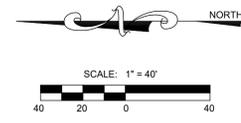
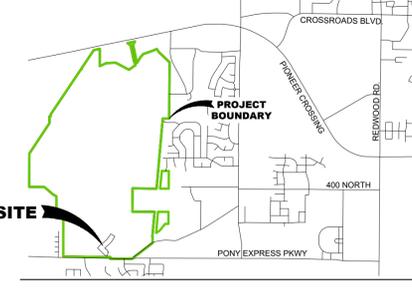


# QUAILHILL AT MT. SARATOGA PLAT J

LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

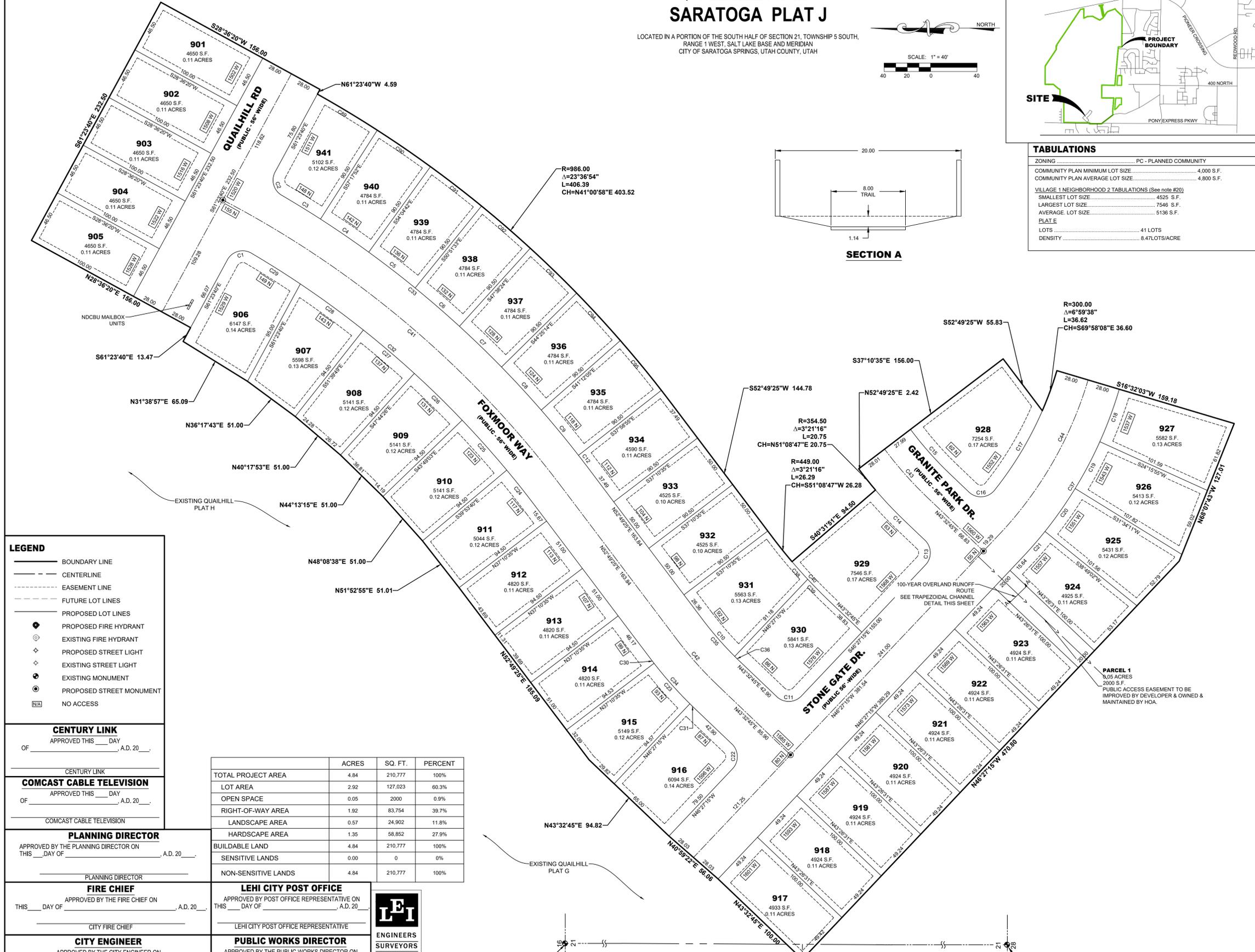
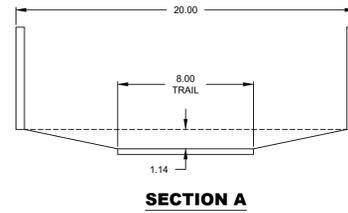


## VICINITY MAP



## TABULATIONS

ZONING	PC - PLANNED COMMUNITY
COMMUNITY PLAN MINIMUM LOT SIZE	4,000 S.F.
COMMUNITY PLAN AVERAGE LOT SIZE	4,800 S.F.
VILLAGE 1 NEIGHBORHOOD 2 TABULATIONS (See note #20)	
SMALLEST LOT SIZE	4525 S.F.
LARGEST LOT SIZE	7546 S.F.
AVERAGE LOT SIZE	5136 S.F.
PLAT E	
LOTS	41 LOTS
DENSITY	8.47 LOTS/ACRE



