

WANDER
PHASE F1 AMENDED #1
LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 23,
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 Professional 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 54-9a-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. Robins
Eric D. Robins
Professional Land Surveyor
Utah Certificate No. 5152671
3/27/23
Date

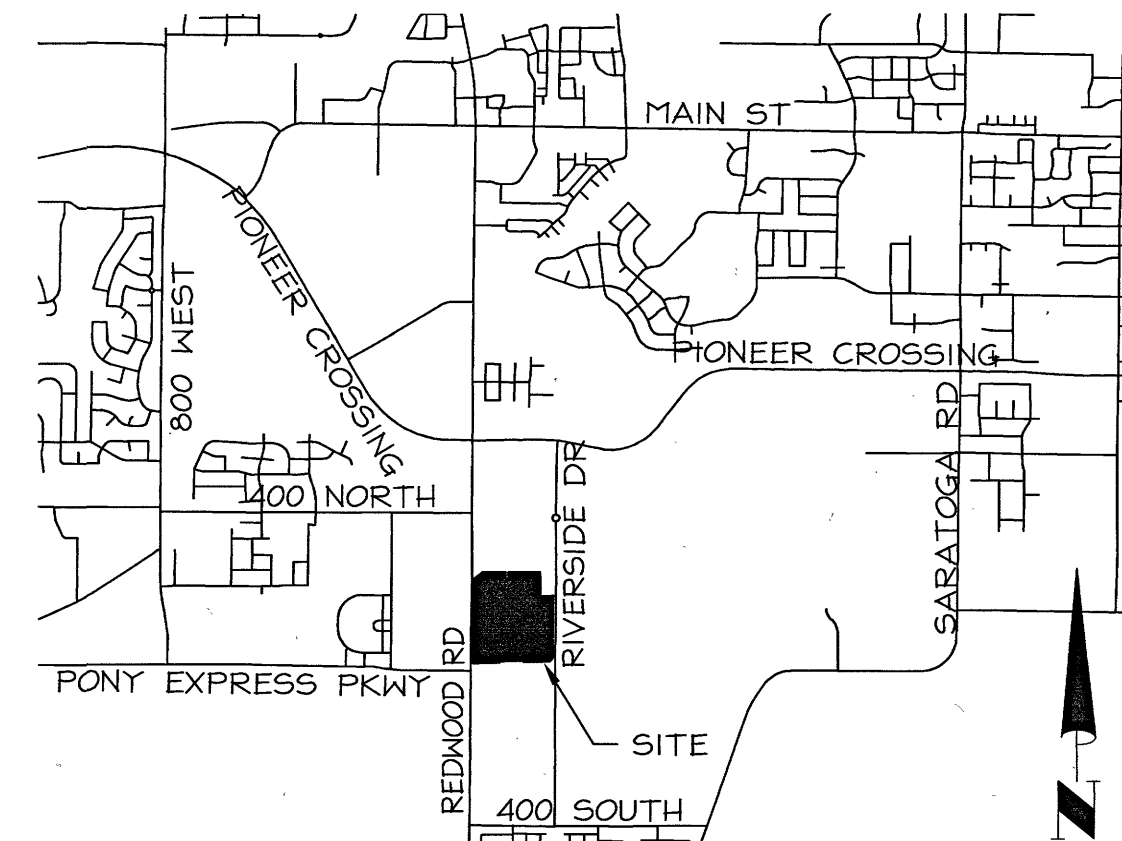
BOUNDARY DESCRIPTION

A parcel of land situated in the Southeast Quarter of Section 23 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 intersection of the West Right-of-Way Line of Riverside Drive and the North Right-of-Way of Pony Express Parkway, said point also being a point on a 138.500 foot radius non tangent curve to the right, (radius bears North 64°54'31" West, Chord: South 52°40'19" West 128.250 feet), said point lies North 89°57'40" West 1235.726 feet along the Section Line and North 2756.002 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 Pony Express Parkway the following (8) courses: 1) along the arc of said curve 133.340 feet through a central angle of 55°09'40"; 2) North 89°59'57" West 108.500 feet to a point on a 1080.500 foot radius tangent curve to the left, (radius bears South 00°00'03" West, Chord: South 84°46'54" West 196.581 feet); 3) along the arc of said curve 196.853 feet through a central angle of 10°26'19" to a point of reverse curvature with a 1028.500 foot radius curve to the right, (radius bears North 10°26'19" West, Chord: South 84°46'54" West 187.121 feet); 4) along the arc of said curve 187.390 feet through a central angle of 10°26'19"; 5) North 89°59'57" West 92.869 feet; 6) North 84°17'19" West 70.349 feet; 7) North 89°59'57" West 539.429 feet to a point on a 45.000 foot radius tangent curve to the right, (radius bears North 00°00'03" East, Chord: North 80°11'24" West 15.333 feet); 8) along the arc of said curve 15.408 feet through a central angle of 19°37'06" to the East Right-of-Way Line of Redwood Road, thence along said Redwood Road the following (6) courses: 1) North 00°21'00" West 389.045 feet; 2) North 01°18'54" West 99.880 feet; 3) North 00°02'14" East 502.210 feet; 4) North 00°24'29" West 173.550 feet; 5) North 01°17'53" West 173.550 feet; 6) North 01°03'25" West 76.857 feet; thence North 51°16'00" East 149.056 feet; thence East 420.305 feet; thence South 110.000 feet; thence East 54.148 feet; thence North 110.000 feet; thence East 515.000 feet; thence South 387.000 feet to a point on a 12.000 foot radius tangent curve to the left, (radius bears East, Chord: South 45°00'00" East 16.971 feet); thence along the arc of said curve 18.850 feet through a central angle of 90°00'00"; thence East 187.030 feet to a point on a 12.000 foot radius tangent curve to the left, (radius bears North, Chord: North 45°00'11" East 16.970 feet); thence along the arc of said curve 18.848 feet through a central angle of 89°59'37"; thence South 89°59'37" East 4.034 feet to said Riverside Drive; thence along said Riverside Drive South 00°00'13" West 1018.217 feet to the point of beginning.

Acres: 43.098
Square Footage: 1,877,338
of Lots: 198
of Parcels: 9

ENT 44662:2023 Map # 18829
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 JUL 10 4:55 PM FEE \$15.00 BY 76
RECORDED FOR SARATOGA SPRINGS CITY



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 17 DAY OF June 2023.
- 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. 411, 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 CC&R'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.
- 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.
- FOR ANY OPEN SPACE ("O") LOTS 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, INGRESS AND EGRESS OVER AND ACROSS SUCH PAVED SIDEWALKS AND/OR WALKWAYS. SUCH PUBLIC ACCESS EASEMENT AREAS AND IMPROVEMENTS SHALL BE MAINTAINED BY THE WANDER COMMUNITY ASSOCIATION OR APPLICABLE SUB-ASSOCIATION.
- COMMON AREAS & PRIVATE STREETS ARE BLANKET UTILITY EASEMENTS FOR THE CITY OF SARATOGA SPRINGS, WHICH MAY BE ASSIGNED BY CITY FOR OTHER PUBLIC UTILITIES.
- 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.
- OPEN SPACE PARCEL 0-9 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.

PLAT DATA TABLE

INFORMATION	AC.	SQ. FT.	%TOTAL	#	NOTES
TOTAL PROJECT AREA	43.098	1,877,338	100%		
BUILDABLE LAND	30.321	1,320,768	70.4%		
OPEN SPACE	3.663	159,549	8.5%		
SENSITIVE LANDS	0.00	0.00	0%		
ROW AREA	9.114	397,021	21.1%		
LANDSCAPING AREA	3.663	159,549	8.5%		
LOTS				198	
NET DENSITY DWELLINGS PER ACRE				4.55	

PROJECT DATA TABLE

INFORMATION	AC.	SQ. FT.	%TOTAL	#	NOTES
TOTAL PROJECT AREA	156.954	6,819,339	100%		
BUILDABLE LAND	108.37	4,720,488	69.2%		
OPEN SPACE	27.467	1,196,221	17.5%		
SENSITIVE LANDS	2.562	111,605	1.6%		
ROW AREA	32.991	1,377,345	21.1%		
LANDSCAPING AREA	15.835	669,462	10.1%		
LOTS				833	
NET DENSITY DWELLINGS PER ACRE				5.32	

- 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 E2
 - WANDER PHASE C3
 - WANDER PHASE C4
 - WANDER PHASE F1

18829
Sheet 1 of 8

OWNER

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

DEVELOPER

Clayton Properties Group II, Inc.
Suburban Land Reserve INC
PO BOX 511196
Salt Lake City, UT 84151-1196

SHEET 1 OF 7

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.

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH) S.S.
County of Utah)
On this day of 18 2023 personally appeared before me, who being by me David Cannon, Notary Public, 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 in 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: Marilyn F. Nielson
Commission Number: 718951
My commission expires: Aug 9, 2025

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH) S.S.
County of Utah)
On this 13th day of April 2023 personally appeared before me, Malcolm Thacker, who being by me Malcolm Thacker, 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: Kaela Jean Richards
Commission Number: 724238
My commission expires: 4-18-2026

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 16th day of May, A.D. 2023
City Mayor
City Recorder
(See Seal Below)

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 RUE 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 20 DAY OF March 2023

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 800-368-8532.

APPROVED THIS 28 DAY OF March 2023
BY
TITLE Pre-Com

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CIVIL • STRUCTURAL • SURVEY
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801.628.6004 TEL. 801.950.8611 FAX WWW.PERIGEECONS.COM

CENTURY LINK Approved this 28th day of MARCH A.D. 2023 <i>UTA</i>	PLANNING DIRECTOR Reviewed by the Planning Director on this 12th day of June A.D. 2023 <i>Sarah Carruth</i>	LAND USE AUTHORITY Approved by Land Use Authority on this 12th day of June A.D. 2023 <i>Sarah Carruth</i>	SARATOGA SPRINGS ATTORNEY Approved by Saratoga Springs Attorney on this 18th day of May A.D. 2023 <i>J. P. [Signature]</i>
COMCAST CABLE TELEVISION Approved this 28 day of March A.D. 2023 <i>[Signature]</i>	CITY ENGINEER Approved by the City Engineer on this 5th day of May A.D. 2023 <i>[Signature]</i>	FIRE CHIEF APPROVAL Approved by the Fire Chief on this 4 day of May A.D. 2023 <i>[Signature]</i>	LEHI CITY POST OFFICE Approved by Post Office Representative on this 28 day of March A.D. 2023 <i>[Signature]</i>

