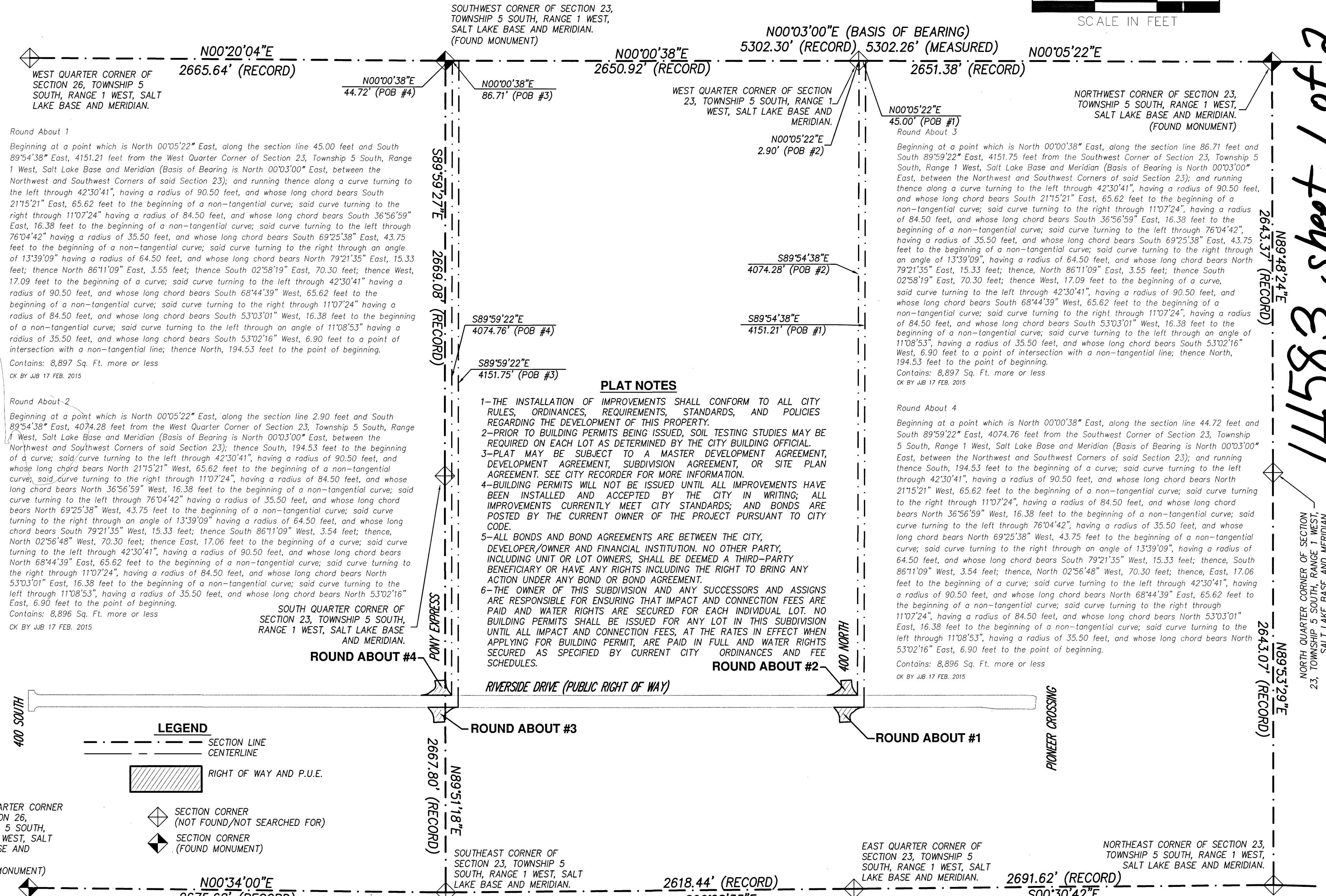
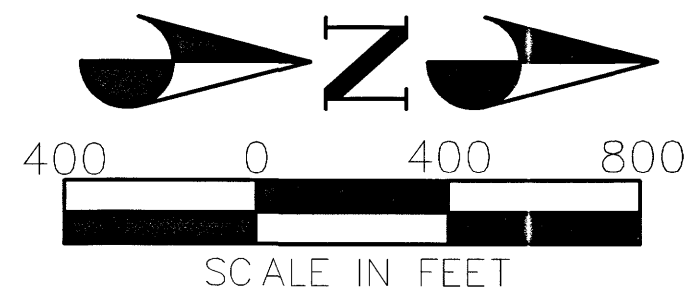


