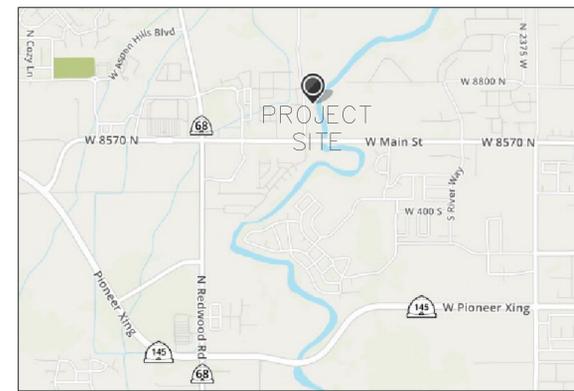


PLAT "A" RIVER VIEW ESTATES

BEING LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 14, AND ALSO BEING LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SLB&M. CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH MAY - 2020

PLAT HD 4 - TOWNHOMES
COLD SPRING RANCH



VICINITY MAP (N.T.S.)

"BASIS OF BEARINGS"

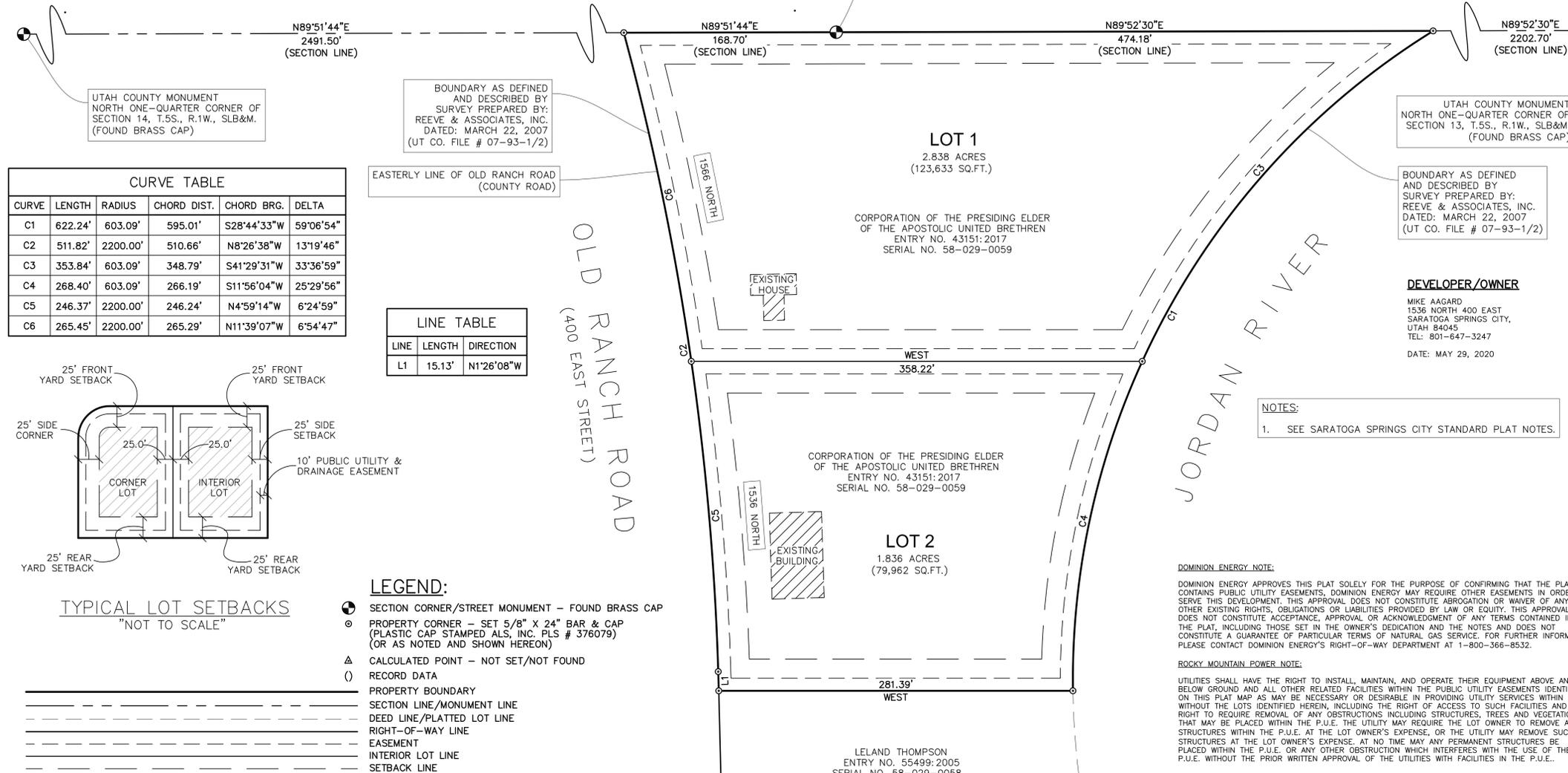
SECTION LINE BEARING N89°51'44"E (RECORD/MEAS.)
2660.20' (MEASURED) 2660.20' (RECORD) MON. TO MON.

P.O.B. PARCEL "A"
UTAH COUNTY MONUMENT
NORTHEAST CORNER OF SECTION 14 AND
NORTHWEST CORNER OF SECTION 13,
T.5S., R.1W., SLB&M.
(FOUND BRASS CAP)

UTAH COUNTY MONUMENT
NORTH ONE-QUARTER CORNER OF
SECTION 13, T.5S., R.1W., SLB&M.
(FOUND BRASS CAP)

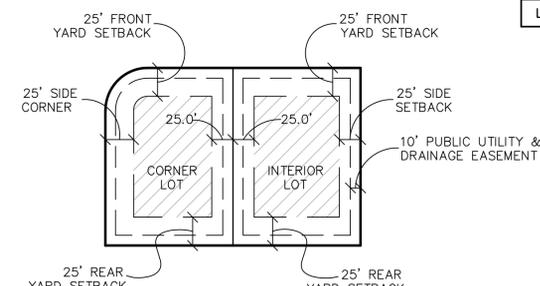
BOUNDARY AS DEFINED
AND DESCRIBED BY
SURVEY PREPARED BY:
REEVE & ASSOCIATES, INC.
DATED: MARCH 22, 2007
(UT CO. FILE # 07-93-1/2)

BOUNDARY AS DEFINED
AND DESCRIBED BY:
SURVEY PREPARED BY:
REEVE & ASSOCIATES, INC.
DATED: MARCH 22, 2007
(UT CO. FILE # 07-93-1/2)



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	622.24'	603.09'	595.01'	S28°44'33"W	59°06'54"
C2	511.82'	2200.00'	510.66'	N8°26'38"W	13°19'46"
C3	353.84'	603.09'	348.79'	S41°29'31"W	33°36'59"
C4	268.40'	603.09'	266.19'	S11°56'04"W	25°29'56"
C5	246.37'	2200.00'	246.24'	N4°59'14"W	6°24'59"
C6	265.45'	2200.00'	265.29'	N11°39'07"W	6°54'47"

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	15.13'	N1°26'08"W



TYPICAL LOT SETBACKS
"NOT TO SCALE"

- LEGEND:**
- SECTION CORNER/STREET MONUMENT - FOUND BRASS CAP
 - ⊙ PROPERTY CORNER - SET 5/8" X 24" BAR & CAP (PLASTIC CAP STAMPED ALS, INC. PLS # 376079) (OR AS NOTED AND SHOWN HEREON)
 - △ CALCULATED POINT - NOT SET/NOT FOUND
 - () RECORD DATA
 - PROPERTY BOUNDARY
 - SECTION LINE/MONUMENT LINE
 - DEED LINE/PLATTED LOT LINE
 - RIGHT-OF-WAY LINE
 - EASEMENT
 - INTERIOR LOT LINE
 - SETBACK LINE

SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED SURVEYOR, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD A LICENSE (NUMBER SHOWN BELOW) 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. 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.

5-29-2020
DATE



JAMES PATRICK FRONK, PLS

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 14, AND ALSO BEING LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT WHICH IS MARKED BY A FOUND BRASS CAP MONUMENT MARKING THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE REAL POINT OF BEGINNING; THENCE N89°52'30"E ALONG THE SECTION LINE 474.18 FEET TO A POINT ON THE WESTERLY BANK OF THE JORDAN RIVER; THENCE ALONG SAID WESTERLY BANK OF THE JORDAN RIVER 622.24 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 603.09 FEET, SUBTENDED BY A CHORD BEARING S28°44'33"W 595.01 FEET; THENCE WEST 281.39 FEET TO THE EASTERLY LINE OF OLD RANCH ROAD; THENCE ALONG SAID EASTERLY LINE OF OLD RANCH ROAD THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) N1°26'08"W 15.13 FEET TO A POINT OF CURVATURE; (2) THENCE 511.82 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2200.00 FEET, SUBTENDED BY A CHORD BEARING N8°26'38"W 510.66 FEET; THENCE N89°51'44"E ALONG THE SECTION LINE 168.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.674 ACRES OF LAND (203,595 SQ. FT.).
CONTAINING 2 LOTS TOTAL.

BASIS OF BEARINGS = N89°51'44"E ALONG THE NORTH LINE OF SAID SECTION 14.

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 EASEMENT AND RIGHTS-OF-WAY, TO BE HEREAFTER KNOWN AS:

PLAT "A" RIVER VIEW ESTATES SUBDIVISION

AND DO HEREBY DE 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, WE HAVE HERETO SET OUR HANDS THIS _____ DAY OF _____, 2020.

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

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF UTAH)
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF UTAH IN SAID STATE OF UTAH, THE SIGNER(S) OF THE ABOVE OWNER'S DEDICATION, _____ IN NUMBER, WHO DULY ACKNOWLEDGED USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC - RESIDING IN UTAH COUNTY

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 _____, 2020.

APPROVED BY CITY MAYOR _____ ATTEST _____ CITY-RECORDER

PLAT "A" RIVER VIEW ESTATES

BEING LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 14, AND ALSO BEING LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SLB&M. CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

SCALE: 1" = 50 FEET SHEET 1 OF 1

<p>CENTURY LINK</p> <p>APPROVED THIS _____ DAY OF _____ A.D. 20____</p> <p>CENTURY LINK</p>	<p>COMCAST</p> <p>APPROVED THIS _____ DAY OF _____ A.D. 20____</p> <p>COMCAST</p>	<p>DOMINION ENERGY</p> <p>APPROVED THIS _____ DAY OF _____ A.D. 20____</p> <p>DOMINION ENERGY COMPANY</p>	<p>ROCKY MOUNTAIN POWER</p> <p>APPROVED THIS _____ DAY OF _____ A.D. 20____</p> <p>ROCKY MOUNTAIN POWER</p>	<p>LAND USE AUTHORITY</p> <p>APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE LAND USE AUTHORITY.</p> <p>LAND USE AUTHORITY</p>	<p>APPLIED LAND SOLUTIONS, INC.</p> <p>PROFESSIONAL LAND CONSULTING SERVICES PLANNING • LAND SURVEYING • DEVELOPMENT P.O. BOX 425, LEHI CITY, UTAH 84043 • 801.380.6225</p>	
<p>PUBLIC WORKS DIRECTOR</p> <p>APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE PUBLIC WORKS DIRECTOR.</p> <p>PUBLIC WORKS DIRECTOR</p>	<p>PLANNING DIRECTOR</p> <p>APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE PLANNING DIRECTOR.</p> <p>PLANNING DIRECTOR</p>	<p>CITY ENGINEER</p> <p>I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. SIGNED THIS _____ DAY OF _____ 2020</p> <p>CITY ENGINEER</p>	<p>SARATOGA SPRINGS ATTORNEY</p> <p>APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20____ BY THE SARATOGA SPRINGS ATTORNEY.</p> <p>SARATOGA SPRINGS ATTORNEY</p>	<p>FIRE CHIEF APPROVAL</p> <p>APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE FIRE CHIEF.</p> <p>CITY FIRE CHIEF</p>		<p>LEHI CITY POST OFFICE</p> <p>APPROVED THIS _____ DAY OF _____ A.D. 20____ BY POST OFFICE REPRESENTATIVE.</p> <p>LEHI CITY POST OFFICE REPRESENTATIVE.</p>