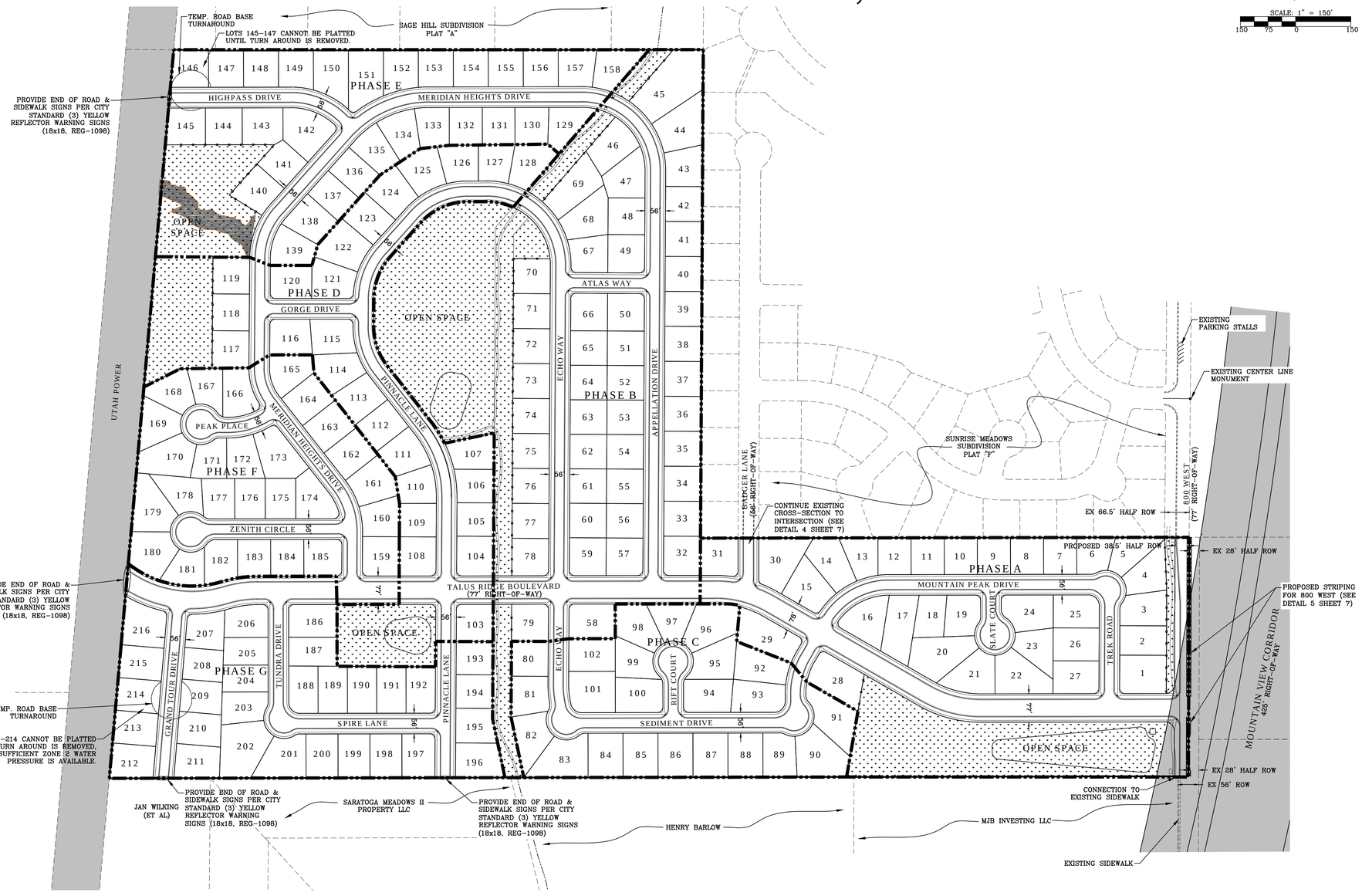
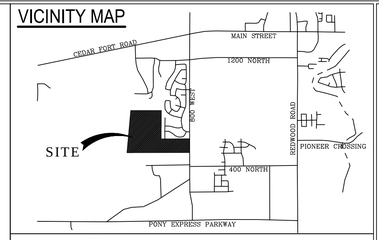
TALUS RIDGE
PRELIMINARY PLAN
SARATOGA SPRINGS, UTAH



VICINITY MAP



TABULATIONS

-SINGLE FAMILY LOTS	216 DU	
Average Lot Size	10,696 SF	
Smallest Lot Size	9,000 SF	
Largest Lot Size	23,439 SF	
# of Lots less than 10,000 SF	81	
TOTAL AREA	±88.80 AC	
-OPEN SPACE AREA	13.80 ACRES	(15.54%)
-MOUNTAIN VIEW CORRIDOR	0.44 ACRES	(0.50%)
-LOT AREA	52.85 ACRES	(59.52%)
-ROAD AREA	21.71 ACRES	(24.45%)
-DENSITY	2.43 UNITS/ ACRE	

ZONING - R-3

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NOTES

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO CITY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. ALL SEWER LINES TO BE 8" UNLESS OTHERWISE NOTED.
4. ALL CULINARY WATER LINES TO BE 8" UNLESS OTHERWISE NOTED.
5. ALL PRESSURIZED IRRIGATION LINES TO BE 6" UNLESS OTHERWISE NOTED.
6. ALL INTERSECTIONS TO HAVE ADA HANDICAP RAMPS ACCORDING TO CITY STANDARDS.
7. ALL EXISTING FENCING WITHIN THE PROPOSED BOUNDARY TO BE REMOVED.
8. STORM DRAIN SIZING TO BE VERIFIED @ FINAL WITH FINAL DRAINAGE PLAN & REPORT.
9. FIRE HYDRANT LOCATIONS TO BE APPROVED BY THE SARATOGA SPRINGS CITY FIRE MARSHALL @ FINAL PLAT REVIEW. FIRE HYDRANTS MAY BE MOVED AND OR ADDITIONAL FIRE HYDRANTS REQUIRED DEPENDING ON PHASING.
10. WATER AND SECONDARY WATER VALVE LOCATIONS TO BE APPROVED WITH FINAL PLAT IMPROVEMENTS.
11. NO FLOOD PLAINS OR WETLANDS INDICATED BY FEMA WITHIN SITE LIMITS.
12. ALL OPEN SPACE TO BE IMPROVED BY THE DEVELOPER, DEDICATED TO THE CITY, & MAINTAINED BY THE CITY OF SARATOGA SPRINGS.
13. ALL LOTS MUST DRAIN TO RIGHT OF WAY OR TO A SWALE/YARD DRAIN SYSTEM, LOTS MAY NOT DRAIN TO ADJACENT LOTS.
14. ALL LOTS BORDERING OPEN SPACE PARKS, TRAILS & EASEMENT CORRIDORS TO HAVE 6' SEMI PRIVATE VINYL FENCE.
15. SECOND ACCESS TO BE PROVIDED FOR MORE THAN 50 LOTS.
16. ALL STORM WATER TO BE CLEANED TO REMOVE 80% OF TSS AT 110 MICRONS.

LEGEND

- OPEN SPACE
- PHASE LINE
- CENTERLINE
- SEWER
- PRESSURIZED IRRIGATION
- STORM DRAIN
- CULINARY WATER
- 6' SIMI-PRIVATE VINYL FENCE
- STORM DRAIN MANHOLE
- SEWER MANHOLE
- 30"X4' CURB INLET
- EXISTING WATER METER
- LIGHT POLE
- MONUMENT
- FLOW ARROWS
- EXISTING SEWER MH
- EXISTING STORM DRAIN MH
- EXISTING CURB INLET

OWNER / DEVELOPER

EDGEhomes
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ENGINEER

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TALUS RIDGE PRELIMINARY
SARATOGA SPRING, UTAH

COVER & GENERAL LAYOUT

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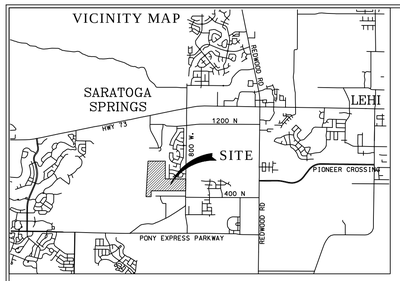
SCALE: 1" = 150'
DATE: 7/15/2014

SHEET 1



LEGEND	
	EXISTING WATER METER
E	EXISTING ELECTRIC BOX
MH	EXISTING MANHOLE
	EXISTING WATER VALVE
	EXISTING POWER POLE
CB	EXISTING CATCH BASIN
FH	EXISTING FIRE HYDRANT
	EXISTING LIGHT POLE
SIGN	EXISTING STREET SIGN
—X—X—	EXISTING FENCE LINES
—EX-OHP—	EXISTING OVERHEAD POWER
—EX-UGP—	EXISTING UNDERGROUND POWER
—EX-COM—	EXISTING COMMUNICATION LINES
—EX-GAS—	EXISTING GAS LINES
—EX-SS—	EXISTING SEWER LINES
—EX-W—	EXISTING WATER LINES
—EX-SD—	EXISTING STORM DRAIN LINES
	SENSITIVE LAND AREA

SURVEYED DESCRIPTIONS

PARCEL "A"

A portion of the Northwest Quarter of Section 22 and the Northeast Quarter of Section 21, Township 5 South, Range 1 West, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at the Northwest Corner of Section 22, Township 5 South, Range 1 West, Salt Lake Base & Meridian; thence N89°54'00"E along the Section Line 1324.69 feet to the westerly line of Plat "I", Sunrise Meadows Subdivision according to the official plat thereof on file in the office of the Utah County Recorder; thence along exterior boundaries of Plats "I, H, G & F" of Sunrise Meadows Subdivisions the following two (2) courses: S0°19'04"W 1327.12 feet; thence N89°53'54"E 1327.40 feet to the Quarter Section Line; thence S0°11'59"W along the Quarter Section Line 649.41 feet; thence S89°53'35"W 2657.02 feet to the Section Line; thence N0°25'18"E along the Section Line 232.82 feet; thence S89°59'39"W 255.03 feet to the easterly line of the Utah Power & Light Company property; thence N5°03'00"E along said easterly line 1752.87 feet to the Section Line; thence S88°57'41"E along the Section Line 113.60 feet to the point of beginning.

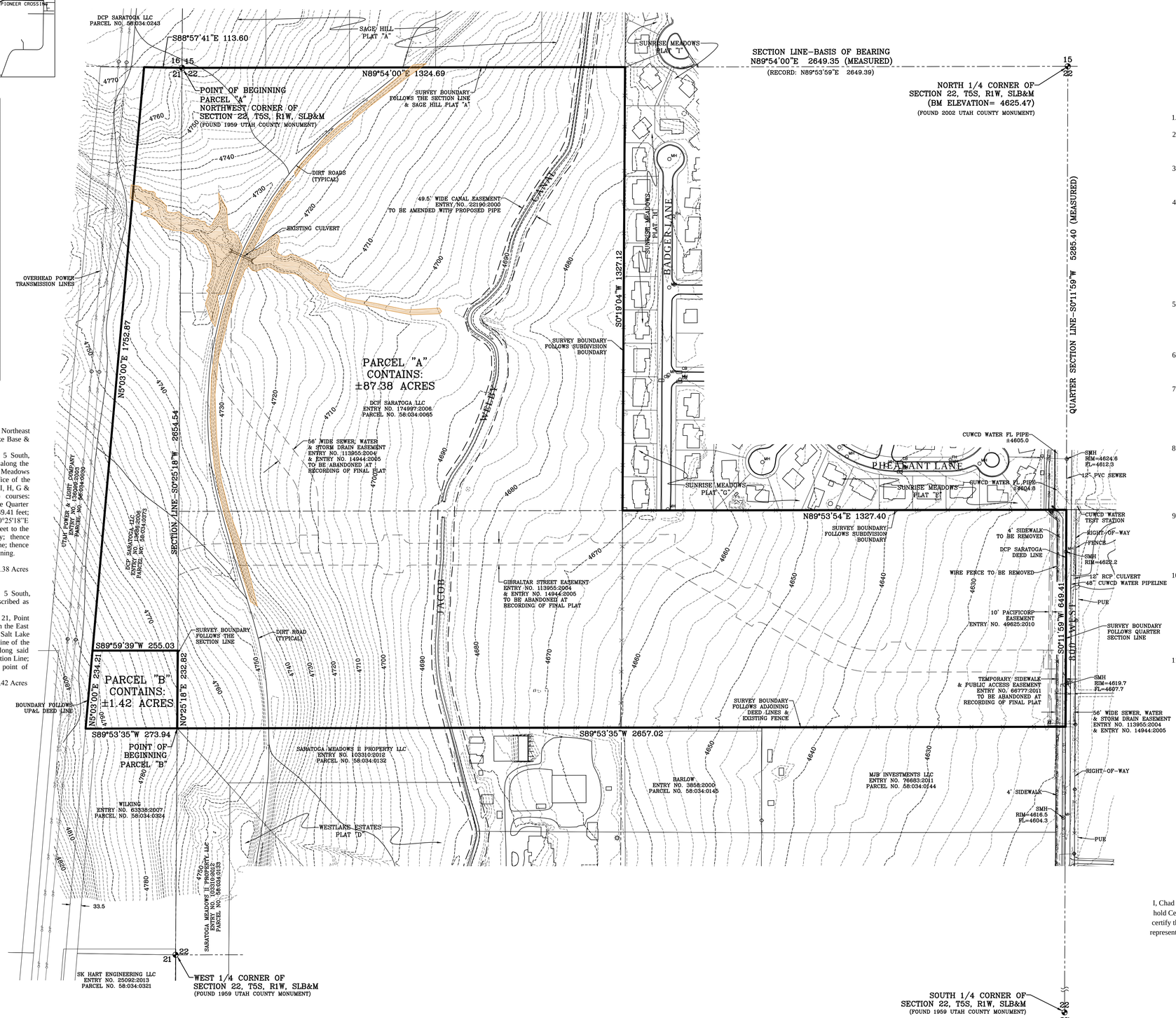
Contains: ±87.38 Acres

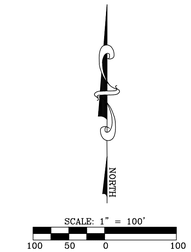
PARCEL "B"

A portion of the Northeast Quarter of Section 21, Township 5 South, Range 1 West, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point on the East Section Line of said Section 21, Point being located N0°25'18"W along the Section Line 677.69 feet from the East Quarter Corner of Section 21, Township 5 South, Range 1 West, Salt Lake Base & Meridian; thence S89°53'35"W 273.94 feet to the easterly line of the Utah Power & Light Company property; thence N5°03'00"E along said easterly line 234.21 feet; thence N89°59'39"E 255.03 feet to the Section Line; thence S0°25'18"W along the Section Line 232.82 feet to the point of beginning.

