Saratoga Springs Composite Description
Encompassing Future Phases25, 26, 27 And
Includes Parcel No. 59-012-0061

A parcel of land located in the Northeast Quarter of Section 12, and the Southeast Quarter of Section 1, Township 6 South, Range 1 West, Salt Lake Base and Meridian, Saratoga Springs, Utah County, Utah, more particularly described as follows:

Beginning at the east quarter corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running:

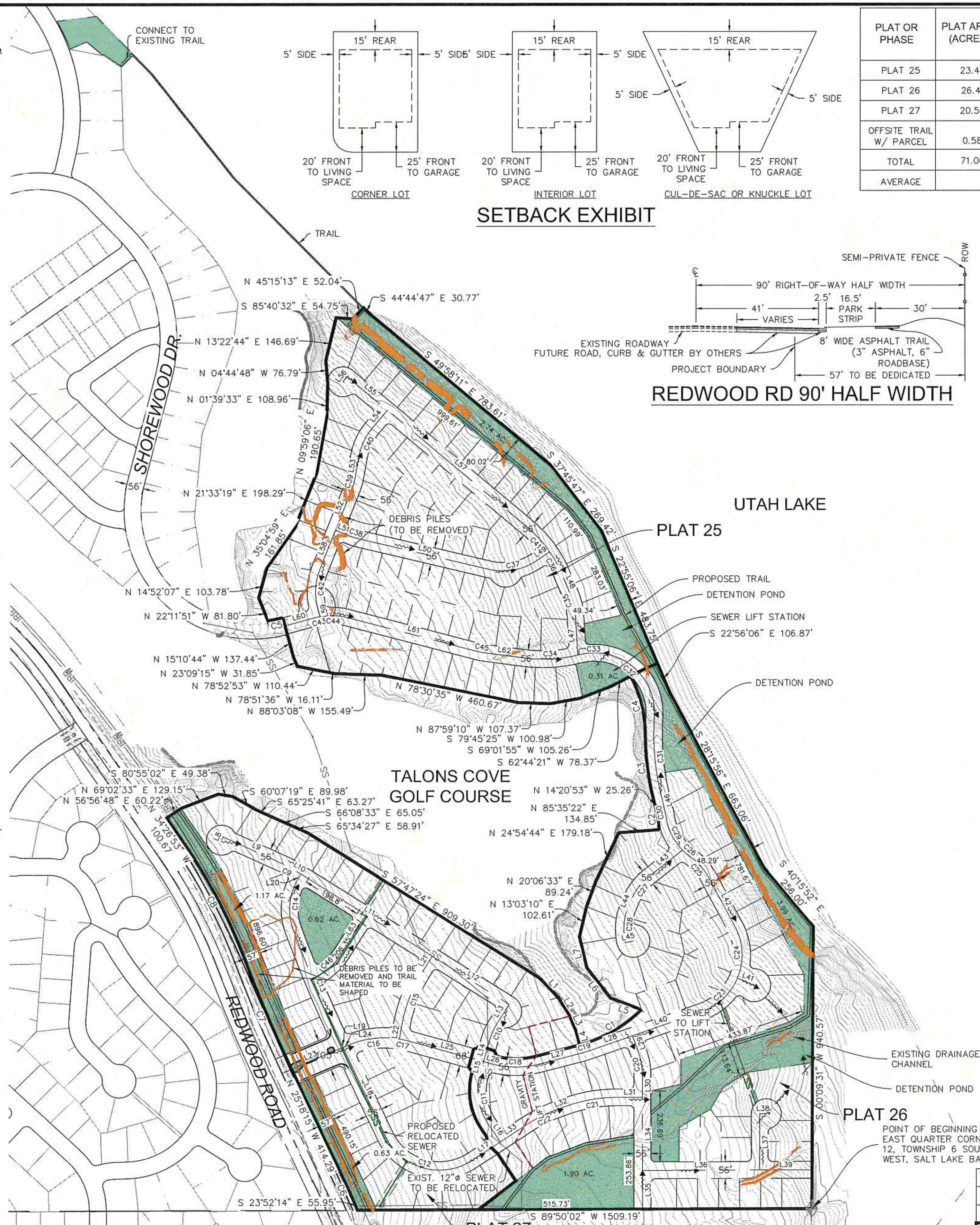
thence South 89°50'02" West along the quarter section line 1,509.19 feet to the east line of State Highway 68 (Redwood Road), thence along said east line the following six (6) courses and distances:
1) North 23°52'14" West 55.95 feet,
2) northwesterly along the arc of a 2,123.00 foot radius tangent curve to the left, the center of which bears South 66°07'46" West, through a central angle of 01°26'02", a distance of 53.13,
3) North 25°18'15" West 414.29 feet,
4) northwesterly along the arc of a 4,967.00 foot radius tangent curve to the right, the center of which bears North 64°41'45" East, through a central angle of 04°33'33", a distance of 395.23,
5) northwesterly along the arc of a 1,833.00 foot radius reverse curve to the left, the center of which bears South 69°15'18" West, through a central angle of 13°42'11", a distance of 438.38 and
6) North 34°26'53" West 100.67 feet;
thence North 56°56'48" East 60.22 feet;
thence North 69°02'33" East 129.15 feet;
thence South 80°55'02" East 49.38 feet;
thence South 60°07'19" East 89.98 feet;
thence South 65°25'41" East 63.27 feet;
thence South 66°08'33" East 65.05 feet;
thence South 65°34'27" East 58.91 feet;
thence South 57°47'24" East 909.30 feet;
thence South 43°39'16" East 90.01 feet;
thence South 31°52'09" East 68.73 feet;
thence South 23°05'15" East 53.40 feet;
thence South 15°35'10" East 52.46 feet;
thence northeasterly along the arc of a 472.00 foot radius non-tangent curve to the left, the center of which bears North 15°25'21" West, through a central angle of 28°57'01", a distance of 238.49 feet;
thence North 69°11'02" West 110.00 feet;
thence North 37°53'52" West 128.29 feet;
thence North 13°19'46" West 106.47 feet;
thence North 13°03'10" East 102.61 feet;
thence North 20°06'33" East 89.24 feet;
thence North 24°54'44" East 179.18 feet;
thence North 85°35'22" East 134.85 feet;
