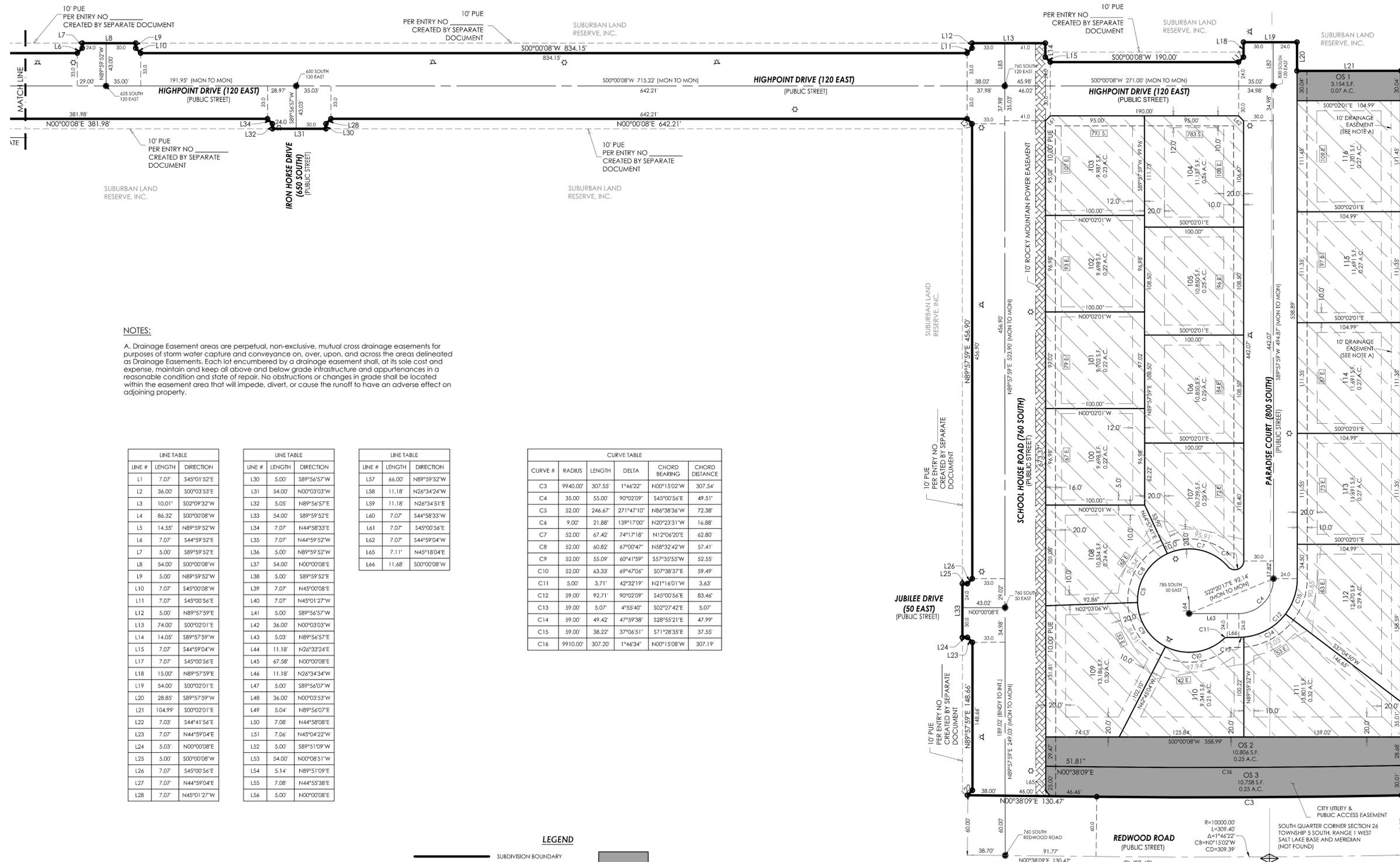


LEGACY FARMS PLAT 1-A

VACATING A PORTION OF PARCEL NO. 2, SARATOGA DRIVE CHURCH SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, AND PORTIONS OF THE
NORTHEAST QUARTER OF SECTION 35
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH



NOTES:

A. 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 encumbered 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 obstructions or changes in grade shall be located within the easement area that will impede, divert, or cause the runoff to have an adverse effect on adjoining property.

LINE #	LENGTH	DIRECTION
L2	7.07	S45°01'52"E
L1	36.00	S00°03'53"E
L3	10.01	S02°09'32"W
L4	86.32	S00°00'08"W
L5	14.55	N89°59'52"W
L6	7.07	S44°59'52"E
L7	5.00	S89°59'52"E
L8	54.00	S00°00'08"W
L9	5.00	N89°59'52"W
L10	7.07	S45°00'08"W
L11	7.07	S45°00'56"E
L12	5.00	N89°57'59"E
L13	74.00	S00°02'01"E
L14	14.05	S89°57'59"W
L15	7.07	S44°59'04"W
L17	7.07	S45°00'56"E
L18	15.00	N89°57'59"E
L19	54.00	S00°02'01"E
L20	28.85	S89°57'59"W
L21	104.99	S00°02'01"E
L22	7.03	S44°41'56"E
L23	7.07	N44°59'04"E
L24	5.03	N00°00'08"E
L25	5.00	S00°00'08"W
L26	7.07	S45°00'56"E
L27	7.07	N44°59'04"E
L28	7.07	N45°01'27"W

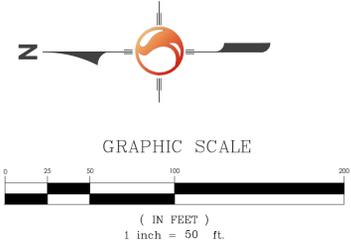
LINE #	LENGTH	DIRECTION
L30	5.00	S89°56'57"W
L31	54.00	N00°03'03"W
L32	5.05	N89°56'57"E
L33	54.00	S89°59'52"E
L34	7.07	N44°58'33"E
L35	7.07	N44°59'52"W
L36	5.00	N89°59'52"W
L37	54.00	N00°00'08"W
L38	5.00	S89°59'52"E
L39	7.07	N45°00'08"E
L40	7.07	N45°01'27"W
L41	5.00	S89°56'57"W
L42	36.00	N00°03'03"W
L43	5.03	S89°56'57"E
L44	11.18	N26°33'24"E
L45	67.58	N00°00'08"E
L46	11.18	N26°34'34"W
L47	5.00	S89°56'07"W
L48	36.00	N00°03'53"W
L49	5.04	N89°56'07"E
L50	7.08	N44°58'08"E
L51	7.06	N45°04'22"W
L52	5.00	S89°51'09"W
L53	54.00	N00°08'51"W
L54	5.14	N89°51'09"E
L55	7.08	N44°55'38"E
L56	5.00	N00°00'08"E

LINE #	LENGTH	DIRECTION
L57	66.00	N89°59'52"W
L58	11.18	N26°34'24"W
L59	11.18	N26°34'51"E
L60	7.07	S44°58'33"W
L61	7.07	S45°00'56"E
L62	7.07	S44°59'04"W
L65	7.11	N45°18'04"E
L66	11.68	S00°00'08"W

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C3	9940.00	307.55	1°46'22"	N00°15'02"W	307.54
C4	35.00	55.00	90°02'09"	S45°00'56"E	49.51
C5	52.00	246.67	271°47'10"	N86°38'36"W	72.38
C6	9.00	21.88	139°17'00"	N20°23'31"W	16.88
C7	52.00	67.42	74°17'18"	N12°06'20"E	62.80
C8	52.00	60.82	67°00'47"	N58°32'42"W	57.41
C9	52.00	55.09	60°41'59"	S57°35'55"W	52.55
C10	52.00	63.33	69°47'06"	S07°38'37"E	59.49
C11	5.00	3.71	42°32'19"	N21°16'01"W	3.63
C12	59.00	92.71	90°02'09"	S45°00'56"E	83.46
C13	59.00	5.07	4°55'40"	S02°27'42"E	5.07
C14	59.00	49.42	47°59'38"	S28°55'21"E	47.99
C15	59.00	38.22	37°06'51"	S71°28'35"E	37.55
C16	9910.00	307.20	1°46'34"	N00°15'08"W	307.19

LEGEND

	SUBDIVISION BOUNDARY		OPEN SPACE PARCELS (OS) (COMMON AREA)
	PUBLIC UTILITY EASEMENT		PRIVATE AREAS
	LOT LINE		LIMITED COMMON AREAS
	BUILDING SETBACK		COMMON AREAS
	SECTION LINE		ROCKY MOUNTAIN POWER EASEMENT
	FLOOD PLAN		
	FOUND SECTION CORNER		
	SUBDIVISION BOUNDARY CORNER		
	STREET MONUMENT		
	PROPOSED STREET LIGHT		
	PROPOSED FIRE HYDRANT		



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PLAT NOTES:

1. PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL BY CITY COUNCIL.
2. FINAL PLAT APPROVAL WAS GRANTED ON THE _____ DAY OF _____, 20____.
3. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY RULES, ORDINANCES, REQUIREMENTS, STANDARDS, AND POLICIES REGARDING THE DEVELOPMENT OF THIS PROPERTY.
4. PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
5. PLAT MAY BE SUBJECT TO A MASTER DEVELOPMENT AGREEMENT, DEVELOPMENT AGREEMENT, SUBDIVISION AGREEMENT, OR SITE PLAN AGREEMENT. SEE CITY RECORDER FOR MORE INFORMATION.
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. 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.
8. 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.
9. 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.
10. ANY REFERENCE HEREIN TO OWNERS, DEVELOPERS, OR CONTRACTORS SHALL APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
11. PRIVATE ROADS AND COMMON AREAS ARE UTILITY EASEMENTS TO THE CITY OF SARATOGA SPRINGS FOR WATER, IRRIGATION, SEWER & STORM DRAIN.
12. NO CITY MAINTENANCE IS PROVIDED ON PRIVATE STREET.
13. LOTS/UNITS ARE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S.
14. ALL OPEN SPACE (OS) PARCELS (10-12), COMMON AND LIMITED COMMON AREAS ARE CITY AND PUBLIC UTILITY EASEMENTS AND SUBJECT TO DRAINAGE EASEMENTS.
15. ALL PRIVATE STREETS HAVE SHALLOW SEWER. REFER TO CONSTRUCTION DRAWINGS FOR INFORMATION.
16. OPEN SPACE PARCELS (OS) ARE RESTRICTED FROM RESIDENTIAL DEVELOPMENT.
17. ALL BUILDING LOTS CONTAINED WITHIN THIS PLAT ARE SUBJECT TO PRODUCT TYPES AS SET FORWARD IN LEGACY FARMS COMMUNITY AND VILLAGE PLAN 1.
18. OVERNIGHT ON STREET GUEST PARKING IS RESTRICTED FROM NOVEMBER 1ST TO MARCH 1ST.
19. ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO THE LEGACY FARMS COMMUNITY PLAN AS WELL AS VILLAGE PLAN 1.
20. LOT 194 - 198 WILL HAVE DRIVEWAY ACCESS FROM HARMONY COURT.
21. LOTS 199 - 203 WILL HAVE DRIVEWAY ACCESS FROM MAYAPPLE COURT.

HOA WILL OWN PARCELS:
(see Plat Note 8)
OS 10
OS 11
OS 12

OS 10, 11 AND 12 ARE SUBJECT TO A UTILITY AND TRAIL EASEMENT FOR THE BENEFIT OF SARATOGA SPRINGS CITY.

LEGACY FARMS PLAT 1-D

VACATING A PORTION OF PARCEL NO. 2, SARATOGA DRIVE CHURCH SUBDIVISION

LOCATED IN THE THE SOUTHEAST QUARTER OF SECTION 26
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

EAST QUARTER CORNER SECTION 26
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
(FOUND 2008 UTAH COUNTY MONUMENT)
BENCHMARK ELEVATION = 4514.21

LEGEND

	SUBDIVISION BOUNDARY		OPEN SPACE PARCELS(OS) (COMMON AREA)
	LOT LINE		PRIVATE AREAS
	BUILDING SETBACK		LIMITED COMMON AREAS
	SECTION LINE		COMMON AREAS
	FLOOD PLAN		
	FOUND SECTION CORNER		
	SUBDIVISION BOUNDARY CORNER		
	STREET MONUMENT		
	PROPOSED STREET LIGHT		
	PROPOSED FIRE HYDRANT		

NOTES:

A. 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 encumbered 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 obstructions or changes in grade shall be located within the easement area that will impede, divert, or cause the runoff to have an adverse effect on adjoining property.

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

LOT SETBACK DETAIL 194 TO 203

(SEE SHEET 2 FOR VICINITY MAP & DATA TABLE)

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).

QUESTAR GAS COMPANY Approved this _____ day of _____ A.D. 20____	ROCKY MOUNTAIN POWER Approved this _____ day of _____ A.D. 20____
COMCAST CABLE TELEVISION Approved this _____ day of _____ A.D. 20____	CENTURY LINK Approved this _____ day of _____ A.D. 20____



SURVEYOR'S CERTIFICATE

I, Gregory A. Cates, do hereby certify that I am a Registered Land Surveyor, and that I hold a license, Certificate No. 161226, 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 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 and belief. I also certify that I have filed, or will file within 90 days the recording 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 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a point which is S00°33'28"W 573.24 feet, along the Section Line, and West 1950.12 feet from the East Quarter Corner of said Section 26, and running thence S00°08'51"E 54.00 feet; thence N89°51'09"E 5.00 feet; thence S45°04'22"E 7.06 feet; thence S00°00'08"W 204.76 feet; thence S44°38'08"W 7.08 feet; thence S89°56'07"W 5.04 feet; thence S00°03'33"E 36.00 feet; thence N89°56'07"E 5.00 feet; thence S26°34'34"E 11.18 feet; thence S00°00'08"W 67.58 feet; thence S26°33'24"W 11.18 feet; thence S89°56'57"W 5.03 feet; thence S00°03'03"E 36.00 feet; thence N89°56'57"E 5.00 feet; thence S45°01'27"E 7.07 feet; thence S00°00'08"W 204.02 feet; thence S45°00'08"W 7.07 feet; thence N89°59'52"W 454.90 feet; thence Southwesterly 59.17 feet along the arc of a 61.00 foot radius curve to the left, chord bears S62°12'48"W 56.88 feet; thence N89°59'52"W 156.89 feet to the Easterly Right-of-Way Line of Redwood Road; thence along said Easterly Right-of-Way Line, N00°38'09"E 653.18 feet; thence N89°50'18"E 126.32 feet; thence Northwesterly 20.35 feet along the arc of a 60.00 foot radius curve to the right, chord bears N00°52'47"W 20.26 feet; thence N00°09'42"W 4.00 feet; thence N89°50'18"E 54.00 feet; thence S00°09'42"E 5.00 feet; thence S45°09'16"E 7.07 feet; thence N89°51'09"E 467.88 feet to the Point of Beginning.

Contains 78 Lots
Contains 427,479 Square Feet or 9.81 Acres.

DATE _____ GREGORY A. CATES
P.L.S. 161226

OWNER'S DEDICATION

Know all men by these presents that DR Horton Inc., a Delaware Company, 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

LEGACY FARMS PLAT 1-D
VACATING A PORTION OF PARCEL NO. 2, SARATOGA DRIVE CHURCH SUBDIVISION

do hereby dedicate for the perpetual use of the public and/or City all parcels of land, easements, rights-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 encumbrances 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 but only 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 _____, AD 20____.

SE SEC 26
T5S R1W
SLB & M
(NOT FOUND)

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH _____ } S.S.
COUNTY OF UTAH _____ }
On the _____ day of _____, A.D. 20____ personally appeared before me, _____, who being duly sworn or affirmed, did say that he/she is the _____ of _____, and that the within owner's dedication was signed by him/her in behalf of the said corporation by authority of its bylaws, or Board of Directors, and that said corporation executed the same.

My commission number: _____
My commission expires: _____ Name _____ 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 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)

LEGACY FARMS PLAT 1D
VACATING A PORTION OF PARCEL NO. 2, SARATOGA DRIVE CHURCH SUBDIVISION

LOCATED IN THE THE SOUTHEAST QUARTER OF SECTION 26,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL GREGORY A. CATES No. 161226	NOTARY PUBLIC'S SEAL	CITY ENGINEER'S SEAL	CLERK-RECORDER SEAL
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Stantec Consulting Services Inc.
3995 S 700 E Ste. 300
Salt Lake City, UT
84107-2940
Tel. 801.261.0090
Fax. 801.266.1671
www.stantec.com

Project Number	PM
1862011145	JRJ
Filename	Plot Date
01145v vp1 fb_1D.dwg	12/17/14
Designed By	Drawn By
JRJ	SRV
Checked By	Date
GAC	1/16/15
Scale	Date Issued
1"= 40'	

