HARVEST HILLS
PLANNED UNIT DEVELOPEMENT PLAT "F-A"

AMENDING LOTS 1205–1210 OF HARVEST HILLS PLANNED UNIT DEVELOPMENT PLAT "F." LOCATED IN THE SOUTHWEST QUARTER SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

VICINITY MAP

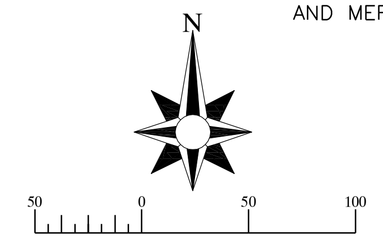
N.T.S.

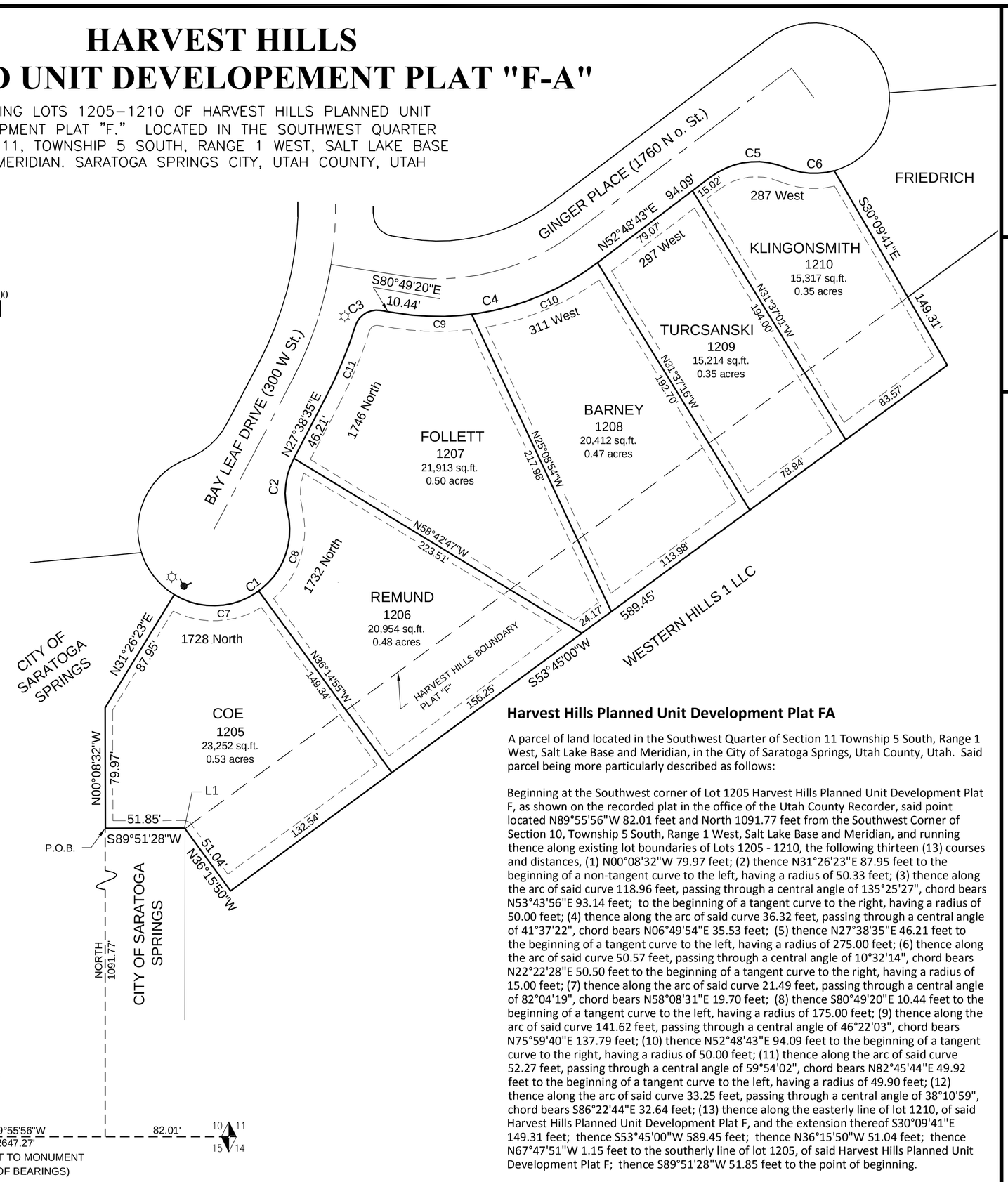
SARATOGA SPRINGS

LEGEND

07-07-15

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

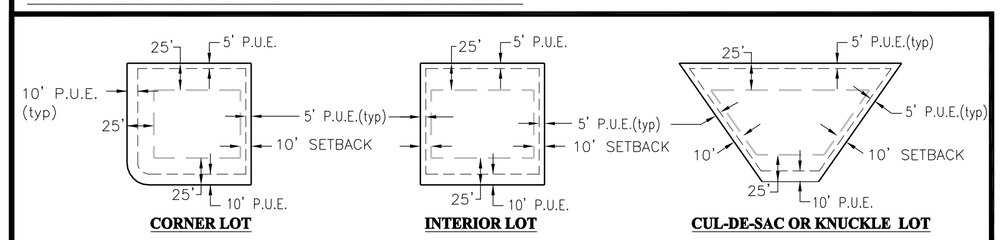




LINE TABLE		
LINE	LENGTH	BEARING
L1	1.15	N67°47'51"W

CURVE TABLE						
CURVE	LENGTH	TANGENT	RADIUS	DELTA	CHORD	CHORD BEARING
C1	118.96	122.79	50.33	135°25'27"	93.14	N53°43'56"E
C2	36.32	19.00	50.00	41°37'22"	35.53	S06°49'54"W
C3	21.49	13.06	15.00	82°04'19"	19.70	S58°08'31"W
C4	141.62	74.95	175.00	46°22'03"	137.79	N75°59'40"E
C5	52.27	28.81	50.00	59°54'02"	49.92	S82°45'44"W
C6	33.25	17.27	49.90	38°10'59"	32.64	S86°22'44"E
C7	59.46	33.75	50.33	67°41'37"	56.07	N87°35'51"E
C8	59.50	33.78	50.33	67°43'50"	56.09	N19°53'08"E
C9	50.34	25.35	175.00	16°29'00"	50.17	S89°03'48"E
C10	91.28	46.70	175.00	29°53'03"	90.24	N67°45'11"E
C11	50.57	25.36	275.00	10°32'14"	50.50	N22°22'28"E

TYPICAL SETBACK & P.U.E. DETAILS



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 FACILITES WITHIN THE SUBDIVISION. "APPROVING" SHALL HAVE THE MEANING IN UTAH CODE SECTION 10-9A-603(4)(c)(ii).

QUESTAR GAS COMPANY
Approved this ___ day of _____, A.D. 20____
QUESTAR GAS COMPANY

ROCKY MOUNTAIN POWER
Approved this ___ day of _____, A.D. 20____
ROCKY MOUNTAIN POWER

COMCAST CABLE TELEVISION
Approved this ___ day of _____, A.D. 20____
COMCAST CABLE TELEVISION

CENTURY LINK
Approved this ___ day of _____, A.D. 20____
CENTURY LINK

Harvest Hills Planned Unit Development Plat FA

A parcel of land located in the Southwest Quarter of Section 11 Township 5 South, Range 1 West, Salt Lake Base and Meridian, in the City of Saratoga Springs, Utah County, Utah. Said parcel being more particularly described as follows:

