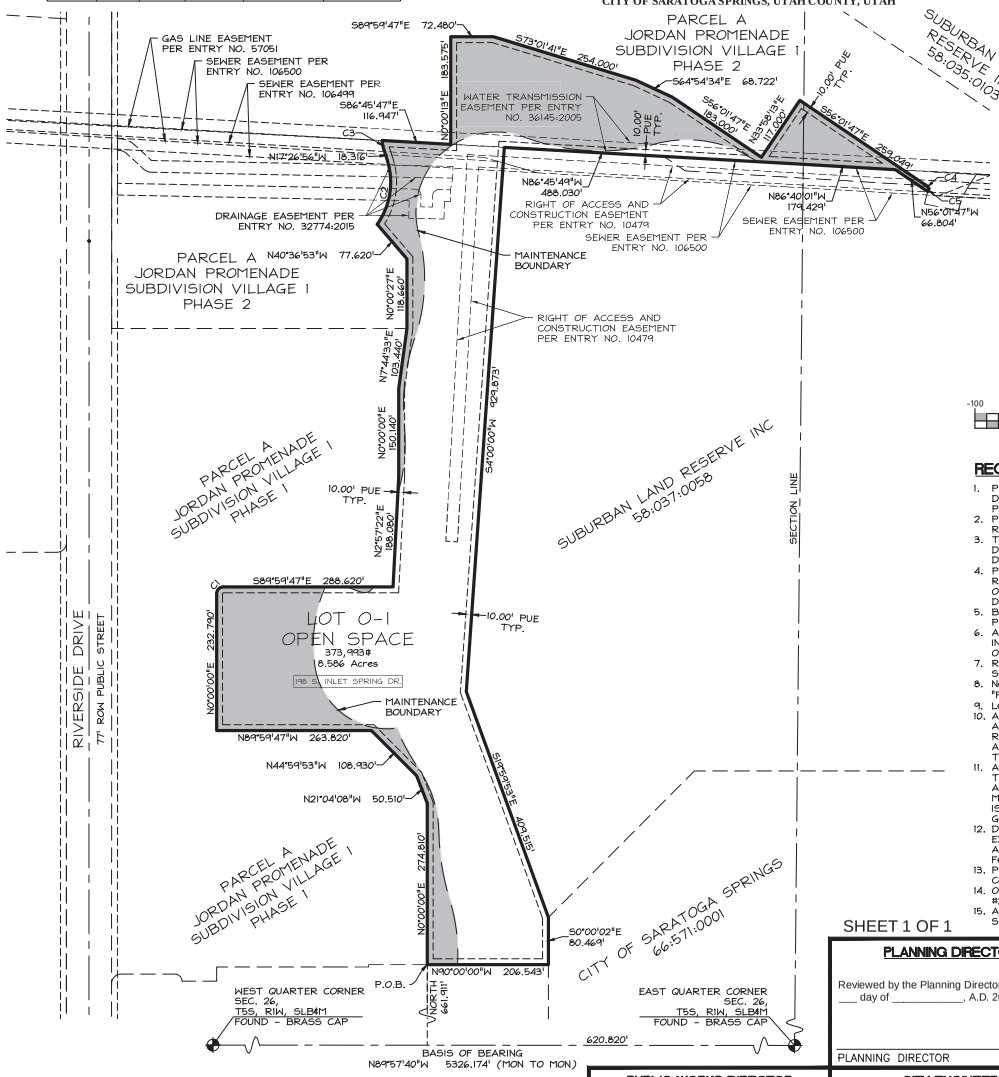
JORDAN PROMENADE SUBDIVISION
VILLAGE 1 - PHASE C1

AMENDING A PORTION OF PARCEL A OF THE JORDAN PROMENADE SUBDIVISION VILLAGE 1 PHASE 2 PLAT

LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 25 AND THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	18.850	12.000	090°00'13"	N45°00'07"E	16.971
C2	113.606	122.500	053°08'10"	N09°07'09"E	109.579
C3	17.518	77.500	012°57'03"	N10°58'25"W	17.480
C4	7.622	19.000	022°59'01"	S44°32'17"E	7.571
C5	5.680	179.500	001°48'47"	S19°11'39"W	5.680



SURVEYOR'S CERTIFICATE

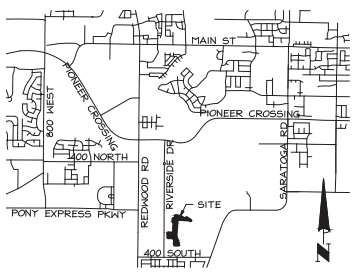
I, Marshall D. Byrd do hereby certify that I am a Registered Land Surveyor, and that I hold a license, certificate No. 6390728, in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 58, Chapter 22 of the Utah Code. I further certify that by the authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, streets, and easements, have completed a survey of the property described on this plan in accordance with Utah Code Section 17-23-17, have verified all measurements, and have placed monuments as represented on the plat. I further certify that every known existing right-of-way and easement grant of record for underground facilities, as defined in Utah Code Section 54-8a-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. I also certify that I have filed or will file within 90 days of the recordation of this plat, a map of the survey I have completed with the Utah County Surveyor.