# RIVERSIDE DRIVE RIGHT OF WAY ROUND ABOUT DEDICATION PLAT

LOCATED IN SECTIONS 23 AND 26  
TOWNSHIP 5 SOUTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN



**Round About 1**  
Beginning at a point which is North 00°05'22" East, along the section line 45.00 feet and South 89°54'38" East, 4151.21 feet from the West Quarter Corner of Section 23, Township 5 South, Range 1 West, Salt Lake Base and Meridian (Basis of Bearing is North 00°03'00" East, between the Northwest and Southwest Corners of said Section 23); and running thence along a curve turning to the left through 42°30'41", having a radius of 90.50 feet, and whose long chord bears South 21°15'21" East, 65.62 feet to the beginning of a non-tangential curve; said curve turning to the right through 11°07'24" having a radius of 84.50 feet, and whose long chord bears South 36°56'59" East, 16.38 feet to the beginning of a non-tangential curve; said curve turning to the left through 76°04'42" having a radius of 35.50 feet, and whose long chord bears South 69°25'38" East, 43.75 feet to the beginning of a non-tangential curve; said curve turning to the right through an angle of 13°39'09" having a radius of 64.50 feet, and whose long chord bears North 79°21'35" East, 15.33 feet; thence North 86°11'09" East, 3.55 feet; thence South 02°58'19" East, 70.30 feet; thence West, 17.09 feet to the beginning of a curve; said curve turning to the left through 42°30'41" having a radius of 90.50 feet, and whose long chord bears South 68°44'39" West, 65.62 feet to the beginning of a non-tangential curve; said curve turning to the right through 11°07'24" having a radius of 84.50 feet, and whose long chord bears South 53°03'01" West, 16.38 feet to the beginning of a non-tangential curve; said curve turning to the left through an angle of 11°08'53" having a radius of 35.50 feet, and whose long chord bears South 53°02'16" West, 6.90 feet to a point of intersection with a non-tangential line; thence North, 194.53 feet to the point of beginning.  
Contains: 8,897 Sq. Ft. more or less  
OK BY JUB 17 FEB. 2015