SARATOGA SPRINGS FIRE CHIEF

Approved by the Fire Chief on this _____ day of _____ A.D. _____

CITY FIRE CHIEF

PLANNING COMMISSION REVIEW

Reviewed by the Planning Commission on this _____ day of _____ A.D. _____

CHAIRMAN, PLANNING COMMISSION

SARATOGA SPRINGS CITY ENGINEER

Approved by the City Engineer on this _____ day of _____ A.D. _____

CITY ENGINEER

SARATOGA SPRINGS ATTORNEY

Approved by the Saratoga Springs Attorney on this _____ day of _____ A.D. _____

SARATOGA SPRINGS ATTORNEY

LEHI CITY POST OFFICE

Approved by the Post Office Representative on this _____ day of _____ A.D. _____

LEHI CITY POST OFFICE REPRESENTATIVE

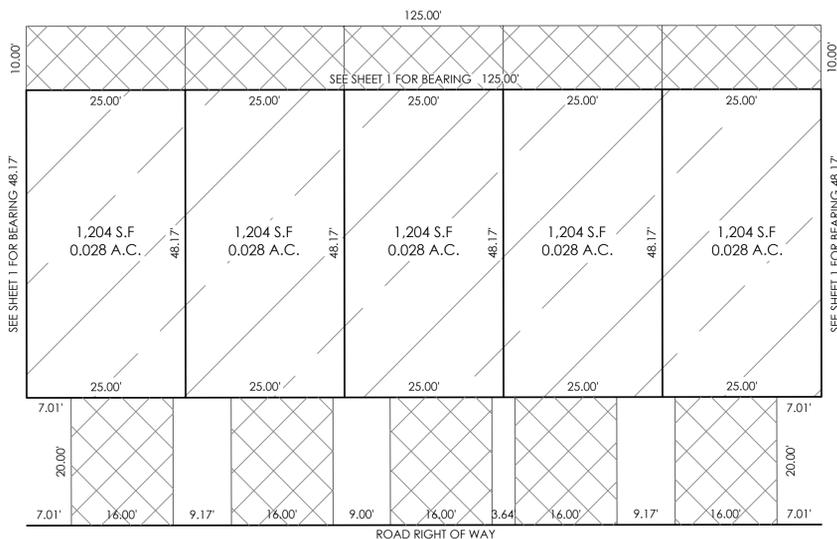
SHEET
1 OF 2

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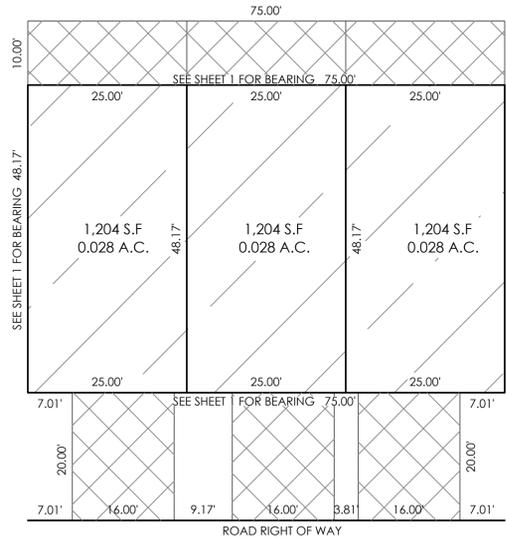
LEGACY FARMS PLAT 1-D

VACATING A PORTION OF PARCEL NO. 2, SARATOGA DRIVE CHURCH SUBDIVISION

THE SOUTHEAST QUARTER OF SECTION 26
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

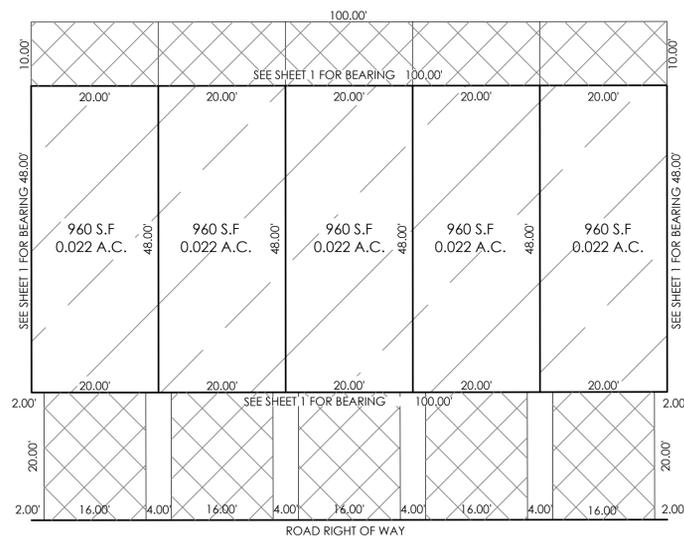


5 PLEX
LOTS 1001 - 1005
LOTS 1015 - 1019
LOTS 1050 - 1054



3 PLEX
LOTS 1006-1008
LOTS 1009-1011
LOTS 1012-1014
LOTS 1055-1057
LOTS 1058-1060

DATA TABLE	
I - TOTAL PROJECT AREA	9.81 AC
II - TOTAL NUMBER OF BUILDING LOTS	78
III - SQ. FOOTAGE OF PROPOSED BUILDING FOOTPRINTS (multi-family only), - Square footage of MAIN LEVEL	149,123
IV - NUMBER OF PROPOSED GARAGE PARKING SPACES (ASSUMED 2 PER HOUSE / UNIT)	156
a. Required Guest Parking	19.5
b. Guest Parking in 18' driveways	141
VI - ACREAGE OF SENSITIVE LANDS AND PERCENTAGE SENSITIVE LANDS COMPRISED OF TOTAL PROJECT AND OPENSOURCE AREA	0 AC
VII - PERCENTAGE OF BUILDABLE LAND	100%
VIII - a. PRESCRIBED AREA OF OPEN SPACE	1.56 AC
VIII - a(1) - PRIVATE COMMON AREAS	1.78 AC
VIII - a(2) - PARK STRIPS	0.39 AC
VIII b - APPLICABLE (TOTAL) AREA OF OPEN SPACE	3.73 AC
Percentage of Prescribed Area Open Space	15.90 %
Percentage of Applicable (TOTAL) Area Open Space	38.02 %
IX - NET DENSITY OF DWELLING PER ACRE (SENSITIVE LANDS MUST BE SUBTRACTED FROM BASE ACREAGE)	7.95
III - square footage provided for attached product only, does not include single family residential. Calculations based on multi-family as 2-story product and twin homes as single story product.	
IV - All products with 18' driveway will provide 2 guest parking spaces in addition to Multi-modul lane use (on street) and additional parking behind ROW.	
VIII a - Area taken from open space parcels (as shown on subdivision plat)	
VIII a(1) - Area taken from common areas (as shown on subdivision plat)	
VIII a(2) - Area of open space parcels, common areas and park strips	



5 PLEX
LOTS 1020-1024
LOTS 1025-1029
LOTS 1030-1034
LOTS 1035-1039
LOTS 1040-1044
LOTS 1045-1049

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	61.00	59.17	55°34'41"	S62°12'48"W	56.88
C2	60.00	20.35	19°26'11"	N09°52'47"W	20.26
C3	489.00	70.92	8°18'34"	N85°53'46"W	70.86
C4	30.00	47.12	89°59'10"	S45°09'16"E	42.42
C5	30.00	16.81	32°05'38"	S16°12'40"E	16.59
C6	30.00	30.31	57°53'12"	S61°12'15"E	29.04
C7	60.00	94.23	89°59'10"	S45°09'16"E	84.84
C8	60.00	28.18	76°54'23"	S33°03'04"E	27.92
C9	60.00	19.46	18°35'15"	S55°47'53"E	19.38
C10	60.00	16.79	16°01'57"	S73°06'29"E	16.73
C11	60.00	9.45	9°01'23"	S85°38'10"E	9.44
C12	25.00	39.23	89°55'01"	N45°06'22"W	35.33
C13	25.00	39.31	90°04'59"	S44°53'38"W	35.38
C14	25.00	39.23	89°55'01"	N45°06'22"W	35.33
C15	8.00	12.58	90°04'59"	N44°53'38"E	11.32

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C16	18.00	25.68	81°44'29"	N40°52'14"W	23.56
C17	18.00	28.25	89°56'07"	N44°58'04"E	25.44
C18	500.00	72.51	8°18'34"	N85°53'46"W	72.45
C20	525.00	76.14	8°18'34"	N85°53'46"W	76.07
C21	25.00	39.25	89°56'49"	S44°58'33"W	35.34
C22	25.00	39.29	90°03'11"	N45°01'27"W	35.37
C23	25.00	39.25	89°57'55"	S44°59'06"W	35.34
C24	8.00	12.57	90°02'05"	N45°00'54"W	11.32
C25	61.00	10.45	9°48'39"	S85°05'49"W	10.43
C26	61.00	16.85	15°49'39"	S72°16'40"W	16.80
C27	61.00	31.88	29°56'23"	S49°23'38"W	31.51
C28	525.00	47.07	5°08'13"	S87°28'56"E	47.05
C29	525.00	29.07	3°10'21"	N83°19'39"W	29.07

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	5.00	N89°51'09"E
L2	7.06	S45°04'22"E
L3	7.08	S44°58'08"W
L4	5.04	S89°56'07"W
L5	36.00	S00°03'53"E
L6	5.00	N89°56'07"E
L7	11.18	S26°34'34"E
L8	11.18	S26°33'24"W
L9	5.03	S89°56'57"W
L10	36.00	S00°03'03"E
L11	5.00	N89°56'57"E
L12	7.07	S45°01'27"E
L13	7.07	S45°00'08"W
L14	4.00	N00°09'42"W
L15	54.00	N89°50'18"E
L16	5.00	S00°09'42"E
L17	7.07	S45°09'16"E
L18	14.37	N00°00'00"E
L25	145.08	S00°08'51"E
L26	142.39	N00°08'51"W
L27	4.84	S77°23'22"E
L28	18.00	S12°36'38"W
L29	36.00	S77°23'22"E

