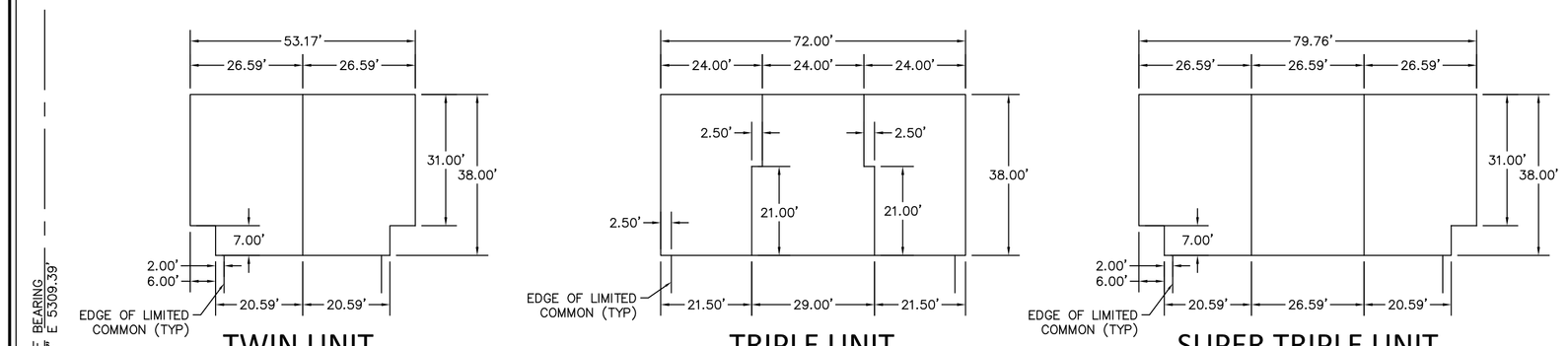
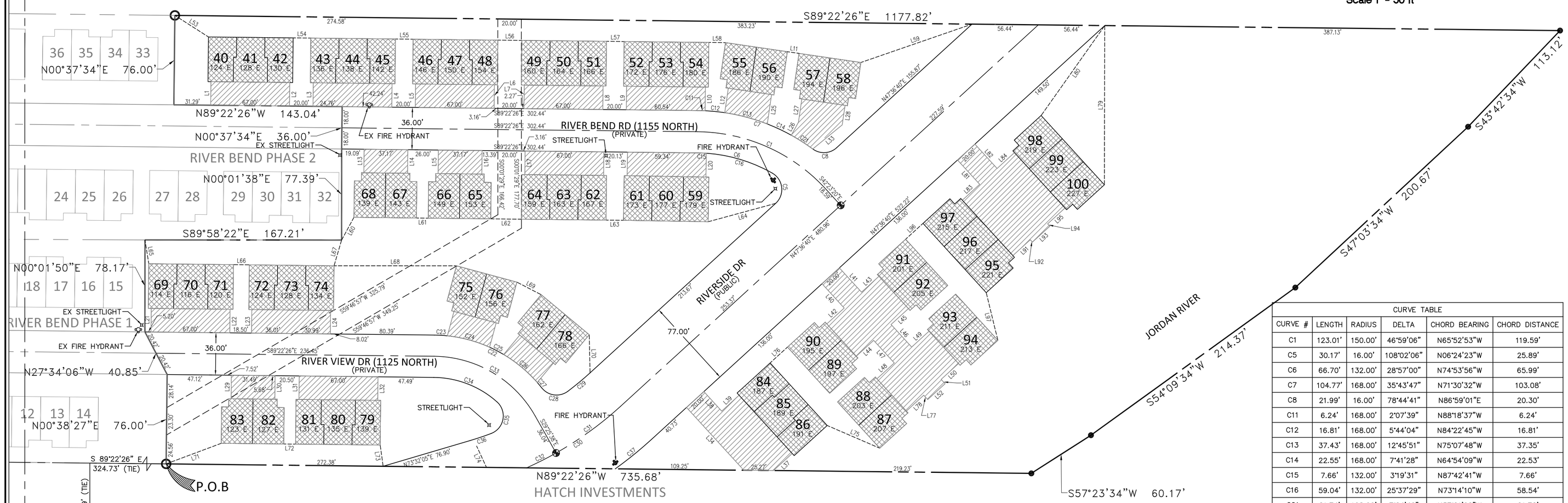
RIVER BEND PHASES 3, 4, AND 5

A PUD PROJECT

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





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'
C22	105.24'	118.00'	51°06'01"	N63°49'25"W	101.79'
C23	11.12'	118.00'	5°24'00"	N86°40'26"W	11.12'
C24	37.33'	118.00'	18°07'25"	N74°54'44"W	37.17'
C25	13.47'	118.00'	6°32'34"	N62°34'44"W	13.47'
C26	37.33'	118.00'	18°07'25"	N50°14'45"W	37.17'
C27	5.99'	118.00'	2°54'37"	N39°43'44"W	5.99'
C28	24.78'	16.00'	88°44'19"	S82°38'35"E	22.38'
C29	24.54'	261.50'	5°22'36"	N50°17'58"E	24.53'
C30	95.90'	300.00'	18°18'55"	N56°46'08"E	95.49'
C31	67.87'	300.00'	12°57'42"	N54°05'31"E	67.72'
C32	28.03'	300.00'	5°21'13"	N63°14'59"E	28.02'
C33	104.63'	100.00'	59°56'48"	N59°24'02"W	99.92'
C34	58.79'	82.00'	41°04'30"	N68°50'11"W	57.53'
C35	32.86'	16.00'	117°40'09"	N10°32'09"E	27.38'
C36	19.01'	261.50'	4°09'51"	N71°27'09"E	19.00'
C37	39.24'	338.50'	6°38'33"	N50°55'57"E	39.22'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	20.00	S00°37'34"W
L2	20.00	S00°37'34"W
L3	20.00	S00°37'34"W
L4	20.00	S00°37'34"W
L5	20.00	S00°37'34"W
L6	20.00	S00°37'34"W
L7	20.00	S00°37'34"W
L8	20.00	S00°37'34"W
L9	20.00	S00°37'34"W
L10	20.12	S00°37'34"W
L11	10.00	S81°39'07"E
L12	21.03	S08°20'53"W
L13	20.00	N00°37'34"E
L14	20.00	N00°37'34"E
L15	20.00	N00°37'34"E
L16	20.00	N00°37'34"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

LINE TABLE		
LINE #	LENGTH	DIRECTION
L21	20.00	S00°37'34"W
L22	20.00	S00°37'34"W
L23	20.00	S00°37'34"W
L24	20.00	S00°37'34"W
L25	25.27	S08°20'53"W
L26	12.57	S28°56'35"W
L27	20.00	S08°20'53"W
L28	16.83	S08°20'53"W
L29	20.00	N00°37'34"E
L30	20.00	N00°37'34"E
L31	20.00	N00°37'34"E
L32	20.00	N00°37'34"E
L33	32.33	N50°44'41"E
L34	68.17	N42°23'20"W
L37	21.52	S47°36'40"W
L38	22.50	N42°23'20"W
L39	20.00	S47°36'40"W
L40	28.00	N42°23'20"W
L41	28.00	N42°23'20"W
L42	20.00	N47°36'40"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L43	20.00	S47°36'40"W
L44	20.00	N47°36'40"E
L45	20.00	S47°36'40"W
L46	26.00	N42°23'20"W
L47	26.00	N42°23'20"W
L48	20.00	N47°36'40"E
L49	20.00	S47°36'40"W
L50	20.00	S47°36'40"W
L51	5.00	N42°23'20"W
L52	20.00	N47°36'40"E
L53	33.95	S57°21'27"E
L54	15.00	S89°22'26"E
L55	15.00	S89°22'26"E
L56	20.43	S89°22'26"E
L57	15.00	S89°22'26"E
L58	14.19	S89°22'22"E
L59	99.95	N70°57'49"E
L60	21.94	N28°32'57"E
L61	10.00	S89°22'26"E
L62	26.05	S89°21'35"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L63	14.76	S89°22'36"E
L64	59.53	N74°46'50"E
L65	20.47	S09°14'28"E
L66	13.50	S89°22'26"E
L67	22.77	N16°24'03"E
L68	104.12	N89°57'31"W
L69	23.24	N62°34'44"W
L70	32.42	N01°15'41"W
L71	50.01	N69°31'45"E
L72	10.00	S89°22'26"E
L73	18.20	S07°55'11"E
L74	19.93	N24°48'09"W
L75	48.64	S66°40'02"E
L76	20.00	N47°36'40"E
L77	5.00	N42°23'20"W
L78	20.00	N47°36'40"E
L79	135.36	N00°08'20"E
L80	93.66	N35°16'52"E
L81	28.00	N42°23'20"W
L82	28.00	N42°23'20"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L83	20.00	S47°36'40"W
L84	20.00	S47°36'40"W
L91	20.00	N47°36'40"E
L92	2.75	N42°23'20"W
L93	20.00	N47°36'40"E
L94	2.75	N42°23'20"W
L95	20.00	S47°36'40"W
L96	20.00	N47°36'40"E
L97	41.69	N13°43'29"W

LEGEND

- FOUND SECTION CORNER — SECTION LINE
- CALCUATED SECTION CORNER — SECTION LINE
- SET 5/8 REBAR AND CAP (WILDING ENGINEERING) — NOT SET (BOUNDARY LINE)

ADJACENT PROPERTY / ROW LINE

- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- STREETLIGHT
- PRIVATE AREA
- LIMITED COMMON AREA
- COMMON AREA

CONTACT LIST

OWNERS AGENT
KNOWLTON GENERAL
ARIC JENSEN
PHONE: 801–718–7945
70 NORTH MAIN ST #106 BOUNTIFUL, UT

DESIGN ENGINEER:
WILDING ENGINEERING
MIKE CARLTON
PHONE: 801–553–8112
14721 S HERITAGE CREST WAY, BLUFFDALE, UTAH

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 REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 186126 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS TO BE KNOWN AS RIVER BEND PHASE 3 AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS THE SOUTHEAST CORNER AS DESCRIBED IN THE RIVER BEND PHASE 1 SUBDIVISION PLAT AS RECORDED AS ENTRY 12343 IN THE UTAH COUNTY RECORDER'S OFFICE, SAID POINT BEING EAST 499.53 FEET AND NORTH 2036.19 FEET AND SOUTH 89°22'26" EAST 324.73 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 1 BOUNDARY THE FOLLOWING THREE (3) COURSES; 1) NORTH 00°38'27" EAST 76.00 FEET; 2) NORTH 27°34'06" WEST 40.85 FEET; 3) NORTH 00°01'50" EAST 78.17 FEET TO A POINT ON THE RIVER BEND PHASE 2 SUBDIVISION BOUNDARY AS RECORDED AS ENTRY 12407 IN THE UTAH COUNTY RECORDER'S OFFICE. THENCE ALONG SAID PHASE 2 BOUNDARY THE FOLLOWING FIVE (5) COURSES; 1) SOUTH 89°58'22" EAST 167.21 FEET; 2) NORTH 00°01'38" EAST 77.39 FEET; 3) NORTH 00°37'34" EAST 36.00 FEET; 4) NORTH 89°22'26" WEST 143.04 FEET; 5) NORTH 00°37'34" EAST 76.00 FEET; THENCE SOUTH 89°22'26" EAST 1177.82 FEET; THENCE SOUTH 43°42'34" WEST 113.12 FEET; THENCE SOUTH 47°03'34" WEST 200.67 FEET; THENCE SOUTH 54°09'34" WEST 214.37 FEET; THENCE SOUTH 57°23'34" WEST 60.17 FEET; THENCE NORTH 89°22'26" WEST 735.68 FEET TO THE POINT OF BEGINNING.

CONTAINS 8.22 ACRES MORE OF LESS

DATE — SURVEYOR (SEE SEAL BELOW)

OWNERS' DEDICATION

WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS TO BE KNOWN AS RIVER BEND PHASE 3. WE DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, THE PUBIC UTILITY EASEMENTS TO ALL PROVIDERS, PUBLIC OR PRIVATE, AND THEIR SUCCESSORS AND ASSIGNS IN PERPETUITY.
IN WITNESS HEREOF WE HAVE SET OUR HANDS THIS _____ DAY OF _____,A.D. 20____,

OWNERS ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF UTAH

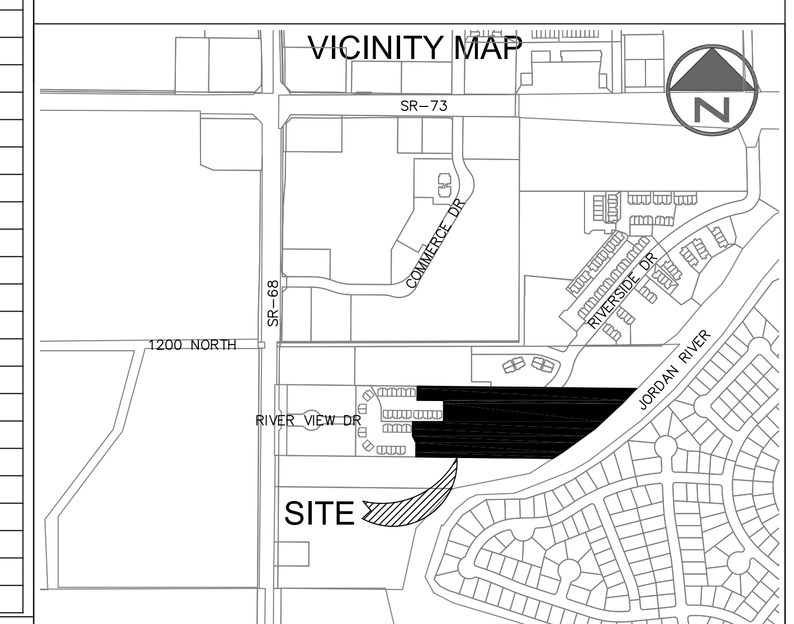
ON THIS _____ DAY OF _____,A.D. 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF UTAH IN SAID STATE OF UTAH, THE SIGNER( ) OF THE ABOVE OWNER'S DEDICATION, ____ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT _____, SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES _____, _____
}S.S — NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE MAYOR OF THE CITY OF SARATOGA SPRINGS, COUNTY OF UTAH, APPROVES THIS CONDOMINIUM PROJECT 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 PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.
THIS DAY OF _____,A.D. 20____, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FORGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

APPROVED: _____, ATTEST_____,
MAYOR — CITY RECORDER (SEE SEAL BELOW)



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.

APPROVED THIS _____ DAY OF _____,A.D. 20____,
QUESTAR GAS COMPANY BY: _____ TITLE: _____.

RIVER BEND PHASE 3

A CONDOMINIUM PROJECT

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

SARATOGA SPRINGS FIRE CHIEF

APPROVED THIS ____ DAY OF _____,A.D. 20____ BY THE FIRE CHIEF.

CITY FIRE CHIEF

SARATOGA SPRINGS PLANNING COMMISSION

APPROVED THIS ____ DAY OF _____,A.D. 20____ BY THE PLANNING COMMISSION.

CHAIRMAN, PLANNING COMMISSION

SARATOGA SPRINGS CITY ENGINEER

APPROVED THIS ____ DAY OF _____,A.D. 20____ BY THE CITY ENGINEER.

SARATOGA SPRINGS CITY ENGINEER

SARATOGA SPRINGS CITY ATTORNEY

APPROVED AS TO FORM THIS ____ DAY OF _____,A.D. 20____ BY THE CITY ATTORNEY.

SARATOGA SPRINGS CITY ATTORNEY

UTILITES APPROVAL

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITIES EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE SUCH STRUCTURES AT THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE OWNER'S EXPENSE. AT NO TIME ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTIONS WITH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

ROCKY MTN POWER _____ CENTURY LINK _____ COMCAST_____,
DATE: _____ DATE: _____ DATE: _____,

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLEAK–RECORDER SEAL