Contains: ±1.42 Acres





NOTES

1. The purpose of this survey is to provide a Boundary/Topographic Survey of the area shown hereon for the clients own intents and purposes.
2. The Basis of Bearing for this survey is N89°54'00"E along the Section Line from the Northwest Corner to the North 1/4 Corner of Section 22, Township 5 South, Range 1 West, Salt Lake Base and Meridian. Deeds and plats of record have been rotated to the above mentioned basis of bearing.
3. The location of the Sunrise Meadows Subdivision Plats was determined from found property corners, curb pins and centerline monuments within the subdivision. Minor variations existed between found property corners within the subdivision and the tie to the section corners.
4. This survey does not guarantee, grant, transfer or imply fee title ownership of any portion of this property in whole or part to any party or persons. This survey makes reference to owners names, documents and deed lines which are depicted hereon to the best of the surveyor's ability, however all information shown hereon should be verified by county records, title companies and other qualified professionals to meet the specific purposes and intents of the client. Furthermore, the filing of this survey with the respective county in which the property is situated does not serve as an instrument to subdivide, transfer, sell, or trade any portion of the property shown hereon. It is recommended that a qualified title company and/or other qualified professionals be contacted to address any and all questions regarding property ownership, title and the transfer of real property.
5. A title report prepared by Affiliated First Title Insurance Agency, Inc., Order No. 20091-13, Effective Date: November 18, 2013 was used in the preparation of this survey and LEI Consulting Engineers and Surveyors, Inc. is entitled to rely on the accuracy of those reports, and is not liable for errors and omissions based on the reliance of said title reports. All easements and title exceptions shown hereon are referenced from said report.
6. The benchmark for the topographic information provided hereon is the found 2002 Utah County Monument at the North 1/4 Corner of said Section 22, with a published Utah County (NGVD29) Elevation of 4,625.47 feet. Contours are shown hereon at two (2) foot intervals.
7. This drawing, its design, and invention thereof, is the property of LEI Consulting Engineers and Surveyors, Inc. and is submitted to, and is for the exclusive use of, the client referenced on the Survey. Only copies authorized in writing and individually signed and sealed by the Surveyor may be used as the official work of the Surveyor. This drawing and any copy thereof may not be relied upon for any purpose, by any party, except as stated in the agreement between LEI Consulting Engineers and Surveyors, Inc., and its client.
8. This drawing and any copy thereof, may also not be relied upon for any purpose under any of the following conditions:
   A. Original and any copies not individually signed and sealed by Surveyor.
   B. Dependent monuments and data set, or published, by others and used by the Surveyor are subsequently found to be in error.
   C. Improvements shown have been altered, changed, or added to, subsequent to the Survey.
9. Except as specifically stated or shown on this plan, this survey does not purport to reflect any of the following which may be applicable to the properties shown hereon: easements, encumbrances, building setback lines, restrictive covenants, subdivision restrictions, zoning or other land use restrictions and any other facts that an accurate and current title search may disclose. Regarding any issues not specifically stated or shown on the survey, client is advised to seek the services of a competent title company.
10. Underground utilities have been shown hereon based on observed evidence. Additional underground utilities including but not limited to: power, phone, cable TV, water, sewer and sprinkler lines may exist within the boundaries of this survey and blue stakes should be contacted prior to digging or in order to add the locations of such utilities to this survey. Engineers, contractors, and others that rely on this information should be cautioned that the locations, elevations, and pipe sizes of the existing utilities may not to be relied on as being exact or complete. Additional exploration, verification and relocation of existing utilities will be the sole responsibility of the contractor prior to or during construction of any additional improvements.
11. #5 rebar and cap have been set at all lot corners unless noted otherwise.

SURVEYOR'S CERTIFICATE

I, Chad A. Poulsen, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 501182, as prescribed under the laws of the State of Utah. I further certify that I have supervised a survey of the land shown on this plan and that it correctly represents the existing conditions as shown. This plan does not represent a certification to the title or ownership of the land shown hereon.

Chad A. Poulsen, PLS

Date

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TALUS RIDGE PRELIMINARY

SARATOGA SPRINGS, UTAH

EXISTING TOPOGRAPHIC SURVEY & SENSITIVE LANDS PLAN

REVISIONS
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LEI PROJECT #:	2013-1795
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CHECKED BY:	CAP
SCALE:	1" = 100'
DATE:	7/15/2014
SHEET	2

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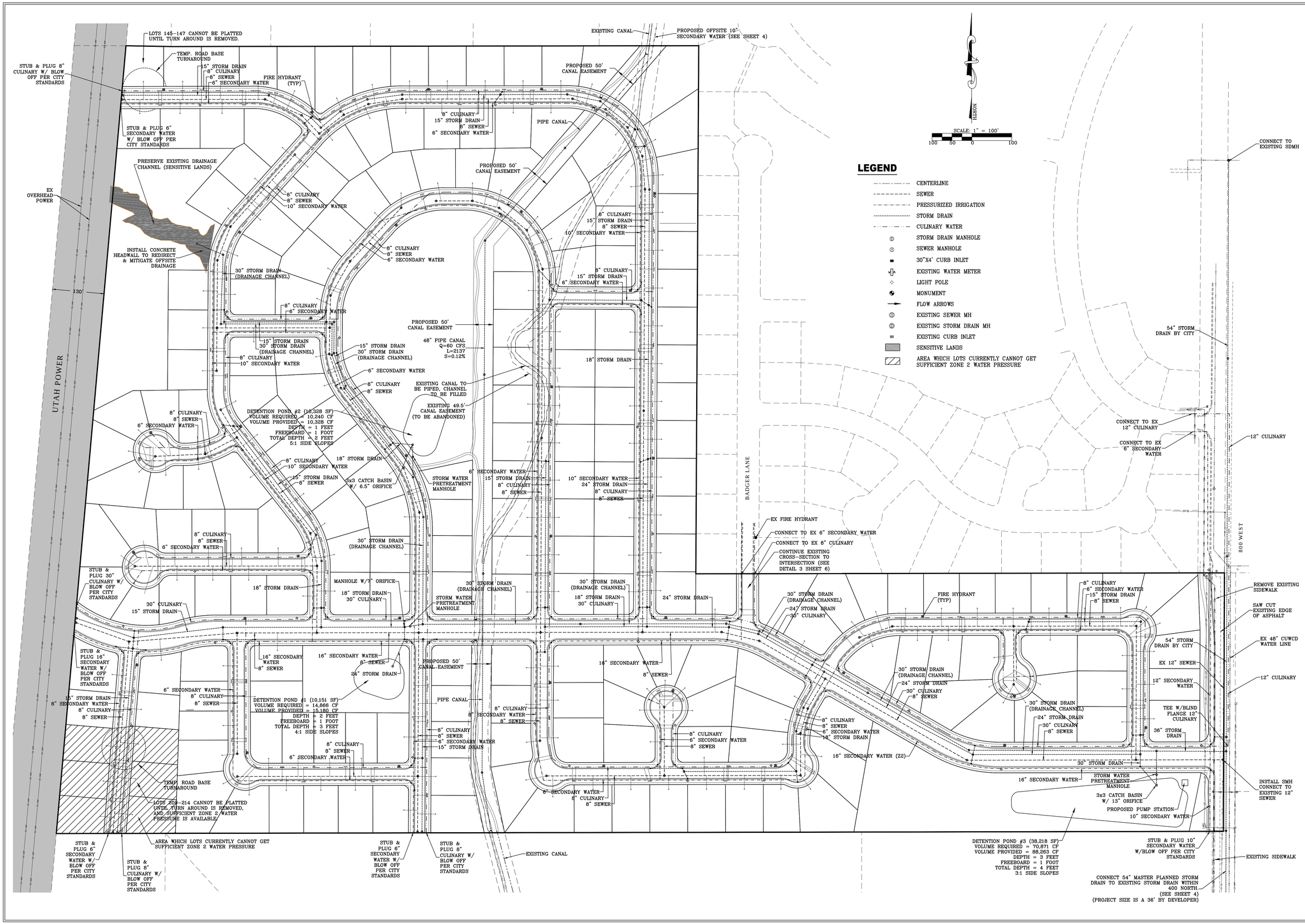

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TALUS RIDGE PRELIMINARY

SARATOGA SPRING, UTAH

UTILITY LAYOUT PLAN

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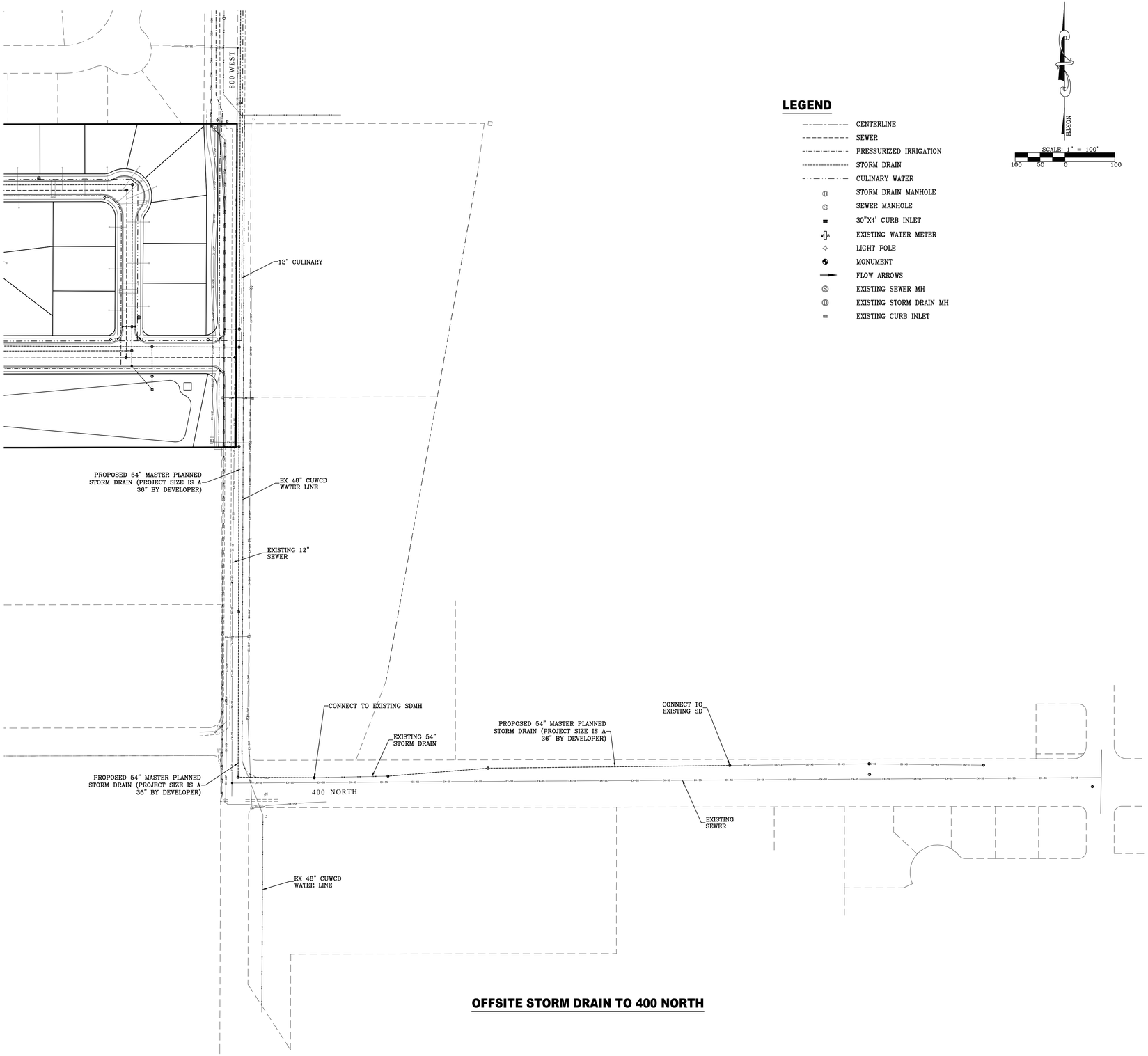
SHEET 3



