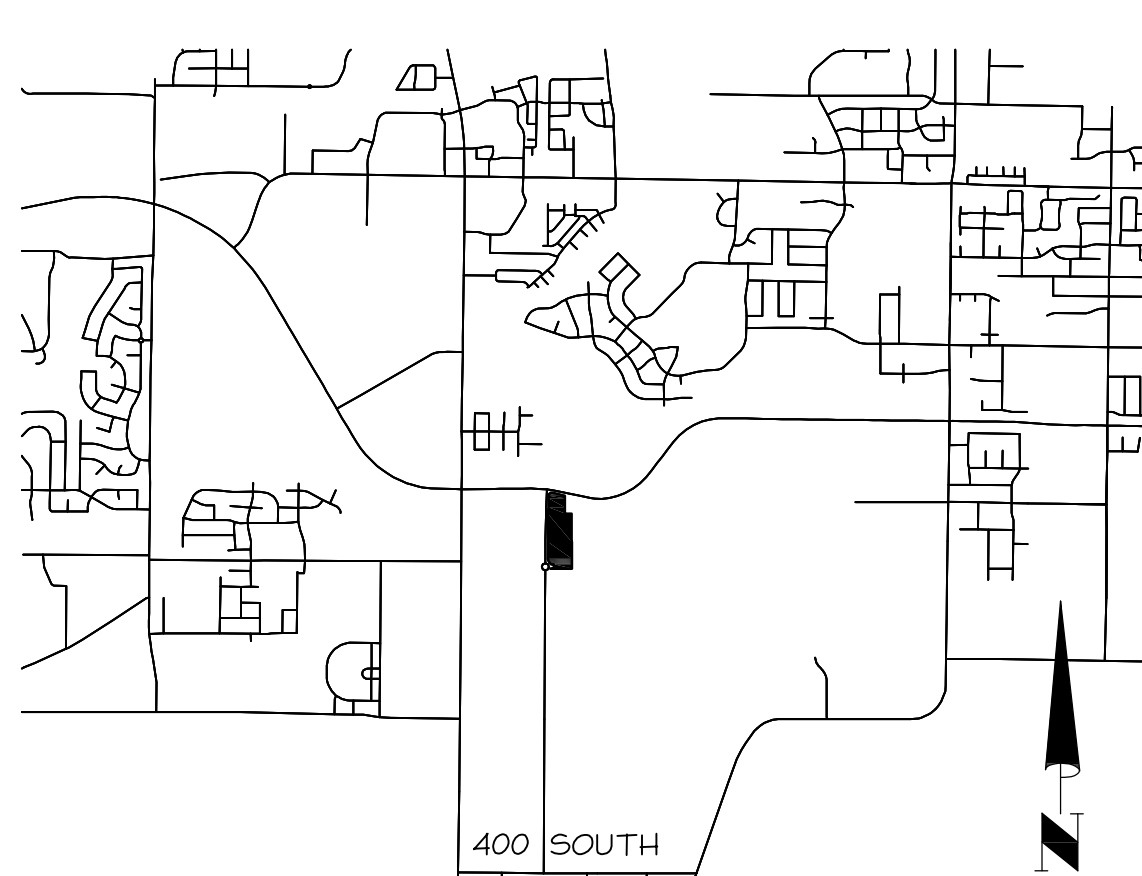


	EXIST. WATER CAP
	EXIST. COMBO AIR VALVE (CAV)
	EXISTING BLOW OFF VALVE
	EXIST. WATER VALVE
	EXIST. FIRE HYDRANT
	EXIST. WATER LINE AND LATERAL
	EXIST. WATER METER
	EXIST. IRRIGATION LINE
	PROPOSED IRRIGATION METER
	EXISTING SEWER M.H. TAG
	EXIST. SEWER CLEANOUT
	EXIST. 4" SEWER M.H.
	EXIST. 5" SEWER M.H.
	EXIST. 6" SEWER M.H.
	EXIST. SEWER LINE AND LATERAL
	STORM DRAIN BOX TAG
	EXISTING LOT DRAINAGE EASEMENT
	EXIST. CATCH BASIN
	EXIST. CLEANOUT BOX
	EXIST. COMBO. BOX
	EXIST. STORM DRAIN LINE
	EXIST. MAIL BOX PAD
	EXIST. SIGNAGE
	EXIST. STREET LIGHT
	EXIST. SIDEWALK
	EXIST. CURB & GUTTER
	EXIST. LOT LINE
	PROPOSED WATER CAP
	PROPOSED COMBO AIR VALVE (CAV)
	PROPOSED BLOW OFF VALVE
	PROPOSED WATER VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER LINE AND LATERAL
	PROPOSED WATER METER
	PROPOSED IRRIGATION LINE
	PROPOSED IRRIGATION METER
	PROPOSED SEWER M.H. TAG
	PROPOSED SEWER CLEANOUT
	PROPOSED 4" SEWER M.H.
	PROPOSED 5" SEWER M.H.
	PROPOSED 6" SEWER M.H.
	PROPOSED SEWER LINE AND LATERAL
	STORM DRAIN BOX TAG
	TYPICAL 5' LOT DRAINAGE EASEMENT
	PROPOSED CATCH BASIN
	PROPOSED ALLEY CATCH BASIN
	PROPOSED 5" CLEANOUT BOX
	PROPOSED 6" CLEANOUT BOX
	PROPOSED COMBO. BOX
	PROPOSED STORM DRAIN LINE
	PROPOSED ENERGY DISSIPATER
	PROPOSED RIP-RAP PAD
	PROPOSED SIGNAGE
	PROPOSED STREET LIGHT
	PROPOSED SIDEWALK
	PROPOSED CURB & GUTTER
	PROPOSED LOT LINE
	PROPOSED ALLEY DIRECTIONAL ARROW (SYMBOL NOT TO BE PAINTED)
	PROPOSED FLARED END
	INSTALL HANDICAP RAMP PER CITY STANDARD DETAILS
	NON-TYPICAL SECTION TRANSITION AREA FOR SURFACE FLOW AROUND BUMPOUTS

NOTE: LEGEND MAY CONTAIN SYMBOLS THAT ARE NOT USED IN PLAN SET.



Sheet List Table		
Sheet Number	Sheet Title	Sheet Description
01	TC01	COVER SHEET
02	KM01	KEY MAP
03	GN01	GENERAL NOTES
04	GN02	GENERAL NOTES
05	GN03	GENERAL NOTES
06	SP01	SITE PLAN
07	GR01	GRADING PLAN
08	GR02	GRADING PLAN
09	EX01	DEMOLITION PLAN
10	UT01	UTILITY PLAN
11	UT02	UTILITY PLAN
12	UT03	UTILITY PLAN
13	SI01	SIGNAGE AND STRIPING PLAN
14	PP01	PLAN AND PROFILE – CLEAR CREEK STREET
15	PP02	PLAN AND PROFILE – BROWNS CREEK STREET
16	PP03	PLAN AND PROFILE – WEBER RIVER STREET
