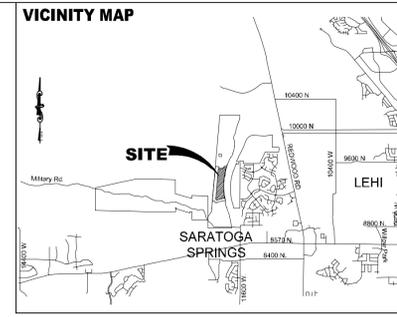


WILDFLOWER VILLAGE 3A TOWNHOME SITE

LOCATED IN A PORTION OF THE WEST HALF OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH



- #### CITY STANDARD NOTES
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
 - CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING STORM DRAIN STRUCTURES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW STORM DRAIN LINES.
 - ALL CONSTRUCTION SHALL COMPLY WITH THE STANDARD TECHNICAL SPECIFICATIONS AND DRAWINGS FOR THE CITY OF SARATOGA SPRINGS, UTAH.
 - EXISTING UTILITIES HAVE BEEN NOTED TO THE BEST OF ENGINEERS KNOWLEDGE, HOWEVER IT IS OWNERS AND CONTRACTORS RESPONSIBILITY TO LOCATE UTILITIES IN FIELD AND NOTIFY ENGINEER AND CITY IF DISCREPANCIES EXIST PRIOR TO CONTINUING ANY CONSTRUCTION.
 - POST-ACCEPTANCE ALTERATIONS TO LIGHTING PLANS OR INTENDED SUBSTITUTIONS FOR ACCEPTED LIGHTING EQUIPMENT SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND ACCEPTANCE.
 - THE CITY RESERVES THE RIGHT TO CONDUCT POST-INSTALLATION INSPECTIONS TO VERIFY COMPLIANCE WITH THE CITY'S REQUIREMENTS AND APPROVED LIGHTING PLAN COMMITMENTS, AND IF DEEMED APPROPRIATE BY THE CITY, TO REQUIRE REMEDIAL ACTION AT NO EXPENSE TO THE CITY.
 - ALL EXTERIOR LIGHTING SHALL MEET IESNA FULL-CUTOFF CRITERIA.

LEI ENGINEERS SURVEYORS PLANNERS
 - A Utah Corporation -
 3302 N. Main Street
 Spanish Fork, UT 84660
 Phone: 801.798.0555
 Fax: 801.798.9393
 office@lei-eng.com
 www.lei-eng.com

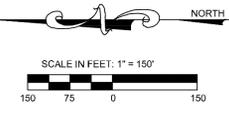
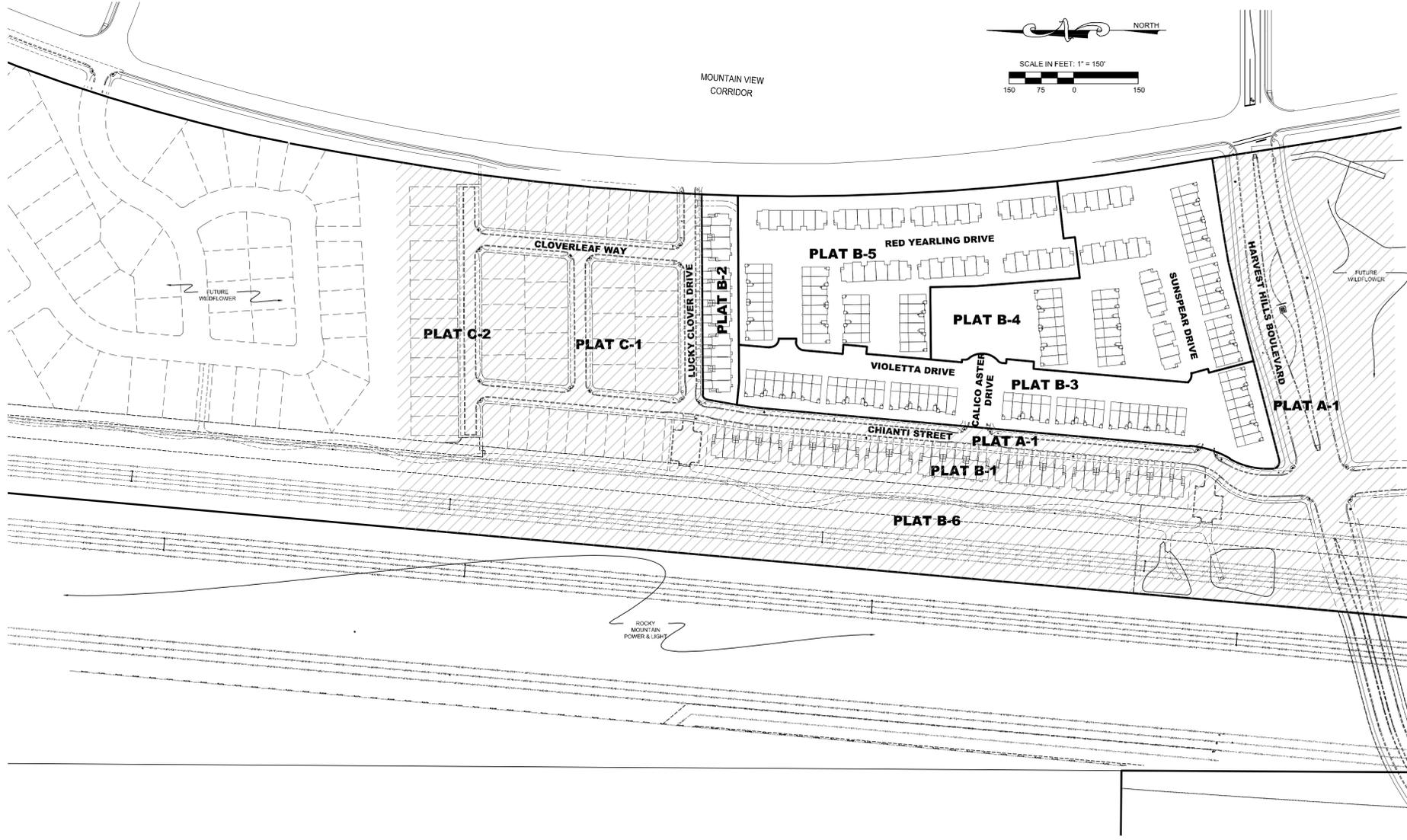


TABLE OF CONTENTS

Sheet Number	Sheet Title
COVER	COVER
SHEET 1	PLAT B-2
SHEET 1 OF 2	PLAT B-3
SHEET 2 OF 2	PLAT B-3
SHEET 1 OF 2	PLAT B-4
SHEET 2 OF 2	PLAT B-4
SHEET 1 OF 2	PLAT B-5
SHEET 2 OF 2	PLAT B-5
C-101	EXISTING CONDITIONS PLAN
C-201	OVERALL SITE PLAN
C-301	SIGNAGE & STRIPING PLAN
C-401	UTILITY PLAN
C-501	GRADING & DRAINAGE PLAN
C-502	GRADING & DRAINAGE PLAN
C-503	TOWNHOME GRADING AREA #1
C-504	TOWNHOME GRADING AREA #2
C-505	TOWNHOME GRADING AREA #3
C-506	TOWNHOME GRADING AREA #4
C-507	TOWNHOME GRADING AREA #5
C-508	TOWNHOME GRADING AREA #6
C-509	TOWNHOME GRADING AREA #7
C-510	TOWNHOME GRADING AREA #8
C-511	TOWNHOME GRADING AREA #9
C-601	CALICO ASTER DRIVE & TERRACOTTA DRIVE
C-602	VIOLETTA DRIVE
C-603	VIOLETTA DRIVE
C-604	LITTLE TIGER COURT & PURPLEDISK COURT
C-605	RED YEARLING DRIVE
C-606	RED YEARLING DRIVE
C-607	SUNSPER DRIVE
C-901	DETAILS
C-902	DETAILS
C-903	DETAILS
C-904	DETAILS

- #### GENERAL NOTES
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 - ALL INTERSECTIONS TO HAVE ADA HANDICAP RAMPS ACCORDING TO CITY STANDARDS.
 - ALL EXISTING FENCING WITHIN THE PROPOSED BOUNDARY TO BE REMOVED.
 - ALL PRIVATE UTILITIES TO BE LOCATED IN PUBLIC UTILITY EASEMENTS.
 - 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 GRADING SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.
 - AREA SHOWN HEREON FALLS WITHIN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN) AS PER FIRM MAP NO. 49551701058 WITH AN EFFECTIVE DATE OF JULY 17, 2002.
 - ALL DRINKING WATER & SECONDARY WATER PIPES TO BE DR-18 PVC.
 - ALL RESIDENTIAL DRINKING WATER METERS TO BE 3/4" DIAMETER PIPE.
 - ALL RESIDENTIAL SECONDARY WATER METERS TO BE 1" DIAMETER PIPE. LATERALS TO DUAL SERVICE TO BE 1-1/2", LATERALS TO SINGLE SERVICE TO BE 1" PER CITY STANDARD.
 - ALL DRINKING WATER OR SECONDARY WATER VALVES 12" OR LARGER TO BE BUTTERFLY VALVES. ALL SMALLER VALVES TO BE GATE VALVES.
 - INSTALL CITY POLY PAST THE METERS TO THE LOT SIDE OF THE SIDEWALK ON DRINKING WATER LATERALS. SEE CITY DETAIL CW-5.
 - MARKERS MUST BE PLACED AT ALL "OFFSITE" UTILITIES PER CITY STANDARD ST-7.
 - ALL LOTS THAT UTILIZE A 16 FOOT FRONT SETBACK FROM DRIVEWAY PROPER BUFFERING TO MEET DOMINION ENERGY STANDARDS. FAILURE TO MEET PROPER BUFFERING BETWEEN THE PRIVATE UTILITIES AND PUBLIC RIGHT-OF-WAY MAY RESULT IN ADDITIONAL SETBACK REQUIREMENTS AND/OR REMOVAL OF FOUNDATIONS TO MEET THIS REQUIREMENT.
 - THIS PLAT IS SUBJECT TO THE WILDFLOWER COMMUNITY PLAN AND SPECIFICALLY THE VILLAGE STREET TREE PLAN ON FILE WITH THE CITY OF SARATOGA SPRINGS AND IS SUBJECT TO DEVELOPMENT AGREEMENT THAT SPECIFIES THE CONDITIONS OF DEVELOPING, BUILDING, AND USING PROPERTY WITHIN THIS PLAT. SEE CITY RECORDER FOR DETAILS.
 - SEE GRADING & DRAINAGE PLAN FOR GRADING REQUIREMENTS.
 - SEE SIGNAGE & STRIPING PLAN FOR SIGN LOCATIONS.
 - ALL STREET SECTIONS TO BE INSTALLED PER CITY STANDARDS. RESIDENTIAL STREET 56 FOOT RIGHT-OF-WAY TO BE INSTALLED PER CITY STANDARD ST-9 (2015). COLLECTOR STREET 77 FOOT RIGHT-OF-WAY TO BE INSTALLED PER CITY STANDARD ST-9 (2015). ALL RESIDENTIAL STREETS TO UTILIZE STREET PAVEMENT SECTION RESIDENTIAL ROADWAY DETAIL 1 SHEET
 - TEMPORARY ACCESS ROADS WILL BE INSTALLED PER DETAIL 3 SHEET C-902
 - TEMPORARY TURN AROUND TO BE INSTALLED PER CITY STANDARD DETAIL ST-14 & UTILIZE TEMPORARY ACCESS ROAD PAVEMENT SECTION DETAIL 3 SHEET C-902



WILDFLOWER - VILLAGE 3A TOWNHOME SITE
 CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH
COVER

LEGEND

EXISTING	PROPOSED	BOUNDARY LINE	DETAILS
---	---	BOUNDARY LINE	
---	---	STREET CENTERLINE	
---	---	EASEMENT LINE	
---	---	LOT LINES	
---	---	SEWER PIPE	SS-1, ST-7, (*)
---	---	SEWER MANHOLE	SS-2, SS-2A, (*)
---	---	4" SEWER SERVICE	SS-3, (*)
---	---	STORM DRAIN PIPE (RCP)	SD-1, ST-7, (*)
---	---	STORM DRAIN MANHOLE	SD-2, (*)
---	---	CURB INLET	SD-2
---	---	COMBO BOX	SD-4
---	---	4x4' CATCH BASIN	(*)
---	---	3x3' CATCH BASIN	(*)
---	---	INLET/OUTLET W/ GRATE	SD-5
---	---	CULINARY WATER PIPE	DW-1, DW-2, DW-3, ST-7, (*)
---	---	45" PIPE ELBOW (W)	DW-2, DW-3, (*)
---	---	22.5" PIPE ELBOW (W)	DW-2, DW-3, (*)
---	---	11.25" PIPE ELBOW (W)	DW-2, DW-3, (*)
---	---	FIRE HYDRANT	DW-4
---	---	3/4" SERVICE & METER (W)	DW-5
---	---	PRV (W)	DW-10A, DW-10B, DW-15
---	---	AIR/VAC VALVE (W)	DW-12, DW-15
---	---	2" BLOW-OFF (W)	DW-13A, DW-15
---	---	VALVE (W & SW)	(1)X(*)
---	---	TEE	DW-2, (*)
---	---	CROSS	DW-2, (*)
---	---	SECONDARY WATER PIPE	PH-1, PH-2, ST-7, (*)
---	---	45" PIPE ELBOW (SW)	PH-2, (*)
---	---	22.5" PIPE ELBOW (SW)	PH-2, (*)
---	---	11.25" PIPE ELBOW (SW)	PH-2, (*)
---	---	1" SINGLE SW SERVICE	PH-3, PH-5A, PH-5C
---	---	1-1/2" DUAL SW SERVICE	PH-3, PH-5B, PH-5C
---	---	SW SERVICE TO PARKS	PH-4
---	---	AIR/VAC VALVE (SW)	PH-8, PH-13
---	---	BACKFLOW PREVENTER	PH-11
---	---	2" BLOW-OFF (SW)	PH-12A, PH-13
---	---	30" C&G (COLLECTOR)	ST-1, ST-2A
---	---	24" C&G (LOCAL)	ST-1, ST-2C
---	---	24" SHED C&G	ST-1, ST-2F
---	---	SIDEWALK	ST-1
---	---	STOP SIGN	ST-28
---	---	STREET SIGN	ST-28
---	---	MONUMENT	ST-29
---	---	SPRINKLER CONDUIT	ST-9, (*)
---	---	FENCE	LS-14, LS-15, 1SH, D-4
---	---	STREET LIGHT LOCAL	LP-1, LP-1B, LP-1C, LP-4, LP-6
---	---	STREET LIGHT COLLECTOR	LP-2, LP-2B, LP-2C, LP-5, LP-6
---	---	POWER POLE	
---	---	DITCH	
---	---	FIBER OPTIC	
---	---	GAS	
---	---	OVERHEAD POWER	
---	---	FLOW ARROW	
---	---	CONTOURS	
---	---	100 YEAR FLOOD ROUTE	
---	---	MATCH LINE	
---	---	DRIVE APPROACH	ST-4
---	---	ADA RAMP	ST-5A, ST-5B, ST-5C, ST-5E
---	---	TRAIL	ST-15A, ST-34, (*)

