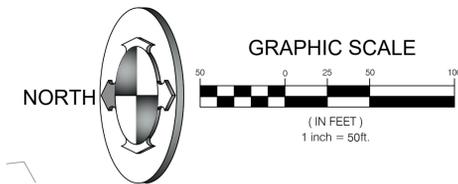


# THE VILLAGE OF FOX HOLLOW NEIGHBORHOOD 1 PHASE "7B"

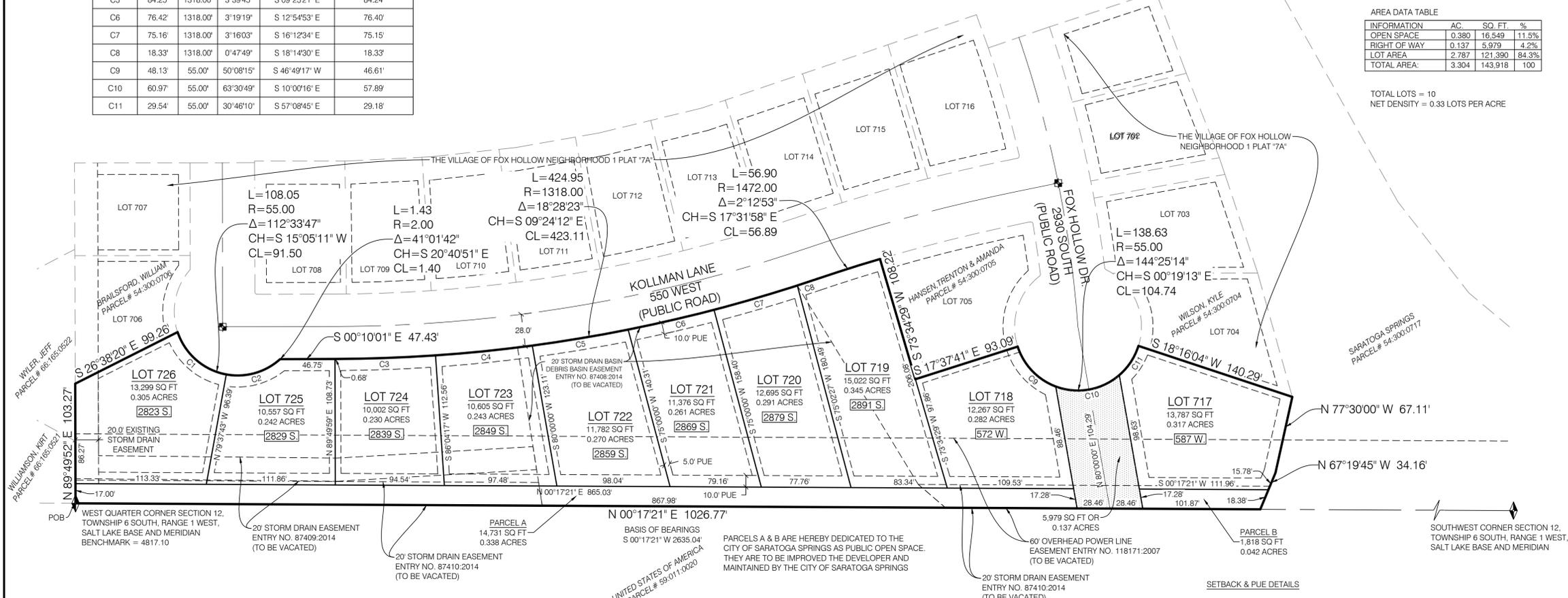
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN  
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH  
DATE OF PREPARATION: NOVEMBER, 2018

