

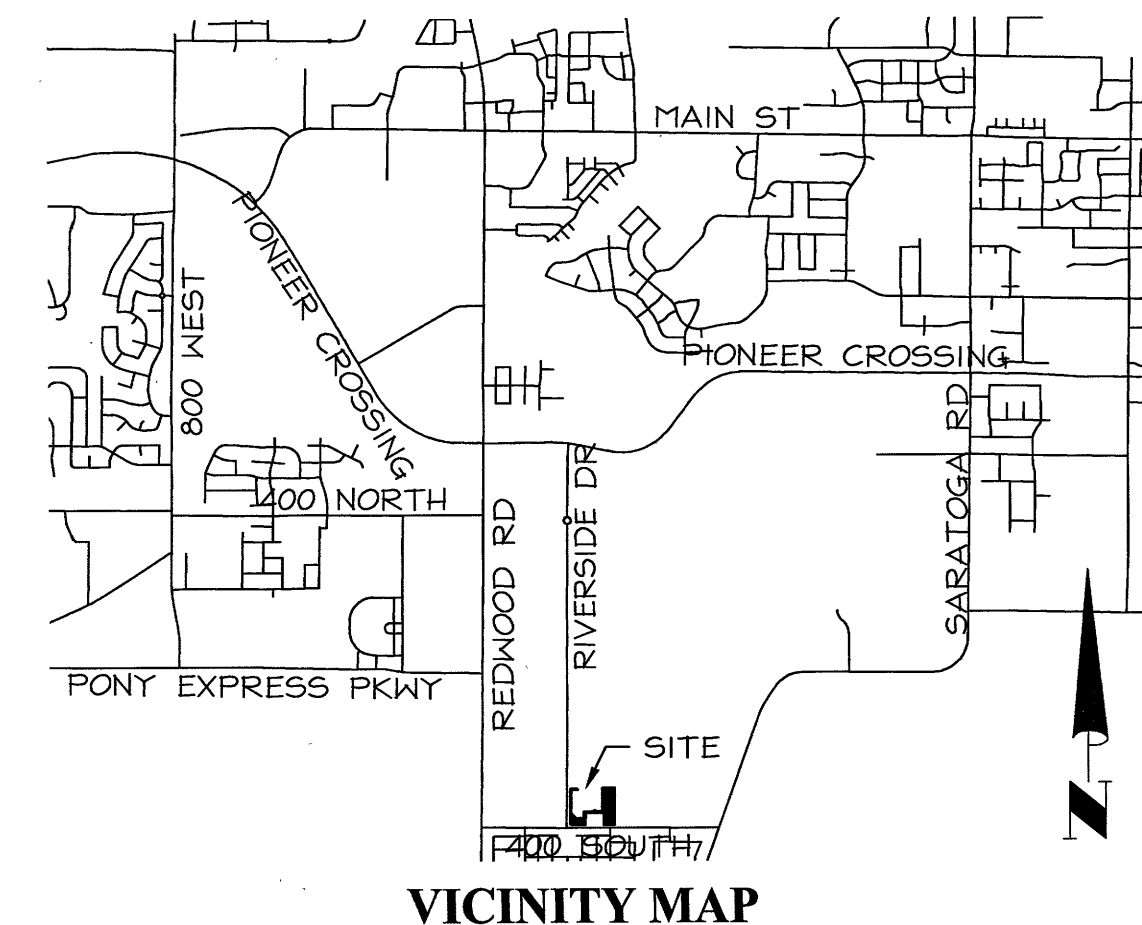
WANDER PHASE D1 AMENDED

AMENDING PARCEL O-8 AND PARCEL O-9 OF THE WANDER PHASE D1 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

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.



VICINITY MAP

BOUNDARY DESCRIPTION

A parcel of land situated in 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:

All of Parcel O-8 and Parcel O-9 of the WANDER PHASE D1 SUBDIVISION according to the official plat thereof recorded as Entry No. 25519/2021 in the Office of the Utah County Recorder being more particularly described as follows:
Beginning at the Southeast Corner of Parcel O-9 of the of the WANDER PHASE D1 SUBDIVISION, said point lies North 89°57'40" West 414.270 feet along the Quarter Section Line and North 00°00'02" West 42.316 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 Parcel O-9 and Parcel O-8 of said WANDER PHASE D1 SUBDIVISION the following (23) courses: 1) South 89°56'19" West 181.250 feet; 2) North 01°09'44" East 200.128 feet; 3) South 89°55'54" West 310.000 feet; 4) South 01°09'44" West 200.081 feet; 5) South 89°56'19" West 224.945 feet to a point on a 28.500 foot radius tangent curve to the right, (radius bears North 00°03'41" West, Chord: North 45°01'44" West 40.328 feet); 6) along the arc of said curve 44.800 feet through a central angle of 90°03'54"; 7) North 00°01'13" East 559.753 feet to a point on a 16.000 foot radius tangent curve to the right, (radius bears South 89°59'47" East, Chord: North 45°00'07" East 22.627 feet); 8) along the arc of said curve 25.132 feet through a central angle of 89°59'47"; 9) East 92.040 feet to a point on a 12.000 foot radius non tangent curve to the right, (radius bears South 00°00'08" East, Chord: South 45°00'04" East 16.971 feet); 10) along the arc of said curve 18.850 feet through a central angle of 90°00'08"; 11) South 3.000 feet; 12) West 105.000 feet; 13) South 391.344 feet; 14) South 45°08'39" East 122.555 feet; 15) South 89°59'47" East 130.105 feet; 16) North 00°00'13" East 110.000 feet; 17) South 89°59'47" East 135.006 feet to a point on a 71.000 foot radius tangent curve to the left, (radius bears North 00°00'13" East, Chord: North 67°28'57" East 54.389 feet); 18) along the arc of said curve 55.815 feet through a central angle of 45°02'31"; 19) South 45°02'18" East 19.555 feet; 20) East 111.925 feet; 21) North 392.009 feet; 22) East 201.543 feet; 23) South 00°00'02" East 619.703 feet to the point of beginning.

Acres: 3.932
Square Footage: 171,292
of Parcels: 3

ENT 213782/2021 Map # 18095
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Dec 28 4:30 PM FEE 152.00 BY SA
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:

WANDER PHASE D1 AMENDED

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 10-9A-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.

In witness whereof, I have hereunto set this 16th day of December, 2021.
 Signature: *Mark Christensen* Title & Entry: *Mark Christensen City Manager*
 Signature: *Ryan Smith* Title & Entry: *Ryan Smith Assistant Secretary*

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of Utah }
On this day of 16, 2021, personally appeared before me, who being by me Mark Christensen 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. *Rachel Marietta Morris*
Notary Public Full Name: Rachel Marietta Morris
Commission Number: 699798
My commission expires: 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 7th day of Dec, A.D. 2021
 Signature: *Eric D. Robins* Attest: *Eric D. Robins*
 City Recorder
 (See Seal Below)

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 13 DAY OF Dec, 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. 1119" 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.
- LOTS/UNITS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND COCCS.
- A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY WESTERN TECHNOLOGIES, 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.
- SPORTS COMPLEX 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 SPORTS COMPLEX 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.
- ALL OF LOTS O-8 & O-9 SHALL BE SUBJECT TO AN ACCESS EASEMENT FOR THE BENEFIT OF SARATOGA SPRINGS CITY AND THE HOME OWNERS ASSOCIATION FOR THE PURPOSE OF MAINTENANCE ACCESS.
- LOT O-9 IS HEREBY DEDICATED TO SARATOGA SPRINGS CITY

PLAT DATA TABLE					
INFORMATION	AC.	SG. FT.	%TOTAL	#	NOTES
TOTAL PROJECT AREA	3.932	171,292	100%		
BUILDABLE LAND	0.00	0.00	0%		
OPEN SPACE	3.932	171,292	100%		
SENSITIVE LANDS	0.00	0.00	0%		
ROW AREA	0.00	0.00	0%		
LANDSCAPING AREA	0.00	0.00	0%		
LOTS				0	
NET DENSITY DWELLINGS PER ACRE				0	

PROJECT DATA TABLE					
INFORMATION	AC.	SG. FT.	%TOTAL	#	NOTES
TOTAL PROJECT AREA	113.039	4,923,809	100%		
BUILDABLE LAND	78.105	3,402,129	69.1%		
OPEN SPACE	26.279	1,144,497	23.2%		
SENSITIVE LANDS	2.562	111,605	2.3%		
ROW AREA	23.877	980,324	21.1%		
LANDSCAPING AREA	9.224	401,486	8.2%		
LOTS				633	
NET DENSITY DWELLINGS PER ACRE				5.60	