BOUNDARY DESCRIPTION

A parcel of land situated a portion of the Northwest Quarter of Section 25 and the Northeast Quarter of Section 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a Southwesterly Corner of Parcel A of the Jordan Promenade Subdivision Village 1 Phase 2, said point lies North 89°57'40" West 620.820 feet along the Section Line and North 661.911 feet from the East Quarter Corner of Section 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian and running thence along said Parcel A the following (10) courses: 1) North 274.810 feet; 2) North 21°04'08" West 50.510 feet; 3) North 44°59'53" West 108.930 feet; 4) North 89°59'47" West 263.820 feet; 5) North 232.790 feet to a point on a 12.000 foot radius non tangent curve to the right, (radius bears East, Chord: North 45°00'06" East 16.971 feet); 6) along the arc of said curve 18.850 feet through a central angle of 90°00'13"; 7) South 89°59'47" East 288.620 feet; 8) North 02°57'22" East 188.080 feet; 9) North 150.140 feet; 10) North 07°44'33" East 103.440 feet; thence North 00°00'27" East 118.660 feet; thence North 40°36'53" West 77.620 feet to a point on a 122.500 foot radius non tangent curve to the left, (radius bears North 54°18'46" West, Chord: North 09°07'09" East 109.579 feet); thence along the arc of said curve 113.606 feet through a central angle of 53°08'10"; thence North 17°26'56" West 18.316 feet to a point on a 77.500 foot radius tangent curve to the right, (radius bears North 72°33'04" East, Chord: North 10°58'25" West 17.480 feet); thence along the arc of said curve 17.518 feet through a central angle of 12°57'03"; thence South 86°45'47" East 116.947 feet; thence North 00°00'13" East 183.575 feet; thence South 89°59'47" East 72.480 feet; thence South 73°01'41" East 254.000 feet; thence South 64°54'34" East 68.722 feet; thence South 56°01'47" East 183.000 feet; thence North 33°58'13" East 117.000 feet; thence South 56°01'47" East 259.049 feet to a point on a 19.000 foot radius tangent curve to the right, (radius bears South 33°58'13" West, Chord: South 44°32'17" East 7.571 feet); thence along the arc of said curve 7.622 feet through a central angle of 22°59'01" to a point of reverse curvature with a 179.500 foot radius non tangent curve to the left, (radius bears South 69°53'57" East, Chord: South 19°11'39" West 5.680 feet); thence along the arc of said curve 5.680 feet through a central angle of 01°48'47" to a Corner of said Parcel A; thence along said Parcel A the following (7) courses: 1) North 56°01'47" West 66.804 feet; 2) North 86°40'01" West 179.429 feet; 3) North 86°45'49" West 488.030 feet; 4) South 04°00'00" West 928.873 feet; 5) South 19°59'53" East 409.515 feet; 6) South 00°00'02" East 80.469 feet; 7) West 206.543 feet to the point of beginning.

Acres: 8.586
Square Footage: 373,993
# of Parcels: 1



VICINITY MAP

GRAPHIC SCALE
-100 0 50 100 200
(IN FEET)
1 Inch = 100 ft.

DATA TABLE - LOT O-1					
INFORMATION	AC.	SQ. FT.	%TOTAL	#	NOTES
TOTAL PROJECT AREA	8.586	373,993	100%		
BUILDABLE LAND	0.00	0.00	0%		
OPEN SPACE/SENSITIVE LANDS	2.562	111,605	29.8%		
ROW AREA	0.00	0.00	0%		
LANDSCAPING AREA	6.024	262,388	70.2%		
LOTS				1	
NET DENSITY DWELLINGS PER ACRE				N/A	

REQUIRED PLAT NOTES

1. PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION OF MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE_____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 AREA, 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 ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S."
10. 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.
11. 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 OPERTAIONS 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. PROJECT LIES WITHIN FEMA ZONE A PER GRAPHIC PLOTTING OF FLOOD INSURANCE RATE MAP: COMMUNITY-PANEL NO. 49025C0115 A
14. OPEN SPACE PARCELS SHALL BE CONVEYED TO: CCMC, 13894 SOUTH BANGERTER PARKWAY, SUITE #200, DRAPER, UTAH 84020
15. ALL OF LOT O-1 SHALL BE SUBJECT TO AN ACCESS EASEMENT FOR THE BENEFIT OF SARATOGA SPRINGS CITY AND THE HOME OWNERS ASSOCIATION FOR THE PURPOSE OF MAINTENANCE ACCESS.

OWNER'S DEDICATION

Know all men by these presents that the undersigned owner(s) of the above described tract of land have caused the same to be subdivided into lots, parcels, and streets, together with easements and rights-of-way, to be hereafter known as:

JORDAN PROMENADE SUBDIVISION VILLAGE 1 - PHASE C1

and do hereby dedicate for the perpetual use of the public and City all parcels, lots, streets, easements, rights-of-way, and public amenities shown on this plat as intended for public or City use. The owner(s) and all agents, successors, and assigns voluntarily defend, indemnify, and save harmless the City against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance, and operation of the street. The owner(s) and all agents, successors, and assigns voluntarily defend, indemnify, and hold harmless the City from any claim arising from the owner's creation of this subdivision, the alteration of the ground surface, vegetation, drainage, or surface or sub-surface water flows within this subdivision, and the development activity within this subdivision by the owners and all agents, successors, and assigns.
In witness whereof ___have hereunto set ___this _____ day of _____, A.D. 20_____.