thence northerly along the arc of a 472.00 foot radius non-tangent curve to the left, the center of which bears South 84°53'14" West, through a central angle of 09°14'08", a distance of 76.08 feet;
thence North 14°20'53" West 25.26 feet;
thence northerly along the arc of a 888.00 foot radius tangent curve to the right, the center of which bears North 75°39'07" East, through a central angle of 14°08'54", a distance of 219.28;
thence northerly along the arc of a 422.00 foot radius reverse curve to the left, the center of which bears South 89°48'01" West, through a central angle of 27°38'20", a distance of 203.57 feet;
thence South 62°44'21" West 78.37 feet;
thence South 69°01'55" West 105.26 feet;
thence South 79°45'25" West 100.98 feet;
thence North 87°59'10" West 107.37 feet;
thence North 78°30'35" West 460.67 feet;
thence North 88°03'08" West 155.49 feet;
thence North 78°51'36" West 16.11 feet;
thence North 78°52'53" West 110.44 feet;
thence North 23°09'15" West 31.85 feet;
thence North 15°10'44" West 137.44 feet;
thence westerly along the arc of a 372.00 foot radius non-tangent curve to the right, the center of which bears North 15°10'27" West, through a central angle of 07°43'32", a distance of 50.16 feet;
thence North 22°11'51" West 81.80 feet;
thence North 14°52'07" East 103.78 feet;
thence North 35°04'59" East 161.85 feet;
thence North 21°33'19" East 198.29 feet;
thence North 09°59'06" East 190.65 feet;
thence North 01°39'33" East 108.96 feet;
thence North 04°44'48" West 76.79 feet;
thence North 13°22'44" East 146.69 feet;
thence South 85°40'32" East 54.75 feet;
thence North 45°15'13" East 52.04 feet to the boundary of the "Compromise Elevation Line" as described in that "Agreement of Stipulation and Compromise Regarding Utah Lake Boundary" as recorded January 12, 2000, under Entry No. 3278:2000, in the Office of the Utah County Recorder, thence along said line the following seven (7) courses and distances:
1) South 44°44'47" East 30.77 feet;
2) South 49°58'11" East 783.61 feet;
3) South 37°45'47" East 269.42 feet;
4) South 22°55'06" East 483.75 feet;
5) South 22°56'06" East 106.87 feet;
6) South 28°15'56" East 663.06 feet and
7) South 40°15'52" East 256.00 to its intersection with the Section line and established by the extended line between the found monuments at the East Quarter of Section 12 (dated 1960) and the Meander Corner 822.76 feet along the Section line to the north (dated 1913); thence South 00°09'31" West 940.57 feet along the Section line TO THE POINT OF BEGINNING.