Beginning at the Southwest corner of Lot 1205 Harvest Hills Planned Unit Development Plat F, as shown on the recorded plat in the office of the Utah County Recorder, said point located N89°55'56"W 82.01 feet and North 1091.77 feet from the Southwest Corner of Section 10, Township 5 South, Range 1 West, Salt Lake Base and Meridian, and running thence along existing lot boundaries of Lots 1205 - 1210, the following thirteen (13) courses and distances, (1) N00°08'32"W 79.97 feet; (2) thence N31°26'23"E 87.95 feet to the beginning of a non-tangent curve to the left, having a radius of 50.33 feet; (3) thence along the arc of said curve 118.96 feet, passing through a central angle of 135°25'27", chord bears N53°43'56"E 93.14 feet; to the beginning of a tangent curve to the right, having a radius of 50.00 feet; (4) thence along the arc of said curve 36.32 feet, passing through a central angle of 41°37'22", chord bears N06°49'54"E 35.53 feet; (5) thence N27°38'35"E 46.21 feet to the beginning of a tangent curve to the left, having a radius of 275.00 feet; (6) thence along the arc of said curve 50.57 feet, passing through a central angle of 10°32'14", chord bears N22°22'28"E 50.50 feet to the beginning of a tangent curve to the right, having a radius of 15.00 feet; (7) thence along the arc of said curve 21.49 feet, passing through a central angle of 82°04'19", chord bears N58°08'31"E 19.70 feet; (8) thence S80°49'20"E 10.44 feet to the beginning of a tangent curve to the left, having a radius of 175.00 feet; (9) thence along the arc of said curve 141.62 feet, passing through a central angle of 46°22'03", chord bears N75°59'40"E 137.79 feet; (10) thence N52°48'43"E 94.09 feet to the beginning of a tangent curve to the right, having a radius of 50.00 feet; (11) thence along the arc of said curve 52.27 feet, passing through a central angle of 59°54'02", chord bears N82°45'44"E 49.92 feet to the beginning of a tangent curve to the left, having a radius of 49.90 feet; (12) thence along the arc of said curve 33.25 feet, passing through a central angle of 38°10'59", chord bears S86°22'44"E 32.64 feet; (13) thence along the easterly line of lot 1210, of said Harvest Hills Planned Unit Development Plat F, and the extension thereof S30°09'41"E 149.31 feet; thence S53°45'00"W 589.45 feet; thence N36°15'50"W 51.04 feet; thence N67°47'51"W 1.15 feet to the southerly line of lot 1205, of said Harvest Hills Planned Unit Development Plat F; thence S89°51'28"W 51.85 feet to the point of beginning.