OFFSITE STORM DRAIN TO 400 NORTH

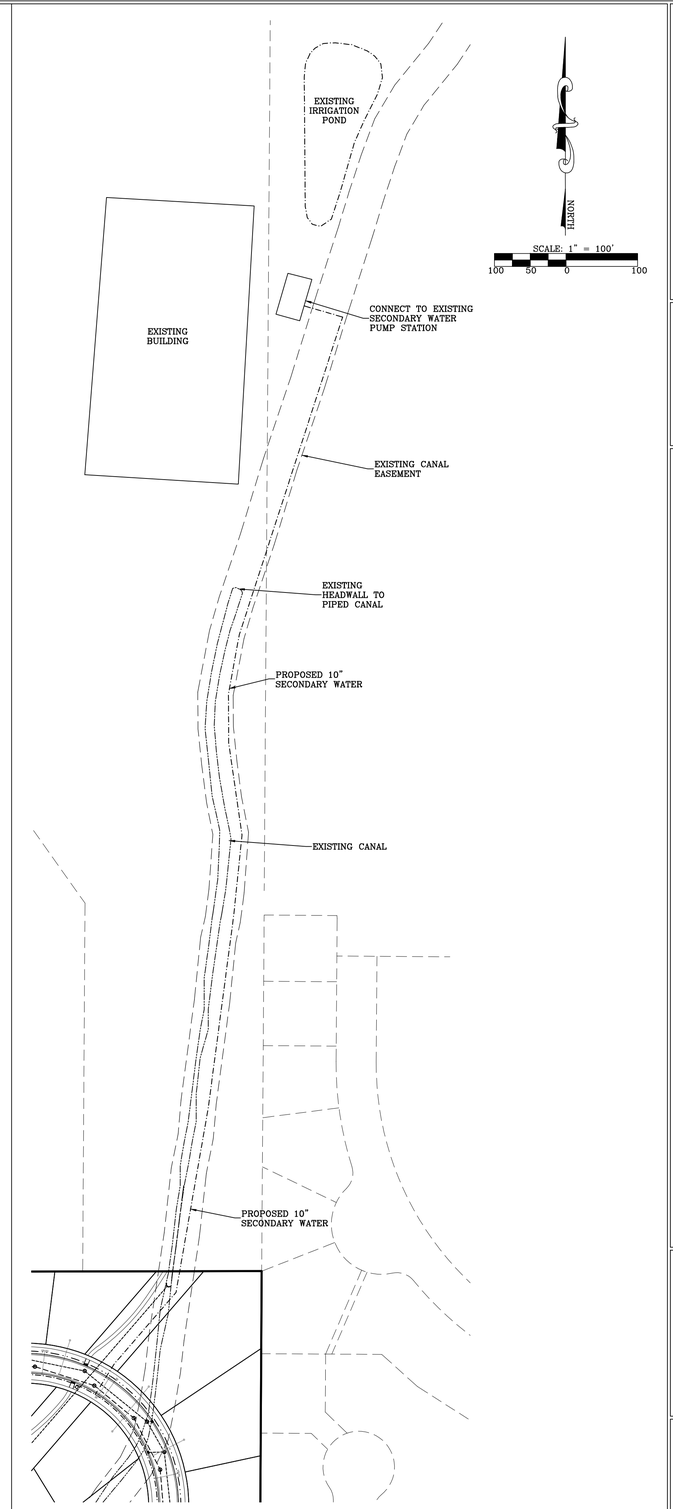
LEGEND

- CENTERLINE
- SEWER
- PRESSURIZED IRRIGATION
- STORM DRAIN
- CULINARY WATER
- STORM DRAIN MANHOLE
- SEWER MANHOLE
- 30"X4' CURB INLET
- EXISTING WATER METER
- LIGHT POLE
- MONUMENT
- FLOW ARROWS
- EXISTING SEWER MH
- EXISTING STORM DRAIN MH
- EXISTING CURB INLET

NORTH

SCALE: 1" = 100'

100 50 0 100



OFFSITE SECONDARY WATER TO EXISTING PUMP STATION

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TALUS RIDGE PRELIMINARY

SARATOGA SPRING, UTAH

UTILITY OFFSITE STORM DRAIN PLAN

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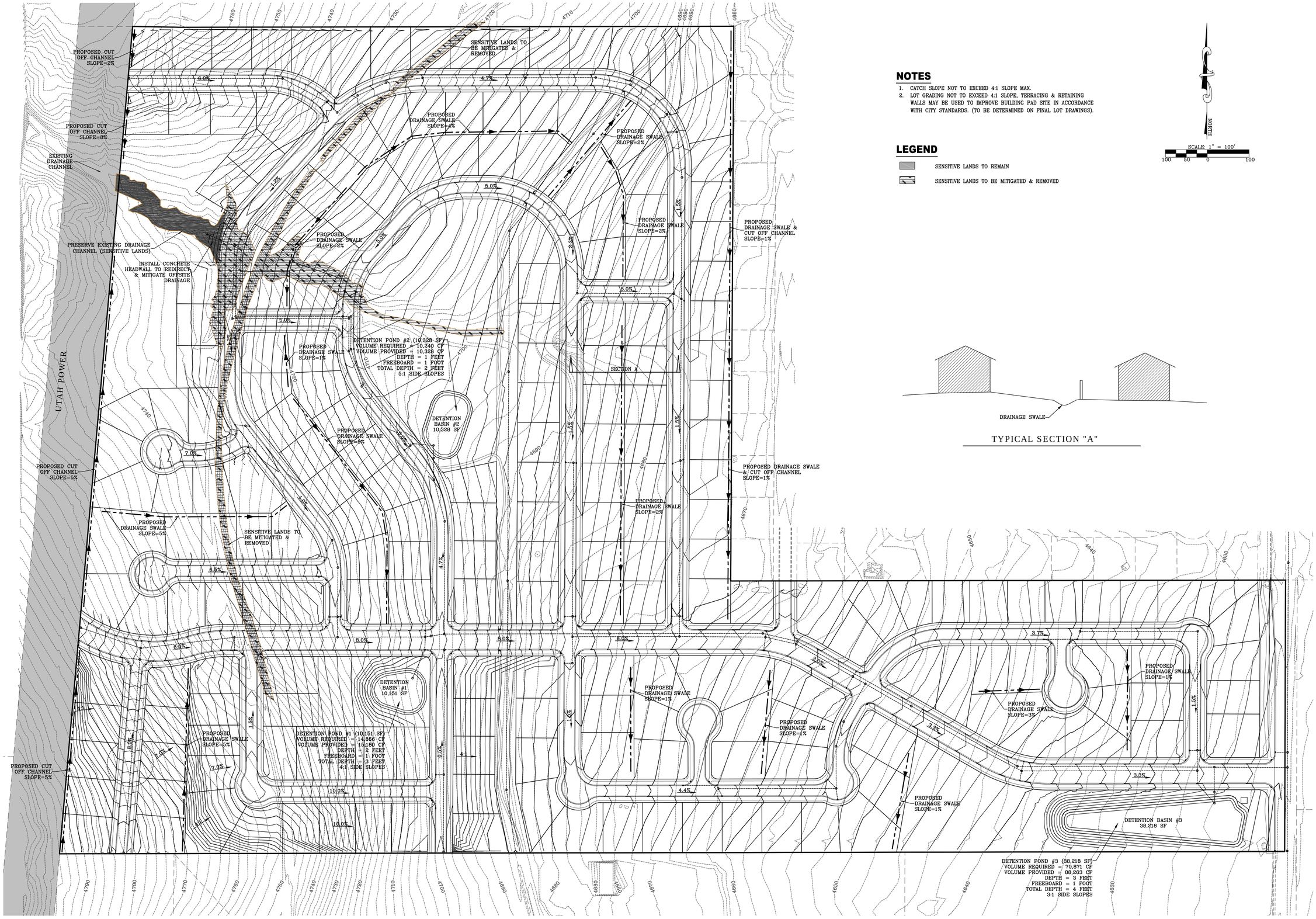
SHEET

4



NOTES

1. CATCH SLOPE NOT TO EXCEED 4:1 SLOPE MAX.
2. LOT GRADING NOT TO EXCEED 4:1 SLOPE, TERRACING & RETAINING WALLS MAY BE USED TO IMPROVE BUILDING PAD SITE IN ACCORDANCE WITH CITY STANDARDS. (TO BE DETERMINED ON FINAL LOT DRAWINGS).

LEGEND

SENSITIVE LANDS TO REMAIN

SENSITIVE LANDS TO BE MITIGATED & REMOVED

NORTH

SCALE: 1" = 100'

100 50 0 100

TYPICAL SECTION "A"

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TALUS RIDGE PRELIMINARY

SARATOGA SPRING, UTAH

GRADING & DRAINAGE PLAN

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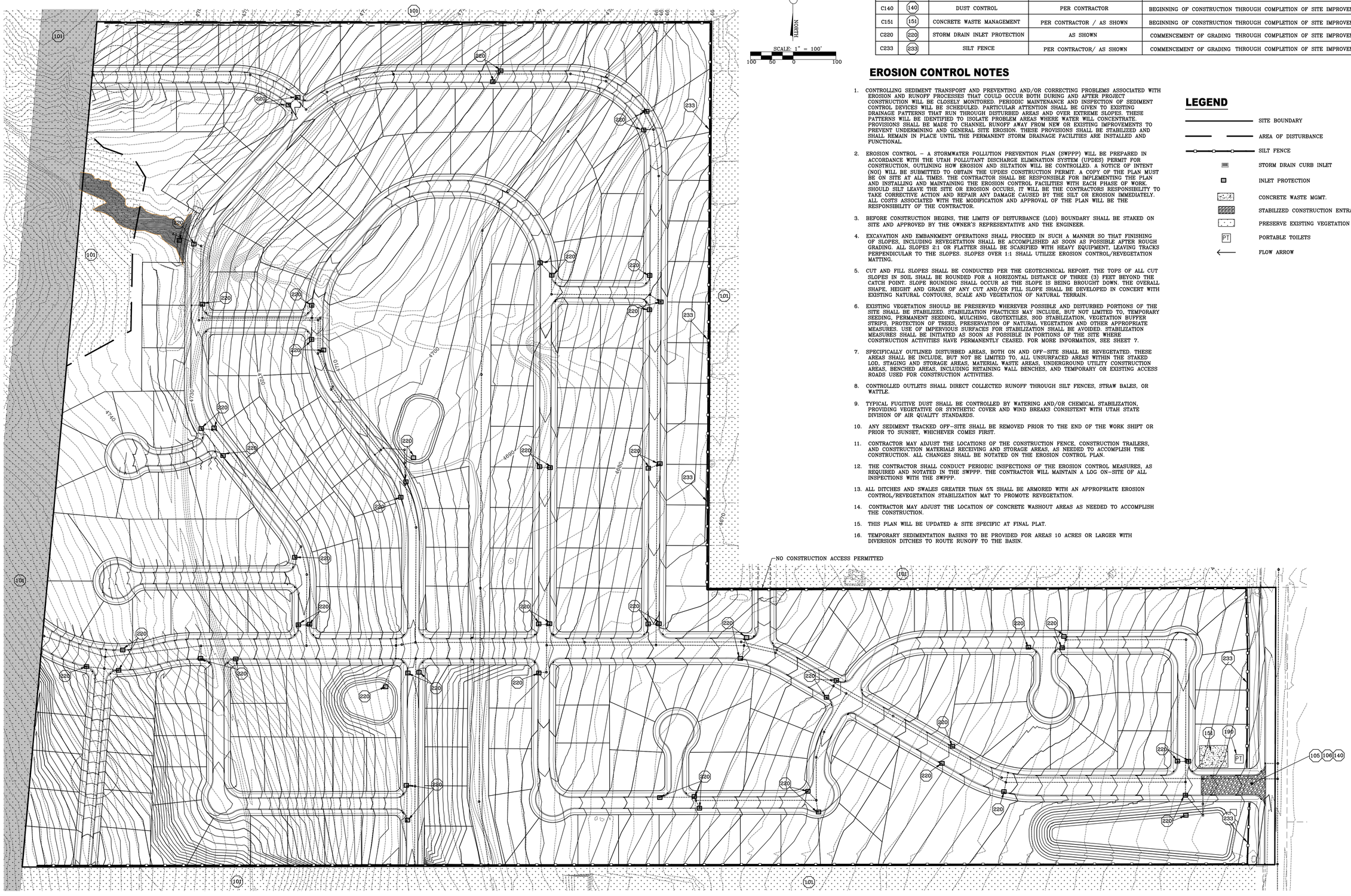
SHEET 5



CONSTRUCTION PHASE STORM WATER POLLUTION PROTECTION PLAN BEST MANAGEMENT PRACTICES (BMP)

BMP#	BMP SYMBOL	TITLE	LOCATION	DURATION
C101	101	PRESERVING NATURAL VEGETATION	AS SHOWN	COMMENCEMENT OF GRADING THROUGH COMPLETION OF SITE IMPROVEMENTS
C105	105	STABILIZED CONSTRUCTION ENTRANCE	AS SHOWN	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C106	106	WHEEL WASH	AS NECESSARY	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C190	190	PORTABLE TOILETS	AS SHOWN	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C140	140	DUST CONTROL	PER CONTRACTOR	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C151	151	CONCRETE WASTE MANAGEMENT	PER CONTRACTOR / AS SHOWN	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C220	220	STORM DRAIN INLET PROTECTION	AS SHOWN	COMMENCEMENT OF GRADING THROUGH COMPLETION OF SITE IMPROVEMENTS
C233	233	SILT FENCE	PER CONTRACTOR/ AS SHOWN	COMMENCEMENT OF GRADING THROUGH COMPLETION OF SITE IMPROVEMENTS