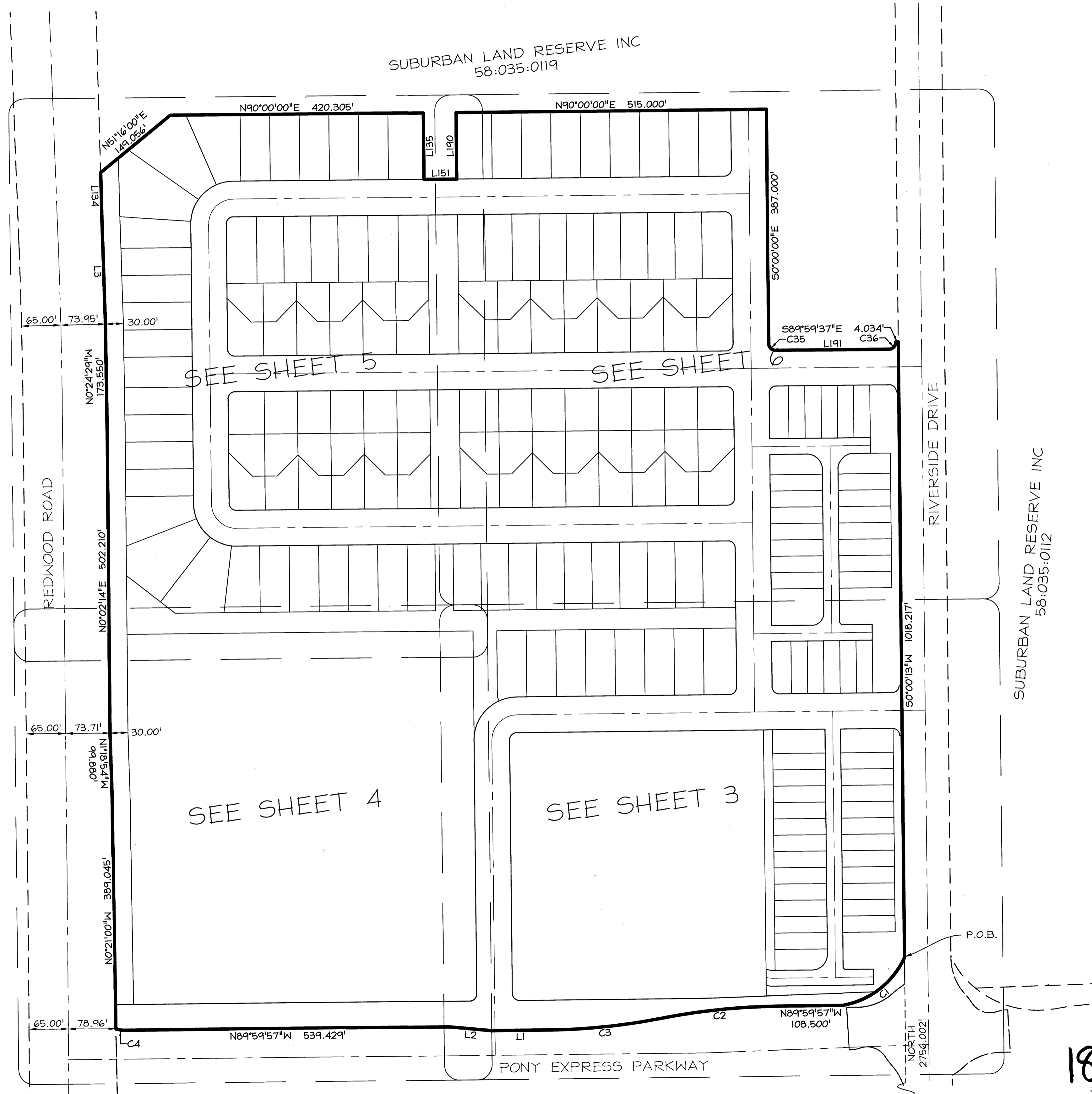
SURVEYORS SEAL ERIC D. ROBINS No. 5152671 STATE OF UTAH	CITY ENGINEER SEAL 7870724 JEREMY D. LAPIN STATE OF UTAH	CLERK-RECORDER SEAL CITY OF SARATOGA SPRINGS STATE OF UTAH
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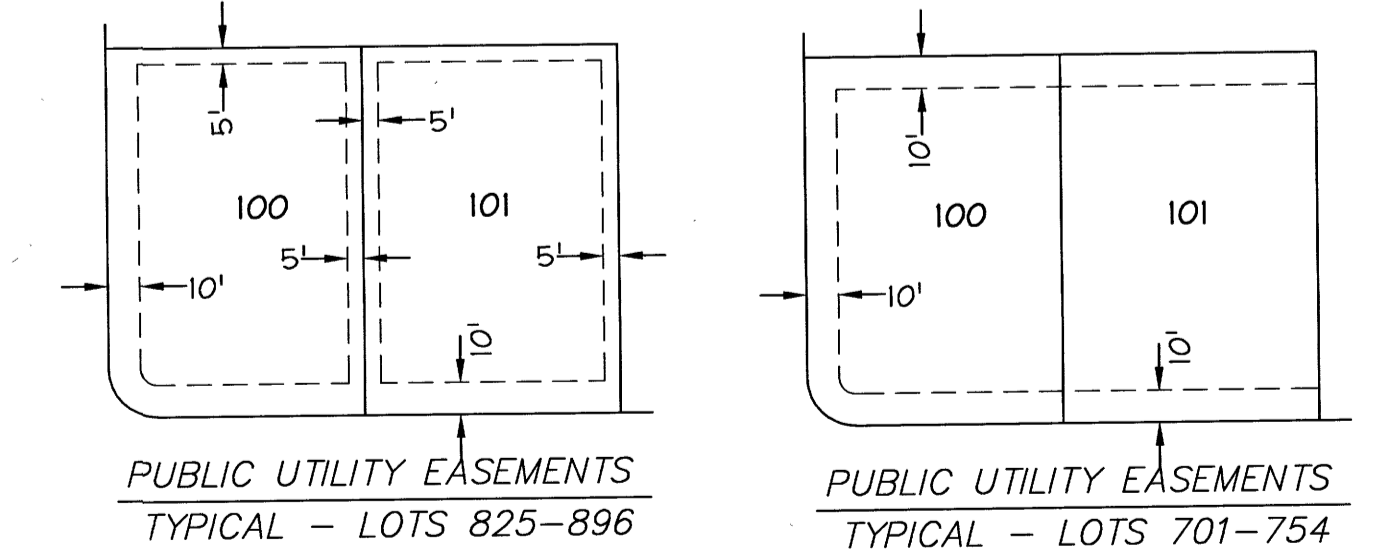
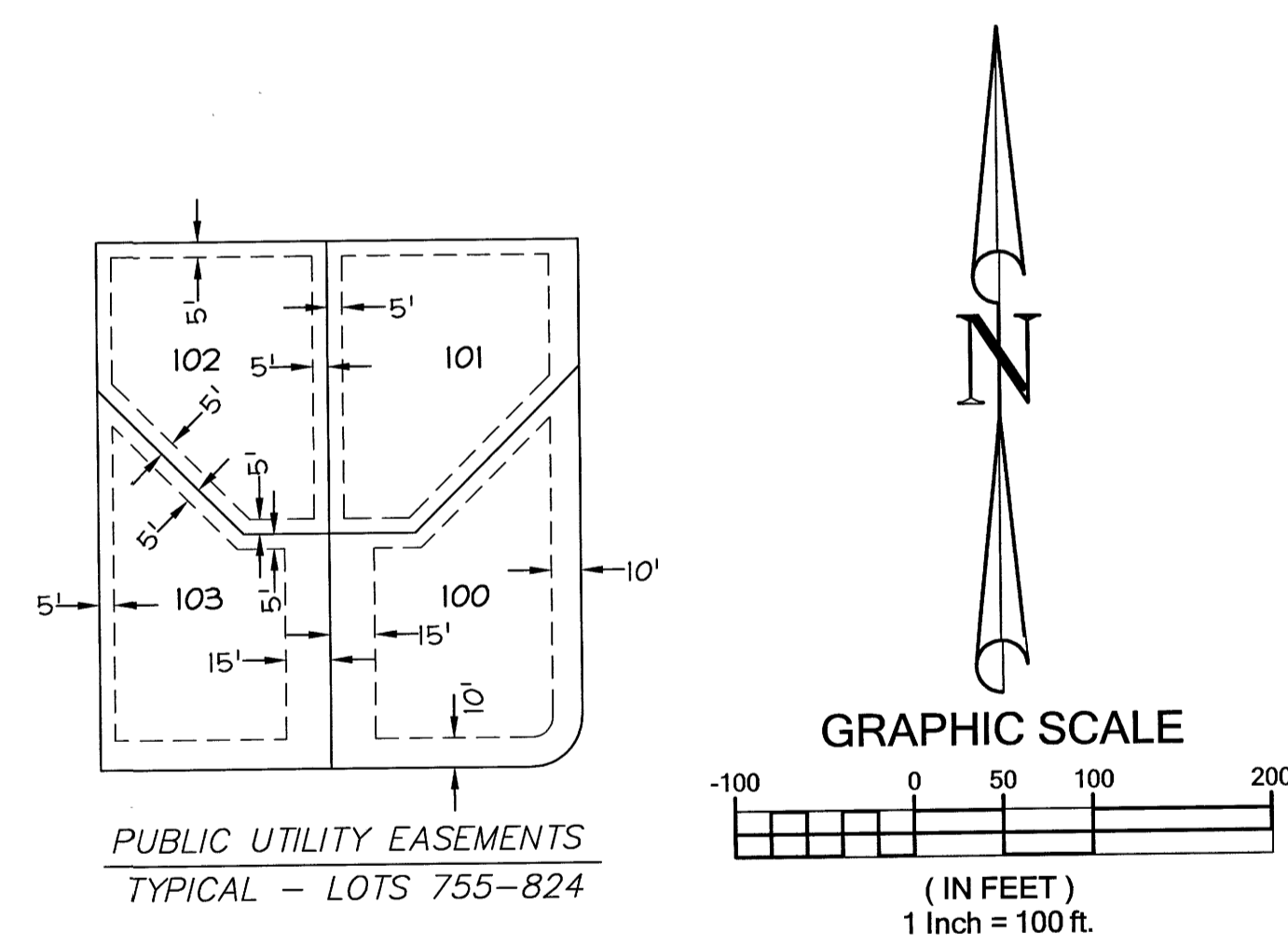
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TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

LEGEND	
	FOUND SALT LAKE COUNTY SECTION CORNER
	PROPOSED STREET MONUMENT
	PROPOSED STREET LIGHT
	PROPOSED FIRE HYDRANT
	PROPOSED P.U.E.
	EXISTING EASEMENT
	ROAD CENTERLINE
	SECTION LINE
	BOUNDARY LINE



ENT 44662:2023 Map # 18829
ANDREA ALLEN
UTAH COUNTY RECORDER
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SHEET 2 OF 7