PARCEL / ADDRESS TABLE			
PARCEL #	AREA	ACRES	ADDRESS
1001	1.204	0.03	47 E. MAYAPPLE CT.
1002	1.204	0.03	43 E. MAYAPPLE CT.
1003	1.204	0.03	41 E. MAYAPPLE CT.
1004	1.204	0.03	39 E. MAYAPPLE CT.
1005	1.204	0.03	37 E. MAYAPPLE CT.
1006	1.204	0.03	37 S. SILVERMOON LANE
1007	1.204	0.03	37 S. SILVERMOON LANE
1008	1.204	0.03	37 S. SILVERMOON LANE
1009	1.204	0.03	37 S. SILVERMOON LANE
1010	1.204	0.03	37 S. SILVERMOON LANE
1011	1.204	0.03	37 S. SILVERMOON LANE
1012	1.204	0.03	37 S. SILVERMOON LANE
1013	1.204	0.03	37 S. SILVERMOON LANE
1014	1.204	0.03	37 S. SILVERMOON LANE
1015	1.204	0.03	37 S. SILVERMOON LANE
1016	1.204	0.03	37 S. SILVERMOON LANE
1017	1.204	0.03	37 S. SILVERMOON LANE
1018	1.204	0.03	37 S. SILVERMOON LANE
1019	1.204	0.03	37 S. SILVERMOON LANE
1020	960	0.02	114 E. MAYAPPLE CT.
1021	960	0.02	112 E. MAYAPPLE CT.
1022	960	0.02	108 E. MAYAPPLE CT.
1023	960	0.02	106 E. MAYAPPLE CT.
1024	960	0.02	104 E. MAYAPPLE CT.
1025	960	0.02	102 E. MAYAPPLE CT.
1026	960	0.02	98 E. MAYAPPLE CT.
1027	960	0.02	96 E. MAYAPPLE CT.
1028	960	0.02	94 E. MAYAPPLE CT.
1029	960	0.02	92 E. MAYAPPLE CT.
1030	960	0.02	86 E. MAYAPPLE CT.
1031	960	0.02	84 E. MAYAPPLE CT.
1032	960	0.02	82 E. MAYAPPLE CT.
1033	960	0.02	78 E. MAYAPPLE CT.
1034	960	0.02	76 E. MAYAPPLE CT.

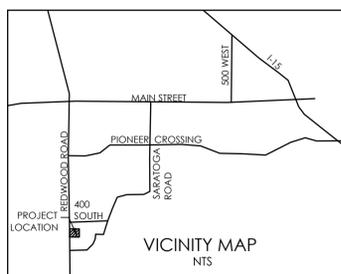
PARCEL / ADDRESS TABLE			
PARCEL #	AREA	ACRES	ADDRESS
1035	960	0.02	67 E. HARMONY CT.
1036	960	0.02	69 E. HARMONY CT.
1037	960	0.02	71 E. HARMONY CT.
1038	960	0.02	73 E. HARMONY CT.
1039	960	0.02	77 E. HARMONY CT.
1040	960	0.02	81 E. HARMONY CT.
1041	960	0.02	83 E. HARMONY CT.
1042	960	0.02	87 E. HARMONY CT.
1043	960	0.02	89 E. HARMONY CT.
1044	960	0.02	91 E. HARMONY CT.
1045	960	0.02	97 E. HARMONY CT.
1046	960	0.02	99 E. HARMONY CT.
1047	960	0.02	101 E. HARMONY CT.
1048	960	0.02	103 E. HARMONY CT.
1049	960	0.02	107 E. HARMONY CT.
1050	1.204	0.03	96 E. HARMONY CT.
1051	1.204	0.03	98 E. HARMONY CT.
1052	1.204	0.03	102 E. HARMONY CT.
1053	1.204	0.03	104 E. HARMONY CT.
1054	1.204	0.03	106 E. HARMONY CT.
1055	1.204	0.03	498 S. EVERGREEN WAY
1056	1.204	0.03	502 S. EVERGREEN WAY
1057	1.204	0.03	504 S. EVERGREEN WAY
1058	1.204	0.03	503 S. EVERGREEN WAY
1059	1.204	0.03	501 S. EVERGREEN WAY
1060	1.204	0.03	499 S. EVERGREEN WAY
1061	1.204	0.03	38 E. HARMONY CT.
1062	1.204	0.03	42 E. HARMONY CT.
1063	1.204	0.03	46 E. HARMONY CT.
1064	1.204	0.03	48 E. HARMONY CT.
1065	1.204	0.03	24 E. HARMONY CT.
1066	1.204	0.03	26 E. HARMONY CT.
1067	1.204	0.03	28 E. HARMONY CT.
1068	1.204	0.03	32 E. HARMONY CT.

POINT TABLE		
POINT #	NORTHING	EASTING
1	7,298,230.33	1,527,048.70
2	7,295,468.59	1,526,918.95
10	7,297,039.07	1,524,602.09
11	7,297,057.02	1,524,478.39
12	7,297,102.38	1,524,717.00
13	7,297,027.38	1,524,717.00
14	7,297,028.05	1,524,764.67
15	7,297,103.05	1,524,764.67
16	7,297,103.04	1,524,933.01
17	7,297,028.04	1,524,933.01
18	7,297,042.51	1,524,968.11
19	7,297,042.62	1,525,093.11
20	7,297,210.50	1,524,761.78
21	7,297,210.59	1,524,861.78
22	7,297,210.60	1,524,877.39
23	7,297,210.69	1,524,977.39
24	7,297,210.71	1,524,993.06
25	7,297,210.79	1,525,093.06
26	7,297,406.37	1,525,093.11
27	7,297,406.26	1,524,993.11
28	7,297,406.24	1,524,977.44
29	7,297,406.13	1,524,877.44
30	7,297,406.11	1,524,861.82
31	7,297,406.00	1,524,761.82
32	7,297,584.85	1,524,479.89
33	7,297,584.97	1,524,579.89
34	7,297,585.02	1,524,627.00
35	7,297,585.13	1,524,727.00
36	7,297,588.68	1,524,764.68
37	7,297,513.69	1,524,764.87
38	7,297,588.63	1,524,933.02
39	7,297,513.63	1,524,933.21
40	7,297,574.40	1,524,968.06
41	7,297,574.54	1,525,093.06

- NOTES:**
- LOTS SHOWN FOR REFERENCE ONLY. THE LIMITED COMMON AREA IS CONTROLLED BY THE PRIVATE ROAD ALIGNMENT.
 - ALL LOT LINES AND LIMITED COMMON AREA LINES ARE PARALLEL WITH AND/OR PERPENDICULAR TO THE BEARING LINES LISTED ON SHEET 1, EXCEPT AS SHOWN.

LEGEND

	SUBDIVISION BOUNDARY
	PUBLIC UTILITY EASEMENT
	FOUND SECTION CORNER
	SUBDIVISION BOUNDARY CORNER
	STREET MONUMENT
	PROPOSED STREET LIGHT
	EXISTING FIRE HYDRANT
	OPEN SPACE PARCELS (OS)
	PRIVATE AREAS
	LIMITED COMMON AREAS
	COMMON AREAS



SHEET
2 OF 2



Stantec Consulting Services Inc.
3995 S 700 E Ste. 300
Salt Lake City, UT
84107-2540
Tel. 801.261.0090
Fax. 801.266.1671
www.stantec.com

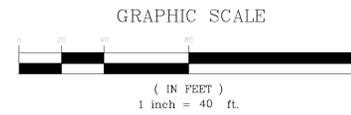
No.	Revisions	By	Date

Project Number	PM
186201145	JRJ
Filename	Plot Date
01145v_vp1_fb_1D.dwg	12/18/14
Designed By	Drawn By
JRJ	SRV
Checked By	Date
GAC	1/16/15
Scale	Date Issued
NONE	DATE

LEGACY FARMS PLAT 1-E

VACATING A PORTION OF PARCEL NO. 2, SARATOGA DRIVE CHURCH SUBDIVISION

LOCATED IN THE THE SOUTHEAST QUARTER OF SECTION 26
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH



- PLAT NOTES:**
- PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL BY CITY COUNCIL. FINAL PLAT APPROVAL WAS GRANTED ON THE _____ DAY OF _____ 20____.
 - THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY RULES, ORDINANCES, REQUIREMENTS, STANDARDS, AND POLICIES REGARDING THE DEVELOPMENT OF THIS PROPERTY.
 - PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
 - PLAT MAY BE SUBJECT TO A MASTER DEVELOPMENT AGREEMENT, DEVELOPMENT AGREEMENT, SUBDIVISION AGREEMENT, OR SITE PLAN AGREEMENT. SEE CITY RECORDER FOR MORE INFORMATION.
 - 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.
 - 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.
 - 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.
 - 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.
 - ANY REFERENCE HEREIN TO OWNERS, DEVELOPERS, OR CONTRACTORS SHALL APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
 - ALL OPEN SPACE AND COMMON AREAS ARE UTILITY EASEMENTS TO THE CITY OF SARATOGA SPRINGS FOR WATER, IRRIGATION, SEWER & STORM DRAIN.
 - NO CITY MAINTENANCE IS PROVIDED ON PRIVATE STREET.
 - LOTS/UNITS ARE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND C.C.&R.S.
 - ALL OPEN SPACE (OS) PARCELS, COMMON AND LIMITED COMMON AREAS ARE CITY AND PUBLIC UTILITY EASEMENTS AND SUBJECT TO DRAINAGE EASEMENTS.
 - ALL PRIVATE STREETS HAVE SHALLOW SEWER. REFER TO CONSTRUCTION DRAWINGS FOR INFORMATION.
 - OPEN SPACE PARCELS (OS) ARE RESTRICTED FROM RESIDENTIAL DEVELOPMENT.
 - ALL BUILDING LOTS CONTAINED WITHIN THIS PLAT ARE SUBJECT TO PRODUCT TYPES AS SET FORTH IN LEGACY FARMS COMMUNITY AND VILLAGE PLAN 1.
 - OVERNIGHT ON-STREET GUEST PARKING IS RESTRICTED FROM NOVEMBER 1ST TO MARCH 1ST.
 - ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO THE LEGACY FARMS COMMUNITY PLAN AS WELL AS VILLAGE PLAN 1.