17	PP04	PLAN AND PROFILE – GREEN HERON COURT, EGRET LANE, BUFFLEHEAD COVE
18	PP05	PLAN AND PROFILE – OFFSITE STORM DRAIN & STORM DRAIN PARKING OFFSITE
19	DT01	DETAIL SHEET
20	DT02	DETAIL SHEET
21	DT03	DETAIL SHEET
22	L1.00	OVERALL
23	L1.01	LANDSCAPE PLANS
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25	L1.03	LANDSCAPE PLANS
26	L1.04	LANDSCAPE PLANS
27	L2.01	LANDSCAPE DETAILS
28	L3.01	SITE DETAILS
29	L3.02	SITE DETAILS
30	L4.01	IRRIGATION DETAILS
31	L4.02	IRRIGATION DETAILS
32	L4.03	IRRIGATION DETAILS
33	L4.04	IRRIGATION DETAILS
34	L5.01	IRRIGATION PLANS
35	L5.02	IRRIGATION PLANS
36	L5.03	IRRIGATION PLANS
37	L5.04	IRRIGATION PLANS

	PLAT DATA TABLE				
INFORMATION	AC.	SQ. FT.	%TOTAL	#	NOTES
TOTAL PROJECT AREA	9.945	433,206	100%		
BUILDABLE LAND	6.673	290,692	67.1%		
OPEN SPACE	0.645	28,115	6.5%		
SENSITIVE LANDS	0.00	0.00	0%		
ROW AREA	2.626	114,400	26.4%		
LANDSCAPING AREA	0.645	28,115	6.5%		
LOTS				73	
NET DENSITY DNELLINGS PER ACRE				7.43	



- i. Contractor shall field verify location and invert elevations of existing manholes and other utilities before staking or constructing any new sewer lines.
- ii. Contractor shall field verify location and invert elevations of existing storm drain structures and other utilities before staking or constructing any new storm drain lines.
- iii. All construction shall comply with the Standard Technical Specifications and Drawings for the City Of Saratoga Springs, Utah.
- iv. Existing Utilities have been noted to the best of Engineers knowledge, it is owner's and contractor's responsibility to locate utilities in field and notify City Engineer and City if discrepancies exist prior to continuing any construction
- v. Post-acceptance alterations to lighting plans or intended substitutions for approved lighting equipment shall be submitted to the City for review and approval.
- vi. The City reserves the right to conduct post-installation inspections to verify compliance with the City's requirements and accepted Lighting Plan commitments, and if deemed appropriate by the City, to require remedial action at no expense to the City.
- vii. All exterior lighting shall meet IESNA full-cutoff criteria.