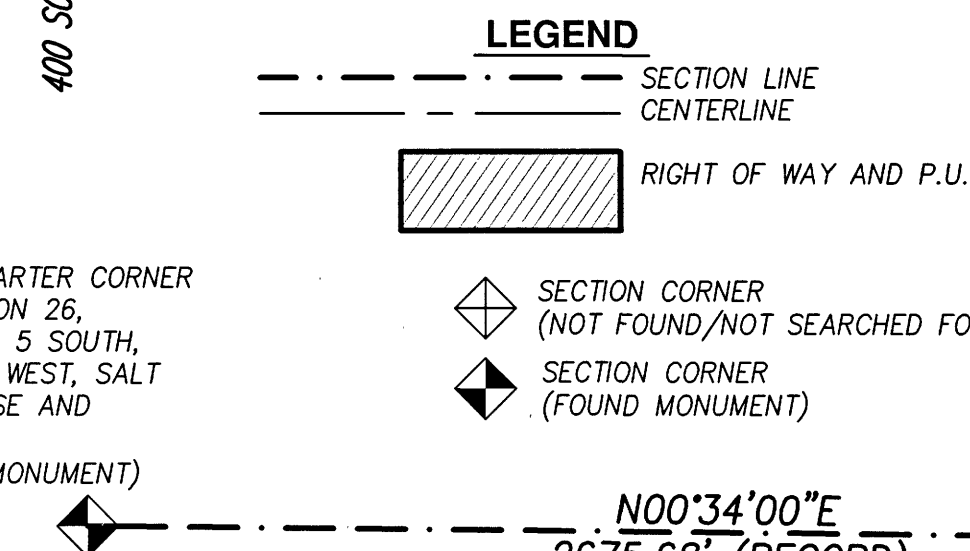
**Round About 2**  
Beginning at a point which is North 00°05'22" East, along the section line 2.90 feet and South 89°54'38" East, 4074.28 feet from the West Quarter Corner of Section 23, Township 5 South, Range 1 West, Salt Lake Base and Meridian (Basis of Bearing is North 00°03'00" East, between the Northwest and Southwest Corners of said Section 23); thence South, 194.53 feet to the beginning of a curve; said curve turning to the left through 42°30'41", having a radius of 90.50 feet, and whose long chord bears North 21°15'21" West, 65.62 feet to the beginning of a non-tangential curve; said curve turning to the right through 11°07'24", having a radius of 84.50 feet, and whose long chord bears North 36°56'59" West, 16.38 feet to the beginning of a non-tangential curve; said curve turning to the left through 76°04'42" having a radius of 35.50 feet, and whose long chord bears North 69°25'38" West, 43.75 feet to the beginning of a non-tangential curve; said curve turning to the right through an angle of 13°39'09" having a radius of 64.50 feet, and whose long chord bears North 79°21'35" West, 15.33 feet; thence South 02°58'19" West, 3.54 feet; thence, North 02°56'48" West, 70.30 feet; thence East, 17.06 feet to the beginning of a curve; said curve turning to the left through 42°30'41", having a radius of 90.50 feet, and whose long chord bears North 68°44'39" East, 65.62 feet to the beginning of a non-tangential curve; said curve turning to the right through 11°07'24", having a radius of 84.50 feet, and whose long chord bears North 53°03'01" East, 16.38 feet to the beginning of a non-tangential curve; said curve turning to the left through 11°08'53", having a radius of 35.50 feet, and whose long chord bears North 53°02'16" East, 6.90 feet to the point of beginning.  
Contains: 8,896 Sq. Ft. more or less  
OK BY JUB 17 FEB. 2015

**PLAT NOTES**

- 1-THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY RULES, ORDINANCES, REQUIREMENTS, STANDARDS, AND POLICIES REGARDING THE DEVELOPMENT OF THIS PROPERTY.
- 2-PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
- 3-PLAT MAY BE SUBJECT TO A MASTER DEVELOPMENT AGREEMENT, DEVELOPMENT AGREEMENT, SUBDIVISION AGREEMENT, OR SITE PLAN AGREEMENT. SEE CITY RECORDER FOR MORE INFORMATION.
- 4-BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING; ALL IMPROVEMENTS CURRENTLY MEET CITY STANDARDS; AND BONDS ARE POSTED BY THE CURRENT OWNER OF THE PROJECT PURSUANT TO CITY CODE.
- 5-ALL BONDS AND BOND AGREEMENTS ARE BETWEEN THE CITY, DEVELOPER/OWNER AND FINANCIAL INSTITUTION. NO OTHER PARTY, INCLUDING UNIT OR LOT OWNERS, SHALL BE DEEMED A THIRD-PARTY BENEFICIARY OR HAVE ANY RIGHTS INCLUDING THE RIGHT TO BRING ANY ACTION UNDER ANY BOND OR BOND AGREEMENT.
- 6-THE OWNER OF THIS SUBDIVISION AND ANY SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR ENSURING THAT IMPACT AND CONNECTION FEES ARE PAID AND WATER RIGHTS ARE SECURED FOR EACH INDIVIDUAL LOT. NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL ALL IMPACT AND CONNECTION FEES, AT THE RATES IN EFFECT WHEN APPLYING FOR BUILDING PERMIT, ARE PAID IN FULL AND WATER RIGHTS SECURED AS SPECIFIED BY CURRENT CITY ORDINANCES AND FEE SCHEDULES.