TABULATIONS				TABULATIONS				TABULATIONS				TABULATIONS			
PLAT B-2				PLAT B-3				PLAT B-4				PLAT B-5			
LOTS	14			LOTS	47			LOTS	54			LOTS	68		
PARCELS	1			PARCELS	4			PARCELS	2			PARCELS	2		
BUILDINGS	3			BUILDINGS	7			BUILDINGS	9			BUILDINGS	11		
DWELLINGS	14			DWELLINGS	47			DWELLINGS	54			DWELLINGS	68		
DENSITY	10.49	UNITS/ACRE		DENSITY	10.49	UNITS/ACRE		DENSITY	9.87	UNITS/ACRE		DENSITY	12.81	UNITS/ACRE	
MINIMUM LOT SIZE	0.03	ACRES / 1242 SF		MINIMUM LOT SIZE	0.03	ACRES / 1,215 SF		MINIMUM LOT SIZE	0.03	ACRES / 1188 SF		MINIMUM LOT SIZE	0	ACRES / 0 SF	
MAXIMUM LOT SIZE	0.03	ACRES / 1242 SF		MAXIMUM LOT SIZE	0.03	ACRES / 1,386 SF		MAXIMUM LOT SIZE	0.03	ACRES / 1386 SF		MAXIMUM LOT SIZE	0	ACRES / 0 SF	
AVERAGE LOT SIZE	0.03	ACRES / 1242 SF		AVERAGE LOT SIZE	0.03	ACRES / 1,312 SF		AVERAGE LOT SIZE	0.03	ACRES / 1280 SF		AVERAGE LOT SIZE	0	ACRES / 0 SF	
	AC	SF	%		AC	SF	%		AC	SF	%		AC	SF	%
TOTAL PROJECT AREA	0.92	40,050	100%	TOTAL PROJECT AREA	4.48	195,330	100%	TOTAL PROJECT AREA	5.48	238,670	100%	TOTAL PROJECT AREA	5.31	231,471	100%
RIGHT-OF-WAY AREA (TO BE DEDICATED)	0.00	0.00	0%	RIGHT-OF-WAY AREA (TO BE DEDICATED)	0.00	0.00	0%	RIGHT-OF-WAY AREA (TO BE DEDICATED)	0.55	24,010	10%	RIGHT-OF-WAY AREA (TO BE DEDICATED)	0.00	0.00	0%
LOT AREA	0.40	17,388	43%	LOT AREA	1.43	62,172	32%	LOT AREA	0	0	0%	LOT AREA	0	0	0%
OPEN SPACE AREA	0.52	22,662	57%	LIMITED COMMON AREA	0.59	25,753	13%	BUILDING AREA	1.59	69,074	29%	BUILDING AREA	1.95	85,143	37%
SENSITIVE LAND	0.00	0.00	0%	OPEN SPACE AREA	1.42	61,781	32%	LIMITED COMMON AREA	0.83	36,148	15%	LIMITED COMMON AREA	1.08	47,045	20%
NON-SENSITIVE OS	0.00	0.00	0%	SENSITIVE LAND	0.00	0.00	0%	OPEN SPACE AREA	2.37	103,481	43%	OPEN SPACE AREA	1.44	62,714	27%
				NON-SENSITIVE OS	1.42	61,781	100%	SENSITIVE LAND	0.00	0.00	0%	SENSITIVE LAND	0.00	0.00	0%
				BUILDABLE LAND	4.48	195,330	100%	NON-SENSITIVE OS	0.00	0.00	0%	NON-SENSITIVE OS	0.00	0.00	0%
				SENSITIVE LAND	0.00	0.00	0%	BUILDABLE LAND	5.48	238,670	100%	BUILDABLE LAND	5.31	231,467	100%
				LANDSCAPE AREA (DEDICATED ROW)	0.00	0.00	0%	SENSITIVE LAND	0.00	0.00	0%	SENSITIVE LAND	0.00	0.00	0%
				IMPERVIOUS AREA (DEDICATED ROW)	0.00	0.00	0%	LANDSCAPE AREA (DEDICATED ROW)	0.00	0.00	0%	LANDSCAPE AREA	0.00	0.00	0%
				IMPERVIOUS AREA (DEDICATED ROW)	0.00	0.00	0%	IMPERVIOUS AREA (DEDICATED ROW)	0.00	0.00	0%	IMPERVIOUS AREA	0.69	29,987	12%
				NUMBER OF GARAGE PARKING SPACES	28			NUMBER OF GARAGE PARKING SPACES	11			NUMBER OF GARAGE PARKING SPACES	136		
				NUMBER OF DRIVEWAY PARKING SPACES	28			NUMBER OF DRIVEWAY PARKING SPACES	94			NUMBER OF DRIVEWAY PARKING SPACES	0		
				NUMBER OF STRIPED PARKING STALLS	0			NUMBER OF STRIPED PARKING STALLS	11			NUMBER OF STRIPED PARKING STALLS	13		

OWNER / DEVELOPER

 14034 SOUTH 145 EAST, SUITE 202
 DRAPER, UT 84020
 (801) 495-3414

ENGINEER
 LEI CONSULTING ENGINEERS AND SURVEYORS
 3302 NORTH MAIN
 SPANISH FORK, UTAH 84660
 801-798-0555

CITY OF SARATOGA SPRINGS
 1307 N. COMMERCE DR. #200
 SARATOGA SPRINGS, UTAH 84045
 PLANNING DEPT: 801-766-9793
 ENGINEERING DEPT: 801-766-8506

ROCKY MOUNTAIN POWER
 PHONE: 800-469-3981

DOMINION ENERGY
 PHONE: 800-366-8532

REVISIONS

1	
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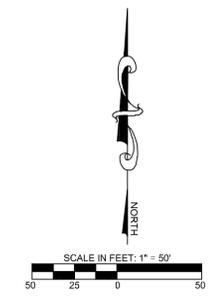
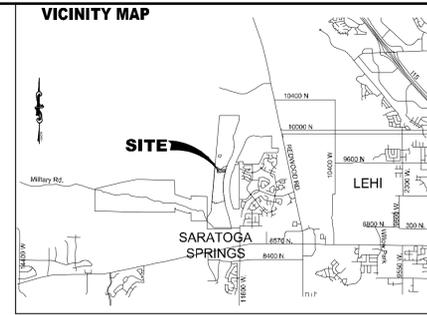
LEI PROJECT #:
2013-0902
 DRAWN BY:
BLS
 CHECKED BY:
NKW
 SCALE:
1" = 150'
 (PER IESNA SP-24(2))
 DATE:
8-12-2019
 SHEET

COVER

(*) CULINARY & SECONDARY WATER LINES LESS THAN 12" TO BE GATE VALVES, LINES 12" & LARGER REQUIRE BUTTERFLY VALVES
 (**) SEE PLAN & PROFILE FOR SIZE & MATERIAL
 (***) SEE LANDSCAPE DESIGN FOR NUMBER OF CONDUITS & SIZES
 (****) SEE PLAN & PROFILE FOR WIDTH & DESIGN MATERIALS
 (****) SEWER SERVICE MINIMUM SLOPE 2%

WILDFLOWER VILLAGE 3A PLAT B-2

LOCATED IN A PORTION OF THE WEST HALF OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, 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 NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED 50°11'02"W ALONG THE QUARTER SECTION LINE 1679.48 FEET AND WEST 1319.90 FEET FROM THE NORTH 1/4 CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE SOUTHWESTERLY ALONG THE ARC OF A 5312.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: 587°41'07"E) 84.06 FEET THROUGH A CENTRAL ANGLE OF 0°54'24" (CHORD: 51°51'41"W 84.06 FEET); THENCE S89°37'56"W 431.30 FEET; THENCE N64°56'56"W 52.55 FEET; THENCE N9°37'55"E 70.19 FEET; THENCE ALONG THE ARC OF A 12.00 FOOT RADIUS CURVE TO THE RIGHT 16.76 FEET THROUGH A CENTRAL ANGLE OF 80°00'00" (CHORD: N49°37'56"E 15.43 FEET); THENCE N89°37'56"E 462.87 FEET TO THE POINT OF BEGINNING.

CONTAINS: 10.92 ACRES

DATE _____ SURVEYOR'S NAME _____
(See Seal Below)
LICENSE NO. 501182

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

WILDFLOWER VILLAGE 3A SUBDIVISION PLAT B-2

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC AND CITY ALL PARCELS, LOTS, STREETS, EASEMENTS, RIGHT-OF-WAY, AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC OR CITY USE. 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 WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET OR UTILITIES. THE OWNER(S) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS ASSUME ALL LIABILITY WITH RESPECT TO THE CREATION OF THIS SUBDIVISION, THE ALTERATION OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION, AND THE DEVELOPMENT ACTIVITY WITHIN THIS SUBDIVISION BY THE OWNERS AND ALL AGENTS, SUCCESSORS, AND ASSIGNS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET _____ THIS ____ DAY OF ____, A.D. 20__.

SIGNATURE _____ PRINT NAME _____ TITLE & ENTITY _____
SIGNATURE _____ PRINT NAME _____ TITLE & ENTITY _____
SIGNATURE _____ PRINT NAME _____ TITLE & ENTITY _____

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THIS ____ DAY OF _____, 20__ 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/HEY EXECUTED THE SAME IN HIS/HER/HEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/HEIR 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 LAWS OF THE STATE OF UTAH THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL:
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

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 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.

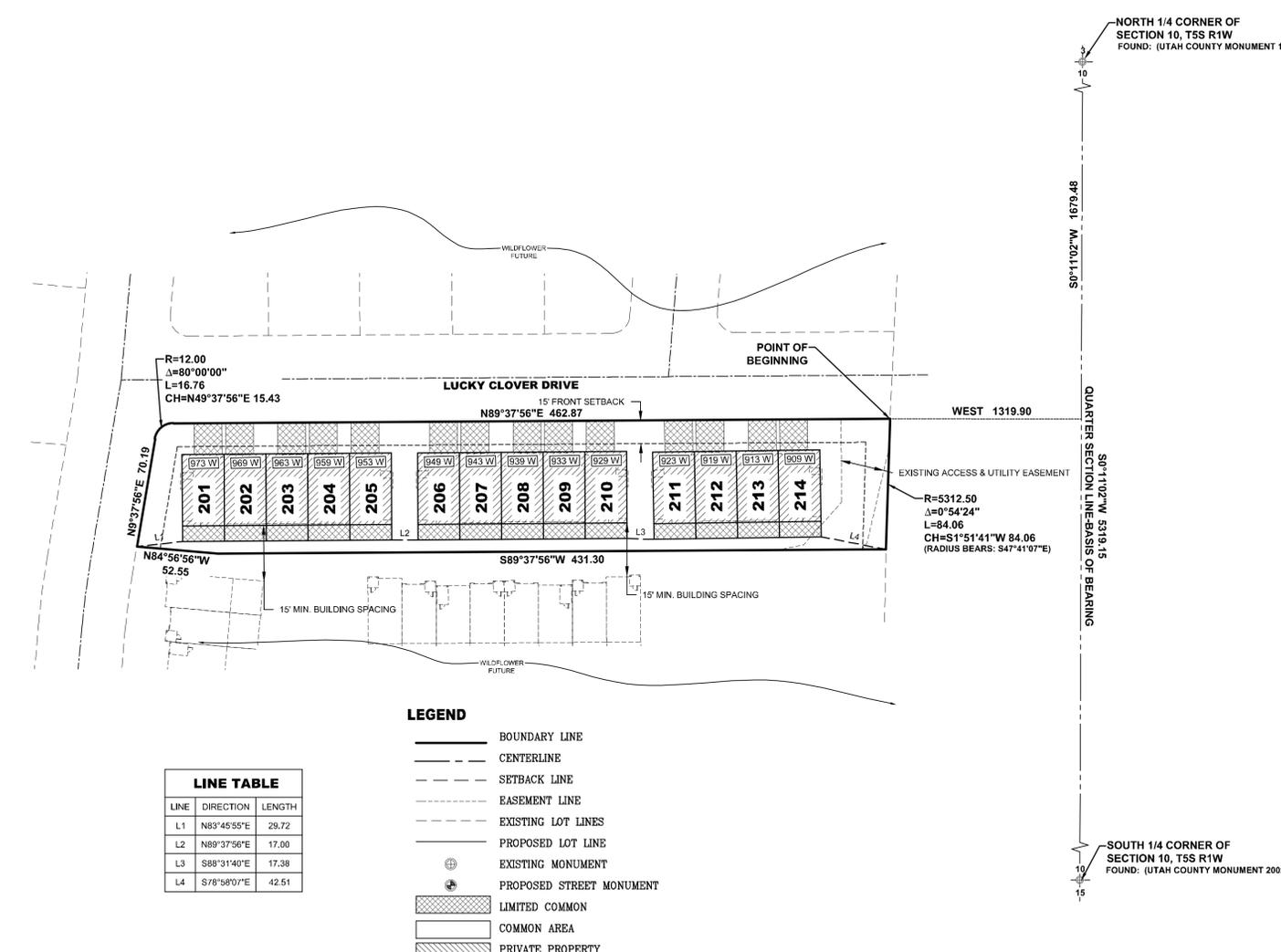
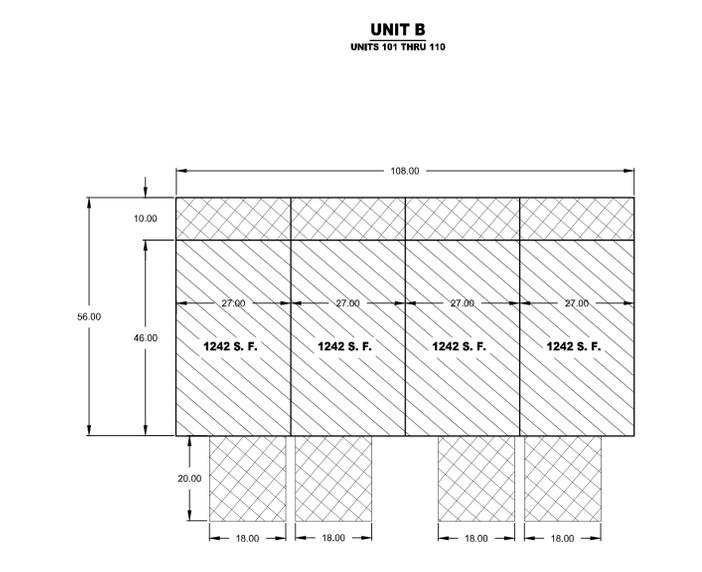
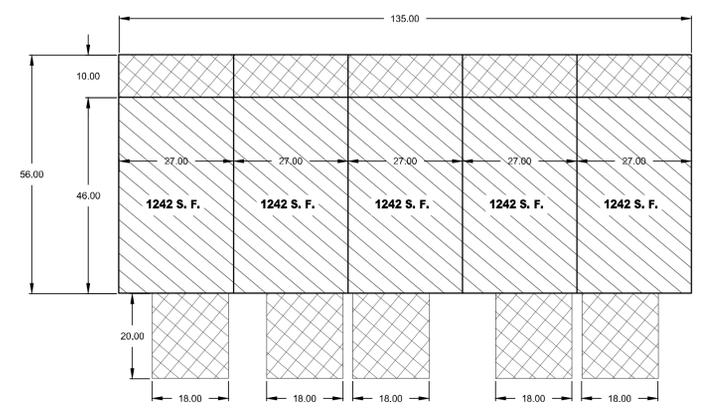
THIS ____ DAY OF ____, A.D. 20__

CITY MAYOR _____ ATTEST _____ CLERK-RECORDER
(See Seal Below)

WILDFLOWER VILLAGE 3A PLAT B-2

LOCATED IN A PORTION OF THE WEST HALF OF SECTION 10, TOWNSHIP 5 SOUTH,
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

SURVEYOR'S SEAL CHAD A. POULSEN 2020-2019 PROFESSIONAL LAND SURVEYOR	CITY ENGINEER SEAL _____ CITY ENGINEER	CLERK-RECORDER SEAL _____ CLERK-RECORDER
---	--	--



LEGEND

	BOUNDARY LINE
	CENTERLINE
	SETBACK LINE
	EASEMENT LINE
	EXISTING LOT LINES
	PROPOSED LOT LINE
	EXISTING MONUMENT
	PROPOSED STREET MONUMENT
	LIMITED COMMON
	COMMON AREA
	PRIVATE PROPERTY

