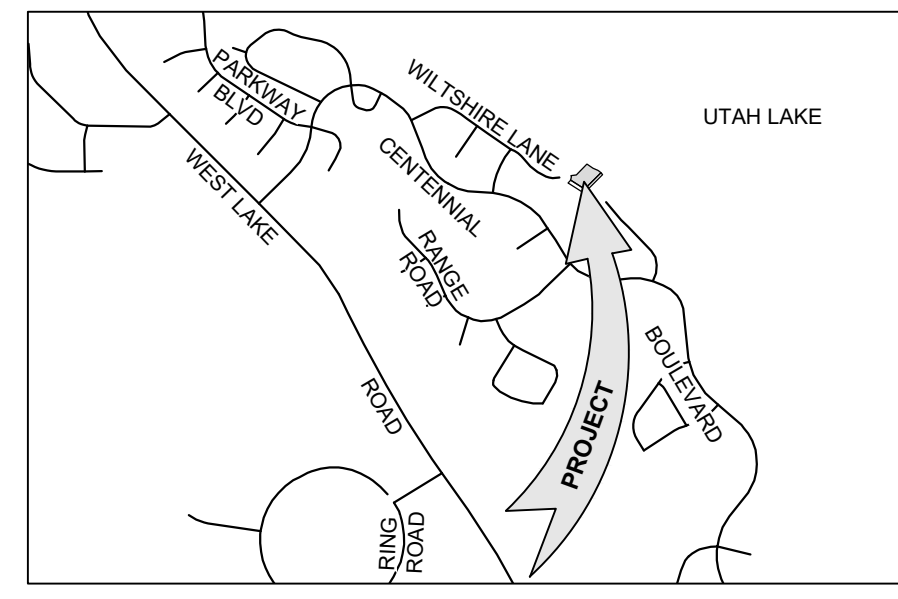
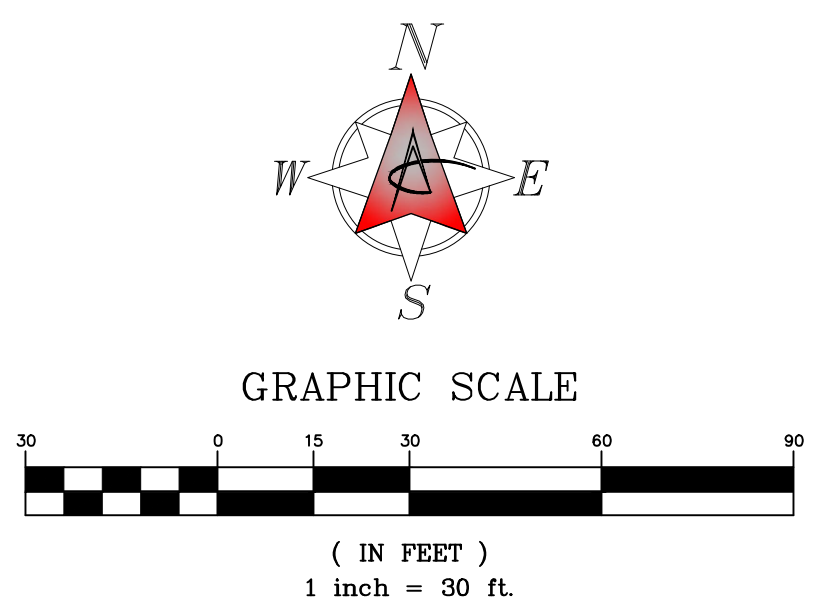
