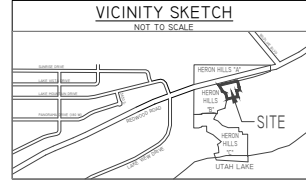


EL NAUTICA CORP.

HERON HILLS PLAT "E"

LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 18,
TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH



PLAT NOTES:

- PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL OR FOR PHASED DEVELOPMENTS WITHIN 24 MONTHS OF RECORDATION OF MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE ____ DAY OF ____ 20__.
- PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL AND/OR GEOTECHNICAL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
- THIS PLAT MAY BE SUBJECT TO A DEVELOPMENT AGREEMENT THAT SPECIFIES THE CONDITIONS OF DEVELOPING, BUILDING, AND USING PROPERTY WITHIN THIS PLAT. SEE CITY RECORDER FOR DETAILS.
- 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 PER CITY STANDARDS AND ALL FEES INCLUDING IMPACT AND CONNECTION FEES ARE PAID.
- ALL PUBLIC OPEN SPACE AND PUBLIC TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER, DEDICATED TO THE CITY AND MAINTAINED BY THE CITY.
- 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 SHALL BE PROVIDED FOR STREETS AND IMPROVEMENTS DESIGNATED AS "PRIVATE" ON THIS PLAT.
- LOTS/UNITS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CCAR'S.
- A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY EARTHTECH, WHICH ADDRESSES SOIL AND GROUNDWATER CONDITIONS, PROVIDES ENGINEERING DESIGN CRITERIA, AND RECOMMENDS MITIGATION MEASURES IF PROBLEMATIC CONDITIONS WERE ENCOUNTERED. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ANY RELIANCE ON THE INFORMATION OR LACK THEREOF IN THE REPORT.
- AGRICULTURAL USES, OPERATIONS, AND RIGHTS ARE ADJACENT TO OR NEAR THE PLAT AND LOTS. THE LOTS IN THIS PLAT ARE SUBJECT TO THE SIGHTS, SOUNDS, ODORS, NUISANCES, AND ASPECTS ASSOCIATED WITH AGRICULTURAL OPERATIONS, USES, AND RIGHTS. THESE USES AND OPERATIONS MAY OCCUR AT ALL TIMES OF THE DAY AND NIGHT INCLUDING WEEKENDS AND HOLIDAYS. THE CITY IS NOT RESPONSIBLE OR LIABLE FOR THESE USES AND IMPACTS AND WILL NOT RESTRICT ANY GRANDFATHERED AGRICULTURAL USE FROM CONTINUING TO OCCUR LAWFULLY.
- 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. LOTS SHALL BE GRATED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.

SURVEYOR'S CERTIFICATE

BARON D. THOMAS DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD A LICENSE (CERTIFICATE NO. 64878) IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT 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 EXISTING RIGHT-OF-WAY AND EASEMENT GRANTS OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN UTAH CODE SECTION 54-8A-2, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I ALSO CERTIFY THAT I HAVE FILED, OR WILL FILE WITHIN 90 DAYS OF THE 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 NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (SAY THESE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS):
BEGINNING AT A POINT WHICH IS 540' 00" WEST AND EAST 303.32 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 18, RUNNING THENCE N 78° 09' 00" E 231.15 FEET; THENCE N 77° 11' 00" E 80.89 FEET; THENCE S 77° 10' 00" E 80.89 FEET; THENCE N 78° 10' 00" E 120.68 FEET; THENCE S 78° 09' 00" E 84.84 FEET; THENCE S 77° 09' 00" E 17.00 FEET TO A POINT ALONG THE NORTHERN BOUNDARY LINE OF HERON HILLS PLAT "E"; THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING FIVE (5) COURSES: (1) S 77° 09' 00" E 118.84 FEET (2) S 77° 09' 00" E 17.25 FEET (3) S 77° 09' 00" E 14.11 FEET (4) S 77° 09' 00" E 14.11 FEET AND (5) ALONG THE SPOKE OF A 100' RADIAL CURVE TO THE LEFT A DISTANCE OF 319.28 FEET (CURVE HAVING A CENTRAL ANGLE OF 90° 24' AND A LONG CHORD BEARS N 127° 39' 19.28 FEET) TO THE POINT OF BEGINNING.

CONTAINS 91.315 SF OR 2.10 ACRES
OF LOTS: 8
OF BEARING SECTION LINE BETWEEN THE NW CORNER AND THE WEST QUARTER CORNER OF SECTION 18 T6S, R1E, S48M

9/10/19 DATE
Baron D. Thomas SURVEYOR'S NAME
64878 LICENSE NO.

