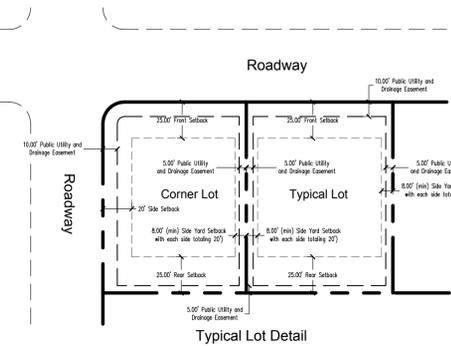




NORTH
1" = 60'

PLAT NOTES:

- 1) Plat must be recorded within 24 months of Final Plat approval by the City Council. Final Plat approval was granted on the day of _____, 20__.
- 2) The installation of all improvements shall conform to all city rules, Ordinances, requirements, standards, and policies pertaining to the development of this property.
- 3) Prior to building permits being issued, soil testing studies may be required on each Lot as determined by the City of Saratoga Springs Building Official.
- 4) The Plat may be subject to a Master Development Agreement, Development Agreement, Subdivision Agreement or Site Plan Agreement. See City Recorder for more information.
- 5) 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.
- 6) All Bonds and Bond Agreements are between the City, Developer/Owner and Financial Institution. No other party, including unit or lot owners, shall be deemed a third-party beneficiary or have any rights including the right to bring any action under any bond or bond agreement.
- 7) The owner of this subdivision plat and any successors and assigns are responsible for ensuring that impact and connection fees are paid and water rights secured for each individual lot. No building permits shall be issued for any lot in this Subdivision until all impact and connection fees at the rates in effect when applying for building permit, are paid in full and water rights secured as specified by current city ordinances and fee schedules.
- 8) All open space and trail improvements located herein are to be installed by owner and maintained by a Homeowners Association unless specifies otherwise on each improvement.
- 9) Any reference herein to Owners, Developers, or Contractors shall apply to successors, agents, and assigns.
- 10) All Units are subject to the Association bylaws, Articles of Incorporation and CC&R's.
- 11) All easements shown are 10.00 feet wide on each side of the Lot Lines. Easements are to be Public Utility and Drainage Easements.



Drainage Note:

Drainage Easement areas are perpetual, non-exclusive, mutual cross drainage easements for purposes of storm water capture and conveyance on, over, upon, and across the areas delineated as Drainage Easements. Each lot encountered by a drainage easement shall, at its sole cost and expense, maintain and keep all above and below grade infrastructure and appurtenances in a reasonable condition and state of repair. No obstruction or changes in grade shall be located within the easement areas that will impede, divert, or cause the runoff to have an adverse effect on adjoining property.

On Lots 31-34 and 41-46, All roof drainage must be routed to the street right of way.

UTILITY NOTE:

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)(iv).

QUESTAR GAS

The following note is not endorsed or adopted by Saratoga Springs and does not supersede conflicting plat notes or Saratoga Springs Policy.

Questar approves this plat solely for the purpose of confirming that the plat contains public utility easements. Questar 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 Questar's Right-of-Way department at 1-800-366-6532.

