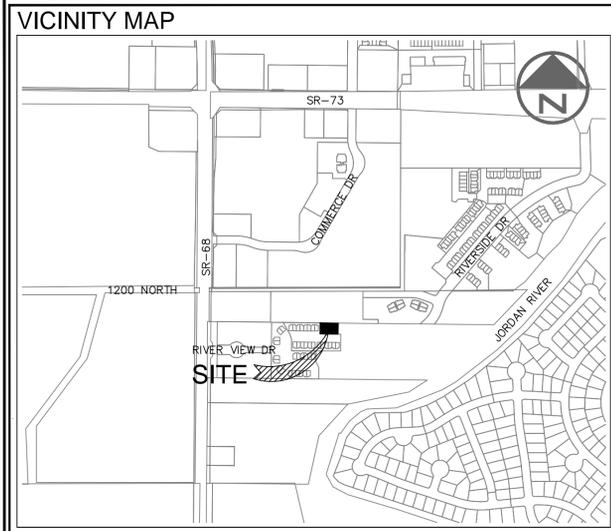


RIVER BEND PHASE 3A

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

FINAL PLAT

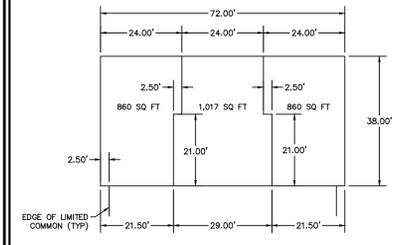


LEGEND JANUARY 14, 2016

- FOUND SECTION CORNER - SECTION LINE
- CALCULATED SECTION CORNER - SECTION LINE
- SET 5/8 REBAR AND CAP (WILDING ENGINEERING) - NOT SET (BOUNDARY LINE)
- ADJACENT PROPERTY / ROW LINE
- PUBLIC UTILITY EASEMENT
- EXISTING FIRE HYDRANT
- STREETLIGHT
- PRIVATE AREA
- LIMITED COMMON AREA
- COMMON AREA

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	20.00	S00°37'34"W
L2	20.00	S00°37'34"W
L3	33.95	S57°21'27"E
L4	19.50	N23°14'45"E



TRIPLE UNIT
UNITS 41-43
NO SCALE

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

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)(ii) 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 RECORDED EASEMENT OR RIGHT-OF-WAY
- THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
- TITLE 54, CHAPTER 86, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
- ANY OTHER PROVISION OF LAW

APPROVED THIS ___ DAY OF _____, A.D. 20__

ROCKY MOUNTAIN POWER

QUESTAR GAS COMPANY

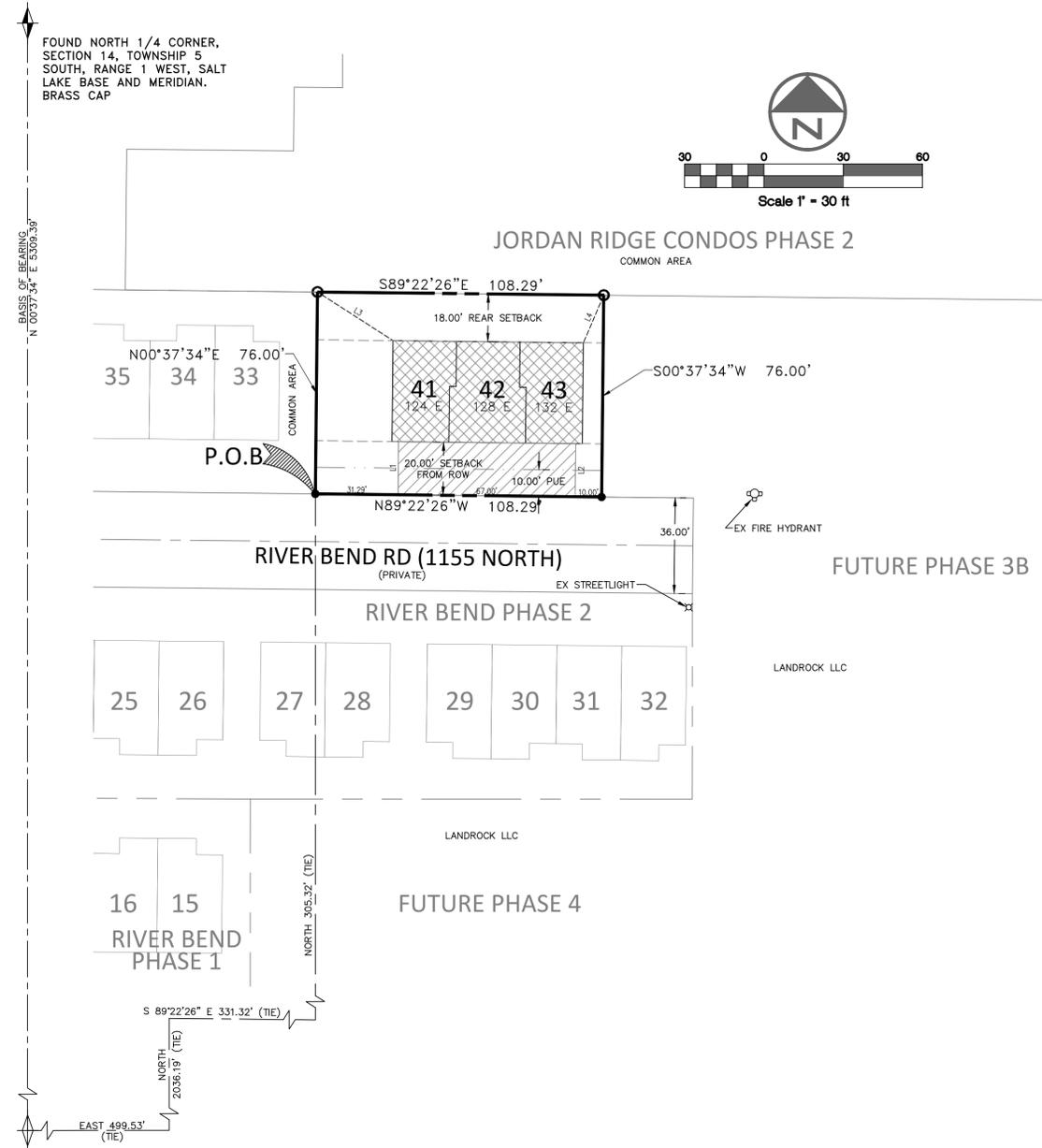
QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED 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 800-366-6532.