**Round About 3**  
Beginning at a point which is North 00°00'38" East, along the section line 86.71 feet and South 89°59'22" East, 4151.75 feet from the Southwest Corner of Section 23, Township 5 South, Range 1 West, Salt Lake Base and Meridian (Basis of Bearing is North 00°03'00" East, between the Northwest and Southwest Corners of said Section 23); and running thence along a curve turning to the left through 42°30'41", having a radius of 90.50 feet, and whose long chord bears South 21°15'21" East, 65.62 feet to the beginning of a non-tangential curve; said curve turning to the right through 11°07'24", having a radius of 84.50 feet, and whose long chord bears South 36°56'59" East, 16.38 feet to the beginning of a non-tangential curve; said curve turning to the left through 76°04'42", having a radius of 35.50 feet, and whose long chord bears South 69°25'38" East, 43.75 feet to the beginning of a non-tangential curve; said curve turning to the right through an angle of 13°39'09", having a radius of 64.50 feet, and whose long chord bears North 79°21'35" East, 15.33 feet; thence North 86°11'09" East, 3.55 feet; thence South 02°58'19" East, 70.30 feet; thence West, 17.09 feet to the beginning of a curve; said curve turning to the left through 42°30'41", having a radius of 90.50 feet, and whose long chord bears South 68°44'39" West, 65.62 feet to the beginning of a non-tangential curve; said curve turning to the right through 11°07'24", having a radius of 84.50 feet, and whose long chord bears South 53°03'01" West, 16.38 feet to the beginning of a non-tangential curve; said curve turning to the left through an angle of 11°08'53" having a radius of 35.50 feet, and whose long chord bears South 53°02'16" West, 6.90 feet to a point of intersection with a non-tangential line; thence North, 194.53 feet to the point of beginning.  
Contains: 8,897 Sq. Ft. more or less  
OK BY JUB 17 FEB. 2015

**Round About 4**  
Beginning at a point which is North 00°00'38" East, along the section line 44.72 feet and South 89°59'22" East, 4151.75 feet from the Southwest Corner of Section 23, Township 5 South, Range 1 West, Salt Lake Base and Meridian (Basis of Bearing is North 00°03'00" East, between the Northwest and Southwest Corners of said Section 23); and running thence South, 194.53 feet to the beginning of a curve; said curve turning to the left through 42°30'41", having a radius of 90.50 feet, and whose long chord bears North 21°15'21" West, 65.62 feet to the beginning of a non-tangential curve; said curve turning to the right through 11°07'24", having a radius of 84.50 feet, and whose long chord bears North 36°56'59" West, 16.38 feet to the beginning of a non-tangential curve; said curve turning to the left through 76°04'42", having a radius of 35.50 feet, and whose long chord bears North 69°25'38" West, 43.75 feet to the beginning of a non-tangential curve; said curve turning to the right through an angle of 13°39'09", having a radius of 64.50 feet, and whose long chord bears North 79°21'35" West, 15.33 feet; thence, South 02°56'48" West, 70.30 feet; thence East, 17.06 feet to the beginning of a curve; said curve turning to the left through 42°30'41", having a radius of 90.50 feet, and whose long chord bears North 68°44'39" East, 65.62 feet to the beginning of a non-tangential curve; said curve turning to the right through 11°07'24", having a radius of 84.50 feet, and whose long chord bears North 53°03'01" East, 16.38 feet to the beginning of a non-tangential curve; said curve turning to the left through 11°08'53", having a radius of 35.50 feet, and whose long chord bears North 53°02'16" East, 6.90 feet to the point of beginning.  
Contains: 8,896 Sq. Ft. more or less  
OK BY JUB 17 FEB. 2015



**SURVEYOR'S CERTIFICATE**  
I, Matthew B. Judd, do hereby certify that I am a registered Land Surveyor and that I hold a license, Certificate No. 167268, 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 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 as 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 54-8a-2, and for other utility facilities, is accurately described on this plat, and that this plat is true and correct.

