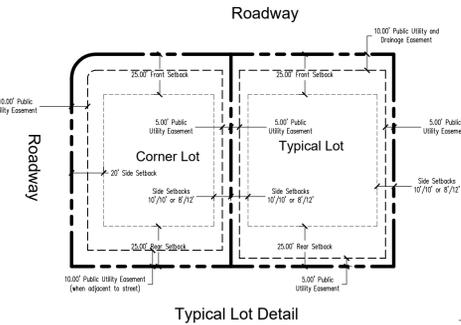


**LEGEND**

- EXISTING SECTION CORNER (FOUND) (AS DESCRIBED)
- PHASE 1 BOUNDARY LINE
- STREET CENTERLINE
- PROPOSED STREET MONUMENT
- MONUMENT TO MONUMENT TIE
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- BUILDING SETBACK LINE
- PUBLIC UTILITY EASEMENTS

**DATA TABLE**

INFORMATION	AC	SQ.FT.	%TOTAL	#	NOTES
TOTAL PROJECT AREA	0.91	39,641	100		
SENSITIVE LANDS	0.00	0	0		
OPEN SPACE	0.00	0	0		
BUILDABLE LAND	0.91	39,641	100		
ROW AREA	0.00	0			
LANDSCAPING AREA	0.00	0			
LOTS				1	



Typical Lot Detail

Prepared by:

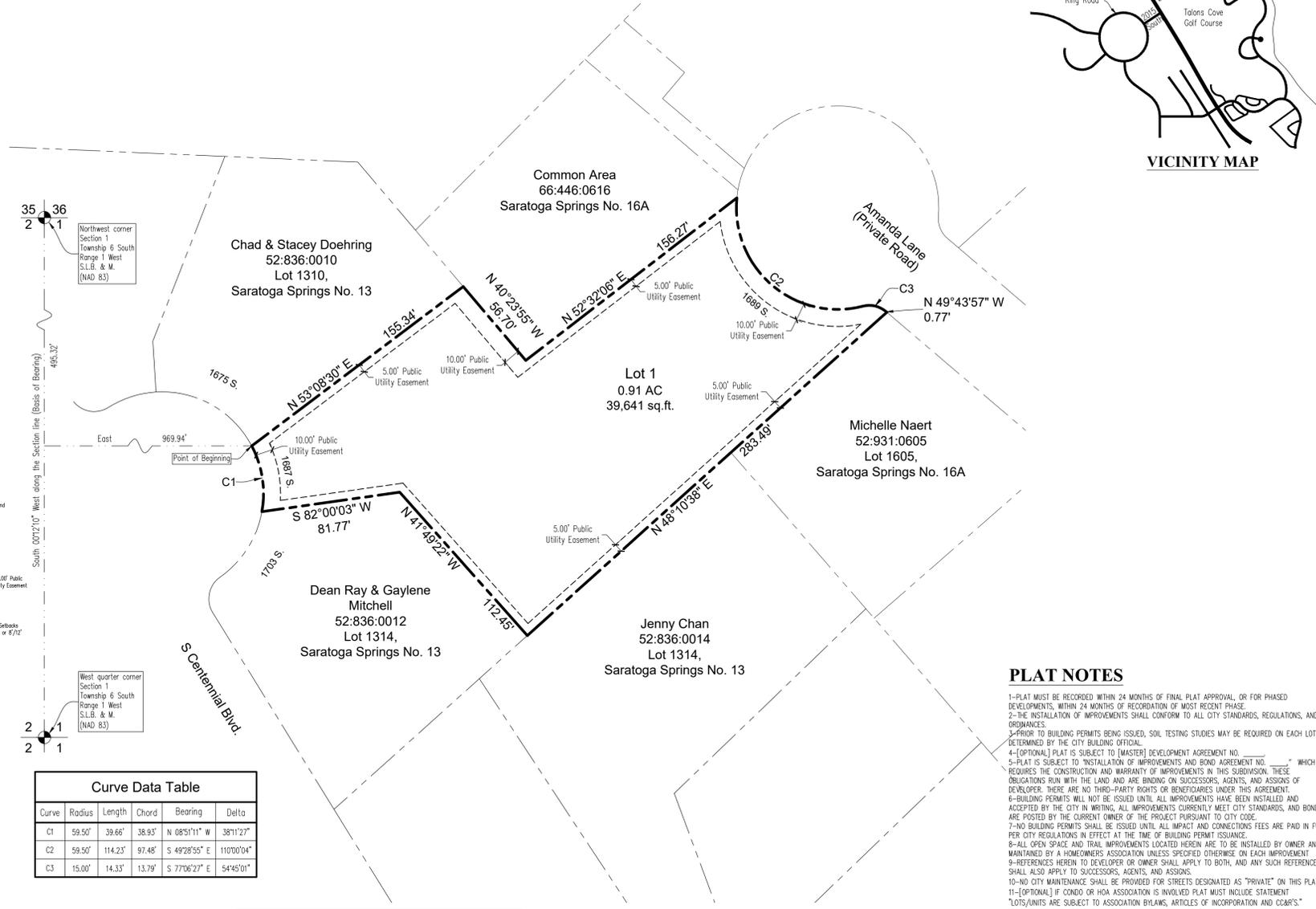
Dudley and Associates, Inc.  
353 East 1200 South  
Orem, Utah 84058  
office 801-224-1252  
fax 801-224-1264