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	58.55'	55.00'	60°59'47"	S 40°52'10" W	55.83'
C2	49.50'	55.00'	51°34'00"	S 15°24'43" E	47.85'
C3	86.53'	1318.00'	3°45'42"	S 02°02'52" E	86.52'
C4	84.25'	1318.00'	3°39'45"	S 05°45'36" E	84.24'
C5	84.25'	1318.00'	3°39'45"	S 09°25'21" E	84.24'
C6	76.42'	1318.00'	3°19'19"	S 12°54'53" E	76.40'
C7	75.16'	1318.00'	3°16'03"	S 16°12'34" E	75.15'
C8	18.33'	1318.00'	0°47'49"	S 18°14'30" E	18.33'
C9	48.13'	55.00'	50°08'15"	S 46°49'17" W	46.61'
C10	60.97'	55.00'	63°30'49"	S 10°00'16" E	57.89'
C11	29.54'	55.00'	30°46'10"	S 57°08'45" E	29.18'

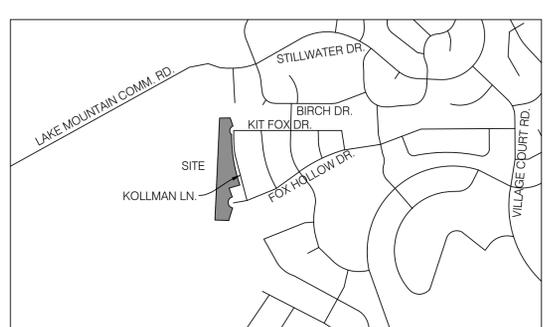
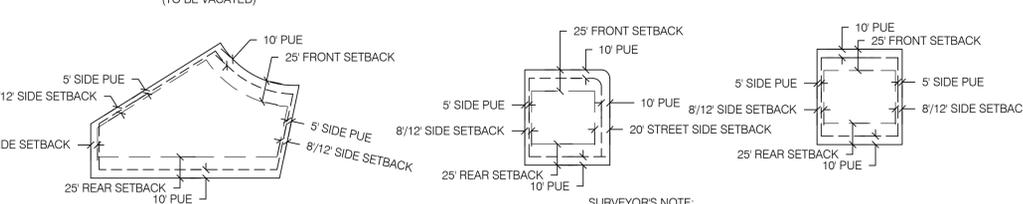


AREA DATA TABLE			
INFORMATION	AC.	SQ. FT.	%
OPEN SPACE	0.380	16,549	11.5%
RIGHT OF WAY	0.137	5,979	4.2%
LOT AREA	2.787	121,390	84.3%
TOTAL AREA:	3.304	143,918	100

TOTAL LOTS = 10  
NET DENSITY = 0.33 LOTS PER ACRE



- REQUIRED PLAT NOTES:**
- PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION OF MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE \_\_\_\_ 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 CC&R'S.
  - A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY \_\_\_\_\_ (GEOTECHNICAL ENGINEER), 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.



- LEGEND**
- SALT LAKE COUNTY SECTION CORNER
  - STREET MONUMENT
  - BOUNDARY CORNER (SET 3/8" REBAR AND CAP OR PLUG AND WASHER STAMPED "BENCHMARK ENG.")
  - SECTION LINE
  - BOUNDARY LINE
  - ADJACENT PROPERTY
  - STREET CENTERLINE EXISTING
  - EASEMENT LINE
  - PUBLIC UTILITY EASEMENT EASEMENT
  - PUE
  - EXISTING FIRE HYDRANT
  - EXISTING LIGHT POLE
  - AREA HEREBY DEDICATED TO SARATOGA SPRINGS FOR PUBLIC RIGHT OF WAY AND EXTENSION OF EXISTING ROAD

**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 AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:

- A RECORDED EASEMENT OR RIGHT-OF-WAY BY THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
- TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR ANY OTHER PROVISION OF LAW

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

ROCKY MOUNTAIN POWER

**DOMINION ENERGY QUESTAR CORPORATION**

DOMINION ENERGY QUESTAR CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS, DOMINION ENERGY QUESTAR CORPORATION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:

- A RECORDED EASEMENT OR RIGHT-OF-WAY BY THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
- TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR ANY OTHER PROVISION OF LAW

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

DOMINION ENERGY QUESTAR CORP.

