

GENERAL NOTES

1. THIS PLAT IS SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR THE VILLAS AT LEGACY FARMS AS MAY BE AMENDED FROM TIME TO TIME ("DECLARATION") THAT HAS BEEN OR WILL BE RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER WHICH SHALL SET FORTH THE RESTRICTIONS AND GENERAL PLAN OF IMPROVEMENT FOR THE PROPERTY DESCRIBED IN THIS PLAT.

2. PURSUANT TO THE DECLARATION, THE VILLAS AT LEGACY FARMS HOMEOWNERS ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION, IS RESPONSIBLE FOR MAINTAINING CERTAIN PORTIONS OF THE COMMUNITY, INCLUDING, (I) ALL COMMON AREA; (II) EXTERIOR STRUCTURAL ELEMENTS OF THE RESIDENCES; (III) LANDSCAPED AREAS, WHETHER LOCATED IN THE COMMON AREA OR PUBLIC RIGHT OF WAY; (IV) DESIGNATED PARKING AREAS WITH APPURTENANCES AND (V) CONCRETE IMPROVEMENTS, FENCES AND DRIVEWAYS LOCATED ON A LOT, AS SUCH MAINTENANCE OBLIGATIONS ARE FURTHER DESCRIBED IN THE DECLARATION.

3. THE AREAS DESIGNATED AS LOTS ON THIS PLAT ARE TO BE PRIVATE OWNERSHIP, WHICH SHALL BE SUBJECT TO THE UTILITY, MAINTENANCE AND ACCESS EASEMENTS SET FORTH IN AND CREATED BY THE DECLARATION. UNLESS DECLARANT OTHERWISE DETERMINES IN ITS SOLE AND EXCLUSIVE DISCRETION, ALL OTHER AREAS OF THE COMMUNITY EXCEPT FOR THE LOTS CREATED BY THIS PLAT AND HATCHED IN ACCORDANCE WITH THE LEGEND ARE DESIGNATED AS COMMON AREA. THE LOTS SHALL ALSO BE SUBJECT TO THE ASSESSMENTS LEVIED BY THE BOARD ON BEHALF OF THE ASSOCIATION PURSUANT TO THE DECLARATION.

4. DECLARANT SHALL HAVE THE RIGHT TO MAKE ADJUSTMENTS UPON ADVANCE WRITTEN APPROVAL FROM SARATOGA SPRINGS PLANNING STAFF IN ACCORDANCE WITH ALL BUILDING AND ZONING CODES TO THE SIZE AND LOCATION OF THE RESIDENCES TO BE CONSTRUCTED ON THE LOT PRIOR TO SUBMITTAL TO THE SARATOGA SPRINGS CITY BUILDING DEPARTMENT FOR PERMITTING, AND NO AMENDMENT TO THIS PLAT SHALL BE REQUIRED TO EFFECTUATE SUCH ADJUSTMENT. DECLARANT SHALL HAVE THE RIGHT TO BUILD RESIDENCES TO THE LIMITS OF THE PLATTED LOTS.

5. ALL UTILITIES WITHIN THE COMMUNITY SHALL BE UNDERGROUND, EXCEPT FOR APPURTENANCES AND ASSOCIATED EQUIPMENT INCLUDING, BUT NOT LIMITED TO, SURFACE-MOUNTED TRANSFORMERS, PEDESTAL MOUNTED TERMINAL BOXES, METER CABINETS, AND CONCEALED DUCTS FOR AN UNDERGROUND SYSTEM. SUBJECT TO THE TERMS OF THE DECLARATION, ALL PUBLIC AND PRIVATE UTILITY COMPANIES, THEIR SUCCESSORS AND ASSIGNS, SHALL HAVE A PERMANENT NON-EXCLUSIVE EMERGENCY VEHICLE ACCESS EASEMENT AND A PERMANENT NON-EXCLUSIVE UTILITY EASEMENT OVER, UNDER, ACROSS AND THROUGH THOSE PARTS OR PORTIONS OF SAID TRACT DESIGNATED ON THIS PLAT AS THE UTILITY EASEMENT AREAS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND REPAIR OF SUBTERRANEAN ELECTRICAL, TELEPHONE, COMMUNICATIONS, NATURAL GAS, SEWER, WATER AND DRAINAGE SERVICE LINES AND FACILITIES.