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	15.00	91°45'50"	24.02	N15°30'45"W 21.54
C2	15.00	88°24'10"	23.14	S74°24'15"W 20.92
C3	895.50	2°29'58"	39.07	N31°27'09"E 39.06
C4	895.50	3°13'09"	50.32	N34°18'43"E 50.31
C5	895.50	3°13'09"	50.32	N37°31'52"E 50.31
C6	895.50	3°13'09"	50.32	N40°45'02"E 50.31
C7	895.50	3°13'09"	50.32	N43°58'11"E 50.31
C8	895.50	3°13'09"	50.32	N47°11'21"E 50.31
C9	895.50	3°13'09"	50.32	N50°24'30"E 50.31
C10	304.50	7°56'30"	42.21	S48°51'10"W 42.17
C11	15.00	90°00'00"	23.56	S1°27'15"E 21.21
C12	895.50	0°48'20"	12.59	N52°25'15"E 12.59
C13	15.00	90°00'00"	23.56	N88°32'45"E 21.21
C14	354.50	5°55'25"	36.65	S46°30'27"W 36.63
C15	298.50	9°16'41"	48.34	S48°11'05"W 48.28
C16	15.00	94°46'17"	24.81	S3°50'24"E 22.08
C17	300.00	15°14'46"	79.83	S58°50'55"E 79.59
C18	356.00	7°43'52"	48.04	S69°36'01"E 48.00
C19	356.00	7°18'16"	45.39	S62°04'57"E 45.35
C20	356.00	7°14'50"	45.03	S54°48'23"E 45.00

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C21	356.00	4°43'43"	29.38	S48°49'07"E 29.37
C22	15.00	90°00'00"	23.56	N88°32'45"E 21.21
C23	360.50	7°22'56"	46.45	S48°21'56"W 46.42
C24	839.50	2°43'05"	39.83	N51°27'52"E 39.82
C25	839.50	3°55'23"	57.48	N48°08'38"E 57.47
C26	839.50	3°55'23"	57.48	N44°13'15"E 57.47
C27	839.50	3°55'23"	57.48	N40°17'53"E 57.47
C28	839.50	4°34'46"	67.10	N36°02'48"E 67.08
C29	839.50	3°23'16"	49.64	N32°03'48"E 49.63
C30	360.50	0°46'02"	4.83	S52°26'24"W 4.83
C31	360.50	1°07'43"	7.10	S44°06'36"W 7.10
C32	839.50	22°27'15"	329.00	N41°35'47"E 326.90
C33	895.50	22°37'15"	353.55	N41°30'48"E 351.26
C34	360.50	9°16'40"	58.38	S48°11'05"W 58.31
C35	304.50	9°16'40"	49.31	S48°11'05"W 49.25
C36	304.50	1°20'11"	7.10	S44°12'50"W 7.10
C37	356.00	27°00'41"	167.83	S59°57'36"E 166.28
C38	449.00	5°56'12"	46.52	S49°51'19"W 46.50
C39	449.00	3°21'30"	26.19	S45°12'59"W 26.18
C40	449.00	5°56'26"	46.42	S46°30'27"W 46.40

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C41	867.50	25°22'55"	384.30	N40°07'57"E 381.17
C42	332.50	9°16'40"	53.84	S48°11'05"W 53.78
C43	326.50	9°42'12"	55.29	S48°23'50"W 55.23
C44	328.00	27°00'41"	154.63	S59°57'36"E 153.20

**DOMINION ENERGY  
DOMINION ENERGY CORPORATION**

DOMINION ENERGY CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY 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 CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8632.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_. BY: \_\_\_\_\_  
 \_\_\_\_\_ DOMINION ENERGY CORPORATION. TITLE: \_\_\_\_\_

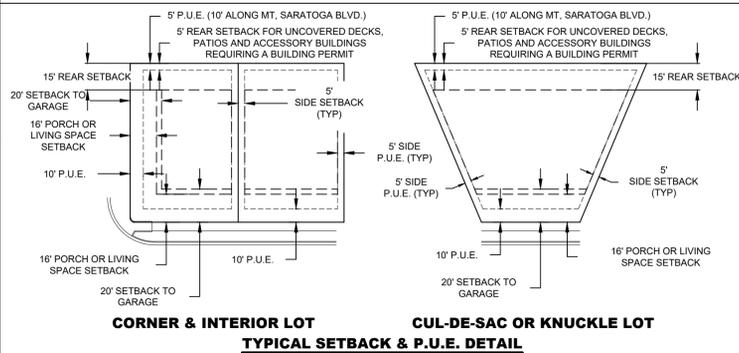
**ROCKY MOUNTAIN POWER**

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.

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\_\_\_\_.  
 \_\_\_\_\_ ROCKY MOUNTAIN POWER



- 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 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 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 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 INTERMOUNTAIN GEOENVIRONMENTAL SERVICES, INC. WHICH ADDRESSES SOIL AND GROUNDWATER CONDITIONS, PROVIDES ENGINEERING DESIGN CRITERIA, AND RECOMMENDS MITIGATION MEASURES IF PROBLEMLATIC 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 2002 UTAH COUNTY MONUMENT AT THE NORTH 1/4 CORNER OF SECTION 22, WITH A PUBLISHED UTAH COUNTY (NGVD29) ELEVATION OF 4,628.47 FEET.
  - AREA SHOWN HEREON FALLS WITHIN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN) AS PER FIRM MAP NO. 49551701158 WITH AN EFFECTIVE DATE OF OCTOBER 15, 1982.
  - A TITLE REPORT PREPARED BY \_\_\_\_\_, TITLE COMPANY, ORDER NO. \_\_\_\_\_, EFFECTIVE DATE: \_\_\_\_\_, 20\_\_\_\_, 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.

## QUAILHILL AT MT. SARATOGA PLAT J

LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