BY SIGNING THIS PLAT, THE FOLLOWING UTILITY COMPANIES ARE APPROVING THE: (A) BOUNDARY, COURSE, DIMENSIONS, AND INTENDED USE OF THE RIGHT-OF-WAY AND EASEMENT GRANTS OF RECORD; (B) LOCATION OF EXISTING UNDERGROUND AND UTILITY FACILITIES; (C) CONDITIONS OR RESTRICTIONS GOVERNING THE LOCATION OF THE FACILITIES WITHIN THE RIGHT-OF-WAY, AND EASEMENT GRANTS OF RECORD, AND UTILITY FACILITIES WITHIN THE SUBDIVISION. APPROVING SHALL HAVE THE MEANING IN UTAH CODE SECTION 10-9A-603(4)(vi). THE FOLLOWING NOTES ARE NOT ENDORSED OR ADOPTED BY SARATOGA SPRINGS AND DO NOT SUPERSEDE CONFLICTING PLAT NOTES OR SARATOGA SPRINGS POLICIES.

<p><b>CENTURY LINK</b></p> <p>APPROVED THIS ____ DAY OF _____, A.D., 20__</p> <p>_____ AUTHORIZED REPRESENTATIVE</p>	<p><b>PLANNING DIRECTOR</b></p> <p>APPROVED BY THE PLANNING DIRECTOR ON THIS ____ DAY OF _____, A.D., 20__</p> <p>_____ PLANNING DIRECTOR</p>	<p><b>LAND USE AUTHORITY</b></p> <p>APPROVED BY THE LAND USE AUTHORITY ON THIS ____ DAY OF _____, A.D., 20__</p> <p>_____ LAND USE AUTHORITY</p>	<p><b>SARATOGA SPRINGS ATTORNEY</b></p> <p>APPROVED BY THE SARATOGA SPRINGS ATTORNEY ON THIS ____ DAY OF _____, A.D., 20__</p> <p>_____ SARATOGA SPRINGS CITY ATTORNEY</p>
<p><b>COMCAST CABLE TELEVISION</b></p> <p>APPROVED THIS ____ DAY OF _____, A.D., 20__</p> <p>_____ AUTHORIZED REPRESENTATIVE</p>	<p><b>CITY ENGINEER</b></p> <p>APPROVED BY THE CITY ENGINEER ON THIS ____ DAY OF _____, A.D., 20__</p> <p>_____ CITY ENGINEERING</p>	<p><b>FIRE CHIEF</b></p> <p>APPROVED BY THE FIRE CHIEF ON THIS ____ DAY OF _____, A.D., 20__</p> <p>_____ CITY FIRE CHIEF</p>	<p><b>LEHI POST OFFICE</b></p> <p>APPROVED BY POST OFFICE REPRESENTATIVE ON THIS ____ DAY OF _____, A.D., 20__</p> <p>_____ LEHI CITY POST OFFICE REPRESENTATIVE</p>
		<p><b>PUBLIC WORKS DIRECTOR</b></p> <p>APPROVED BY THE PUBLIC WORKS DIRECTOR ON THIS ____ DAY OF _____, A.D., 20__</p> <p>_____ PUBLIC WORKS DIRECTOR</p>	<p><b>BENCHMARK ENGINEERING &amp; LAND SURVEYING</b></p> <p>9138 SOUTH STATE STREET SUITE # 1100 SANDY, UTAH 84070 (801) 542-7192 www.benchmarkcivil.com</p>

**SURVEYOR'S CERTIFICATE**

I, BRIAN A. LINAM THE UNDERSIGNED SURVEYOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NUMBER 7240531 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 AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN UTAH CODE SECTION 54-8A-2, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