6. ALL STRUCTURES TO BE SLAB ON GRADE.

7. ALL COMMON AREA IS DESIGNATED AS A BLANKET PUBLIC UTILITY EASEMENT (PUE).

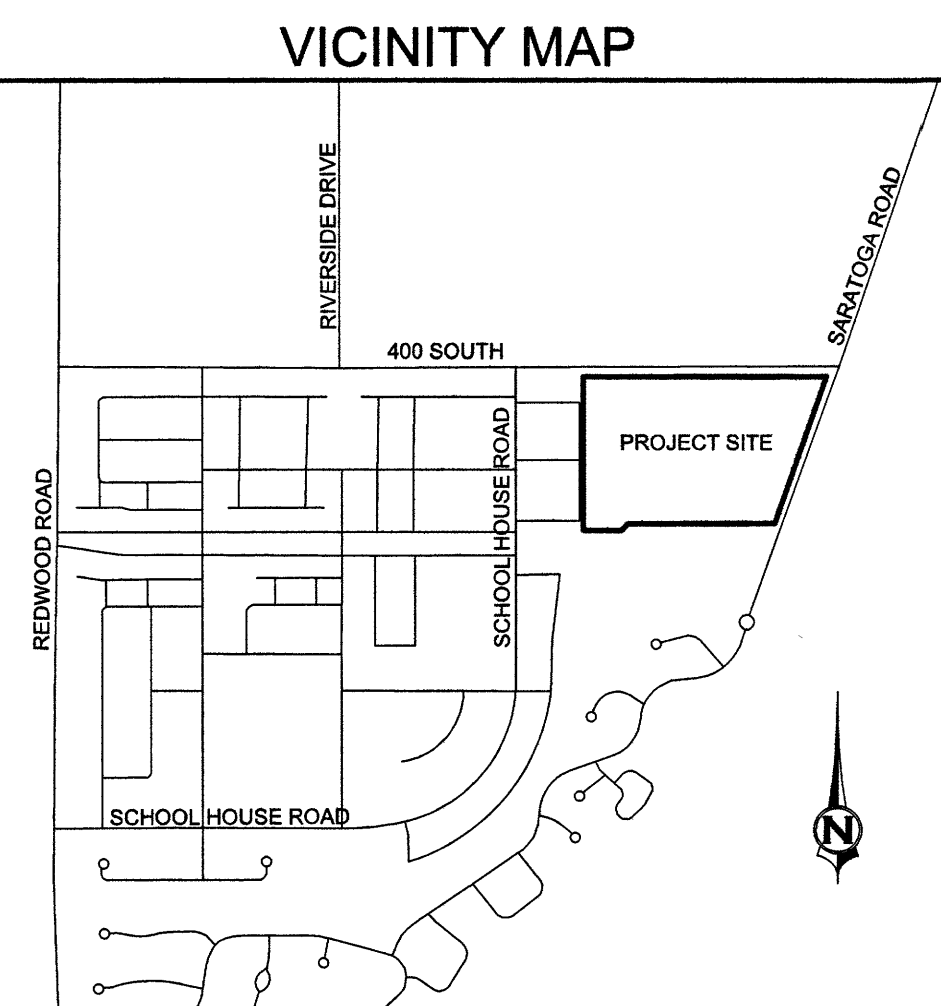
8. STORM WATER FACILITIES WITHIN THE COMMON AREA OF THIS DEVELOPMENT ARE CONSIDERED PRIVATE AND THE ASSOCIATION IS RESPONSIBLE TO ENSURE PROPER CONSTRUCTION, REPLACEMENT, REPAIR, OPERATION, AND MAINTENANCE ACCORDING TO CITY AND STATE STANDARDS. THE ASSOCIATION ACKNOWLEDGES THE RIGHT OF THE CITY TO INSPECT AND TEST THESE FACILITIES AND MAKE NECESSARY REPAIRS AND OR OTHER ACTIONS WHEN THE ASSOCIATION FAILS TO DO SO.

