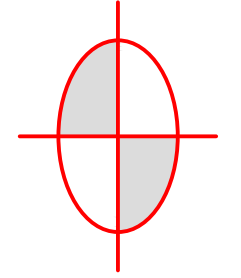
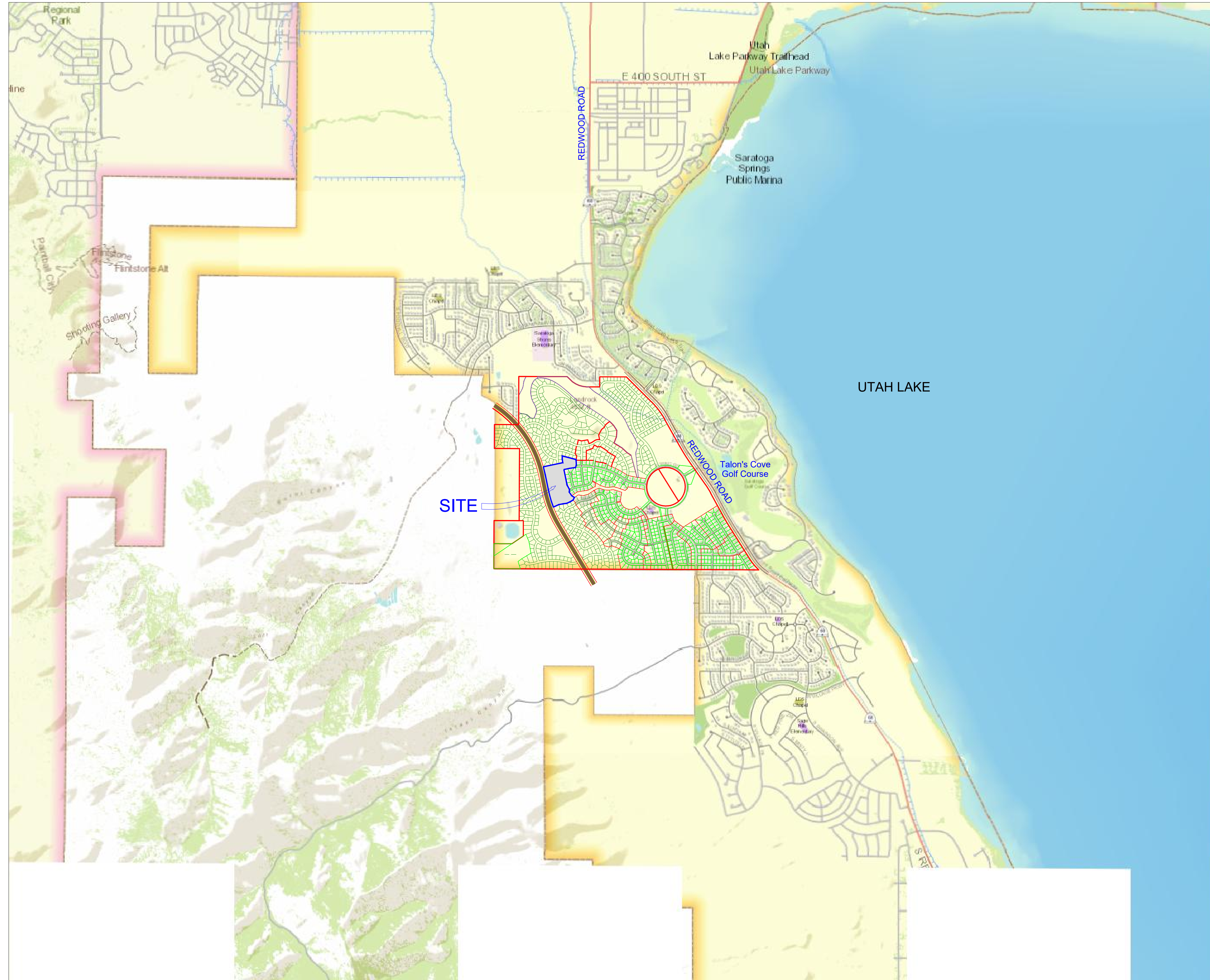


NORTH
1" = 30'

Jacobs Ranch Subdivision

Saratoga Springs Utah



DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

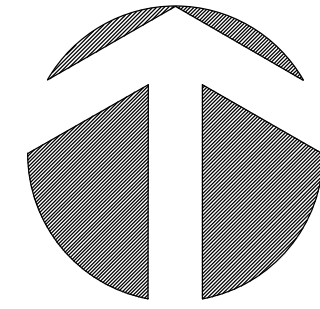
Jacobs Ranch Subdivision
Area Vicinity Plan
Saratoga Springs Utah