LINE TABLE

LINE	DIRECTION	LENGTH
L1	N89°45'55"E	29.72
L2	N89°37'56"E	17.00
L3	S88°31'40"E	17.38
L4	S78°59'07"E	42.51

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 _____ DAY OF _____, 20__.
- 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. _____ WHICH REQUIRES THE CONSTRUCTION AND WARRANTY OF IMPROVEMENTS IN THIS SUBDIVISION. THESE OBLIGATIONS RUN WITH THE LAND AND 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 SPACE, 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 COCCRS.
- A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY INFINITY CONSULTANTS, WHICH ADDRESSES SOIL, AND GROUNDWATER CONDITIONS, PROVIDES ENGINEERING DESIGN CRITERIA, AND RECOMMENDS MITIGATION MEASURES IF PROBLEMATIC CONDITIONS WERE ENCOUNTERED. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ANY RELIANCE ON THE INFORMATION OR LACK THEREOF IN THE REPORT.
- AGRICULTURAL USES, OPERATIONS, AND RIGHTS ARE ADJACENT TO OR NEAR THE PLAT AND LOTS. THE LOTS IN THIS PLAT ARE SUBJECT TO THE SIGHTS, SOUNDS, ODORS, NUISANCES, AND ASPECTS ASSOCIATED WITH AGRICULTURAL OPERATIONS, USES, AND RIGHTS. THESE USES AND OPERATIONS MAY OCCUR AT ALL TIMES OF THE DAY AND NIGHT INCLUDING WEEKENDS AND HOLIDAYS. THE CITY IS NOT RESPONSIBLE OR LIABLE FOR THESE USES AND IMPACTS AND WILL NOT RESTRICT ANY GRANDFATHERED AGRICULTURAL USE FROM CONTINUING TO OCCUR LAWFULLY.
- DRAINAGE ACROSS PROPERTY LINES SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.
- THE BENCHMARK FOR THE TOPOGRAPHIC INFORMATION PROVIDED HEREON IS THE FOUND 1959 UTAH COUNTY MONUMENT AT THE NORTH 1/4 CORNER OF SAID SECTION 10, WITH A PUBLISHED UTAH COUNTY (NSV)029 ELEVATION OF 4,886.78 FEET.
- AREA SHOWN HEREON FALLS WITHIN FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE OF 500-YEAR FLOOD PLAIN AS PER FIRMA MAP NO. 49557010568 WITH AN EFFECTIVE DATE OF JULY 17, 2009.
- ALL LOTS THAT UTILIZE A 15 FOOT FRONT SETBACK SHALL PROVIDE PROPER BUFFERING TO MEET DOMINION ENERGY STANDARDS. FAILURE TO MEET PROPER BUFFERING BETWEEN THE PRIVATE UTILITIES AND PUBLIC RIGHT-OF-WAY MAY RESULT IN ADDITIONAL SETBACK REQUIREMENTS AND/OR REMOVAL OF FOUNDATIONS TO MEET THIS REQUIREMENT.
- NO ACCESS PERMITTED ON LOTS ADJACENT TO COLLECTOR ROADS, ALL LOTS TO ACCESS FROM INTERIOR RESIDENTIAL ROADS.
- THIS PLAT IS SUBJECT TO THE WILDFLOWER COMMUNITY PLAN AND SPECIFICALLY THE VILLAGE STREET TREE PLAN ON FILE WITH THE CITY OF SARATOGA SPRINGS AND IS SUBJECT TO DEVELOPMENT AGREEMENT THAT SPECIFIES THE CONDITIONS OF DEVELOPING, BUILDING, AND USING PROPERTY WITHIN THIS PLAT. SEE CITY RECORDER FOR DETAILS.
- A TITLE REPORT PREPARED BY _____ ORDER NO. _____ EFFECTIVE DATE _____ 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.
- 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.
- WILDFLOWER HOME OWNERS ASSOCIATION SHALL MAINTAIN ALL IMPROVEMENTS TO COMMON AND LIMITED COMMON AREAS.

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.

<p>ROCKY MOUNTAIN POWER</p> <p>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.</p> <p>2. PURSUANT TO UTAH CODE ANN. 17-27A-603(4)(b) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT EFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:</p> <p>a. A RECORDED EASEMENT OR RIGHT-OF-WAY b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS c. TITLE 54, CHAPTER 86, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR d. ANY OTHER PROVISION OF LAW</p> <p>APPROVED THIS ____ DAY OF ____, A.D. 20__</p> <p style="text-align: right;">ROCKY MOUNTAIN POWER</p>	<p>DOMINION ENERGY UTAH</p> <p>QUESTAR GAS COMPANY, dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES 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 RIGHT-OF-WAY DEPARTMENT AT 800-366-6532.</p> <p>APPROVED THIS ____ DAY OF ____, A.D. 20__</p> <p style="text-align: right;">BY: _____ DOMINION ENERGY QUESTAR CORPORATION TITLE: _____</p>
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TABULATIONS

	AC	SF	%
PLAT B-2			
LOTS	14	0.00	100%
PARCELS	1	0.00	43%
BUILDINGS	3	22,662	57%
DWELLINGS	14	0.00	0%
DENSITY	16	UNITS/ACRE	
MINIMUM LOT SIZE	0.03	ACRES / 1242 SF	
MAXIMUM LOT SIZE	0.03	ACRES / 1242 SF	
AVERAGE LOT SIZE	0.03	ACRES / 1242 SF	
UNIT B			
BUILDABLE LAND	0.92	40,050	100%
SENSITIVE LAND	0.00	0.00	0%
LANDSCAPE AREA (DEDICATED ROW)	0.00	0.00	0%
IMPERVIOUS AREA (DEDICATED ROW)	0.00	0.00	0%
NUMBER OF GARAGE PARKING SPACES			28
NUMBER OF DRIVEWAY PARKING SPACES			28
NUMBER OF STRIPED PARKING STALLS			0
UNIT C			
BUILDABLE LAND	0.92	40,050	100%
SENSITIVE LAND	0.00	0.00	0%
LANDSCAPE AREA (DEDICATED ROW)	0.00	0.00	0%
IMPERVIOUS AREA (DEDICATED ROW)	0.00	0.00	0%
NUMBER OF GARAGE PARKING SPACES			28
NUMBER OF DRIVEWAY PARKING SPACES			28
NUMBER OF STRIPED PARKING STALLS			0

CENTURY LINK APPROVED THIS ____ DAY OF ____, A.D. 20__ _____ CENTURY LINK PLANNING DIRECTOR APPROVED BY THE PLANNING DIRECTOR ON THIS ____ DAY OF ____, A.D. 20__ _____ PLANNING DIRECTOR CITY ENGINEER APPROVED BY THE CITY ENGINEER ON THIS ____ DAY OF ____, A.D. 20__ _____ CITY ENGINEER	COMCAST CABLE TELEVISION APPROVED THIS ____ DAY OF ____, A.D. 20__ _____ COMCAST CABLE TELEVISION LAND USE AUTHORITY APPROVED BY THE LAND USE AUTHORITY ON THIS ____ DAY OF ____, A.D. 20__ _____ LAND USE AUTHORITY FIRE CHIEF APPROVED BY THE FIRE CHIEF ON THIS ____ DAY OF ____, A.D. 20__ _____ CITY FIRE CHIEF	PUBLIC WORKS DIRECTOR APPROVED BY THE PUBLIC WORKS DIRECTOR ON THIS ____ DAY OF ____, A.D. 20__ _____ PUBLIC WORKS DIRECTOR SARATOGA SPRINGS ATTORNEY APPROVED BY SARATOGA SPRINGS ATTORNEY ON THIS ____ DAY OF ____, A.D. 20__ _____ SARATOGA SPRINGS ATTORNEY LEHI CITY POST OFFICE APPROVED BY POST OFFICE REPRESENTATIVE ON THIS ____ DAY OF ____, A.D. 20__ _____ LEHI CITY POST OFFICE REPRESENTATIVE
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LEI

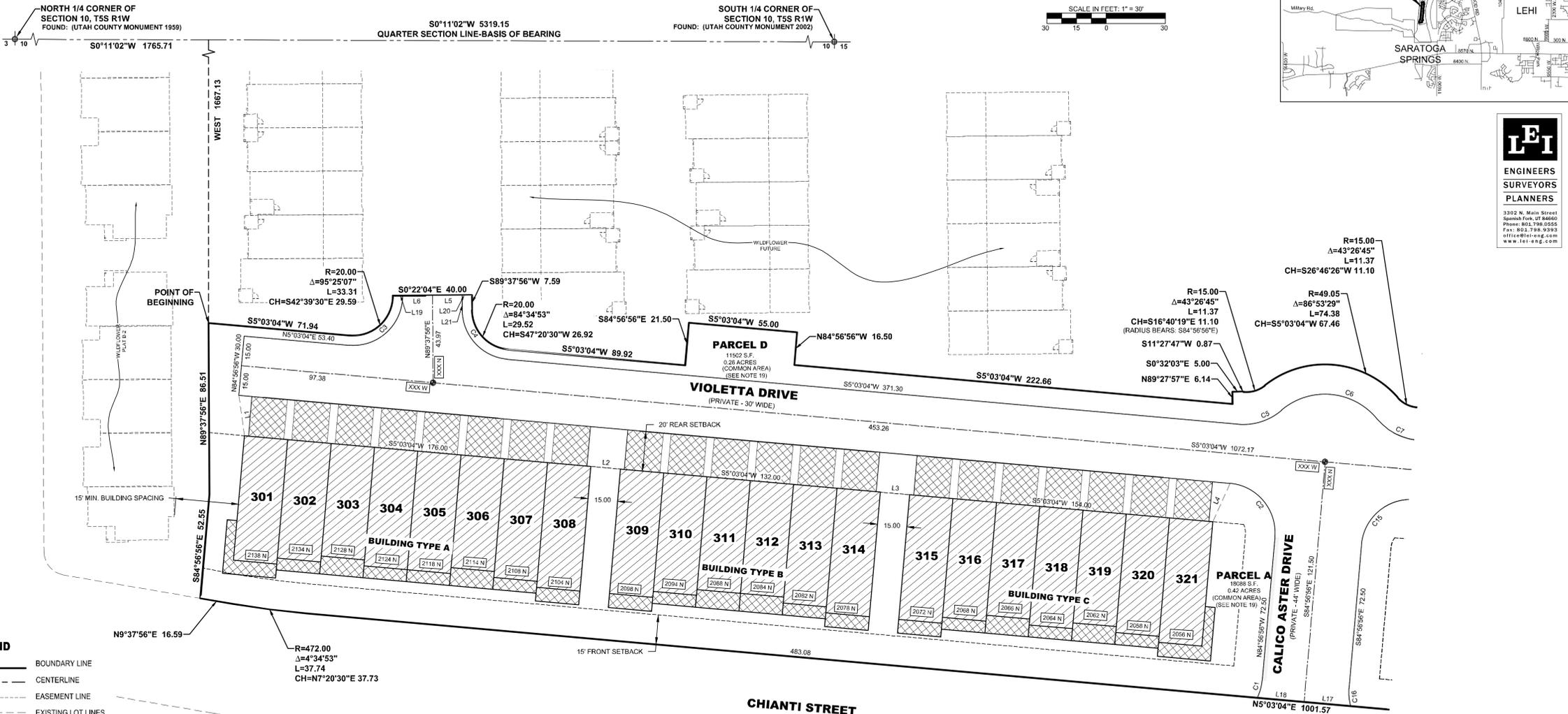
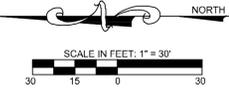
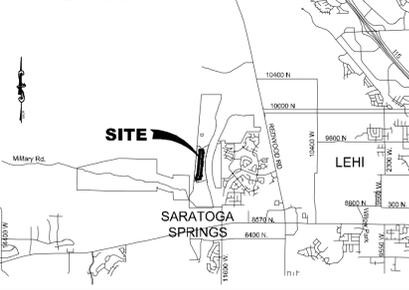
**ENGINEERS
SURVEYORS
PLANNERS**

3302 N. Main Street
Saratoga Springs, UT 84050
Phone: 801.798.0555
Fax: 801.798.3353
office@leicong.com
www.lei-eng.com

WILDFLOWER VILLAGE 3A PLAT B-3

LOCATED IN A PORTION OF THE WEST HALF OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

VICINITY MAP



LEI
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Saratoga Springs, UT 84050
Phone: 801-786-0555
Fax: 801-786-9393
office@leing.com
www.lei-eng.com

SURVEYOR'S CERTIFICATE

I, 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 WEST HALF OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT LOCATED S0°11'02"W 5319.15 ALONG THE QUARTER SECTION LINE 1765.71 FEET AND WEST 1667.13 FEET FROM THE NORTH 1/4 CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S5°03'04"W 71.94 FEET; THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT 33.31 FEET THROUGH A CENTRAL ANGLE OF 95°25'07" (CHORD: S42°39'30"E 29.59 FEET); THENCE S0°22'04"E 40.00 FEET; THENCE S89°37'56"W 7.59 FEET; THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT 29.52 FEET THROUGH A CENTRAL ANGLE OF 84°34'53" (CHORD: S47°20'30"W 26.92 FEET); THENCE S5°03'04"W 89.92 FEET; THENCE S84°56'56"E 21.50 FEET; THENCE S5°03'04"W 55.00 FEET; THENCE N84°56'56"W 16.50 FEET; THENCE S5°03'04"W 222.66 FEET; THENCE N89°27'57"E 6.14 FEET; THENCE S0°32'03"E 5.00 FEET; THENCE S11°27'47"W 0.87 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: S84°56'56"E) 11.37 FEET THROUGH A CENTRAL ANGLE OF 43°26'45" (CHORD: S16°40'19"E 11.10 FEET) TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A 48.05 FOOT RADIUS CURVE TO THE RIGHT 74.38 FEET THROUGH A CENTRAL ANGLE OF 88°53'29" (CHORD: S5°03'04"W 45.00 FEET) TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 11.37 FEET THROUGH A CENTRAL ANGLE OF 43°26'45" (CHORD: S26°46'26"W 11.10 FEET); THENCE S5°03'04"W 9.39 FEET; THENCE S84°56'56"E 10.00 FEET; THENCE S5°03'04"W 64.00 FEET; THENCE N84°56'56"W 16.50 FEET; THENCE S5°03'04"W 360.56 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N83°38'29"E) 23.83 FEET THROUGH A CENTRAL ANGLE OF 89°15'29" (CHORD: S70°28'57"E 22.44 FEET); THENCE S14°37'06"E 40.00 FEET; THENCE S75°23'00"W 9.08 FEET; THENCE S14°37'06"E 106.49 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF HARVEST HILLS BLVD.; THENCE S75°23'00"W ALONG SAID NORTHERLY LINE 237.59 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 27.07 FEET THROUGH A CENTRAL ANGLE OF 103°24'44" (CHORD: N52°54'38"W 23.55 FEET) TO THE EASTERLY RIGHT-OF-WAY LINE OF CHIANTI STREET; THENCE ALONG SAID EASTERLY LINE THE NEXT SIX COURSES: N11°27'16"W 10.79 FEET; THENCE ALONG THE ARC OF A 172.00 FOOT RADIUS CURVE TO THE RIGHT 93.23 FEET THROUGH A CENTRAL ANGLE OF 31°03'28" (CHORD: N14°19'28"E 92.10 FEET) TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A 228.00 FOOT RADIUS CURVE TO THE LEFT 98.70 FEET THROUGH A CENTRAL ANGLE OF 24°48'07" (CHORD: N17°27'07"E 97.93 FEET); THENCE N0°30'04"E 1001.57 FEET; THENCE ALONG THE ARC OF A 472.00 FOOT RADIUS CURVE TO THE RIGHT 37.74 FEET THROUGH A CENTRAL ANGLE OF 4°34'53" (CHORD: N7°20'30"E 37.73 FEET); THENCE N0°37'56"E 16.59 FEET; THENCE S84°56'56"E 52.55 FEET; THENCE N89°37'56"E 65.51 FEET TO THE POINT OF BEGINNING.
CONTAINS: 44.33 ACRES

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 RIGHT-OF-WAY, TO BE HEREAFTER KNOWN AS:
WILDFLOWER VILLAGE 3A SUBDIVISION PLAT B-3
AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC AND CITY ALL PARCELS, LOTS, STREETS, EASEMENTS, RIGHT-OF-WAY, AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC OR CITY USE. 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 WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET OR UTILITIES. THE OWNER(S) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS ASSUME ALL LIABILITY WITH RESPECT TO THE CREATION OF THIS SUBDIVISION, THE ALTERATION OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION, AND THE DEVELOPMENT ACTIVITY WITHIN THIS SUBDIVISION BY THE OWNERS AND ALL AGENTS, SUCCESSORS, AND ASSIGNS.
IN WITNESS WHEREOF, I HAVE HERUNTO SET THIS DAY OF A.D. 20__

SIGNATURE	PRINT NAME	TITLE & ENTITY
SIGNATURE	PRINT NAME	TITLE & ENTITY
SIGNATURE	PRINT NAME	TITLE & ENTITY
STATE OF UTAH		
COUNTY OF UTAH		
ON THIS DAY OF 20__ 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 LAWS OF THE STATE OF UTAH THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.		
WITNESS MY HAND AND OFFICIAL SEAL:		
NOTARY PUBLIC FULL NAME:		
COMMISSION NUMBER:		
MY COMMISSION EXPIRES:		
A NOTARY PUBLIC COMMISSIONED IN UTAH		

