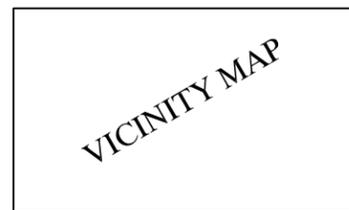


DATE OF PREPARATION

- 3/2 EXISTING SECTION CORNER (FOUND)
- 10/11 (AS DESCRIBED)
- PHASE 1 BOUNDARY LINE
- STREET CENTERLINE
- PROPOSED STREET MONUMENT
- MONUMENT TO MONUMENT TIE
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- PARCEL DEDICATION TO SARATOGA SPRINGS
- EXISTING RIGHT-OF-WAY OVER THE WEST 33.00 FEET OF THE PROPERTY IN SECTION 2
- BUILDING SETBACK LINE
- PUBLIC UTILITY EASEMENTS

**VICINITY MAP**



**DATA TABLE**

INFORMATION	AC	SQ. FT.	%TOTAL	#	NOTES
TOTAL PROJECT AREA	13.9	607182	100%		
SENSITIVE LANDS	0.2	7503	1%		7% OF OPEN SPACE
OPEN SPACE	2.3	101750	1%		
BUILDABLE LAND	8.1	354476	58%		
ROW AREA	3.5	150254	25%		
LANDSCAPING AREA	4.5	197518	33%		
LOTS				61	
NET DENSITY DWELLINGS BY ACRE				4.4	

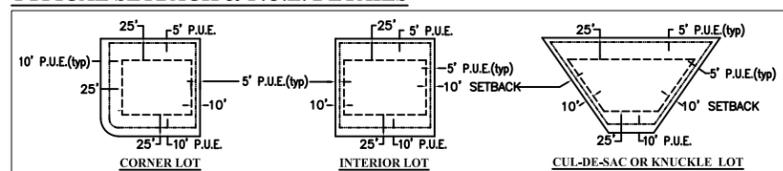
**CENTERLINE CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
CL1	200.00	202.48	57°59'57"	110.86	193.92	N29°16'01"E
CL2	200.00	111.64	31°58'58"	67.32	110.20	S15°43'28"E
CL3	345.00	181.93	31°52'30"	98.52	189.47	S19°47'45"E

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C6	225.00	59.81	15°13'53"	30.08	59.64	N50°39'03"E
C7	15.00	13.62	52°01'12"	7.32	13.16	S32°15'24"W
C8	50.00	5.12	05°51'42"	2.56	5.11	N09°10'38"E

**TYPICAL SETBACK & P.U.E. DETAILS**



EXAMPLE ONLY: CHECK CITY ZONING ORDINANCES FOR SETBACK AND P.U.E. STANDARDS. THE SETBACK DETAIL IS NOT REQUIRED FOR COMMERCIAL SUBDIVISION PLATS.

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 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.

**(INSERT PLAT NAME) AMENDED**

AMENDING LOTS (INSERT LOT NUMBERS) OF (INSERT EXACT NAME OF PLAT BEING AMENDED) LOCATED IN A PORTION OF THE \_\_\_\_\_ QUARTER OF SECTION \_\_\_\_\_, TOWNSHIP \_\_\_\_\_ SOUTH, RANGE \_\_\_\_\_ WEST, SALT LAKE BASE AND MERIDIAN, CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

**STANDARD FORMAT FOR AMENDED PLATS**

**STANDARD PLAT NOTES**

- 1-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\_\_\_\_.
- 2-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.
- 3-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.
- 4-BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED PER CITY STANDARDS AND ALL FEES INCLUDING IMPACT AND CONNECTION FEES ARE PAID.
- 5-REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
- 6-NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS AND IMPROVEMENTS DESIGNATED AS "PRIVATE" ON THIS PLAT.
- 7- 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.
- 8- 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 GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.

**NOTES FOR PLATS WITH COMMON AREA**

- 9-ALL OPEN SPACE, COMMON SPACE, AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.
- 10-LOTS/UNITS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S."
- 11-COMMON AREAS ARE CONVEYED TO (INSERT NAME OF HOA).

**ITEMS REQUIRED FOR FINAL PLAT:**

- INCLUDE ALL ITEMS REQUIRED ON PRELIMINARY PLAT (EXCEPT CONTOURS)
- STREET MONUMENTS
- BUILDING SETBACKS
- PUBLIC UTILITY EASEMENTS, ACCESS EASEMENTS, EXISTING EASEMENTS
- PROPOSED STREET NAMES
- INTERSECTION ADDRESSES
- LOT ADDRESSES
- TYPICAL LOT DETAILS SHOWING BOTH CORNER AND INTERIOR LOTS
- VICINITY MAP
- PLAT NOTES
- PHYSICAL MARKERS SHALL BE PLACED AT EACH LOT CORNER
- IF PROPERTY CONTROLLED BY PUBLIC AGENT OR UTILITY COMPANY, APPROVAL FOR LOCATION, IMPROVEMENT, AND MAINTENANCE MUST BE SHOWN
- ELECTRONIC COPY THAT IS COMPATIBLE WITH CITY'S AUTOCAD MAPPING SYSTEM SHALL BE SUBMITTED