APPROVED THIS ___ DAY OF _____, A.D. 20__

BY: _____

TITLE: _____

QUESTAR GAS COMPANY



SOUTH 1/4 CORNER, SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. CALCULATED POSITION PER RIVER BEND PHASE 1 PLAT

PHASE 3A DATA TABLE

TOTAL PROJECT AREA:	0.19 ACRES
TOTAL NUMBER OF DWELLINGS:	3
TOTAL NUMBER OF BUILDINGS:	1
SQUARE FOOTAGE OF BUILDING:	860 SQ FT
UNITS 41 & 43 FOOTPRINT:	1,017 SQ FT
UNIT 42 FOOTPRINT:	6 (2 PER UNIT)
# OF GARAGE PARKING SPACES:	0
# OF PROPOSED PARKING SPACES:	0
PERCENTAGE OF BUILDABLE LAND:	100%
ACRES OF SENSITIVE LANDS:	0 ACRES
PERCENTAGE OF SENSITIVE LANDS:	0%
ACRES OF OPEN SPACE:	0.13 ACRES
PERCENTAGE OF OPEN SPACE:	68%
AREA TO BE DEDICATED AS RIGHT OF WAY:	0 ACRES
NET DENSITY OF DWELLINGS PER ACRE:	15.79

- PLAT NOTES:**
- PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDED OF MOST RECENT PHASE.
 - THE INSTALLATION OF IMPROVEMENTS SHALL CONFIRM TO ALL CITY STANDARDS, REGULATIONS, AND ORDINANCES.
 - PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
 - PLAT IS SUBJECT TO A MASTER DEVELOPMENT AGREEMENT NO. _____.
 - 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 OR BENEFICIARIES UNDER THIS AGREEMENT.
 - 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.
 - 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 THE BUILDING PERMIT ISSUANCE.
 - 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.
 - REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
 - NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS DESIGNATED AS "PRIVATE" ON THIS PLAT.
 - LOTS/UNITS ARE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION, AND CC&R'S.
 - A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY WILDING ENGINEERING, WHICH ADDRESSES SOIL AND GROUNDWATER CONDITIONS, PROVIDES ENGINEERING DESIGN CRITERIA, AND RECOMMENDS MITIGATION MEASURES IF PROBLEMATIC CONDITIONS WERE ENCOUNTERED. THE REPORT IS ON FILE WITH WILDING ENGINEERING AND THE CITY. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ANY RELIANCE ON THE INFORMATION OR LACK THEREOF IN THE REPORT.
 - 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.
 - BUILDING SETBACKS SHOWN HEREON ARE PER THE APPROVED SITE PLAN PER THE MASTER DEVELOPMENT AGREEMENT.
 - PRIVATE ROADS AND COMMON AREAS ARE DEDICATED AS UTILITY EASEMENTS TO SARATOGA SPRINGS CITY FOR WATER, IRRIGATION, SANITARY SEWER, AND STORM DRAINAGE.
 - THE BASIS OF BEARING FOR THIS PLAT IS NORTH 00°37'34" EAST BETWEEN THE NORTH QUARTER CORNER AND THE SOUTH QUARTER CORNER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