OWNER'S ACKNOWLEDGMENT

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 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 DAY OF A.D. 20__		
CITY MAYOR	ATTEST	CLERK-RECORDER

WILDFLOWER VILLAGE 3A PLAT B-3

LOCATED IN A PORTION OF THE WEST HALF OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

SHEET 1 OF 2

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 DAY OF 20__.
- 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. __" 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 SPACE, AND TRAIL IMPROVEMENTS LOCATED HEREON 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 COARs.
- A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY INFINITY CONSULTANTS, WHICH ADDRESSES SOIL AND GROUNDWATER CONDITIONS, PROVIDES ENGINEERING DESIGN CRITERIA, AND RECOMMENDS MITIGATION MEASURES IF PROBLEMATIC CONDITIONS WERE ENCOUNTED. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ANY RELIANCE ON THE INFORMATION OR LACK THEREOF IN THE REPORT.
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- 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 1959 UTAH COUNTY MONUMENT AT THE NORTH 1/4 CORNER OF SAID SECTION 10, WITH A PUBLISHED UTAH COUNTY (NGVD29) ELEVATION OF 4866.76 FEET.
- AREA SHOWN HEREON FALLS WITHIN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN) AS PER FIRM MAP NO. 4955170105B WITH AN EFFECTIVE DATE OF JULY 17, 2002.
- ALL LOTS THAT UTILIZE A 15 FOOT FRONT SETBACK SHALL PROVIDE PROPER BUFFERING TO MEET DOMINION ENERGY STANDARDS. FAILURE TO MEET PROPER BUFFERING BETWEEN THE PRIVATE UTILITIES AND PUBLIC RIGHT-OF-WAY MAY RESULT IN ADDITIONAL SETBACK REQUIREMENTS AND/OR REMOVAL OF FOUNDATIONS TO MEET THIS REQUIREMENT.
- NO ACCESS PERMITTED ON LOTS ADJACENT TO COLLECTOR ROADS. ALL LOTS TO ACCESS FROM INTERIOR RESIDENTIAL ROADS.
- THIS PLAT IS SUBJECT TO THE WILDFLOWER COMMUNITY PLAN AND SPECIFICALLY THE VILLAGE STREET TREE PLAN ON FILE WITH THE CITY OF SARATOGA SPRINGS AND IS SUBJECT TO DEVELOPMENT AGREEMENT THAT SPECIFIES THE CONDITIONS OF DEVELOPING, BUILDING, AND USING PROPERTY WITHIN THIS PLAT. SEE CITY RECORDER FOR DETAILS.
- A TITLE REPORT PREPARED BY ORDER NO. __ WAS USED IN THE PREPARATION OF THIS PLAT AND ALL ENGINEERING 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 AND LEI CONSULTING ENGINEERS AND SURVEYORS ARE REFERENCED FROM SAID REPORT.
- 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.
- WILDFLOWER HOME OWNERS ASSOCIATION SHALL MAINTAIN ALL IMPROVEMENTS TO COMMON AND LIMITED COMMON AREAS.
- ALL REAR-LOADING TOWNHOME UNITS SHALL BE 1500 TO 2000 S.F. IN SIZE AND ALL FRONT-LOADING TOWNHOME UNITS SHALL BE BETWEEN 1450 AND 1600 S.F. IN SIZE.

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.

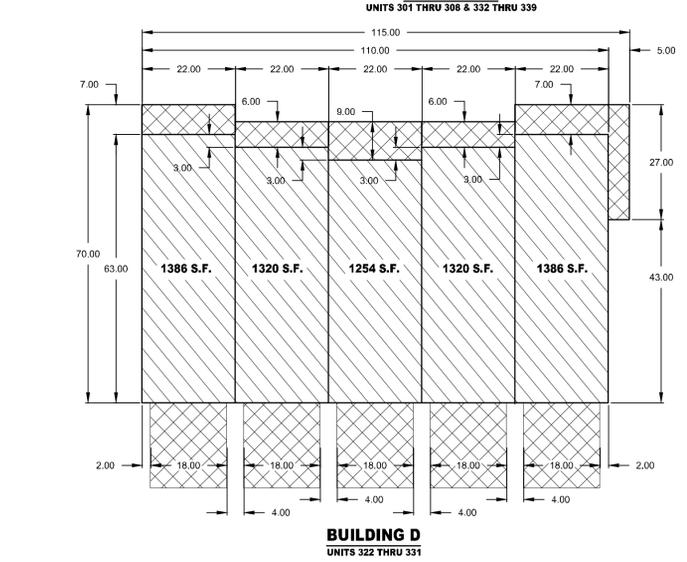
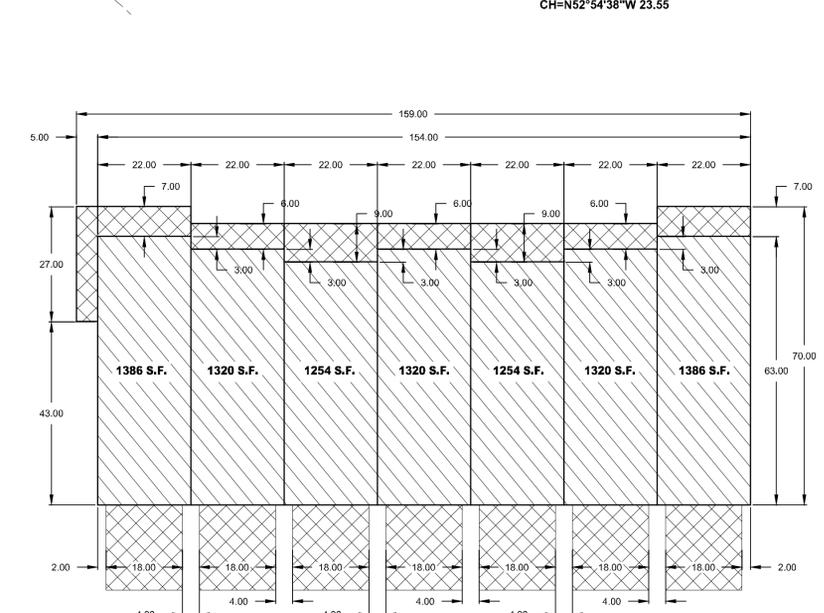
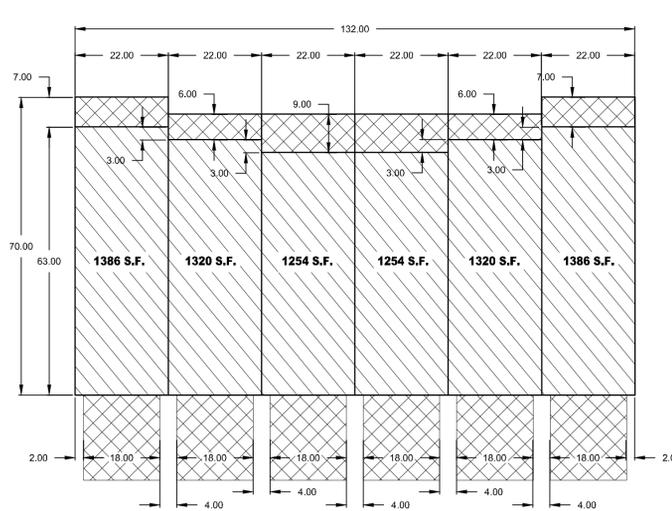
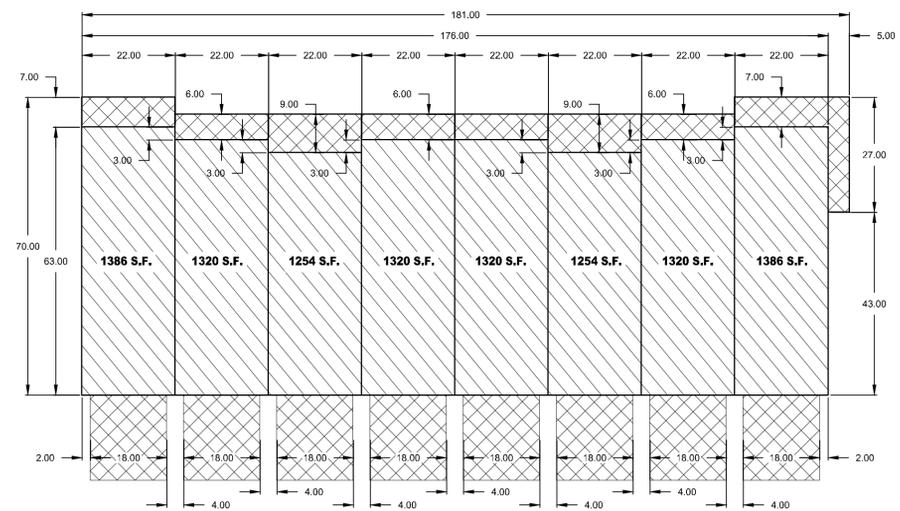
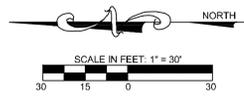
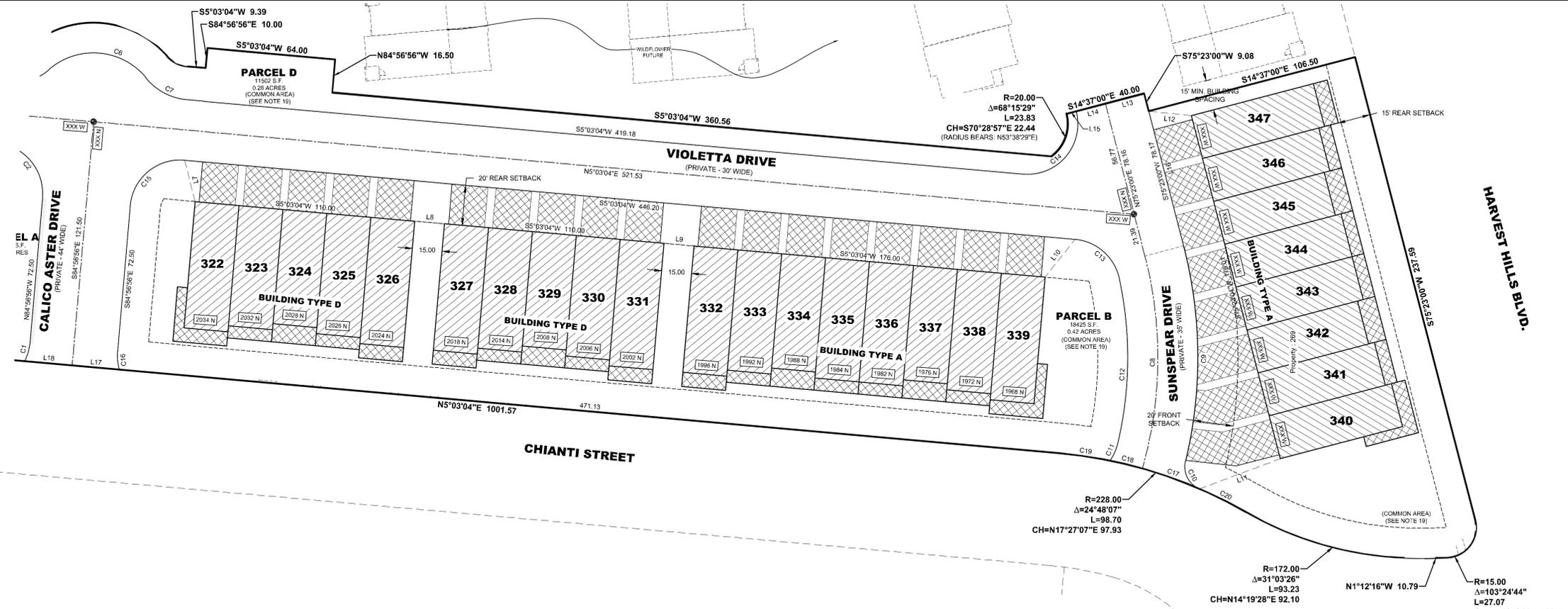
ROCKY MOUNTAIN POWER 1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN. 2. PURSUANT TO UTAH CODE ANN. 17-27-6(6)(b)(iv) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT EFFECT 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 86, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR d. ANY OTHER PROVISION OF LAW APPROVED THIS DAY OF A.D. 20__	DOMINION ENERGY UTAH QUESTAR GAS COMPANY, dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES 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 RIGHT-OF-WAY DEPARTMENT AT 801-366-6532. APPROVED THIS DAY OF A.D. 20__ BY: _____ TITLE: _____
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TABULATIONS

PLAT B-3	47 LOTS
PARCELS	4 PARCELS
BUILDINGS	7 BUILDINGS
DWELLINGS	17 DWELLINGS
DENSITY	10.49 UNITS/ACRE
MINIMUM LOT SIZE	0.03 ACRES / 1,215 SF
MAXIMUM LOT SIZE	0.03 ACRES / 1,386 SF
AVERAGE LOT SIZE	0.03 ACRES / 1,312 SF
TOTAL PROJECT AREA	4.48 AC 195,330 SF 100%
RIGHT-OF-WAY AREA (TO BE DEDICATED)	0.00 0.00 0%
RIGHT-OF-WAY AREA (PRIVATE)	1.05 45,624 23%
LOT AREA	1.43 62,172 32%
LIMITED COMMON AREA	0.59 25,753 15%
OPEN SPACE AREA	1.42 61,781 32%
SENSITIVE LAND	0.00 0.00 0%
NON-SENSITIVE OS	1.42 61,781 100%
BUILDABLE LAND	4.48 195,330 100%
SENSITIVE LAND	0.00 0.00 0%
LANDSCAPE AREA (DEDICATED ROW)	0.00 0.00 0%
IMPERVIOUS AREA (DEDICATED ROW)	0.00 0.00 0%
NUMBER OF GARAGE PARKING SPACES	94
NUMBER OF DRIVEWAY PARKING SPACES	94
NUMBER OF STRIPED PARKING STALLS	11

CENTURY LINK APPROVED THIS DAY OF A.D. 20__	COMCAST CABLE TELEVISION APPROVED THIS DAY OF A.D. 20__	PUBLIC WORKS DIRECTOR APPROVED BY THE PUBLIC WORKS DIRECTOR ON THIS DAY OF A.D. 20__
CENTURY LINK	COMCAST CABLE TELEVISION	PUBLIC WORKS DIRECTOR
PLANNING DIRECTOR APPROVED BY THE PLANNING DIRECTOR ON THIS DAY OF A.D. 20__	LAND USE AUTHORITY APPROVED BY THE LAND USE AUTHORITY ON THIS DAY OF A.D. 20__	SARATOGA SPRINGS ATTORNEY APPROVED BY SARATOGA SPRINGS ATTORNEY ON THIS DAY OF A.D. 20__
PLANNING DIRECTOR	LAND USE AUTHORITY	SARATOGA SPRINGS ATTORNEY
CITY ENGINEER APPROVED BY THE CITY ENGINEER ON THIS DAY OF A.D. 20__	FIRE CHIEF APPROVED BY THE FIRE CHIEF ON THIS DAY OF A.D. 20__	LEHI CITY POST OFFICE APPROVED BY POST OFFICE REPRESENTATIVE ON THIS DAY OF A.D. 20__
CITY ENGINEER	CITY FIRE CHIEF	LEHI CITY POST OFFICE REPRESENTATIVE

SURVEYOR'S SEAL CHAD A. POULSEN 5-2019	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
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LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S81°59'26"W	20.53
L2	S5°03'04"W	15.00
L3	S5°03'04"W	15.00
L4	S65°39'32"E	21.19
L5	S0°22'04"E	15.00
L6	S0°22'04"E	15.00
L7	S75°45'40"W	21.19
L8	S5°03'04"W	15.00
L9	S5°03'04"W	15.00
L10	S51°31'21"E	23.96
L11	S20°29'08"E	42.97
L12	S5°54'33"W	21.36
L13	S14°37'00"E	20.00
L14	S14°37'00"E	15.00
L15	S14°37'00"E	5.00
L16	S75°23'00"W	69.09
L17	S5°03'04"W	23.68
L18	S5°03'04"W	23.68
L19	S0°22'04"E	5.00
L20	S0°22'04"E	5.00
L21	S89°37'56"W	7.59