OWNER'S DEDICATION

I, THE UNDERSIGNED, DO HEREBY DEDICATE TO THE CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH, THE FOLLOWING DESCRIBED TRACT OF LAND, TO BE USED FOR THE PURPOSES OF THE CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH, AND TO BE HEREINAFTER KNOWN AS:

HERON HILLS PLAT "E"

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC AND CITY ALL PARCELS OF LAND, LOTS, STREETS, EASEMENTS, RIGHTS-OF-WAY, AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC OR CITY USE. THE OWNERS AND ALL AGENTS, SUCCESSORS, AND ASSIGNS VOLUNTARILY OFFER, INDEMNIFY, AND SAVE HARMLESS THE CITY AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREET. THE OWNERS AND ALL AGENTS, SUCCESSORS, AND ASSIGNS VOLUNTARILY OFFER, INDEMNIFY, AND SAVE HARMLESS THE CITY FROM ANY CLAIM ARISING FROM THE OWNER'S CREATION OF THIS SUBDIVISION, THE ALTERATION OF THE GRADED SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION, AND THE DEVELOPMENT ACTIVITY WITHIN THIS SUBDIVISION BY THE OWNERS, ALL AGENTS, SUCCESSORS, AND ASSIGNS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET _____ THIS ____ DAY OF _____ A.D. 20__
SIGNATURE PRINTED NAME TITLE AND ENTITY

OWNER'S ACKNOWLEDGMENT

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

ON THIS ____ DAY OF _____ A.D. 20__, PERSONALLY APPEARED BEFORE ME _____ WHO BEING BY ME DULY SWORN, DO PROVE TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGE 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 OWNERS.

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: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

APPROVAL BY LEGISLATIVE BODY

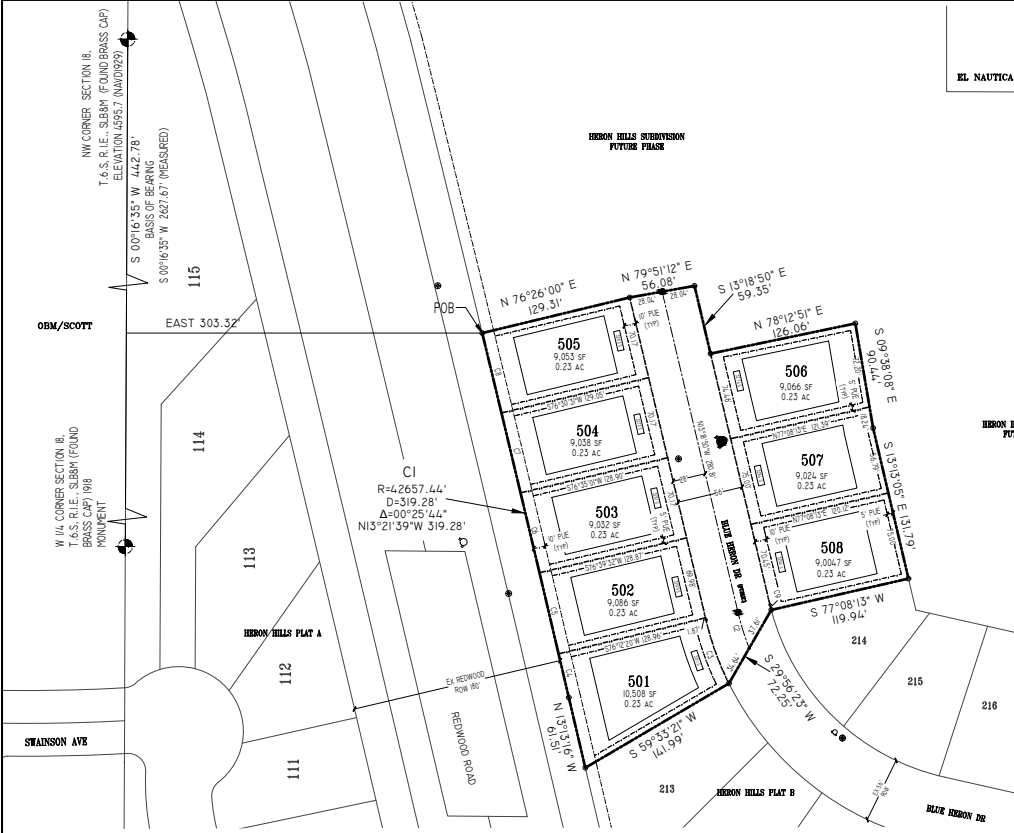
THE CITY COUNCIL OF THE CITY OF SARATOGA SPRINGS, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES OF THE PERPETUAL USE OF THE PUBLIC.