EROSION CONTROL NOTES

1. CONTROLLING SEDIMENT TRANSPORT AND PREVENTING AND/OR CORRECTING PROBLEMS ASSOCIATED WITH EROSION AND RUNOFF PROCESSES THAT COULD OCCUR BOTH DURING AND AFTER PROJECT CONSTRUCTION WILL BE CLOSELY MONITORED. PERIODIC MAINTENANCE AND INSPECTION OF SEDIMENT CONTROL DEVICES WILL BE SCHEDULED. PARTICULAR ATTENTION SHALL BE GIVEN TO EXISTING DRAINAGE PATTERNS THAT RUN THROUGH DISTURBED AREAS AND OVER EXTREME SLOPES. THESE PATTERNS WILL BE IDENTIFIED TO ISOLATE PROBLEM AREAS WHERE WATER WILL CONCENTRATE. PROVISIONS SHALL BE MADE TO CHANNEL RUNOFF AWAY FROM NEW OR EXISTING IMPROVEMENTS TO PREVENT UNDERMINING AND GENERAL SITE EROSION. THESE PROVISIONS SHALL BE STABILIZED AND SHALL REMAIN IN PLACE UNTIL THE PERMANENT STORM DRAINAGE FACILITIES ARE INSTALLED AND FUNCTIONAL.
2. EROSION CONTROL – A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) WILL BE PREPARED IN ACCORDANCE WITH THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM (UPDES) PERMIT FOR CONSTRUCTION, OUTLINING HOW EROSION AND SILTATION WILL BE CONTROLLED. A NOTICE OF INTENT (NOI) WILL BE SUBMITTED TO OBTAIN THE UPDES CONSTRUCTION PERMIT. A COPY OF THE PLAN MUST BE ON SITE AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE PLAN AND INSTALLING AND MAINTAINING THE EROSION CONTROL FACILITIES WITH EACH PHASE OF WORK. SHOULD SILT LEAVE THE SITE OR EROSION OCCURS, IT WILL BE THE CONTRACTORS RESPONSIBILITY TO TAKE CORRECTIVE ACTION AND REPAIR ANY DAMAGE CAUSED BY THE SILT OR EROSION IMMEDIATELY. ALL COSTS ASSOCIATED WITH THE MODIFICATION AND APPROVAL OF THE PLAN WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. BEFORE CONSTRUCTION BEGINS, THE LIMITS OF DISTURBANCE (LOD) BOUNDARY SHALL BE STAKED ON SITE AND APPROVED BY THE OWNER'S REPRESENTATIVE AND THE ENGINEER.
4. EXCAVATION AND EMBANKMENT OPERATIONS SHALL PROCEED IN SUCH A MANNER SO THAT FINISHING OF SLOPES, INCLUDING REVEGETATION SHALL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER ROUGH GRADING. ALL SLOPES 2:1 OR FLATTER SHALL BE SCARIFIED WITH HEAVY EQUIPMENT, LEAVING TRACKS PERPENDICULAR TO THE SLOPES. SLOPES OVER 1:1 SHALL UTILIZE EROSION CONTROL/REVEGETATION MATTING.
5. CUT AND FILL SLOPES SHALL BE CONDUCTED PER THE GEOTECHNICAL REPORT. THE TOPS OF ALL CUT SLOPES IN SOIL SHALL BE ROUNDED FOR A HORIZONTAL DISTANCE OF THREE (3) FEET BEYOND THE CATCH POINT. SLOPE ROUNDING SHALL OCCUR AS THE SLOPE IS BEING BROUGHT DOWN. THE OVERALL SHAPE, HEIGHT AND GRADE OF ANY CUT AND/OR FILL SLOPE SHALL BE DEVELOPED IN CONCERT WITH EXISTING NATURAL CONTOURS, SCALE AND VEGETATION OF NATURAL TERRAIN.
6. EXISTING VEGETATION SHOULD BE PRESERVED WHEREVER POSSIBLE AND DISTURBED PORTIONS OF THE SITE SHALL BE STABILIZED. STABILIZATION PRACTICES MAY INCLUDE, BUT NOT LIMITED TO, TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, GEOTEXTILES, SOD STABILIZATION, VEGETATION BUFFER STRIPS, PROTECTION OF TREES, PRESERVATION OF NATURAL VEGETATION AND OTHER APPROPRIATE MEASURES. USE OF IMPERVIOUS SURFACES FOR STABILIZATION SHALL BE AVOIDED. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED. FOR MORE INFORMATION, SEE SHEET 7.
7. SPECIFICALLY OUTLINED DISTURBED AREAS, BOTH ON AND OFF-SITE SHALL BE REVEGETATED. THESE AREAS SHALL BE INCLUDE, BUT NOT BE LIMITED TO, ALL UNSURFACED AREAS WITHIN THE STAKED LOD, STAGING AND STORAGE AREAS, MATERIAL WASTE AREAS, UNDERGROUND UTILITY CONSTRUCTION AREAS, BENCHED AREAS, INCLUDING RETAINING WALL BENCHES, AND TEMPORARY OR EXISTING ACCESS ROADS USED FOR CONSTRUCTION ACTIVITIES.
8. CONTROLLED OUTLETS SHALL DIRECT COLLECTED RUNOFF THROUGH SILT FENCES, STRAW BALES, OR WATTLE.
9. TYPICAL FUGITIVE DUST SHALL BE CONTROLLED BY WATERING AND/OR CHEMICAL STABILIZATION, PROVIDING VEGETATIVE OR SYNTHETIC COVER AND WIND BREAKS CONSISTENT WITH UTAH STATE DIVISION OF AIR QUALITY STANDARDS.
10. ANY SEDIMENT TRACKED OFF-SITE SHALL BE REMOVED PRIOR TO THE END OF THE WORK SHIFT OR PRIOR TO SUNSET, WHICHEVER COMES FIRST.
11. CONTRACTOR MAY ADJUST THE LOCATIONS OF THE CONSTRUCTION FENCE, CONSTRUCTION TRAILERS, AND CONSTRUCTION MATERIALS RECEIVING AND STORAGE AREAS, AS NEEDED TO ACCOMPLISH THE CONSTRUCTION. ALL CHANGES SHALL BE NOTATED ON THE EROSION CONTROL PLAN.
12. THE CONTRACTOR SHALL CONDUCT PERIODIC INSPECTIONS OF THE EROSION CONTROL MEASURES, AS REQUIRED AND NOTATED IN THE SWPPP. THE CONTRACTOR WILL MAINTAIN A LOG ON-SITE OF ALL INSPECTIONS WITH THE SWPPP.
13. ALL DITCHES AND SWALES GREATER THAN 5% SHALL BE ARMORED WITH AN APPROPRIATE EROSION CONTROL/REVEGETATION STABILIZATION MAT TO PROMOTE REVEGETATION.
14. CONTRACTOR MAY ADJUST THE LOCATION OF CONCRETE WASHOUT AREAS AS NEEDED TO ACCOMPLISH THE CONSTRUCTION.
15. THIS PLAN WILL BE UPDATED & SITE SPECIFIC AT FINAL PLAT.
16. TEMPORARY SEDIMENTATION BASINS TO BE PROVIDED FOR AREAS 10 ACRES OR LARGER WITH DIVERSION DITCHES TO ROUTE RUNOFF TO THE BASIN.

LEGEND

- SITE BOUNDARY
- AREA OF DISTURBANCE
- SILT FENCE
- STORM DRAIN CURB INLET
- INLET PROTECTION
- CONCRETE WASTE MGMT.
- STABILIZED CONSTRUCTION ENTRANCE
- PRESERVE EXISTING VEGETATION
- PORTABLE TOILETS
- FLOW ARROW

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TALUS RIDGE PRELIMINARY
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EROSION CONTROL PLAN

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SCALE: 1" = 100'
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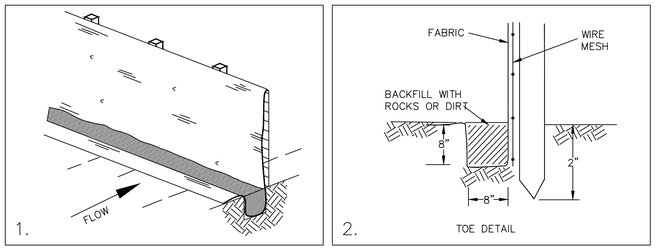
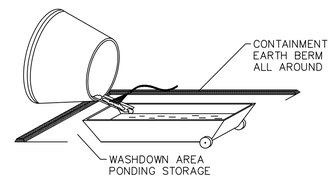
SHEET
6

SEE CITY OF SARATOGA SPRINGS CONSTRUCTION SPECIFICATION AND STANDARDS FOR FURTHER UTILITY DETAILS

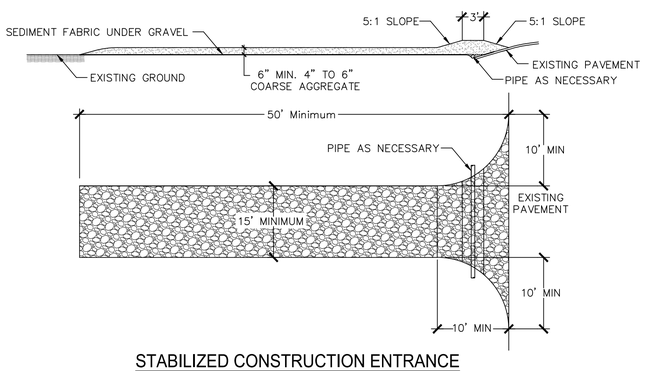


SILT FENCE

SILT FENCE MAY BE INSTALLED FOR PERIMETER CONTROL. A MINIMUM 20-FOOT VEGETATED BUFFER MAY ALSO BE SUBSTITUTED FOR PERIMETER CONTROL (PRESERVATION OF EXISTING VEGETATION).

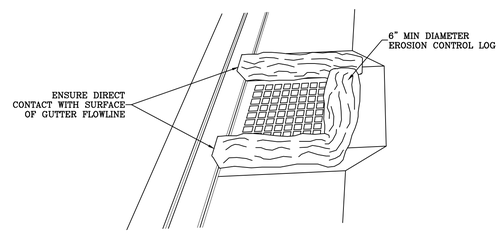


CONCRETE WASTE MANAGEMENT



STABILIZED CONSTRUCTION ENTRANCE

STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED UNTIL SUCH TIME AS ROADS ARE ASPHALTED AND INDIVIDUAL HOME LOTS ARE BEING DEVELOPED.

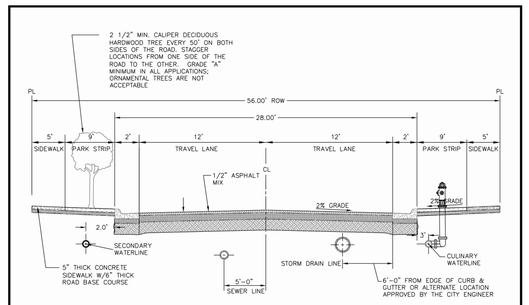


INLET PROTECTION

PRESERVATION OF EXISTING VEGETATION

-CLEARLY MARK, FLAG OR FENCE VEGETATION OR AREAS WHERE VEGETATION SHOULD BE PRESERVED.
-PREPARE LANDSCAPING PLANS WHICH INCLUDE AS MUCH EXISTING VEGETATION AS POSSIBLE AND STATE PROPER CARE DURING AND AFTER CONSTRUCTION.
-DEFINE AND PROTECT WITH BERMS, FENCING, SIGNS, ETC. A SETBACK AREA FROM VEGETATION TO BE PRESERVED.
_PROPOSE LANDSCAPE PLANS WHICH DO NO INCLUDE PLANT SPECIES THAT COMPETE WITH EXISTING VEGETATION.
-DO NOT LOCATE CONSTRUCTION TRAFFIC ROUTES, SPOIL PILES, ETC. WHERE SIGNIFICANT ADVERSE IMPACT ON EXISTING VEGETATION MAY OCCUR.

1 EROSION CONTROL DETAILS



NOTES:

1. MAXIMUM DIFFERENCE IN ELEVATION BETWEEN CURB ON OPPOSITE SIDES OF STREET SHALL NOT EXCEED 1'-0"
2. PAVEMENT DESIGN MAY BE AS RECOMMENDED BY A SOILS REPORT AND A GOETECHNICAL ENGINEER, AND AS APPROVED BY CITY ENGINEER. LOCATION OF SIDEWALK AND CURB & GUTTER MAY VARY ON INDIVIDUAL ARTERIAL STREETS PER DIRECTION OF CITY ENGINEER.
3. ALL RESIDENTIAL STREETS SHALL CONFORM TO THE CROSS-SECTION DRAWING ABOVE UNLESS APPROVED OTHERWISE BY THE CITY ENGINEER.
4. PROVIDE A MINIMUM 6" THICKNESS OF 3/4" OR 1" CRUSHED GRAVEL BASE COURSE UNDER SIDEWALKS, DRIVEWAY APPROACHES, AND CURB & GUTTER.
5. INSTALL TYPE 2 SLURRY SEAL AT END OF WARRANTY PERIOD.
6. HOUSES MAY FRONT ON THESE STREETS.

DESIGN CRITERIA

DESIGN SPEED: 25 M.P.H.

MIN CENTERLINE RADIUS: 200' MIN. UNLESS APPROVED OTHERWISE BY CITY ENGINEER.

VERTICAL CURVE REQUIREMENTS: SAG K VALUE = 37
CREST K VALUE = 20

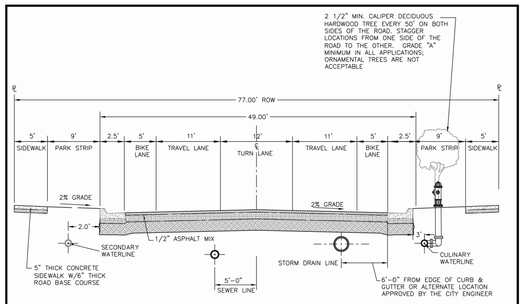
RESIDENTIAL ROADWAY 56' RIGHT-OF-WAY

DATE	REVISIONS		
FEBRUARY 2013	REV	DATE	BY	COMMENTS
DRAWING NAME: ST-8				
DRAWN BY: CJG				
CHECKED / APPROVED				

SARATOGA SPRINGS CITY — 1307 N. COMMERCE DR. #300, SARATOGA SPRINGS, UT 84045 PHONE: 801-766-9793 FAX: 801-766-9794

STANDARD DETAILS — STREET STANDARDS — **ST-8**

2 56' RESIDENTIAL ROADWAY



NOTES:

1. MAXIMUM DIFFERENCE IN ELEVATION BETWEEN CURB ON OPPOSITE SIDES OF STREET SHALL NOT EXCEED 1'-0"
2. PAVEMENT DESIGN SHALL BE AS RECOMMENDED BY A SOILS REPORT AND A GOETECHNICAL ENGINEER, AND AS APPROVED BY CITY ENGINEER.
3. ALL COLLECTORS SHALL CONFORM TO THE CROSS-SECTION DRAWING ABOVE UNLESS APPROVED OTHERWISE BY THE CITY ENGINEER.
4. PROVIDE A MINIMUM 6" THICKNESS OF 3/4" OR 1" CRUSHED GRAVEL BASE COURSE UNDER SIDEWALKS, DRIVEWAY APPROACHES, AND CURB & GUTTER.
5. INSTALL TYPE 2 SLURRY SEAL AT END OF WARRANTY PERIOD
6. HOUSES ARE DISCOURAGED FROM FRONTING ON THESE STREETS.

DESIGN CRITERIA

DESIGN SPEED: 30 M.P.H.

MIN CENTERLINE RADIUS: 300' MIN. UNLESS APPROVED OTHERWISE BY CITY ENGINEER.