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	25.00	21°06'01"	9.21	N74°23'56"W 9.15
C2	25.00	90°00'00"	39.27	S60°03'04"W 35.36
C3	25.00	95°25'07"	41.63	N42°39'29"W 36.99
C4	25.00	84°34'31"	36.90	S47°20'43"W 33.64
C5	30.00	45°21'49"	23.75	S17°37'51"E 23.14
C6	34.05	90°43'38"	53.91	S5°03'04"W 48.45
C7	30.00	45°21'49"	23.75	S27°43'58"W 23.14
C8	200.00	30°36'10"	106.82	S89°18'55"E 105.56
C9	220.00	28°02'18"	107.66	S89°24'15"W 106.59
C10	12.00	80°13'16"	16.80	S63°23'23"W 15.46
C11	25.00	21°28'26"	9.37	N65°55'09"W 9.32
C12	185.00	25°32'45"	82.48	N89°25'44"W 81.80
C13	25.00	72°44'49"	31.74	S41°25'28"W 29.65
C14	25.00	109°40'03"	47.85	S49°46'58"E 40.87
C15	25.00	90°00'00"	39.27	S39°56'56"E 35.36
C16	25.00	21°06'01"	9.21	N84°30'03"E 9.15
C17	228.00	7°37'25"	30.34	S19°28'03"W 30.31
C18	228.00	4°09'11"	16.53	S13°34'45"W 16.52
C19	228.00	6°27'06"	25.67	S81°16'37"W 25.66
C20	228.00	6°34'26"	26.16	S26°33'58"W 26.14

WILDFLOWER VILLAGE 3A PLAT B-3

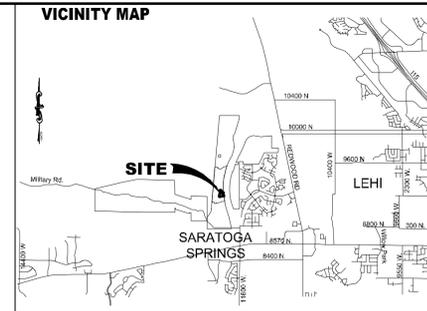
LOCATED IN A PORTION OF THE WEST HALF OF SECTION 10, TOWNSHIP 5 SOUTH,
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH



3362 N. Main Street
Spring Hill, UT 84660
Phone: 801.798.0505
Fax: 801.798.9193
office@lei-eng.com
www.lei-eng.com

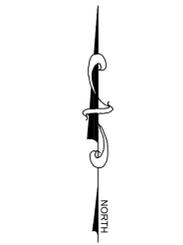
WILDFLOWER VILLAGE 3A PLAT B-4

LOCATED IN A PORTION OF THE WEST HALF OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH



SURVEYOR'S CERTIFICATE
I, 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 WEST HALF OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT LOCATED S0°11'02"W ALONG THE QUARTER SECTION LINE 2864.84 FEET AND WEST 1233.00 FEET FROM THE NORTH QUARTER CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S81°23'51"W 174.63 FEET; THENCE ALONG THE ARC OF A 1285.00 FOOT RADIUS CURVE TO THE LEFT 134.88 FEET THROUGH A CENTRAL ANGLE OF 6°00'51" (CHORD: S78°23'26"W 134.82 FEET); THENCE S75°23'00"W 169.19 FEET; THENCE N14°37'00"W 106.50 FEET; THENCE N75°23'00"E 9.08 FEET; THENCE N14°37'00"W 40.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 20.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: N14°37'00"W) TO THE RIGHT 23.83 FEET THROUGH A CENTRAL ANGLE OF 68°15'29" (CHORD: N70°29'15"W 22.44 FEET); THENCE N5°03'04"E 360.55 FEET; THENCE S4°56'26"E 16.50 FEET; THENCE N5°03'04"E 64.00 FEET; THENCE N84°56'56"W 10.00 FEET; THENCE N5°03'04"E 9.39 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 11.37 FEET THROUGH A CENTRAL ANGLE OF 43°26'45" (CHORD: N26°46'26"E 11.10 FEET) TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A 49.05 FOOT RADIUS CURVE TO THE LEFT 74.38 FEET THROUGH A CENTRAL ANGLE OF 89°53'29" (CHORD: N16°01'19"W 74.38 FEET) TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 11.37 FEET THROUGH A CENTRAL ANGLE OF 43°26'45" (CHORD: N16°01'19"W 11.10 FEET); THENCE N11°27'47"E 0.87 FEET; THENCE N5°03'04"E 5.00 FEET; THENCE S89°27'57"W 6.14 FEET; THENCE N5°03'04"E 72.34 FEET; THENCE N89°27'57"E 167.30 FEET; THENCE S1°27'02"E 105.99 FEET; THENCE S4°15'18"E 125.48 FEET; THENCE S4°34'51"E 116.46 FEET; THENCE N83°07'22"E 95.39 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 5446.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: N83°07'22"E) TO THE RIGHT 26.14 FEET THROUGH A CENTRAL ANGLE OF 0°16'30" (CHORD: N6°44'23"W 26.14 FEET); THENCE N83°23'52"E 133.50 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF MOUNTAIN VIEW CORRIDOR ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: SOUTHEASTERLY ALONG THE ARC OF A 5312.50 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: N83°23'52"E) TO THE LEFT 217.22 FEET THROUGH A CENTRAL ANGLE OF 2°20'34" (CHORD: S7°46'25"E 217.20 FEET); THENCE S8°56'26"E 146.56 FEET TO THE POINT OF BEGINNING.



SCALE IN FEET: 1" = 30'

- LEGEND**
- BOUNDARY LINE
 - CENTERLINE
 - EASEMENT LINE
 - EXISTING LOT LINES
 - EXISTING MONUMENT
 - PROPOSED STREET MONUMENT
 - COMMON AREA
 - LIMITED COMMON AREA
 - PRIVATE AREA



CONTAINS: ±5.48 ACRES
±238,670 SQ. FT.

DATE _____ SURVEYOR'S NAME _____
(See Seal Below)
LICENSE NO. 501182

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

WILDFLOWER VILLAGE 3A SUBDIVISION PLAT B-4
AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC AND CITY ALL PARCELS, LOTS, STREETS, EASEMENTS, RIGHT-OF-WAY, AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC OR CITY USE. 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 WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET OR UTILITIES. THE OWNER(S) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS ASSUME ALL LIABILITY WITH RESPECT TO THE CREATION OF THIS SUBDIVISION, THE ALTERATION OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION, AND THE DEVELOPMENT ACTIVITY WITHIN THIS SUBDIVISION BY THE OWNERS AND ALL AGENTS, SUCCESSORS, AND ASSIGNS.

IN WITNESS WHEREOF, I HAVE HERETO SET THIS _____ DAY OF _____, A.D. 20____.

SIGNATURE _____ PRINT NAME _____ TITLE & ENTITY _____
SIGNATURE _____ PRINT NAME _____ TITLE & ENTITY _____
SIGNATURE _____ PRINT NAME _____ TITLE & ENTITY _____

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THIS _____ DAY OF _____, 20____, 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/HEY EXECUTED THE SAME IN HIS/HER/HEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/HEIR 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 LAWS OF THE STATE OF UTAH THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL:
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

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 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 _____ DAY OF _____, A.D. 20____.

CITY MAYOR _____ ATTEST: _____ CLERK-RECORDER
(See Seal Below)

WILDFLOWER VILLAGE 3A PLAT B-4

LOCATED IN A PORTION OF THE WEST HALF OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

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. "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
1. PURSUANT TO UTAH CODE ANN. 54-3-23 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)(B) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT EFFECT 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 _____ DAY OF _____, A.D. 20____.

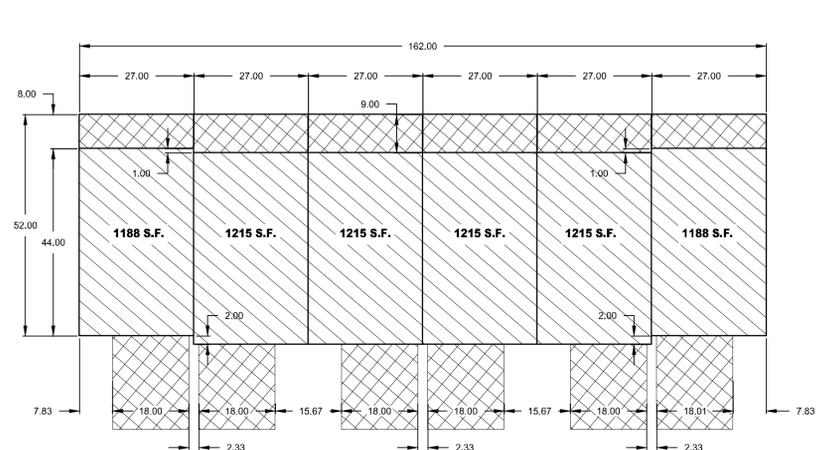
DOMINION ENERGY UTAH
QUESTAR GAS COMPANY, dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE 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 RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.
APPROVED THIS _____ DAY OF _____, A.D. 20____.
BY: _____
TITLE: _____

CENTURY LINK APPROVED THIS _____ DAY OF _____, A.D. 20____.	COMCAST CABLE TELEVISION APPROVED THIS _____ DAY OF _____, A.D. 20____.	PUBLIC WORKS DIRECTOR APPROVED BY THE PUBLIC WORKS DIRECTOR ON THIS _____ DAY OF _____, A.D. 20____.
CENTURY LINK	COMCAST CABLE TELEVISION	PUBLIC WORKS DIRECTOR
PLANNING DIRECTOR APPROVED BY THE PLANNING DIRECTOR ON THIS _____ DAY OF _____, A.D. 20____.	LAND USE AUTHORITY APPROVED BY THE LAND USE AUTHORITY ON THIS _____ DAY OF _____, A.D. 20____.	SARATOGA SPRINGS ATTORNEY APPROVED BY SARATOGA SPRINGS ATTORNEY ON THIS _____ DAY OF _____, A.D. 20____.
PLANNING DIRECTOR	LAND USE AUTHORITY	SARATOGA SPRINGS ATTORNEY
CITY ENGINEER APPROVED BY THE CITY ENGINEER ON THIS _____ DAY OF _____, A.D. 20____.	FIRE CHIEF APPROVED BY THE FIRE CHIEF ON THIS _____ DAY OF _____, A.D. 20____.	LEHI CITY POST OFFICE APPROVED BY POST OFFICE REPRESENTATIVE ON THIS _____ DAY OF _____, A.D. 20____.
CITY ENGINEER	CITY FIRE CHIEF	LEHI CITY POST OFFICE REPRESENTATIVE

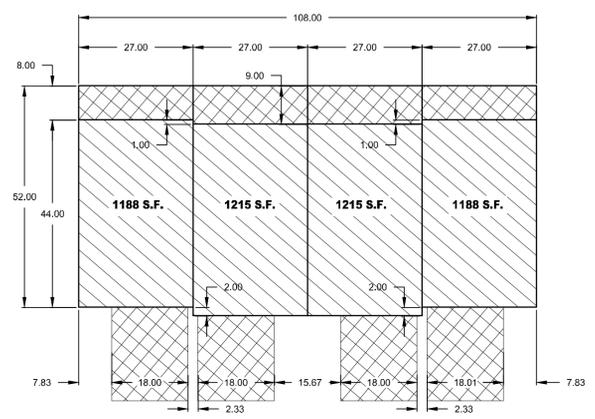
SURVEYOR'S SEAL: CHAD A. POULSEN, LICENSE NO. 501182, 5-5-2019, PROFESSIONAL LAND SURVEYOR.

CITY ENGINEER SEAL: _____

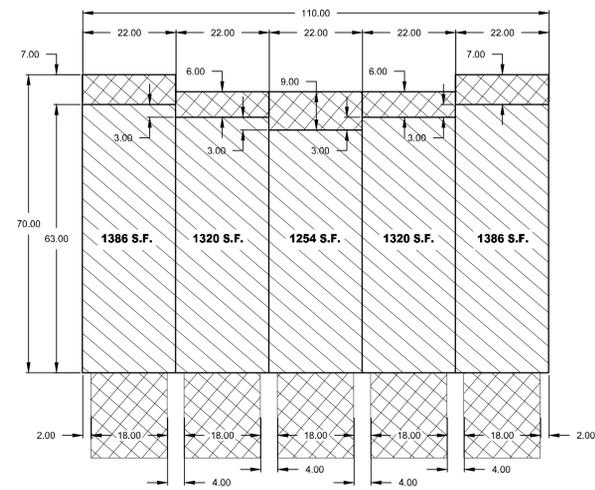
CLERK-RECORDER SEAL: _____



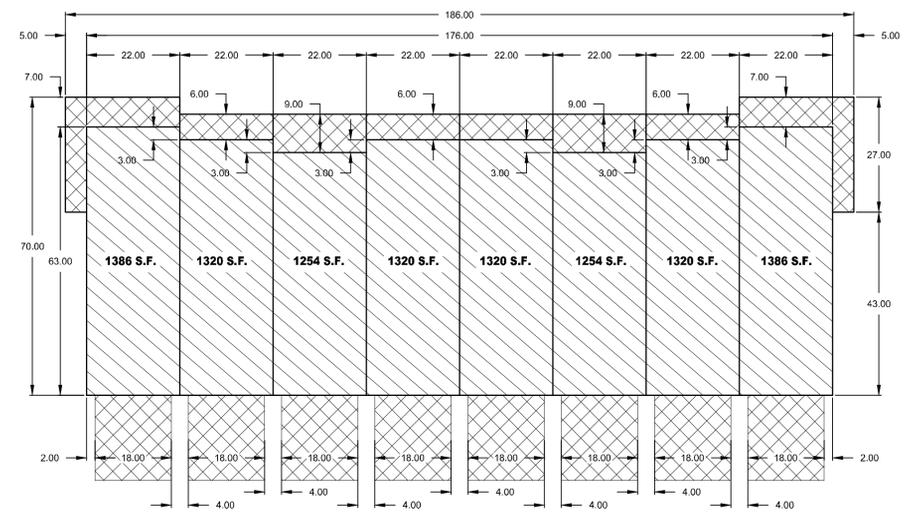
BUILDING A
UNITS 401 THRU 412 & 418 THRU 429



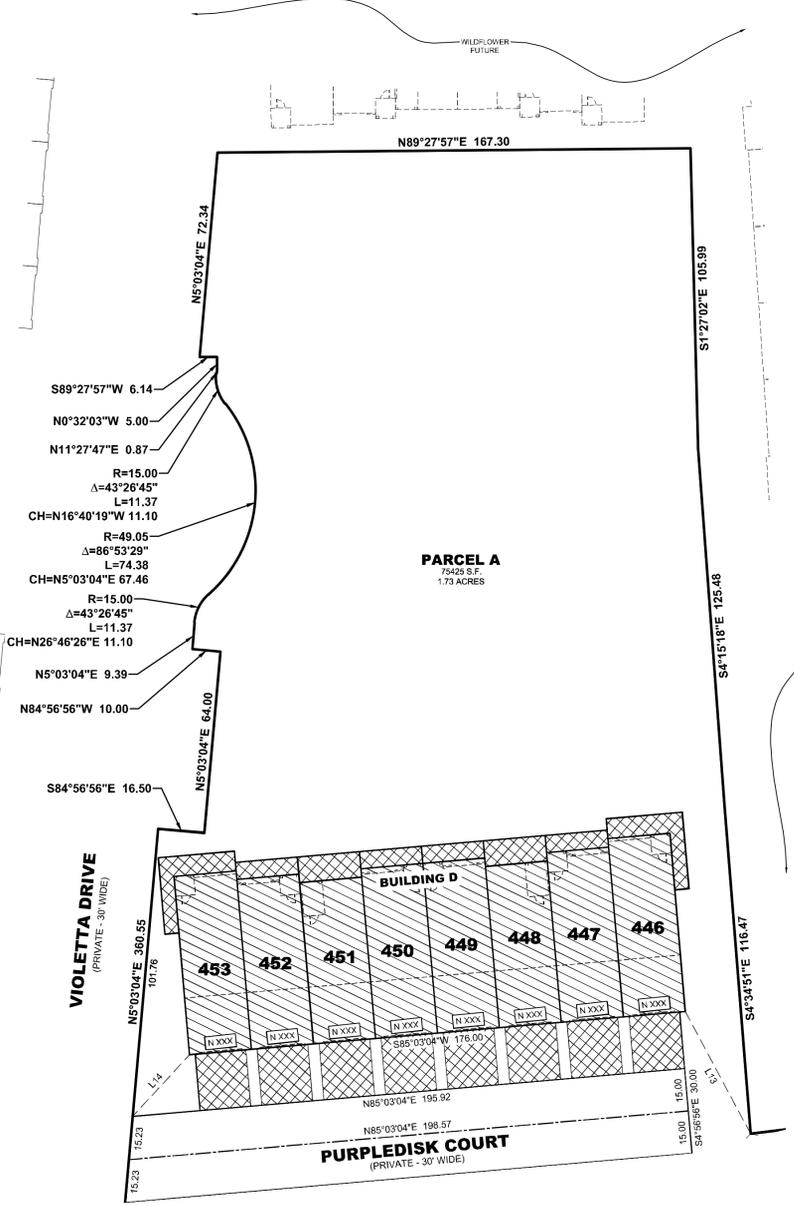
BUILDING C
UNITS 430 THRU 437



BUILDING B
UNITS 413 THRU 417



BUILDING D
UNITS 438 THRU 443



LINE TABLE

LINE	DIRECTION	LENGTH
L1	N35°11'41\"W	21.37
L2	S75°23'00\"W	15.00
L3	S75°23'00\"W	15.00
L4	S45°13'43\"W	67.64
L5	S42°44'50\"E	58.24
L6	N69°21'48\"E	33.62
L7	S79°14'21\"E	30.06
L8	N67°01'48\"E	30.71
L9	S75°23'05\"W	17.00
L10	N39°01'15\"E	28.66
L11	S40°44'30\"E	24.66
L12	N47°06'45\"E	40.73
L13	N28°13'03\"W	48.94
L14	N42°40'25\"E	29.67
L15	S14°3'00\"E	5.00