**BOUNDARY DESCRIPTION**

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°49'52" EAST 103.27 FEET ALONG THE SOUTHERLY LINE OF STILLWATER SUBDIVISION PLAT 5, RECORDED SEPTEMBER 13, 2006 AS ENTRY NO. 120238.2006 AT THE OFFICE OF THE UTAH COUNTY RECORDER, TO THE NORTHWEST CORNER OF THE VILLAGE OF FOX HOLLOW NEIGHBORHOOD 1 PHASE "7A", RECORDED FEBRUARY 9, 2015 AS ENTRY NO. 9848.2015, AT THE OFFICE OF THE UTAH COUNTY RECORDER, THENCE ALONG THE WESTERLY LINE OF SAID THE VILLAGE OF FOX HOLLOW NEIGHBORHOOD 1 PHASE "7A" THE FOLLOWING TWELVE (12) COURSES: 1) SOUTH 26°38'20" EAST 99.26 FEET; 2) SOUTHWESTERLY 108.06 FEET ALONG THE ARC OF A 55.00 FOOT NON-TANGENT RADIUS CURVE TO THE LEFT, CHORD BEARS SOUTH 15°05'11" WEST 91.50 FEET; 3) SOUTHEASTERLY 1.43 FEET ALONG THE ARC ON A 2.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, CHORD BEARS SOUTH 20°40'51" EAST 1.40 FEET; 4) SOUTH 00°10'01" EAST 47.43 FEET; 5) SOUTHEASTERLY 424.95 FEET ALONG THE ARC OF A 1318.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARS SOUTH 09°24'12" EAST 423.11 FEET; 6) SOUTHEASTERLY 56.90 FEET ALONG THE ARC OF A 1472.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, CHORD BEARS SOUTH 17°31'58" EAST 56.89 FEET; 7) SOUTH 73°34'29" WEST 108.22 FEET; 8) SOUTH 17°37'41" EAST 93.09 FEET; 9) SOUTHWESTERLY 138.63 FEET ALONG THE ARC OF A 55.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, CHORD BEARS SOUTH 00°19'13" WEST 104.74 FEET; 10) SOUTH 18°16'04" WEST 140.29 FEET; 11) NORTH 77°30'00" WEST 67.11 FEET; 12) NORTH 67°19'45" WEST 34.16 FEET TO A POINT ON THE QUARTER SECTION LINE; THENCE NORTH 00°17'21" EAST 1026.77 FEET ALONG SAID QUARTER SECTION LINE TO THE POINT OF BEGINNING.

CONTAINS: 143,918 SQ. FT. OR 3.304 ACRES, MORE OR LESS  
10 LOTS & 2 PARCELS

DATE: 1-22-2019      BRIAN A. LINAM, PLS  
LICENSE NO. 7240531

**OWNER'S DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE HEREAFTER KNOWN AS THE

**THE VILLAGE OF FOX HOLLOW NEIGHBORHOOD A PHASE "7B"**

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC AND CITY ALL PARCELS, LOTS, STREETS, EASEMENTS, RIGHTS-OF-WAY, AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC OR CITY USE. THE OWNERS AND ALL AGENTS, SUCCESSORS, AND ASSIGNS VOLUNTARILY DEFINED, INDEMNIFY AND SAVE HARMLESS THE CITY AGAINST ANY EASEMENT OR OTHER ENCUMBRANCE ON A DEDICATED STREET, THE OWNER(S) AND ALL SUCCESSORS, AND ASSIGNS VOLUNTARILY DEFEND, INDEMNIFY, AND HOLD HARMLESS THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION, END THE DEVELOPMENT ACTIVITY WITHIN THIS SUBDIVISION BY THE OWNERS AND ALL AGENTS, SUCCESSORS, AND ASSIGNS.

IN WITNESS WHEREOF I HAVE SET FORTH MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_.

SCP FOX HOLLOW, LLC  
SIGNATURE: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

**OWNER'S ACKNOWLEDGMENT**

STATE OF UTAH }  
County of \_\_\_\_\_ } S.S.