VERTICAL CURVE REQUIREMENTS: SAG K VALUE = 37
CREST K VALUE = 19

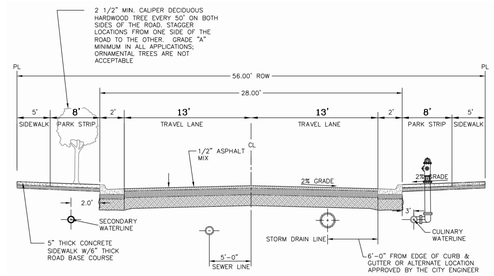
COLLECTOR 77' RIGHT OF WAY

DATE	REVISIONS		
FEBRUARY 2013	REV	DATE	BY	COMMENTS
DRAWING NAME: ST-9				
DRAWN BY: CJG				
CHECKED / APPROVED				

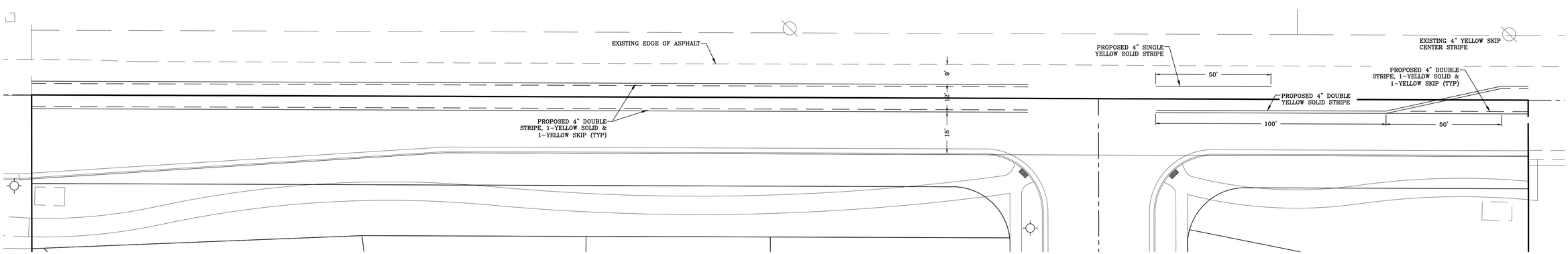
SARATOGA SPRINGS CITY — 1307 N. COMMERCE DR. #300, SARATOGA SPRINGS, UT 84045 PHONE: 801-766-9793 FAX: 801-766-9794

STANDARD DETAILS — STREET STANDARDS — **ST-9**

3 77' COLLECTOR ROADWAY



4 BADGER LANE 56' RESIDENTIAL ROADWAY



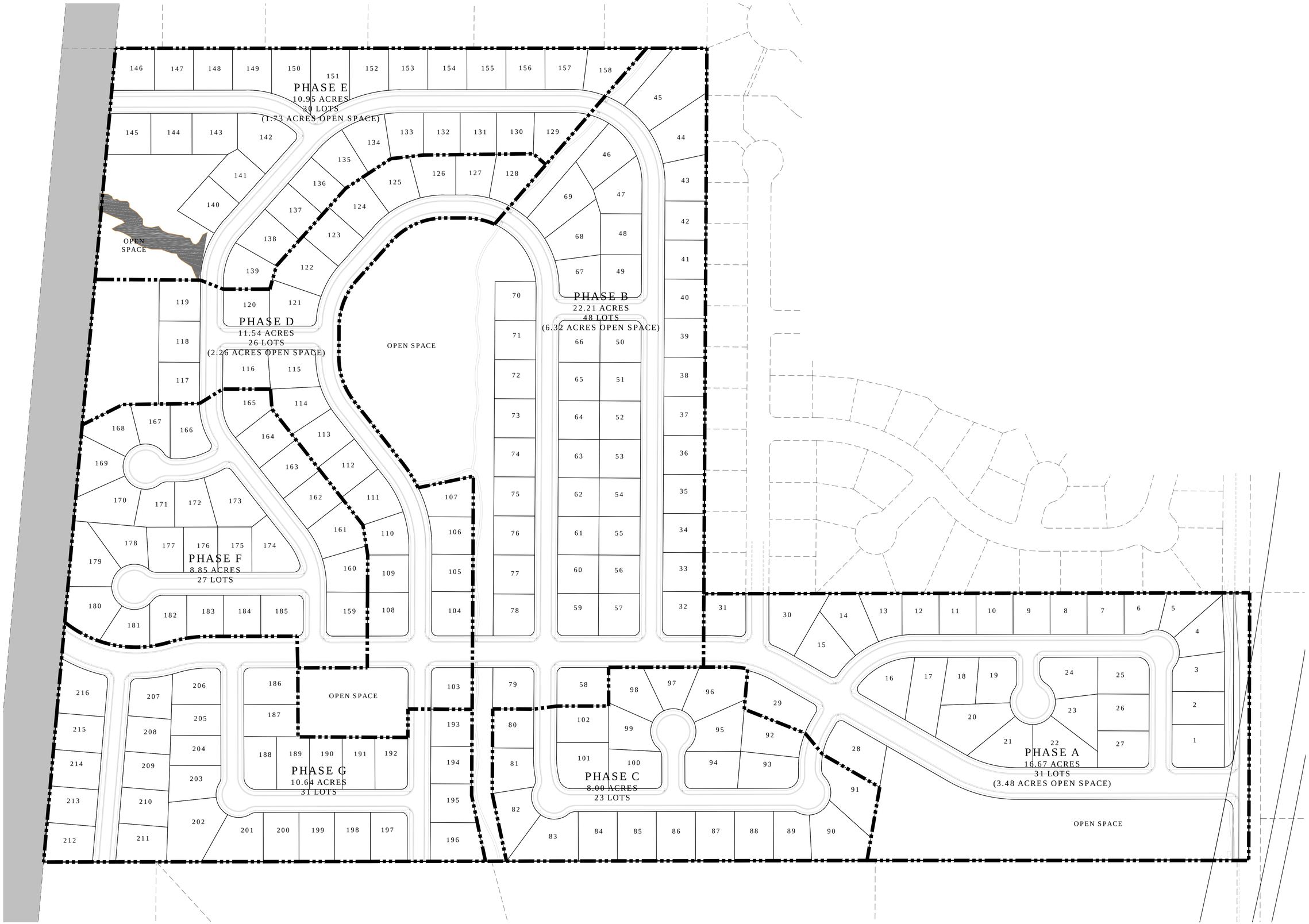
5 800 WEST STRIPING DETAIL

LEI
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

TALUS RIDGE PRELIMINARY
SARATOGA SPRING, UTAH
DETAILS

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2013-1795
DRAWN BY: BLS
CHECKED BY: NKW
SCALE: NONE
DATE: 7/15/2014
SHEET 7



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TALUS RIDGE PRELIMINARY

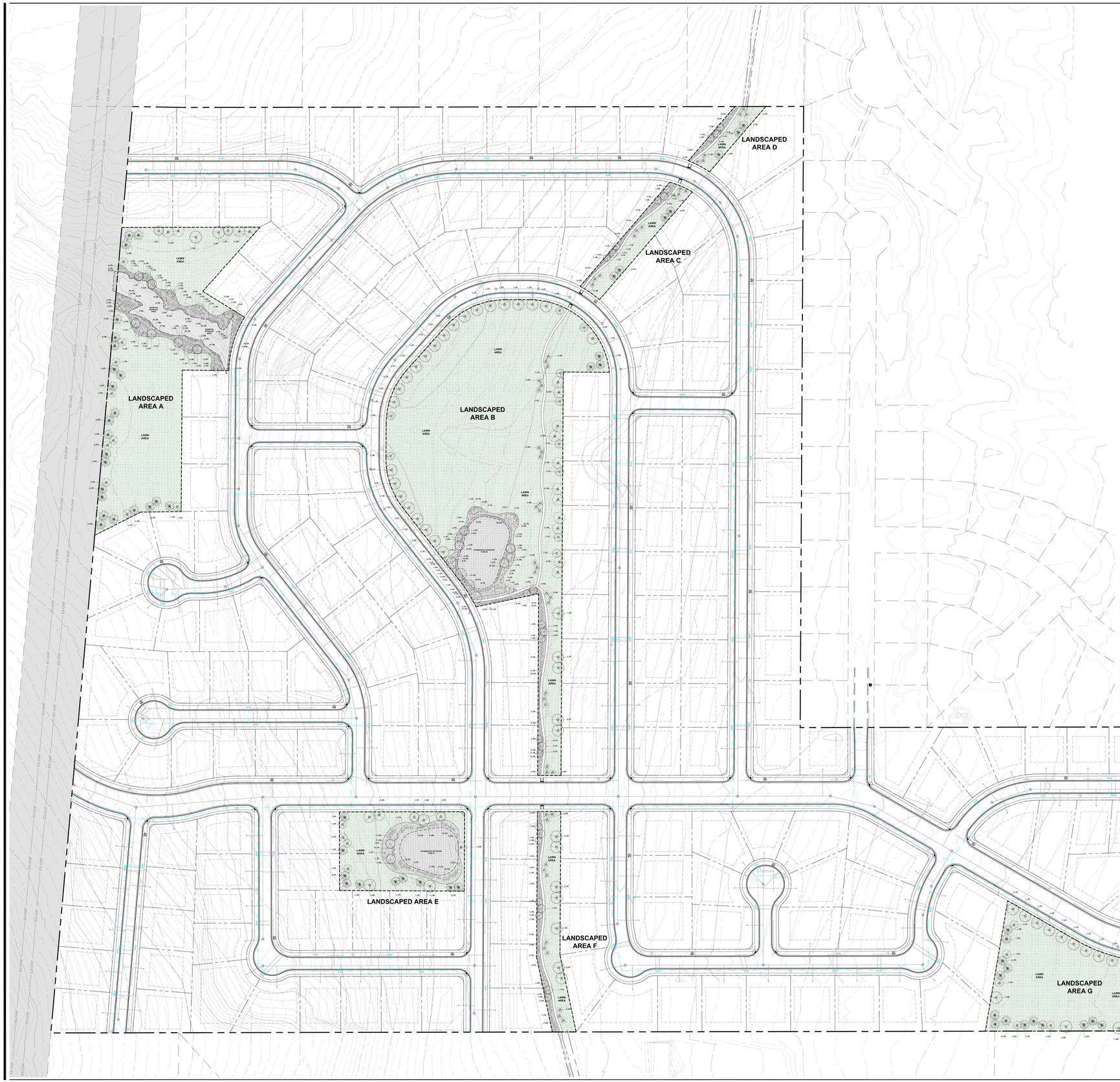
SARATOGA SPRING, UTAH

PHASING PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2013-1795
DRAWN BY: BLS
CHECKED BY: NKW
SCALE: 1" = 150'
DATE: 7/15/2014

SHEET
8



PROPOSED PLANT MATERIALS

	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY.
TREES				
AR	*Acer rubrum* 'Armstrong'	Red Maple	2.5" cal.	51
OG	*Acer rubrum* 'October Glory'	Red Maple	2.5" cal.	18
AT	*Acer tataricа*	Tatarian Maple	2.5" cal.	9
NS	*Acer truncatum x acer platanoides* 'Keithsform'	Norweigen Sunset Maple	2.5" cal.	10
FA	*Fraxinus americana* 'Autumn Purple'	White Ash	2.5" cal.	15
GT	*Gleditsia triacanthos* 'Skyline'	Honeylocust	2.5" cal.	69
PF	*Malus* 'Prairie Fire'	Flowering Crabapple	2.5" cal.	16
SS	*Malus* 'Spring Snow'	Flowering Crabapple	2.5" cal.	21
PP	*Picea pungens*	Colorado Spruce	6' - 7'	45
PN	*Pinus nigra*	Austrian Pine	6' - 7'	23
Pv	*Prunus virginiana* 'Canada Red Select'	Chokecherry	2.5" cal.	32
			Total:	**309**
SHRUBS				
PA	*Perovskia atriplicifolia*	Russian Sage	#5	298
RA	*Rhus aromatica* 'Grow Low'	Sumac	#5	171
SJ	*Spirea japonica* 'Little Princess'	Spirea	#5	62
			Total:	**531**
GRASSES				
CA	*Calamagrostis acutiflora* 'Karl Foerster'	Feather Reed Grass	#1	422
PS	*Panicum virgatum* 'Shenandoah'	Switch Grass	#1	225
			Total:	**647**

LANDSCAPE MATERIALS LEGEND

Lawn Areas (450,630.0 sq. ft.)
Lawn areas shall be a hydroseed mix applied to a prepared base of four inches (4") of screened top soil, once irrigation and finish grading has been completed. All lawn areas shall be 100% irrigated with pop-up spray heads and rotors. All deciduous trees planted within lawn areas shall have a five foot (5') diameter tree ring covered with same mulch as mulched planter areas (see Tree Planting note 11).

The lawn area seed mix shall consist of the following mix, applied at a rate of 220 lbs./ac.:

- 18% "Bluestar" Kentucky Bluegrass
- 19% "Marquis" Kentucky Bluegrass
- 17% "Newport" Kentucky Bluegrass
- 17% "Touchdown" Kentucky Bluegrass
- 16% "APM" Perennial Ryegrass
- 13% "Accent" Perennial Ryegrass

Mulched Planter Areas (32,505.0 sq. ft.)
Mulched planter areas shall include the planter beds around the Sensitive Drainage Area, tree rings around deciduous trees within turf grass areas, and the planter beds adjacent to open space sidewalks. Planter beds should be constructed with twelve inches (12") of screened top soil for planting. Mulch shall be applied to a depth of three inches (3") within the planter beds and tree rings, and shall be chocolate brown shredded bark. It is recommended that DeWitt Pro5 weed barrier be applied to the planter beds prior to installation of mulch.

Decorative Rock Areas (87,285.0 sq. ft.)
Decorative rock areas include the stormwater detention ponds and shall be two to three inch (2" - 3") brown and tan cobble rock. All trees and plants within decorative rock areas shall be watered by drip irrigation.

Steel Landscape Edging (2,630.0 lin. ft.)
Landscape edging shall be four inch (4"), dark green steel edging material and shall be used to separate lawn areas from mulched planter areas. Steel eddging should be installed according to manufacturer's specifications once rough grading has been completed, but prior to finish grading and installation of plant materials and hydro-seed.