Signature _____ Print Name _____ Title & Entity _____

Signature _____ Print Name _____ Title & Entity _____

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH)
County of Utah) 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) s/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed this plat with full authority of the owner(s).

I certify under PENALTY OF PERJURY under the laws of the State of Utah that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public Full Name: _____

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 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 _____ City Recorder (See Seal Below)

SHEET 1 OF 1

PLANNING DIRECTOR

Reviewed by the Planning Director on this ___ day of _____, A.D. 20____

PLANNING DIRECTOR

LAND USE AUTHORITY

Approved by Land Use Authority on this ___ day of _____, A.D. 20____

SARATOGA SPRINGS ATTORNEY

SARATOGA SPRINGS ATTORNEY

Approved by Saratoga Springs Attorney on this ___ day of _____, A.D. 20____

SARATOGA SPRINGS ATTORNEY

PUBLIC WORKS DIRECTOR

Reviewed by the Public Works 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

FIRE CHIEF APPROVAL

Approved by the Fire Chief on this ___ day of _____, A.D. 20____

CITY FIRE CHIEF

LEHI CITY POST OFFICE

Approved by Post Office Representative on this ___ day of _____, A.D. 20____

LEHI CITY POST OFFICE REPRESENTATIVE

LEGEND

- AREA OF H.O.A. MAINTAINED OPEN SPACE
- AREA OF CITY MAINTAINED OPEN SPACE

PERIGEE CONSULTING
CIVIL - GEOTECHNICAL - SURVEY
9089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088
801.828.6004 TEL 801.590.6611 FAX WWW.PERIGEECIVIL.COM

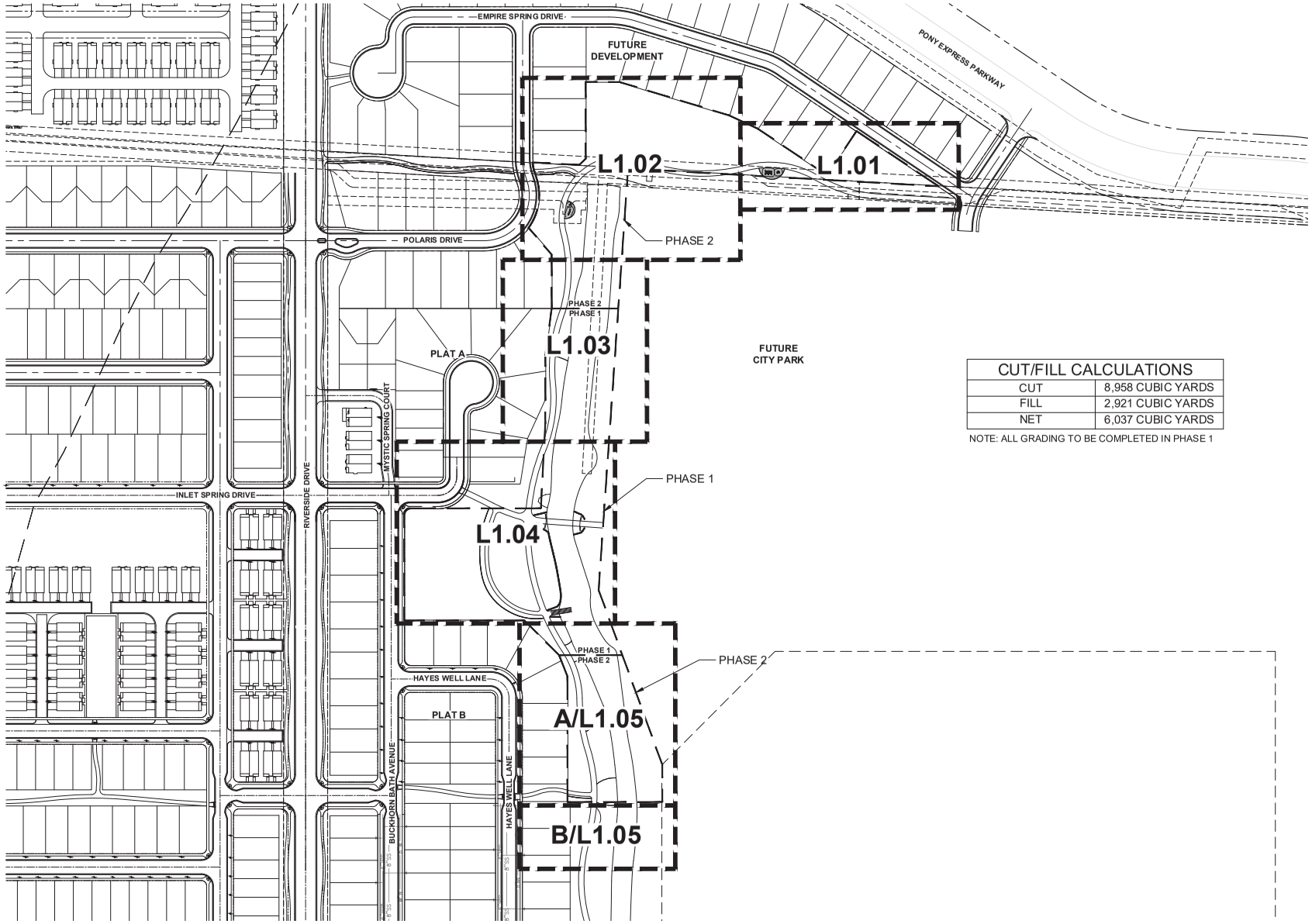
VILLAGE 1 - PHASE C1

JORDAN PROMENADE

SUBDIVISION

AMENDING A PORTION OF PARCEL A OF THE JORDAN PROMENADE SUBDIVISION VILLAGE 1 PHASE 2 PLAT LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 25 AND THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