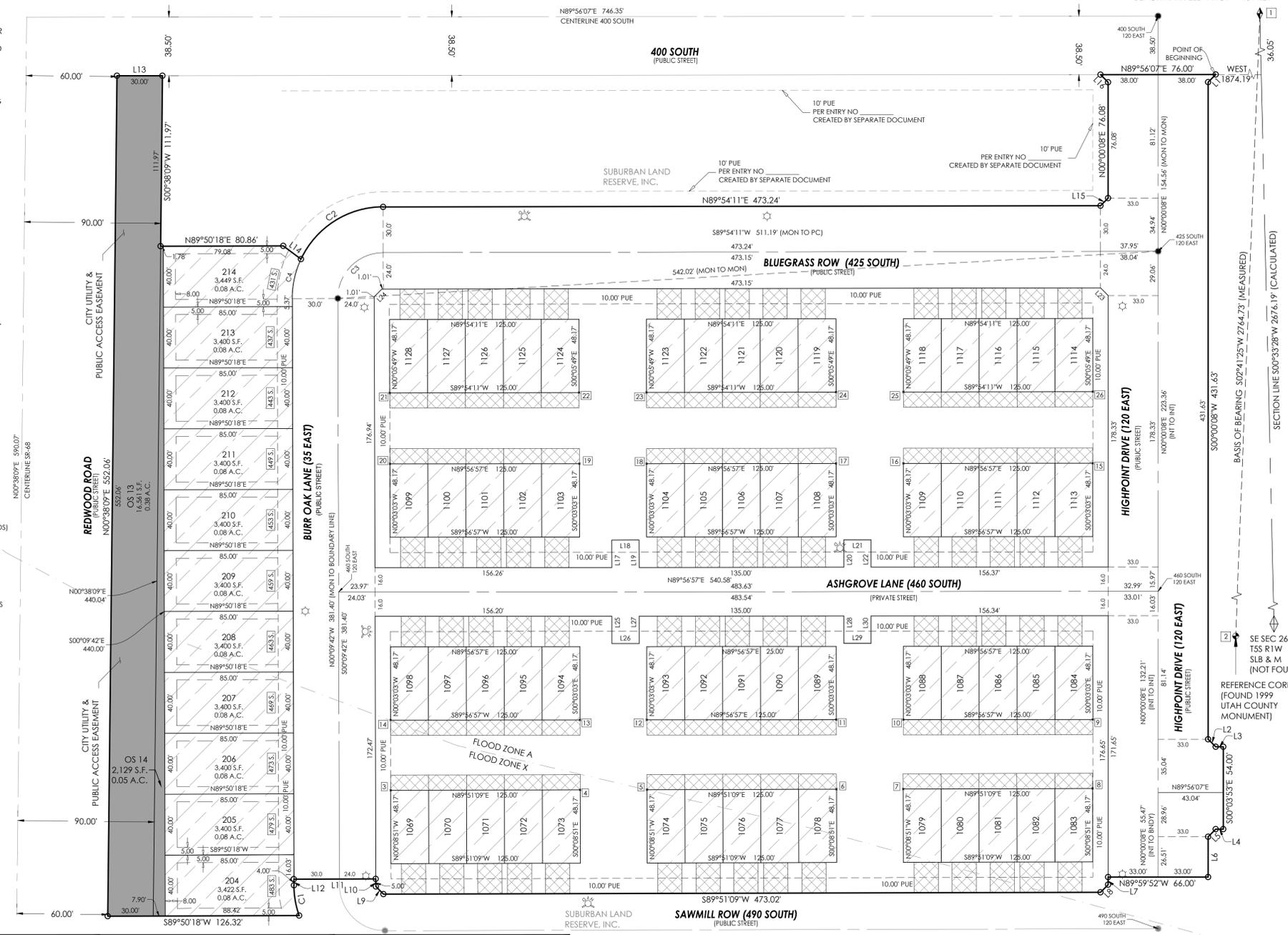
- NOTES:**
- A. Drainage Easement areas are perpetual, non-exclusive, mutual cross drainage easements for purposes of storm water capture and conveyance on, over, upon, and across the areas delineated as Drainage Easements. Each lot encumbered by a drainage easement shall, at its sole cost and expense,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

LEGEND

- SUBDIVISION BOUNDARY
- PUBLIC UTILITY EASEMENT
- LOT LINE
- BUILDING SETBACK
- SECTION LINE
- FLOOD PLAN
- FOUND SECTION CORNER
- SUBDIVISION BOUNDARY CORNER
- STREET MONUMENT
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- LOT SETBACK DETAIL (FRONT (STREET SIDE))
- OPEN SPACE PARCELS (OS) (COMMON AREA)
- PRIVATE AREAS
- LIMITED COMMON AREAS
- COMMON AREAS

(SEE SHEET 2 FOR VICINITY MAP & DATA TABLE)

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(1)(c)(ii).



SURVEYOR'S CERTIFICATE

I, Gregory A. Cates, do hereby certify that I am a Registered Land Surveyor, and that I hold a license, Certificate No. 161236, 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 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 and belief. I also certify that I have filed, or will file within 90 days 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 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a point which is S00°33'28"W 36.05 feet, along the Section Line, and West 1874.19 feet from the East Quarter Corner of said Section 26, and running thence S44°58'08"W 7.08 feet; thence S00°00'08"W 431.63 feet; thence S45°01'52"E 7.07 feet; thence N89°56'07"E 5.00 feet; thence S00°03'33"E 54.00 feet; thence S89°56'07"W 5.06 feet; thence S44°58'08"W 7.08 feet; thence S00°00'08"W 26.51 feet; thence N89°55'52"W 66.00 feet; thence S00°03'38"W 5.00 feet; thence S44°55'38"W 7.08 feet; thence S89°51'09"W 473.02 feet; thence N45°09'42"E 4.00 feet; thence N00°09'42"W 5.00 feet; thence S89°50'18"W 54.00 feet; thence S00°09'42"E 4.00 feet to the arc of a 60.00 foot radius curve to the left; thence southeasterly 20.35 feet along said arc, chord bears S09°52'47"E 20.26 feet; thence S89°50'18"W 126.32 feet to the Easterly Right-of-Way Line of Redwood Road; thence, along said Easterly Right-of-Way Line, N00°38'09"W 552.06 feet; thence N89°50'07"E 30.00 feet; thence S00°38'09"W 111.97 feet; thence N89°50'18"E 80.86 feet; thence S59°19'19"E 14.69 feet to the arc of a 60.00 foot radius curve to the right; thence 67.62 feet along said arc, chord bears N57°37'00"E 64.10 feet; thence N89°54'11"E 473.24 feet; thence N44°57'10"E 7.08 feet; thence N00°00'08"E 76.08 feet; thence N45°01'52"W 7.07 feet; thence N89°56'07"E 76.00 feet to the Point of Beginning.

Contains: 332,817 Square Feet or 7.64 Acres and 71 Lots.

DATE _____ GREGORY A. CATES
P.L.S. 161236

OWNER'S DEDICATION

Know all men by these presents that DR Horton Inc., a Delaware Company, 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 **LEGACY FARMS PLAT 1-E VACATING A PORTION OF PARCEL NO. 2, SARATOGA DRIVE CHURCH SUBDIVISION** do hereby dedicate for the perpetual use of the public and/or City all parcels of land, easements, rights-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 encumbrances 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 but only to the extent to which no damage claimed 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 _____, AD 20____.

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH _____ S.S.
COUNTY OF UTAH _____

On the _____ day of _____, A.D., 20____ personally appeared before me, _____, who being duly sworn or affirmed, did say that he/she is the _____ of _____ and that the within owner's dedication was signed by him/her in behalf of the said corporation by authority of its bylaws, or Board of Directors, and that said corporation executed the same.

My commission number: _____
My commission expires: _____ Name _____ 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 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)

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

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

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

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

HOA WILL OWN PARCELS: (see Plat Note 8)
OS 13
OS 14

OS 13 IS SUBJECT TO A UTILITY AND TRAIL EASEMENT FOR THE BENEFIT OF SARATOGA SPRINGS CITY.