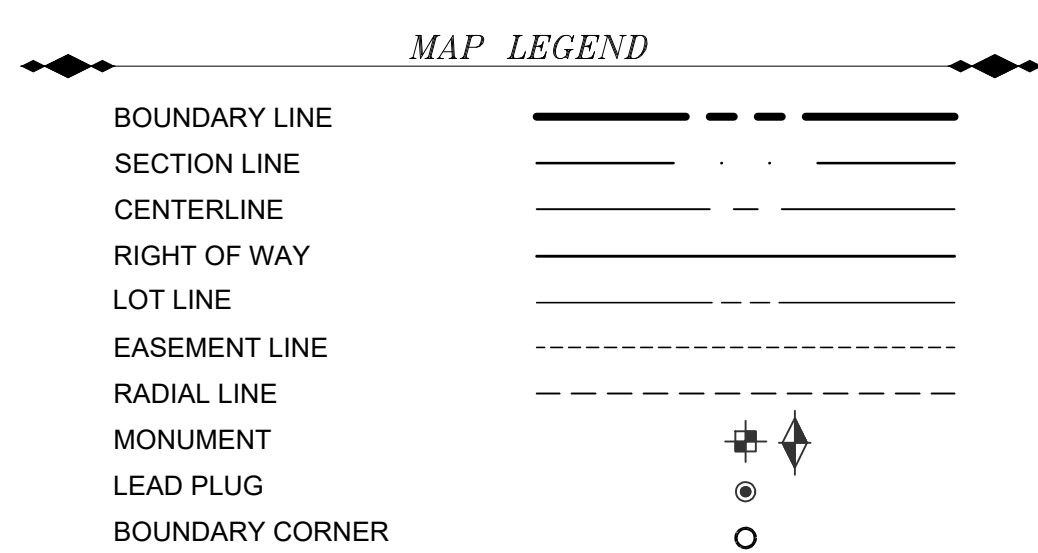
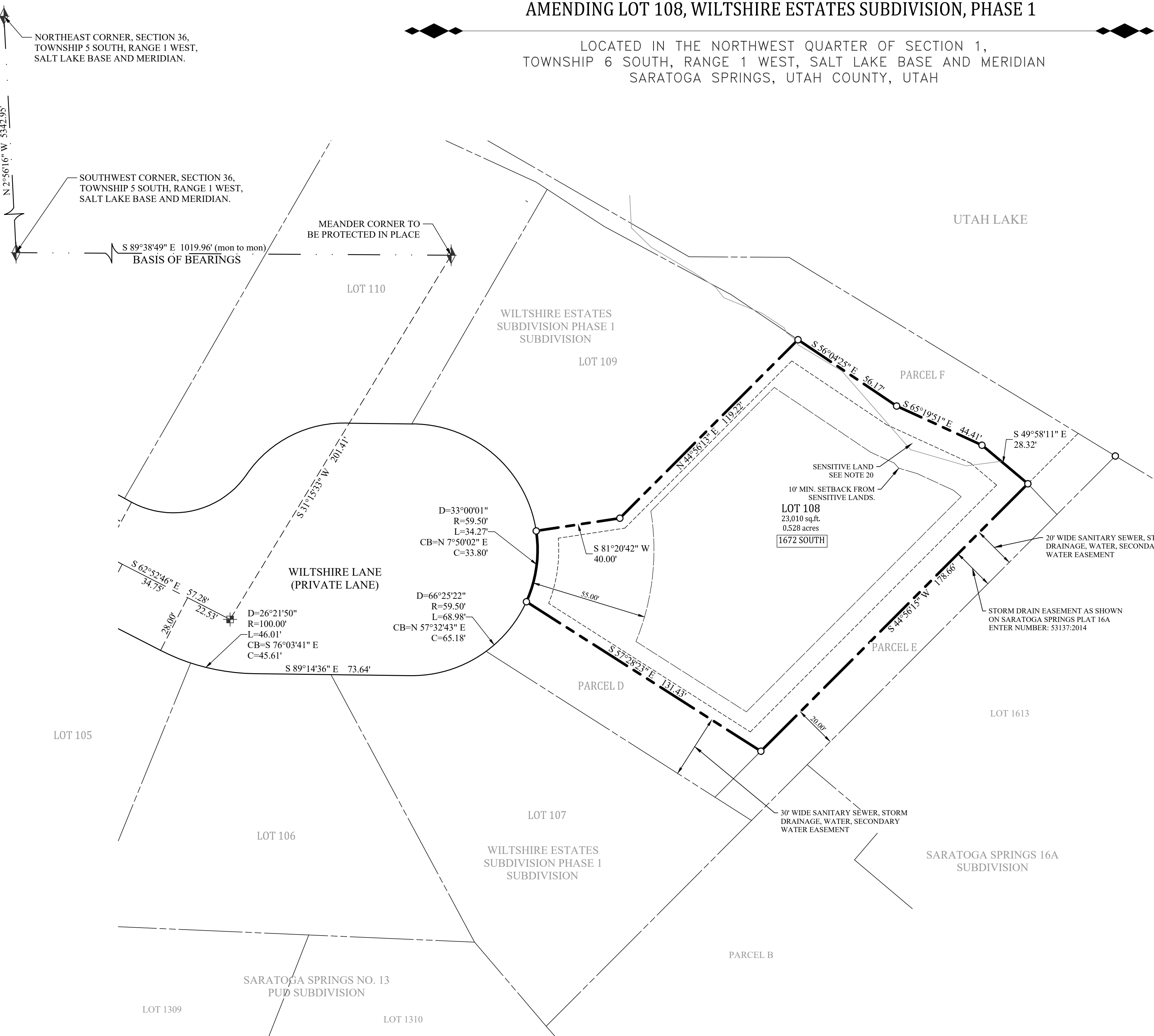


