NORTHSHORE PLAT F-2

BASE AND MERIDIAN, CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

(INCLUDES THE VACATION OF A PORTION OF PARCEL C, MCLACHLAN SARATOGA SUBDIVISION) LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE

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.

SURVEYOR'S CERTIFICATE

. 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 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 NO°10'34"W ALONG THE SECTION LINE 1029.63 FEET AND WEST 1189.70 FEET FROM THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE WEST 100.61 FEET: THENCE ALONG THE ARC OF A 1162.00 FOOT RADIUS CURVE TO THE LEFT 540.36 FEET THROUGH A CENTRAL ANGLE OF 26°38'38" (CHORD: S76°40'41"W 535.50 FEET): THENCE S63°21'22"W 130.72 FEET; THENCE N26°38'38"W 136.99 FEET; THENCE N0°14'29"W 602.38 FEET; THENCE N89°45'45"E 98.97 FEET; THENCE S0°14'14"E 8.94 FEET; THENCE ALONG THE ARC OF A 12.00 FOOT RADIUS CURVE TO THE LEFT 18.83 FEET THROUGH A CENTRAL ANGLE OF 89°54'30" (CHORD: S45°11'29"E 16.96 FEET); THENCE N89°51'16"E 552.61 FEET; THENCE SO°10'28"E 59.00 FEET: THENCE N89°51'16"E 69.70 FEET: THENCE ALONG THE ARC OF A 60.00 FOOT RADIUS CURVE TO THE RIGHT 36.75 FEET THROUGH A CENTRAL ANGLE OF 35°05'48" (CHORD: \$72°35'50"E 36.18 FEET); THENCE ALONG THE ARC OF A 98.50 FOOT RADIUS CURVE TO THE RIGHT 17.18 FEET THROUGH A CENTRAL ANGLE OF 9°59'39" (CHORD: S50°03'06"E 17.16 FEET); THENCE S45°03'16"E 7.12 FEET; THENCE ALONG THE ARC OF A 98.50 FOOT RADIUS CURVE TO THE RIGHT 6.30 FEET THROUGH A CENTRAL ANGLE OF 3°39'43" (CHORD: \$43°13'25"E 6.29 FEET); THENCE ALONG THE ARC OF A 60.00 FOOT RADIUS CURVE TO THE RIGHT 43.27 FEET THROUGH A CENTRAL ANGLE OF 41°19'25" (CHORD: S20°43'50"E 42.34 FEET); THENCE S0°04'08"E 283.04 FEET; THENCE S7°07'30"W 27.95 FEET;

> **CONTAINS: ±10.54 ACRES** 459,199 SF # OF LOTS: 1 # OF PARCELS:

THENCE SO*04'08"E 83.08 FEET TO THE POINT OF BEGINNING.

OWNERS DEDICATION

RIGHTS-OF-WAY, TO BE HEREAFTER KNOWN AS:

NORTHSHORE SUBDIVISION PLAT F-2

TH MY HAND THIS $\underline{\mathcal{U}_{oldsymbol{\omega}}}$ DAY OF $\underline{\mathcal{J}_{oldsymbol{\omega}}}$	NUANY , A.D. 20 <u>2</u> .
DAVID ANDOWS PRINT NAME	V.P. OF OPERATIONS TITLE & ENTITY D.R. Horton, Inc.
PRINT NAME	TITLE & ENTITY
PRINT NAME OWNER'S ACKNOWLEDG	TITLE & ENTITY
	DAVID
TISFACTORY EVIDENCE TO BE THE PER NOWLEDGED TO ME THAT HE/SHE/THE BY HIS/HER/THEIR SIGNATURE(S) ON T	PALLY WHO BEING BY ME DULY SWORN, SON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED Y EXECUTED THE SAME IN HIS/HER/THEIR HE INSTRUMENT THE PERSON(S), OR THE TWITH FULL AUTHORITY OF THE OWNER(S).
UNDER LAWS OF THE STATE OF UTAH	THAT THE FOREGOING PARAGRAPH IS TRUE
EAL:	
	sd P. Travis
. 31. 2023	
PPROVAL BY LEGISLATIV	/E BODY
	PRINT NAME PRINT NAME PRINT NAME OWNER'S ACKNOWLEDG PERSONALLY APPEARED BEFORE ME RISFACTORY EVIDENCE TO BE THE PER- RIOWLEDGED TO ME THAT HE/SHE/THEY BY HIS/HER/THEIR SIGNATURE(S) ON THE PERSON(S) ACTED, EXECUTED THIS PLAY (UNDER LAWS OF THE STATE OF UTAHEAL:

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

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. PURSUANT TO UTAH CODE 10-9A-604(D), THE OWNER(S) HEREBY CONVEYS THE COMMON AREA. AS INDICATED HEREON. TO THE NORTHSHORE OWNERS ASSOCIATION, WITH A REGISTERED ADDRESS OF 12351 S. GATEWAY PARK PLACE, #D-100 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 easement. Or right-of-way that wili INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET OR UTILITIES. THE OWNER(S) AND AL agents. Successors, and assigns assume all liability with respect to the creation of this subdivision, th ALTERATION OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THI SUBDIVISION, AND THE DEVELOPMENT ACTIVITY WITHIN THIS SUBDIVISION BY THE OWNERS AND ALL AGENTS, SUCCESSORS

		-
200	DAVID ANDRUS	V.P. OF OPERATIONS
SIGNATURE	PRINT NAME	TITLE & ENTITY D. R. Hovton, Inc.
SIGNATURE	PRINT NAME	TITLE & ENTITY
SIGNATURE	PRINT NAME	TITLE & ENTITY
	OWNER'S ACKNOWLI	EDGMENT
STATE OF UTAH S.S.		
COUNTY OF UTAH-S	aulake	DAVID
DID PROVE TO ME ON THE BAS TO THE WITHIN INSTRUMENT, AUTHORIZED CAPACITY(IES), A	AND ACKNOWLEDGED TO ME THAT HE/SHE AND THAT BY HIS/HER/THEIR SIGNATURE(S)	
I CERTIFY UNDER PENALTY OF AND CORRECT.	PERJURY UNDER LAWS OF THE STATE OF	UTAH THAT THE FOREGOING PARAGRAPH IS TRUE
WITNESS MY HAND AND O	FFICIAL SEAL:	
NOTARY PUBLIC FULL NAM		Grisol P. Travis
COMMISSION NUMBER:	704334	
MY COMMISSION EXPIRES	Jan. 31. 2023	
A NOTARY PUBLIC COMMI	SSIONED IN UTAH	
	APPROVAL BY LEGISLA	ATIVE BODY
		TAH, APPROVES THIS SUBDIVISION SUBJECT TO THE TS THE DEDICATION OF ALL STREETS, EASEMENTS

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 2 DAY OF Feb , A.D. 2021.

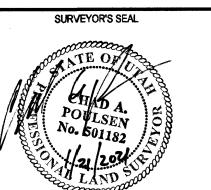




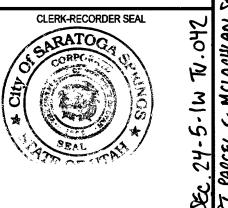
NORTHSHORE ANDREA ALLEN RECORDER

(INCLUDES THE VACATION OF A PORTION OF PARCEL C, MCLACHLAN SARATOGA 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







ENT 21985:2021 Map \$ 17520 ANDREA ALLEN

RECORDED FOR CITY OF SARATOGA SPRINGS

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 12TH DAY OF DECEMBER, 2019. 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 20 2 WHICH
- 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 SPACE, AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY

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

- OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH 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&R'S. 10. A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY 65H, 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. 2. 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 NGS BENCHMARK "K 41" AT THE UTAH LAKE PUMPING PLANT, WITH PUBLISHED UTAH COUNTY (NGVD29)
- ELEVATION OF 4,494.20 FEET. 4. AREA HEREON FALLS WITHIN ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN) PER FIRM PANEL NO. 4955170115B EFFECTIVE DATE: OCTOBER 15, 1982, REVISED JULY 17, 2002, AND BY LOMAR-F DATED 12-9-20 CASE NO _ FLOOD ELEVATION 4494.2. FLOOD
- DOMINION ENERGY STANDARDS. ADDITIONAL FRONT SETBACKS MAY BE REQUIRED TO MEET DOMINION **ENGERGY STANDARDS.** 16. NO ACCESS PERMITTED ON LOTS ADJACENT TO COLLECTOR ROADS, ALL LOTS TO ACCESS FROM INTERIOR
- RESIDENTIAL ROADS. 17. A TITLE REPORT PREPARED BY COTTONWOOD TITLE, FILE NO. 135892-DMP, EFFECTIVE DATE: OCTOBER 26 2020, 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 18. 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 19. COMMON AND LIMITED COMMON AREAS ARE CITY EASEMENTS FOR WATER, IRRIGATION, SEWER AND
- STORM DRAIN AS WELL AS PUBLIC UTILITY EASEMENTS AND DRAINAGE EASEMENTS. (). PRIVATE DRIVES ARE CITY EASEMENTS FOR WATER, IRRIGATION, SEWER AND STORM DRAIN AS WELL AS PUBLIC UTILITY EASEMENTS AND DRAINAGE EASEMENTS.
- . THIS PLAT IS ADJACENT TO A 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. 22. EXISTING SEWER EASEMENTS TO BE VACATED AT A FUTURE DATE ONCE THE RELOCATION OF THE

EXISTING SEWER HAS BEEN COMPLETED.

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:

TABULATIONS				
PLAT F-2				
LOTS 1 LO	OTS			
PARCELS 1 PA				
BUILDINGS 0 Bt	UILDINGS			
DWELLINGS 0 DV	WELLINGS	٢		
DENSITY 0 U				
MINIMUM LOT SIZE 0.00	ACRES / 0	SF		
MAXIMUM LOT SIZE	ACRES / 0	SF		
AVERAGE LOT SIZE 0.00	ACRES/0	SF		
	AC	SF	%	
TOTAL PROJECT AREA	10.54	459,199	100%	
RIGHT-OF-WAY AREA (PRIVATE)	0.00	0.00	0%	
RIGHT-OF-WAY AREA (TO BE DEDICATED)	0.87	38,192	8%	
LOT AREA	9.61	418,448	91%	
OPEN SPACE AREA	0.06	2,559	1%	
SENSITIVE LAND	0.00	0.00	0%	
NON-SENSITIVE OS	0.06	2,559	100%	
BUILDABLE LAND	10.54	459,199	100%	
SENSITIVE LAND	0.00	0.00	0%	
DEDICATED R.O.W. LANDSCAPE AREA	0.22	9,439	25%	
DEDICATED R.O.W. IMPERVIOUS AREA	0.65	28,753	75%	
NUMBER OF GARAGE PARKING SPACES				0

NUMBER OF DRIVEWAY PARKING SPACES

NUMBER OF STRIPED PARKING STALLS

ROCKY MOUNTAIN POWER AND DOMINION ENERGY EASEMENT

CITY OF SARATOGA SPRINGS DRINKING WATER EASEMENT

10.00 FEET: THENCE WEST 10.65 FEET: THENCE SOUTH 36.14 FEET TO THE POINT OF BEGINNING

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALSO INCLUDING THE FOLLOWING:

PARTICULARLY DESCRIBED AS FOLLOWS

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN,

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN,

BEGINNING AT A POINT LOCATED NO°10'34"W ALONG THE SECTION LINE 1116.94 FEET AND WEST 1390.07 FEET FROM THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE \$45°00'00"W 12.64

FEET; THENCE WEST 37.06 FEET; THENCE SOUTH 35.54 FEET; THENCE WEST 10.00 FEET; THENCE NORTH 35.54 FEET; THENCE WEST 217.77

FEET: THENCE SOUTH 67.07 FEET; THENCE N63°21'58"E 2.11 FEET; THENCE S26°38'05"E 10.00 FEET; THENCE S63°21'58"W 18.27 FEET;

THENCE N26°38'05"W 10.00 FEET; THENCE N63°21'58"E 4.97 FEET; THENCE NORTH 32.35 FEET; THENCE WEST 50.60 FEET; THENCE NORTH