TREE PLANTING NOTES:

1. All deciduous trees shown on this Landscape Plan shall be two inch caliper (2" cal.) balled and burlapped nursery stock. Balled and burlapped trees showing obvious signs of damage to the root ball and/or trunk shall not be acceptable.
2. All conifer trees shown on this Landscape Plan shall be six to seven feet (6' - 7') in height, balled and burlapped nursery stock. Balled and burlapped trees showing obvious signs of damage to the root ball and/or trunk shall not be acceptable.
3. Tree holes shall be dug two times (2x) the diameter of the root ball and only as deep as the root ball.
4. Tree root ball shall be at least twelve (12") inches in diameter per each one (1") inch of tree caliper and at least eighteen (18") inches deep. Root ball shall be wrapped tightly with no loose parts.
5. Tree should be set in the center of the hole and stood upright. The root flare should be visible and located at, or slightly above, finished ground level. The root flare should never be below finished ground level.
6. Trees shall only be lifted by the wire basket. Never lift trees by grasping trunk or limbs, or by attaching any type of sling or choker.
7. Do not remove the wire basket from balled and burlapped trees during planting. Bend the top wire loops down into hole after cutting twine or rope from around the tree trunk.
8. Once the hole has been backfilled two thirds (2/3) the depth, cut and remove the top third of burlap.
9. Remove all strings, rope, stakes, taping, tags, flagging, and any other such items.
10. Backfill hole with excavated material and compact only enough to hold tree in place. Never use mechanical compaction. Top soil, mulch, or peat moss may be added to excavated material if high quantities of clay soils are present, but should not completely replace excavated material. Backfill material should cover root flare slightly, but should not be piled against trunk.
11. Water generously to soak entire root ball and backfill material. Additional backfill material may need to be added as soil settles below root flare.
12. Form a mulch ring around the base of the tree. Mulch ring shall be five feet (5') in diameter and three (3") to (4") inches deep. Do not pile excessive mulch or decorative rock around tree trunks.

SHRUB PLANTING NOTES:

1. All shrubs shown on this Landscape Plan shall be five gallon (#5) containerized nursery stock.
2. Hole should be dug at least twice the diameter of the root ball and only as deep as the root ball.
3. Gently remove plant from the container, lightly rub all sides of the root ball to expose ends of roots, and place in the center of the hole. The top of the root ball should be at finished ground level.
4. Backfill the hole with parent material. Top soil or soil pep may be added to parent material, but should not replace parent material.
5. Compact soil enough to hold plant in place. Never use mechanical compaction.
6. Generously water to soak entire root ball and backfill. A soil water ring should be formed around the outside of the root ball. Backfill material may need to be added after material has settled.
7. Mulch shall be added to a depth of three (3") to four (4") inches and at least twice the width of the root ball.
8. For weed barrier cut a hole for the plant at least one and a half ($1\frac{1}{2}$) times the diameter of the root ball to allow room for the plant to expand and grow naturally.

0 12.5 25 50 100

SCALE: 1"=100'

No.	Revision/Issue	Date

Designed By: AKC

Drawn By: AKC

Reviewed By: AKC

State of Utah ADAM K. CRSTOR No. 7703962 Licensed Landscape Architect

TALUS RIDGE
SARATOGA SPRINGS, UT
OPEN SPACE LANDSCAPE

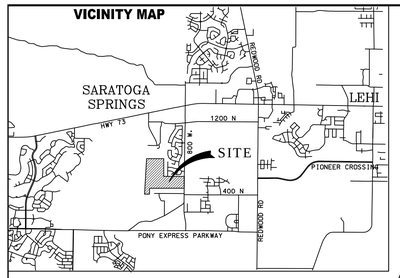
EDGE HOMES

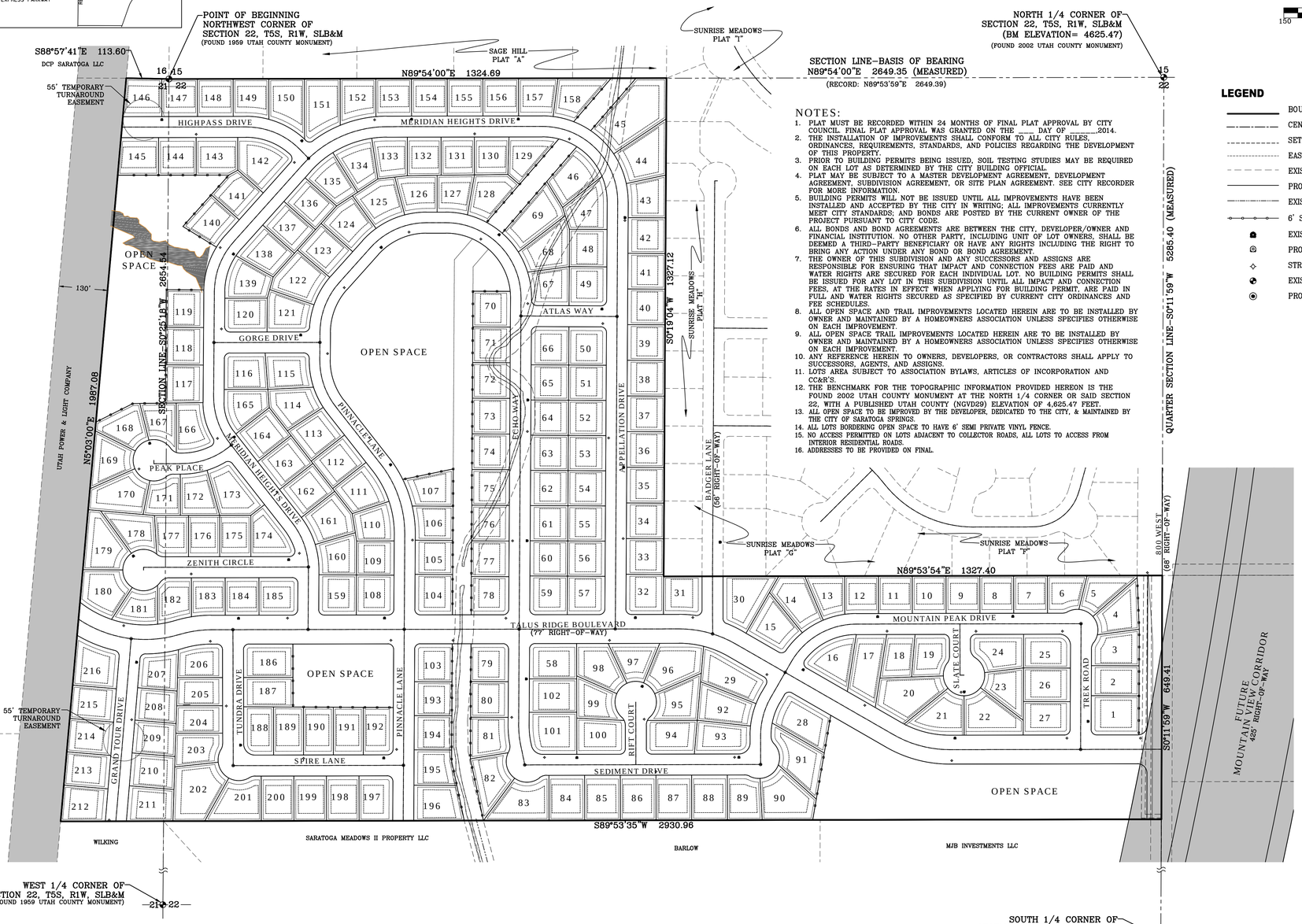
Date: 7/14/2014	Drawing: LANDSCAPE PLAN
Issue: PRELIMINARY	Sheet: LP-01
Project: 14-7002	

TALUS RIDGE

SARATOGA SPRINGS, UTAH

A PORTION OF SECTION 22 & SECTION 21, T5S, R1W SLB&M





NORTH

SCALE: 1" = 150'

150 75 0 150

NOTES:

1. PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL BY CITY COUNCIL. FINAL PLAT APPROVAL WAS GRANTED ON THE ____ DAY OF _____,2014.
2. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY RULES, ORDINANCES, REQUIREMENTS, STANDARDS, AND POLICIES REGARDING THE DEVELOPMENT OF THIS PROPERTY.
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 MAY BE SUBJECT TO A MASTER DEVELOPMENT AGREEMENT, DEVELOPMENT AGREEMENT, SUBDIVISION AGREEMENT, OR SITE PLAN AGREEMENT. SEE CITY RECORDER FOR MORE INFORMATION.
5. 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.
6. ALL BONDS AND BOND AGREEMENTS ARE BETWEEN THE CITY, DEVELOPER/OWNER AND FINANCIAL INSTITUTION. NO OTHER PARTY, INCLUDING UNIT OF 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.
7. 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.
8. ALL OPEN SPACE AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIES OTHERWISE ON EACH IMPROVEMENT.
9. ALL OPEN SPACE TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIES OTHERWISE ON EACH IMPROVEMENT.
10. ANY REFERENCE HEREIN TO OWNERS, DEVELOPERS, OR CONTRACTORS SHALL APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
11. LOTS AREA SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S.
12. THE BENCHMARK FOR THE TOPOGRAPHIC INFORMATION PROVIDED HEREON IS THE FOUND 2002 UTAH COUNTY MONUMENT AT THE NORTH 1/4 CORNER OR SAID SECTION 22, WITH A PUBLISHED UTAH COUNTY (NGVD29) ELEVATION OF 4,625.47 FEET.
13. ALL OPEN SPACE TO BE IMPROVED BY THE DEVELOPER, DEDICATED TO THE CITY, & MAINTAINED BY THE CITY OF SARATOGA SPRINGS.
14. ALL LOTS BORDERING OPEN SPACE TO HAVE 6' SEMI PRIVATE VINYL FENCE.
15. NO ACCESS PERMITTED ON LOTS ADJACENT TO COLLECTOR ROADS, ALL LOTS TO ACCESS FROM INTERIOR RESIDENTIAL ROADS.
16. ADDRESSES TO BE PROVIDED ON FINAL.

LEGEND

- BOUNDARY LINE
- CENTERLINE
- SETBACK LINE
- EASEMENT LINE
- EXISTING LOT LINES
- PROPOSED LOT LINES
- EXISTING WATERWAY
- 6' SEMI PRIVATE FENCE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- STREET LIGHT
- EXISTING MONUMENT
- PROPOSED STREET MONUMENT

SURVEYOR'S CERTIFICATE

I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 501182 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 22 AND THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE N89°54'00"E ALONG THE SECTION LINE 1324.69 FEET TO THE WESTERLY LINE OF PLAT "I", SUNRISE MEADOWS SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG THE EXTERIOR BOUNDARIES OF PLATS "I, H, G & F" OF SUNRISE MEADOWS SUBDIVISIONS THE FOLLOWING TWO (2) COURSES S0°19'04"W 1327.12 FEET; THENCE N89°53'54"E 1327.40 FEET TO THE QUARTER SECTION LINE; THENCE S0°11'59"W ALONG THE QUARTER SECTION LINE 649.41 FEET;

THENCE S89°53'35"W 2930.96 FEET TO THE EASTERLY LINE OF THE UTAH POWER & LIGHT COMPANY PROPERTY, THENCE N5°03'00"E ALONG SAID EASTERLY LINE 1987.08 FEET TO THE SECTION LINE; THENCE S88°57'41"E ALONG THE SECTION LINE 113.60 FEET TO THE POINT OF BEGINNING

CONTAINS: 88.80 ACRES & 216 LOTS

_____ DATE

_____ SURVEYOR'S NAME (See Seal Below)

LICENSE NO._____

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT _____ 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

TALUS RIDGE SUBDIVISION

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC AND/OR CITY ALL PARCELS OF LAND, EASEMENTS, RIGHT-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 ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH 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 TO HAVE BEEN CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION OR BY ESTABLISHMENT OR CONSTRUCTION OF THE ROADS WITHIN THIS SUBDIVISION.

IN WITNESS WHEREOF ____ HAVE HEREUNTO SET ____ THIS _____ DAY OF ____, A.D. 20____.

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH S.S.

COUNTY OF UTAH

ON THE _____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE 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 _____ A NOTARY PUBLIC COMMISSIONED IN UTAH

_____ PRINTED FULL NAME OF NOTARY

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH S.S.

COUNTY OF UTAH

ON THE _____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME DULY SWORN DID SAY EACH FOR HIMSELF, THAT HE, THE SAID _____IS THE PRESIDENT AND HE THE SAID _____IS THE SECRETARY OF _____CORPORATION, AND THAT THE WITHIN AND FORGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND SAID _____AND_____EACH DULY ACKNOWLEDGE TO BE THAT SAID CORPORATION EXECUTED THE SAME AND THAT THE SEAL AFFIXED IS THE SEAL OF SAID CORPORATION.

MY COMMISSION EXPIRES _____ A NOTARY PUBLIC COMMISSIONED IN UTAH

_____ PRINTED FULL NAME OF NOTARY

APPROVAL BY LEGISLATIVE BODY

THE CITY COUNCIL OF THE CITY OF SARATOGA SPRINGS, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS 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)

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 THE UTAH CODE SECTION 10-9A-603(4)(C)(ii).

QUESTAR GAS COMPANY

APPROVED THIS _____ DAY OF _____, A.D. 20____.

QUESTAR GAS COMPANY

ROCKY MOUNTAIN POWER

APPROVED THIS _____ DAY OF _____, A.D. 20____.

ROCKY MOUNTAIN POWER

COMCAST CABLE TELEVISION

APPROVED THIS _____ DAY OF _____, A.D. 20____.

COMCAST CABLE TELEVISION

QWEST

APPROVED THIS _____ DAY OF _____, A.D. 20____.

QWEST

FIRE CHIEF APPROVAL

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

CITY FIRE CHIEF

PLANNING COMMISSION REVIEW

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

CHAIRMAN, PLANNING COMMISSION

SARATOGA SPRINGS ENGINEER APPROVAL

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

CITY ENGINEER

SARATOGA SPRINGS ATTORNEY

APPROVED BY SARATOGA SPRINGS ATTORNEY ON THIS _____ DAY OF _____, A.D. 20____.

SARATOGA SPRINGS ATTORNEY

LEHI CITY POST OFFICE

APPROVED BY POST OFFICE REPRESENTATIVE ON THIS _____ DAY OF _____, A.D. 20____.

LEHI CITY POST OFFICE REPRESENTATIVE

LEI
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

TALUS RIDGE

SUBDIVISION

SARATOGA SPRINGS UTAH COUNTY, UTAH

SCALE: 1" = 150 FEET SHEET 1 OF 5

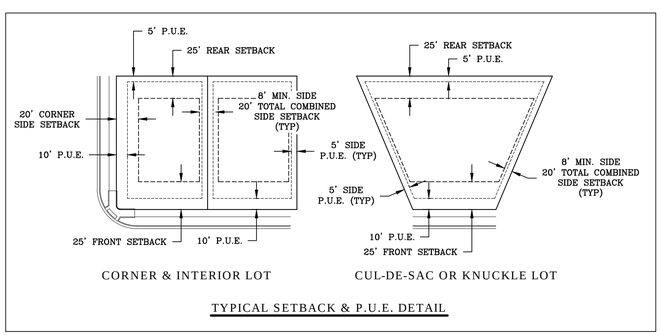
SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY-RECORDER SEAL

This form approved by Utah County and the municipalities therein.