Developer / Owner
Oakwood Homes
206 E. Winchester Street
Muncie, UT 84017

Engineer
Perkins Consulting – Jed Atherton, PE
(801) 556-6811 jed@perkinsci.com
9589 1300 West #160
West Jordan, UT 84088

Dominion Energy Gas
Customer Service
1-800-323-5517

Rocky Mountain Power
Customer Service
1-877-321-7070

Saratoga Springs City Engineering Department
City Engineer – Ashley Lusk, PE
A.Lusk@saratogaspringscity.com
(801) 786-8506 Ext. 171

Saratoga Springs City Planning Department
Planning Director – Gino Grange
GinoGrange@saratogaspringscity.com
(801) 786-8293 Ext. 165

9089 SOUTH 1300 WEST, SUITE 160
301.628.6004 TEL 801.590.6611 FAX
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WWW.PERIGEECIVIL.COM

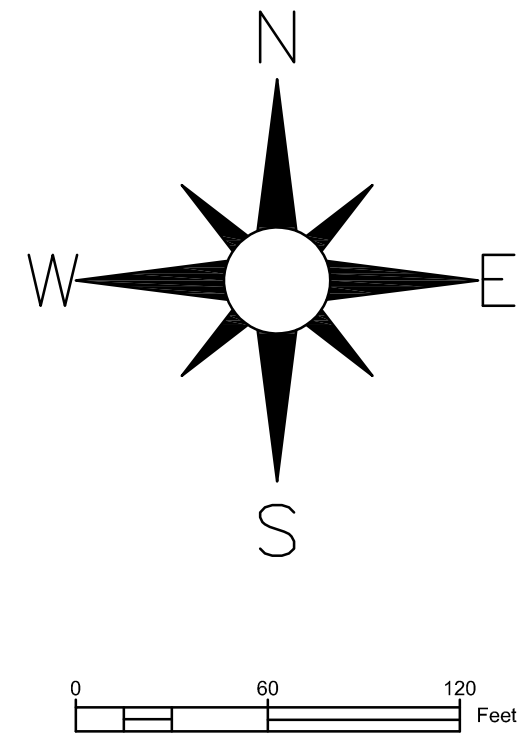
CITY ENGINEER DATE

[illegible]

DESIGNED BY: CM		DATE: JUNE 2023	REV:
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SUBMITTED BY:		CONTRACT NO: 00697	
FILE NAME:			
SIZE: 1/4" X 1/2"	PLOTTED BY:	PLOT DATE:	

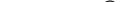
WANDER VILLAGE 3
PLAT K1
COVER SHEET

SHEET NUMBER
01
OF 21 SHEETS
DRAWING NAME
TC01



A RIGHT OF WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE CITY OF SARATOGA SPRINGS PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY. CONTACT CHRIS KLINGEL AT (801) 766-9796 EXT. 118.

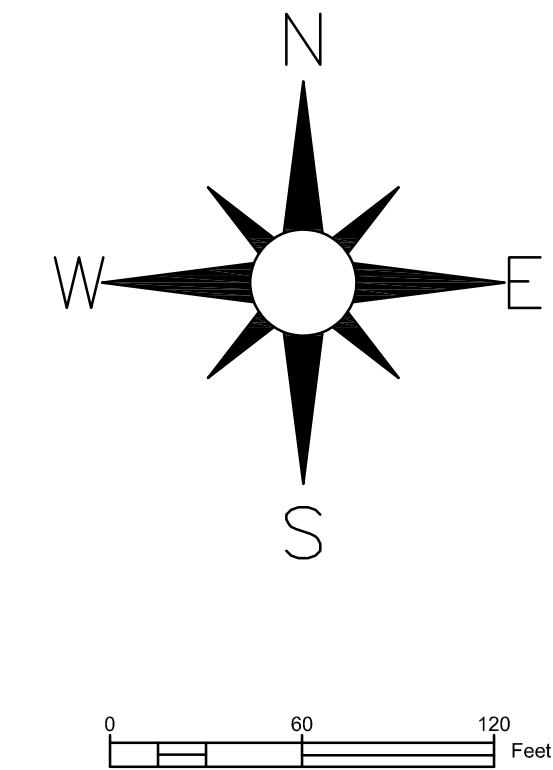
ALL PRIVATE STREET LIGHTS TO BE MASTER METERED.
PRIVATE STREET LIGHTS ARE NOT TO BE LABELED WITH
SARATOGA SPRINGS IDENTIFICATION.

