AND EAST 532.33 FEET FROM THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S84°56'57"E 564.90 FEET; THENCE S0°03'04"W 771.40 FEET; THENCE N89°51'57"W 232.88 FEET; THENCE ALONG THE ARC OF A 367.50 FOOT RADIUS CURVE TO THE RIGHT 608.80 FEET THROUGH A CENTRAL ANGLE OF 94°55'00" (CHORD: N42°24'26"W 541.54 FEET); THENCE N5°03'04"E 232.88 FEET TO THE POINT OF BEGINNING.

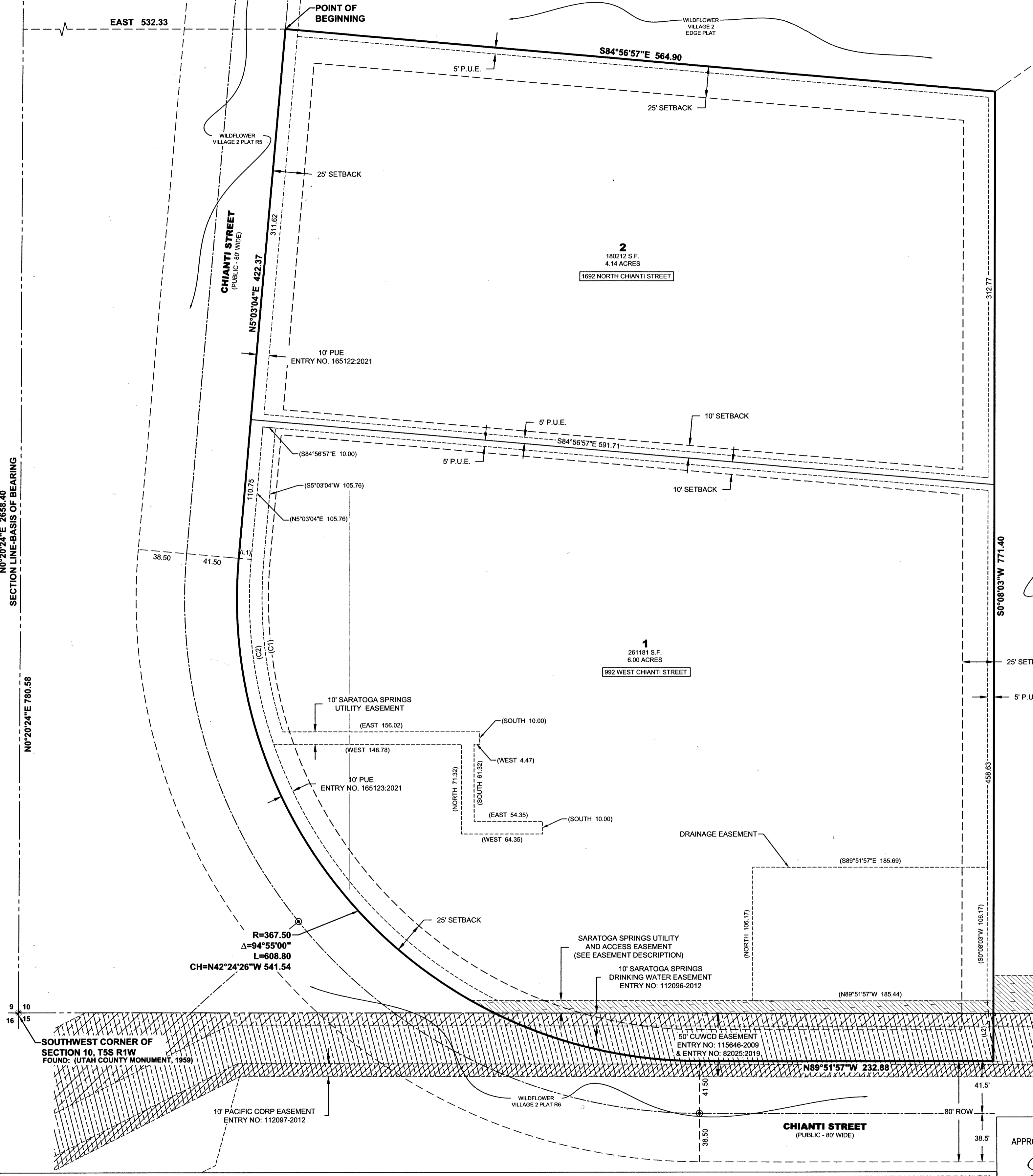
CONTAINS: ±10.13 ACRES  
±441,394 SQ. FT.  
# OF LOTS: 2