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

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

1235.726'
EAST QUARTER CORNER, SEC. 26,
T5S, R1W, SLB#1M
FOUND - BRASS CAP

18829
sheet 2 of 8

PHASE F1 AMENDED #1
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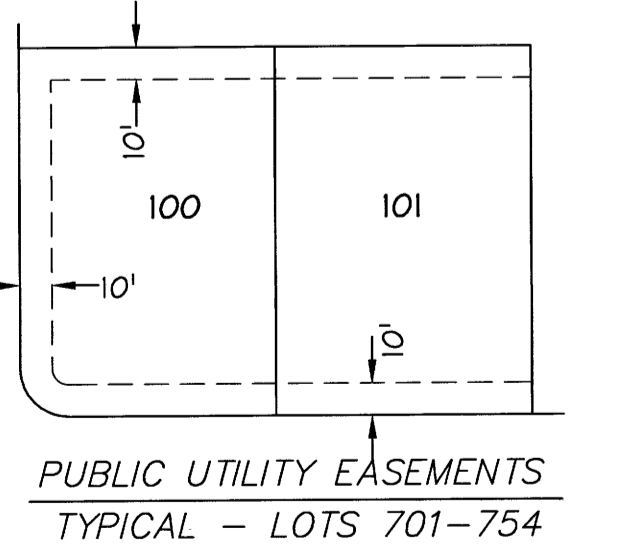
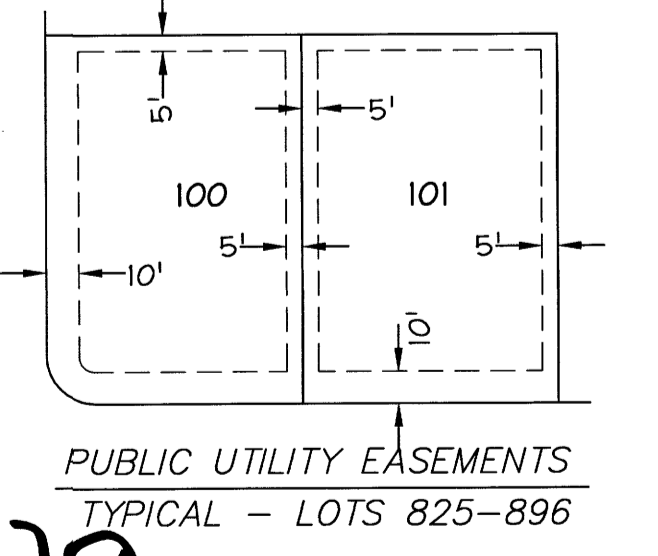
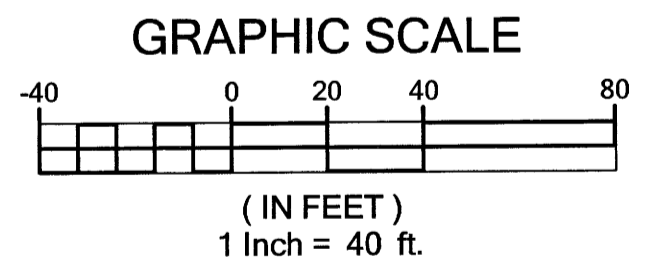
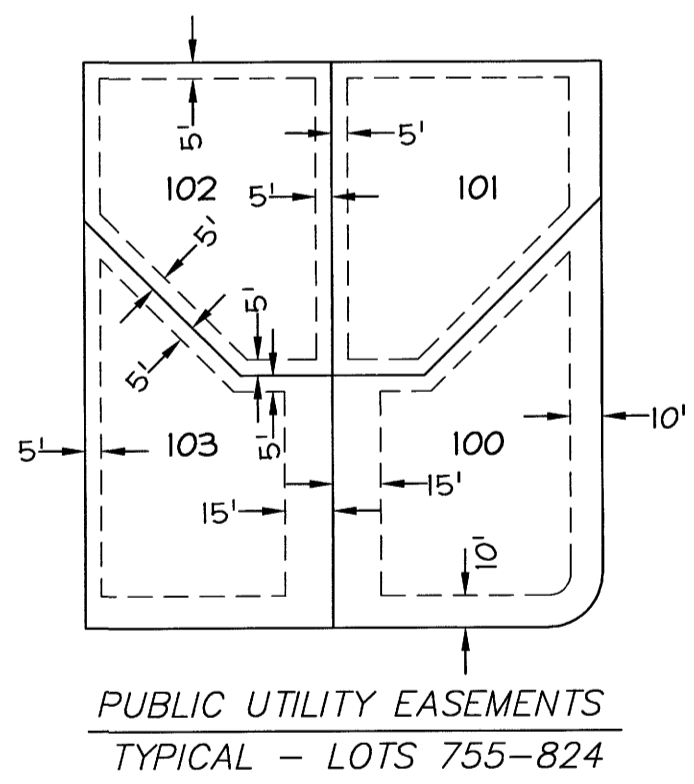
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LOT	ADDRESS
701	67 N. RIVERSIDE DRIVE
702	67 N. RIVERSIDE DRIVE
703	51 N. RIVERSIDE DRIVE
704	53 N. RIVERSIDE DRIVE
705	49 N. RIVERSIDE DRIVE
706	45 N. RIVERSIDE DRIVE
707	41 N. RIVERSIDE DRIVE
708	37 N. RIVERSIDE DRIVE
709	33 N. RIVERSIDE DRIVE
710	27 N. RIVERSIDE DRIVE
711	23 N. RIVERSIDE DRIVE
712	17 N. RIVERSIDE DRIVE
713	13 N. VERANDA COURT
714	19 N. VERANDA COURT
715	21 N. VERANDA COURT
716	23 N. VERANDA COURT
717	27 N. VERANDA COURT
718	33 N. VERANDA COURT
719	37 N. VERANDA COURT
720	43 N. VERANDA COURT
721	49 N. VERANDA COURT
722	53 N. VERANDA COURT
723	59 N. VERANDA COURT
724	63 N. VERANDA COURT
725	67 N. VERANDA COURT
726	71 N. VERANDA COURT
727	186 E. RAMBLE AVENUE
728	192 E. RAMBLE AVENUE
729	196 E. RAMBLE AVENUE
730	202 E. RAMBLE AVENUE
731	206 E. RAMBLE AVENUE
732	212 E. RAMBLE AVENUE
733	197 N. RIVERSIDE DRIVE
734	103 N. RIVERSIDE DRIVE
735	107 N. RIVERSIDE DRIVE
736	111 N. RIVERSIDE DRIVE
737	117 N. RIVERSIDE DRIVE
738	121 N. RIVERSIDE DRIVE
739	127 N. RIVERSIDE DRIVE
740	131 N. RIVERSIDE DRIVE
741	213 E. STROLL AVENUE
742	207 E. STROLL AVENUE
743	203 E. STROLL AVENUE
744	197 E. STROLL AVENUE
745	191 E. STROLL AVENUE
746	187 E. STROLL AVENUE
747	126 N. COLONNADE DRIVE
748	124 N. COLONNADE DRIVE
749	122 N. COLONNADE DRIVE
750	118 N. COLONNADE DRIVE
751	114 N. COLONNADE DRIVE
752	112 N. COLONNADE DRIVE
753	108 N. COLONNADE DRIVE
754	102 N. COLONNADE DRIVE

LEGEND

- FOUND SALT LAKE COUNTY SECTION CORNER
- PROPOSED STREET MONUMENT
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED P.U.E.
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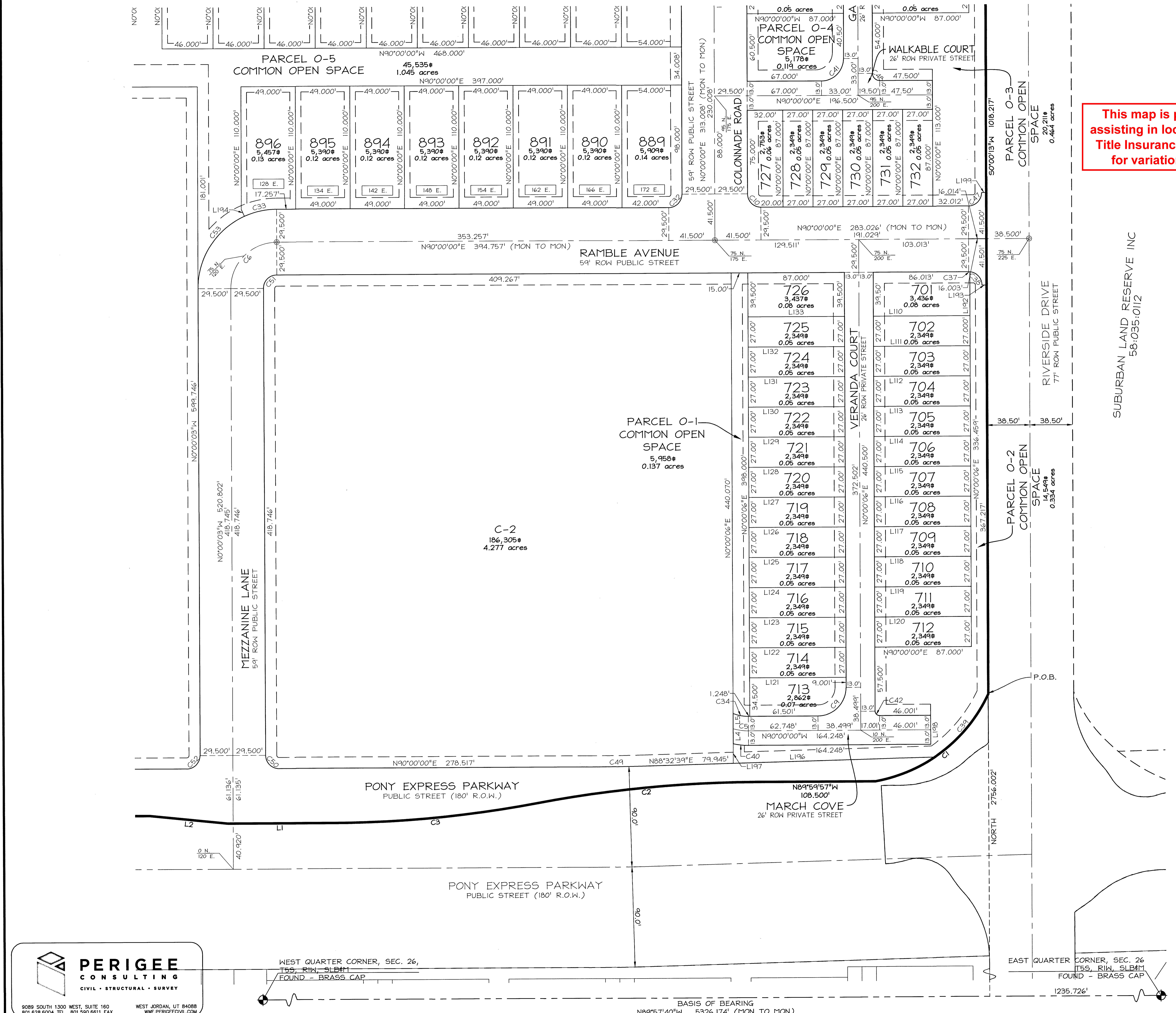
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18829 Sheet 3 of 8