OPEN SPACE FENCE 

PROJECT PERIMETER FENCE

GARDEN FENCE 

VILLAGE 3 PLAT K1	QTY
ROADWAY PAVEMENT (SQFT)	48,042
UNTREATED BASE COURSE (SQFT)	48,042
GRANULAR BORROW (SQFT)	48,042
CURB (LNFT)	2,884



1. ALL PRIVATE STREET LIGHTS SHALL BE MASTER-METERED.
2. ALL PRIVATE STREET LIGHTS SHALL NOT BEAR ANY SORT OF CITY IDENTIFICATION, SUCH AS THE CITY LOGO.



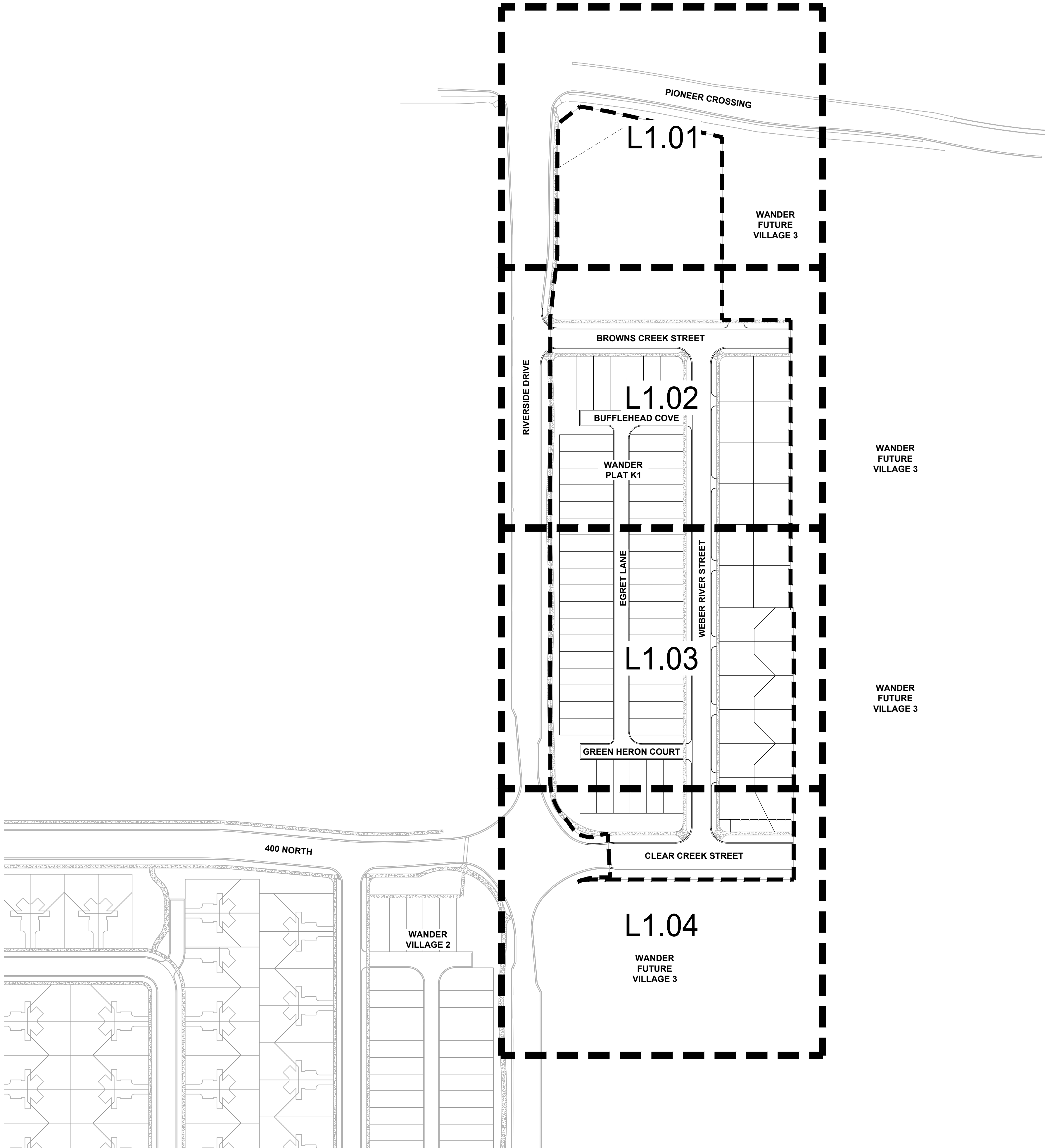
CITY ENGINEER	DATE
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[illegible]