DATE: October 20, 2021

SURVEYOR'S NAME: Chad A. Poulsen  
(Seal Below)  
LICENSE NO.: 501182

### 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 26th DAY OF Sept, 2021.
- PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL 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. 210404, WHICH REQUIRES THE CONSTRUCTION AND WARRANTY OF IMPROVEMENTS IN THIS SUBDIVISION. THESE OBLIGATIONS RUN WITH 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 IMPROVEMENTS HAVE BEEN INSTALLED PER CITY STANDARDS AND ALL FEES INCLUDING IMPACT AND CONNECTION FEES ARE PAID.
- ALL OPEN SPACE, COMMON 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 AND IMPROVEMENTS DESIGNATED AS "PRIVATE" ON THIS PLAT.
- LOTS/UNITS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&RS.
- A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY INFINITY CONSULTANTS, 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.
- THE BENCHMARK FOR THE TOPOGRAPHIC INFORMATION PROVIDED HEREON IS THE FOUND 1959 UTAH COUNTY MONUMENT AT THE NORTH 1/4 CORNER OF SECTION 10, WITH A PUBLISHED UTAH COUNTY (NGVD29) ELEVATION OF 4896.76 FEET.
- AREA SHOWN HEREON FALLS WITHIN FLOODPLAIN TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN, PER FIRM PANEL NO. 49049C0150F EFFECTIVE DATE: JUNE 19, 2020.
- A TITLE REPORT PREPARED BY STEWART TITLE FILE NO. H48801MCC, EFFECTIVE DATE: SEPTEMBER 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 REVENUES FROM SAID REPORT.
- SHALLOW SEWER DEPTHS, CONTRACTOR SHALL VERIFY SEWER DEPTHS BEFORE EXCAVATING FOR BASEMENT FOUNDATIONS, HOME(S) WITH BASEMENT(S) MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.
- MONUMENTS LOCATED ON ROADWAY PLATS, WILDFLOWER VILLAGE 2 PLATS R-5 AND R-6.
- THIS PLAT IS DEPENDENT ON THE ACCESS CREATED WITH THE WILDFLOWER VILLAGE 2 PLATS R-5 AND R-6. WILDFLOWER VILLAGE 2 PLATS R-5 AND R-6 MUST BE RECORDED BEFORE OR TOGETHER WITH THE WILDFLOWER VILLAGE 2 SCHOOL PLAT.



### LEGEND

- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- EXISTING LOT LINES
- SETBACK LINE
- EXISTING MONUMENT
- PROPOSED MONUMENT

### TABULATIONS

CHURCH PLAT	ACRES	SQ. FT.	PERCENT
LOTS	2		
DENSITY	0.2	LOTS/ACRE	
PARCELS	0	PARCEL	

	ACRES	SQ. FT.	PERCENT
TOTAL PROJECT AREA	10.13	441,394	100%
RIGHT-OF-WAY AREA	0.00	0.00	0%
LOT AREA	10.13	441,394	100%
OPEN SPACE AREA	0.00	0	0%
SENSITIVE LANDS	0.00	0	0%
NON SENSITIVE LANDS	0.00	0	0%
BUILDABLE LAND	10.13	441,394	100%
LANDSCAPE AREA (WITHIN PUBLIC ROW)	0.00	0.00	0%
HARDSCAPE AREA (WITHIN PUBLIC ROW)	0.00	0.00	0%

### LINE TABLE

LINE	DIRECTION	LENGTH
(L1)	S84°56'56"E	10.00
(L2)	S5°48'16"E	48.33

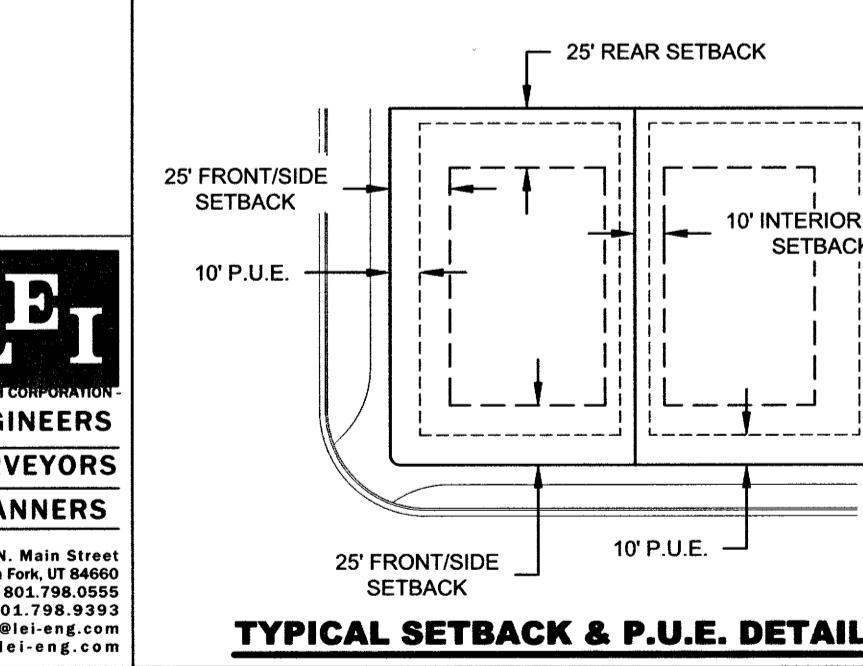
### CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
(C1)	347.50	22°44'44"	137.95	S6°19'19"E 137.05
(C2)	357.50	23°55'13"	149.25	N6°54'34"W 148.17