Questar Gas Representative _____ Date _____

ROCKY MOUNTAIN POWER

Approved this _____ day of _____, A.D. 20__

ROCKY MOUNTAIN POWER

CENTURY LINK

Approved this _____ day of _____, A.D. 20__

QWEST

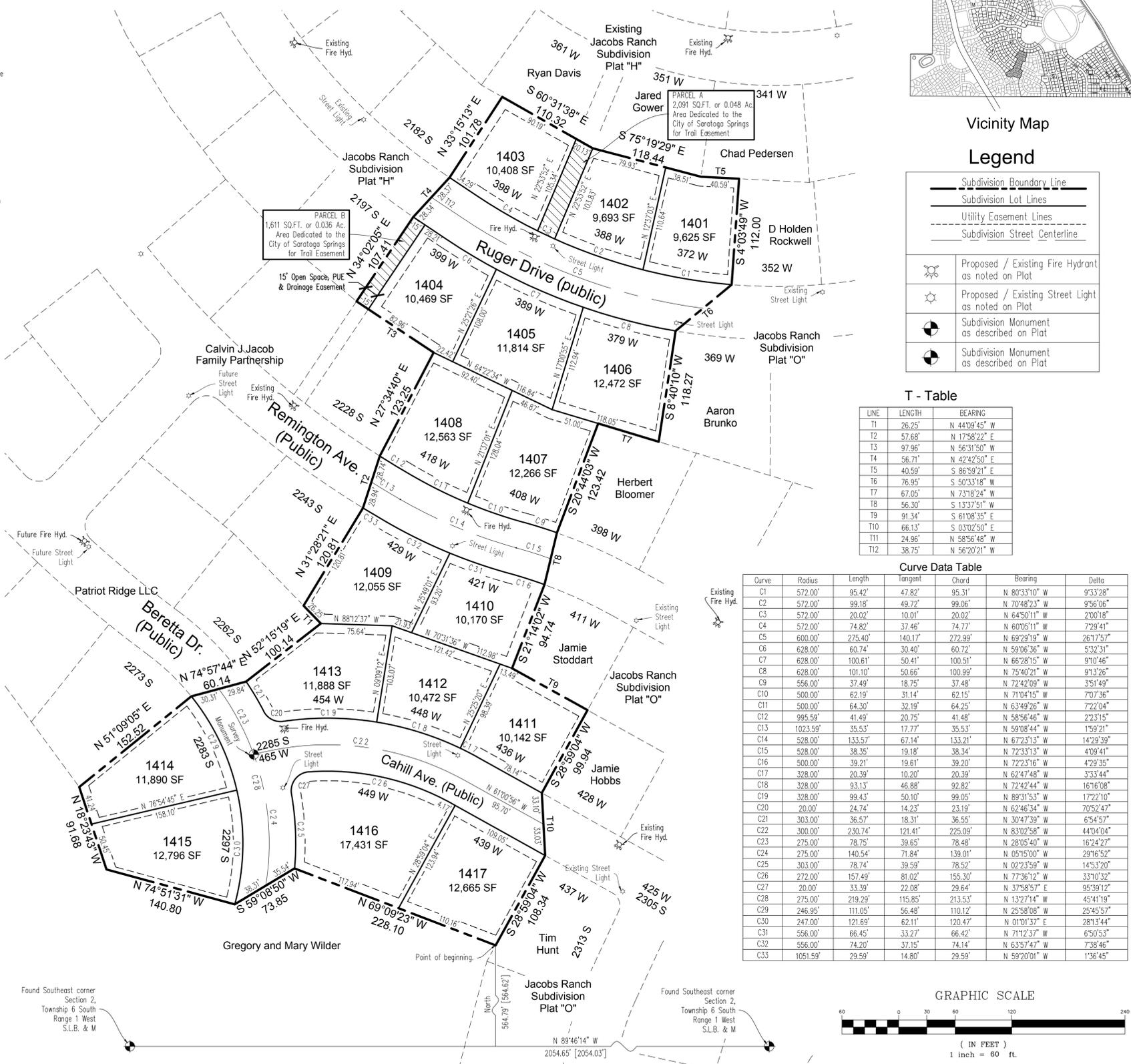
COMCAST CABLE TELEVISION

Approved this _____ day of _____, A.D. 20__

COMCAST CABLE TELEVISION

Jacobs Ranch Plat N

Located in a portion of the Southeast quarter of Section 2, Township 6 South, Range 1 West, Salt Lake Base and Meridian Saratoga Springs City, Utah County Utah



Vicinity Map

Legend

	Subdivision Boundary Line
	Subdivision Lot Lines
	Utility Easement Lines
	Subdivision Street Centerline
	Proposed / Existing Fire Hydrant as noted on Plat
	Proposed / Existing Street Light as noted on Plat
	Subdivision Monument as described on Plat
	Subdivision Monument as described on Plat

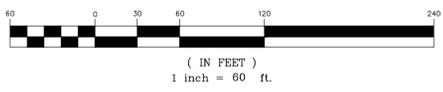
T - Table

LINE	LENGTH	BEARING
T1	26.25'	N 44°09'45" W
T2	57.68'	N 17°58'22" E
T3	97.96'	N 56°31'50" W
T4	56.71'	N 42°42'50" E
T5	40.59'	S 86°59'21" E
T6	76.95'	S 50°33'18" W
T7	67.05'	N 73°18'24" W
T8	56.30'	S 13°37'51" W
T9	91.34'	S 61°08'35" E
T10	66.13'	S 03°02'50" E
T11	24.96'	N 58°56'48" W
T12	38.75'	N 56°20'21" W