Containing 3,070,418 Square Feet or 70.487 Acres.

30%+ SLOPES

DRAINAGE ARROW

NOTE:
1. NO WETLANDS ARE WITHIN THE DEVELOPED (ROADS AND LOTS) PORTION OF THE PROPERTY.



PLAT OR PHASE	PLAT AREA (ACRES)	LOTS	MINIMUM LOT SIZE (SF)	AVERAGE LOT SIZE (SF)	PERCENTAGE OF BUILDABLE LAND	OPEN SPACE (ACRES)	OPEN SPACE (%)	DENSITY OF DWELLINGS BY ACRE
PLAT 25	23.49	78	7,000	8,510	100%	3.03	12.9%	3.32
PLAT 26	26.41	66	7,000	9,640	100%	5.89	22.3%	2.49
PLAT 27	20.58	65	7,000	8,815	100%	2.46	12.0%	3.16
OFFSITE TRAIL W/ PARCEL	0.58					0.58	100.0%	
TOTAL	71.06	209				11.96	16.8%	
AVERAGE				8,960			16.8%	2.98

Line Table

Line #	Direction	Length (ft)
L1	S 43°39'16" E	90.01'
L2	S 31°52'09" E	68.73'
L3	S 23°05'15" E	53.40'
L4	S 15°35'10" E	52.46'
L5	N 69°11'02" W	110.00'
L6	N 37°53'52" W	128.29'
L7	N 13°19'46" W	106.47'

Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	238.49'	472.00'	28°57'01"	235.96'	N 60°06'08" E
C2	76.08'	472.00'	9°14'08"	76.00'	N 09°43'50" W
C3	219.28'	888.00'	14°08'54"	218.72'	N 07°16'26" W
C4	203.57'	422.00'	27°38'20"	201.60'	N 14°01'09" W
C5	50.16'	372.00'	7°43'32"	50.12'	S 78°41'18" W
C6	53.13'	2123.00'	1°26'02"	53.12'	N 24°35'15" W
C7	395.23'	4967.00'	4°33'33"	395.13'	N 23°01'29" W
C8	438.38'	1833.00'	13°42'11"	437.34'	N 27°35'48" W

Centerline Line Table

Line #	Direction	Length (ft)
L8	S 24°25'33" W	11.94'
L9	N 65°34'27" W	228.64'
L10	N 57°47'24" W	31.58'
L11	N 57°47'24" W	514.71'
L12	N 57°47'24" W	302.12'
L13	N 32°12'36" E	76.21'
L14	N 15°16'08" E	75.26'
L15	N 15°16'08" E	44.15'
L16	N 33°28'20" W	74.65'
L17	S 56°31'40" W	109.68'
L18	N 25°18'15" W	326.35'
L19	N 25°18'15" W	11.91'
L20	N 32°12'36" E	12.41'
L21	N 32°12'36" E	59.23'
L22	N 09°34'34" E	43.28'
L23	S 66°49'44" W	218.15'
L24	S 66°49'44" W	15.58'
L25	N 74°31'27" W	259.48'
L26	N 74°31'27" W	27.76'
L27	S 75°29'06" W	140.78'