PLATS INCLUDED IN TABLE:
 JORDAN PROMENADE VILLAGE I PLAT B-1
 JORDAN PROMENADE VILLAGE I PLAT B-2
 JORDAN PROMENADE VILLAGE I PLAT B-3
 JORDAN PROMENADE VILLAGE I PLAT C1
 WANDER PHASE C2
 WANDER PHASE D1
 WANDER PHASE D2
 WANDER PHASE D3
 WANDER PHASE E1
 WANDER PHASE C3
 WANDER PHASE E2
 WANDER PHASE C4

16. FOR OPEN SPACE LOT O-8 WITH PAVED SIDEWALKS AND/OR WALKWAYS CONSTRUCTED THEREON, THE OWNER HEREBY GRANTS A PUBLIC ACCESS EASEMENT THEREON FOR PUBLIC USE BY PEDESTRIANS AND NON-MOTORIZED VEHICLES FOR THE PURPOSE OF REASONABLE ACCESS, TRAVEL AND EGRESS OVER AND ACROSS SUCH PAVED SIDEWALKS AND/OR WALKWAYS. SUCH PUBLIC ACCESS EASEMENTS AREAS AND IMPROVEMENTS SHALL BE MAINTAINED BY THE WANDER COMMUNITY ASSOCIATION OR APPLICABLE SDB-ASSOCIATION

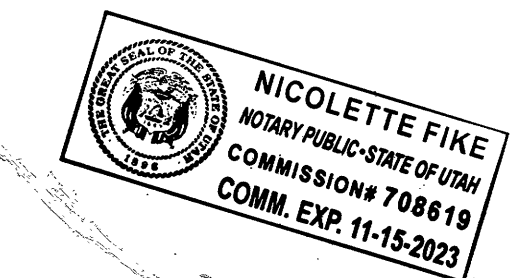
OWNER'S ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of Utah }
On this day of 16, 2021, personally appeared before me, who being by me Mark Christensen 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: Nicolette Fike
 Commission Number: 708619
 My commission expires: 11-15-2023



A Notary Public Commissioned In Utah

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. 17-27-603(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 - TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 d. ANY OTHER PROVISION OF LAW

APPROVED THIS 1 DAY OF Dec, 2021

Alan Steed
 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 PROVIDE 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 2 DAY OF Dec, 2021

BY *Pre Con*
 TITLE Pre Con

DOMINION ENERGY QUESTAR CORP.