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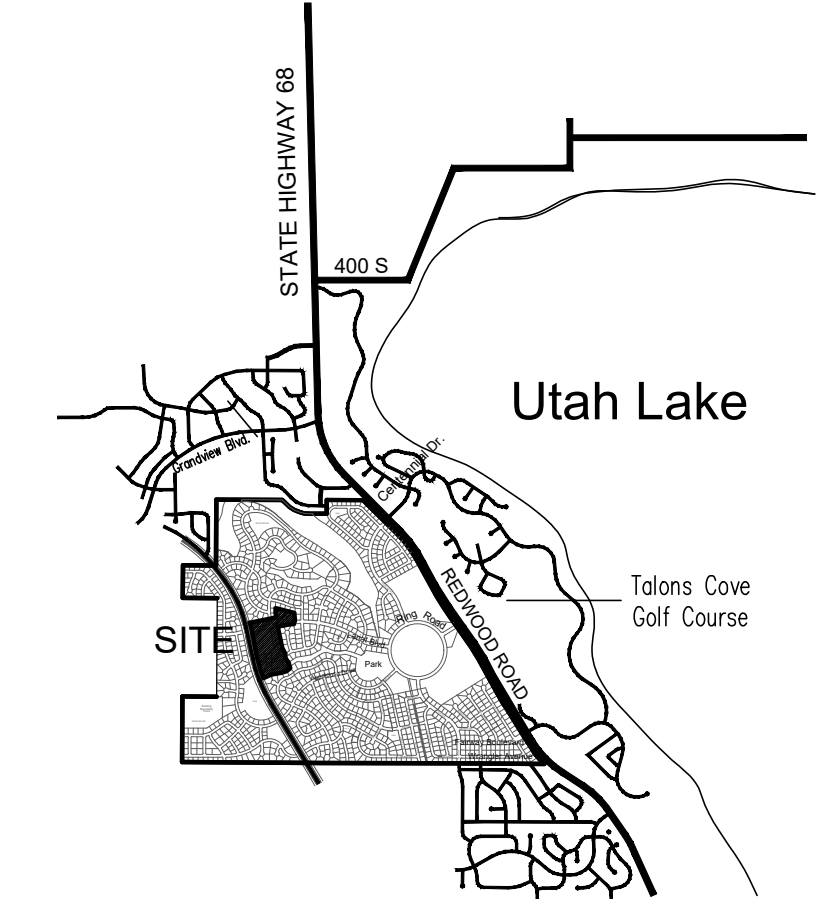
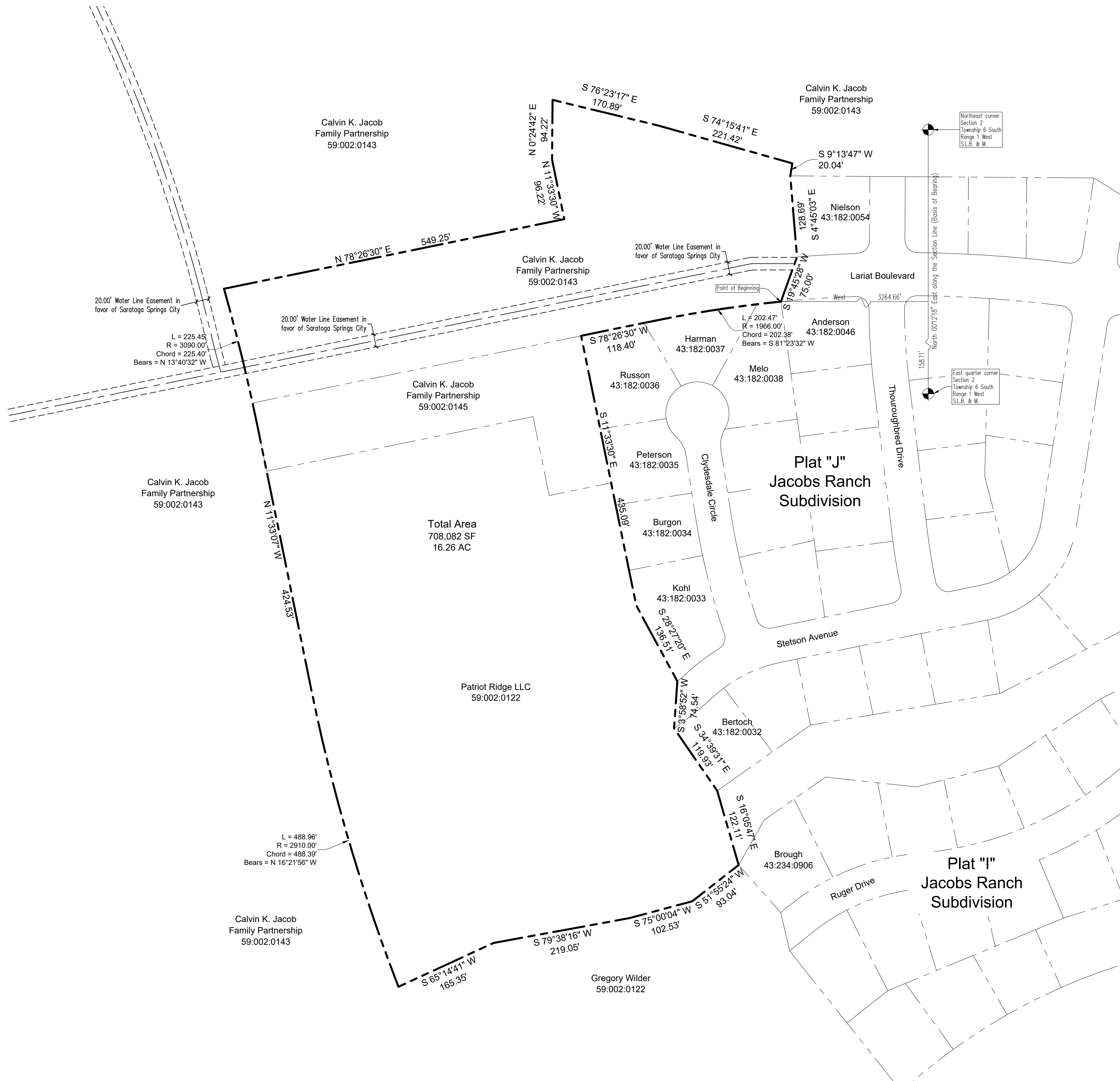
Revisions