WILTSHIRE ESTATES SUBDIVISION PHASE 1 AMENDED

AMENDING LOT 108, WILTSHIRE ESTATES SUBDIVISION, PHASE 1

LOCATED IN THE NORTHWEST QUARTER OF SECTION 1,
TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
SARATOGA SPRINGS, UTAH COUNTY, UTAH



NORTHEAST CORNER, SECTION 36,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN.

SOUTHWEST CORNER, SECTION 36,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN.

SURVEYOR'S CERTIFICATE

I, SATTAR N. TABRIZ, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE, CERTIFICATE NO. 155100, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY SHOWN ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO A LOT, HEREAFTER TO BE KNOWN AS:

WILTSHIRE ESTATES SUBDIVISION PHASE 1 AMENDED

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

SATTAR N. TABRIZ
UTAH LICENSE NO. 155100

LEGAL DESCRIPTION

LOT 108, WILTSHIRE ESTATES PHASE 1 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF.

OWNER'S DEDICATION

KNOW ALL BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, TO BE HEREAFTER KNOWN AS:

WILTSHIRE ESTATES SUBDIVISION PHASE 1 AMENDED

DOES HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF ____

A.D., 20__

BY: _____

ACKNOWLEDGEMENT

STATE OF _____ } S.S.
COUNTY OF _____ }
ON THIS ____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME

_____, WHO BEING BY ME DULY SWORN DID SAY THAT

HE/SHE IS THE _____ OF _____, A CORPORATION, AND THAT THE FORGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY THE AUTHORITY OF ITS BOARD OF DIRECTORS, AND HE/SHE ACKNOWLEDGED TO THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

RESIDING IN _____ COUNTY, _____

APPROVAL OF THE 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. 20__.