**BOUNDARY DESCRIPTION**  
(SEE DESCRIPTION(S) TO LEFT)

Matthew B. Judd  
April 16, 2015  
Date: \_\_\_\_\_

**OWNER'S ACKNOWLEDGMENT**  
SUBURBAN LAND RESERVE, INC., a Utah Corporation  
By: R. STEVEN ROMNEY  
STATE OF UTAH ) S.S.  
COUNTY OF SALT LAKE )

ON THIS 17 DAY OF APRIL 2015 PERSONALLY APPEARED BEFORE ME, R. STEVEN ROMNEY, PERSONALLY KNOWN TO ME TO BE THE AUTHORIZED AGENT OF SUBURBAN LAND RESERVE, INC., a Utah Corporation, WHO ACKNOWLEDGED BEFORE ME THAT HE SIGNED THE FOREGOING INSTRUMENT AS AN AUTHORIZED AGENT FOR SUBURBAN LAND RESERVE, INC., a Utah Corporation, AND THAT THE SEAL IMPRESSED ON THE WITHIN INSTRUMENT IS THE SEAL OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT ON BEHALF OF SAID CORPORATION AND THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: 05/01/2016 # 655299

NOTARY PUBLIC JANE P. CHRISTENSEN, A NOTARY PUBLIC COMMISSIONED IN UTAH  
RESIDING IN DAVALS COUNTY

**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 27 day of April, A.D. 2015

Ben Mueller City Mayor Attest: Jill Vada City Recorder

**PEPG CONSULTING L.L.C.**  
8805 S. SANDY PARKWAY • SANDY, UT 84070  
PHONE: (801) 562-2521 • FAX: (801) 562-2551

ENT 34055-2015 Map # 14583  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2015 APR 23 2:51 PM FEE 0.00 BY CLS  
RECORDED FOR SARATOGA SPRINGS CITY

**RIVERSIDE DRIVE RIGHT OF WAY ROUND ABOUT DEDICATION PLAT**  
LOCATED IN SECTIONS 26 AND 23  
TOWNSHIP 5 SOUTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN

SARATOGA SPRINGS CITY 1" = 400' FEET UTAH COUNTY, UTAH

SURVEYOR'S SEAL: Matthew B. Judd, No. 167268  
NOTARY PUBLIC SEAL: JANE P. CHRISTENSEN  
CITY-CO. ENGINEER SEAL: JEREMY D. LAPIN  
CLERK-RECORDER SEAL

<b>QUESTAR GAS COMPANY</b> Approved this 21 day of April, A.D. 2015 <i>Beverly Eldredge</i> QUESTAR GAS COMPANY	<b>ROCKY MOUNTAIN POWER</b> Approved this 23 day of April, A.D. 2015 <i>Hanna Walker</i> ROCKY MOUNTAIN POWER
<b>COMCAST CABLE TELEVISION</b> Approved this 21 day of April, A.D. 2015 <i>[Signature]</i> COMCAST CABLE TELEVISION	<b>CENTURY LINK</b> Approved this 20 day of April, A.D. 2015 <i>[Signature]</i> QWEST
<b>FIRE CHIEF APPROVAL</b> Approved by the Fire Chief on this 21 day of April, A.D. 2015 <i>[Signature]</i> CITY FIRE CHIEF	<b>PLANNING COMMISSION REVIEW</b> Reviewed by the Planning Commission on this 21 day of April, A.D. 2015 <i>[Signature]</i> CHAIRMAN, PLANNING COMMISSION
<b>SARATOGA SPRINGS ENGINEER APPROVAL</b> Approved by the City Engineer on this 20 day of April, A.D. 2015 <i>[Signature]</i> CITY ENGINEER	<b>SARATOGA SPRINGS ATTORNEY</b> Approved by Saratoga Springs Attorney on this 20 day of April, A.D. 2015 <i>[Signature]</i> SARATOGA SPRINGS ATTORNEY
<b>LEHI CITY POST OFFICE</b> Approved by Post Office Representative on this _____ day of _____, A.D. 20____	