DESIGNED BY:	CM	DATE:	JUNE 2023	REV:
DWN BY:	BUT	CAD BY:	JTA	
SUBMITTED BY:		CONTRACT NO:	00697	
FILE NAME:	K:\00697 Jordan Promenade Oakwood\Gadd\Plot K1\14			
SIZE:	PLOTTED BY:		PLOT DATE:	
ANSLO			7/26/2023 11:11:01 AM	

SHEET NUMBER
14
OF 21 SHEETS
DRAWING NAME
S101

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ATTN: JED ATHERLY

JORDAN PROMENADE - K1
PRELIMINARY/FINAL PLAT
SARATOGA SPRINGS, UT
OVERALL PLAN

PROFESSIONAL STAMP

PROJECT INFORMATION

PROJECT #: 221080
DRAWN BY: ML/JJO
CHECKED BY: RH

ISSUE RECORD

1st Submittal 07/26/23

SHEET NUMBER

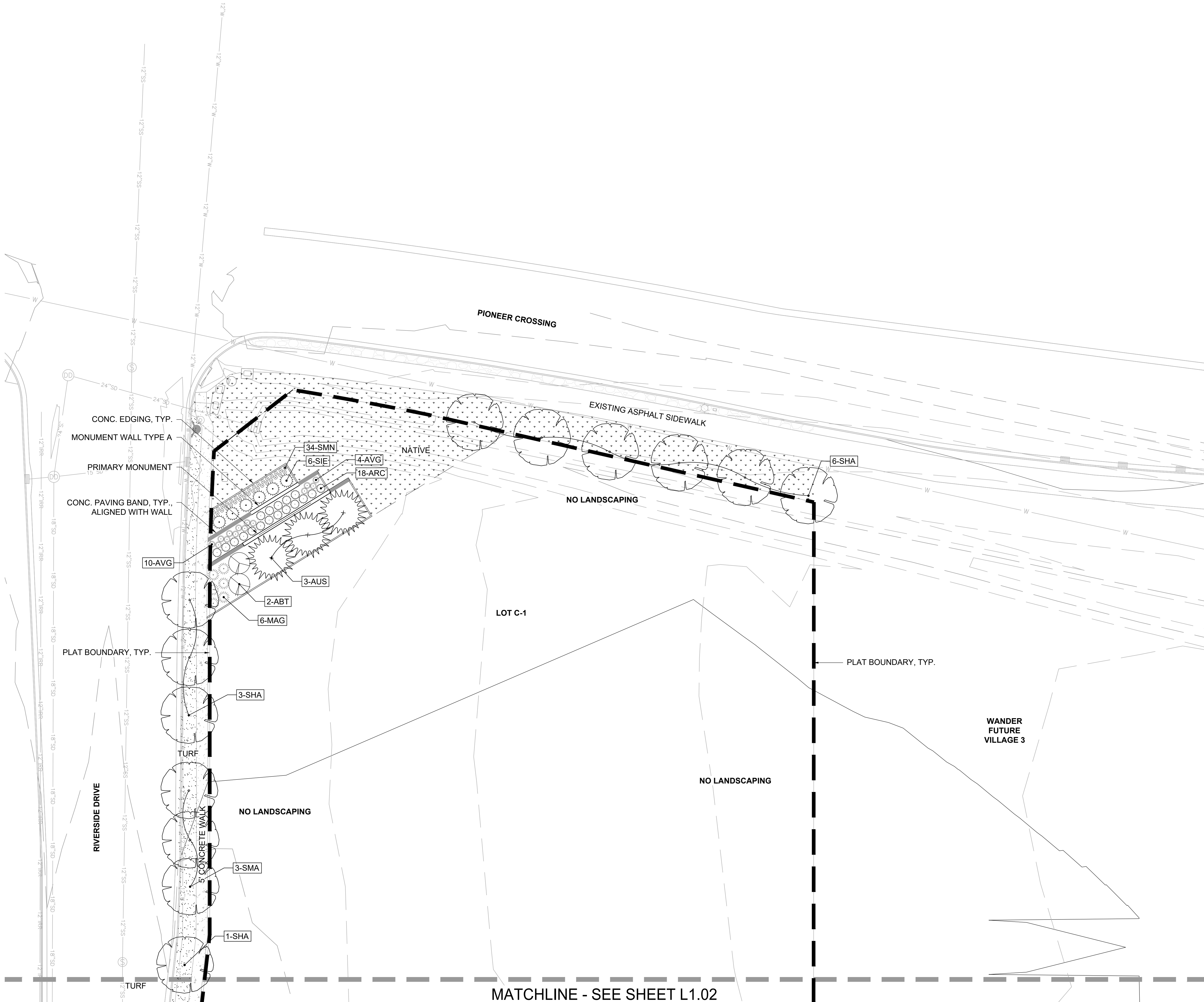
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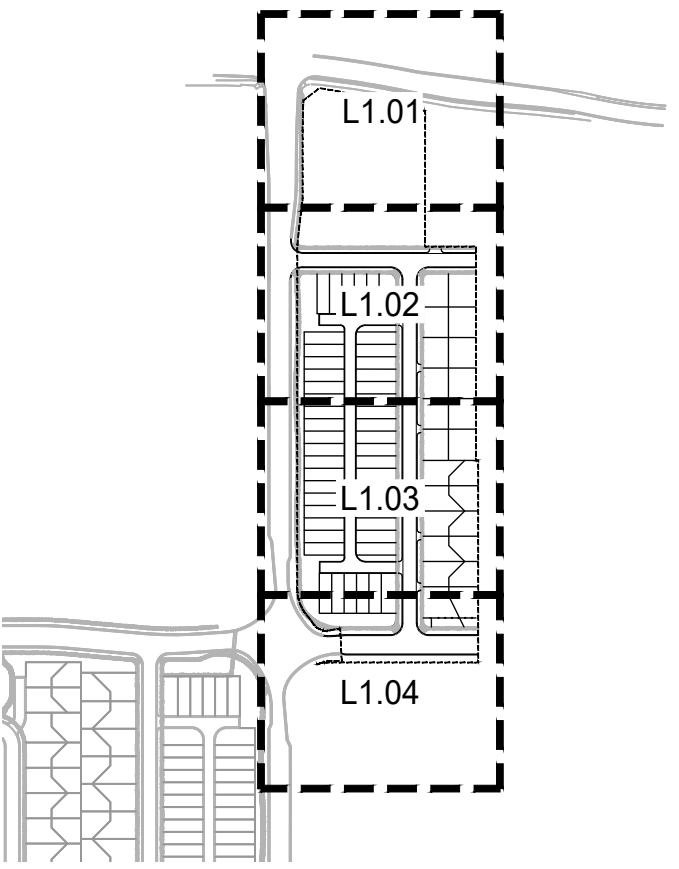
Know what's below.
Call before you dig.