Curve Data Table

Curve	Radius	Length	Tangent	Chord	Bearing	Delta
C1	572.00'	95.42'	47.82'	95.31'	N 80°33'10" W	9°33'28"
C2	572.00'	99.18'	49.72'	99.06'	N 70°48'23" W	9°56'06"
C3	572.00'	20.02'	10.01'	20.02'	N 64°50'11" W	2°00'18"
C4	572.00'	74.82'	37.46'	74.77'	N 60°05'11" W	7°29'41"
C5	600.00'	275.40'	140.17'	272.99'	N 69°29'19" W	26°17'57"
C6	628.00'	60.74'	30.40'	60.72'	N 59°06'36" W	5°32'31"
C7	628.00'	100.61'	50.41'	100.51'	N 66°28'15" W	9°10'46"
C8	628.00'	101.10'	50.66'	100.99'	N 75°40'21" W	9°13'26"
C9	556.00'	37.49'	18.75'	37.48'	N 72°42'09" W	3°51'49"
C10	500.00'	62.19'	31.14'	62.15'	N 71°04'15" W	7°07'36"
C11	500.00'	64.30'	32.19'	64.25'	N 63°49'26" W	7°22'04"
C12	995.59'	41.49'	20.75'	41.48'	N 58°56'46" W	2°23'15"
C13	1023.59'	35.53'	17.77'	35.53'	N 59°08'44" W	1°59'21"
C14	528.00'	133.57'	67.14'	133.21'	N 67°23'13" W	14°29'39"
C15	528.00'	38.35'	19.18'	38.34'	N 72°33'13" W	4°09'41"
C16	500.00'	39.21'	19.61'	39.20'	N 72°23'16" W	4°29'35"
C17	328.00'	20.39'	10.20'	20.39'	N 62°47'48" W	3°33'44"
C18	328.00'	93.13'	46.88'	92.82'	N 72°42'44" W	16°16'08"
C19	328.00'	99.43'	50.10'	99.05'	N 89°31'53" W	17°22'10"
C20	20.00'	24.74'	14.23'	23.19'	N 02°23'59" W	7°05'47"
C21	303.00'	36.57'	18.31'	36.55'	N 30°47'39" W	6°54'57"
C22	300.00'	230.74'	121.41'	225.09'	N 83°02'58" W	44°04'04"
C23	275.00'	78.75'	39.65'	78.48'	N 28°05'40" W	16°24'27"
C24	275.00'	140.54'	71.84'	139.01'	N 05°15'00" W	29°18'52"
C25	303.00'	78.74'	39.59'	78.52'	N 02°23'59" W	14°53'20"
C26	272.00'	157.49'	81.02'	155.30'	N 77°36'12" W	33°10'32"
C27	20.00'	33.39'	22.08'	29.64'	N 37°58'57" E	95°39'12"
C28	275.00'	219.29'	115.85'	213.53'	N 132°71'4" W	45°41'19"
C29	246.95'	111.05'	56.48'	110.12'	N 25°58'08" W	25°45'57"
C30	247.00'	121.69'	62.11'	120.47'	N 01°01'37" E	28°13'44"
C31	556.00'	66.45'	33.27'	66.42'	N 71°12'37" W	6°50'53"
C32	556.00'	74.20'	37.15'	74.14'	N 63°57'47" W	7°38'46"
C33	1051.59'	29.59'	14.80'	29.59'	N 59°20'01" W	1°36'45"