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	25.00	84°00'32\"	36.66	N33°22'44\"E 33.48
C2	5446.00	1°44'53\"	166.16	N7°45'05\"W 166.16
C3	5431.00	2°24'11\"	227.78	N7°48'14\"W 227.78
C4	5411.00	1°56'02\"	182.64	S7°34'09\"E 182.63
C5	20.00	96°04'49\"	33.54	S56°34'35\"E 29.74

TABULATIONS

	AC	SF	%
PLAT B-4			
LOTS 54 LOTS			
PARCELS 2 PARCELS			
BUILDINGS 9 BUILDINGS			
DWELLINGS 54 DWELLINGS			
DENSITY 9.87 UNITS/ACRE			
MINIMUM LOT SIZE 0.03 ACRES / 1188 SF			
MAXIMUM LOT SIZE 0.03 ACRES / 1386 SF			
AVERAGE LOT SIZE 0.03 ACRES / 1280 SF			
TOTAL PROJECT AREA			
RIGHT-OF-WAY AREA (TO BE DEDICATED)	5.48	238,670	100%
RIGHT-OF-WAY AREA (PRIVATE)	0.14	5,957	3%
LOT AREA	0	0	0%
BUILDING AREA	1.59	69,074	29%
LIMITED COMMON AREA	0.83	36,148	15%
OPEN SPACE AREA	2.37	103,481	43%
SENSITIVE LAND	0.00	0.00	0%
NON-SENSITIVE OS	0.00	0.00	0%
BUILDABLE LAND	5.48	238,670	100%
SENSITIVE LAND	0.00	0.00	0%
LANDSCAPE AREA	0.00	0.00	0%
IMPERVIOUS AREA	0.69	29,967	12%
NUMBER OF GARAGE PARKING SPACES			108
NUMBER OF DRIVEWAY PARKING SPACES			108
NUMBER OF STRIPED PARKING SPACES			23

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 _____ DAY OF _____, 20____.
2. 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.
3. 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.
4. PLAT IS SUBJECT TO "INSTALLATION OF IMPROVEMENTS AND BOND AGREEMENT NO. _____" 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.
5. 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.
6. 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.
7. REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
8. NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS AND IMPROVEMENTS DESIGNATED AS "PRIVATE" ON THIS PLAT.
9. LOTS UNITS MAY BE SUBJECT TO THE WILDFLOWER COMMUNITY PLAN AND SPECIFICALLY THE VILLAGE STREET TREE PLAN ON FILE WITH THE CITY OF SARATOGA SPRINGS AND IS SUBJECT TO DEVELOPMENT AGREEMENT THAT SPECIFIES THE CONDITIONS OF DEVELOPING, BUILDING, AND USING PROPERTY WITHIN THIS PLAT. SEE CITY RECORDER FOR DETAILS.
10. A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY INFINITY CONSULTANTS, 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.
11. AGRICULTURAL USES, OPERATIONS, AND RIGHTS ARE ADJACENT TO OR NEAR THE PLAT AND LOTS. THE LOTS IN THIS PLAT ARE SUBJECT TO THE RIGHTS, 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.
12. 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.
13. THE BENCHMARK FOR THE TOPOGRAPHIC INFORMATION PROVIDED HEREON IS THE FOUND 1959 UTAH COUNTY MONUMENT AT THE NORTH 1/4 CORNER OF SAID SECTION 10, WITH A PUBLISHED UTAH COUNTY (NOV202) ELEVATION OF 4998.75 FEET.
14. AREA SHOWN HEREON FALLS WITHIN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN) AS PER FIRM MAP NO. 4855170168 WITH AN EFFECTIVE DATE OF JULY 17, 2002.
15. ALL LOTS THAT UTILIZE A 15 FOOT FRONT SETBACK SHALL PROVIDE PROPER BUFFERING TO MEET DOMINON ENERGY STANDARDS. FAILURE TO MEET PROPER BUFFERING BETWEEN THE PRIVATE UTILITIES AND PUBLIC RIGHT-OF-WAY MAY RESULT IN ADDITIONAL SETBACK REQUIREMENTS AND/OR REMOVAL OF FOUNDATIONS TO MEET THIS REQUIREMENT.
16. NO ACCESS PERMITTED ON LOTS ADJACENT TO COLLECTOR ROADS. ALL LOTS TO ACCESS FROM INTERIOR RESIDENTIAL ROADS.
17. THIS PLAT IS SUBJECT TO THE WILDFLOWER COMMUNITY PLAN AND SPECIFICALLY THE VILLAGE STREET TREE PLAN ON FILE WITH THE CITY OF SARATOGA SPRINGS AND IS SUBJECT TO DEVELOPMENT AGREEMENT THAT SPECIFIES THE CONDITIONS OF DEVELOPING, BUILDING, AND USING PROPERTY WITHIN THIS PLAT. SEE CITY RECORDER FOR DETAILS.
18. A TITLE REPORT PREPARED BY _____ ORDER NO. _____ EFFECTIVE DATE _____ 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.

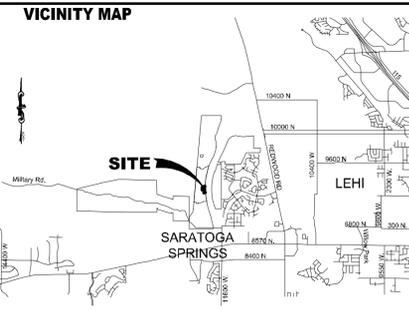
**WILDFLOWER VILLAGE 3A
PLAT B-4**

LOCATED IN A PORTION OF THE WEST HALF OF SECTION 10, TOWNSHIP 5 SOUTH,
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH



WILDFLOWER VILLAGE 3A PLAT B-5

LOCATED IN A PORTION OF THE WEST HALF OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH



SURVEYOR'S CERTIFICATE
I, 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 WEST HALF OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE WESTERLY RIGHT-OF-WAY LINE OF MOUNTAIN VIEW CORRIDOR SAID POINT IS LOCATED S0°11'02"W 1763.50 FEET AND WEST 1322.36 FEET FROM THE NORTH QUARTER CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTHEASTERLY ALONG THE ARC OF A 5312.50 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: S88°35'31"E) TO THE LEFT 742.72 FEET THROUGH A CENTRAL ANGLE OF 8°00'37" (CHORD: S2°35'50"E 742.12 FEET); THENCE S83°23'52"W 133.50 FEET; THENCE ALONG THE ARC OF A 3970.24 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: N83°28'28"E) TO THE LEFT 26.14 FEET THROUGH A CENTRAL ANGLE OF 0°22'38" (CHORD: S6°42'51"E 26.14 FEET); THENCE S83°07'22"W 95.39 FEET; THENCE N4°34'51"W 116.46 FEET; THENCE N4°15'18"W 125.48 FEET; THENCE N1°27'02"W 105.99 FEET; THENCE S89°27'57"W 167.30 FEET; THENCE N5°03'04"E 150.32 FEET; THENCE S84°56'56"E 16.50 FEET; THENCE N5°03'04"E 55.00 FEET; THENCE N84°56'56"W 21.50 FEET; THENCE N5°03'04"E 89.93 FEET; THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT 29.52 FEET THROUGH A CENTRAL ANGLE OF 84°34'44" (CHORD: N47°20'26"E 26.32 FEET); THENCE N89°37'56"E 7.59 FEET; THENCE N0°22'04"W 40.00 FEET; THENCE ALONG THE ARC OF A 20 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: N0°22'04"W) TO THE RIGHT 33.31 FEET THROUGH A CENTRAL ANGLE OF 65°25'07" (CHORD: N42°39'30"W 29.59 FEET); THENCE N5°03'04"E 71.93 FEET; THENCE N89°37'56"E 344.79 FEET TO THE POINT OF BEGINNING.
CONTAINS ± 5.31 ACRES



LEGEND

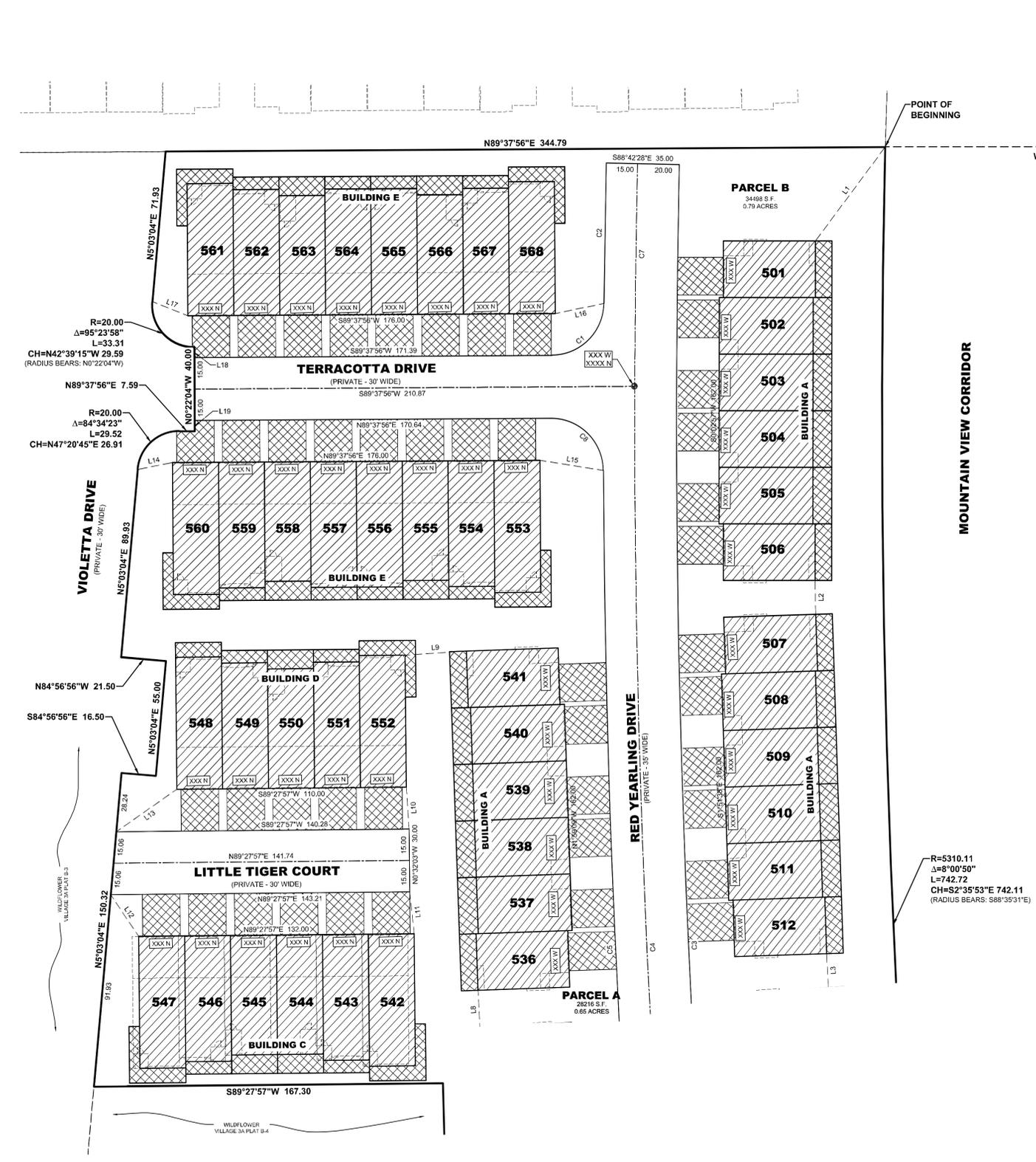
- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- EXISTING LOT LINES
- EXISTING MONUMENT
- PROPOSED STREET MONUMENT
- COMMON AREA
- LIMITED COMMON AREA
- PRIVATE AREA



TABULATIONS

	AC	SF	%
TOTAL PROJECT AREA	5.31	231,471	100%
RIGHT-OF-WAY AREA (TO BE DEDICATED)	0.00	0.00	0%
RIGHT-OF-WAY AREA (PRIVATE)	0.84	36,569	16%
LOT AREA	0	0	0%
BUILDING AREA	1.96	85,143	37%
LIMITED COMMON AREA	1.08	47,045	20%
OPEN SPACE AREA	1.44	62,714	27%
SENSITIVE LAND	0.00	0.00	0%
NON-SENSITIVE OS	0.00	0.00	0%
BUILDABLE LAND	5.31	231,467	100%
SENSITIVE LAND	0.00	0.00	0%
LANDSCAPE AREA	0.00	0.00	0%
IMPERVIOUS AREA	0.84	36,569	16%
NUMBER OF GARAGE PARKING SPACES			136
NUMBER OF DRIVEWAY PARKING SPACES			0
NUMBER OF STRIPED PARKING STALLS			13

- 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 _____ DAY OF _____, 20____.
 - 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. _____ 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 SPACE, 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 COC'S.
 - A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY INFINITY CONSULTANTS, 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 RIGHTS, 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.
 - THE BENCHMARK FOR THE TOPOGRAPHIC INFORMATION PROVIDED HEREON IS THE FOUND 1959 UTAH COUNTY MONUMENT AT THE NORTH-1/4 CORNER OF SAID SECTION 10, WITH A PUBLISHED UTAH COUNTY (NG029) ELEVATION OF 4,896.76 FEET.
 - AREA SHOWN HEREON FALLS WITHIN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN) AS PER FIRM MAP NO. 4955170109B WITH AN EFFECTIVE DATE OF JULY 17, 2002.
 - ALL LOTS THAT UTILIZE A 15 FOOT FRONT SETBACK SHALL PROVIDE PROPER BUFFERING TO MEET DOMINION ENERGY STANDARDS. FAILURE TO MEET PROPER BUFFERING BETWEEN THE PRIVATE UTILITIES AND PUBLIC RIGHT-OF-WAY MAY RESULT IN ADDITIONAL SETBACK REQUIREMENTS AND/OR REMOVAL OF FOUNDATIONS TO MEET THIS REQUIREMENT.
 - NO ACCESS PERMITTED ON LOTS ADJACENT TO COLLECTOR ROADS. ALL LOTS TO ACCESS FROM INTERIOR RESIDENTIAL ROADS.
 - THIS PLAT IS SUBJECT TO THE WILDFLOWER VILLAGE 3A SUBDIVISION PLAT B-5 AND SPECIFICALLY THE VILLAGE STREET TREE PLAN ON FILE WITH THE CITY OF SARATOGA SPRINGS AND IS SUBJECT TO DEVELOPMENT AGREEMENT THAT SPECIFIES THE CONDITIONS OF DEVELOPING, BUILDING, AND USING PROPERTY WITHIN THIS PLAT. SEE CITY RECORDER FOR DETAILS.
 - A TITLE REPORT PREPARED BY _____ ORDER NO. _____ EFFECTIVE DATE _____ 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.