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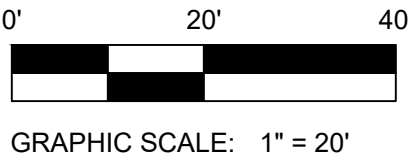


KEY MAP



LEGEND

- PLAT BOUNDARY
- STREET ROW
- NATIVE SEED
- TURF
- COBBLE MULCH
- NATIVE HAND DUG EDGE
- CONCRETE EDGER
- OPEN SPACE FENCE
- LANDSCAPE BOULDER
- TREE-DECIDUOUS
- TREE-EVERGREEN
- SHRUB-DECIDUOUS
- SHRUB-EVERGREEN
- GRASSES AND PERENNIALS



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SARATOGA SPRINGS, UT
LANDSCAPE PLANS

PROFESSIONAL STAMP

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CHECKED BY: RH

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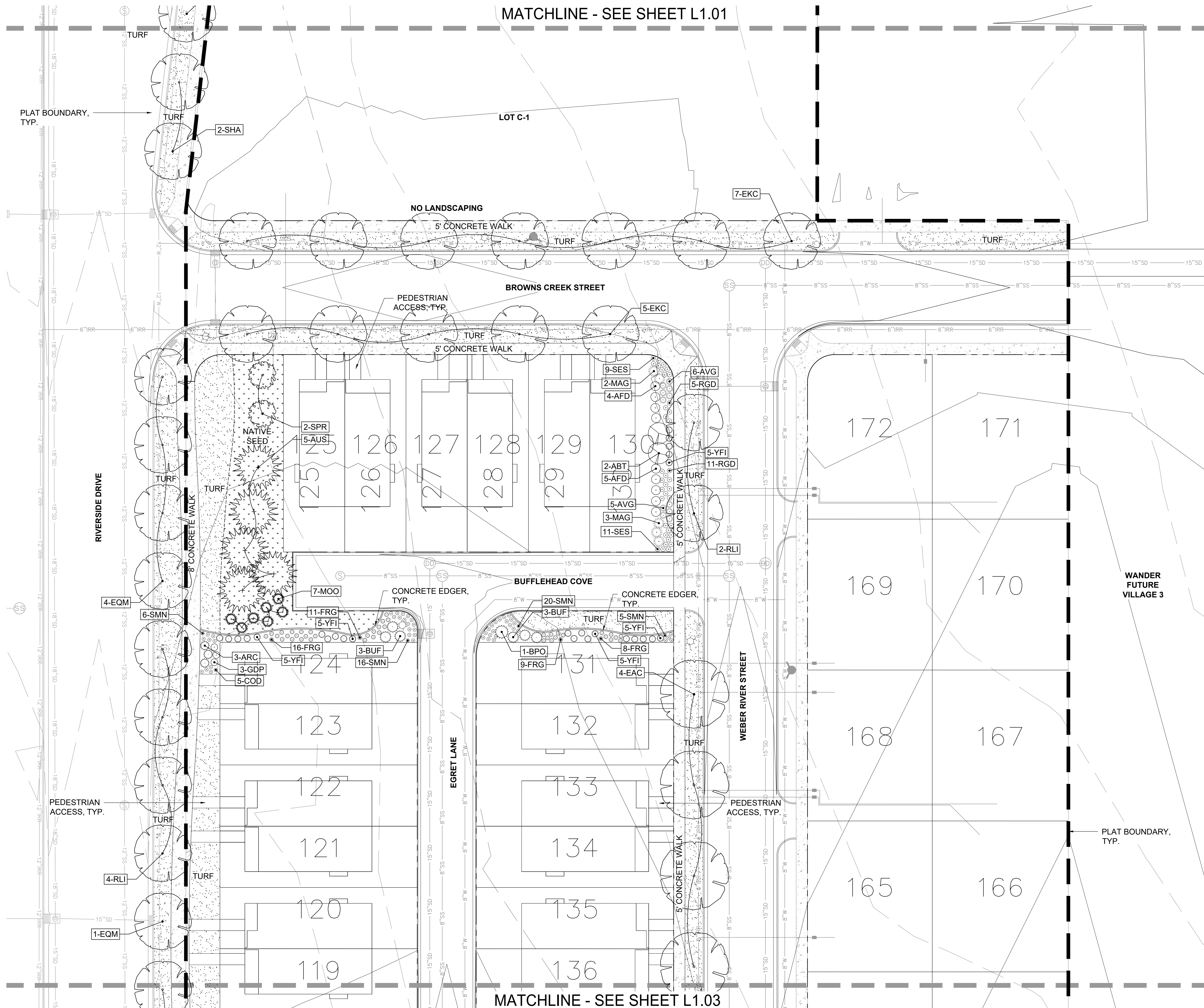
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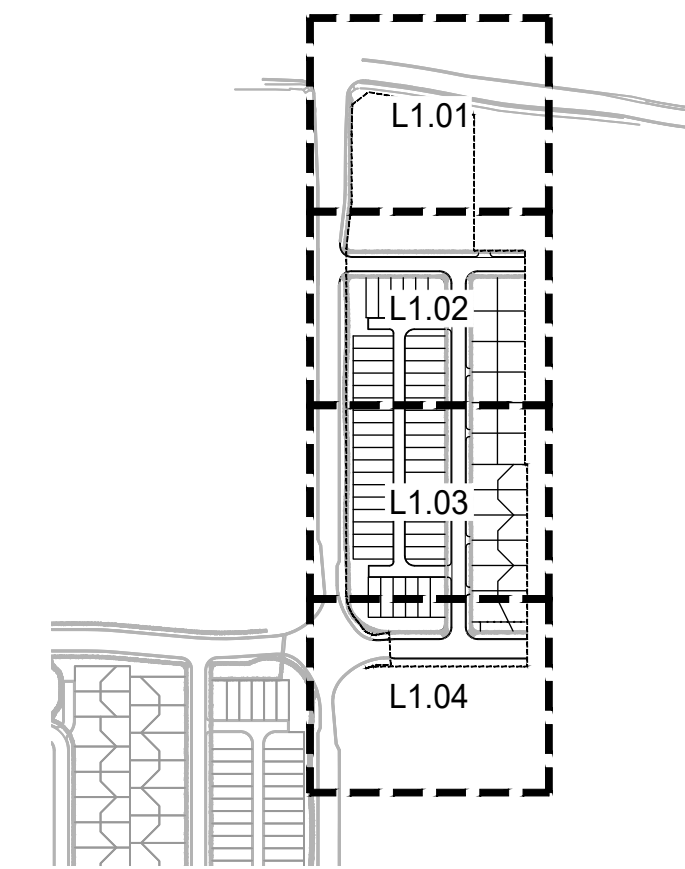
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NOT FOR CONSTRUCTION