Centerline Line Table

Line #	Direction	Length (ft)
L28	S 70°41'55" W	143.76'
L29	N 19°10'25" W	64.99'
L30	N 00°10'26" W	78.75'
L31	S 89°49'34" W	85.57'
L32	S 70°22'26" W	27.15'
L33	S 56°31'40" W	102.55'
L34	N 00°10'26" W	243.61'
L35	N 00°10'26" W	128.93'
L36	S 89°49'36" W	389.97'
L37	S 00°10'24" E	187.35'
L38	S 89°49'36" W	22.00'
L39	S 89°49'36" W	175.30'
L40	S 70°41'55" W	243.16'
L41	N 67°17'00" W	60.45'
L42	S 28°15'56" E	185.81'
L43	N 51°27'49" E	141.60'
L44	N 23°10'54" E	20.19'
L45	S 76°48'07" W	27.00'
L46	S 14°20'53" E	25.26'
L47	S 03°29'03" E	133.20'

Centerline Line Table

Line #	Direction	Length (ft)
L48	S 22°55'06" E	81.94'
L49	N 55°36'50" E	51.16'
L50	S 76°39'55" E	444.03'
L51	S 68°26'41" E	53.28'
L52	S 21°33'19" W	149.59'
L53	S 09°59'06" W	69.15'
L54	S 40°01'49" W	77.68'
L55	S 49°58'11" E	173.65'
L56	N 40°01'49" E	22.00'
L57	S 49°58'11" E	608.24'
L58	S 21°33'19" W	140.85'
L59	S 15°10'27" E	31.50'
L60	N 74°49'33" E	105.13'
L61	S 75°16'48" E	447.32'
L62	S 82°26'48" E	128.70'
L63	N 32°12'36" E	156.72'

Centerline Curve Table

Curve #	Length	Radius
C9	27.17'	200.00'
C10	59.14'	200.00'
C11	170.14'	200.00'
C12	342.67'	200.00'
C13	413.43'	4782.00'
C14	183.47'	200.00'
C15	197.52'	500.00'
C16	175.78'	300.00'
C17	30.89'	300.00'
C18	157.03'	300.00'

Centerline Curve Table

Curve #	Length	Radius
C19	41.77'	500.00'
C20	66.32'	200.00'
C21	169.75'	500.00'
C22	120.83'	500.00'
C23	167.49'	200.00'
C24	177.96'	200.00'
C25	91.72'	200.00'
C26	36.24'	200.00'
C27	98.72'	200.00'
C28	126.99'	200.00'

Centerline Curve Table

Curve #	Length	Radius
C29	121.69'	200.00'
C30	44.06'	500.00'
C31	272.59'	860.00'
C32	376.79'	200.00'
C33	6.54'	500.00'
C34	182.68'	500.00'
C35	67.84'	200.00'
C36	80.06'	400.00'
C37	166.58'	200.00'
C38	28.70'	200.00'

Centerline Curve Table

Curve #	Length	Radius
C39	40.39'	200.00'
C40	104.88'	200.00'
C41	108.79'	400.00'
C42	128.21'	200.00'
C43	15.22'	200.00'
C44	89.13'	200.00'
C45	25.02'	200.00'
C46	125.14'	200.00'

SCALE (FT)
0 200 400 600

PRELIMINARY
FOR PLANNING PURPOSES ONLY
– NOT FOR CONSTRUCTION –

Rev.	By	Date	Remarks
C	JJS	10/06/14	INTERNAL REVIEW
B	JJS	09/18/14	INTERNAL REVIEW
A	JJS	09/15/14	ISSUED FOR REVIEW

WOODSIDE HOMES

LAKESIDE PLATS 25-27

CONCEPT PLAN

BINGHAM ENGINEERING
SALT LAKE CITY - (801) 532-2520
OGDEN - (801) 399-1662

Dsn: JJS
Drw: JJS
Chk: GM
Rvw: JRL

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