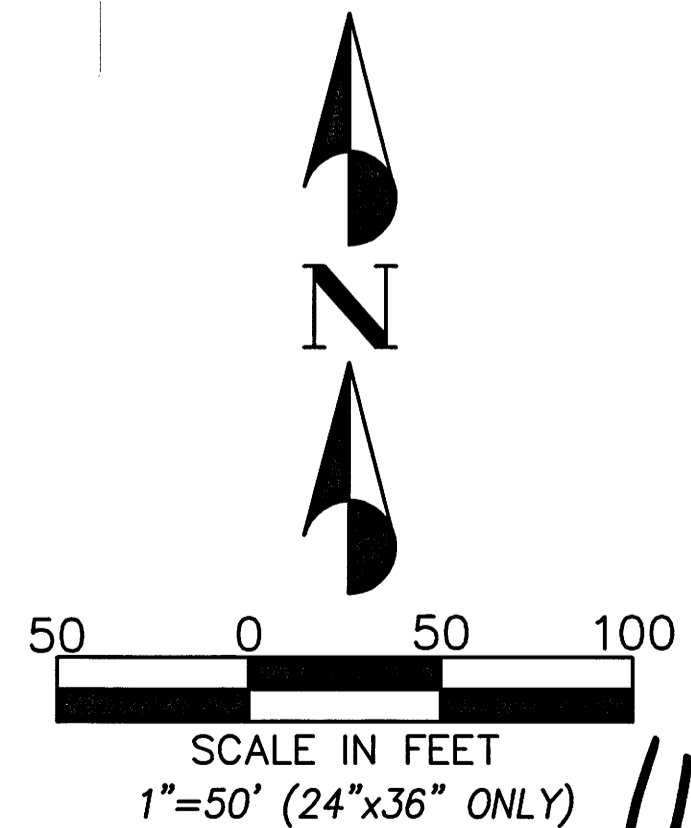
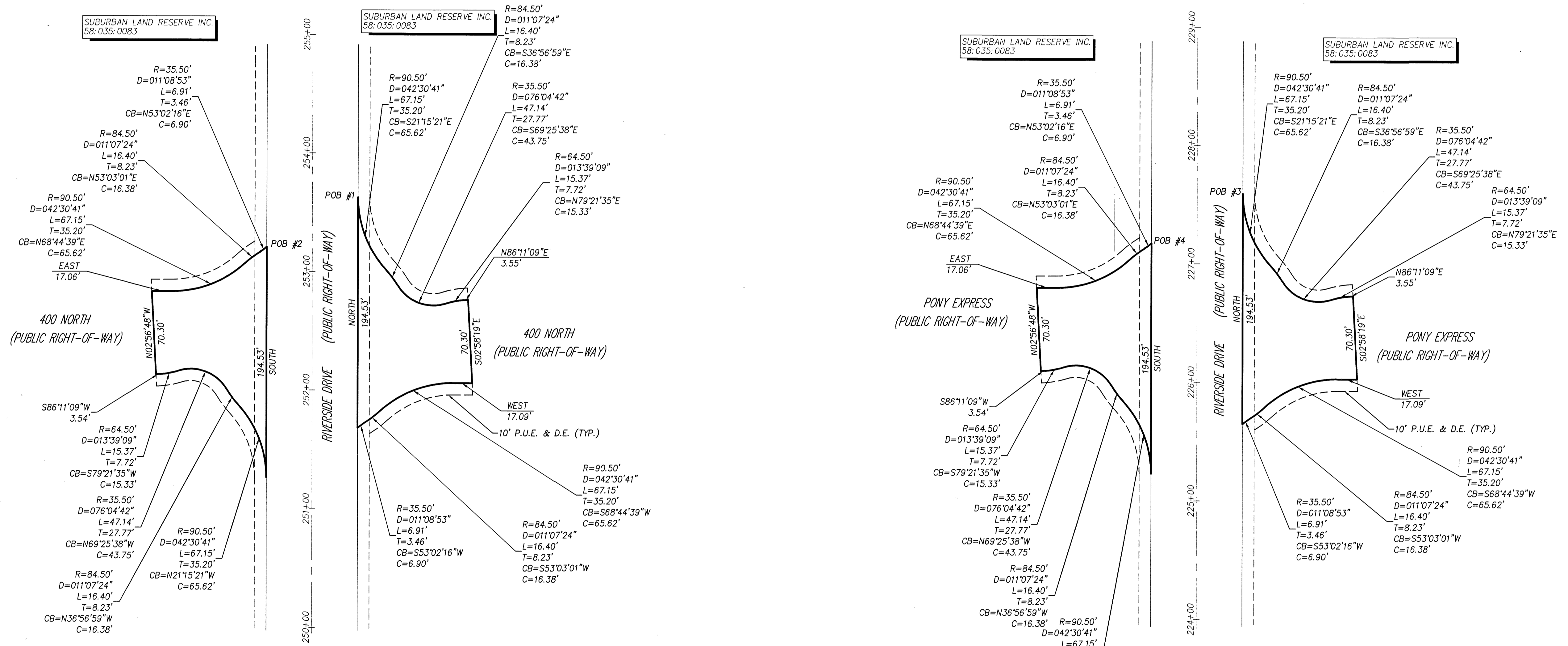
BY SIGNING THIS PLAT, THE FOLLOWING UTILITY COMPANIES ARE APPROVING THE: (A) BOUNDARY, COURSE, DIMENSIONS, AND INTENDED USE OF THE RIGHT-OF-WAY AND EASEMENT GRANTS OF RECORD; (B) LOCATION OF EXISTING UNDERGROUND AND UTILITY FACILITIES; (C) CONDITIONS OR RESTRICTIONS GOVERNING THE LOCATION OF THE FACILITIES WITHIN THE RIGHT-OF-WAY, AND EASEMENT GRANTS OF RECORD, AND UTILITY FACILITIES WITHIN THE SUBDIVISION. "APPROVING" SHALL HAVE THE MEANING IN UTAH CODE SECTION 10-9A-603(4)(c)(ii).