### EASEMENT DESCRIPTION

SARATOGA SPRINGS UTILITY AND ACCESS EASEMENT  
Located in the Southwest Quarter of Section 10, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:  
Beginning at a point located the intersection of the Section Line 702.31 feet from the Southwest Corner of Section 10, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence along the arc of a non-tangent curve to the right 21.46 feet with a radius of 367.50 feet through a central angle of 03°20'45"; chord N61°54'12"W 21.46 feet; thence S89°51'31"E 414.60 feet; thence S00°03'04"W 10.00 feet to the Section Line; thence N89°52'02"W along said Section Line 395.65 feet to the point of beginning.

Contains: ±0.09 Acres  
4,066 Sq. Ft.



### 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:  
**WILDFLOWER VILLAGE 2 SCHOOL PLAT 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) 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 SET FORTH MY HAND THIS 21 DAY OF October, A.D. 2021.

Sheldon K. Hildebrand NOTARY PUBLIC, STATE OF UTAH  
My Commission Expires February 23, 2025  
COMMISSION NUMBER: 716913

STATE OF UTAH  
S.S.  
COUNTY OF UTAH

ON THIS 21 DAY OF October, 2021 PERSONALLY APPEARED BEFORE ME Sheldon K. Hildebrand 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/IT/HEY EXECUTED THE SAME IN HIS/HER/IT/HEY AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/IT/HEY 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 LAWS OF THE STATE OF UTAH THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC FULL NAME: Gina Francom  
COMMISSION NUMBER: 716913  
MY COMMISSION EXPIRES: Feb 23, 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 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 21st DAY OF October, A.D. 2021.

CITY MAYOR: Sheldon K. Hildebrand  
CLERK-RECORDER: Cindy S. Stevens

## WILDFLOWER VILLAGE 2 SCHOOL PLAT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10 AND THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

### 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 THE UTAH CODE SECTION 10-9A-03(1)(C)(i). THE FOLLOWING NOTES ARE NOT ENDORSED OR ADOPTED BY SARATOGA SPRINGS AND DO NOT SUPERSEDE CONFLICTING PLAT NOTES OR SARATOGA SPRINGS POLICIES.

- 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.
- 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 EFFECT 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 21 DAY OF Oct, A.D. 2021

Mark J. Riddle  
ROCKY MOUNTAIN POWER

### DOMINION ENERGY UTAH

QUESTAR GAS COMPANY, (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 800-366-8532.

APPROVED THIS 21 DAY OF 10, A.D. 2021

BY: Andrew J. Aldridge  
DOMINION ENERGY QUESTAR CORPORATION TITLE: Pr-Cons

### CENTURY LINK

APPROVED THIS 16 DAY OF 21, A.D. 2021

Eric Valdes  
CENTURY LINK

### PLANNING DIRECTOR

APPROVED BY THE PLANNING DIRECTOR ON THIS 27th DAY OF October, A.D. 2021

Leippe Hoyer for David Stroud  
PLANNING DIRECTOR

### CITY ENGINEER

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

Debra A. Hill  
CITY ENGINEER

### COMCAST CABLE TELEVISION

APPROVED THIS 21 DAY OF October, A.D. 2021

Eric Valdes  
COMCAST CABLE TELEVISION

### LAND USE AUTHORITY

APPROVED BY THE LAND USE AUTHORITY ON THIS 27th DAY OF October, A.D. 2021

Leippe Hoyer for David Stroud  
PLANNING DIRECTOR

### FIRE CHIEF

APPROVED BY THE FIRE CHIEF ON THIS 26 DAY OF Oct, A.D. 2021

R. J. Cochran  
CITY FIRE CHIEF

### PUBLIC WORKS DIRECTOR

APPROVED BY THE PUBLIC WORKS DIRECTOR ON THIS 27th DAY OF Oct, A.D. 2021

Eric Valdes  
PUBLIC WORKS DIRECTOR

### SARATOGA SPRINGS ATTORNEY

APPROVED BY SARATOGA SPRINGS ATTORNEY ON THIS 27th DAY OF Oct, A.D. 2021

K. J. ...  
SARATOGA SPRINGS ATTORNEY

### LEHI CITY POST OFFICE

APPROVED BY POST OFFICE REPRESENTATIVE ON THIS 21st DAY OF October, A.D. 2021

Mundy S. Hildebrand  
LEHI CITY POST OFFICE REPRESENTATIVE

SURVEYOR'S SEAL: Chad A. Poulsen

CITY ENGINEER SEAL: Debra A. Hill

CLERK-RECORDER SEAL: Cindy S. Stevens

NOTARY PUBLIC SEAL: Gina Francom

See 10, Sec 15 T5S R1W T10S9 DT