SHEET
1 OF 2

Stantec Consulting Services Inc.
3995 S 700 E Ste. 300
Salt Lake City, UT
84107-2940
Tel. 801.261.0090
Fax. 801.266.1671
www.stantec.com

No.	Revisions	By	Date

Project Number: 1862011145
PM: JRJ
Filename: 01145v_vp1_fb_1E.dwg
Date: 12/19/14
Designed By: JRJ
Drawn By: SRV
Checked By: GAC
Date: 1/16/15
Scale: 1"=40'
Date Issued: _____

SARATOGA SPRINGS FIRE CHIEF
Approved by the Fire Chief on this _____ day of _____, A.D. _____

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

SARATOGA SPRINGS CITY ENGINEER
Approved by the City Engineer on this _____ day of _____, A.D. _____

SARATOGA SPRINGS ATTORNEY
Approved by the Saratoga Springs Attorney on this _____ day of _____, A.D. _____

LEHI CITY POST OFFICE
Approved by the Post Office Representative on this _____ day of _____, A.D. _____

City Mayor _____ Attest _____ City Recorder (See Seal Below)

LEGACY FARMS PLAT 1-E VACATING A PORTION OF PARCEL NO. 2, SARATOGA DRIVE CHURCH SUBDIVISION

LOCATED IN THE THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL: GREGORY A. CATES, No. 161236, STATE OF UTAH

NOTARY PUBLIC'S SEAL: _____

CITY ENGINEER'S SEAL: _____

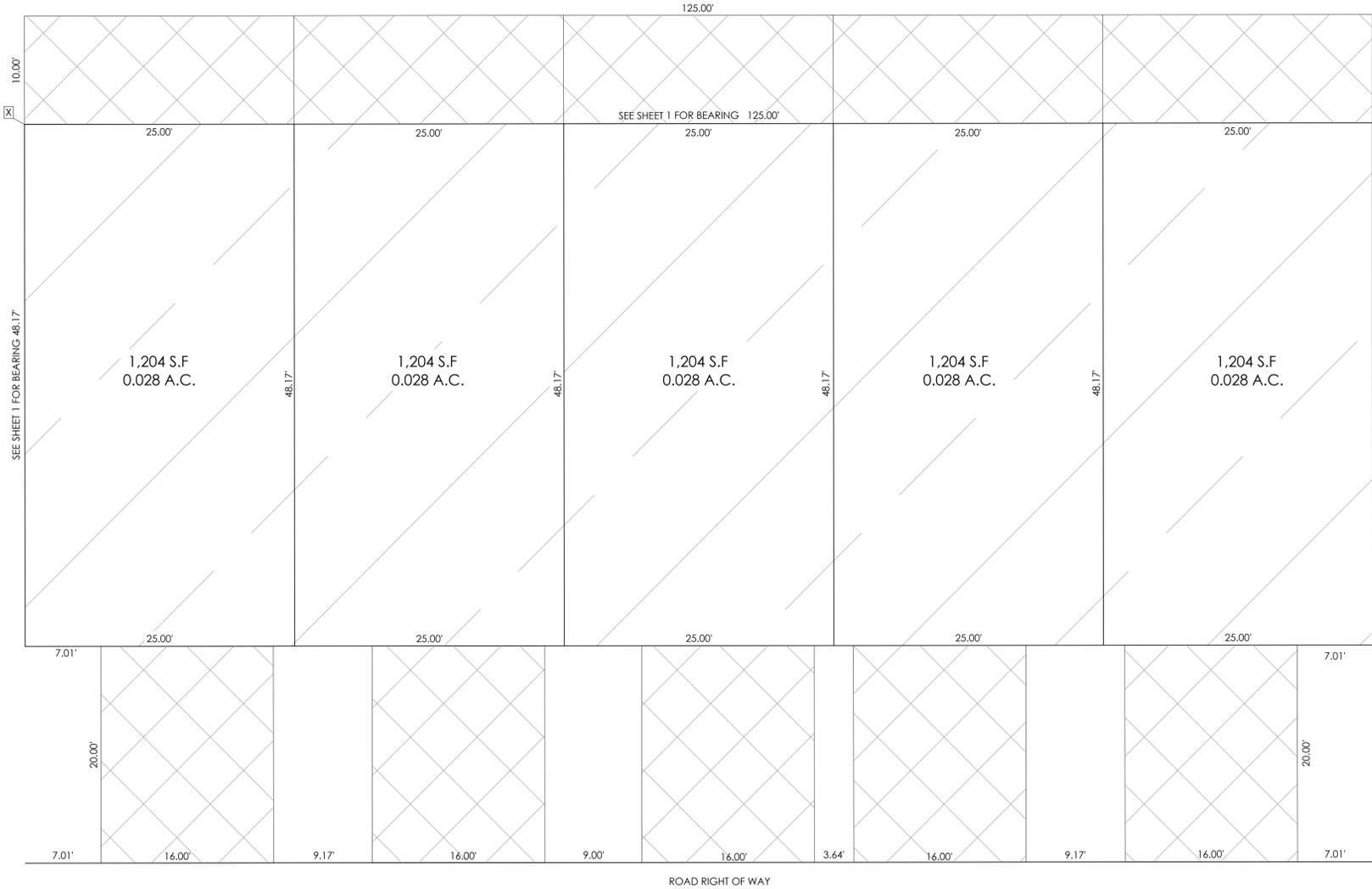
CLERK-RECORDER SEAL: _____

V:\2024\active\1862011145\working\survey\plots\1\01145_vp1_fb_1E.dwg 4/10/2015 9:55:38 AM cates, Greg

LEGACY FARMS PLAT 1-E

VACATING A PORTION OF PARCEL NO. 2, SARATOGA DRIVE CHURCH SUBDIVISION

THE SOUTHEAST QUARTER OF SECTION 26
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH



POINT LOCATION
(SEE POINT TABLE FOR LOCATION)
(TYP)

SEE SHEET 1 FOR BEARING 48.17'

SEE SHEET 1 FOR BEARING 48.17'

5 PLEX
LOTS 1069-1073
LOTS 1074-1078
LOTS 1079-1083
LOTS 1084-1088
LOTS 1089-1093
LOTS 1094-1098
LOTS 1099-1103
LOTS 1104-1108
LOTS 1109-1113
LOTS 1114-1118
LOTS 1119-1123
LOTS 1124-1128

POINT #	NORTHING	EASTING
1	7,298,230.33	1,527,048.70
2	7,295,468.59	1,526,918.95
3	7,297,724.09	1,524,629.95
4	7,297,724.41	1,524,754.95
5	7,297,724.53	1,524,798.98
6	7,297,724.85	1,524,923.98
7	7,297,724.96	1,524,967.97
8	7,297,725.29	1,525,092.97
9	7,297,770.61	1,525,093.14
10	7,297,770.50	1,524,968.14
11	7,297,770.46	1,524,923.87
12	7,297,770.35	1,524,798.87
13	7,297,770.31	1,524,754.83
14	7,297,770.20	1,524,629.83
15	7,297,938.69	1,525,093.09
16	7,297,938.84	1,524,968.09
17	7,297,938.80	1,524,923.73
18	7,297,938.69	1,524,798.73
19	7,297,938.65	1,524,754.46
20	7,297,938.54	1,524,629.46
21	7,297,985.15	1,524,629.21
22	7,297,985.36	1,524,754.21
23	7,297,985.44	1,524,798.68
24	7,297,985.65	1,524,923.68
25	7,297,985.72	1,524,968.14
26	7,297,985.94	1,525,093.14

DATA TABLE	
I - TOTAL PROJECT AREA	7.64 AC
II - TOTAL NUMBER OF BUILDING LOTS	71
III - SQ. FOOTAGE OF PROPOSED BUILDING FOOTPRINTS (MULTI-FAMILY ONLY) - SQUARE FOOTAGE OF MAIN LEVEL	144,510
IV - NUMBER OF PROPOSED GARAGE PARKING SPACES (ASSUMED 2 PER HOUSE / UNIT)	142
a. Required Guest Parking	17.75
b. Guest Parking in 18' driveways	142
VI - ACREAGE OF SENSITIVE LANDS AND PERCENTAGE SENSITIVE LANDS COMPRISED OF TOTAL PROJECT AND OPENSOURCE AREA	0 AC
VII - PERCENTAGE OF BUILDABLE LAND	100%
VIII - a. PRESCRIBED AREA OF OPEN SPACE	0.43 AC
VIII - a(1) - PRIVATE COMMON AREAS	1.55 AC
VIII - a(2) - PARK STRIPS	0.24 AC
VIII b - APPLICABLE (TOTAL) AREA OF OPEN SPACE	2.22 AC
Percentage of Prescribed Area Open Space	6.30 %
Percentage of Applicable (TOTAL) Area Open Space	32.55 %
IX - NET DENSITY OF DWELLING PER ACRE (SENSITIVE LANDS MUST BE SUBTRACTED FROM BASE ACREAGE)	10.41
III - Square footage provided for attached product only, does not include single family residential. Calculations based on multi-family as 2-story product and twin homes as single story product.	
IV - All products with 18' driveway will provide 2 guest parking spaces in addition to Multi-modul lane use (on street) and additional parking behind ROW.	
VIII a - Area taken from open space parcels (as shown on subdivision plat)	
VIII a(1) - Area taken from common areas (as shown on subdivision plat)	
VIII a(2) - Area of open space parcels, common areas and park strips	