9. THE ASSOCIATION SHALL MAINTAIN ALL SEWER LATERALS IN THE DEVELOPMENT BEGINNING AT THE SEWER MAIN PIPE AND CONTINUING TO THE POINT WHERE THE SEWER LATERAL PIPE PENETRATES INTO THE RESIDENCE THROUGH THE CONCRETE FLOOR SLAB. THE ASSOCIATION SHALL HAVE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER THE PROPERTY AND THE COMMUNITY FOR SUCH MAINTENANCE PURPOSES AS FURTHER DESCRIBED IN THE DECLARATION.

DATA TABLE

Table with columns: INFORMATION, AC, SQ. FT., %TOTAL, #, NOTES. Rows include: TOTAL PROJECT AREA, SENSITIVE LANDS, IMPERVIOUS AREA, BUILDABLE LAND, ROW AREA, LANDSCAPING AREA, LOTS, NET DENSITY DWELLINGS BY ACRE.

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.



CURVE DATA TABLE

Table with columns: NO., RADIUS, DELTA, LENGTH, CHD., BEARING, CHORD. Lists curve data for various points from C1 to C32.

LINE DATA TABLE

Table with columns: LINE, BEARING, LENGTH. Lists line data for various points from L1 to L20.

THE VILLAS AT LEGACY FARMS

VACATING A PORTION OF PARCEL 2, SARATOGA DRIVE CHURCH SUBDIVISION A PLANNED COMMUNITY DEVELOPMENT

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 25, T5S, R1W, SLB8M, CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

PLAT NOTES

1. 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 9th DAY OF JANUARY, 2018.

2. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, REGULATIONS, AND ORDINANCES.

3. PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.

4. 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.

5. PLAT IS SUBJECT TO "INSTALLATION OF IMPROVEMENTS AND BOND AGREEMENT NO. 15LC005" 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.

6. 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.

7. NO BUILDING PERMITS SHALL BE ISSUED UNTIL ALL IMPACT AND CONNECTIONS FEES ARE PAID IN FULL PER CITY REGULATIONS IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.

8. ALL OPEN SPACE, COMMON SPACE, AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.

9. REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.

10. NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS DESIGNATED AS "PRIVATE" ON THIS PLAT.

11. LOTS/UNITS ARE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S.

12. A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY GEOSTRATA, WHICH ADDRESSES SOIL AND GROUNDWATER CONDITIONS, PROVIDES ENGINEERING DESIGN CRITERIA, AND RECOMMENDS MITIGATION MEASURES IF PROBLEMATIC CONDITIONS WERE ENCOUNTERED.

13. 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.

14. 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.

15. PRIVATE ROADS ARE UTILITY EASEMENTS TO THE CITY OF SARATOGA SPRINGS FOR DRINKING WATER, SECONDARY WATER, SEWER, AND STORM DRAIN.

16. ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO THE LEGACY FARMS COMMUNITY PLAN AS WELL AS VILLAGE PLAN 5.

17. SHALLOW SEWER DEPTHS/NO BASEMENTS WILL BE CONSTRUCTED IN THIS DEVELOPMENT.

18. THIS PROJECT IS ADJACENT TO MULTIPLE REGIONAL RECREATIONAL FACILITIES THAT WILL HAVE SIGNIFICANT NOISE AND LIGHTING, INCLUDING SPORTS LIGHTING.

ADDRESS TABLE

Table with columns: LOT, ADDRESS, STREET, SUITE/BLDG. Lists addresses for lots 1 through 29, including streets like Iron Shoe Lane, Meadow Ranch Lane, and Short Horse Lane.

LEISURE VILLAS logo and MUSTANG DESIGN logo with address: 791 N 100 E, SUITE 200, LEHI, UTAH 84043.

15883 SHEET 1 OF 2

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.

ROCKY MOUNTAIN POWER approval section with signature of Mike Stubb and date January 12, 2018.

DOMINION ENERGY QUESTAR CORPORATION approval section with signature of Dale Sneed and date January 12, 2018.

CENTURY LINK approval section with signature of E. Valdez and date January 17, 2018.

PLANNING DIRECTOR approval section with signature of David Stuard and date January 23, 2018.

LAND USE AUTHORITY approval section with signature of David Stuard and date January 23, 2018.