WILDING ENGINEERING

14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

SURVEYOR'S CERTIFICATE

I, SCOTT W. DERBY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD A LICENSE, CERTIFICATE NO. 186126, 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 MEASUREMENTS, AND HAVE PLACED PROPERTY CORNER MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY 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 RECORDED 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 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE RIVER BEND PHASE 2 PLAT BOUNDARY AS DESCRIBED IN THE RIVER BEND PHASE 2 SUBDIVISION PLAT AS RECORDED AS ENTRY 12407 IN THE UTAH COUNTY RECORDER'S OFFICE, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF RIVER BEND ROAD, SAID POINT ALSO BEING EAST 499.53 FEET AND NORTH 2036.19 FEET AND SOUTH 89°22'26" EAST 331.32 FEET AND NORTH 305.32 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG SAID PHASE 2 BOUNDARY NORTH 00°37'34" EAST 76.00 FEET TO A POINT ON THE SOUTH LINE OF THE JORDAN RIDGE CONDO PHASE 2 PLAT RECORDED AS ENTRY 2013-18466 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER'S OFFICE, THENCE ALONG SAID SOUTH LINE SOUTH 89°22'26" EAST 108.29 FEET, THENCE SOUTH 00°37'34" WEST 76.00 FEET TO A POINT ON SAID RIVER BEND PHASE 2 PLAT BOUNDARY AND THE NORTH RIGHT OF WAY LINE OF RIVER BEND ROAD, THENCE NORTH 89°22'26" WEST ALONG SAID RIGHT OF WAY LINE 108.29 FEET TO THE POINT OF BEGINNING.

ACRES: 0.19 # OF UNITS: 3

DATE: _____ SURVEYOR'S NAME: _____
LICENSE NUMBER: _____

OWNERS' 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

RIVER BEND PHASE 3A

AND DO HEREBY DEDICATE FOR 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) 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 CLAIM ARISING FROM THE OWNER'S CREATION OF THIS SUBDIVISION, THE ALTERATION OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION, BY THE OWNER'S DEVELOPMENT ACTIVITY WITHIN THIS SUBDIVISION.

IN WITNESS WHEREOF I HAVE SET FORTH MY HAND THIS ___ DAY OF _____, A.D. 20__

SIGNATURE: _____ PRINT NAME: _____ TITLE: _____

OWNER'S ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S.

ON THIS ___ DAY OF _____, A.D. 20__, PERSONALLY APPEARED BEFORE ME _____, WHO BEING BY ME DULY SWORN, DID PROVIDE 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.

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 HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSE FOR THE PERPETUAL USE OF THE PUBLIC.

THIS ___ DAY OF _____, A.D. 20__

CITY MAYOR: _____ ATTEST: _____ CITY RECORDER (SEE SEAL BELOW)

CENTURY LINK	PLANNING DIRECTOR APPROVAL	LAND USE AUTHORITY	SARATOGA SPRINGS ATTORNEY
APPROVED THIS ___ DAY OF _____, A.D. 20__	APPROVED BY THE PLANNING DIRECTOR ON THIS ___ DAY OF _____, A.D. 20__	APPROVED BY THE LAND USE AUTHORITY ON THIS ___ DAY OF _____, A.D. 20__	APPROVED BY SARATOGA SPRINGS ATTORNEY ON THIS ___ DAY OF _____, A.D. 20__
CENTURY LINK	PLANNING DIRECTOR	LAND USE AUTHORITY	SARATOGA SPRINGS ATTORNEY
COMCAST CABLE TELEVISION	SARATOGA SPRINGS ENGINEER APPROVAL	FIRE CHIEF APPROVAL	LEHI CITY POST OFFICE
APPROVED THIS ___ DAY OF _____, A.D. 20__	APPROVED BY THE CITY ENGINEER ON THIS ___ DAY OF _____, A.D. 20__	APPROVED BY THE FIRE CHIEF ON THIS ___ DAY OF _____, A.D. 20__	APPROVED BY POST OFFICE REPRESENTATIVE ON THIS ___ DAY OF _____, A.D. 20__
COMCAST CABLE TELEVISION	CITY ENGINEER	CITY FIRE CHIEF	LEHI CITY POST OFFICE REPRESENTATIVE

RIVER BEND PHASE 3A

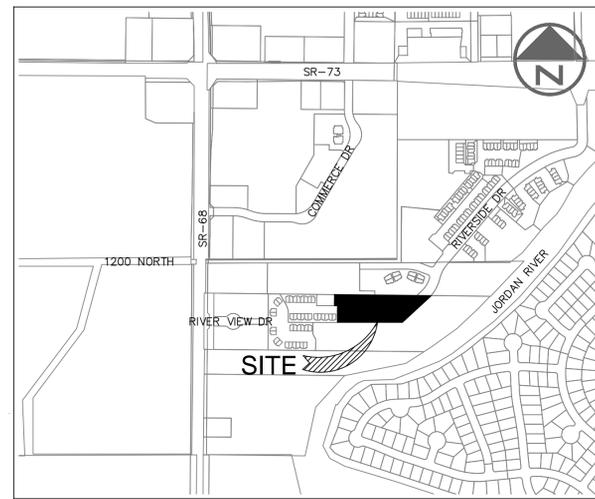
LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
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RIVER BEND PHASE 3B