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

HERON HILLS "E"

LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 18
TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, STATE OF UTAH

SCALE: 1" = 50' FEET
CITY RECORDER SEAL
PROFESSIONAL LAND SURVEYOR
BARON D. THOMAS
STATE OF UTAH
APPROVED BY POST OFFICE REPRESENTATIVE ON THIS ____ DAY OF _____ A.D. 20__
LEHI CITY POST OFFICE REPRESENTATIVE



DATA TABLE

- TOTAL DEVELOPMENT: 9,315 SF 2.10 AC. (100%)
- TOTAL IMPERVIOUS AREA: 17,503 SF 0.40 AC. (19%)
- TOTAL LOT BUILDING AREA: 75,812 SF 1.69 AC. (8%)
- TOTAL LANDSCAPE AREA: 0 SF 0.00 AC. (0%)
- TOTAL ROW AREA (PUBLIC): 17,503 SF 0.40 AC. (19%)
- SENSITIVE LANDS: 0 SF 0.00 AC. (0%)
- TOTAL NUMBER OF LOTS: 8 3.8 DUALAC.
- FEMA FIRM MAP 4902500205 A (EFFECTIVE JULY 17, 2002) HAZARD ZONE X

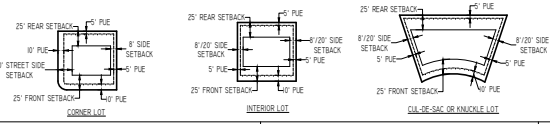
CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
CI	42657.44	349.28	00°25'44"	349.28	N13°21'52"W
C2	226.00	30.26	00°59'45"	30.03	N12°23'47"W
C3	263.00	57.42	13°01'30"	57.05	N2°55'32"W
C4	42657.44	349.28	00°25'44"	349.28	N13°21'52"W
C5	42657.44	71.00	00°25'44"	71.00	N13°21'52"W
C6	42657.44	70.00	00°25'44"	70.00	N13°21'52"W
C7	42657.44	70.00	00°25'44"	70.00	N13°21'52"W
C8	42657.44	70.00	00°25'44"	70.00	N13°21'52"W
C9	197.00	4.55	01°19'26"	4.55	N13°58'33"W

LEGEND:

- FOUND SECTION CORNER MONUMENT
- EXISTING SUBDIVISION SURVEY MONUMENT
- PROPOSED SUBDIVISION SURVEY MONUMENT
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT

TYPICAL SETBACK & P.U.E. DETAILS



ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. 54-3-7 THIS PLAT CONVEYS TO THE OWNERS 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-402A(2)(b) ROCKY MOUNTAIN POWER ACCEPTS JURISDICTION 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 APPROVED 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 REGISTERED EASEMENT OR RIGHT-OF-WAY
- THE LAND APPLICABLE TO RESCRIPTIVE RIGHTS
- TITLE 54, CHAPTER 84, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
- ANY OTHER PROVISION OF LAW

APPROVED THIS ____ DAY OF _____ 20__

BY _____

TITLE
DOMINION ENERGY QUESTAR CORPORATION

PUBLIC WORKS DIRECTOR

APPROVAL BY THE PUBLIC WORKS DIRECTOR ON THIS ____ DAY OF _____ A.D. 20__

PUBLIC WORKS DIRECTOR

CENTURY LINK

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

CENTURY LINK

COMCAST CABLE TELEVISION

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

COMCAST CABLE TELEVISION

PLANNING DIRECTOR

APPROVAL BY THE PLANNING DIRECTOR ON THIS ____ DAY OF _____ A.D. 20__

PLANNING DIRECTOR

CITY ENGINEER

APPROVAL BY THE CITY ENGINEER ON THIS ____ DAY OF _____ A.D. 20__

CITY ENGINEER

LAND USE AUTHORITY

APPROVED BY THE LAND USE AUTHORITY ON THIS ____ DAY OF _____ A.D. 20__

LAND USE AUTHORITY

FIRE CHIEF

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

CITY FIRE CHIEF

SARATOGA SPRINGS ATTORNEY

APPROVAL 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