SHEET 3 OF 7

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EAST QUARTER CORNER, SEC. 26
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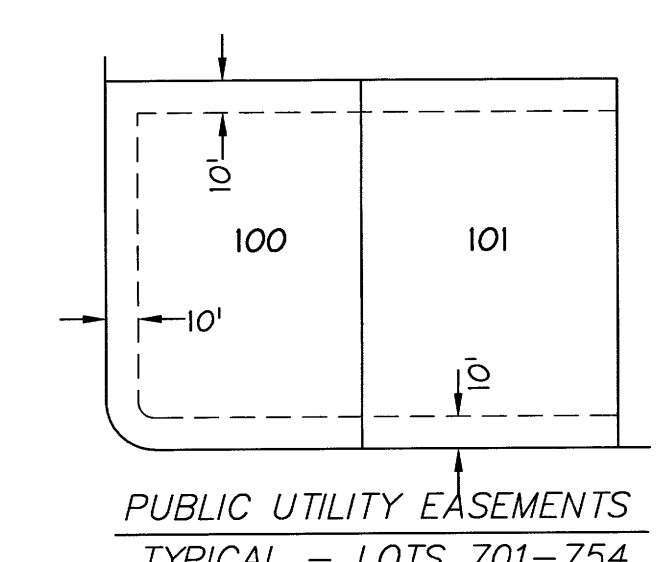
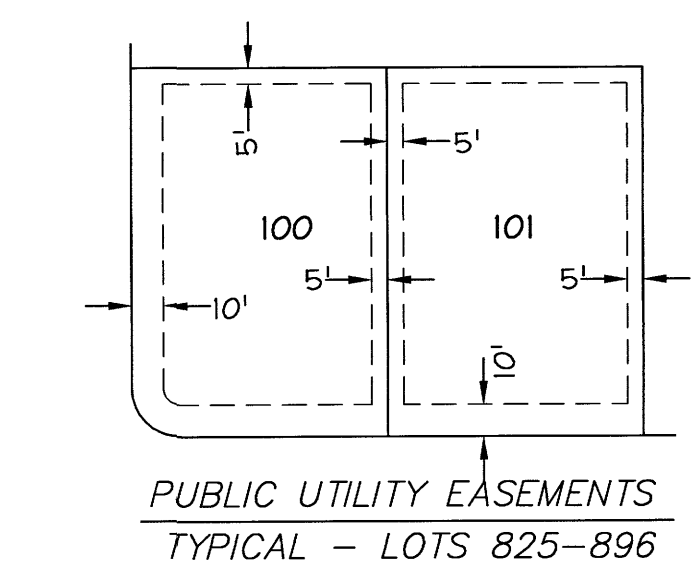
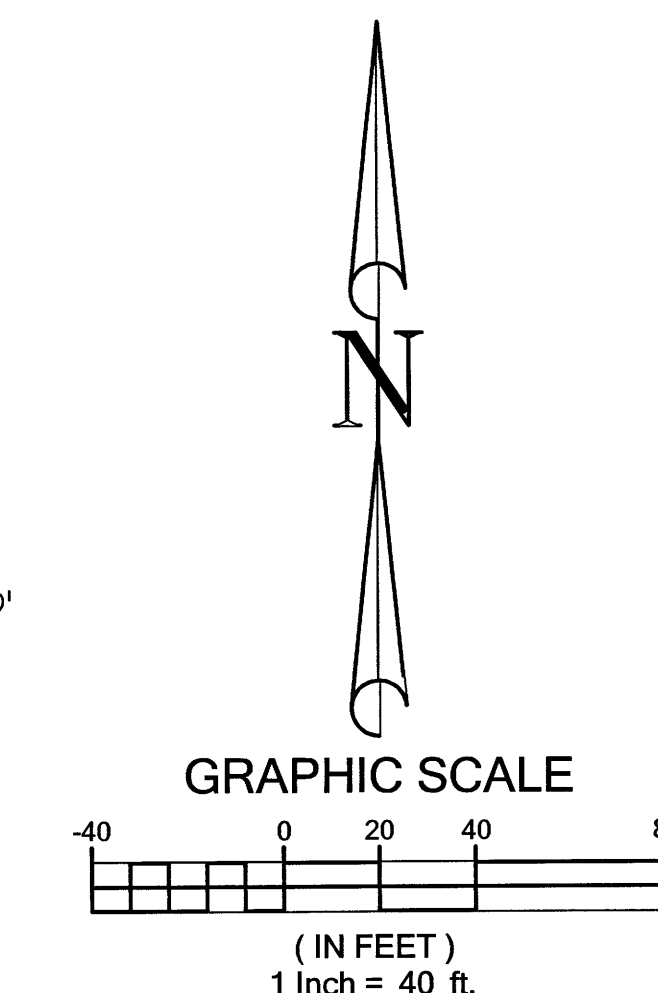
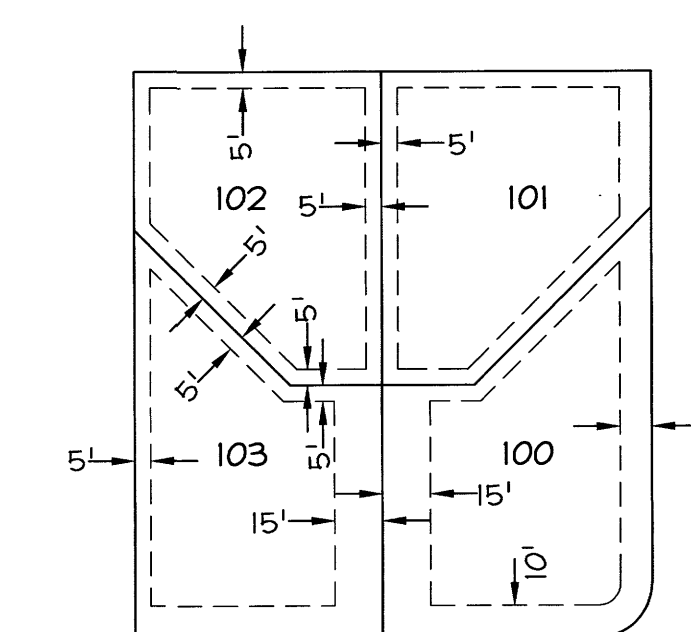
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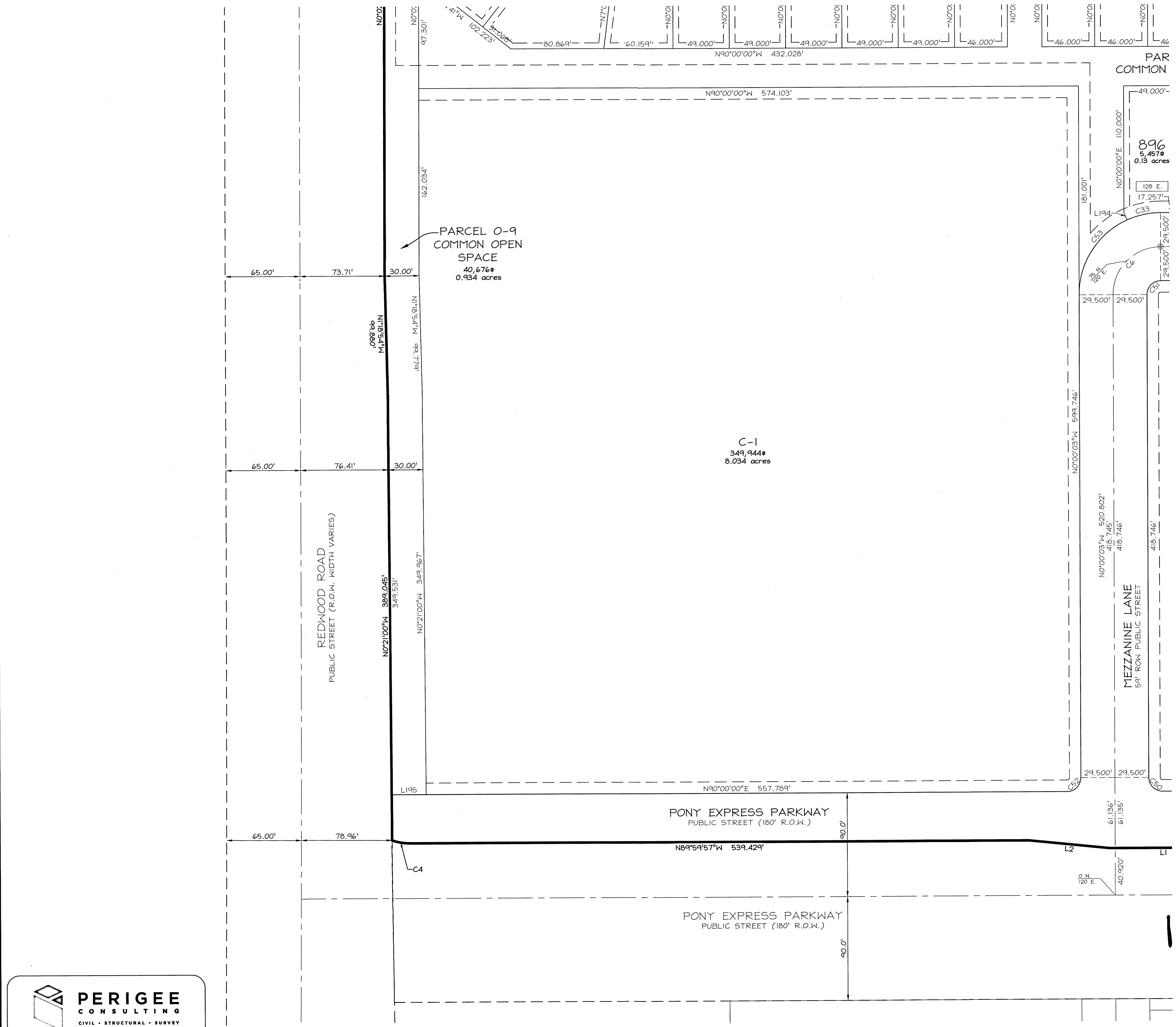
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- EXISTING EASEMENT
- ROAD CENTERLINE
- SECTION LINE
- BOUNDARY LINE

ENT. 4466212023 Map # 18829
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 JUN 10 9:23 AM FEE \$17.00 \$17.00
RECORDED FOR SARATOGA SPRINGS CITY



18829
Sheet 4 of 8

SHEET 4 OF 7



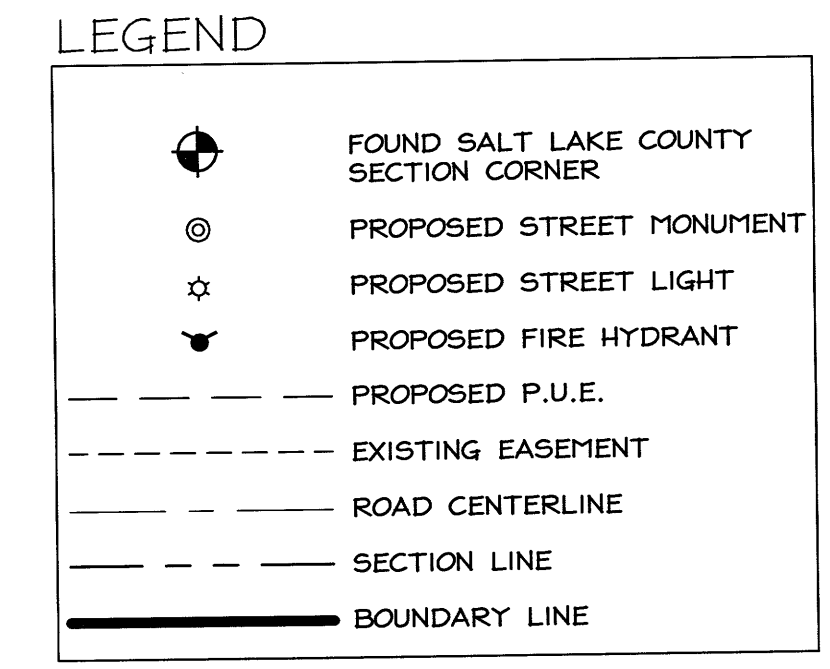
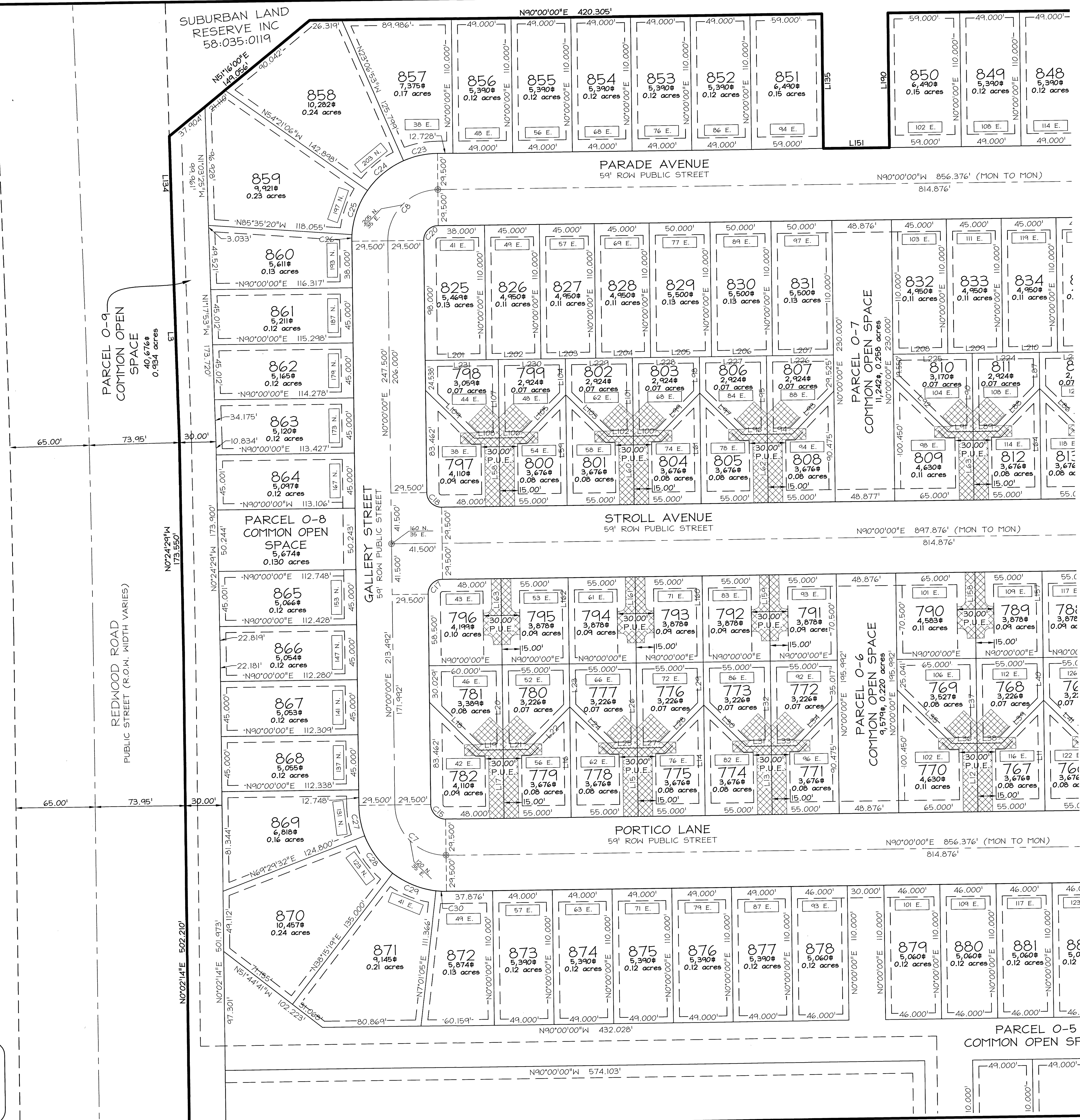
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WANDER
SUBDIVISION
LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 23,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