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 ADOPED BY SARATOGA SPRINGS AND DO NOT SUPERSEDE CONFLICTING PLAT NOTES OR SARATOGA SPRINGS POLICIES.

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 PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT EFFECT 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 _____ DAY OF _____, A.D. 20____.

DOMINION ENERGY UTAH
QUESTAR GAS COMPANY, dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES 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 RIGHT-OF-WAY DEPARTMENT AT 800-366-6332.
APPROVED THIS _____ DAY OF _____, A.D. 20____.

CENTURY LINK APPROVED THIS _____ DAY OF _____, A.D. 20____.	COMCAST CABLE TELEVISION APPROVED THIS _____ DAY OF _____, A.D. 20____.	PUBLIC WORKS DIRECTOR APPROVED BY THE PUBLIC WORKS DIRECTOR ON THIS _____ DAY OF _____, A.D. 20____.
PLANNING DIRECTOR APPROVED BY THE PLANNING DIRECTOR ON THIS _____ DAY OF _____, A.D. 20____.	LAND USE AUTHORITY APPROVED BY THE LAND USE AUTHORITY ON THIS _____ DAY OF _____, A.D. 20____.	SARATOGA SPRINGS ATTORNEY APPROVED BY SARATOGA SPRINGS ATTORNEY ON THIS _____ DAY OF _____, A.D. 20____.
CITY ENGINEER APPROVED BY THE CITY ENGINEER ON THIS _____ DAY OF _____, A.D. 20____.	FIRE CHIEF APPROVED BY THE FIRE CHIEF ON THIS _____ DAY OF _____, A.D. 20____.	LEHI CITY POST OFFICE APPROVED BY POST OFFICE REPRESENTATIVE ON THIS _____ DAY OF _____, A.D. 20____.

DATE _____ SURVEYOR'S NAME _____
(See Seal Below)
LICENSE NO. 501182

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 RIGHT-OF-WAY, TO BE HEREAFTER KNOWN AS:
WILDFLOWER VILLAGE 3A SUBDIVISION PLAT B-5
AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC AND CITY ALL PARCELS, LOTS, STREETS, EASEMENTS, RIGHT-OF-WAY, AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC OR CITY USE. 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 WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET OR UTILITIES. THE OWNER(S) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS ASSUME ALL LIABILITY WITH RESPECT TO THE CREATION OF THIS SUBDIVISION, THE ALTERATION OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION, AND THE DEVELOPMENT ACTIVITY WITHIN THIS SUBDIVISION BY THE OWNERS AND ALL AGENTS, SUCCESSORS, AND ASSIGNS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET _____ THIS _____ DAY OF _____, A.D. 20____.

SIGNATURE _____ PRINT NAME _____ TITLE & ENTITY _____
SIGNATURE _____ PRINT NAME _____ TITLE & ENTITY _____
SIGNATURE _____ PRINT NAME _____ TITLE & ENTITY _____

OWNER'S ACKNOWLEDGMENT
STATE OF UTAH
S.S.
COUNTY OF UTAH
ON THIS _____ DAY OF _____, 20____, 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/HEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/HEIR 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).

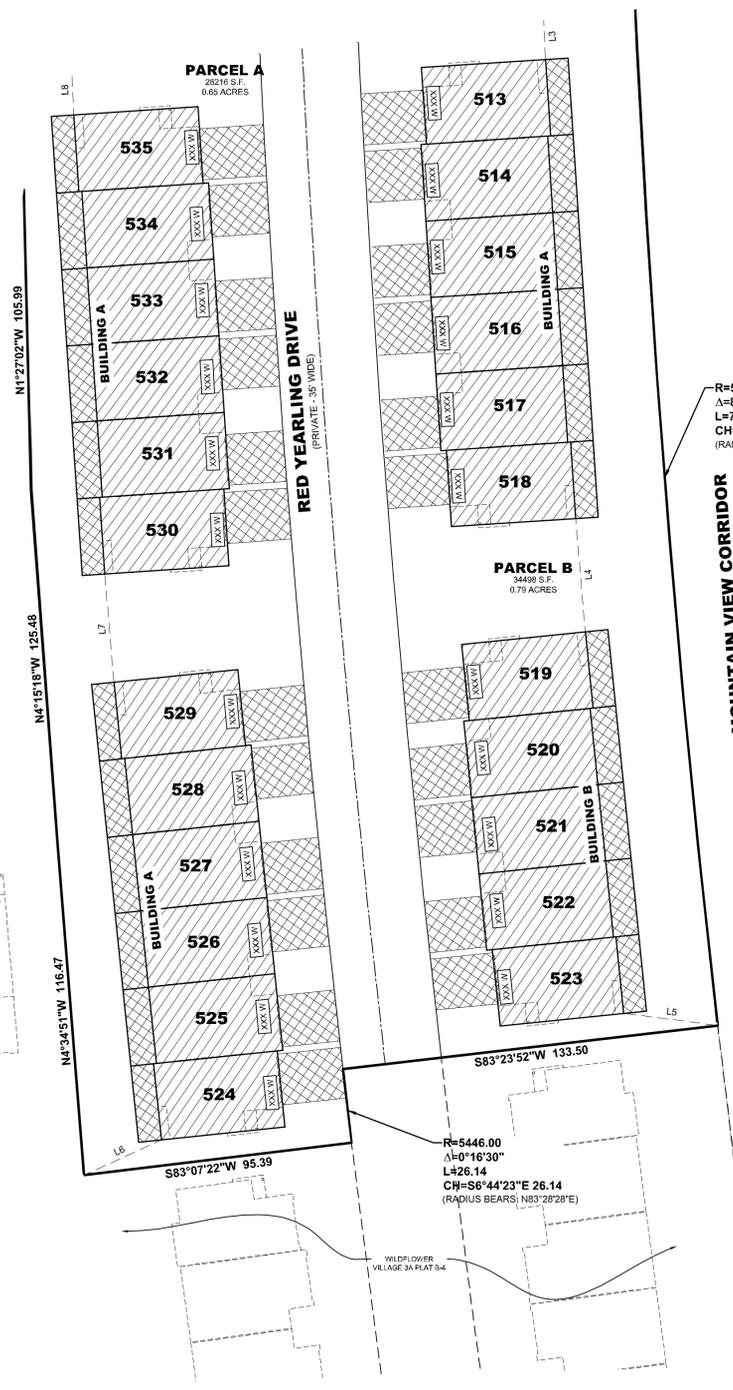
I CERTIFY UNDER PENALTY OF PERJURY UNDER LAWS OF THE STATE OF UTAH THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND AND OFFICIAL SEAL:
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

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 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 _____ DAY OF _____, A.D. 20____.

WILDFLOWER VILLAGE 3A PLAT B-5
LOCATED IN A PORTION OF THE WEST HALF OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH
SHEET 1 OF 2

SURVEYOR'S SEAL: CHAD A. POULSEN, LICENSE NO. 501182, 5-2019, PROFESSIONAL LAND SURVEYOR.

CITY ENGINEER SEAL: _____
CLERK-RECORDER SEAL: _____



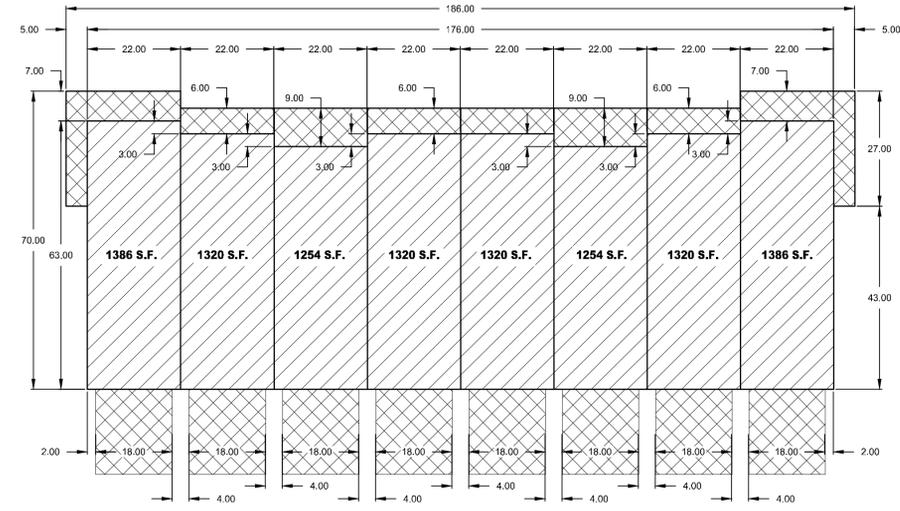
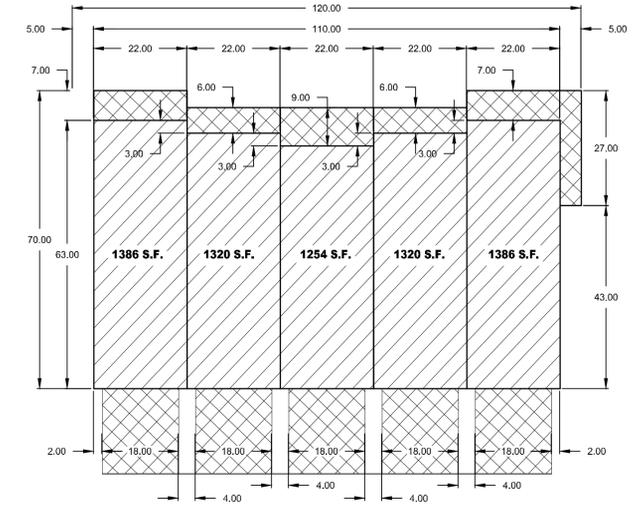
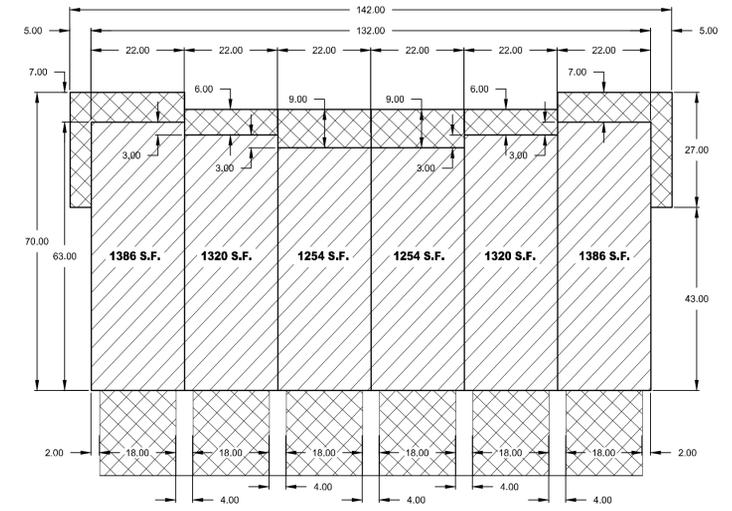
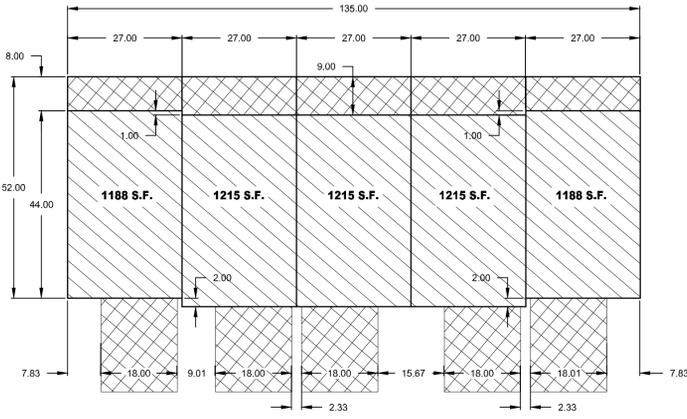
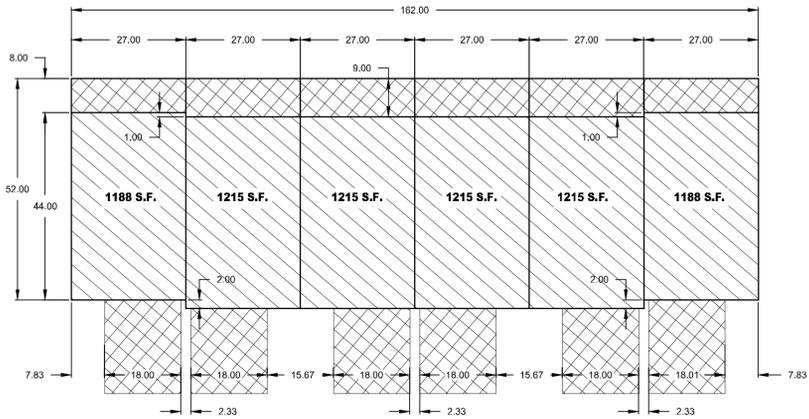
R=5310.11
Δ=8°00'50"
L=742.72
CH=S2°35'53"E 742.11
(RADIUS BEARS: S88°35'31"E)

R=5446.00
Δ=0°16'30"
L=26.14
CH=S6°44'23"E 26.14
(RADIUS BEARS: N83°28'28"E)

LINE	DIRECTION	LENGTH
L1	N36°42'33"E	56.09
L2	S0°54'21"E	16.13
L3	S2°48'55"E	16.13
L4	S4°53'03"E	40.07
L5	S82°34'20"E	33.59
L6	N65°30'00"E	30.06
L7	N4°54'00"W	38.30
L8	S2°55'21"E	18.21
L9	N86°11'51"E	29.38
L10	N3°41'30"W	20.03
L11	N6°14'41"W	20.10
L12	S33°57'32"E	23.96
L13	S55°01'24"W	35.36
L14	N79°08'05"E	17.01
L15	S80°56'26"E	30.84

LINE	DIRECTION	LENGTH
L16	S78°31'56"W	23.81
L17	S68°13'22"E	18.28
L18	S0°22'04"E	5.00
L19	S0°22'04"E	5.00

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	25.00	89°02'45"	38.85	N45°06'34"E 35.06
C2	5446.00	0°42'21"	67.08	S0°56'22"W 67.08
C3	5411.00	7°53'40"	745.56	S2°39'18"E 744.97
C4	5431.00	7°53'40"	748.32	S2°39'18"E 747.72
C5	5446.00	6°21'04"	603.67	S3°25'38"E 603.36
C6	5431.00	6°46'26"	642.08	S3°12'55"E 641.71
C7	5431.00	1°07'15"	106.23	S0°43'55"W 106.23
C8	25.00	90°07'12"	39.32	N45°18'28"W 35.39