TALUS RIDGE

SARATOGA SPRINGS, UTAH

A PORTION OF SECTION 22 & SECTION 21, T5S, R1W SLB&M



NOTES:

1. PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL BY CITY COUNCIL. FINAL PLAT APPROVAL WAS GRANTED ON THE ____ DAY OF _____,2014.
2. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY RULES, ORDINANCES, REQUIREMENTS, STANDARDS, AND POLICIES REGARDING THE DEVELOPMENT OF THIS PROPERTY.
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 MAY BE SUBJECT TO A MASTER DEVELOPMENT AGREEMENT, DEVELOPMENT AGREEMENT, SUBDIVISION AGREEMENT, OR SITE PLAN AGREEMENT. SEE CITY RECORDER FOR MORE INFORMATION.
5. 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.
6. ALL BONDS AND BOND AGREEMENTS ARE BETWEEN THE CITY, DEVELOPER/OWNER AND FINANCIAL INSTITUTION. NO OTHER PARTY, INCLUDING UNIT OF 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.
7. 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.
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12. ALL OPEN SPACE TO BE IMPROVED BY THE DEVELOPER, DEDICATED TO THE CITY, & MAINTAINED BY THE CITY OF SARATOGA SPRINGS.
13. ALL LOTS BORDERING OPEN SPACE TO HAVE 6' SEMI PRIVATE VINYL FENCE.
14. NO ACCESS PERMITTED ON LOTS ADJACENT TO COLLECTOR ROADS, ALL LOTS TO ACCESS FROM INTERIOR RESIDENTIAL ROADS.

LEGEND

- BOUNDARY LINE
- CENTERLINE
- SETBACK LINE
- EASEMENT LINE
- EXISTING LOT LINES
- PROPOSED LOT LINES
- EXISTING WATERWAY
- EXISTING FIRE HYDRANT
- EXISTING MONUMENT
- PROPOSED STREET MONUMENT
- N/A NO ACCESS

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TALUS RIDGE

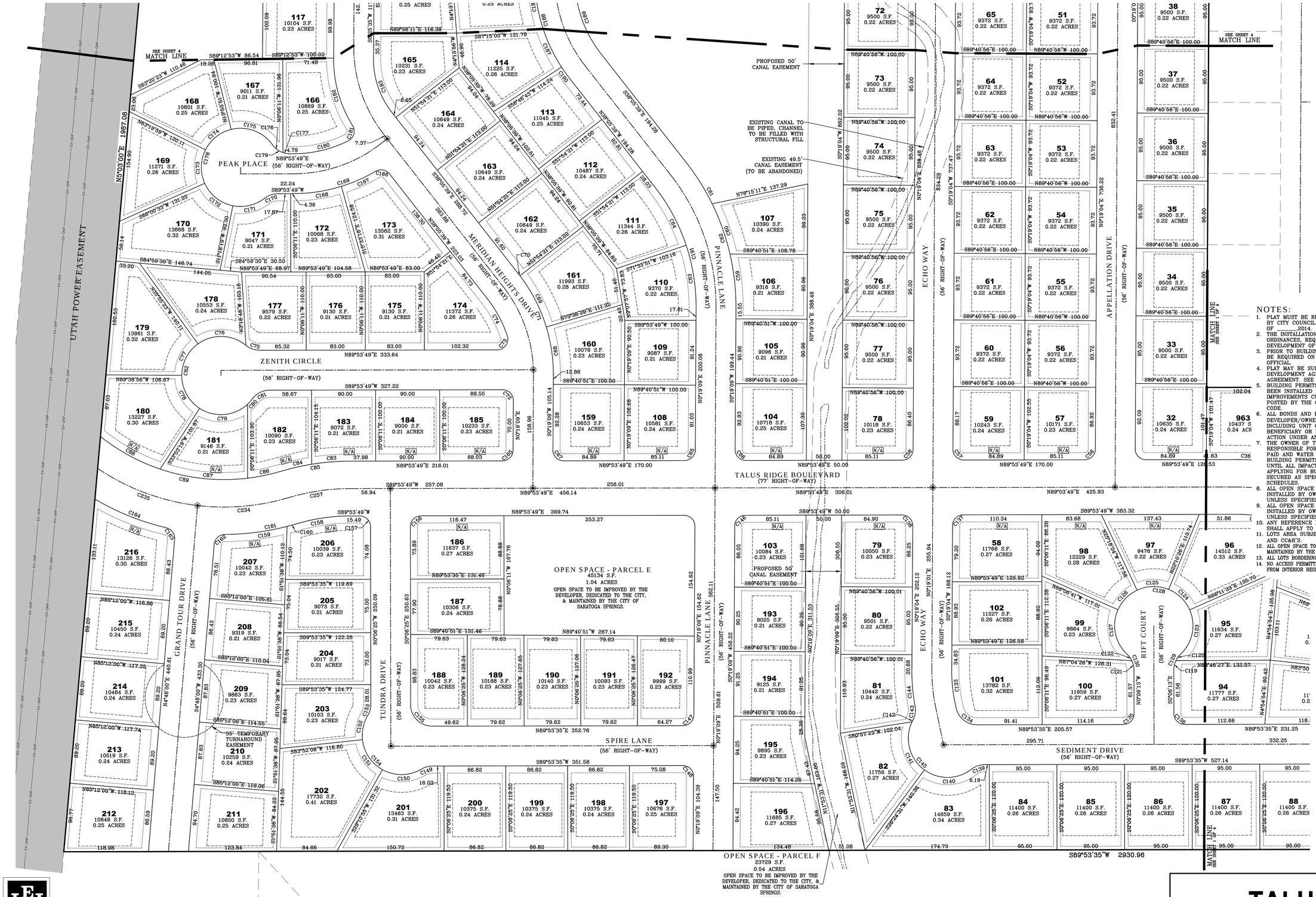
SUBDIVISION

SARATOGA SPRINGS UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET SHEET 2 OF 5

TALUS RIDGE

SARATOGA SPRINGS, UTAH
A PORTION OF SECTION 22 & SECTION 21, T5S, R1W SLB&M



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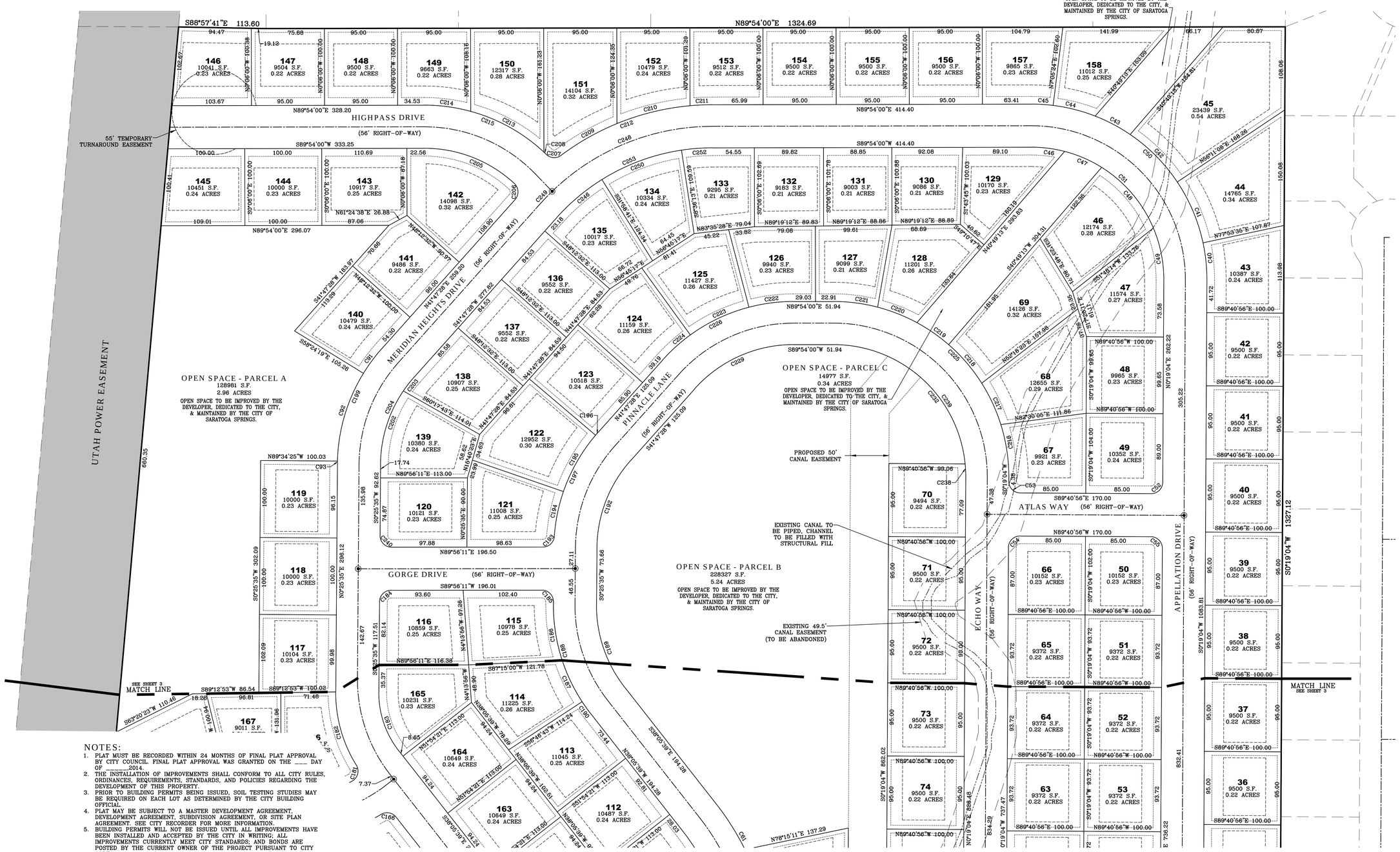
SARATOGA SPRINGS UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET SHEET 3 OF 5

TALUS RIDGE

SARATOGA SPRINGS, UTAH
A PORTION OF SECTION 22 & SECTION 21, T5S, R1W SLB&M



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SCALE: 1" = 60 FEET SHEET 4 OF 5

TALUS RIDGE

SARATOGA SPRINGS, UTAH

A PORTION OF SECTION 22 & SECTION 21, T5S, R1W SLB&M

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	25.00	6°20'13"	2.76	N86°43'43"E 2.76
C2	25.00	83°21'37"	36.37	N41°52'48"E 33.25
C3	25.00	89°41'50"	39.14	N45°02'54"E 35.26
C4	15.00	90°18'35"	23.64	S44°56'53"E 21.27
C5	15.00	89°41'25"	23.48	N45°03'06"E 21.16
C6	30.00	36°52'12"	19.31	S18°38'30"W 18.97
C7	55.00	23°45'45"	22.81	N25°11'43"E 22.65
C8	55.00	54°35'23"	52.40	N13°58'51"W 50.44
C9	55.00	44°17'28"	42.52	N63°25'17"W 41.47
C10	55.00	32°36'30"	31.30	S76°07'44"W 30.88
C11	30.00	28°04'25"	14.70	N75°51'41"E 14.55
C12	55.00	155°15'07"	149.03	N40°32'58"W 107.44
C13	228.00	7°46'57"	30.97	S86°00'26"W 30.95
C14	228.00	14°56'39"	59.47	S74°38'38"W 59.30
C15	228.00	16°19'36"	64.97	S59°00'30"W 64.75
C16	228.00	16°04'15"	63.95	S42°48'35"W 63.74
C17	15.00	85°07'22"	22.29	N77°20'08"E 20.29
C18	15.00	97°33'43"	25.54	S11°19'20"E 22.57
C19	172.00	52°26'22"	157.42	S63°40'43"W 151.98
C20	228.00	55°07'27"	219.36	S62°20'11"W 211.00
C21	261.50	2°20'09"	10.66	S61°16'16"E 10.66
C22	261.50	27°39'51"	126.26	S76°16'16"E 125.04
C23	261.50	30°00'00"	136.92	S75°06'11"E 135.36
C24	30.00	90°18'30"	47.29	N44°56'51"W 42.54
C25	15.00	90°00'00"	23.56	S44°53'54"W 21.21
C26	15.00	90°00'00"	23.56	N45°06'06"W 21.21
C27	30.50	56°08'06"	29.88	S28°10'09"E 28.70
C28	55.00	49°17'18"	47.31	N31°35'33"W 45.87
C29	55.00	44°21'40"	42.58	N15°13'56"E 41.53
C30	55.00	52°33'51"	50.46	N63°41'41"E 48.71
C31	55.00	50°45'26"	48.72	S64°38'41"E 47.15
C32	55.00	37°12'53"	35.72	S20°39'31"E 35.10
C33	55.00	37°44'17"	36.23	S16°49'04"W 35.57
C34	30.50	35°47'18"	19.05	N17°47'33"E 18.74
C35	55.00	271°55'24"	261.03	N79°43'30"E 76.47
C36	338.50	7°30'07"	44.32	S86°21'08"E 44.29
C37	15.00	97°30'02"	25.53	N48°38'55"E 22.56
C38	25.00	15°48'31"	6.90	N82°11'56"W 6.88
C39	12905.40	0°39'59"	150.11	N11°32'37"E 150.11
C40	228.00	12°25'29"	49.44	N5°53'41"W 49.35
C41	228.00	21°42'26"	86.38	N22°57'38"W 85.87
C42	228.00	21°59'12"	87.49	N44°48'28"W 86.96
C43	228.00	12°55'38"	51.44	N62°15'53"W 51.33
C44	228.00	14°10'55"	56.43	N75°49'09"W 56.29
C45	228.00	7°11'23"	28.61	N86°30'18"W 28.59
C46	172.00	14°35'23"	43.80	N82°48'18"W 43.68
C47	172.00	17°32'18"	52.65	N66°44'28"W 52.44
C48	172.00	35°01'57"	105.17	N40°27'20"W 103.54
C49	172.00	23°15'26"	69.82	N11°18'39"W 69.34
C50	228.00	90°25'04"	359.80	N44°53'28"W 323.61
C51	172.00	90°25'04"	271.43	N44°53'28"W 244.13
C52	15.00	90°00'00"	23.56	N45°19'04"E 21.21
C53	15.00	90°00'00"	23.56	S44°40'56"E 21.21
C54	15.00	90°00'00"	23.56	S45°19'04"W 21.21
C55	15.00	90°00'00"	23.56	N44°40'56"W 21.21
C56	15.00	89°34'45"	23.45	N45°06'27"E 21.14
C57	15.00	90°25'15"	23.67	S44°53'33"E 21.29
C58	15.00	89°34'45"	23.45	N45°06'27"E 21.14
C59	328.00	13°17'31"	76.09	N6°19'37"W 75.92
C60	328.00	13°07'43"	75.16	N19°32'14"W 74.99
C61	328.00	11°59'34"	68.65	N32°05'52"W 68.53
C62	328.00	38°24'48"	219.90	N18°53'15"W 215.81
C63	272.00	18°45'18"	89.04	N9°03'30"W 88.64
C64	272.00	19°39'30"	93.32	N28°15'54"W 92.87
C65	15.00	89°34'40"	23.45	N45°06'29"E 21.13
C66	15.00	90°25'20"	23.67	S44°53'31"E 21.29
C67	15.00	90°25'20"	23.67	S44°53'31"E 21.29
C68	228.00	17°17'26"	68.80	N8°19'34"W 68.54
C69	228.00	20°27'30"	81.41	N27°12'02"W 80.98
C70	228.00	0°39'52"	2.64	N37°45'43"W 2.64
C71	228.00	38°24'48"	152.86	N18°53'15"W 150.01
C72	15.00	90°25'20"	23.67	N44°53'31"W 21.29
C73	15.00	108°12'53"	28.33	N35°47'23"E 24.30
C74	172.00	19°46'35"	59.37	N28°12'21"W 59.07
C75	30.50	39°36'35"	21.09	S70°17'54"E 20.67