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 THE LAWS OF THE STATE OF UTAH THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

NOTARY PUBLIC FULL NAME: \_\_\_\_\_  
COMMISSION NUMBER: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

**APPROVAL BY LEGISLATIVE BODY**

THE CITY COUNCIL OF CITY OF SARATOGA SPRINGS, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

CITY MAYOR \_\_\_\_\_      ATTEST BY CITY RECORDER (SEE SEAL BELOW)

**THE VILLAGE OF FOX HOLLOW NEIGHBORHOOD A PHASE "7B"**

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN  
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH      SHEET 1 OF 1

SURVEYOR'S SEAL      CITY ENGINEER SEAL      CLERK - RECORDER SEAL

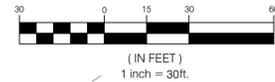
# THE VILLAGE OF FOX HOLLOW OPEN SPACE "D"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 13,  
TOWNSHIP 6 SOUTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN  
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH  
DATE OF PREPARATION: SEPTEMBER, 2019

NORTH



GRAPHIC SCALE



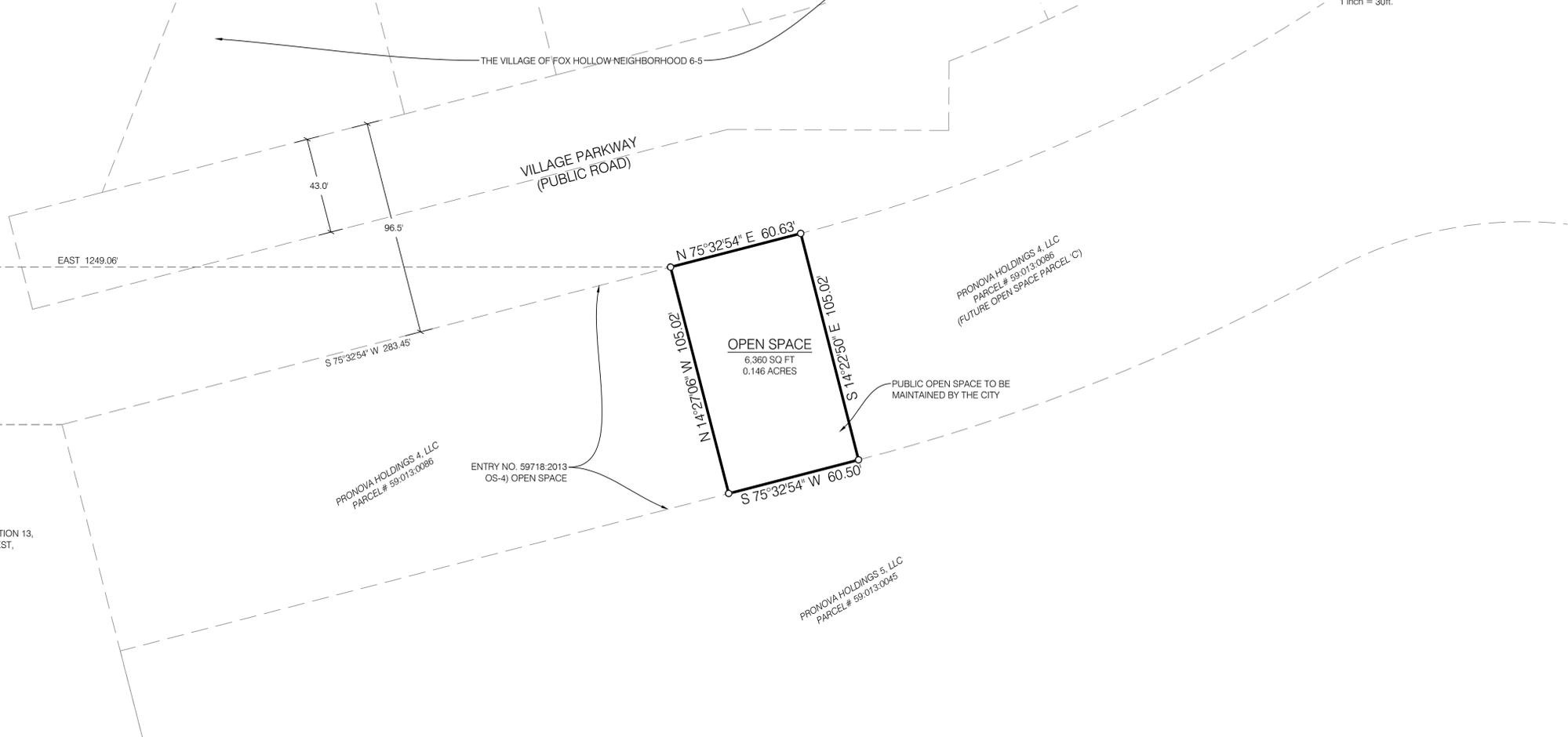
NORTHWEST CORNER OF SECTION 13,  
TOWNSHIP 6 SOUTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN

S 00°11'07" W 1376.66'

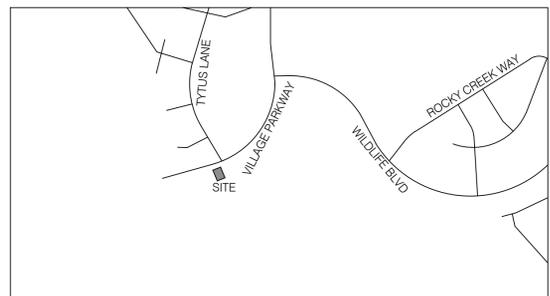
S 00°11'07" W 1449.39' (R1)

S 00°11'07" W 1449.39' (R1)

WEST QUARTER CORNER OF SECTION 13,  
TOWNSHIP 6 SOUTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN



- REQUIRED PLAT NOTES:**
- PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION OF MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE \_\_\_\_ 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 CC&RS.
  - A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY \_\_\_\_ (GEOTECHNICAL ENGINEER), 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.



VICINITY MAP  
N.T.S

**LEGEND**

- UTAH COUNTY SECTION CORNER
- BOUNDARY CORNER (SET 1/2 REBAR AND CAP OR PLUG AND WASHER STAMPED 'BENCHMARK ENG.')
- SECTION LINE
- BOUNDARY LINE
- ADJACENT PROPERTY

**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 AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:

- A RECORDED EASEMENT OR RIGHT-OF-WAY
- THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
- TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
- ANY OTHER PROVISION OF LAW

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_

ROCKY MOUNTAIN POWER

**DOMINION ENERGY QUESTAR CORPORATION**

BY SIGNING THIS PLAT, THE FOLLOWING UTILITY COMPANIES ARE APPROVING THE: (A) BOUNDARY, COURSE, DIMENSIONS, AND INTENDED USE OF THE RIGHT-OF-WAY AND EASEMENT GRANTS OF RECORD; (B) LOCATION OF EXISTING UNDERGROUND AND UTILITY FACILITIES; (C) CONDITIONS OR RESTRICTIONS GOVERNING THE LOCATION OF THE FACILITIES WITHIN THE RIGHT-OF-WAY, AND EASEMENT GRANTS OF RECORD, AND UTILITY FACILITIES WITHIN THE SUBDIVISION. APPROVING SHALL HAVE THE MEANING IN UTAH CODE SECTION 10-9A-603(4)(c)(ii). THE FOLLOWING NOTES ARE NOT ENDORSED OR ADOPTED BY SARATOGA SPRINGS AND DO NOT SUPERSEDE CONFLICTING PLAT NOTES OR SARATOGA SPRINGS POLICIES.

APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS, DOMINION ENERGY QUESTAR CORPORATION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY QUESTAR CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_

DOMINION ENERGY QUESTAR CORP.

BY SIGNING THIS PLAT, THE FOLLOWING UTILITY COMPANIES ARE APPROVING THE: (A) BOUNDARY, COURSE, DIMENSIONS, AND INTENDED USE OF THE RIGHT-OF-WAY AND EASEMENT GRANTS OF RECORD; (B) LOCATION OF EXISTING UNDERGROUND AND UTILITY FACILITIES; (C) CONDITIONS OR RESTRICTIONS GOVERNING THE LOCATION OF THE FACILITIES WITHIN THE RIGHT-OF-WAY, AND EASEMENT GRANTS OF RECORD, AND UTILITY FACILITIES WITHIN THE SUBDIVISION. APPROVING SHALL HAVE THE MEANING IN UTAH CODE SECTION 10-9A-603(4)(c)(ii). THE FOLLOWING NOTES ARE NOT ENDORSED OR ADOPTED BY SARATOGA SPRINGS AND DO NOT SUPERSEDE CONFLICTING PLAT NOTES OR SARATOGA SPRINGS POLICIES.