**PLAT REQUIREMENTS**

- FINAL PLAT SHALL BE PREPARED ON A SHEET OF APPROVED REPRODUCIBLE D-SIZE MYLAR AND MADE WITH TEXT NOT LESS THAN ONE-TENTH INCH IN SIZE, SHALL BE SO DRAWN THAT THE TOP OF THE SHEET FACES EITHER NORTH OR EAST, WHICHEVER ACCOMMODATES THE DRAWING BEST.
- ACCURATE LINES MUST BE DRAWN FOR ALL LINES, ANGLES AND CURVES USED TO DESCRIBE BOUNDARIES, BLOCKS, LOTS, STREETS, ALLEYS, EASEMENTS, AREAS TO BE RESERVED FOR PUBLIC USE AND OTHER IMPORTANT FEATURES.
- BOUNDARY LINES SHALL BE DRAWN HEAVIER THAN STREET AND LOT LINES.
- MONUMENTS SHALL BE INSTALLED BY THE SUBDIVIDER'S ENGINEER OR LAND SURVEYOR AT SUCH POINTS DESIGNATED ON THE FINAL PLAT AS ARE APPROVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT.
- MONUMENTS MUST BE PLACED PRIOR TO FINAL BOND RELEASE.
- THE UTAH COUNTY RECORDER'S OFFICE MAY HAVE ADDITIONAL REQUIREMENTS FOR THIS PLAT

**PUBLIC WORKS DIRECTOR**

Approved 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**

Approved this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_

**COMCAST CABLE TELEVISION**

COMCAST CABLE TELEVISION

**PLANNING DIRECTOR**

Approved by the Planning Director on this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_

**PLANNING DIRECTOR**

Approved by the City Engineer on this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_

**CITY ENGINEER**

CITY ENGINEER

**LAND USE AUTHORITY**

Approved by the Land Use Authority on this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_

**LAND USE AUTHORITY**

Approved by the Fire Chief on this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_

**CITY FIRE CHIEF**

CITY FIRE CHIEF

**SARATOGA SPRINGS ATTORNEY**

Approved by Saratoga Springs Attorney on this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_

**SARATOGA SPRINGS ATTORNEY**

Approved by Post Office Representative on this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_

**LEHI CITY POST OFFICE**

LEHI CITY POST OFFICE REPRESENTATIVE

**SURVEYOR'S CERTIFICATE**

I, the undersigned surveyor, do hereby certify that I am a professional Land Surveyor and that I hold a license (number shown below) 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 54-8a-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 \_\_\_\_\_ Quarter of Section \_\_\_\_\_, Township \_\_\_\_\_ South, Range East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a point...

Acres: \_\_\_\_\_ # of lots \_\_\_\_\_

Date \_\_\_\_\_ Surveyor's Name \_\_\_\_\_ License no. \_\_\_\_\_

**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:

XXXXX

and do hereby dedicate for the 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) and all agents, successors, and assigns voluntarily defend, indemnify, and save harmless the City against any excesses or other encumbrance on a dedicated street, easement, or right-of-way that will interfere with the City's use, maintenance, and operation of the street or utilities. The owner(s) and all agents, successors, and assigns assume all liability with respect to the creation of this subdivision, the alteration of the ground surface, vegetation, drainage, or surface or sub-surface water flows within this subdivision, and the development activity within this subdivision by the owners and all agents, successors, and assigns. The owner hereby conveys the Common Area, as indicated hereon, to the (insert name of HOA), a Utah Nonprofit Corporation, with a registered address of (insert address).

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 ACKNOWLEDGMENT**

STATE OF UTAH } S.S.  
County of Utah

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me \_\_\_\_\_ who being by me duly sworn, did 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 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: \_\_\_\_\_

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 the perpetual use of the public. This \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_.

City Mayor \_\_\_\_\_ Attest \_\_\_\_\_ City Recorder (See Seal Below)

**(INSERT PLAT NAME) AMENDED**

AMENDING LOTS (INSERT LOT NUMBERS) OF (INSERT EXACT NAME OF PLAT BEING AMENDED) LOCATED IN A PORTION OF THE \_\_\_\_\_ QUARTER OF SECTION \_\_\_\_\_, TOWNSHIP \_\_\_\_\_ SOUTH, RANGE \_\_\_\_\_ WEST, SALT LAKE BASE AND MERIDIAN, CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

SURVEYORS SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL

**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 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
  - d. ANY OTHER PROVISION OF LAW

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

ROCKY MOUNTAIN POWER

**DOMINION ENERGY QUESTAR CORPORATION**

DOMINION ENERGY QUESTAR CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY QUESTAR CORPORATION 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 DOMINION ENERGY QUESTAR CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

BY \_\_\_\_\_

TITLE \_\_\_\_\_

DOMINION ENERGY QUESTAR CORP.