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER
OF SECTION 14, TOWNSHIP 5 SOUTH,
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

FINAL PLAT SHEET 1 OF 2



VICINITY MAP

PLAT NOTES:

1. PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDECTION OF MOST RECENT PHASE.
2. THE INSTALLATION OF IMPROVEMENTS SHALL CONFIRM 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. PLAT IS SUBJECT TO A 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 OR BENEFICIARIES UNDER THIS AGREEMENT.
6. 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 THE BUILDING PERMIT ISSUANCE.
7. 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.
8. REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
9. NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS DESIGNATED AS "PRIVATE" ON THIS PLAT.
10. LOTS/UNITS ARE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION, AND COCCRS.
11. A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY WILDING ENGINEERING, WHICH ADDRESSES SOIL AND GROUNDWATER CONDITIONS, PROVIDES ENGINEERING DESIGN CRITERIA, AND RECOMMENDS MITIGATION MEASURES IF PROBLEMTIC CONDITIONS WERE ENCOUNTERED. THE REPORT IS ON FILE WITH WILDING ENGINEERING AND THE CITY. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ANY RELIANCE ON THE INFORMATION OR LACK THEREOF IN THE REPORT.
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.
13. BUILDING SETBACKS SHOWN HEREON ARE PER THE APPROVED SITE PLAN PER THE MASTER DEVELOPMENT AGREEMENT.
14. PRIVATE ROADS AND COMMON AREAS ARE DEDICATED AS UTILITY EASEMENTS TO SARATOGA SPRINGS CITY FOR WATER, IRRIGATION, SANITARY SEWER, AND STORM DRAINAGE.
15. THE BASIS OF BEARING FOR THIS PLAT IS NORTH 00°37'34" EAST BETWEEN THE NORTH QUARTER CORNER AND THE SOUTH QUARTER CORNER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

SURVEYOR'S CERTIFICATE

I, SCOTT W. DERBY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD A LICENSE, CERTIFICATE NO. 186126, 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 MEASUREMENTS, AND HAVE PLACED PROPERTY CORNER MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY 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 RECORDECTION 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 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF RIVER BEND PHASE 2 PLAT AS DESCRIBED IN THE RIVER BEND PHASE 2 SUBDIVISION PLAT AS RECORDED AS ENTRY 12407 IN THE UTAH COUNTY RECORDER'S OFFICE, SAID POINT ALSO BEING EAST 499.53 FEET AND NORTH 2036.19 FEET AND SOUTH 89°22'26" EAST 473.94 FEET AND NORTH 191.93 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG SAID PHASE 2 BOUNDARY THE FOLLOWING THREE (3) COURSES: 1) NORTH 00°01'30" EAST 77.39 FEET; 2) NORTH 00°37'34" EAST 36.00 FEET; 3) NORTH 89°22'26" WEST 34.76 FEET TO THE SOUTHEAST CORNER OF RIVER BEND PHASE 3A; THENCE ALONG SAID PHASE 3A BOUNDARY NORTH 00°37'34" EAST 76.00 FEET TO A POINT ON THE SOUTH LINE OF THE JORDAN RIDGE CONDO PHASE 2 PLAT RECORDED AS ENTRY 2013-18466 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDERS OFFICE, THENCE ALONG SAID SOUTH LINE SOUTH 89°22'26" EAST 682.40 FEET; THENCE SOUTH 47°36'40" WEST 270.74 FEET; THENCE NORTH 89°58'22" WEST 448.90 FEET TO THE POINT OF BEGINNING.

ACRES: 2.41 # OF UNITS: 28

DATE _____ SURVEYOR'S NAME _____
LICENSE NUMBER: _____

OWNERS' 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

RIVER BEND PHASE 3B

AND DO HEREBY DEDICATE FOR 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) VOLUNTARILY WAIVES INDEMNITY, 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 CLAIM ARISING FROM THE OWNER'S CREATION OF THIS SUBDIVISION, THE ALTERATION OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION, BY THE OWNER'S DEVELOPMENT ACTIVITY WITHIN THIS SUBDIVISION.

IN WITNESS WHEREOF I HAVE SET FORTH MY HAND THIS ____ DAY OF _____, A.D. 20____

SIGNATURE _____ PRINT NAME _____ TITLE _____

OWNER'S ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S.
ON THIS ____ DAY OF _____, A.D. 20____, PERSONALLY
APPEARED BEFORE ME _____, WHO BEING BY ME DULY SWORN, DID PROVIDE 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.

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 HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSE FOR THE PERPETUAL USE OF THE PUBLIC.

THIS ____ DAY OF _____, A.D. 20____
CITY MAYOR _____ ATTEST CITY RECORDER (SEE SEAL BELOW)

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

<p style="text-align: center;">ROCKY MOUNTAIN POWER</p> <p>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.</p> <p>2. PURSUANT TO UTAH CODE ANN. 17-27a-603(4)(c)(ii) 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:</p> <p>A. A RECORDED EASEMENT OR RIGHT-OF-WAY B. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS C. TITLE 54, CHAPTER 86, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR D. ANY OTHER PROVISION OF LAW</p> <p>APPROVED THIS ____ DAY OF _____, A.D. 20____</p> <p style="text-align: center;">_____ ROCKY MOUNTAIN POWER</p>	<p style="text-align: center;">QUESTAR GAS COMPANY</p> <p>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 800-366-6532.</p> <p>APPROVED THIS ____ DAY OF _____, A.D. 20____</p> <p>BY: _____</p> <p>TITLE: _____</p> <p style="text-align: center;">_____ QUESTAR GAS COMPANY</p>
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<p style="text-align: center;">CENTURY LINK</p> <p>APPROVED THIS ____ DAY OF _____, A.D. 20____</p> <p style="text-align: center;">_____ CENTURY LINK</p>	<p style="text-align: center;">PLANNING DIRECTOR APPROVAL</p> <p>APPROVED BY THE PLANNING DIRECTOR ON THIS ____ DAY OF _____, A.D. 20____</p> <p style="text-align: center;">_____ PLANNING DIRECTOR</p>	<p style="text-align: center;">LAND USE AUTHORITY</p> <p>APPROVED BY THE LAND USE AUTHORITY ON THIS ____ DAY OF _____, A.D. 20____</p> <p style="text-align: center;">_____ LAND USE AUTHORITY</p>	<p style="text-align: center;">SARATOGA SPRINGS ATTORNEY</p> <p>APPROVED BY SARATOGA SPRINGS ATTORNEY ON THIS ____ DAY OF _____, A.D. 20____</p> <p style="text-align: center;">_____ SARATOGA SPRINGS ATTORNEY</p>
<p style="text-align: center;">COMCAST CABLE TELEVISION</p> <p>APPROVED THIS ____ DAY OF _____, A.D. 20____</p> <p style="text-align: center;">_____ COMCAST CABLE TELEVISION</p>	<p style="text-align: center;">SARATOGA SPRINGS ENGINEER APPROVAL</p> <p>APPROVED BY THE CITY ENGINEER ON THIS ____ DAY OF _____, A.D. 20____</p> <p style="text-align: center;">_____ CITY ENGINEER</p>	<p style="text-align: center;">FIRE CHIEF APPROVAL</p> <p>APPROVED BY THE FIRE CHIEF ON THIS ____ DAY OF _____, A.D. 20____</p> <p style="text-align: center;">_____ CITY FIRE CHIEF</p>	<p style="text-align: center;">LEHI CITY POST OFFICE</p> <p>APPROVED BY POST OFFICE REPRESENTATIVE ON THIS ____ DAY OF _____, A.D. 20____</p> <p style="text-align: center;">_____ LEHI CITY POST OFFICE REPRESENTATIVE</p>



RIVER BEND PHASE 3B

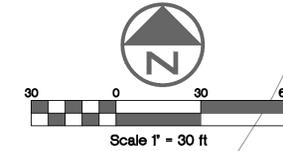
LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	CITY ENGINEER SEAL	CLEAK-RECORDER SEAL
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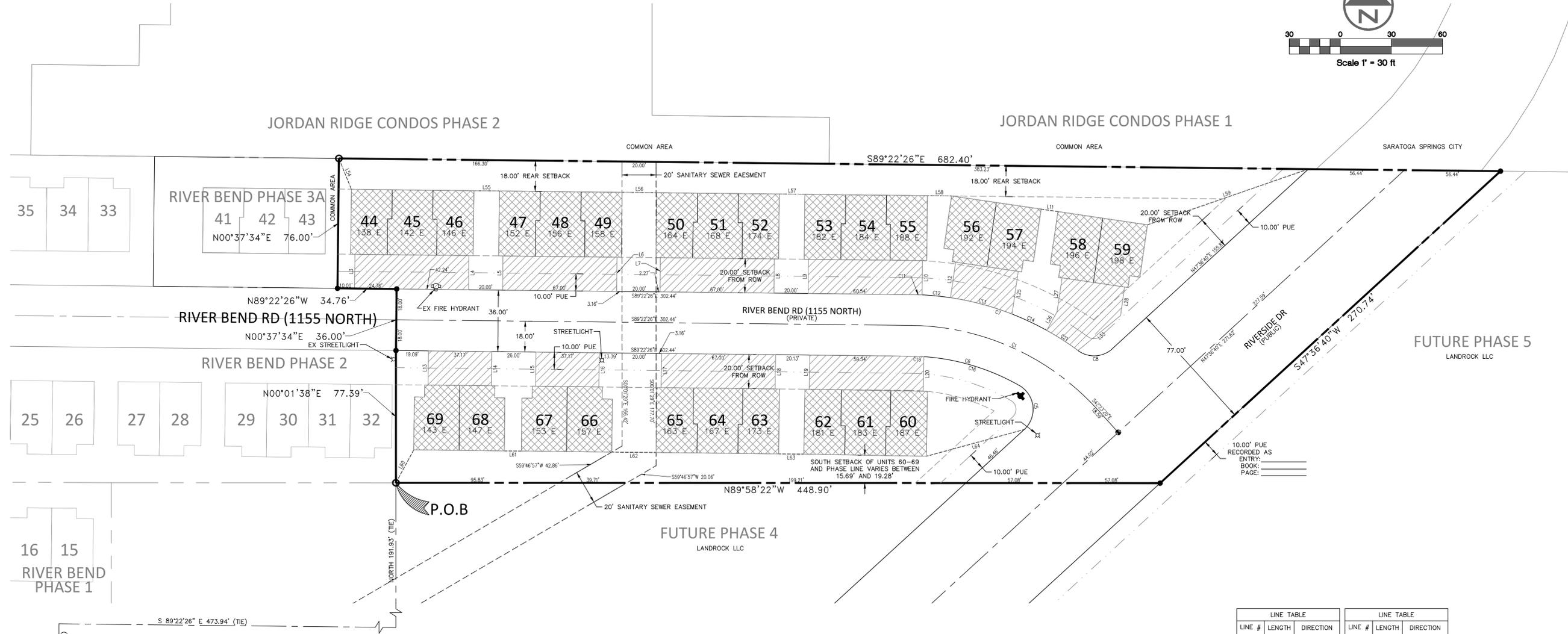
RIVER BEND PHASE 3B

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER
OF SECTION 14, TOWNSHIP 5 SOUTH,
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH
FINAL PLAT
SHEET 2 OF 2

FOUND NORTH 1/4 CORNER,
SECTION 14, TOWNSHIP 5
SOUTH, RANGE 1 WEST, SALT
LAKE BASE AND MERIDIAN.
BRASS CAP

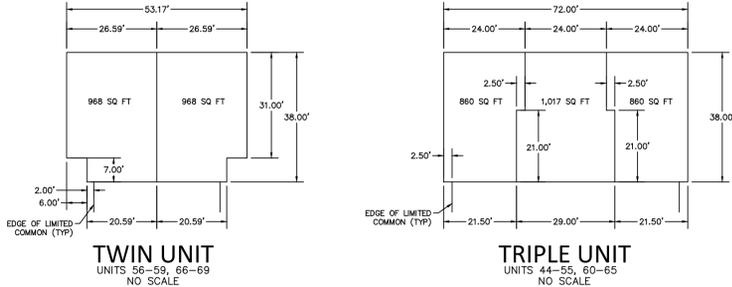


BASIS OF BEARINGS:
N 00°37'34" E 5303.39'



SOUTH 1/4 CORNER, SECTION 14,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN.
CALCULATED POSITION PER RIVER
BEND PHASE 1 PLAT

WILDING
ENGINEERING
14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM



PHASE 3B DATA TABLE

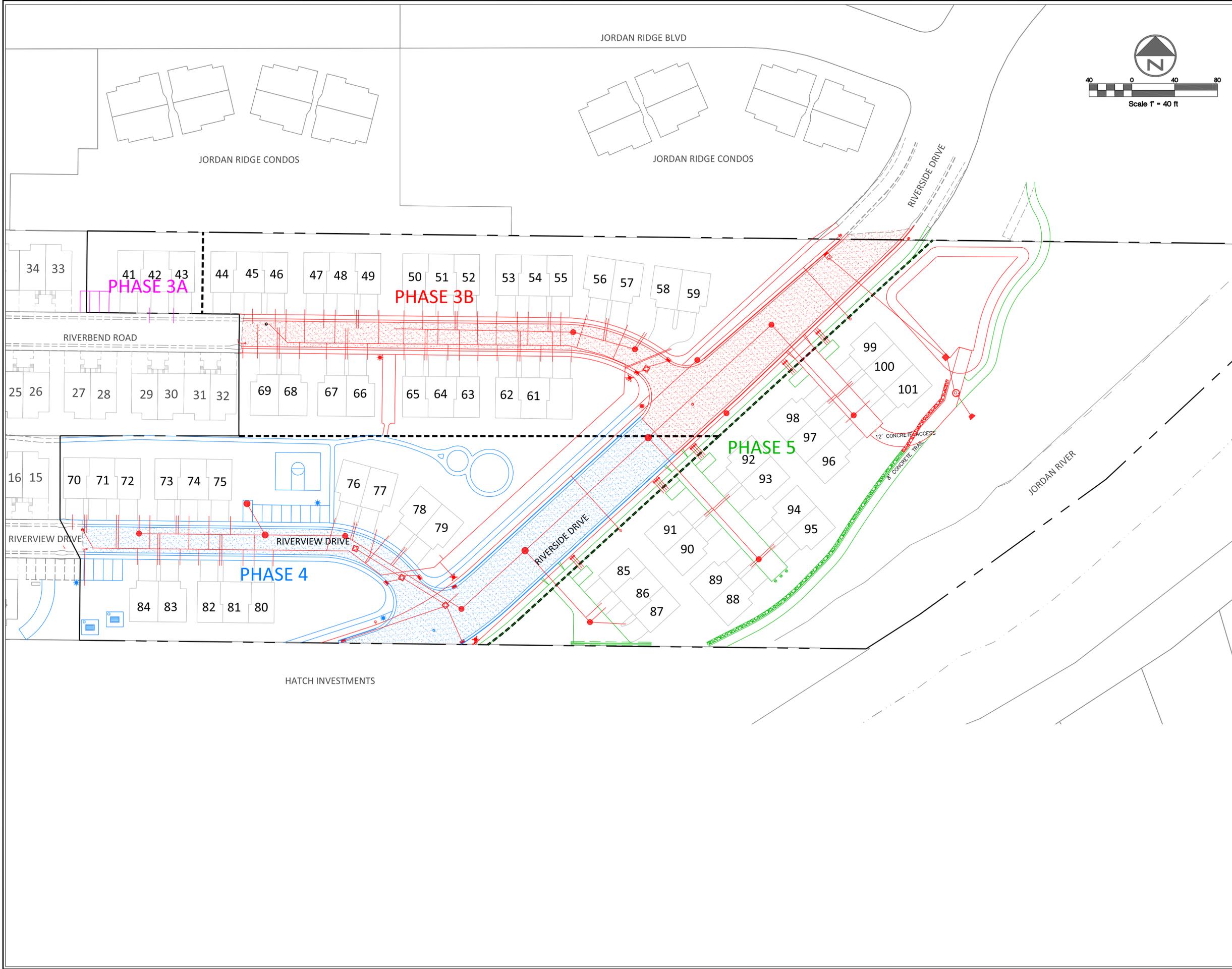
TOTAL PROJECT AREA:	2.41 ACRES
TOTAL NUMBER OF DWELLINGS:	26
TOTAL NUMBER OF BUILDINGS:	10
UNITS 44, 46-47, 49-50, 52-53, 55,	860 SQ FT
60, 62-63, 65 FOOTPRINT:	1,017 SQ FT
UNITS 45, 48, 51, 54, 61, 64 FOOTPRINT:	52 (2 PER UNIT)
UNITS 56-59, 66-69 FOOTPRINT:	0
# OF GARAGE PARKING SPACES:	100%
# OF PROPOSED PARKING SPACES:	0 ACRES
PERCENTAGE OF BUILDABLE LAND:	0%
PERCENTAGE OF SENSITIVE LANDS:	1.04 ACRES
ACRES OF OPEN SPACE:	43%
PERCENTAGE OF OPEN SPACE:	0.82 ACRES
AREA TO BE DEDICATED AS RIGHT OF WAY:	10.79
NET DENSITY OF DWELLINGS PER ACRE:	

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	123.01'	150.00'	46°59'06"	N65°52'53"W	119.59'
C5	30.17'	16.00'	108°02'06"	N06°24'23"W	25.89'
C6	66.70'	132.00'	28°57'00"	N74°53'56"W	65.99'
C7	104.77'	168.00'	35°43'47"	N71°30'32"W	103.08'
C8	21.99'	16.00'	78°44'41"	N86°59'01"E	20.30'
C11	6.24'	168.00'	2°07'39"	N88°18'37"W	6.24'
C12	16.81'	168.00'	5°44'04"	N84°22'45"W	16.81'
C13	37.43'	168.00'	12°45'51"	N75°07'48"W	37.35'
C14	22.55'	168.00'	7°41'28"	N64°54'09"W	22.53'
C15	7.66'	132.00'	3°19'31"	N87°42'41"W	7.66'
C16	59.04'	132.00'	25°37'29"	N73°14'10"W	58.54'
C21	21.74'	168.00'	7°24'46"	N57°21'02"W	21.72'

LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L3	20.00'	S00°37'34"W	L27	20.00'	S08°20'53"W
L4	20.00'	S00°37'34"W	L28	16.83'	S08°20'53"W
L5	20.00'	S00°37'34"W	L33	32.33'	N50°44'41"E
L6	20.00'	S00°37'34"W	L54	19.50'	S21°59'37"E
L7	20.00'	S00°37'34"W	L55	15.00'	S89°22'26"E
L8	20.00'	S00°37'34"W	L56	20.43'	S89°22'26"E
L9	20.00'	S00°37'34"W	L57	15.00'	S89°22'26"E
L10	20.12'	S00°37'34"W	L58	14.19'	S89°22'22"E
L11	10.00'	S81°39'07"E	L59	99.95'	N70°57'49"E
L12	21.03'	S08°20'53"W	L60	21.94'	N28°32'57"E
L13	20.00'	N00°37'34"E	L61	10.00'	S89°22'26"E
L14	20.00'	N00°37'34"E	L62	26.05'	S89°21'35"E
L15	20.00'	N00°37'34"E	L63	14.76'	S89°22'36"E
L16	20.00'	N00°37'34"E	L64	59.53'	N74°46'50"E
L17	20.00'	N00°37'34"E			
L18	20.00'	N00°37'34"E			
L19	20.02'	N00°59'04"E			
L20	20.21'	N00°59'04"E			
L25	25.27'	S08°20'53"W			
L26	12.57'	S28°56'35"W			

LEGEND

- FOUND SECTION CORNER
- SECTION LINE
- CALCULATED SECTION CORNER
- SECTION LINE
- SET 5/8 REBAR AND CAP (NOT SET)
- BOUNDARY LINE
- ADJACENT PROPERTY / ROW LINE
- PUBLIC UTILITY EASEMENT
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- STREETLIGHT
- PRIVATE AREA
- LIMITED COMMON AREA
- COMMON AREA



WILDING
ENGINEERING

14721 SOUTH HERITAGE CREST WAY
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WWW.WILDINGENGINEERING.COM

- DRAWING NOTES:**
- PHASE 3A IMPROVEMENTS SHALL BE AS FOLLOWS:**
1. UNDERGROUND SERVICES FOR UNITS 41-43 ARE REQUIRED.
 2. CAP EXISTING IRRIGATION PIPE AT THE WEST END OF PHASE 3A AND REMOVE THE CULVERT FOR THE PORTION INSIDE PHASE 3A.

- PHASE 3B IMPROVEMENTS SHALL BE AS FOLLOWS:**
1. ALL UNDERGROUND UTILITIES (FOR PHASES 3B, 4, AND 5) ARE REQUIRED. THE CONSTRUCTION OF THESE UTILITIES MAY ALSO REQUIRE SOME FILL IN PHASES 4 AND 5 TO PROVIDE ADEQUATE COVER.
 2. REMOVE THE BALANCE OF THE EXISTING IRRIGATION PIPE ALONG THE NORTH BOUNDARY OF PHASE 3B THAT WAS STARTED IN PHASE 3A.
 3. THE FULL DETENTION BASIN (WITH ALL STRUCTURES, OUTFALL, AND ACCESS) IS REQUIRED.
 4. AS PART OF THE DETENTION BASIN ACCESS, THE NORTH DRIVEWAY SERVING UNITS 96-101.
 5. THE PORTION OF THE RIVER BANK BUILDING PROTECTION THAT IS IMMEDIATELY ADJACENT TO OR UNDER THE DETENTION BASIN ACCESS.
 6. A PORTION OF THE 8' JORDAN RIVER CONCRETE TRAIL THAT ALSO SERVES AS THE DETENTION BASIN ACCESS.
 7. RIVERBEND ROAD IS TO BE COMPLETED (ASPHALT, CURBS, SIDEWALKS, STREETLIGHTS, SIGNAGE, STRIPING, MONUMENTS).
 8. RIVERSIDE DRIVE IS TO BE COMPLETED FROM RIVERBEND ROAD NORTH TO THE EXISTING ROAD STUB, EXCEPT FOR THE SIDEWALK ALONG THE EAST SIDE OF THE ROAD.
 9. ALL PLANNED LANDSCAPING WITHIN THE PHASE 3 BOUNDARY.
 10. THE EROSION CONTROL PLAN MUST BE FULLY IMPLEMENTED WITH PHASE 3B.

- PHASE 4 IMPROVEMENTS SHALL BE AS FOLLOWS:**
1. RIVERVIEW DRIVE IS TO BE COMPLETED (ASPHALT, CURBS, SIDEWALKS, STREETLIGHTS, SIGNAGE, STRIPING, MONUMENTS).
 2. THE BALANCE OF RIVERSIDE DRIVE IS TO BE COMPLETED FROM THE PHASE 3 END TO THE SOUTH PROPERTY LINE, EXCEPT FOR THE SIDEWALK ALONG THE EAST SIDE OF THE ROAD.
 3. ALL PLANNED LANDSCAPING WITHIN THE PHASE 4 BOUNDARY.

- PHASE 5 IMPROVEMENTS SHALL BE AS FOLLOWS:**
1. RIVERSIDE DRIVE SIDEWALK ALONG THE EAST SIDE OF THE ROAD.
 2. ALL PLANNED LANDSCAPING WITHIN THE PHASE 5 BOUNDARY.
 3. ALL PRIVATE DRIVEWAYS THAT SERVE THE UNITS IN PHASE 5.
 4. THE BALANCE OF THE RIVER BANK BUILDING PROTECTION.
 5. THE BALANCE OF THE 8' CONCRETE TRAIL ADJACENT TO THE JORDAN RIVER.

NO.	REVISION	DATE
1	ADDITION OF PHASE 3A	1/11/16

PROJECT INFORMATION

RIVER BEND

PHASING PLAN

SARATOGA SPRINGS, UTAH

DRAWN	CHECKED	PROJECT #
MEC		13118
DATE		4/27/15
SCALE		1" = 40'
SHEET		C206
ENGINEER'S STAMP		

G:\DATA\13118 Riverbend Saratoga.dwg Design\13118 C206 Riverbend Phasing Plan.dwg
PLOT DATE: Jan 12, 2016