SURVEYORS SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL
PROFESSIONAL LAND SURVEYOR No. 6390728 MARSHALL D. BYRD STATE OF UTAH			



CUT/FILL CALCULATIONS	
CUT	8,958 CUBIC YARDS
FILL	2,921 CUBIC YARDS
NET	6,037 CUBIC YARDS

NOTE: ALL GRADING TO BE COMPLETED IN PHASE 1

0' 100' 200'
GRAPHIC SCALE: 1" = 100'

NORTH

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ARCHITECT / PLANNER

LAI DESIGN GROUP

88 Inverness Circle East,
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9089 S. 1300 W., SUITE 160
WEST JORDAN, UT 84088
OFFICE: (801) 910-3395
ATTN: JED ATHERLY

JORDAN PROMENADE - PLAT C1

SARATOGA SPRINGS, UT

OVERALL REFERENCE PLAN

PROFESSIONAL STAMP

LICENSED LANDSCAPE ARCHITECT
KEVIN PRICE
6/1/20
6/24/20
STATE OF UTAH

PROJECT INFORMATION

PROJECT #:	191052
DRAWN BY:	LR, TH
CHECKED BY:	KP, RH

ISSUE RECORD

1st Submittal	09/10/19
2nd Submittal	11/13/19
3rd Submittal	02/14/20

SHEET NUMBER

L1.00

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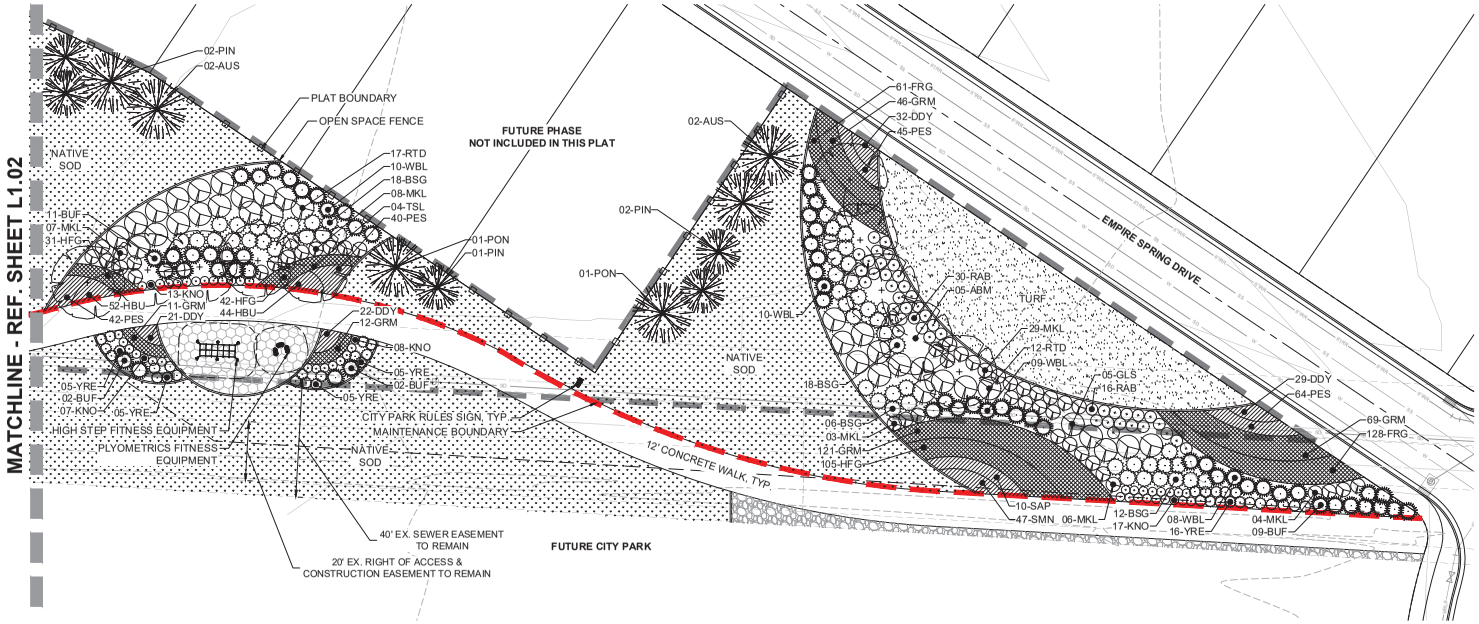