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C76	55.00	75°25'47"	72.41	N88°12'30"W 67.29
C77	55.00	53°43'32"	51.57	S27°12'50"W 49.70
C78	55.00	57°17'45"	55.00	S28°17'48"E 52.74
C79	55.00	75°42'49"	72.68	N85°11'55"E 67.51
C80	55.00	10°43'01"	10.29	N41°59'00"E 10.27
C81	30.50	53°16'20"	28.36	S63°15'39"W 27.35
C82	55.00	272°52'54"	261.95	S6°56'03"E 75.80
C83	328.00	9°07'34"	52.24	S85°20'00"W 52.19
C84	328.00	7°36'52"	43.59	S76°57'47"W 43.56
C85	328.00	16°44'26"	95.83	S81°31'34"W 95.49
C86	278.70	9°59'47"	48.63	N78°09'15"E 48.56
C87	278.70	25°38'31"	124.73	S84°01'36"E 123.69
C88	278.70	19°43'20"	95.93	S61°20'41"E 95.46
C89	278.70	55°21'38"	269.29	S79°09'50"E 258.93
C90	338.50	30°00'01"	177.24	S75°06'11"E 175.22
C91	228.00	10°11'47"	40.58	S36°41'35"W 40.52
C92	228.00	30°12'00"	120.18	S16°29'41"W 118.79
C93	228.00	0°58'06"	3.85	S0°54'38"W 3.85
C94	15.00	68°02'56"	17.82	S34°07'34"E 16.79
C95	338.53	8°02'49"	47.54	S64°07'36"E 47.50
C101	15.00	90°00'00"	23.56	S74°53'49"W 21.21
C102	15.00	90°00'00"	23.56	N15°06'11"W 21.21
C103	228.00	8°17'49"	33.02	S25°44'54"W 32.99
C104	25.00	74°29'39"	32.50	N37°02'51"W 30.26
C105	228.00	15°26'45"	61.46	S13°52'37"W 61.28
C106	25.00	90°18'10"	39.40	N44°57'06"W 35.45
C107	228.00	6°15'27"	24.90	S3°01'31"W 24.89
C108	172.00	11°45'05"	35.28	S4°52'53"W 35.22
C109	172.00	19°08'24"	57.46	S20°19'37"W 57.19
C110	172.00	30°53'29"	92.73	S14°27'05"W 91.62
C111	228.00	30°00'02"	119.38	S14°53'48"W 118.02
C112	30.00	41°46'31"	21.87	S21°52'56"E 21.39
C113	55.00	62°56'18"	60.42	N11°18'02"W 57.42
C114	55.00	66°52'34"	64.20	N53°36'23"E 60.61
C115	55.00	29°42'55"	28.52	S78°05'52"E 28.21
C116	30.00	26°52'00"	14.07	N76°40'25"W 13.94
C117	55.00	159°31'47"	153.14	N36°59'42"E 108.25
C118	30.00	89°59'48"	47.12	N44°53'41"E 42.43
C119	30.50	25°43'14"	13.69	S12°45'24"W 13.58
C120	30.50	21°06'21"	11.24	S36°10'12"W 11.17
C121	30.50	25°43'34"	13.69	N12°58'00"W 13.58
C122	30.50	21°06'02"	11.23	N36°22'47"W 11.17
C123	55.00	70°31'49"	67.70	N11°27'28"E 63.51
C124	55.00	44°01'07"	42.25	N45°49'00"W 41.22
C125	55.00	47°28'31"	45.57	S88°26'11"W 44.28
C126	55.00	40°48'37"	39.18	S44°17'37"W 38.35
C127	55.00	70°49'07"	67.98	S11°31'15"E 63.74
C128	55.00	273°39'10"	262.69	S89°53'47"W 75.26
C129	30.50	46°49'35"	24.93	S23°18'35"W 24.24
C130	30.50	46°49'35"	24.93	N23°31'01"W 24.24
C131	261.50	15°35'50"	71.19	N67°54'06"W 70.97
C132	261.50	14°24'10"	65.73	N82°54'06"W 65.56
C133	222.00	12°12'35"	47.31	S5°47'13"E 47.22
C134	30.00	78°12'54"	40.95	S50°59'58"E 37.85
C135	15.00	89°59'48"	23.56	N44°53'41"E 21.21
C136	15.00	90°00'12"	23.56	S45°06'19"E 21.21
C137	15.00	89°34'45"	23.45	S45°06'27"W 21.14
C138	15.00	90°25'15"	23.67	N44°53'33"W 21.29
C139	30.00	37°57'50"	19.88	S70°54'40"W 19.52
C140	55.00	74°28'46"	71.50	N89°10'08"E 66.57
C141	55.00	78°38'36"	75.49	S14°16'11"E 69.70
C142	55.00	2°54'46"	2.80	S26°30'30"W 2.80
C143	30.00	38°18'59"	20.06	N8°48'23"E 19.69
C144	278.00	10°40'10"	51.77	S5°01'01"E 51.69
C145	55.00	156°02'08"	149.78	S50°03'11"E 107.60
C146	15.00	89°34'40"	23.45	S45°06'29"W 21.13
C147	15.00	89°34'26"	23.45	N45°06'22"E 21.13
C148	15.00	90°25'34"	23.67	N44°53'38"W 21.29
C149	30.00	30°48'55"	16.13	S74°29'08"W 15.94
C150	55.00	60°06'15"	57.70	N89°07'48"E 55.09
C151	55.00	54°41'12"	52.50	S33°28'29"E 50.53
C152	55.00	36°50'23"	35.36	S12°17'19"W 34.76
C153	30.00	30°48'55"	16.13	N15°18'03"E 15.94
C154	55.00	151°37'50"	145.55	S45°06'25"E 106.65
C155	30.00	90°00'00"	47.12	S45°06'25"E 42.43

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C156	15.00	90°00'14"	23.56	S44°53'42"W 21.21
C157	15.00	89°59'46"	23.56	N45°06'18"W 21.21
C158	261.73	16°14'42"	74.21	S81°25'34"W 73.96
C159	355.70	14°14'56"	88.46	N82°40'44"E 88.23
C160	355.70	2°15'15"	13.99	N74°25'38"E 13.99
C161	355.70	16°30'12"	102.45	N81°33'06"E 102.10
C162	15.00	85°00'12"	22.25	S47°18'06"W 20.27
C163	15.00	81°40'08"	21.38	N36°02'04"W 19.62
C164	355.70	17°31'06"	108.76	S68°06'35"E 108.33
C165	15.00	89°34'40"	23.45	N45°06'29"E 21.13
C166	15.00	82°22'31"	21.57	N79°16'54"W 19.76
C167	228.00	13°16'17"	52.81	N66°09'59"E 52.69
C168	228.00	17°05'42"	68.03	N81°20'58"E 67.77
C169	228.00	30°21'59"	120.84	N74°42'50"E 119.43
C170	30.50	37°44'44"	20.09	S71°01'27"W 19.73
C171	55.00	49°09'13"	47.18	N76°43'42"E 45.75
C172	55.00	54°42'14"	52.51	S51°20'34"E 50.54
C173	55.00	50°39'28"	48.63	S1°20'17"W 47.06
C174	55.00	49°26'09"	47.45	S51°23'05"W 46.00
C175	55.00	68°30'24"	65.76	N69°38'39"W 61.91
C176	30.50	35°13'59"	18.76	S53°00'26"E 18.46
C177	30.50	19°28'45"	10.37	S80°21'48"E 10.32
C178	55.00	272°27'28"	261.54	S8°22'49"W 76.10
C179	30.50	54°42'44"	29.12	S62°44'49"E 28.03
C180	172.00	26°34'40"	79.79	N76°36'29"E 79.07
C181	15.00	95°05'20"	24.89	N15°46'29"E 22.13
C182	178.00	32°11'47"	100.02	S15°40'18"E 98.71
C183	122.00	38°31'19"	82.02	S18°50'04"E 80.49
C184	15.00	89°30'36"	23.43	S45°10'53"W 21.12
C185	15.00	90°29'24"	23.69	N44°49'07"W 21.30
C186	228.18	19°25'46"	77.38	S8°30'47"E 77.01
C187	228.18	14°59'25"	59.70	S25°43'22"E 59.53
C188	228.18	19°25'46"	77.38	S8°30'47"E 77.01
C189	172.00	38°31'14"	115.64	S18°50'02"E 113.47
C190	228.18	4°52'08"	19.39	S35°39'09"E 19.38
C191	272.00	38°24'48"	182.36	N18°53'15"W 178.96
C192	172.00	41°21'53"	124.18	S21°06'32"W 121.50
C193	15.00	85°50'49"	22.47	N47°00'46"E 20.43
C194	228.00	14°58'00"	59.56	S11°34'22"W 59.39
C195	228.00	21°17'26"	84.72	S29°42'04"W 84.24
C196	228.00	1°26'41"	5.75	S41°04'08"W 5.75
C197	228.00	37°42'06"	150.03	S22°56'25"W 147.34
C199	228.00	41°21'53"	164.60	S21°06'32"W 161.05
C202	172.00	33°44'27"	101.29	S17°17'49"W 99.83
C203	172.00	7°37'26"	22.89	S37°58'45"W 22.87
C204	172.00	41°21'53"	124.18	S21°06'32"W 121.50
C205	172.00	42°49'05"	128.54	N68°41'28"W 125.57
C206	15.00	89°04'25"	23.32	N2°44'44"W 21.04
C207	15.00	80°51'55"	21.17	S86°28'26"E 19.46
C208	228.00	1°04'05"	4.25	N46°34'31"W 4.25
C209	328.00	14°35'31"	83.53	S60°23'22"W 83.31
C210	328.00	17°08'26"	98.12	S76°15'20"W 97.76
C211	328.00	5°04'27"	29.05	S87°21'47"W 29.04
C212	328.00	36°48'24"	210.71	S71°29'48"W 207.10
C213	228.00	27°36'40"	109.87	N60°54'54"W 108.81
C214	228.00	15°22'46"	61.20	N82°24'37"W 61.02
C215	228.00	44°03'31"	175.32	N68°04'14"W 171.04
C216	228.00	17°43'25"	70.53	N8°32'38"W 70.25
C217	228.00	14°54'22"	59.32	N24°51'31"W 59.15
C218	228.00	16°38'29"	66.22	N40°37'57"W 65.99
C219	228.00	12°39'44"	50.39	N55°17'03"W 50.29
C220	228.00	13°47'23"	54.87	N68°30'36"W 54.74
C221	228.00	14°41'42"	58.48	N82°45'09"W 58.32
C222	228.00	14°35'01"	58.03	S82°36'30"W 57.88
C223	228.00	21°17'23"	84.72	S64°40'18"W 84.23
C224	228.00	12°14'09"	48.69	S47°54'32"W 48.60
C225	228.00	90°25'04"	359.80	N44°53'28"W 323.61
C226	228.00	48°06'32"	191.44	S65°50'44"W 185.87
C229	172.00	48°06'32"	144.42	S65°50'44"W 140.22
C230	300.00	12°42'45"	66.56	N66°27'33"W 66.43
C231	300.00	17°17'15"	90.52	N81°27'33"W 90.17
C232	172.00	84°26'21"	253.48	N47°52'49"W 231.16
C234	317.20	23°26'07"	129.74	N85°01'03"E 128.84
C235	317.20	27°17'44"	151.11	S69°37'01"E 149.69
C238	172.00	5°58'42"	17.95	N2°40'17"W 17.94

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C239	172.00	90°25'04"	271.43	N44°53'28"W 244.13
C240	15.00	90°29'24"	23.69	S44°49'07"E 21.30
C246	272.00	16°13'50"	77.05	S49°54'23"W 76.79
C248	300.00	43°58'59"	230.29	S67°54'31"W 224.68
C249	300.00	4°07'34"	21.60	S43°51'15"W 21.60
C250	272.00	23°22'29"	110.97	S69°42'33"W 110.20
C252	272.00	8°30'13"	40.37	S85°38'54"W 40.33
C253	272.00	48°06'32"	228.39	S65°50'44"W 221.74
C256	300.00	30°00'00"	157.08	N75°06'11"W 155.29
C257	300.00	16°35'49"	86.90	S81°35'55"W 86.60

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SARATOGA SPRINGS UTAH COUNTY, UTAH

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