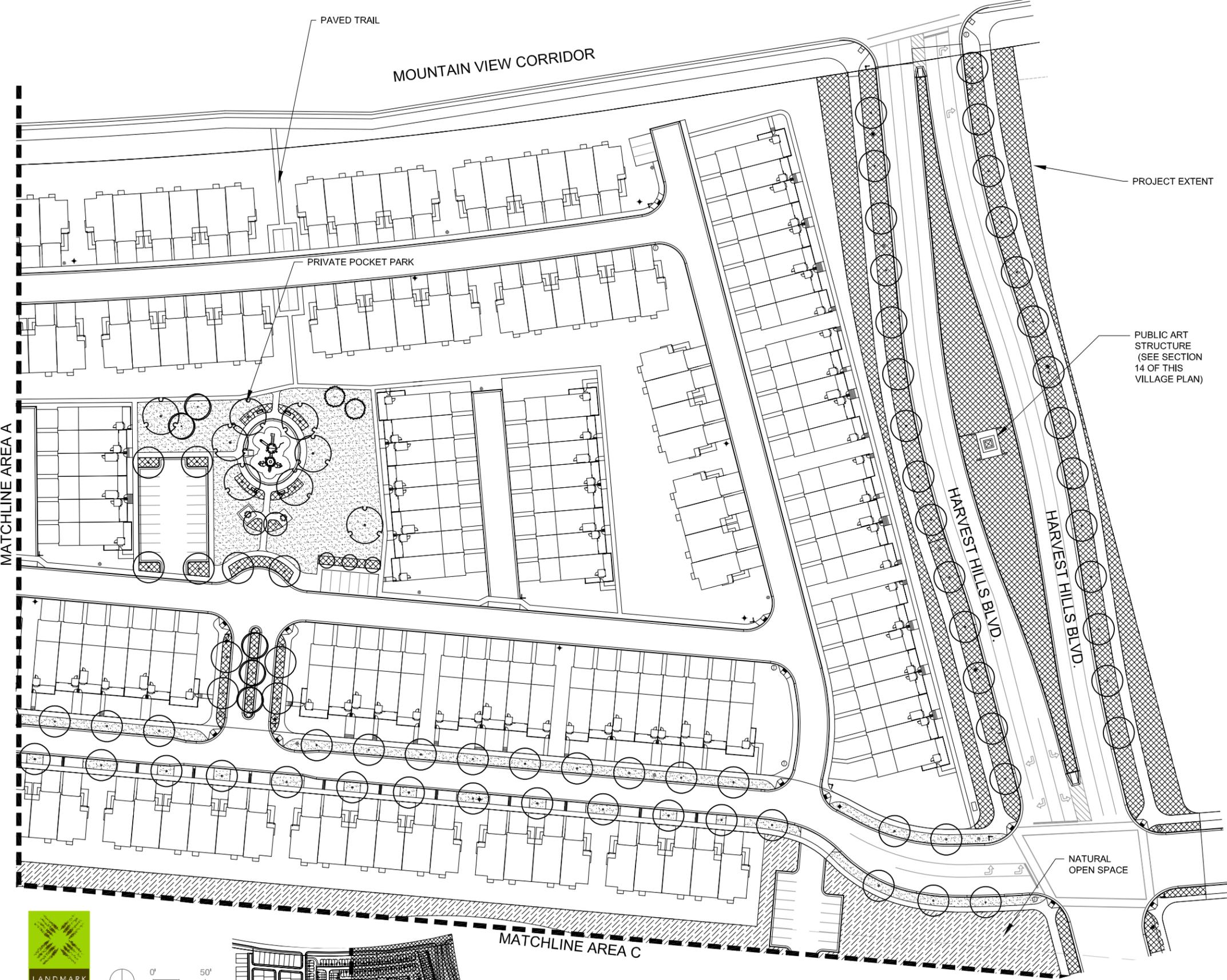
3302 N. Main Street
Spring Hill, UT 84660
Phone: 801.798.0550
Fax: 801.798.9193
office@leing.com
www.lei-eng.com

WILDFLOWER VILLAGE 3A PLAT B-5

LOCATED IN A PORTION OF THE WEST HALF OF SECTION 10, TOWNSHIP 5 SOUTH,
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

LANDSCAPE CONCEPT PLAN - AREA B

CONCEPT PLANT SCHEDULE

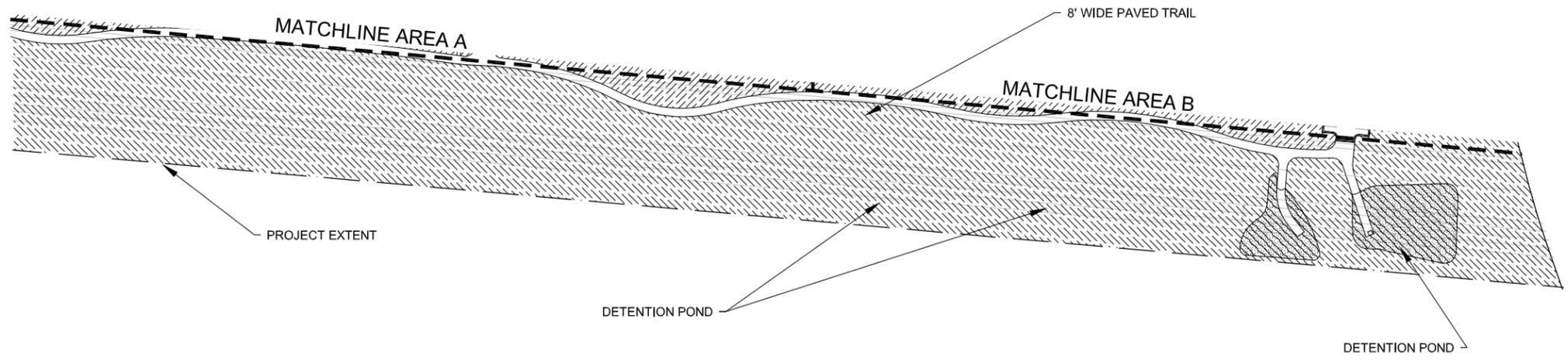


	STREET TREES Acer tataricum 'Pattern Perfect' / Pattern Perfect Tatarian Maple Ginkgo biloba 'Shangra La' / Shangra La Ginkgo Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden Tilia tomentosa 'Sterling' / Sterling Silver Linden	168
	EVERGREEN TREES Juniperus scopulorum / Rocky Mountain Juniper Pinus nigra / Austrian Black Pine	2
	LARGE DECIDUOUS TREES Ginkgo biloba 'Magyar' / Magyar Ginkgo Quercus macrocarpa / Burr Oak Tilia tomentosa 'Sterling' / Sterling Silver Linden	8
	MEDIUM/SMALL TREES Celtis occidentalis / Common Hackberry Malus x 'Prairie Fire' / Prairie Fire Crab Apple Malus x 'Red Jade' / Red Jade Crab Apple Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden Ulmus x 'Frontier' / American Elm	5
	SHRUB/GRASS MIX Allium x 'Summer Beauty' / Summer Beauty Allium 1,993 sf Aquilegia chrysantha 'Denver Gold' / Yellow Columbine 1,993 sf Artemisia x 'Powis Castle' / Powis Castle Artemisia 1,993 sf Aster alpinus 'Alpine' / Alpine Aster 1,495 sf Aster novae-angliae 'Purple Dome' / Purple Dome New England Aster 1,993 sf Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass 1,993 sf Calamagrostis x acutiflora 'Overdam' / Overdam Feather Reed Grass 1,993 sf Caryopteris x clandonensis 'Blue Mist' / Blue Mist Shrub 1,993 sf Ephedra viridis / Mormon Tea 1,993 sf Gaura lindheimeri 'Sparkle White' / Sparkle White Gaura 1,495 sf Helictotrichon sempervirens 'Blue Oats' / Blue Oat Grass 1,993 sf Hemerocallis x 'Always Afternoon' / Always Afternoon Daylily 1,495 sf Lavandula angustifolia 'Munstead' / Munstead English Lavender 1,495 sf Mirabilis multiflora / Desert Four O' Clock 1,993 sf Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass 1,993 sf Penstemon mexicali 'Pike's Peak Purple' / Penstemon 1,993 sf Penstemon mexicali 'Red Rocks' / Penstemon 1,993 sf Perovskia atriplicifolia 'Blue Steel' / Russian Sage 1,993 sf Physocarpus opulifolius 'Little Devil' / Little Devil Ninebark 1,993 sf Prunus besseyi 'Pawnee Buttes' / Sand Cherry 1,993 sf Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac 1,993 sf Rosa Meidiland series 'White' / White Meidiland Rose 1,993 sf Rudbeckia fulgida 'City Garden' / Black Eyed Susan 1,993 sf Schizachyrium scoparium 'Blaze' / Blaze Little Bluestem 1,993 sf Sedum spectabile 'Autumn Fire' / Showy Stonecrop 1,993 sf Sedum spectabile 'Autumn Joy' / Stonecrop 1,993 sf	49,827 sf
	LAWN BLEND Lolium perenne / Perennial Ryegrass Poa pratensis / Kentucky Bluegrass	74,812 sf
	NATURAL OPEN SPACE REPAIR AND/OR REVEGETATE AS REQUIRED WITH PLANTINGS SIMILAR TO EXISTING FOOTHILL PLANT COMMUNITY.	878,201 sf
	GREAT BASIN WILDFLOWER SEED MIX SEE AREA C FOR SEED MIX SCHEDULE	40,171 sf

- NOTES:
1. QUANTITIES SHOWN ARE FOR ENTIRE 3A VILLAGE PLAN.
 2. LANDSCAPE PLANS ARE CONCEPTUAL AND EXACT SPECIES SELECTED AT TIME OF PLAT MAY VARY FROM THIS PLAN AS DETAILED DESIGN CONSIDERATIONS ARE MADE. PLANTS WILL GENERALLY BE SELECTED FROM THE CITY'S RECOMMENDED TREE & PLANT PALETTE, THOUGH OTHER APPROPRIATE SPECIES WILL ALSO BE INCLUDED BASED UPON PROFESSIONAL KNOWLEDGE AND EXPERIENCE. THE FINAL LANDSCAPE PLANS WILL BE REVIEWED WITH THE PRELIMINARY PLAT AND SHALL COMPLY WITH SECTION 19.06 OF THE SARATOGA SPRINGS MUNICIPAL CODE.
 3. STREET TREE SPACING WILL TYPICALLY BE 50' O.C., BUT MAY VARY DEPENDING ON SPECIFIC SPECIES USED. STREET TREE SPACING WILL ALSO BE ADJUSTED FOR DRIVEWAYS, SITE TRIANGLES, AND OTHER SITE CONDITIONS AND REQUIREMENTS.
 4. LANDSCAPING IN TOWNHOME AREAS TO BE DETAILED AT THE TIME OF PLATS.
 5. SEE LANDSCAPE CONCEPT PLAN - AREA C FOR DATA TABLE.

LANDSCAPE CONCEPT PLAN - AREA C

CONCEPT PLANT SCHEDULE



	STREET TREES Acer tataricum 'Pattern Perfect' / Pattern Perfect Tatarian Maple Ginkgo biloba 'Shangra La' / Shangra La Ginkgo Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden Tilia tomentosa 'Sterling' / Sterling Silver Linden	168
	EVERGREEN TREES Juniperus scopulorum / Rocky Mountain Juniper Pinus nigra / Austrian Black Pine	2
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	SHRUB/GRASS MIX Allium x 'Summer Beauty' / Summer Beauty Allium Aquilegia chrysantha 'Denver Gold' / Yellow Columbine Artemisia x 'Powis Castle' / Powis Castle Artemisia Aster alpinus 'Alpine' / Alpine Aster Aster novae-angliae 'Purple Dome' / Purple Dome New England Aster Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass Calamagrostis x acutiflora 'Overdam' / Overdam Feather Reed Grass Caryopteris x clandonensis 'Blue Mist' / Blue Mist Shrub Ephedra viridis / Mormon Tea Gaura lindheimeri 'Sparkle White' / Sparkle White Gaura Helictotrichon sempervirens 'Blue Oats' / Blue Oat Grass Hemerocallis x 'Always Afternoon' / Always Afternoon Daylily Lavandula angustifolia 'Munstead' / Munstead English Lavender Mirabilis multiflora / Desert Four O' Clock Pennisetum alopecuroides 'Hamel' / Hamel Dwarf Fountain Grass Penstemon mexicali 'Pike's Peak Purple' / Penstemon Penstemon mexicali 'Red Rocks' / Penstemon Perovskia atriplicifolia 'Blue Steel' / Russian Sage Physocarpus opulifolius 'Little Devil' / Little Devil Ninebark Prunus besseyi 'Pawnee Buttes' / Sand Cherry Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac Rosa Meidiland series 'White' / White Meidiland Rose Rudbeckia fulgida 'City Garden' / Black Eyed Susan Schizachyrium scoparium 'Blaze' / Blaze Little Bluestem Sedum spectabile 'Autumn Fire' / Showy Stonecrop Sedum spectabile 'Autumn Joy' / Stonecrop	49,827 sf

	LAWN BLEND Lolium perenne / Perennial Ryegrass Poa pratensis / Kentucky Bluegrass	74,812 sf
	NATURAL OPEN SPACE REPAIR AND/OR REVEGETATE AS REQUIRED WITH PLANTINGS SIMILAR TO EXISTING FOOTHILL PLANT COMMUNITY.	878,201 sf
	GREAT BASIN WILDFLOWER SEED MIX SEE AREA C FOR SEED MIX SCHEDULE	40,171 sf

- NOTES:
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 - LANDSCAPING IN TOWNHOME AREAS TO BE DETAILED AT THE TIME OF PLATS.

DATA SHEET FOR ENTIRE VILLAGE PLAN AREA

Plant Type	Total Qty	Total SF	Percent of Landscape
Trees	183	(falls within other landscape areas)	(falls within other landscape areas)
Shrub/Grass/Perennial Mix		49,827	30%
Shrubs	TBD at plat		
Ornamental Grasses	TBD at plat		
Perennials	TBD at plat		
Turf		74,812	45%
Wildflower Seed Mix		40,171	24%
Total Developed/Irrigated Landscape		164,810	100%
Mulch (All Planting Beds)		49,827	
Drought Tolerant Species	14 total species (8 trees, 6 shrubs)		100% of these are drought tolerant (either low or moderate water use)
Natural Open Space Restoration		878,201	

GREAT BASIN WILDFLOWER SEED MIX (GRANITE SEED COMPANY)

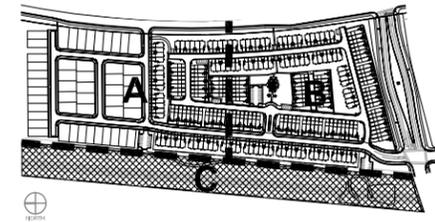
APPLY AT 1-2 LBS. PER 1,000 SQ. FT.

ANNUALS
CENTAUREA CYANUS / BACHELOR BUTTON
CHEIRANTHUS ALLIONII / WALLFLOWER
CLEOME SERRULATA / ROCKY MOUNTAIN BEEPLANT
COREOPSIS TINCTORIA / PLAINS COREOPSIS
COSMOS SULPHUREUS / SULPHUR COSMOS
ESCHSCHOLZIA CALIFORNICA / CALIFORNIA POPPY
GAILLARDIA PULCHELLA / FIREWHEEL
GILIA SP. / GILIA SPECIES
LINARIA MAROCCANA / BABY SNAPDRAGON
LINUM GRANDIFLORUM / SCARLET FLAX
PAPAVER RHOEAS / SHIRLEY POPPY
PHLOX DRUMMONDII / DRUMMOND PHLOX

PERENNIALS
ASTER SP. / ASTER SPECIES
CASTILLEJA SP. / PAINTBRUSH SPECIES
COREOPSIS LANCEOLATA / LANCE-LEAVED COREOPSIS
ECHINACEA PURPUREA / PURPLE CONEFLOWER
GAILLARDIA ARISTATA / BLANKET FLOWER
LINUM LEWISII / LEWIS BLUE FLAX
LUPINUS SP. / LUPINE SPECIES
PENSTEMON SP. / PENSTEMON SPECIES
RATIBIDA COLUMNIFERA / PRAIRIE CONEFLOWER
RATIBIDA COLUMNIFERA FORMA PULCHERRIMA / MEXICAN HAT

RUDBECKIA HIRTA / BLACK-EYED SUSAN
SPHAERALCEA SP. / GLOBEMALLOW SPECIES
BALSAMORHIZA SAGITTATA / ARROWLEAF BALSAMROOT

CONTACT GRANITE SEED COMPANY: 801-768-442



AREA LOCATOR MAP

LANDMARK DESIGN
LANDSCAPE ARCHITECTURE & PLANNING
Artspace Solar Gardens
850 South 400 West • Studio 104
Salt Lake City, Utah 84101
(801) 474-3300

Trees



Freeman Maple



Pattern Perfect Maple



Shangri La Ginkgo



Common Hackberry



Greenspire Linden



Silver Linden



Magyar Ginkgo



Burr Oak



Frontier Elm



Red Jade Crabapple



Rocky Mountain Juniper



Austrian Pine



Blaze Little Bluestem



Karl Foerster Grass



Mormon Tea



Blue Oat Grass



Overdam Grass



Hamlen Fountain Grass



Pawnee Buttes Sandcherry



Little Diablo Ninebark



Grow-Low Sumac



Blue Mist Caryopteris



Blue Steel Russian Sage



Always Afternoon Daylily



Summer Beauty Allium



Denver Gold Columbine



Purple Dome Aster



Powis Castle Artemisia



Whirling Butterflies



Desert Four O'Clock



Autumn Joy Sedum



Munstead Lavender



Red Rocks Penstemon



Pike's Peak Penstemon



White Meidiland Rose



Autumn Fire Sedum



City Garden Rudbeckia



Alpine Aster

Groundcover Mix



Utah Sedum



Red Wiggle Sedum



Woolly Thyme



Elfin Thyme



Pink Chintz Thyme