**SHEET 1 OF 2**

SEC. 23 & 26 - 5-1W 70-079

# RIVERSIDE DRIVE RIGHT OF WAY ROUND ABOUT DEDICATION PLAT

LOCATED IN SECTIONS 23 AND 26  
TOWNSHIP 5 SOUTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN



14583 sheet 2 of 2

SHEET 2 OF 2

**PEPG CONSULTING L.L.C.**  
8805 S. SANDY PARKWAY • SANDY, UT 84070  
PHONE: (801) 562-2521 • FAX: (801) 562-2551

RIVERSIDE DRIVE RIGHT OF WAY  
ROUND ABOUT DEDICATION PLAT  
LOCATED IN SECTIONS 23 AND 26  
TOWNSHIP 5 SOUTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN

SARATOGA SPRINGS CITY      1" = 50' FEET      UTAH COUNTY, UTAH

SUPERVISOR SEAL REGISTERED LAND SURVEYOR No. 167268 Matthew E. Judd STATE OF UTAH	NOTARY PUBLIC SEAL	CITY-CO. ENGINEER SEAL	CLERK-RECORDER SEAL
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ENT 3405512015 Map # 14583  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2015 Mar 23 2:51 PM FEE 0.00 BY CLS  
RECORDED FOR SARATOGA SPRINGS CITY