LEGEND

- PLAT BOUNDARY
- MAINTENANCE BOUNDARY
- CONCRETE EDGING
- OPEN SPACE FENCE
- NATIVE SOD EDGE
- EXISTING 2' CONTOURS
- PROPOSED 1' CONTOURS
- CRUSHER FINES
- POURED IN PLACE RUBBER FALL MATERIAL
- PERENNIALS
- ORNAMENTAL GRASSES
- TURF GRASS
- NATIVE SOD
- LANDSCAPE COBBLE
- LANDSCAPE BOULDERS, TYP.
- DECIDUOUS SHADE TREE
- DECIDUOUS ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS

0' 20' 40'
GRAPHIC SCALE: 1" = 20'

NORTH

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WEST JORDAN, UT 84088
OFFICE: (801) 910-3395
ATTN: JED ATHERLY

JORDAN PROMENADE - PLAT C1

SARATOGA SPRINGS, UT

LANDSCAPE PLAN

PROFESSIONAL STAMP

PROJECT INFORMATION

PROJECT #:	191052
DRAWN BY:	LR, TH
CHECKED BY:	KP, RH

ISSUE RECORD

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2nd Submittal	11/13/19
3rd Submittal	02/14/20

SHEET NUMBER

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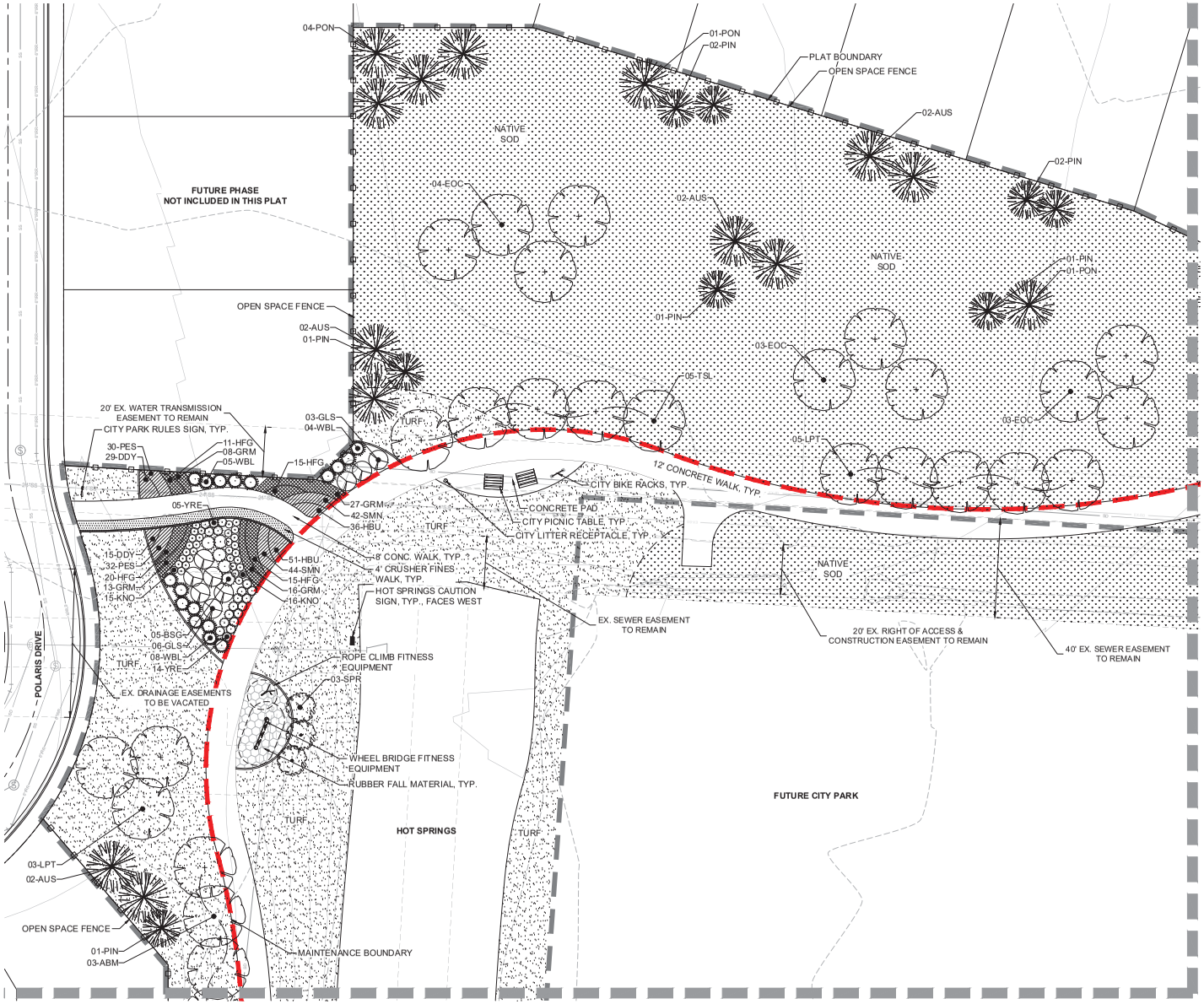