ATTEST: CITY CLERK _____ CITY MAYOR _____

1. PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL BY CITY COUNCIL. FINAL PLAT APPROVAL WAS GRANTED ON ____ DAY OF ____ 20__.
2. ALL EASEMENTS ARE 5' AS SHOWN ON THIS PLAT UNLESS OTHERWISE NOTED.
3. SET A 24" #5 REBAR AND CAP AT ALL PROPERTY CORNERS
4. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY RULES, ORDINANCES, REQUIREMENTS, STANDARDS, POLICIES REGARDING TO THE DEVELOPMENT OF THIS PROPERTY. PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY OF SARATOGA SPRINGS BUILDING OFFICIAL.
6. PLAT MAY BE SUBJECT TO A MASTER DEVELOPMENT AGREEMENT, DEVELOPMENT AGREEMENT, SUBDIVISION AGREEMENT, OR SITE PLAN AGREEMENT. SEE CITY RECORDER FOR MORE INFORMATION.
7. 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.
8. ALL BONDS AND BOND AGREEMENTS ARE BETWEEN THE CITY, DEVELOPER/OWNER AND FINANCIAL INSTITUTION. NO OTHER PARTY, INCLUDING UNIT OR 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.
9. THE OWNER OF THIS SUBDIVISION AND ANY SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR ENSURING THAT IMPACT AND CONNECTION FEES ARE PAID AND WATER RIGHTS 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.
10. NO CITY MAINTENANCE IS PROVIDED ON PRIVATE STREETS.
11. ALL COMMON AREA IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER, MAINTAINED AND ADMINISTERED BY SARATOGA SPRINGS OWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.
12. ANY REFERENCE HEREIN TO OWNERS, DEVELOPERS, OR CONTRACTORS SHALL APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
13. PRIVATE STREETS WILL BE DEDICATED AS COMMON AREA, TO BE MAINTAINED AND ADMINISTERED BY SARATOGA SPRINGS OWNERS ASSOCIATION.
14. LOTS/UNITS ARE SUBJECT TO ASSOCIATION BY LAWS, ARTICLES OF INCORPORATION AND CC&RS. ACCESSORY BUILDINGS NEED TO BE 10 FEET FROM NEIGHBORING LOT LINE.
16. SHALLOW SEWER DEPTHS! CONTRACTOR SHALL VERIFY SEWER DEPTHS BEFORE EXCAVATION FOR BASEMENT. HOME(S) WITH BASEMENT MAY NOT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.
17. SEWER EASEMENT IS GRANTED TO THE CITY BUT STILL MAINTAINED BY THE SARATOGA SPRINGS OWNERS ASSOCIATION.
18. FLOOD PLAIN IS ZONE X. ON COMMUNITY PANEL NO. 4902500115A DATED: JULY 17, 2002. PARCEL OF PARCEL F IS IN FLOOD ZONE AE. FLOOD ELEVATION =4495.00 PER NGVD 1929.
19. OWNERS HEREBY ALSO OFFERS AND CONVEYS TO CITY OF SARATOGA SPRINGS, THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT AND RIGHT OF WAY IN AND TO THOSE AREAS REFLECTED ON THE PLAT AS PRIVATE STREETS AND EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILITIES INCLUDING WATER, IRRIGATION, SEWER, STORM DRAIN AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERETO.
20. THESE AREAS INCLUDE SENSITIVE LANDS AS DEFINED IN SECTION 19.02.02 OF THE CITY CODE. ACCORDINGLY, STRUCTURES REQUIRING A BUILDING PERMIT ARE NOT ALLOWED UNLESS SUCH AREAS ARE MITIGATED SO THAT THEY NO LONGER MEET SUCH DEFINITION. MITIGATION SHALL BE PERFORMED IN ACCORDANCE WITH CITY ORDINANCES, REGULATIONS, AND STANDARDS. IF MITIGATION MEASURES ENCRUACH IN EXISTING WETLANDS, OWNER SHALL OBTAIN A PERMIT FROM THE ARMY CORPS OF ENGINEERS IF REQUIRED. OWNER RELEASES AND INDEMNIFIES CITY FROM ANY AND FOR ANY LIABILITY RESULTING FROM ANY SUCH MITIGATION MEASURES.

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)

<p>DOMINION ENERGY UTAH</p> <p>APPROVED THIS ____ DAY OF ____ 20__.</p>	<p>ROCKY MOUNTAIN POWER</p> <p>APPROVED THIS ____ DAY OF ____ 20__.</p>
<p>DOMINION ENERGY UTAH</p>	<p>ROCKY MOUNTAIN POWER</p>

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<p>COMCAST CABLE TELEVISION</p> <p>APPROVED THIS ____ DAY OF ____ 20__.</p>	<p>LUMEN/CENTURY LINK</p> <p>APPROVED THIS ____ DAY OF ____ 20__.</p>	<p>LEHI CITY POST OFFICE</p> <p>APPROVED BY POST OFFICE REPRESENTATIVE ON THIS ____ DAY OF ____ 20__.</p>	<p>FIRE CHIEF APPROVAL</p> <p>APPROVED BY THE FIRE CHIEF ON THIS ____ DAY OF ____ 20__.</p>	<p>PLANNING COMMISSION REVIEW</p> <p>REVIEWED BY THE PLANNING COMMISSION ON THIS ____ DAY OF ____ 20__.</p>	<p>SARATOGA SPRINGS ATTORNEY</p> <p>APPROVED BY SARATOGA SPRINGS ATTORNEY ON THIS ____ DAY OF ____ 20__.</p>	<p>CITY ENGINEER APPROVAL</p> <p>APPROVED BY THE CITY ENGINEER ON THIS ____ DAY OF ____ 20__.</p>	<p>CITY ENGINEER SEAL</p>	<p>RECORDER SEAL</p>	<p>UTAH COUNTY RECORDERS OFFICE</p> <p>RECORD NO. _____</p> <p>STATE OF UTAH, COUNTY OF UTAH, RECORDED AND FILED AT THE REQUEST OF: _____ DATE ____ TIME ____ BOOK ____ PAGE ____ FEES _____ PRINTED NAME OF COUNTY RECORDER _____</p>
COMCAST CABLE TELEVISION	LUMEN / CENTURYLINK	LEHI CITY POST OFFICE REPRESENTATIVE	CITY FIRE CHIEF	CHAIRMAN, PLANNING COMMISSION	SARATOGA SPRINGS ATTORNEY	CITY ENGINEER			