10.00 FEET: THENCE EAST 50.60 FEET; THENCE NORTH 29.74 FEET: THENCE WEST 263.07 FEET: THENCE SOUTH 125.80 FEET: THENCE

WEST 34.99 FEET: THENCE NORTH 10.00 FEET: THENCE EAST 24.99 FEET: THENCE NORTH 516.28 FEET: THENCE SOUTHEASTERLY ALONG

THE ARC OF A 49.30 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N45°48'12"E) 12.79 FEET THROUGH A CENTRAL

ANGLE OF 14°51'59" (CHORD: S51°37'47"E 12.75 FEET): THENCE SOUTH 127.70 FEET: THENCE EAST 7.20 FEET: THENCE SOUTH 15.00 FEET

THENCE WEST 7.20 FEET; THENCE SOUTH 239.87 FEET; THENCE EAST 263.07 FEET; THENCE NORTH 36.77 FEET; THENCE WEST 3.36 FEET;

THENCE NORTH 10.00 FEET; THENCE EAST 16.73 FEET; THENCE SOUTH 10.00 FEET; THENCE WEST 3.36 FEET; THENCE SOUTH 36.77 FEET;

THENCE EAST 260.69 FEET; THENCE N45°00'00"E 4.36 FEET; THENCE NORTH 247.29 FEET; THENCE WEST 23.03 FEET; THENCE NORTH 10.00

FEET: THENCE EAST 23.03 FEET: THENCE NORTH 115.81 FEET: THENCE N89°51'16"E 10.00 FEET: THENCE SOUTH 29.89 FEET: THENCE EAST

35.78 FEET; THENCE SOUTH 10.00 FEET; THENCE WEST 35.78 FEET; THENCE SOUTH 291.23 FEET; THENCE EAST 10.65 FEET; THENCE SOUTH

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MORE

BEGINNING AT A POINT LOCATED NO°10'34"W ALONG THE SECTION LINE 1400.43 FEET AND WEST 1399.20 FEET FROM THE

SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE WEST 259.77 FEET;

THENCE SOUTH 88.39 FEET; THENCE EAST 3.36 FEET; THENCE SOUTH 10.00 FEET; THENCE WEST 16.73 FEET; THENCE NORTH 10.00 FEET;

THENCE EAST 3.36 FEET; THENCE NORTH 88.39 FEET; THENCE WEST 29.52 FEET; THENCE SOUTH 21.85 FEET; THENCE WEST 10.00 FEET;

THENCE NORTH 21.85 FEET; THENCE WEST 227.55 FEET; THENCE NORTH 10.00 FEET; THENCE EAST 267.07 FEET; THENCE NORTH 28.70

FEET; THENCE WEST 3.23 FEET; THENCE NORTH 10.00 FEET; THENCE EAST 16.45 FEET; THENCE SOUTH 10.00 FEET; THENCE WEST 3.23

FEET; THENCE SOUTH 28.70 FEET; THENCE EAST 259.77 FEET; THENCE SOUTH 10.00 FEET TO THE POINT OF BEGINNING

MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED NO°10'34"W ALONG THE SECTION LINE 1136.94 FEET AND WEST 1196.52 FEET FROM THE SOUTHEAST CORNER OF SECTION 24. TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN: THENCE S7°07'30"W 21.66 FEET; THENCE WEST 6.36 FEET; THENCE NORTH 11.49 FEET; THENCE WEST 126.96 FEET; THENCE N86°47'11"W 53.23 FEET; THENCE WEST 40.34 FEET: THENCE SOUTH 69.52 FEET: THENCE WEST 10.00 FEET: THENCE NORTH 69.52 FEET: THENCE WEST 482.78 FEET: THENCE SOUTH 158.53 FEET; THENCE S26°38'38"E 74.04 FEET; THENCE S63°21'22"W 16.00 FEET; THENCE N26°38'38"W 64.45 FEET; THENCE NORTH 61.59 FEET; THENCE WEST 60.75 FEET; THENCE NO°14'29"W 10.00 FEET; THENCE EAST 60.80 FEET; THENCE NORTH 458.65 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 62.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N17°54'47"E) 19.54 FEET THROUGH A CENTRAL ANGLE OF 18°03'31" (CHORD: S81°06'58"E 19.46 FEET); THENCE N89°51'16"E 9.28 FEET; THENCE S0°06'49"W 5.00 FEET: THENCE S89°51'16"W 9.25 FEET: THENCE ALONG THE ARC OF A 67.00 FOOT RADIUS CURVE TO THE RIGHT 4.75 FEET THROUGH A CENTRAL ANGLE OF 4°02'37" (CHORD: N88°06'56"W 4.75 FEET); THENCE S0°00'56"E 16.18 FEET; THENCE WEST 4.50 FEET: THENCE SOUTH 213.08 FEET; THENCE EAST 18.50 FEET; THENCE SOUTH 16.00 FEET; THENCE WEST 18.50 FEET; THENCE SOUTH 92.86 FEET: THENCE EAST 485.47 FEET: THENCE NORTH 95.86 FEET: THENCE WEST 15.00 FEET: THENCE NORTH 16.00 FEET: THENCE EAST 15.00 FEET: THENCE NORTH 227.31 FEET: THENCE S89°51'16"W 4.00 FEET: THENCE N0°00'40"E 5.00 FEET: THENCE N89°51'16"E 73.00 FEET: THENCE SOUTH 5.00 FEET; THENCE S89°51'16"W 59.00 FEET; THENCE SOUTH 339.19 FEET; THENCE EAST 37.65 FEET; THENCE S86°46'08"E 53.23 FEET; THENCE EAST 136.00 FEET TO THE POINT OF BEGINNING.