Containing 2.687 acres more or less and 6 Lots.

PLAT NOTES

1-PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL BY CITY COUNCIL. FINAL PLAT APPROVAL WAS GRANTED ON THE _____ DAY OF _____,20_____ ;
2-PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
3-PLAT MAY BE SUBJECT TO A MASTER DEVELOPMENT AGREEMENT, DEVELOPMENT AGREEMENT, SUBDIVISION AGREEMENT, OR SITE PLAN AGREEMENT. SEE CITY RECORDER FOR MORE INFORMATION.
4-LOTS/UNITS ARE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S.
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-THE OWNER OF THIS SUBDIVISION AND ANY SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR ENSURING THAT IMPACT AND CONNECTION FEES ARE PAID AND WATER RIGHTS ARE 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.
7- ANY REFERENCE HEREIN TO OWNERS, DEVELOPERS, OR CONTRACTORS SHALL APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
8-THE REAR PUBLIC UTILITY EASEMENTS OF LOTS 1205-1210 AS SHOWN ON THE RECORDED PLAT OF HARVEST HILLS PLANNED UNIT DEVELOPMENT PLAT "F" ARE HEREBY VACATED WITH THE RECORDING OF THIS PLAT.

SURVEYOR'S CERTIFICATE

I, Victor E. Hansen, do hereby certify that I am a registered Land Surveyor and that I hold a license, Certificate No. 176695, 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

(SEE DESCRIPTION TO THE LEFT)

Total Acres: 2.687 more or less. # of Lots: 6 units.

Date _____ Victor E. Hansen _____
License no. _____

OWNER'S DEDICATION

Know all men by these presents that _____, the _____ undersigned owner(s) of the above described tract of land having caused same to be subdivided into lots and streets to be hereafter known as

HARVEST HILLS PLAT "F-A"

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 the extent to have been caused by the owner's alterations of the ground surface, vegetation, drainage, or surface or sub-surface water flows within this subdivision or by owner's establishment of construction of the roads within this subdivision.
In witness whereof ___ have hereunto set ___this _____ day of _____, A.D. 20_____.

Jason Coe — Kerry L. Coe

Craig Timothy Remund — Ketra Pauly Remund

Michael J. Follett — Stephanie Follett

Paul Barney — Tiffany Barney

Ted Turcsanski — Jennifer Turcsanski

Quinten Klingonsmith — Jennifer Klingonsmith

WESTERN HILLS 1, LLC
By: Brad Jensen

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's of the above Owner's dedication, who duly acknowledged to me that they 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 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)

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AMENDING LOTS 1205–1210 OF HARVEST HILLS PLANNED UNIT DEVELOPMENT PLAT "F." LOCATED IN THE SOUTHWEST QUARTER SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

H&H ENGINEERING AND SURVEYING, INC.
42 NORTH 200 EAST, STE 1, AMERICAN FORK, UT 84003
TEL: (801) 756-2488 FAX: (801) 756-3499

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

PLANNING COMMISSION REVIEW
Reviewed by the Planning Commission on this ___ day of _____, A.D. 20____
CHAIRMAN, PLANNING COMMISSION

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

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 | CITY ENGINEERS SEAL | CLERK–RECORDER SEAL