LEGEND

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ATTN: JED ATHERLY

JORDAN PROMENADE - PLAT C1

SARATOGA SPRINGS, UT

LANDSCAPE PLAN

PROFESSIONAL STAMP

LICENSED LANDSCAPE ARCHITECT
RICHARD HOLMES
6/24/20
STATE OF UTAH

PROJECT INFORMATION

PROJECT #:	191052
DRAWN BY:	LR, TH
CHECKED BY:	KP, RH

ISSUE RECORD

1st Submittal	09/10/19
2nd Submittal	11/13/19
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SHEET NUMBER

L1.02

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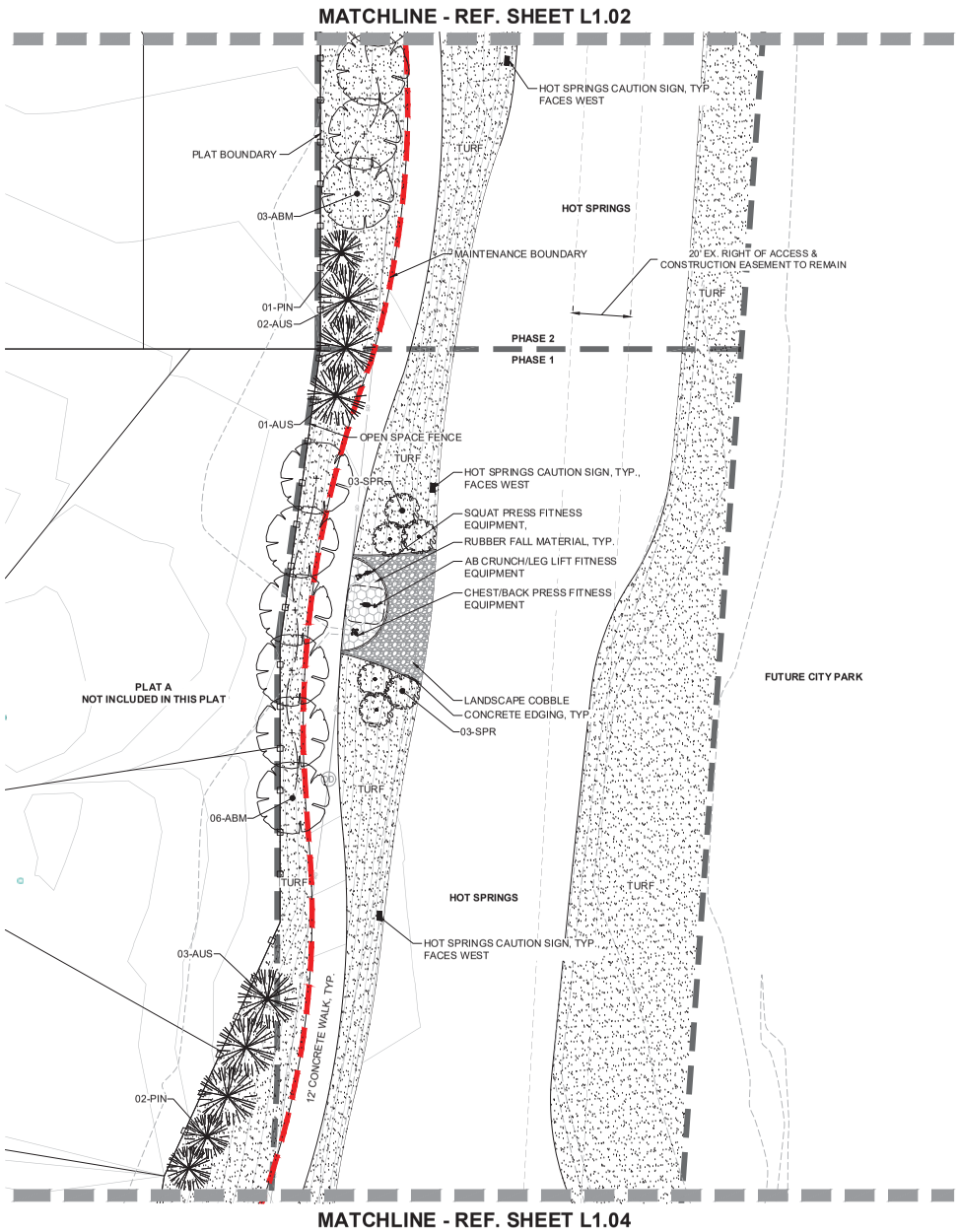

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OFFICE: (801) 910-3395
ATTN: JED ATHERLY

JORDAN PROMENADE - PLAT C1

SARATOGA SPRINGS, UT

LANDSCAPE PLAN

PROFESSIONAL STAMP

LICENSED LANDSCAPE ARCHITECT
KEVIN PEARSON
7/1/20
6/30/21
STATE OF UTAH

PROJECT INFORMATION

PROJECT #:	191052
DRAWN BY:	LR, TH
CHECKED BY:	KP, RH

ISSUE RECORD

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SHEET NUMBER

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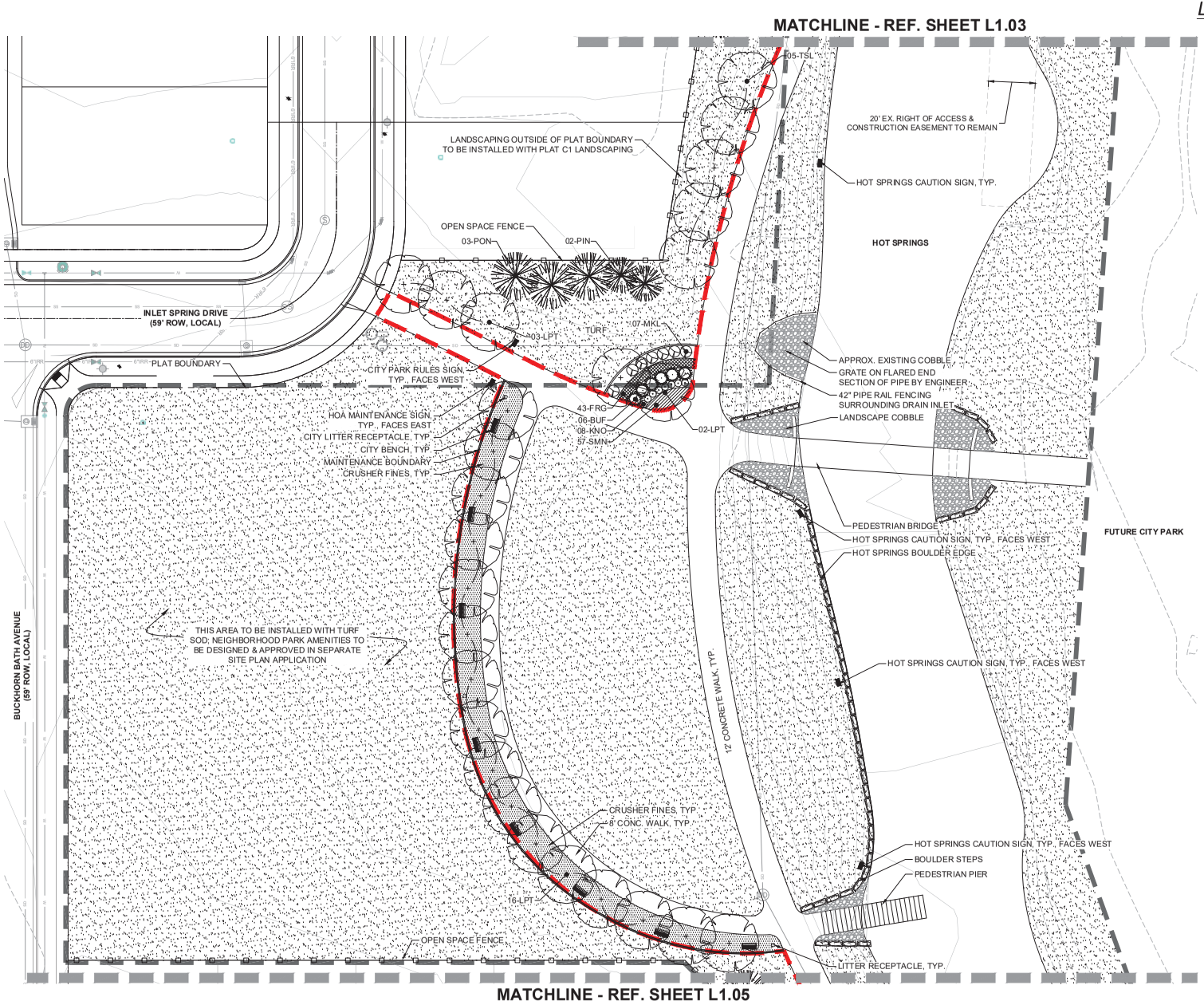

LEGEND

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JORDAN PROMENADE - PLAT C1

SARATOGA SPRINGS, UT

LANDSCAPE PLAN

PROFESSIONAL STAMP

LICENSED LANDSCAPE ARCHITECT
STATE OF UTAH
12/12/20
12/14/20

PROJECT INFORMATION

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DRAWN BY:	LR, TH
CHECKED BY:	KP, RH

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SHEET NUMBER

L1.04

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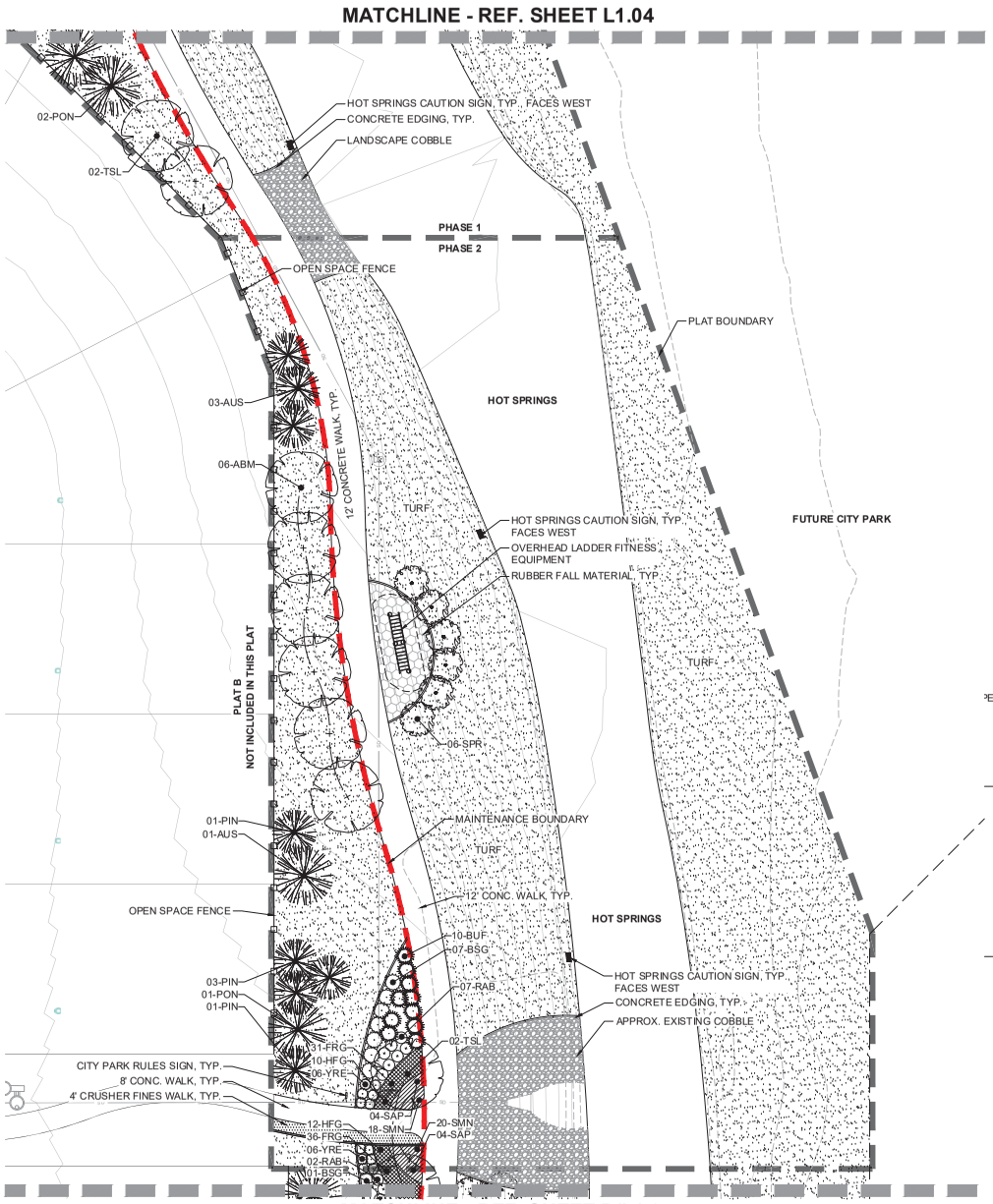
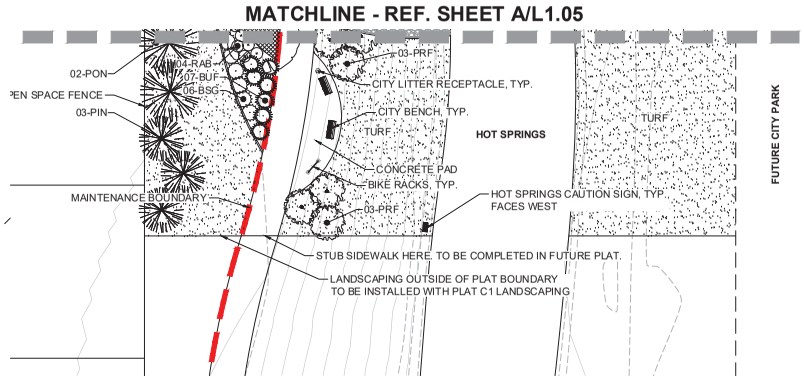


A LANDSCAPE PLAN
SCALE: 1"=20'-0"

LEGEND

- PLAT BOUNDARY
- MAINTENANCE BOUNDARY
- CONCRETE EDGING
- OPEN SPACE FENCE
- NATIVE SOD EDGE
- EXISTING 2' CONTOURS
- PROPOSED 1' CONTOURS
- CRUSHER FINES
- POURED IN PLACE RUBBER FALL MATERIAL
- PERENNIALS
- ORNAMENTAL GRASSES
- TURF GRASS
- NATIVE SOD
- LANDSCAPE COBBLE
- LANDSCAPE BOULDERS, TYP.
- DECIDUOUS SHADE TREE
- DECIDUOUS ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS



B LANDSCAPE PLAN
SCALE: 1"=20'-0"

0' 20' 40'
GRAPHIC SCALE: 1" = 20'

NORTH

811 Know what's below. Call before you dig.

ARCHITECT / PLANNER

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ATTN: JED ATHERLY

JORDAN PROMENADE - PLAT C1

SARATOGA SPRINGS, UT

LANDSCAPE PLAN

PROFESSIONAL STAMP

LICENSED LANDSCAPE ARCHITECT
JED ATHERLY
6/12/20
6294520
STATE OF UTAH

PROJECT INFORMATION

PROJECT #:	191052
DRAWN BY:	LR, TH
CHECKED BY:	KP, RH

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2nd Submittal	11/13/19
3rd Submittal	02/14/20

SHEET NUMBER

L1.05

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