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

**SURVEYOR'S CERTIFICATE**

I, BRIAN A. LINAM THE UNDERSIGNED SURVEYOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NUMBER 7240531 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 AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN UTAH CODE SECTION 54-8A-2, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

**BOUNDARY DESCRIPTION**

A PARCEL OF LAND SITUATED IN THE SOUTH-WEST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF VILLAGE PARKWAY, SAID POINT BEING SOUTH 00°11'07" WEST 1449.39 FEET AND EAST 1249.06 FEET FROM THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 75°32'54" EAST 60.63 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO THE WESTERLY LINE OF FOX HOLLOW OPEN SPACE 'C'; THENCE SOUTH 14°22'50" EAST 105.02 FEET ALONG THE WESTERLY LINE OF SAID FOX HOLLOW OPEN SPACE 'C'; THENCE SOUTH 75°32'54" WEST 60.50 FEET; THENCE NORTH 14°27'06" WEST 105.02 FEET TO THE POINT OF BEGINNING.

CONTAINS: 6,360 SQ. FT. OR 0.146 ACRES, MORE OR LESS

DATE: 9-19-2019      BRIAN A. LINAM, PLS  
LICENSE NO: 7240531

**OWNER'S DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE HEREAFTER KNOWN AS THE

**THE VILLAGE OF FOX HOLLOW  
OPEN SPACE "D"**

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC AND CITY ALL PARCELS, LOTS, STREETS, EASEMENTS, RIGHTS-OF-WAY, AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC OR CITY USE. THE OWNERS AND ALL AGENTS, SUCCESSORS, AND ASSIGNS VOLUNTARILY DEFINED INDEMNIFY, AND SAVE HARMLESS THE CITY AGAINST ANY EASEMENT OR OTHER ENCUMBRANCE ON A DEDICATED STREET, THE OWNER(S) AND ALL SUCCESSORS, AND ASSIGNS VOLUNTARILY DEFEND, INDEMNIFY, AND HOLD HARMLESS THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION, END THE DEVELOPMENT ACTIVITY WITHIN THIS SUBDIVISION BY THE OWNERS AND ALL AGENTS, SUCCESSORS, AND ASSIGNS.

IN WITNESS WHEREOF I HAVE SET FORTH MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_ A.D., 20\_\_.

PRONOVA HOLDINGS, LLC

SIGNATURE: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

**OWNER'S ACKNOWLEDGMENT**

STATE OF UTAH }  
County of \_\_\_\_\_ } S.S.

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 THE LAWS OF THE STATE OF UTAH THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

NOTARY PUBLIC FULL NAME: \_\_\_\_\_

COMMISSION NUMBER: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

**APPROVAL BY LEGISLATIVE BODY**

THE CITY COUNCIL OF CITY OF SARATOGA SPRINGS, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

CITY MAYOR \_\_\_\_\_      ATTEST BY CITY RECORDER  
(SEE SEAL BELOW)

**THE VILLAGE OF FOX HOLLOW  
OPEN SPACE "D"**

LOCATED IN THE NORTHWEST QUARTER OF SECTION 13,  
TOWNSHIP 6 SOUTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN  
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH      SHEET 1 OF 1

**BENCHMARK ENGINEERING & LAND SURVEYING**

9138 SOUTH STATE STREET SUITE # 1100  
SANDY, UTAH 84070 (801) 542-7192  
www.benchmarkcivil.com



SURVEYOR'S SEAL      CITY ENGINEER SEAL      CLERK - RECORDER SEAL