SARATOGA SPRINGS ATTORNEY approval section with signature of Kevin A. Johnson and date January 22, 2018.

APPROVED THIS 12 DAY January OF 2018

APPROVED THIS 17 DAY January A.D. 2018

APPROVED BY THE CITY ENGINEER ON THIS 17 DAY OF JAN, A.D. 2018

APPROVED BY THE FIRE CHIEF ON THIS 22 DAY OF JAN, A.D. 2018

APPROVED BY POST OFFICE REPRESENTATIVE ON THIS 16 DAY OF JAN, A.D. 2018

SURVEYOR'S CERTIFICATE

I, DAN E. KNOWLDEN JR., DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD LICENSE NO. 7173588 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED.

"AS SURVEYED" BOUNDARY DESCRIPTION

A PORTION OF SARATOGA DRIVE CHURCH SUBDIVISION PLAT RECORDED AS ENTRY NO. 140578:2004 IN THE UTAH COUNTY RECORDER'S OFFICE, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWEST RIGHT-OF-WAY LINE OF 400 SOUTH STREET, SAID POINT BEING ALSO 500'33'28" W 33.94 FEET, ALONG THE SECTION LINE, AND N89°56'07" E 79.14 FEET, ALONG SAID SOUTH RIGHT-OF-WAY LINE, FROM THE WEST QUARTER CORNER OF SAID SECTION 25; AND RUNNING THENCE, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF 400 SOUTH STREET, N89°56'07" E 1273.55 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SARATOGA DRIVE; THENCE, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S19°21'26" W 812.36 FEET; THENCE S89°54'08" W 768.98 FEET; THENCE S44°04'19" W 48.80 FEET; THENCE S89°54'08" W 200.00 FEET; THENCE N00°05'52" W 801.72 FEET TO THE POINT OF BEGINNING.

CONTAINS: 879,950 SF OR 20.20 ACRES (116 LOTS). BASIS OF BEARING FOR THE ABOVE DESCRIPTION IS S02°41'25" W BETWEEN SAID WEST QUARTER CORNER AND A 1999 UTAH COUNTY MONUMENT REFERENCE CORNER LOCATED S50°25'04" W 134.47 FEET FROM THE SOUTHWEST CORNER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

SURVEYOR (SEE SEAL BELOW) Dan E. Knowlden Jr. DATE 1-11-18 LICENSE # 7173588

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS AND RIGHTS-OF-WAY, TO BE HEREAFTER KNOWN AS:

THE VILLAS AT LEGACY FARMS 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.

IN WITNESS WHEREOF I HAVE SET FORTH MY HAND THIS 12 DAY Jan OF 2018.

LARRY LINDSTROM, MEMBER/MANAGER, KADAKE CREEK, LLC

ACKNOWLEDGEMENT

STATE OF UTAH COUNTY OF UTAH I, S.S.

ON THIS 12 DAY January OF 2018, PERSONALLY APPEARED BEFORE ME Larry Lindstrom, 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/S/HE/IT EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/IT 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. Douglas Blanchard

NOTARY PUBLIC FULL NAME: Douglas Blanchard COMMISSION NUMBER: 692447 MY COMMISSION EXPIRES: 12-9-2020

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.

CITY MAYOR Dan E. Knowlden Jr. ATTEST CITY RECORDER (SEE SEAL BELOW) Emily Tolbert

THE VILLAS AT LEGACY FARMS

VACATING A PORTION OF PARCEL 2, SARATOGA DRIVE CHURCH SUBDIVISION A PLANNED COMMUNITY DEVELOPMENT

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 25, T5S, R1W, SLB8M, CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

NOT TO SCALE SHEET 1 OF 2

Seals for SURVEYORS SEAL, CITY ENGINEER SEAL (Gordon L. Miner), and CLERK-RECORDER SEAL (Kevin A. Johnson).