PARCEL #	AREA	ACRES	ADDRESS
1069	1,204	0.03	48 E. SAWMILL ROW
1070	1,204	0.03	52 E. SAWMILL ROW
1071	1,204	0.03	54 E. SAWMILL ROW
1072	1,204	0.03	58 E. SAWMILL ROW
1073	1,204	0.03	62 E. SAWMILL ROW
1074	1,204	0.03	72 E. SAWMILL ROW
1075	1,204	0.03	74 E. SAWMILL ROW
1076	1,204	0.03	78 E. SAWMILL ROW
1077	1,204	0.03	82 E. SAWMILL ROW
1078	1,204	0.03	86 E. SAWMILL ROW
1079	1,204	0.03	92 E. SAWMILL ROW
1080	1,204	0.03	94 E. SAWMILL ROW
1081	1,204	0.03	98 E. SAWMILL ROW
1082	1,204	0.03	104 E. SAWMILL ROW
1083	1,204	0.03	108 E. SAWMILL ROW
1084	1,204	0.03	107 E. ASHGROVE LANE
1085	1,204	0.03	103 E. ASHGROVE LANE
1086	1,204	0.03	101 E. ASHGROVE LANE
1087	1,204	0.03	99 E. ASHGROVE LANE
1088	1,204	0.03	97 E. ASHGROVE LANE

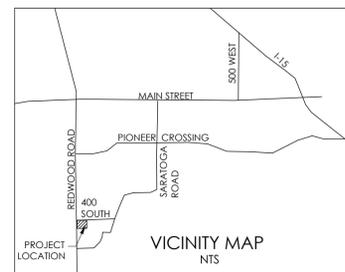
PARCEL #	AREA	ACRES	ADDRESS
1089	1,204	0.03	87 E. ASHGROVE LANE
1090	1,204	0.03	83 E. ASHGROVE LANE
1091	1,204	0.03	81 E. ASHGROVE LANE
1092	1,204	0.03	79 E. ASHGROVE LANE
1093	1,204	0.03	77 E. ASHGROVE LANE
1094	1,204	0.03	67 E. ASHGROVE LANE
1095	1,204	0.03	63 E. ASHGROVE LANE
1096	1,204	0.03	61 E. ASHGROVE LANE
1097	1,204	0.03	59 E. ASHGROVE LANE
1098	1,204	0.03	57 E. ASHGROVE LANE
1099	1,204	0.03	52 E. ASHGROVE LANE
1100	1,204	0.03	54 E. ASHGROVE LANE
1101	1,204	0.03	56 E. ASHGROVE LANE
1102	1,204	0.03	62 E. ASHGROVE LANE
1103	1,204	0.03	64 E. ASHGROVE LANE
1104	1,204	0.03	74 E. ASHGROVE LANE
1105	1,204	0.03	76 E. ASHGROVE LANE
1106	1,204	0.03	78 E. ASHGROVE LANE
1107	1,204	0.03	82 E. ASHGROVE LANE
1108	1,204	0.03	84 E. ASHGROVE LANE

PARCEL #	AREA	ACRES	ADDRESS
1109	1,204	0.03	94 E. ASHGROVE LANE
1110	1,204	0.03	96 E. ASHGROVE LANE
1111	1,204	0.03	98 E. ASHGROVE LANE
1112	1,204	0.03	102 E. ASHGROVE LANE
1113	1,204	0.03	104 E. ASHGROVE LANE
1114	1,204	0.03	103 E. BLUEGRASS ROW
1115	1,204	0.03	101 E. BLUEGRASS ROW
1116	1,204	0.03	99 E. BLUEGRASS ROW
1117	1,204	0.03	97 E. BLUEGRASS ROW
1118	1,204	0.03	93 E. BLUEGRASS ROW
1119	1,204	0.03	83 E. BLUEGRASS ROW
1120	1,204	0.03	81 E. BLUEGRASS ROW
1121	1,204	0.03	79 E. BLUEGRASS ROW
1122	1,204	0.03	77 E. BLUEGRASS ROW
1123	1,204	0.03	73 E. BLUEGRASS ROW
1124	1,204	0.03	63 E. BLUEGRASS ROW
1125	1,204	0.03	61 E. BLUEGRASS ROW
1126	1,204	0.03	59 E. BLUEGRASS ROW
1127	1,204	0.03	57 E. BLUEGRASS ROW
1128	1,204	0.03	53 E. BLUEGRASS ROW

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	60.00'	20.35'	19°26'11"	S09°52'47"E	20.26'
C2	60.00'	67.62'	64°34'23"	N57°37'00"E	64.10'
C3	30.00'	47.16'	90°03'53"	S44°52'15"W	42.45'
C4	60.00'	26.69'	25°29'30"	S12°35'03"W	26.48'

LINE #	LENGTH	DIRECTION
L1	7.08'	S44°58'08"W
L2	7.07'	S45°01'52"E
L3	5.00'	N89°56'07"E
L4	5.06'	S89°56'07"W
L5	7.08'	S44°58'08"W
L6	26.51'	S00°00'08"W
L7	5.00'	S00°00'08"W
L8	7.08'	S44°53'38"W
L9	7.07'	N45°09'16"W
L10	5.00'	N00°09'42"W
L11	54.00'	S89°50'18"W
L12	4.00'	S00°09'42"E
L13	30.00'	N89°56'07"E
L14	14.69'	S53°19'19"E
L15	7.08'	N44°57'10"E

LINE #	LENGTH	DIRECTION
L16	7.07'	N45°01'52"W
L17	18.00'	N00°03'03"W
L18	18.00'	N89°56'57"E
L19	18.00'	S00°03'03"E
L20	18.00'	N00°03'03"W
L21	18.00'	N89°56'57"E
L22	18.00'	S00°03'03"E
L23	7.06'	N45°02'50"W
L24	7.07'	N44°52'15"E
L25	18.00'	S00°03'03"E
L26	18.00'	N89°56'57"E
L27	18.00'	N00°03'03"W
L28	18.00'	S00°03'03"E
L29	18.00'	N89°56'57"E
L30	18.00'	N00°03'03"W



HATCH LEGEND

	OPEN SPACE PARCELS (OS) (COMMON AREA)
	PRIVATE AREAS
	LIMITED COMMON AREAS
	COMMON AREAS

NOTES:

- LOTS SHOWN FOR REFERENCE ONLY. THE LIMITED COMMON AREA IS CONTROLLED BY THE PRIVATE ROAD ALIGNMENT.
- ALL LOT LINES AND LIMITED COMMON AREA LINES ARE PARALLEL WITH AND/OR PERPENDICULAR TO THE BEARING LINES LISTED ON SHEET 1, EXCEPT AS SHOWN.

SHEET
2 OF 2



Stantec Consulting Services Inc.
3995 S 700 E Ste. 300
Salt Lake City, UT
84107-2640
Tel. 801.261.0090
Fax. 801.266.1671
www.stantec.com

Project Number	PM
186201145	JRJ
Filename	Plot Date
01145_vp1_fb_1E.dwg	12/19/14
Designed By	Drawn By
JRJ	SRV
Checked By	Date
GAC	1/16/15
Scale	Date Issued
1"= 30'	Date

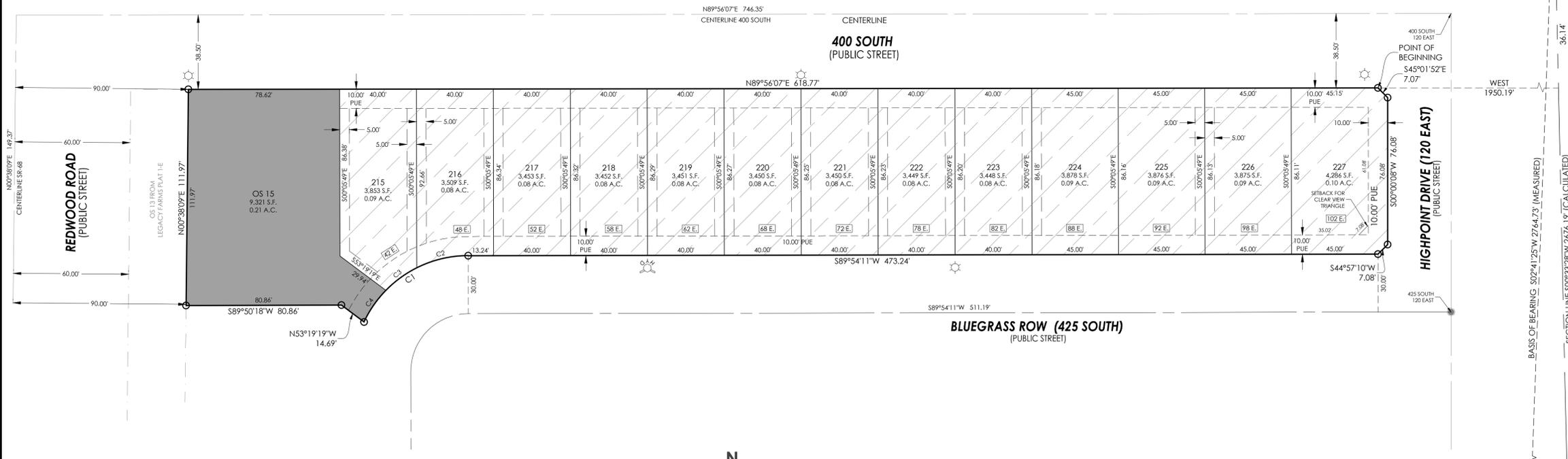
No. Revisions By X/X/X 1"= 30' Date

V:\2014\Projects\186201145\Drawings\Survey\Jobs\Legacy Farms\Plat 1-E.dwg 4/10/2015 9:55 AM c:\msdcs\...