WANDER PHASE F1 AMENDED #1

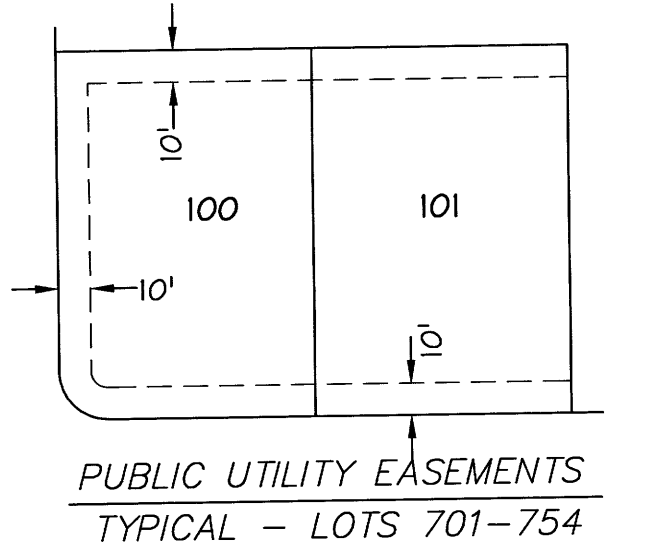
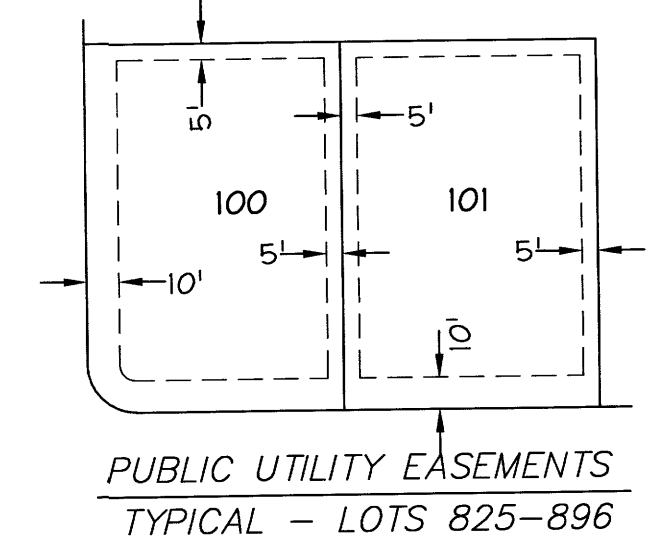
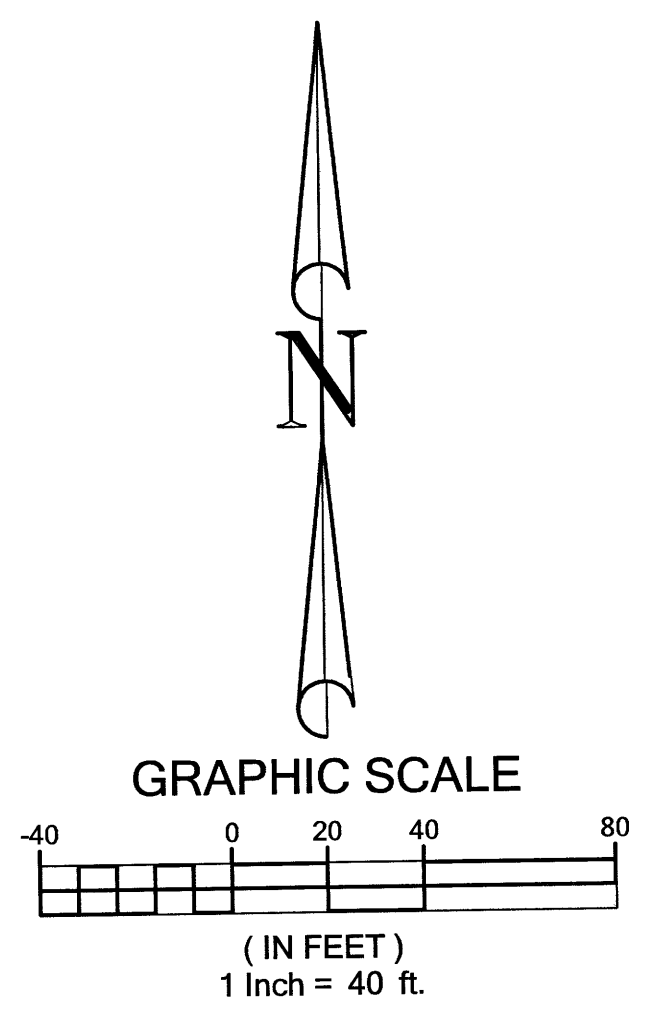
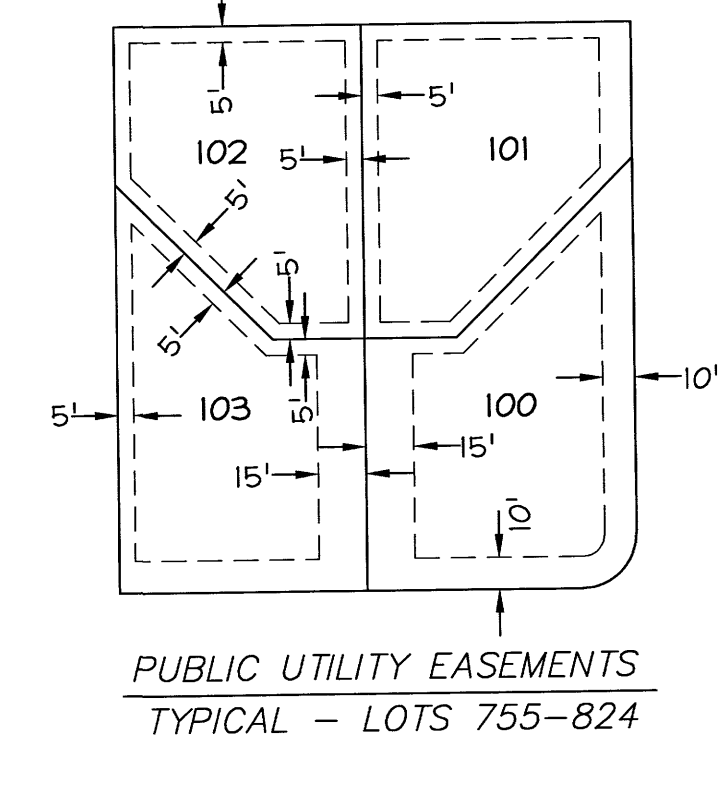
LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 23,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH



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ANDREA ALLEN
UTAH COUNTY RECORDER
2023 JUL 10 4:33 PM FEE \$14.00 BY NS
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18829
Sheet 5 of 8



SHEET 5 OF 7

PHASE F1 AMENDED #1
WANDER
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LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 23,
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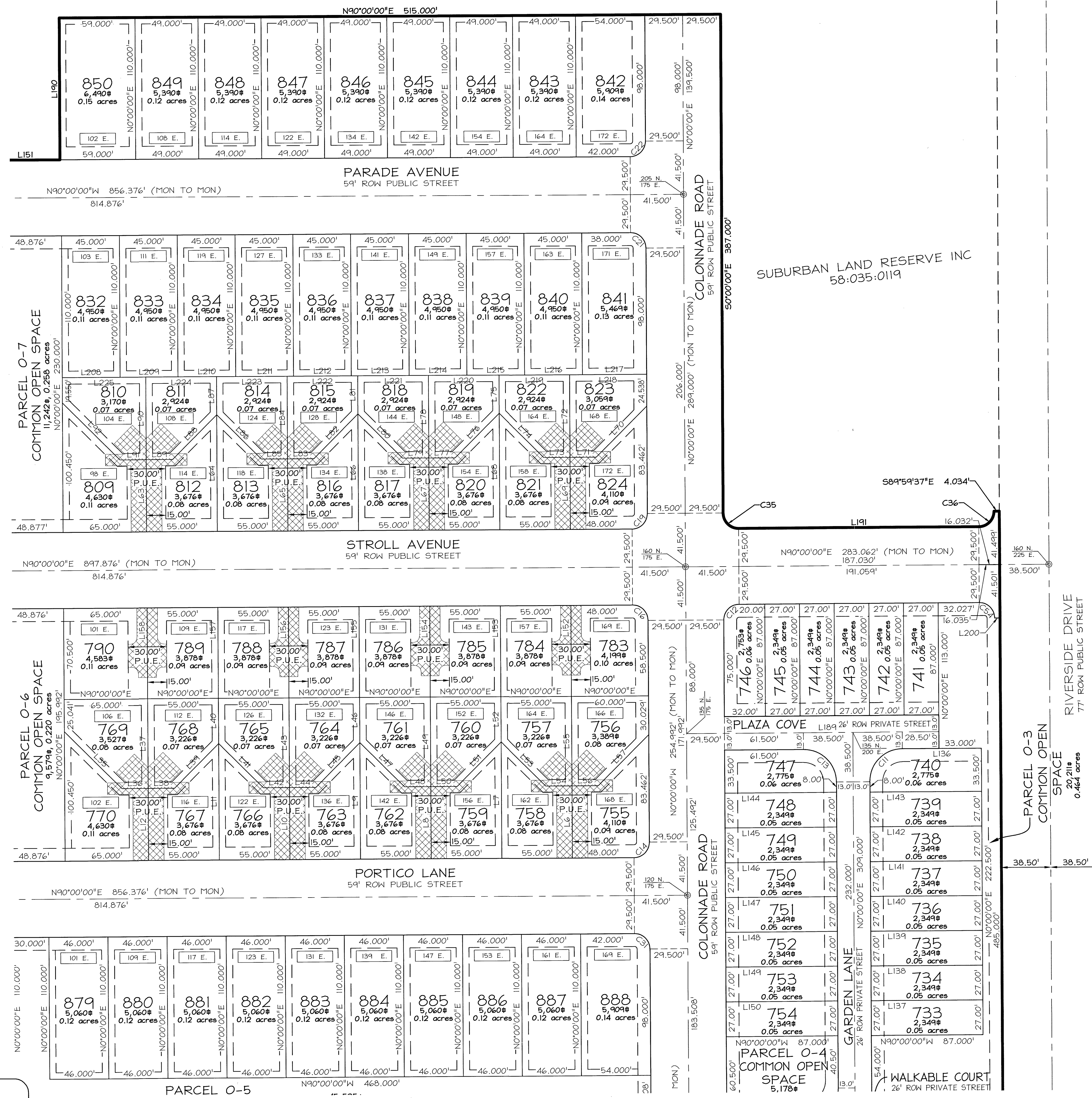
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WANDER