Sec. 25-S14 TO -037 (PT PARCEL 2, SARATOGA DR. CHURCH SUB)

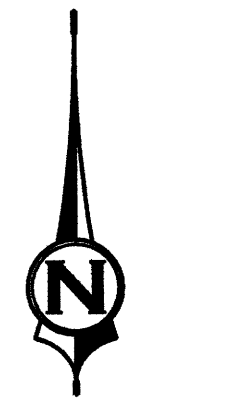


# THE VILLAS AT LEGACY FARMS

VACATING A PORTION OF PARCEL 2, SARATOGA DRIVE CHURCH SUBDIVISION  
A PLANNED COMMUNITY DEVELOPMENT

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 25,  
T5S, R1W, SLB&M, CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

SUBURBAN LAND  
RESERVE INC

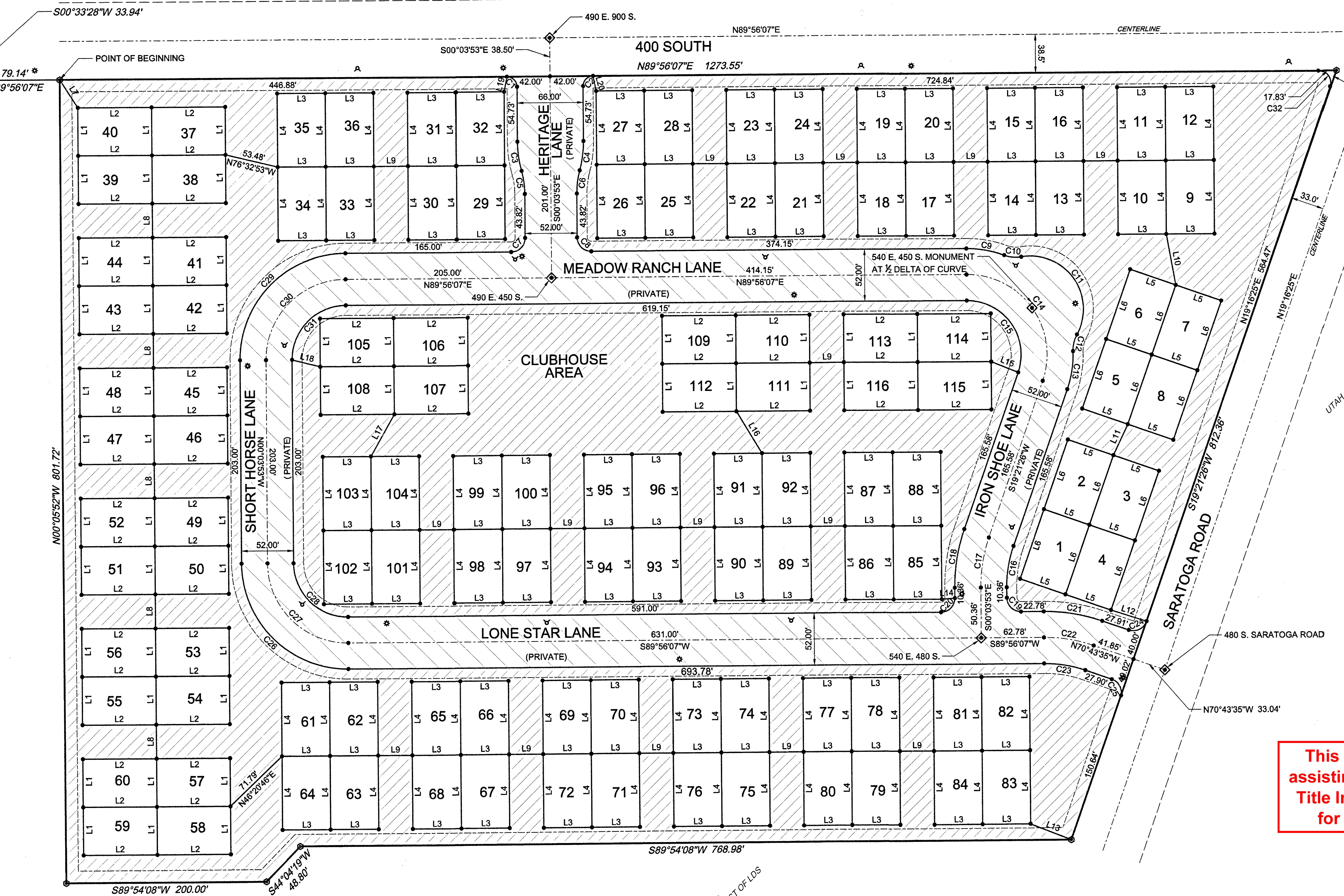


ROW DEDICATION TO THE CITY  
OF SARATOGA SPRINGS

FOUND:  
WEST QUARTER CORNER  
SECTION 25,  
T. 5 S., R. 1 W., S.L.B. & M.  
COUNTY MONUMENT

D.R. HORTON INC.