Date
3-16-2017
Scale
Scale
By
TD
Tracing No.
L - 14228

Sheet No.
C - 1.0



NORTH
1" = 80'



Vicinity Map
(not to scale)

The purpose of this survey is to identify the boundary for a future subdivision and to identify any and all existing easements that affect the property. The overall boundary is bound on the Easterly side by existing recorded subdivisions as shown on record in the Office of the Utah County Recorders Office.

Property Description

Commencing at the Northwest corner of Lot 46, Plat "J", Jacobs Ranch Subdivision, said point also being located North 0°12'18" East along the Section line 158.11 feet and West 3264.66 feet from the East quarter corner of Section 2, Township 6 South, Range 1 West, Salt Lake Base and Meridian; thence along Plat "J", Jacobs Ranch Subdivision as follows: along the arc of a 1966.00 foot radius curve to the left 202.47 feet (chord bears South 81°23'32" West 202.38) feet, South 78°26'30" 118.40 feet, South 11°33'30" 435.09 feet, South 28°27'20" 136.51 feet, South 03°58'52" 74.54 feet, South 34°39'31" 119.93 feet, South 16°05'47" 122.11 feet; thence South 51°55'24" West 93.04 feet; thence South 75°00'04" West 102.53 feet; thence South 79°38'16" West 219.05 feet; thence South 65°14'41" West 165.35 feet; thence along the arc of a 2910.00 foot radius curve to the right 488.96 feet (chord bears North 16°21'56" West 488.39 feet); thence North 11°33'07" West 424.527 feet; thence along the arc of a 3090.00 foot radius curve to the left 225.45 feet (chord bears North 13°40'32" West 225.40) feet; thence North 78°26'30" East 549.25 feet; thence North 11°33'30" West 96.22 feet; thence North 00°24'42" East 94.23 feet; thence South 76°23'17" East 170.89 feet; thence South 74°15'41" East 221.42 feet; thence South 09°13'47" West 20.04 feet; thence South 04°45'03" East 128.69 feet; thence South 19°45'28" 75.00 feet to the point of beginning.

Area = 708,082 sq.ft. or 16.26 Acres

SURVEYOR'S CERTIFICATE

We, Dudley & Associates of Orem, Utah, do hereby certify that we are Registered Land Surveyors and hold Utah State Certificates, prescribed by the laws of the State of Utah, and that we have made a survey of the above described property.

We further certify that the attached plat correctly shows the true dimensions of the property surveyed.

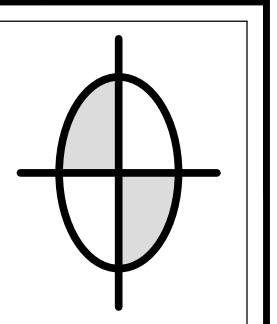
Date: _____

(signed) _____ (seal)

Registration No. 147089

Surveyors Notes

- The Basis of Bearing for this survey is North 00°12'18" East along the Section Line. (see drawing)
- All site utilities (sewer, water, gas, telephone, power, etc.) are connected to public systems along Lariat Boulevard and Stetson Ave..
- Direct access to this site is available to Lariat Boulevard and Stetson Ave. both are city dedicated streets.
- Gross Land Area = 16.26 Acres
- There are no wetlands on the subject site.
- Said described property is located within an area having a Zone Designation "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map 4955170205B & 4955170115B, with a date of identification of July 17, 2002, in Utah County, State of Utah, which is the current Flood Insurance Rate Map for the community in which said property is situated.



DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Record of Survey Map

Revisions

Date
4-18-2018
Scale
1" = 80'
By
TD
Tracing No.
L -

Sheet No.
C -