LEGACY FARMS PLAT 1-F

VACATING A PORTION OF PARCEL NO. 2, SARATOGA DRIVE CHURCH SUBDIVISION

LOCATED IN THE THE SOUTHEAST QUARTER OF SECTION 26
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH



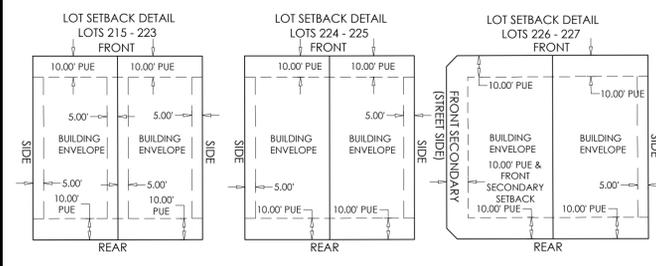
SURVEYOR'S CERTIFICATE
I, Gregory A. Cates, do hereby certify that I am a Registered Land Surveyor, and that I hold a license, Certificate No. 161226, in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 58, Chapter 22 of the Utah Code. I further certify that 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 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 and belief. I also certify that I have filed, or will file within 90 days the recording 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 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows:
Beginning at a point which is S00°33'28"W 36.14 feet, along the Section Line, and West 1950.19 feet from the East Quarter Corner of said Section 26, and running S45°01'52"E 7.07 feet; thence S00°00'08"W 76.08 feet; thence S44°57'10"W 7.08 feet; thence S89°54'11"W 473.24 feet to the arc of a 60.00 foot radius curve to the left; thence southwesterly 47.62 feet along said arc, chord bears S57°37'00"W 64.10 feet; thence N53°19'19"W 14.69 feet; thence S89°50'18"W 80.86 feet; thence N00°38'09"E 111.97 feet to the Southerly Right-of-Way Line of 400 South Street; thence, along said Southerly Right-of-Way Line, N89°56'07"E 618.77 feet to the Point of Beginning.
Contains: 56,751 Square Feet or 1.30 Acres and 13 Lots.



DATE _____ GREGORY A. CATES
P.L.S. 161226

OWNER'S DEDICATION
Know all men by these presents that DR Horton Inc., a Delaware Company, 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
LEGACY FARMS PLAT 1-F
VACATING A PORTION OF PARCEL NO. 2, SARATOGA DRIVE CHURCH SUBDIVISION
do hereby dedicate for the perpetual use of the public and/or City all parcels of land, easements, rights-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 encumbrances 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 but only 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 _____, AD 20____.

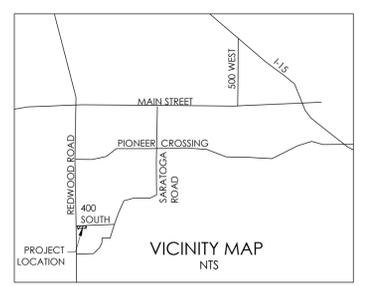
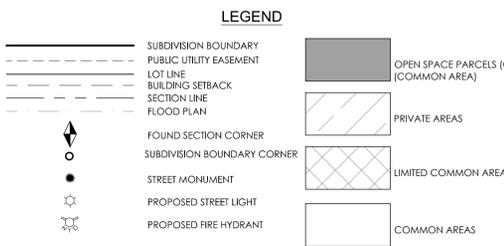


CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	60.00	67.62	64°34'23"	S57°37'00"W	64.10'
C2	60.00	27.74	26°29'18"	S76°39'32"W	27.49'
C3	60.00	19.88	18°59'10"	S53°55'18"W	19.79'
C4	60.00	20.00	19°05'55"	S34°52'46"W	19.91'

NOTES:
A. 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 encumbered 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 obstructions or changes in grade shall be located within the easement area that will impede, divert, or cause the runoff to have an adverse effect on adjoining property.

- PLAT NOTES:**
- PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL BY CITY COUNCIL. FINAL PLAT APPROVAL WAS GRANTED ON THE _____ DAY OF _____, 20____.
 - THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY RULES, ORDINANCES, REQUIREMENTS, STANDARDS, AND POLICIES REGARDING THE DEVELOPMENT OF THIS PROPERTY.
 - PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
 - PLAT MAY BE SUBJECT TO A MASTER DEVELOPMENT AGREEMENT, DEVELOPMENT AGREEMENT, SUBDIVISION AGREEMENT, OR SITE PLAN AGREEMENT. SEE CITY RECORDER FOR MORE INFORMATION.
 - 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.
 - 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.
 - 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.
 - 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.
 - ANY REFERENCE HEREIN TO OWNERS, DEVELOPERS, OR CONTRACTORS SHALL APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
 - LOTS/UNITS ARE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S.
 - ALL OPEN SPACE (OS) PARCELS, COMMON AND LIMITED COMMON AREAS ARE CITY AND PUBLIC UTILITY EASEMENTS AND SUBJECT TO DRAINAGE EASEMENTS.
 - ALL PRIVATE STREETS HAVE SHALLOW SEWER. REFER TO CONSTRUCTION DRAWINGS FOR INFORMATION.
 - OPEN SPACE PARCELS (OS) ARE RESTRICTED FROM RESIDENTIAL DEVELOPMENT.
 - LOT 227 TO HAVE DRIVEWAY ACCESS FROM BLUE GRASS ROW
 - ALL BUILDING LOTS CONTAINED WITHIN THIS PLAT ARE SUBJECT TO PRODUCT TYPES AS SET FORWARD IN LEGACY FARMS COMMUNITY AND VILLAGE PLAN 1.
 - OVERNIGHT ON STREET GUEST PARKING IS RESTRICTED FROM NOVEMBER 1ST TO MARCH 1ST.
 - ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO THE LEGACY FARMS COMMUNITY PLAN AS WELL AS VILLAGE PLAN 1.

I - TOTAL PROJECT AREA	1.3 AC
II - TOTAL NUMBER OF BUILDING LOTS	13
III - SQ. FOOTAGE OF PROPOSED BUILDING FOOTPRINTS (multi-family only), - Square footage of MAIN LEVEL	16,322
IV - NUMBER OF PROPOSED GARAGE PARKING SPACES (ASSUMED 2 PER HOUSE / UNIT)	26
a. Required Guest Parking	3.25
b. Guest Parking in 18' driveways	26
VI - ACREAGE OF SENSITIVE LANDS AND PERCENTAGE SENSITIVE LANDS COMPRISED OF TOTAL PROJECT AND OPENSACE AREA	0 AC
VII - PERCENTAGE OF BUILDABLE LAND	100%
VIII - a. PRESCRIBED AREA OF OPEN SPACE	0.21 AC
VIII - a(1) - PRIVATE COMMON AREAS	NA
VIII - a(2) - PARK STRIPS	NA
VIII b - APPLICABLE (TOTAL) AREA OF OPEN SPACE	0.21 AC
Percentage of Prescribed Area Open Space	16.15 %
Percentage of Applicable (TOTAL) Area Open Space	16.15 %
IX - NET DENSITY OF DWELLING PER ACRE (SENSITIVE LANDS MUST BE SUBTRACTED FROM BASE ACREAGE)	10.00



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) (ii).

QUESTAR GAS COMPANY Approved this _____ day of _____ A.D. 20____.	ROCKY MOUNTAIN POWER Approved this _____ day of _____ A.D. 20____.
COMCAST CABLE TELEVISION Approved this _____ day of _____ A.D. 20____.	CENTURY LINK Approved this _____ day of _____ A.D. 20____.

QUESTAR GAS COMPANY	ROCKY MOUNTAIN POWER
COMCAST CABLE TELEVISION	CENTURY LINK

Project Number	PM 1862011145
Filename	Plot Date
Designed By	Drawn By
Checked By	Date
GAC	2/4/15
Scale	Date Issued
1" = 30'	2/4/15

SARATOGA SPRINGS FIRE CHIEF
Approved by the Fire Chief on this _____ day of _____ A.D. _____

PLANNING COMMISSION REVIEW
Reviewed by the Planning Commission on this _____ day of _____ A.D. _____

SARATOGA SPRINGS CITY ENGINEER
Approved by the City Engineer on this _____ day of _____ A.D. _____

SARATOGA SPRINGS ATTORNEY
Approved by the Saratoga Springs Attorney on this _____ day of _____ A.D. _____

LEHI CITY POST OFFICE
Approved by the Post Office Representative on this _____ day of _____ A.D. _____

SURVEYOR'S SEAL	NOTARY PUBLIC'S SEAL	CITY ENGINEER'S SEAL	CLERK-RECORDER SEAL
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Stantec Consulting Services Inc.
3995 S 700 E Ste. 300
Salt Lake City, UT
84107-2940
Tel. 801.261.0090
Fax. 801.266.1671
www.stantec.com

SHEET
1 OF 1

LEGACY FARMS PLAT 1-F
VACATING A PORTION OF PARCEL NO. 2, SARATOGA DRIVE CHURCH SUBDIVISION
LOCATED IN THE THE SOUTHEAST QUARTER OF SECTION 26,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

V:\2015\Legacy Farms\1862011145\drawing\survey\plat\1\011145_vp1_1f_1f.dwg