S02°41'25"W 2,764.35' MEASURED (BASIS OF BEARING)  
S0°33'28"W CALCULATED



ENT 9752:2018 Rep # 15883  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2018 Jun 20 3:44 PM FEE 175.00 BY VP  
RECORDED FOR SARATOGA SPRINGS CITY

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15883 SHEET 2 OF 2

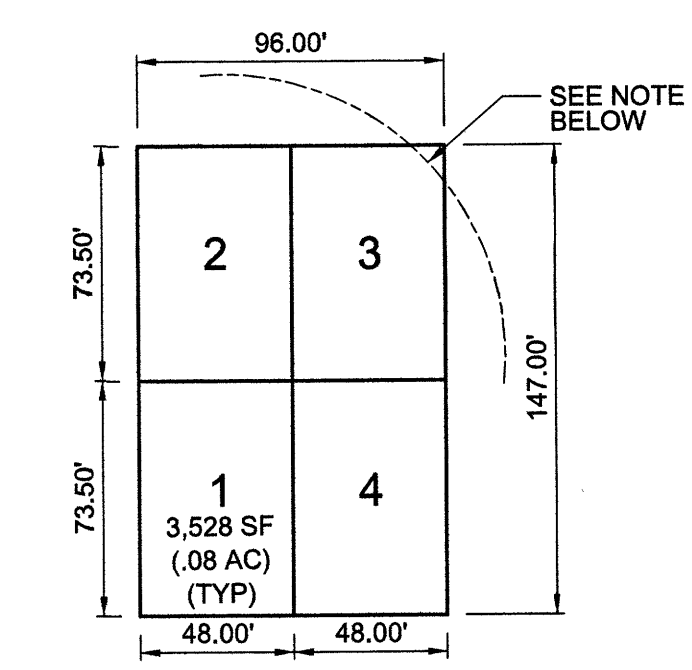
FOUND:  
SOUTHWEST REFERENCE CORNER  
SECTION 25,  
T. 5 S., R. 1 W., S.L.B. & M.  
COUNTY MONUMENT

CALCULATED:  
SOUTHWEST CORNER  
SECTION 25,  
T. 5 S., R. 1 W., S.L.B. & M.

N50°25'04"E 134.47'

### LEGEND

- BOUNDARY LINE
- SETBACK LINE (EXT. 12' - INT. 10' TYP.)
- STREET CENTERLINE
- LOT LINE AND RIGHT OF WAY LINE
- EXISTING RIGHT OF WAY LINE
- SECTION CORNER / MONUMENT (SEE CITY STANDARD DWG. ST-29)
- PLAT CORNER / POINT OF INTERSECTION
- TIE LINE TO CORNER
- COMMON AREA / PUBLIC UTILITY EASEMENT (P.U.E. EXCEPTS CLUBHOUSE AND POOL DECK)
- PRIVATE ROAD AREA / PUBLIC UTILITY AND DRAINAGE EASEMENT FOR CITY MAINTENANCE
- FIRE HYDRANT / LIGHT POLE LOCATION



STANDARD LOT SIZES  
BUILDING CANNOT BE BUILT IN SETBACK WHERE SETBACK ENCLOSES IN LOT



LEISURE VILLAS, INC.  
791 N 100 E, SUITE 100  
LEHI, UTAH 84044

JANUARY 2018  
PREPARED BY



791 N 100 E, SUITE 200  
LEHI, UTAH 84043

## THE VILLAS AT LEGACY FARMS

VACATING A PORTION OF PARCEL 2, SARATOGA DRIVE CHURCH SUBDIVISION  
A PLANNED COMMUNITY DEVELOPMENT  
LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 25,  
T5S, R1W, SLB&M, CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

SCALE 1" = 60' SHEET 2 OF 2

SURVEYORS SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
	:	