PHASE F1 AMENDED #1

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 23,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

LOT	ADDRESS
701	67 N. RIVERSIDE DRIVE
702	61 N. RIVERSIDE DRIVE
703	57 N. RIVERSIDE DRIVE
704	53 N. RIVERSIDE DRIVE
705	49 N. RIVERSIDE DRIVE
706	45 N. RIVERSIDE DRIVE
707	41 N. RIVERSIDE DRIVE
708	37 N. RIVERSIDE DRIVE
709	33 N. RIVERSIDE DRIVE
710	27 N. RIVERSIDE DRIVE
711	23 N. RIVERSIDE DRIVE
712	17 N. RIVERSIDE DRIVE
713	13 N. VERANDA COURT
714	19 N. VERANDA COURT
715	21 N. VERANDA COURT
716	25 N. VERANDA COURT
717	27 N. VERANDA COURT
718	33 N. VERANDA COURT
719	37 N. VERANDA COURT
720	43 N. VERANDA COURT
721	49 N. VERANDA COURT
722	53 N. VERANDA COURT
723	59 N. VERANDA COURT
724	63 N. VERANDA COURT
725	67 N. VERANDA COURT
726	71 N. VERANDA COURT
727	186 E. RAMBLE AVENUE
728	192 E. RAMBLE AVENUE
729	196 E. RAMBLE AVENUE
730	202 E. RAMBLE AVENUE
731	206 E. RAMBLE AVENUE
732	212 E. RAMBLE AVENUE
733	97 N. RIVERSIDE DRIVE
734	103 N. RIVERSIDE DRIVE
735	107 N. RIVERSIDE DRIVE
736	111 N. RIVERSIDE DRIVE
737	117 N. RIVERSIDE DRIVE
738	121 N. RIVERSIDE DRIVE
739	127 N. RIVERSIDE DRIVE
740	131 N. RIVERSIDE DRIVE
741	213 E. STROLL AVENUE
742	207 E. STROLL AVENUE
743	203 E. STROLL AVENUE
744	197 E. STROLL AVENUE
745	191 E. STROLL AVENUE
746	187 E. STROLL AVENUE
747	126 N. COLONNADE DRIVE
748	124 N. COLONNADE DRIVE
749	122 N. COLONNADE DRIVE
750	118 N. COLONNADE DRIVE
751	114 N. COLONNADE DRIVE
752	112 N. COLONNADE DRIVE
753	106 N. COLONNADE DRIVE
754	102 N. COLONNADE DRIVE

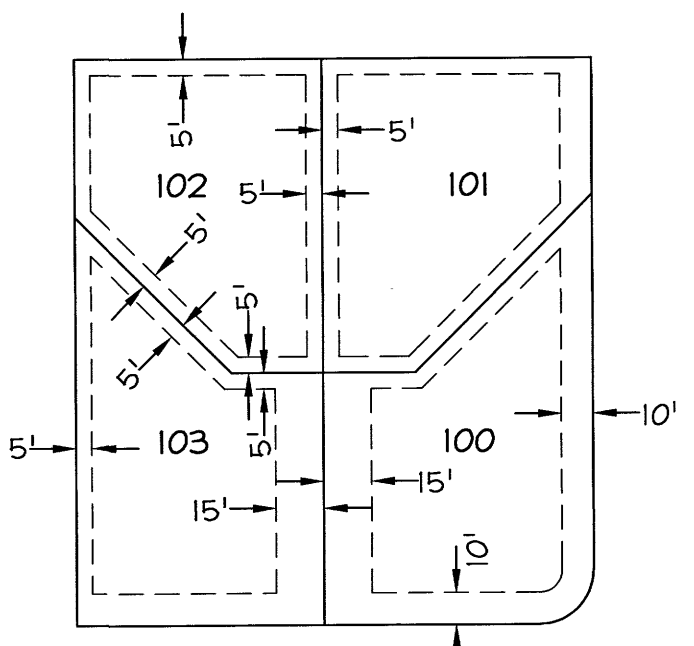


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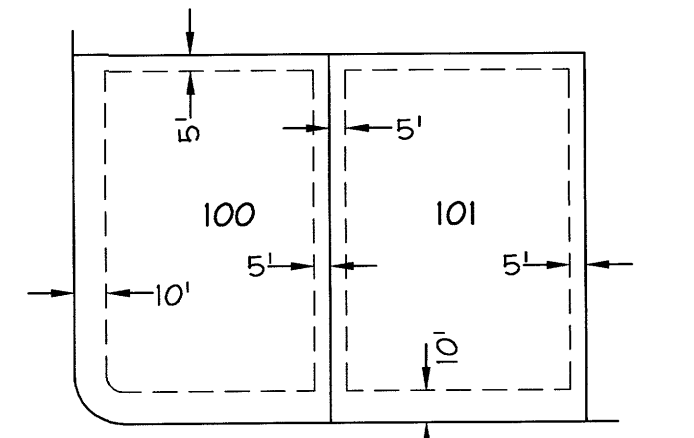
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LEGEND

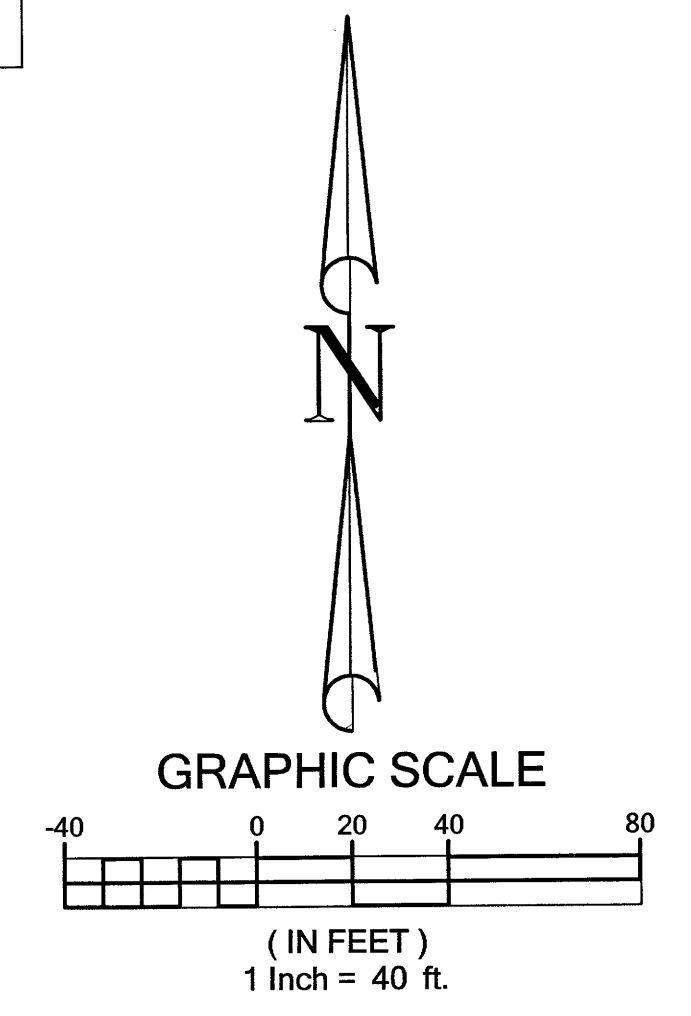
- FOUND SALT LAKE COUNTY SECTION CORNER
- PROPOSED STREET MONUMENT
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED P.U.E.
- EXISTING EASEMENT
- ROAD CENTERLINE
- SECTION LINE
- BOUNDARY LINE