ALSO INCLUDING THE FOLLOWING:

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 NO°10'34"W ALONG THE SECTION LINE 1344.85 FEET AND WEST 1432.67 FEET FROM THE

SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S89°59'52"W 485.47 FEET; THENCE NORTH 10.00 FEET; THENCE N89°59'52"E 485.47 FEET; THENCE SOUTH 10.00 FEET TO THE POINT OF BEGINNING.

±24,231 SQ. FT

CONTAINS: ±0.57 ACRES

ENGINEERS America's Builder SURVEYORS **PLANNERS** <u>D R HORTON</u> 12351 S. GATEWAY PARK PLACE Spanish Fork, UT 84660 Phone: 801.798.0555 Fax: 801.798.9393 SUITE D-100 DRAPER, UT 84020

ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

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

APPROVED THIS 22 DAY OF Jan , A.D. 20 21 .

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-603(4)(C)(ii). 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 DOMINION ENERGY UTAH**

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 QUESTAR GAS COMPANY, dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC LITILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES PURSUANT TO LITAH CODE ANN. 17-27A-603(41/cVii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS 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

DOMINION ENERGY QUESTAR CORPORATION

THIS 27 DAY OF Jan, A.D. 20 21. Jarah Caroll Sor, PLANNING DIRECTOR, David Frond CITY ENGINEER APPROVED BY THE CITY ENGINEER ON THIS 03 DAY OF February, A.D. 20 21. IM for Gordon Miner

CENTURY LINK

APPROVED THIS 26th DAY OF Jan, A.D. 2071.

My Bayn

PLANNING DIRECTOR

APPROVED BY THE PLANNING DIRECTOR ON

LAND USE AUTHORITY APPROVED BY SARATOGA SPRINGS ATTORNEY ON THIS 3 DAY OF Feb , A.D. 20 21 APPROVED BY THE LAND USE AUTHORITY ON THIS 27 DAY OF Jan , A.D. 20 21. LAND USE AUTHORITY, Carred Stroud APPROVED BY THE FIRE CHIEF ON

COMCAST CABLE TELEVISION

APPROVED THIS <u>25</u> DAY OF <u>كم</u>, A.D. 20<u>2 (</u>

COMCAST CABLE TELEVISION

SARATOĞA SPRINGS ATTORNEY **LEHI CITY POST OFFICE** APPROVED BY POST OFFICE REPRESENTATIVE ON THIS 2 2 DAY OF 2 A 1 , A.D. 20 2 LEHI CITY POST OFFICE REPRESENTATIVE

PUBLIC WORKS DIRECTOR

APPROVED BY THE PUBLIC WORKS DIRECTOR ON

THIS 2 nd DAY OF FEBRUAGA D. 20 21

SARATOGA SPRINGS ATTORNEY

PUBLIC WORKS DIRECTOR

RIGHT-OF-WAY DEPARTMENT AT 800-366-8532. APPROVED THIS 25 DAY OF / , A.D. 20 2/