Curve	Radius	Length	Chord	Bearing	Delta
C1	59.50'	39.66'	38.93'	N 08°51'11" W	38°11'27"
C2	59.50'	114.23'	97.48'	S 49°28'55" E	110°00'04"
C3	15.00'	14.33'	13.79'	S 77°06'27" E	54°45'01"

**SARATOGA SPRINGS 20**

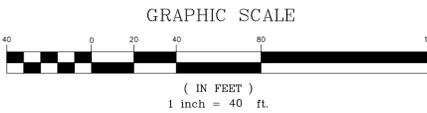
Including a Vacation of Lots 1311, Saratoga Springs No. 13 and Lot 1614, Saratoga Springs 16A

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



**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.
- 2-THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, REGULATIONS, AND ORDINANCES.
- 3-PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
- 4-(OPTIONAL) PLAT IS SUBJECT TO [MASTER] DEVELOPMENT AGREEMENT NO. \_\_\_\_\_
- 5-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 OF BENEFICIARIES UNDER THIS AGREEMENT.
- 6-BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING, ALL IMPROVEMENTS CURRENTLY MEET CITY STANDARDS, AND BONDS ARE POSTED BY THE CURRENT OWNER OF THE PROJECT PURSUANT TO CITY CODE.
- 7-NO BUILDING PERMITS SHALL BE ISSUED UNTIL ALL IMPACT AND CONNECTIONS FEES ARE PAID IN FULL PER CITY REGULATIONS IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
- 8-ALL OPEN SPACE AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.
- 9-REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
- 10-NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS DESIGNATED AS "PRIVATE" ON THIS PLAT.
- 11-(OPTIONAL) IF CONDO OR HOA ASSOCIATION IS INVOLVED PLAT MUST INCLUDE STATEMENT "LOTS/UNITS ARE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND COOPER'S."
- 12-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.



**SURVEYOR'S CERTIFICATE**

I, ROGER D. DUDLEY, do hereby certify that I am a registered Land Surveyor and that I hold a license, Certificate No. 147089, 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.

**BOUNDARY DESCRIPTION**

A parcel of land situated in the Northwest Quarter of Section 1, Township 6 South, Range 1 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Commencing at the Northwest corner of Lot 1311, Saratoga Springs No. 13 Subdivision Plat as shown on record in the office of the Utah County Recorder, Utah County, Utah, said point also being located South 0°12'10" West along the Section line 495.32 feet and East 969.94 feet from the Northwest corner of Section 1, Township 6 South, Range 1 West Salt Lake Base and Meridian; thence North 53°08'30" East 155.34 feet to the Northwest corner of Lot 1311; thence South 40°23'55" East 56.70 feet to the Northwest corner of Lot 1614, Saratoga Springs No. 16A Subdivision; thence along said Lot 1614 as follows: North 52°32'06" East 156.27 feet to the Northeast corner of Lot 1614; thence along the arc of a 59.50 foot radius curve to the left 114.23 feet (chord bears South 49°28'56" East 97.48 feet; thence South 49°43'57" East along Amanda Lane 0.77 feet to the Southeast corner of said Lot 1614; thence South 48°10'38" West 283.49 feet to the Southwest corner of Lot 1311, Saratoga Springs No. 13, thence along Lot 1311 as follows: North 41°49'22" West 112.45 feet, South 82°00'03" West 81.77 feet, along the arc of a 59.50 foot radius curve to the left 39.66 feet (chord bears North 08°51'11" West 38.93 feet) to the point of beginning.

Area = 39,641 sq.ft. or 0.91 Acres

Number of Lots = 1

Basis of Bearing is North 0°12'18" East along the Section line from the East quarter corner to the Northwest corner of said Section 2.

Date \_\_\_\_\_ Surveyor's Name \_\_\_\_\_  
License no. \_\_\_\_\_

**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:

**SARATOGA SPRINGS 20**

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 encumbrances 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 set forth my hand this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_.

\_\_\_\_\_  
Sherlyn Laddmore  
\_\_\_\_\_  
Terence Laddmore

**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) 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.

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 herein, 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)

**SARATOGA SPRINGS 20**

Including a Vacation of Lots 1311, Saratoga Springs No. 13 and Lot 1614, Saratoga Springs 16A

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

SURVEYORS SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL

FIRM Insurance Zone X  
49049C0285F  
6-19-2020

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)(i). THE FOLLOWING NOTES ARE NOT ENDORSED OR ADOPTED BY SARATOGA SPRINGS AND DO NOT SUPERSEDE CONFLICTING PLAT NOTES OR SARATOGA SPRINGS POLICES.

**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)(i) 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. A RECORDED EASEMENT OR RIGHT-OF-WAY
- b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
- c. TITLE 54, CHAPTER 5a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
- d. 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 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 RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

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

BY \_\_\_\_\_

TITLE \_\_\_\_\_

QUESTAR GAS COMPANY

**PUBLIC WORKS DIRECTOR**

Approved by the Public Works Director on this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_.

PUBLIC WORKS DIRECTOR

**CENTURY LINK**

Approved this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_.

CENTURY LINK

**COMCAST CABLE TELEVISION**

Approved this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_.

COMCAST CABLE TELEVISION

**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

**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

**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