PUBLIC UTILITY EASEMENTS
TYPICAL - LOTS 755-824



PUBLIC UTILITY EASEMENTS
TYPICAL - LOTS 825-896



18829
Sheet 6 of 8

SHEET 6 OF 7

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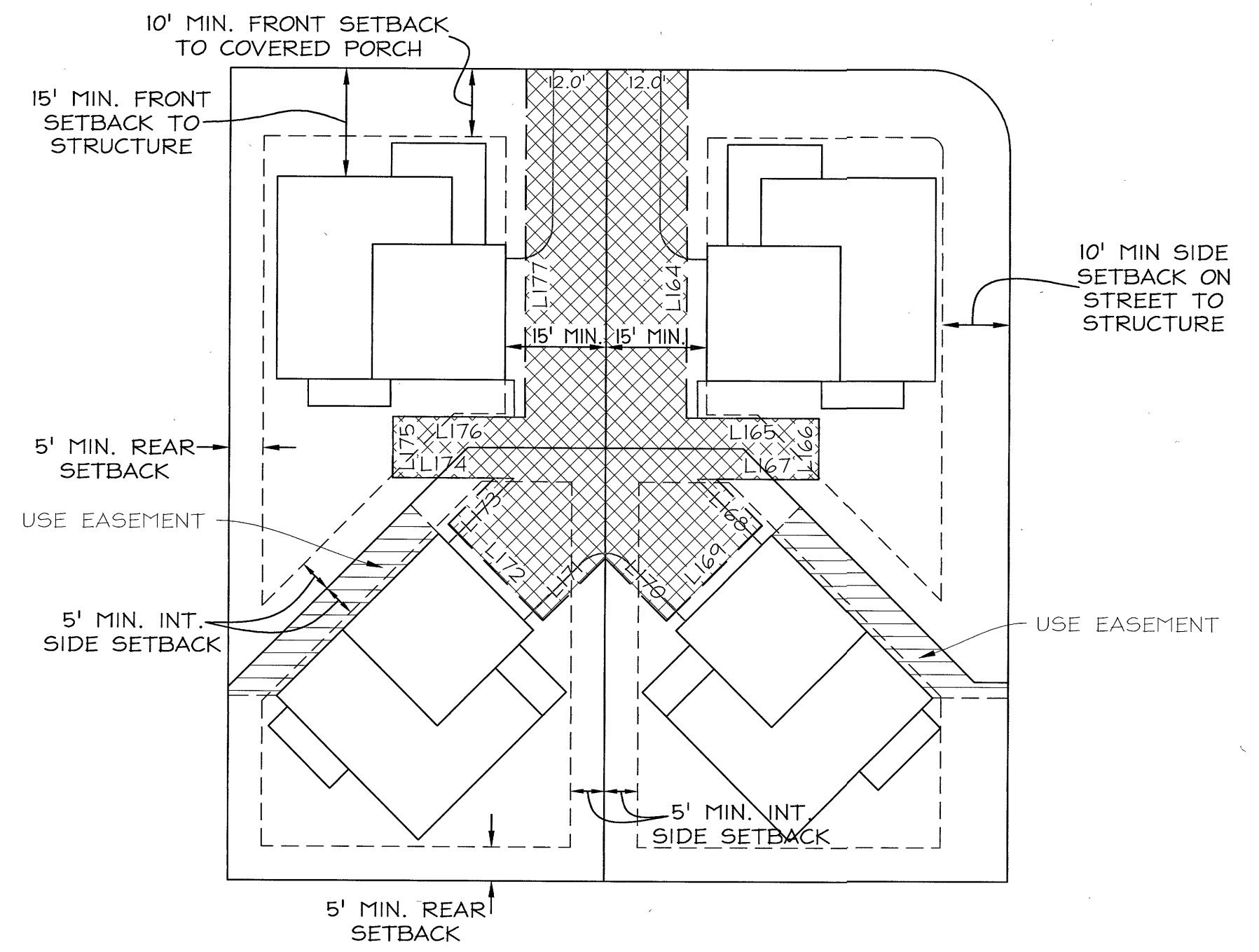
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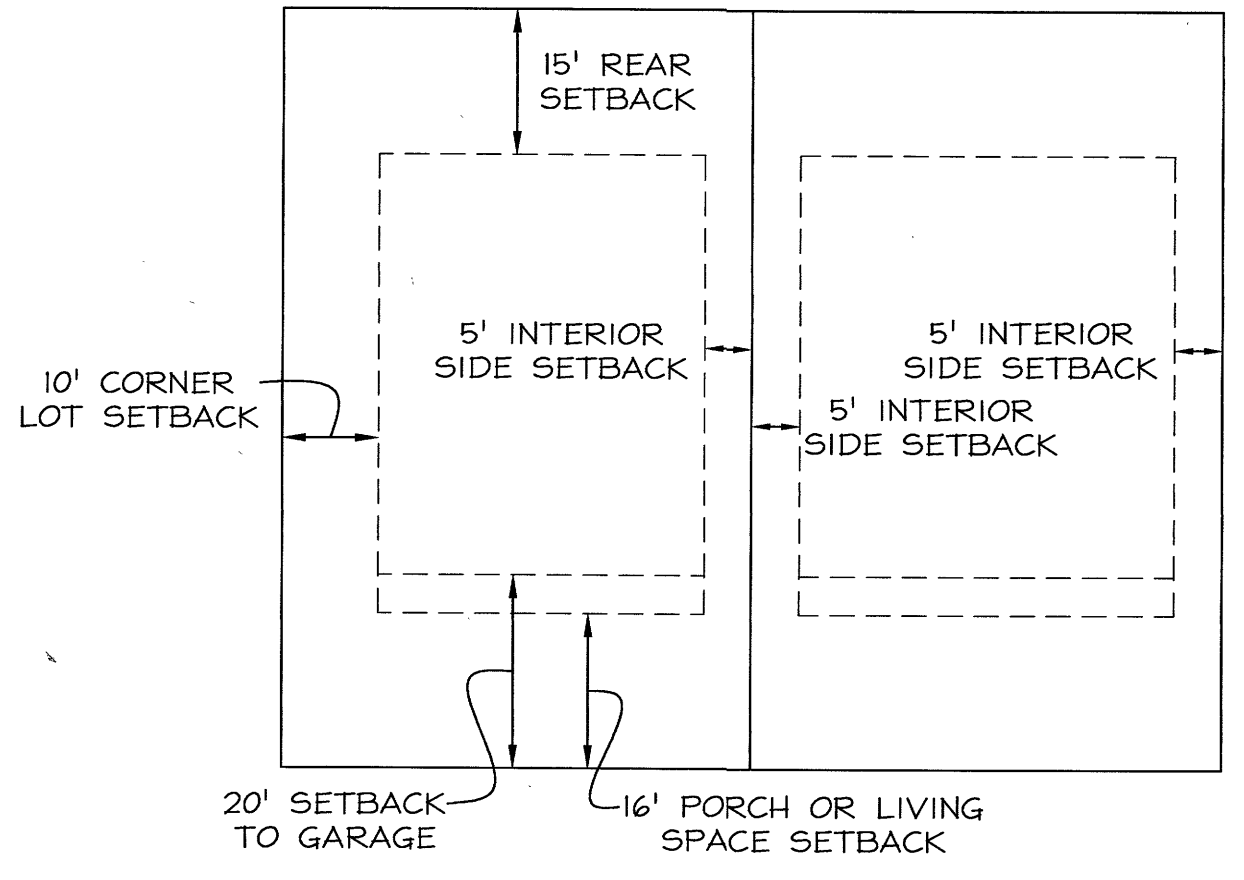
PHASE F1 AMENDED #1
WANDER
SUBDIVISION
LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 23,
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CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

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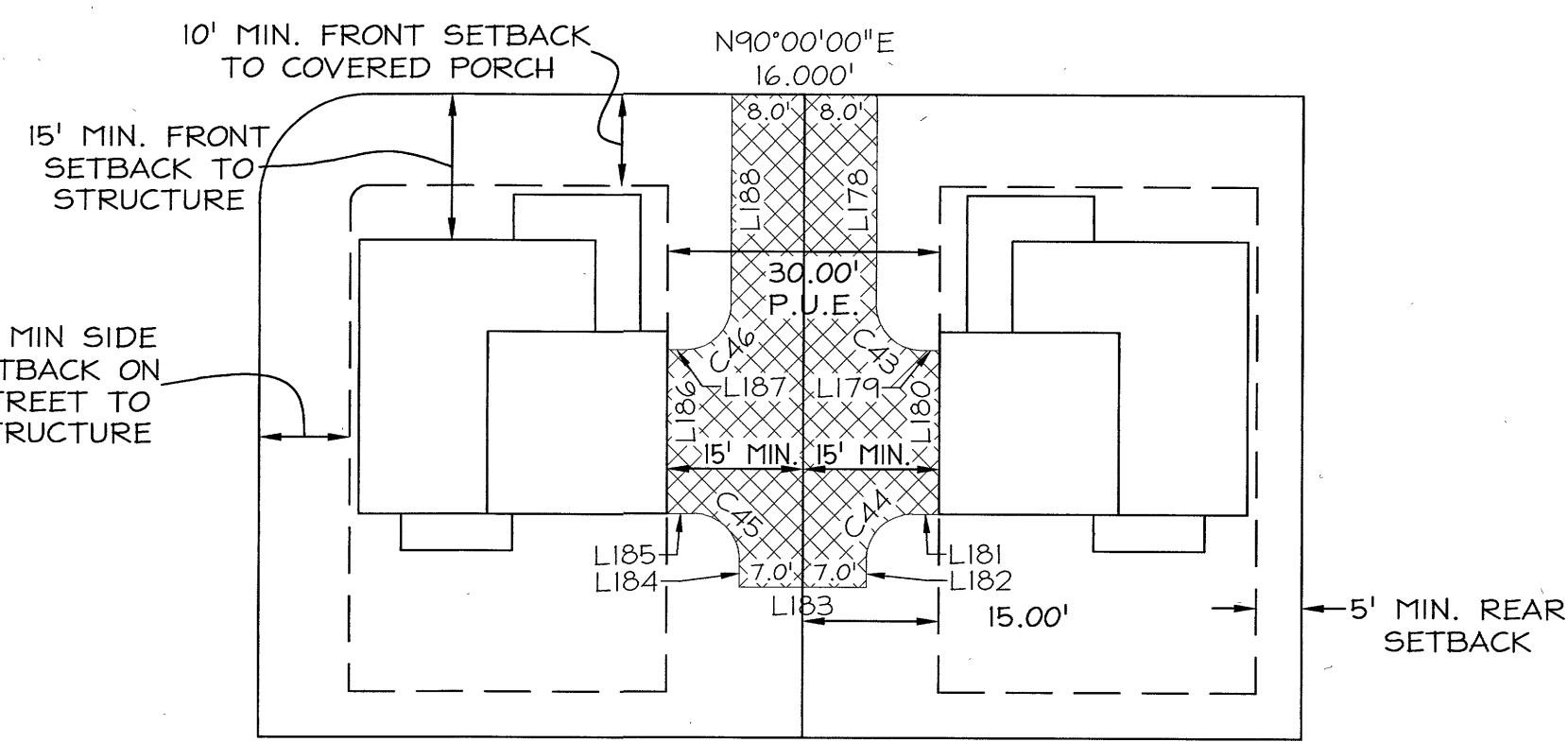
WANDER PHASE F1 AMENDED #1
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 TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
 CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH



COTTAGE AND CORNER LOTS 755-782 & 797-824 SETBACK AND EASEMENT DETAIL
 SCALE: 1"=20'

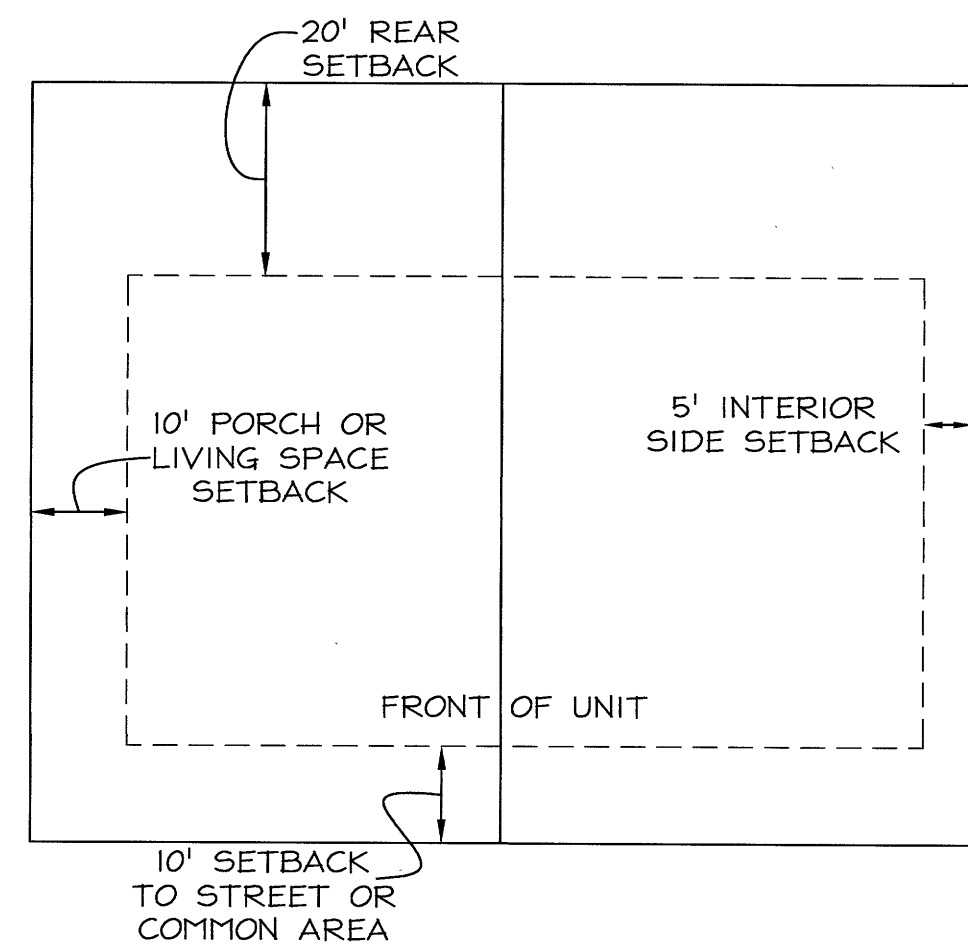


LOTS 825-896 SINGLE FAMILY SETBACK DETAIL
 SCALE: 1"=20'



COTTAGE AND CORNER LOTS 783-796 SETBACK AND EASEMENT 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 (1) NOT ALTER THE DRAINAGE OR GRADE BETWEEN SUCH LOTS, (2) KEEP SUCH SYUE AREA CLEAR OF TRASH AND DEBRIS, (3) NOT BOUNCE BALLS AGAINST THE HOME ON THE BURDENED LOT OR GENERATE NOISE OR ANY NUISANCE WITHIN THE SYUE AREA, (4) 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 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.