GRAPHIC SCALE



Surveyor's Certificate

I, Roger D. Dudley, do hereby certify that I am a Registered Land Surveyor, and that I hold a licence, Certificate No. 147089 in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 56, 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, 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. 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 Southeast Quarter of Section 2, Township 6 South, Range 1 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Commencing at a point located North 89°46'14" West along the Section line 2054.65 feet and North 564.79 feet from the Southeast corner of Section 2, Township 6 South, Range 1 West, Salt Lake Base and Meridian; thence North 69°09'23" West 228.10 feet; thence South 59°08'50" West 73.85 feet; thence North 74°51'31" West 140.80 feet; thence North 18°23'43" West 91.68 feet; thence North 51°09'05" East 152.52 feet; thence North 74°57'44" East 60.14 feet; thence North 52°15'19" East 100.14 feet; thence North 44°09'45" West 26.25 feet; thence North 31°28'21" East 120.81 feet; thence North 57°68'22" East 57.68 feet; thence North 27°34'40" East 123.25 feet; thence North 56°31'50" West 97.96 feet; thence North 34°02'05" East 107.41 feet; thence North 42°42'50" East 56.71 feet; thence North 33°15'13" East 101.78 feet more or less to Plat "H", Jacobs Ranch Subdivision; thence along Jacobs Ranch Plat "H" as follows: South 60°31'38" East 110.32 feet, South 75°19'29" East 118.44 feet, South 86°59'21" East 40.59 feet; thence along Jacobs Ranch Plat "O" as follows: South 04°03'49" East 112.00 feet, South 50°33'18" West 76.95 feet, South 08°40'10" West 118.27 feet, North 73°18'24" West 67.05 feet, South 20°44'03" West 123.42 feet, South 13°37'51" West 56.30 feet, South 21°14'02" West 94.74 feet, South 61°08'35" East 91.34 feet, South 28°59'04" West 99.94 feet, South 03°02'50" East 66.13 feet, South 28°59'04" West 108.34 feet to the point of beginning.

Area: 260,895 SF 5.99 acres
Total number of lots = 17
Basic of Bearing is North 89°46'14" West along the Section line from the Southeast corner to the South quarter corner of Section 2, Township 6 South, Range 1 West.

Date _____ Surveyor (See Seal Below) _____

Owner's Dedication

Known all men by these presents that _____ the _____ undersigned owner ("owner", without regard to number of gender) of the above described tract of land having caused same to be subdivided into lots and streets to be known hereafter as:

Jacobs Ranch Plat "N"

do hereby dedicate for the perpetual use of the public and/or City all parcels of land, easements, right-of-way, and public amenities shown on this plat as intended for public and/or City use. The owner(s) 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) voluntarily defend, indemnify, and hold harmless the City from any damage claimed by persons within or without this subdivision to have been caused by alterations of the ground surface, vegetation, drainage, or surface or sub-surface water flow within this subdivision or by establishment or construction of the roads within this subdivision.

In witness of _____ have hereunto set this _____ day of _____, A.D. _____

Owner's Acknowledgement

STATE OF UTAH }
County of Utah } S.S.

On the _____ day of _____, A.D. 20__, personally appeared before me, the undersigned Notary Public, in and for the County of Utah in said State of Utah, the signer() of the above Owner's dedication, _____ in number, who duly acknowledged to me that _____ signed it freely and voluntarily and for the uses and purposes therein mentioned.

My commission expires: _____ Notary Public residing at _____

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)

Jacobs Ranch Plat N

Located in a portion of the Southeast quarter of Section 2, Township 6 South, Range 1 West, Salt Lake Base and Meridian Saratoga Springs City, Utah County Utah

 Prepared by: Dudley and Associates, Inc. 353 East 1200 South Orem, Utah 84058 office 801-224-1254 fax 801-224-1264	FIRE CHIEF APPROVAL Approved by the Fire Chief on this day of _____, A.D. 20__ _____ CITY FIRE CHIEF	PLANNING DIRECTOR APPROVAL Approved by the Planning Director on this day of _____, A.D. 20__ _____ PLANNING DIRECTOR	SARATOGA SPRINGS ENGINEER APPROVAL Approved by the City Engineer on this day of _____, A.D. 20__ _____ CITY ENGINEER	SARATOGA SPRINGS ATTORNEY Approved by Saratoga Springs Attorney on this day of _____, A.D. 20__ _____ SARATOGA SPRINGS ATTORNEY	LAND USE AUTHORITY Approved by the Land Use Authority on this day of _____, A.D. 20__ _____ LAND USE AUTHORITY	LEHI CITY POST OFFICE Approved by Post Office Representative on this day of _____, A.D. 20__ _____ LEHI CITY POST OFFICE REPRESENTATIVE	SURVEYORS SEAL _____ _____	NOTARY PUBLIC SEAL _____ _____	CIVIL ENGINEERS SEAL _____ _____	CLERK-RECORDER SEAL _____ _____
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