18095
1 OF 3

CENTURY LINK

Approved this 1 day of December, A.D. 2021

Steve Westfall
 CENTURY LINK

COMCAST CABLE TELEVISION

Approved this 7 day of December, A.D. 2021

Eladna
 COMCAST CABLE TELEVISION

PUBLIC WORKS DIRECTOR

Reviewed by the Public Works Director on this 12 day of December, A.D. 2021

[Signature]
 PLANNING DIRECTOR

PERIGEE CONSULTING

9089 SOUTH 1300 WEST, SUITE 160, 801.628.6004 TEL. 801.590.6611 FAX
 WEST JORDAN, UT 84088 WWW.PERIGEECVL.COM

PLANNING DIRECTOR

Reviewed by the Planning Director on this 13 day of December, A.D. 2021

[Signature]
 PLANNING DIRECTOR

CITY ENGINEER

Approved by the City Engineer on this 10 day of December, A.D. 2021

[Signature]
 CITY ENGINEER

OWNER

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

City of Saratoga Springs
 1307 N Commerce Drive
 Saratoga Springs, UT 84045

LAND USE AUTHORITY

Approved by Land Use Authority on this 13 day of December, A.D. 2021

[Signature]
 PLANNING DIRECTOR

DEVELOPER

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

SARATOGA SPRINGS ATTORNEY

Approved by Saratoga Springs Attorney on this 7 day of Dec, A.D. 2021

[Signature]
 SARATOGA SPRINGS ATTORNEY

LEHI CITY POST OFFICE

Approved by Post Office Representative on this 1st day of December, A.D. 2021

[Signature]
 LEHI CITY POST OFFICE REPRESENTATIVE

**PHASE D1 AMENDED
WANDER
SUBDIVISION**

AMENDING PARCEL O-8 AND PARCEL O-9 OF THE WANDER PHASE D1 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

SURVEYORS SEAL 	CITY ENGINEER SEAL 	CLERK-RECORDER SEAL
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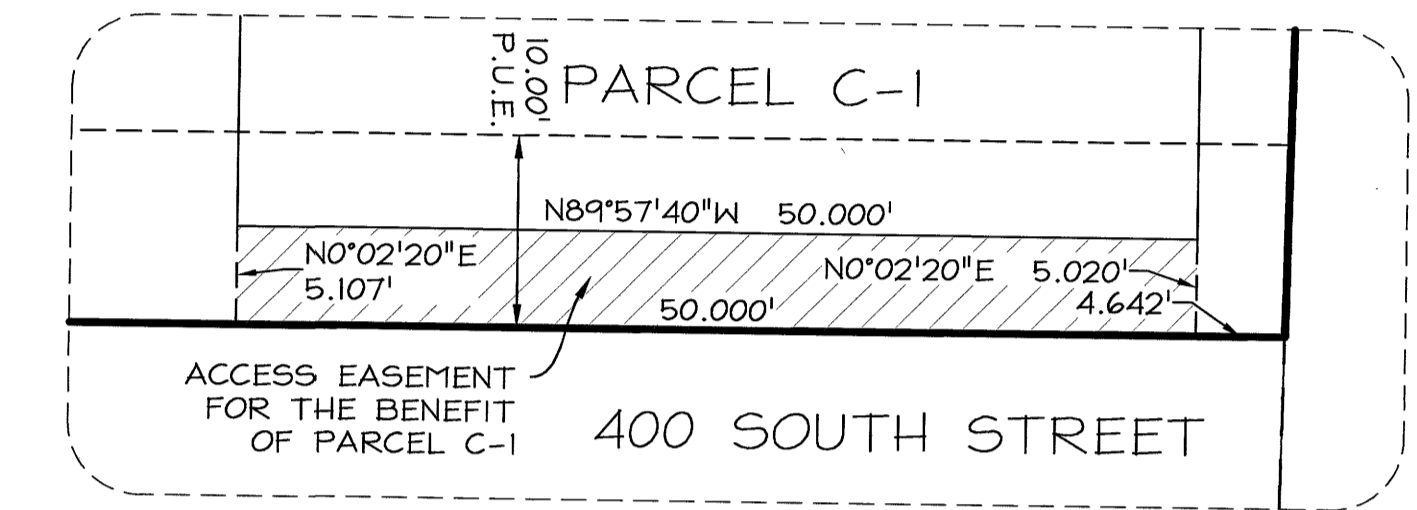
see 26, T5S, R1W, S1B&M TUS9, BT
Amending Parcel O-8 and O-9 of the Wander Phase D1 Subdivision

WANDER PHASE D1 AMENDED

AMENDING PARCEL O-8 AND PARCEL O-9 OF THE WANDER PHASE D1 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

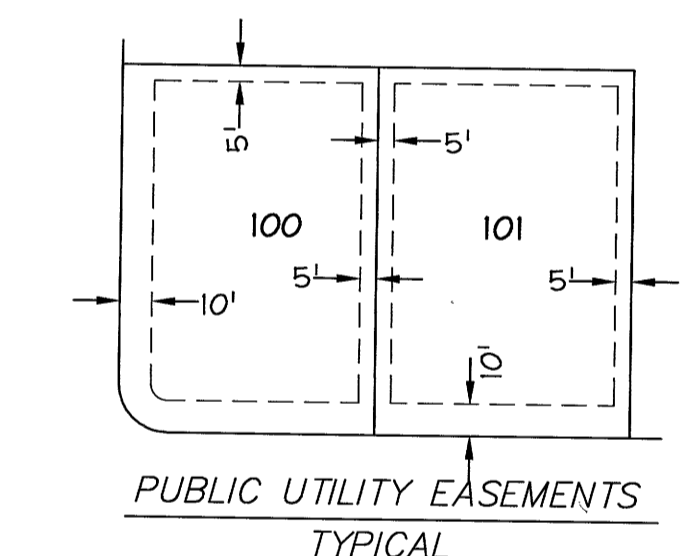
Line #	Length	Direction
L1	3.000	S00°00'00"E
L2	19.555	S45°02'18"E
L3	19.023	N45°02'18"W
L4	32.124	N45°02'18"W
L5	50.000	S00°02'20"W
L6	50.000	N89°57'40"W
L7	50.000	N00°02'20"E
L8	50.000	S89°57'40"E
L9	58.636	S16°33'39"E
L10	6.831	S42°46'05"E