LOTS 701-754 TOWNHOMES SETBACK DETAIL
 SCALE: 1"=20'

Line Table			Line Table			Line Table			Line Table			Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	92.669	N89°59'57"W	L47	48.815	N45°04'14"W	L93	87.000	N90°00'00"E	L139	87.000	N90°00'00"E	L185	3.000	S90°00'00"W	L231	60.000	N90°00'00"W
L2	70.349	N84°17'19"W	L48	20.440	N90°00'00"E	L94	20.440	N90°00'00"E	L140	87.000	N90°00'00"E	L186	18.000	N00°00'00"E			
L3	173.550	N01°17'53"W	L49	69.492	N00°00'00"E	L95	64.000	N00°00'00"E	L141	87.000	N90°00'00"E	L187	2.000	N90°00'00"E			
L4	13.409	N00°00'06"E	L50	20.440	N90°00'00"E	L96	20.440	N90°00'00"E	L142	87.000	N90°00'00"E	L188	23.000	N00°00'00"E			
L5	13.722	N00°00'06"E	L51	48.815	N45°04'14"E	L97	48.815	N45°04'14"W	L143	87.000	N90°00'00"E	L189	196.500	N90°00'00"W			
L6	56.000	N00°00'00"E	L52	35.017	N00°00'00"E	L98	29.525	N00°00'00"E	L144	87.000	N90°00'00"E	L190	110.000	N00°00'00"E			
L7	90.475	N00°00'00"E	L53	48.815	N45°04'14"W	L99	48.815	N45°04'14"E	L145	87.000	N90°00'00"E	L191	187.030	N90°00'00"E			
L8	56.000	N00°00'00"E	L54	20.440	N90°00'00"E	L100	20.440	N90°00'00"E	L146	87.000	N90°00'00"E	L192	39.459	N00°00'06"E			
L9	90.475	N00°00'00"E	L55	69.492	N00°00'00"E	L101	64.000	N00°00'00"E	L147	87.000	N90°00'00"E	L193	4.000	N89°59'44"W			
L10	56.000	N00°00'00"E	L56	20.440	N90°00'00"E	L102	20.440	N90°00'00"E	L148	87.000	N90°00'00"E	L194	6.773	N24°05'19"W			
L11	90.475	N00°00'00"E	L57	55.877	N45°04'14"E	L103	48.815	N45°04'14"W	L149	87.000	N90°00'00"E	L195	30.001	N90°00'00"E			
L12	56.000	N00°00'00"E	L58	56.000	N00°00'00"E	L104	29.525	N00°00'00"E	L150	87.000	N90°00'00"E	L196	181.870	N88°32'39"E			
L13	56.000	N00°00'00"E	L59	90.475	N00°00'00"E	L105	48.815	N45°04'14"E	L151	54.148	N90°00'00"E	L197	17.589	S00°00'06"W			
L14	90.475	N00°00'00"E	L60	56.000	N00°00'00"E	L106	20.440	N90°00'00"E	L152	70.500	N00°00'00"E	L198	26.000	S00°00'00"E			
L15	56.000	N00°00'00"E	L61	90.475	N00°00'00"E	L107	64.000	N00°00'00"E	L153	70.500	N00°00'00"E	L199	4.017	N89°59'54"W			
L16	90.475	N00°00'00"E	L62	56.000	N00°00'00"E	L108	20.440	N90°00'00"E	L154	70.500	N00°00'00"E	L200	4.033	N90°00'00"W			
L17	56.000	N00°00'00"E	L63	56.000	N00°00'00"E	L109	55.877	N45°04'14"W	L155	70.500	N00°00'00"E	L201	50.000	N90°00'00"E			
L18	55.877	N45°04'14"W	L64	90.475	N00°00'00"E	L110	87.000	N90°00'00"E	L156	70.500	N00°00'00"E	L202	45.000	N90°00'00"E			
L19	20.440	N90°00'00"E	L65	56.000	N00°00'00"E	L111	87.000	N90°00'00"E	L157	70.500	N00°00'00"E	L203	45.000	N90°00'00"E			
L20	69.492	N00°00'00"E	L66	90.475	N00°00'00"E	L112	87.000	N90°00'00"E	L158	70.500	N00°00'00"E	L204	45.000	N90°00'00"E			
L21	20.440	N90°00'00"E	L67	56.000	N00°00'00"E	L113	87.000	N90°00'00"E	L159	70.500	N00°00'00"E	L205	50.000	N90°00'00"E			
L22	48.815	N45°04'14"E	L68	90.475	N00°00'00"E	L114	87.000	N90°00'00"E	L160	70.500	N00°00'00"E	L206	50.000	N90°00'00"E			
L23	35.017	N00°00'00"E	L69	56.000	N00°00'00"E	L115	87.000	N90°00'00"E	L161	70.500	N00°00'00"E	L207	50.000	N90°00'00"E			
L24	48.815	N45°04'14"W	L70	55.877	N45°04'14"E	L116	87.000	N90°00'00"E	L162	70.500	N00°00'00"E	L208	45.000	N90°00'00"E			
L25	20.440	N90°00'00"E	L71	20.440	N90°00'00"E	L117	87.000	N90°00'00"E	L163	70.500	N00°00'00"E	L209	45.000	N90°00'00"E			
L26	69.492	N00°00'00"E	L72	64.000	N00°00'00"E	L118	87.000	N90°00'00"E	L164	51.500	S00°00'00"E	L210	45.000	N90°00'00"E			
L27	20.440	N90°00'00"E	L73	20.440	N90°00'00"E	L119	87.000	N90°00'00"E	L165	19.686	S90°00'00"E	L211	45.000	N90°00'00"E			
L28	48.815	N45°04'14"E	L74	48.815	N45°04'14"W	L120	87.000	N90°00'00"E	L166	9.000	S00°00'00"E	L212	45.000	N90°00'00"E			
L29	35.017	N00°00'00"E	L75	29.525	N00°00'00"E	L121	87.000	N90°00'00"E	L167	15.172	N90°00'00"E	L213	45.000	N90°00'00"E			
L30	48.815	N45°04'14"W	L76	48.815	N45°04'14"E	L122	87.000	N90°00'00"E	L168	9.660	S45°00'00"E	L214	45.000	N90°00'00"E			
L31	20.440	N90°00'00"E	L77	20.440	N90°00'00"E	L123	87.000	N90°00'00"E	L169	20.000	S45°00'00"W	L215	45.000	N90°00'00"E			
L32	69.492	N00°00'00"E	L78	64.000	N00°00'00"E	L124	87.000	N90°00'00"E	L170	13.015	N45°00'00"W	L216	45.000	N90°00'00"E			
L33	20.440	N90°00'00"E	L79	20.440	N90°00'00"E	L125	87.000	N90°00'00"E	L171	13.015	S45°00'00"W	L217	50.000	N90°00'00"E			
L34	48.815	N45°04'14"E	L80	48.815	N45°04'14"W	L126	87.000	N90°00'00"E	L172	20.000	N45°00'00"W	L218	60.000	N90°00'00"W			
L35	62.940	N45°04'14"W	L81	29.525	N00°00'00"E	L127	87.000	N90°00'00"E	L173	9.660	N45°00'00"E	L219	55.000	N90°00'00"W			
L36	20.440	N90°00'00"E	L82	48.815	N45°04'14"E	L128	87.000	N90°00'00"E	L174	15.172	N90°00'00"W	L220	55.000	N90°00'00"W			
L37	69.492	N00°00'00"E	L83	20.440	N90°00'00"E	L129	87.000	N90°00'00"E	L175	9.000	N00°00'00"E	L221	55.000	N90°00'00"W			
L38	20.440	N90°00'00"E	L84	64.000	N00°00'00"E	L130	87.000	N90°00'00"E	L176	19.686	N90°00'00"E	L222	55.000	N90°00'00"W			
L39	48.815	N45°04'14"E	L85	20.440	N90°00'00"E	L131	87.000	N90°00'00"E	L177	51.500	N00°00'00"E	L223	55.000	N90°00'00"W			
L40	35.017	N00°00'00"E	L86	48.815	N45°04'14"W	L132	87.000	N90°00'00"E	L178	23.000	S00°00'00"E	L224	55.000	N90°00'00"W			
L41	48.815	N45°04'14"W	L87	29.525	N00°00'00"E	L133	87.000	N90°00'00"E	L179	2.000	N90°00'00"E	L225	65.000	S90°00'00"W			
L42	20.440	N90°00'00"E	L88	48.815	N45°04'14"E	L134	76.857	N01°03'25"W	L180	18.000	S00°00'00"E	L226	55.000	N90°00'00"W			
L43	69.492	N00°00'00"E	L89	20.440	N90°00'00"E	L135	110.000	S00°00'00"E	L181	3.000	S90°00'00"W	L227	55.000	N90°00'00"W			
L44	20.440	N90°00'00"E	L90	64.000	N00°00'00"E	L136	61.500	N90°00'00"E	L182	3.000	S00°00'00"E	L228	55.000	N90°00'00"W			
L45	48.815	N45°04'14"E	L91	20.440	N90°00'00"E	L137	87.000	N90°00'00"E	L183	14.000	N90°00'00"W	L229	55.000	N90°00'00"W			
L46	35.017	N00°00'00"E	L92	62.940	N45°04'14"W	L138	87.000	N90°00'00"E	L184	3.000	N00°00'00"E	L230	55.000	N90°00'00"W			

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	133.340	138.500	055°09'40"	S52°40'19"W	128.250
C2	196.853	1080.500	010°26'19"	S84°46'54"W	196.581
C3	187.380	1028.500	010°26'19"	S84°46'54"W	187.121
C4	15.408	45.000	019°37'06"	N80°11'24"W	15.333
C5	13.932	50.003	015°57'51"	S82°01'04"E	13.887
C6	65.189	41.500	090°00'03"	S44°59'58"W	58.690
C7	65.188	41.500	090°00'00"	S45°00'00"E	58.690
C8	65.188	41.500	090°00'00"	S45°00'00"E	58.690
C9	40.055	25.500	089°59'54"	N45°00'03"E	36.062
C10	18.850	12.000	090°00'00"	S45°00'00"E	16.971
C11	40.055	25.500	090°00'00"	S45°00'00"W	36.062
C12	18.850	12.000	090°00'00"	S45°00'00"W	16.971
C13	40.055	25.500	090°00'00"	N45°00'00"E	36.062
C14	18.850	12.000	090°00'00"	N45°00'00"E	16.971
C15	18.				

WANDER

PHASE F1 AMENDED #1

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

ENT 44662:2023 Map # 18829
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 JUN 10 4:52 PM FEE \$11.00 BY 76
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 F1 AMENDED #1

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 Bangert 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 have hereunto set this 23 day of June, A.D. 2023.

Signature: [Handwritten Signature] Print Name: MALCOLM THALGER Title & Entity: PRESIDENT - WANDER HOA
Signature: [Handwritten Signature] Print Name: JIM MILLER Title & Entity: MAYOR, CITY OF SARATOGA SPRINGS

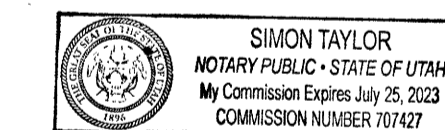
OWNER'S ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of Utah }
On this day of June 23, 2023, personally appeared before me, 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/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: Simon Taylor
Commission Number: 707427



My commission expires: July 25, 2023

A Notary Public Commissioned In Utah

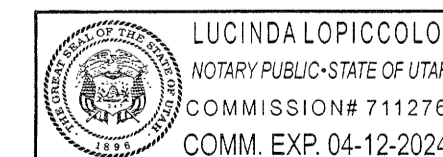
OWNER'S ACKNOWLEDGMENT

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County of Utah }
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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: LUCINDA LOPICCOLO
Commission Number: 711276



My commission expires: 04-12-2024

A Notary Public Commissioned In Utah

18829
Sheet 8 of 8



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.

PHASE F1 AMENDED #1
WANDER
SUBDIVISION
LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH