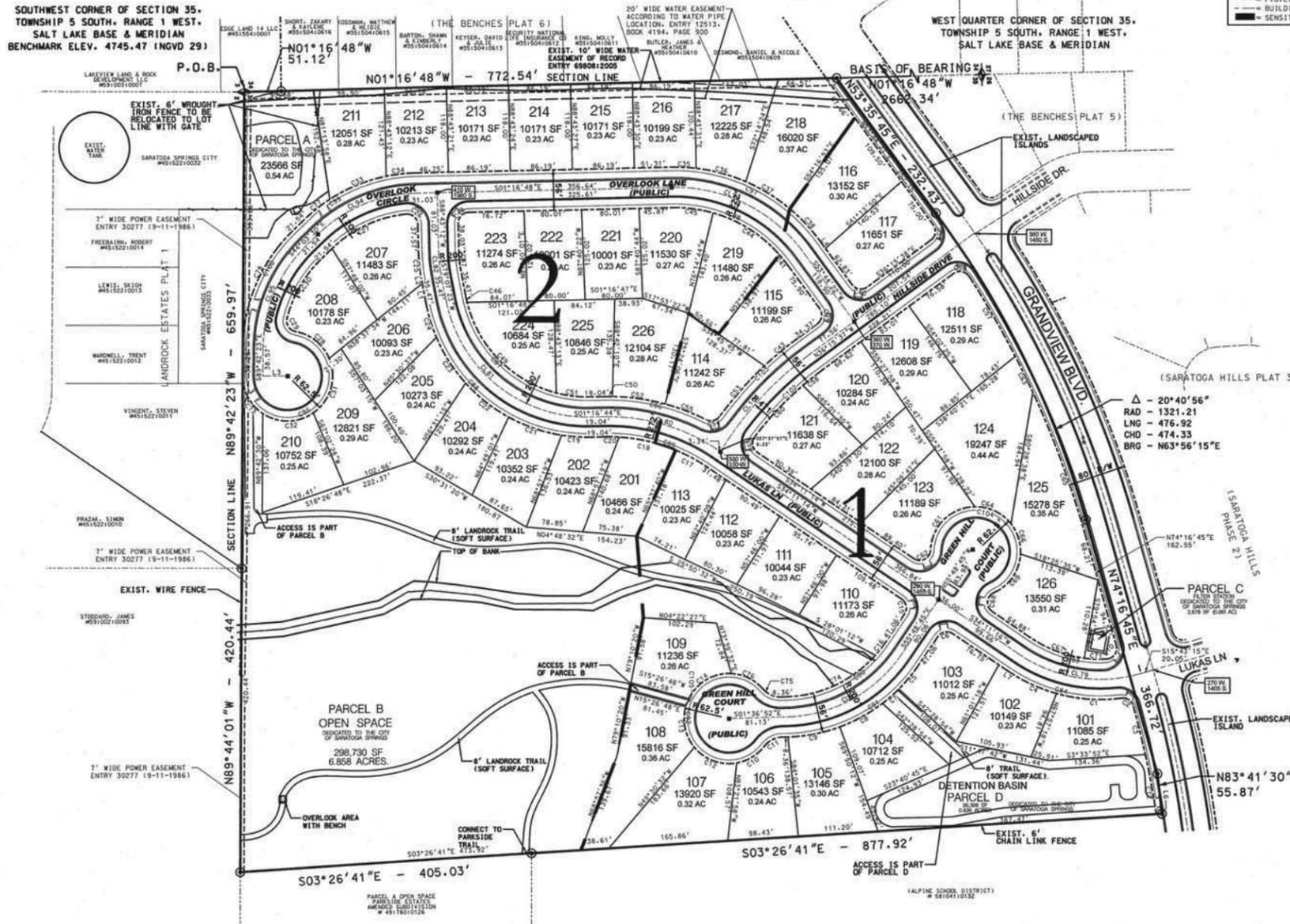
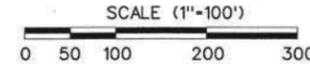
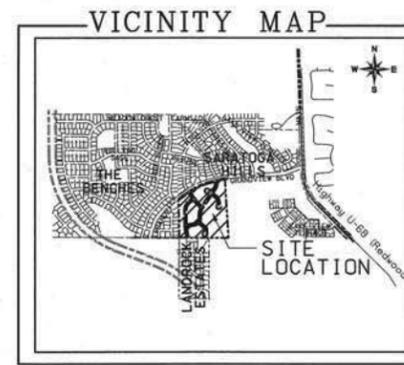


SARATOGA HILLS PLAT 6

PRELIMINARY PLAT
 LOCATED IN THE SOUTHWEST QUARTER
 OF SECTION 35,
 TOWNSHIP 5 SOUTH, RANGE 1 WEST,
 SALT LAKE BASE AND MERIDIAN
 CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

LEGEND

- SECTION CORNER MONUMENT
- SET 3/4" REBAR & CAP (BOUNDARY)
- SET 3/4" REBAR & CAP (INTERIOR LOT)
- RIVET SET IN CURB AT FRONT CORNERS
- ROAD MONUMENT
- NEW STREET LIGHT
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- NEW FIRE HYDRANT
- EXISTING RIGHT-OF-WAY
- PARCEL DEDICATED TO SARATOGA SPRINGS
- SUBDIVISION BOUNDARY
- LOT LINE
- P.U.E.
- BUILDING SETBACKS
- SENSITIVE LAND



TABULATIONS

TOTAL PROJECT AREA:	28.93 ACRES
TOTAL # OF LOTS:	52 LOTS
TOTAL # OF DWELLINGS:	52 DWELLINGS
TOTAL # OF BUILDINGS:	N/A
SQ. FT. OF PROPOSED BUILDINGS:	N/A
PROPOSED # OF GARAGE SPACES:	N/A
PROPOSED # OF PARKING SPACES:	N/A
PERCENTAGE OF BUILDABLE LAND:	87.15%
SENSITIVE LAND AREA:	2.86 ACRES
- % OF TOTAL:	10.06%
OPEN SPACE AREA:	37.03%
- % OF TOTAL:	7.71 ACRES
LANDSCAPING AREA:	- % OF TOTAL:
DENSITY OF DWELLINGS PER ACRE:	2.09 DWELLINGS / ACRE

SURVEYOR'S CERTIFICATE

I, BARRY ANDREASON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE, CERTIFICATE NO. 166572, IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT FOUND IN TITLE 48, CHAPTER 22 OF THE UTAH CODE. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN UTAH CODE SECTION 54-8-2, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT. I ALSO CERTIFY THAT I HAVE FILED, OR WILL FILE WITHIN 90 DAYS OF THE RECORDATION OF THIS PLAT, A MAP OF THE SURVEY I HAVE COMPLETED WITH THE UTAH COUNTY SURVEYOR.

BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHWEST CORNER OF SECTION 35, 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 THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 01°16'48" WEST ALONG THE SECTION LINE 51.12 FEET TO A POINT ON THE BENCHES PLAT 6 RECORDED AS ENTRY 14602009 ON FILE AT THE UTAH COUNTY RECORDERS OFFICE; WHICH IS ALSO ON THE SECTION LINE; THENCE ALONG SAID EAST BOUNDARY LINE AND SECTION LINE NORTH 01°16'48" WEST 772.54 FEET; THENCE NORTH 53°35'45" EAST 232.43 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC OF A 1321.21 FOOT RADIUS CURVE TO THE RIGHT 476.92 FEET THROUGH A CENTRAL ANGLE OF 20°40'56", THE CHORD BEARS NORTH 63°56'15" EAST 474.33 FEET; THENCE NORTH 74°16'45" EAST 366.72 FEET; THENCE NORTH 83°41'30" EAST 55.87 FEET TO THE NORTHWEST CORNER OF THE ALPINE SCHOOL DISTRICT PROPERTY AS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED AS ENTRY 2001522003 AT THE UTAH COUNTY RECORDERS OFFICE; THENCE ALONG SAID PROPERTY SOUTH 03°26'41" EAST 877.92 FEET TO THE NORTHWEST CORNER OF PARKSIDE ESTATES SUBDIVISION AMENDED PLAT RECORDED AS ENTRY 144382014 ON FILE AT THE UTAH COUNTY RECORDERS OFFICE; THENCE ALONG SAID BOUNDARY SOUTH 03°26'41" EAST 405.03 FEET; THENCE NORTH 89°44'01" WEST 420.44 FEET TO THE NORTH BOUNDARY LINE OF LANDROCK ESTATES PLAT 1 RECORDED AS ENTRY 138932013 ON FILE AT THE UTAH COUNTY RECORDERS OFFICE; SAID POINT ALSO ALONG THE SECTION LINE OF SECTION 35; THENCE ALONG SAID BOUNDARY AND SECTION LINE THENCE NORTH 89°42'23" WEST 659.97 FEET TO THE POINT OF BEGINNING.

ACRES: 28.93 # OF LOTS: 52 # OF DWELLINGS: 4

Barry Andreason
 Barry Andreason Date **SEPT 26, 2010**

OWNER'S 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:

SARATOGA HILLS PLAT 6

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 MAKE 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, OR BY 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 & ENTITY: _____

OWNER'S ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
 COUNTY OF UTAH

ON THE ____ DAY OF _____, A.D. 20__, PERSONALLY APPEARED BEFORE ME 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.

WITNESS MY HAND AND OFFICIAL SEAL.
 NOTARY PUBLIC FULL NAME: _____
 COMMISSION NUMBER: _____
 MY COMMISSION EXPIRES: _____

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: _____
 CLERK/RECORDER (SEE SEAL BELOW)

SARATOGA HILLS PLAT 6

PRELIMINARY PLAT

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

DEVELOPER / OWNER: CASTLEWOOD PERRY, LLC
 17 E. WINCHESTER ST.
 SUITE 200
 MURRAY, UTAH 84107

ENGINEER/SURVEYOR: M.W. BROWN ENGINEERING
 578 EAST 770 NORTH
 OREM, UTAH 84097
 801-377-1790



SARATOGA SPRINGS, UTAH COUNTY, UTAH

SCALE 1"=100'

SURVEYOR'S SEAL: *Barry Andreason*
 CITY ENGINEER'S SEAL: _____
 CLERK-RECORDER SEAL: _____

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 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. A RECORDED EASEMENT OR RIGHT-OF-WAY

b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS

c. TITLE 54, CHAPTER 80, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR

d. ANY OTHER PROVISION OF LAW

APPROVED THIS ____ DAY OF ____ 20__

ROCKY MOUNTAIN POWER

QUESTAR GAS COMPANY

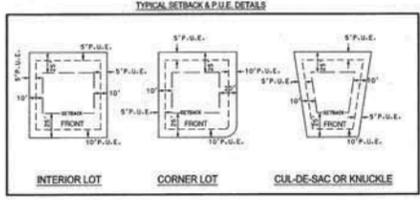
QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED 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 ____ 20__

BY: _____

TITLE: _____

QUESTAR GAS COMPANY



CENTURY LINK APPROVED THIS ____ DAY OF ____ A.D. 20__	PLANNING DIRECTOR APPROVAL APPROVED BY THE PLANNING DIRECTOR ON THIS ____ DAY OF ____ A.D. 20__	LAND USE AUTHORITY APPROVED BY THE LAND USE AUTHORITY ON THIS ____ DAY OF ____ A.D. 20__	SARATOGA SPRINGS ATTORNEY 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 APPROVED THIS ____ DAY OF ____ A.D. 20__	SARATOGA SPRINGS ENGINEER APPROVAL APPROVED BY THE CITY ENGINEER ON THIS ____ DAY OF ____ A.D. 20__	FIRE CHIEF APPROVAL APPROVED BY THE FIRE CHIEF ON THIS ____ DAY OF ____ A.D. 20__	LEHI CITY POST OFFICE 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

Name	Radius	Length	Delta	Tangent	Chord	Chord Bearing
C1	228.00	83.68	21°01'38"	42.31	83.21	N 03°04'06" E
C2	15.00	21.48	82°03'25"	13.05	19.69	N 33°34'59" E
C3	1315.00	74.59	03°18'00"	37.31	74.58	N 78°14'12" E
C4	228.00	82.00	20°36'20"	41.45	81.56	N 23°53'06" W
C5	228.00	43.62	10°57'45"	21.88	43.56	N 50°19'52" W
C6	15.00	23.56	90°00'00"	15.00	21.21	N 10°48'44" W
C7	228.00	30.21	7°35'34"	15.13	30.19	N 41°03'13" W
C8	228.00	68.02	17°05'38"	34.27	67.77	N 28°42'37" W
C9	228.00	73.81	18°32'55"	37.23	73.49	N 10°53'20" W
C10	62.50	46.45	42°34'53"	24.36	45.39	N 31°03'13" W
C11	31.50	27.89	50°43'47"	14.93	26.99	N 26°58'46" W
C12	62.50	66.78	60°17'53"	36.30	62.78	N 20°23'10" W
C13	62.50	59.90	54°54'42"	32.47	57.63	N 77°59'27" E
C14	62.50	72.46	66°25'24"	40.92	68.47	S 30°16'20" E
C15	15.00	23.56	90°00'01"	15.00	21.21	N 79°11'15" E
C16	172.00	23.02	7°40'02"	11.53	23.00	S 51°58'43" E
C17	244.00	49.79	11°41'32"	24.98	49.71	N 28°20'28" E
C18	244.00	81.16	19°03'27"	40.96	80.78	N 12°57'58" E
C19	228.00	41.10	10°19'43"	20.61	41.05	N 03°53'07" E
C20	244.00	20.09	04°42'58"	10.05	20.08	N 01°04'45" E
C21	228.00	78.27	19°40'09"	39.52	77.89	N 18°53'04" E
C22	228.00	76.49	19°13'16"	38.61	76.13	N 38°19'47" E
C23	228.00	75.52	18°58'43"	38.11	75.18	N 57°25'46" E
C24	228.00	48.57	12°12'16"	24.37	48.47	N 73°01'15" E
C25	228.00	38.19	9°35'49"	19.14	38.15	N 83°55'18" E
C26	15.00	24.71	94°22'22"	16.19	22.01	S 41°32'01" W
C27	172.00	115.29	38°24'20"	59.91	113.15	S 24°51'19" E
C28	62.50	62.26	57°04'41"	33.99	59.72	S 38°33'30" W
C29	15.00	24.65	94°09'58"	16.13	21.97	S 57°06'09" W
C30	172.00	95.33	31°45'23"	48.92	94.12	N 59°58'11" W
C31	62.50	85.36	78°18'20"	50.84	78.88	N 73°48'30" W
C32	62.50	74.66	68°28'41"	42.51	70.30	N 00°22'29" W
C33	228.00	84.93	21°20'34"	42.96	84.44	S 21°54'23" E
C34	228.00	39.62	9°57'19"	19.86	39.57	S 08°15'27" E
C35	250.00	34.99	8°01'12"	17.53	34.97	S 02°43'47" W
C36	250.00	71.88	16°29'41"	36.09	71.44	N 14°57'14" E
C37	250.00	72.16	16°32'15"	36.33	71.91	S 31°28'11" W
C38	250.00	61.24	14°02'03"	30.77	61.08	S 46°43'20" W
C39	15.00	23.56	90°00'00"	15.00	21.21	S 81°19'39" W
C40	15.00	23.56	89°59'59"	15.00	21.21	S 08°44'22" W
C41	194.00	17.92	5°17'31"	8.97	17.91	S 51°05'36" W
C42	15.00	23.56	89°59'59"	15.00	21.21	S 81°15'42" E
C43	499.00	59.76	6°51'42"	29.92	59.72	S 39°40'05" E
C44	194.00	110.31	32°34'42"	56.69	106.83	N 32°09'29" E
C45	194.00	58.07	17°08'57"	29.25	57.85	N 07°17'40" E
C46	172.00	8.48	2°49'31"	4.24	8.48	S 77°42'38" W
C47	172.00	28.81	9°35'49"	14.44	28.78	S 83°55'18" W
C48	15.00	23.56	90°00'00"	15.00	21.21	N 46°16'48" W
C49	172.00	185.33	61°44'13"	102.61	176.50	S 45°25'46" W
C50	300.00	12.05	02°18'04"	6.03	12.05	S 00°07'42" E
C51	172.00	47.55	15°50'23"	23.93	47.40	S 06°38'27" W
C52	300.00	74.19	14°10'10"	37.29	74.00	N 08°06'25" E
C53	499.00	93.95	10°47'14"	47.11	93.81	S 48°29'32" E
C54	15.00	21.15	80°48'08"	12.77	19.44	S 13°29'06" E
C55	300.00	61.39	11°43'28"	30.80	61.28	N 21°03'14" E
C56	15.00	24.47	93°27'05"	15.93	21.84	N 10°27'59" E
C57	1315.00	128.36	06°35'33"	64.23	128.30	N 69°59'16" E
C58	443.00	32.41	04°11'31"	16.21	32.40	N 38°21'20" W
C59	15.00	24.26	92°39'12"	15.71	21.70	N 80°30'50" E
C60	443.00	98.25	12°42'25"	49.33	98.05	N 46°48'21" W
C61	62.50	94.46	86°36'27"	58.89	85.72	S 44°26'17" E
C62	15.00	31.92	121°56'15"	27.02	26.23	S 26°46'23" E
C63	1315.00	55.82	02°25'55"	27.91	55.81	N 64°00'00" E
C64	62.50	57.52	52°43'49"	30.98	55.51	S 26°13'21" W
C65	1315.00	208.01	09°03'47"	104.22	207.79	N 69°44'52" E
C66	62.50	45.44	41°39'19"	23.78	44.44	S 72°24'55" W
C67	172.00	79.95	26°37'52"	40.71	79.23	S 20°52'20" W
C68	15.00	31.92	121°56'15"	27.02	26.23	N 84°51'08" W
C69	62.50	68.58	62°51'55"	38.20	65.19	N 55°19'28" W
C70	15.00	26.93	102°51'90"	18.81	23.46	S 54°17'20" E
C71	172.00	31.25	10°24'48"	15.67	31.22	S 02°20'59" W
C72	1315.00	79.00	03°26'31"	39.51	78.98	N 79°34'57" E
C73	62.50	61.06	56°58'42"	33.22	58.66	N 61°47'13" E
C74	172.00	139.68	46°31'50"	73.95	135.88	S 24°52'47" E
C75	31.50	27.89	50°43'47"	14.93	26.99	S 23°45'01" W
C76	62.50	50.37	46°10'33"	26.64	49.02	S 26°01'38" W
C77	228.00	45.68	11°28'49"	22.92	45.61	S 38°19'05" E
C78	228.00	181.65	45°38'54"	95.96	176.88	S 66°52'56" E
C83	172.00	111.21	37°02'41"	57.63	106.28	S 15°39'55" W
C84	228.00	165.67	41°37'59"	86.68	162.05	S 13°22'16" W
C85	244.00	151.04	35°27'59"	78.03	148.64	S 16°27'15" W

Name	Radius	Length	Delta	Tangent	Chord	Chord Bearing
CL79	200.00	174.21	49°54'31"	93.07	168.76	S 09°14'00" W
CL80	272.00	168.37	35°27'59"	86.98	165.69	S 16°27'15" W
CL81	200.00	280.66	80°24'08"	169.02	258.19	S 38°56'18" W
CL82	200.00	33.50	09°35'49"	16.79	33.46	S 83°55'18" W
CL89	200.00	189.19	54°11'52"	102.34	182.21	S 28°42'48" E
CL93	222.00	213.18	55°01'10"	115.61	205.08	S 26°13'47" W
CL94	200.00	149.32	42°48'42"	78.34	145.88	S 22°40'09" E
CL95	200.00	159.34	45°38'54"	84.17	155.18	S 68°52'58" E
CL101	471.00	175.69	21°22'22"	88.88	174.68	S 46°56'48" E

LOT	ADDRESS
101	1422 S LUKAS LN
102	1434 S LUKAS LN
103	1446 S LUKAS LN (OR) 282 W GREEN HILL CT
104	278 W GREEN HILL CT
105	274 W GREEN HILL CT
106	268 W GREEN HILL CT
107	262 W GREEN HILL CT
108	267 W GREEN HILL CT
109	271 W GREEN HILL CT
110	1468 S LUKAS LN (OR) 281 W GREEN HILL CT
111	1478 S LUKAS LN
112	1488 S LUKAS LN
113	1502 S LUKAS LN
114	1493 S HILLSIDE DR (OR) 1504 S LUKAS LN
115	1483 S HILLSIDE DR (OR) 1486 S OVERLOOK LN
116	1487 S OVERLOOK LN
117	1469 S HILLSIDE DR (OR) 1469 S OVERLOOK LN
118	1462 S HILLSIDE DR
119	1472 S HILLSIDE DR
120	1482 S HILLSIDE DR
121	1492 S HILLSIDE DR (OR) 1487 S LUKAS LN
122	1477 S LUKAS LN
123	1467 S LUKAS LN (OR) 297 W GREEN HILL CT
124	303 W GREEN HILL CT
125	308 W GREEN HILL CT
126	1437 S LUKAS LN (OR) 298 W GREEN HILL CT
201	1508 S LUKAS LN
202	1516 S LUKAS LN
203	1524 S LUKAS LN
204	1532 S LUKAS LN
205	1538 S LUKAS LN
206	1546 S LUKAS LN
207	1574 S OVERLOOK CIRCLE (OR) 1552 S LUKAS LN
208	1584 S OVERLOOK CIRCLE
209	1594 S OVERLOOK CIRCLE
210	1604 S OVERLOOK CIRCLE
211	1577 S OVERLOOK CIRCLE
212	1563 S OVERLOOK CIRCLE
213	1553 S OVERLOOK LN
214	1543 S OVERLOOK LN
215	1531 S OVERLOOK LN
216	1519 S OVERLOOK LN
217	1507 S OVERLOOK LN
218	1493 S OVERLOOK LN
219	1498 S OVERLOOK LN
220	1512 S OVERLOOK LN
221	1524 S OVERLOOK LN
222	1536 S OVERLOOK LN
223	1548 S OVERLOOK LN (OR) 1551 S LUKAS LN
224	1537 S LUKAS LN
225	1519 S LUKAS LN
226	1509 S LUKAS LN

#	BEARING	DISTANCE
L1	N79°07'23"E	29.03'
L2	N79°07'23"E	6.43'
L3	N00°10'03"E	34.50'
L4	S53°44'22"W	13.07'
L5	N01°16'48"W	14.53'
L6	S03°26'41"E	7.47'
L7	N34°11'16"E	5.01'

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 FIRST FINAL PLAT APPROVAL HAS GRANTED ON THE DAY OF _____, 20____.
- THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM 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 "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 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.
- (OPTIONAL) IF CONDO OR HOA ASSOCIATION IS INVOLVED PLAT MUST INCLUDE STATEMENT "LOTS/UNITS ARE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND COA'S."
- A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY EARTHTEC 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 THE CITY OF SARATOGA SPRINGS. 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 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.
- DRAINAGE ACROSS PROPERTY LINES SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY.
- ALL AREAS ARE CITY OWNED OPEN SPACES AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.

SURVEYOR'S CERTIFICATE

I, BARRY ANDREASON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE, CERTIFICATE NO. 166572, IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT FOUND IN TITLE 58, CHAPTER 22 OF THE UTAH CODE. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN UTAH CODE SECTION 54-89-2, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT. 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 SOUTHWEST CORNER OF SECTION 35, 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 THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 01°16'48" WEST ALONG THE SECTION LINE 51.12 FEET TO A POINT ON THE BENCHES PLAT 6 RECORDED AS ENTRY 114652008 ON FILE AT THE UTAH COUNTY RECORDER'S OFFICE; WHICH POINT IS ALSO ON THE SECTION LINE; THENCE ALONG SAID EAST BOUNDARY LINE AND SECTION LINE NORTH 01°16'48" WEST 772.54 FEET; THENCE NORTH 53°35'45" EAST 232.43 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC OF A 1321.21 FOOT RADIUS CURVE TO THE RIGHT 478.92 FEET THROUGH A CENTRAL ANGLE OF 20°40'56", THE CHORD BEARS NORTH 63°56'15" EAST 474.33 FEET; THENCE NORTH 74°16'45" EAST 366.72 FEET; THENCE NORTH 83°41'30" EAST 55.87 FEET TO THE NORTHWEST CORNER OF THE ALPINE SCHOOL DISTRICT PROPERTY AS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED AS ENTRY 2001522003 AT THE UTAH COUNTY RECORDER'S OFFICE; THENCE ALONG SAID PROPERTY SOUTH 03°28'41" EAST 877.92 FEET TO THE NORTHWEST CORNER OF PARKSIDE ESTATES SUBDIVISION AMENDED PLAT RECORDED AS ENTRY 144382014 ON FILE AT THE UTAH COUNTY RECORDER'S OFFICE; THENCE ALONG SAID BOUNDARY SOUTH 03°26'41" EAST 405.03 FEET; THENCE NORTH 89°44'01" WEST 420.44 FEET TO THE NORTH BOUNDARY LINE OF LANDROCK ESTATES PLAT 1 RECORDED AS ENTRY 138932013 ON FILE AT THE UTAH COUNTY RECORDER'S OFFICE; SAID POINT ALSO ALONG THE SECTION LINE OF SECTION 35; THENCE ALONG SAID BOUNDARY AND SECTION LINE THENCE NORTH 89°42'23" WEST 659.97 FEET TO THE POINT OF BEGINNING.

ACRES: 26.93 OF LOTS: 52 # OF PARCELS: 4
 Barry Andreason Date Sept 26, 2016

OWNER'S 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:

SARATOGA HILLS PLAT 6

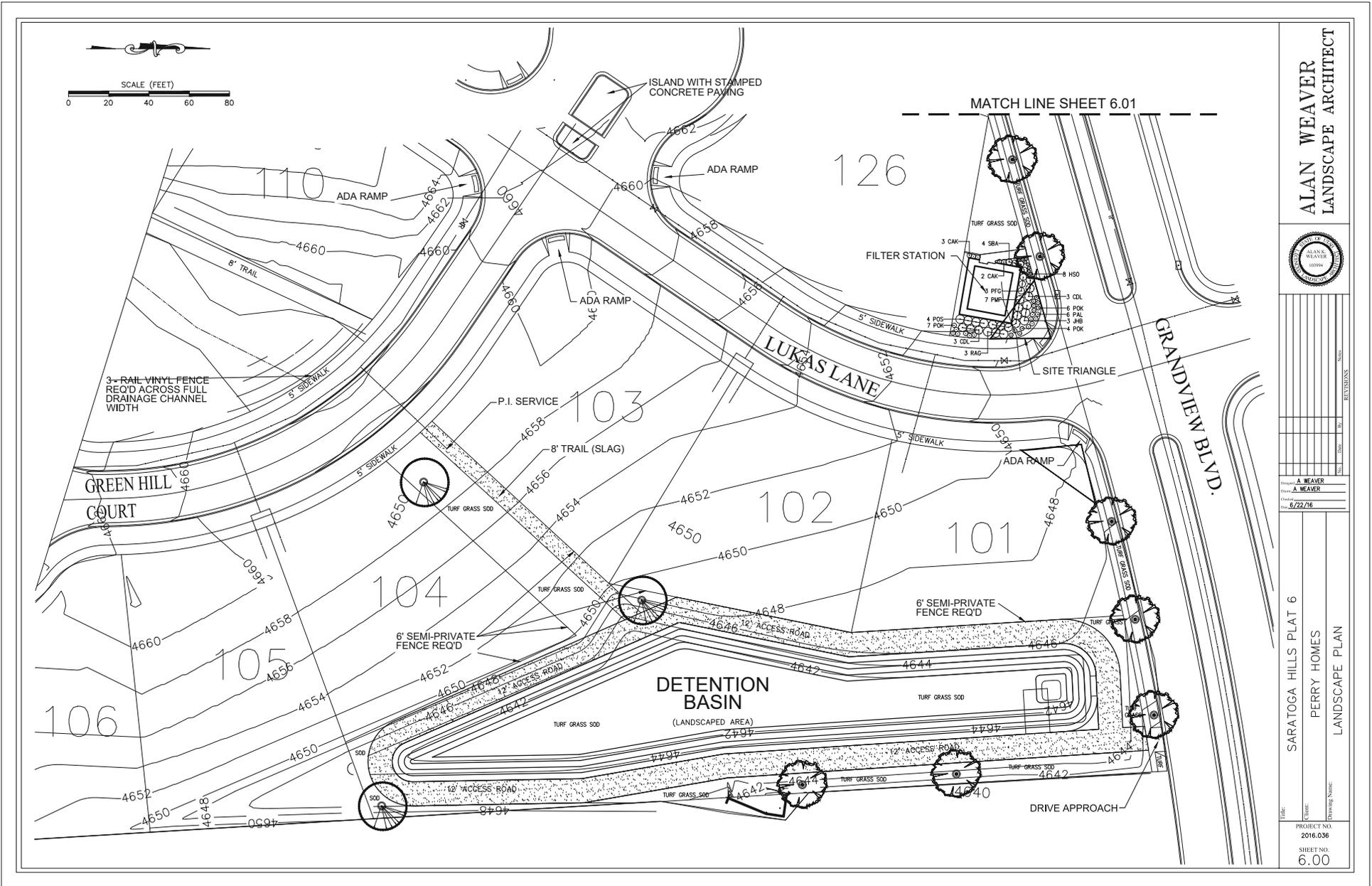
AND DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC AND CITY ALL PARCELS, LOTS, STREETS, EASEMENTS, RIGHTS OF WAY, AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC OR CITY USE. THE OWNER(S) VOLUNTARILY DEFEND, INDEMNIFY, AND SAVE HARMLESS THE CITY AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE 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, OR BY 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 & ENTITY _____
 SIGNATURE _____ PRINT NAME _____ TITLE & ENTITY _____

OWNER'S ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
 COUNTY OF U



ALAN WEAVER
LANDSCAPE ARCHITECT



REV.	DATE	BY	REVISIONS

Drawn by: A. WEAVER
 Checked by: A. WEAVER
 Date: 6/22/16

FILE: SARATOGA HILLS PLAT 6
 PROJECT: PERRY HOMES
 DRAWING NAME: LANDSCAPE PLAN

PROJECT NO. 2016.036
 SHEET NO. 6.00