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	44.800	28.500	090°03'54"	N45°01'44"W	40.328
C2	25.132	16.000	089°59'47"	N45°00'07"E	22.627
C3	18.850	12.000	090°00'08"	S45°00'04"E	16.971
C4	55.815	71.000	045°02'31"	N67°28'57"E	54.389
C5	55.310	1463.843	002°09'54"	N01°45'03"E	55.307
C6	91.821	349.091	015°04'13"	N04°42'07"W	91.556
C7	202.738	323.235	035°56'13"	N00°21'22"W	199.431
C8	77.564	332.700	013°21'27"	N09°43'24"E	77.388
C9	28.692	71.000	023°09'15"	N78°25'36"E	28.497
C10	20.646	71.000	016°39'39"	N58°31'09"E	20.573
C11	6.477	71.000	005°13'37"	N47°34'30"E	6.475

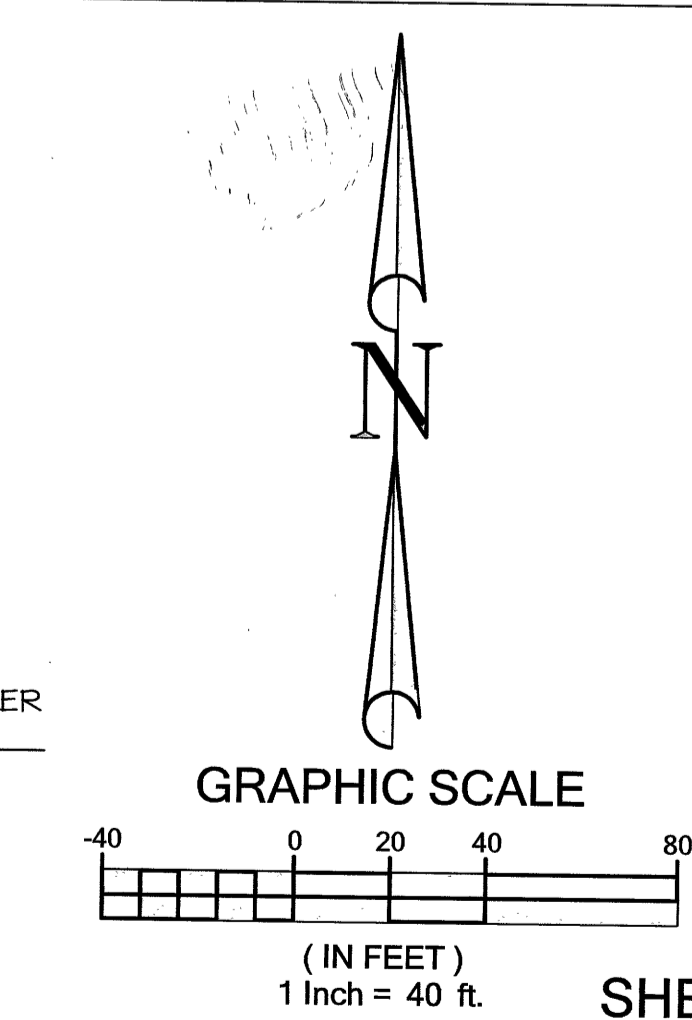


DETAIL "A"
SCALE: 1"=10'

ENT 213782:2021 Map # 18095
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Dec 28 4:30 pm FEE 156.00 BY SA
RECORDED FOR SARATOGA SPRINGS CITY



LEGEND
FOUND UTAH COUNTY SECTION CORNER



EAST QUARTER CORNER
SEC. 26
T5S, R1W, S1B#1
FOUND - BRASS CAP

18095 2 of 3

SHEET 2 OF 2

PHASE D1 AMENDED
WANDER
SUBDIVISION
AMENDING PARCEL O-8 AND PARCEL O-9 OF THE WANDER PHASE D1 SUBDIVISION
LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 26,
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CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

PERIGEE CONSULTING
CIVIL • STRUCTURAL • SURVEY

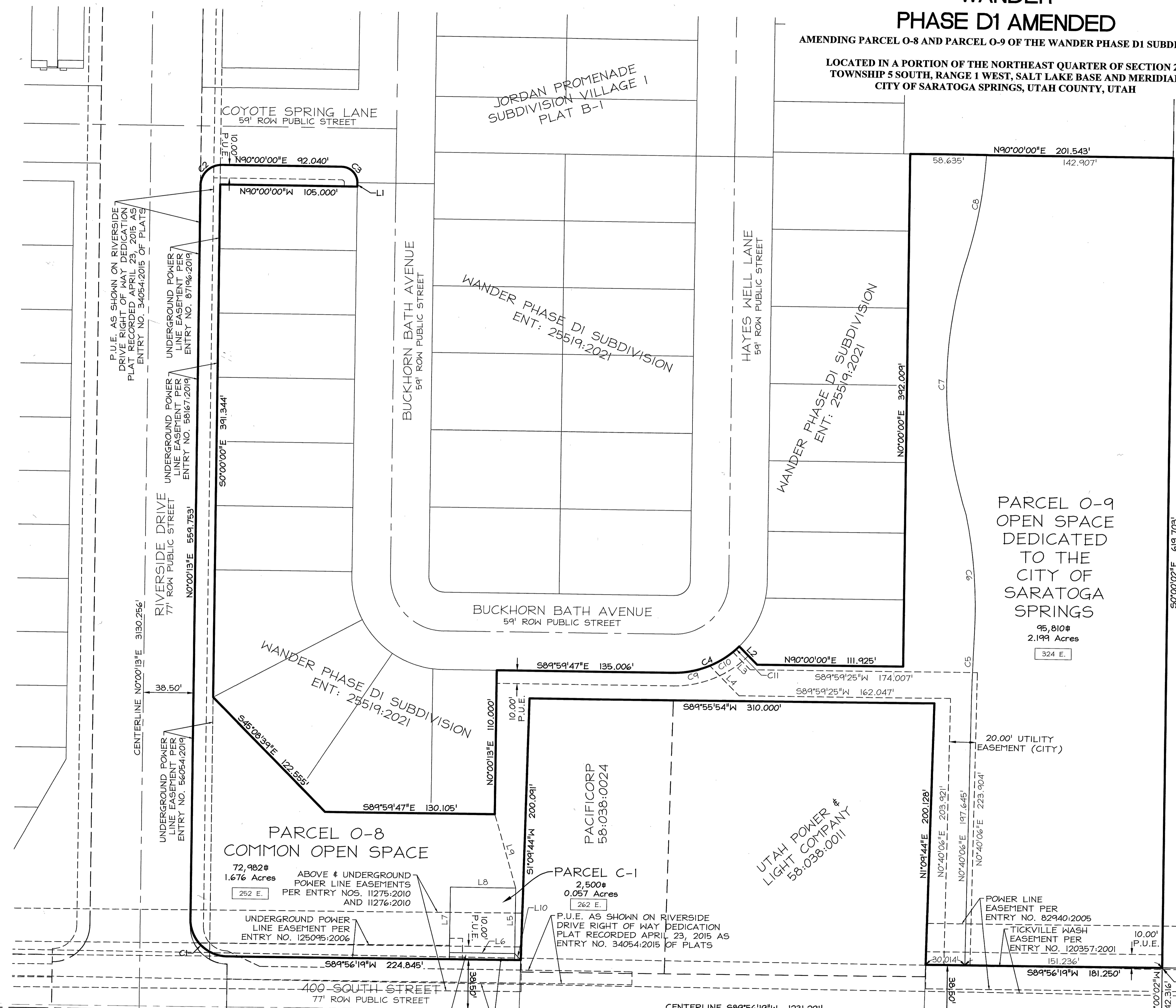
9089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84086
801.628.6004 TEL 801.590.6611 FAX W@PERIGEECIVIL.COM

WEST QUARTER CORNER, SEC. 26,
T5S, R1W, S1B#1
FOUND - BRASS CAP

SEE DETAIL "A" THIS SHEET FOR PARCEL C-1 ACCESS EASEMENT

TICKVILLE WASH EASEMENT PER ENTRY NO. 120357:2001

BASIS OF BEARING
N89°57'40"W 5326.174' (MON TO MON)



WANDER
PHASE D1 AMENDED

AMENDING PARCEL O-8 AND PARCEL O-9 OF THE WANDER PHASE D1 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

ENR 21378212021 Map # 18095
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Dec 28 4:30 pm FEE 156.00 BY SA
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:

WANDER PHASE D1 AMENDED

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 10-9A-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.

In witness whereof, I have hereunto set this 23rd day of December, 2021
Signature: [Signature] Print Name: RYAN SMITH Title & Entity: WANDER HOMEOWNERS ASSOCIATION

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH) S.S.
County of Utah

On this day of 22nd December, 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. Rachel Marietta Morris

Notary Public Full Name: Rachel Marietta Morris

Commission Number: 699798

My commission expires: 04-02-2022

A Notary Public Commissioned In Utah



SHEET 3 OF 3

PHASE D1 AMENDED
WANDER
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AMENDING PARCEL O-8 AND PARCEL O-9 OF THE WANDER PHASE D1 SUBDIVISION
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CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

18095
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