KEY MAP



LEGEND

- | | |
|---------------------------|--|
| PLANT BOUNDARY | |
| STREET ROW | |
| NATIVE SEED | |
| TURF | |
| COBBLE MULCH | |
| NATIVE HAND
DUG EDGE | |
| CONCRETE EDGER | |
| OPEN SPACE FENCE | |
| LANDSCAPE BOULDER | |
| TREE-DECIDUOUS | |
| TREE-EVERGREEN | |
| SHRUB-DECIDUOUS | |
| SHRUB-EVERGREEN | |
| GRASSES AND
PERENNIALS | |

0' 20' 40'



GRAPHIC SCALE: 1" = 20'



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SARATOGA SPRINGS, UT
LANDSCAPE PLANS

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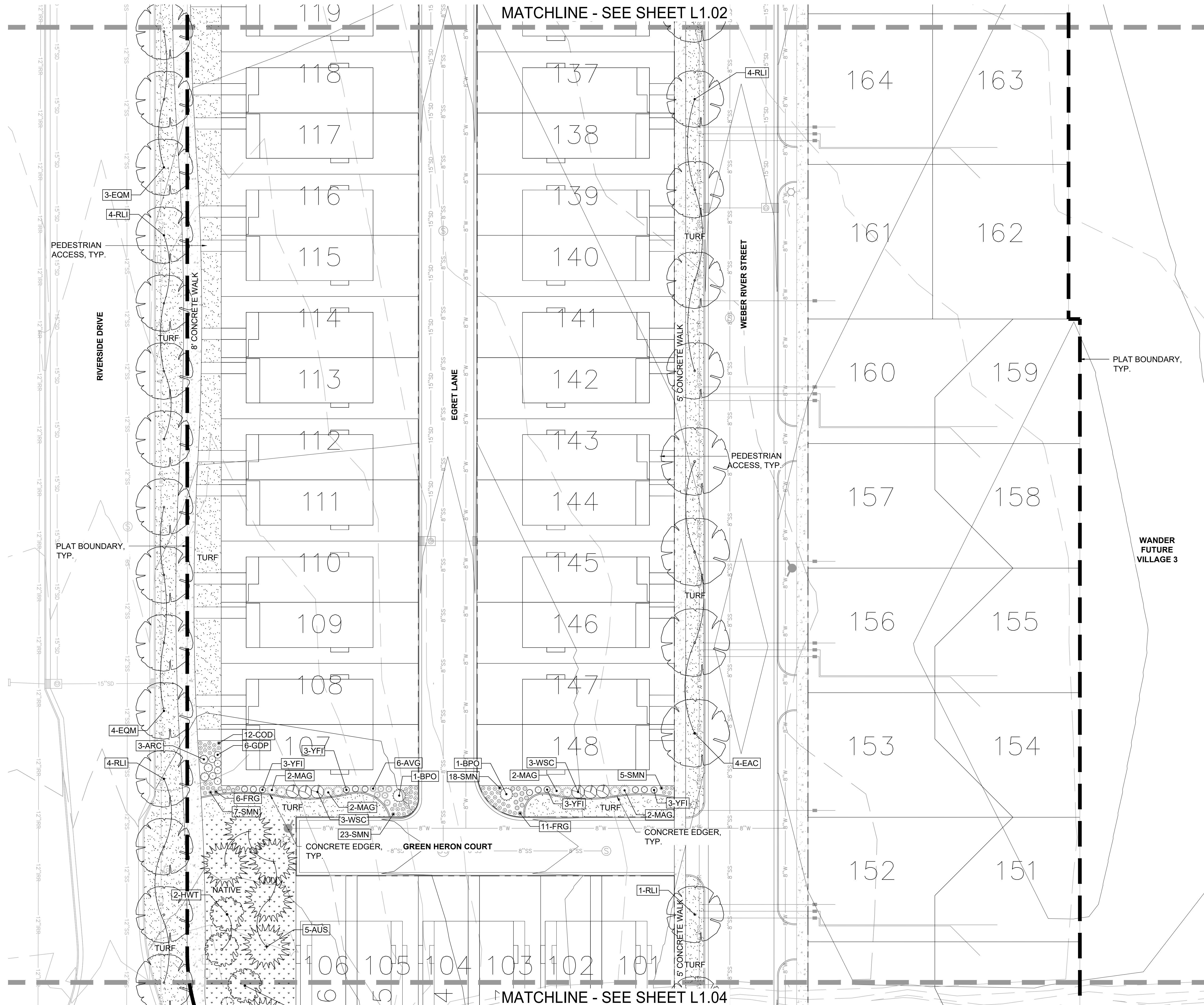
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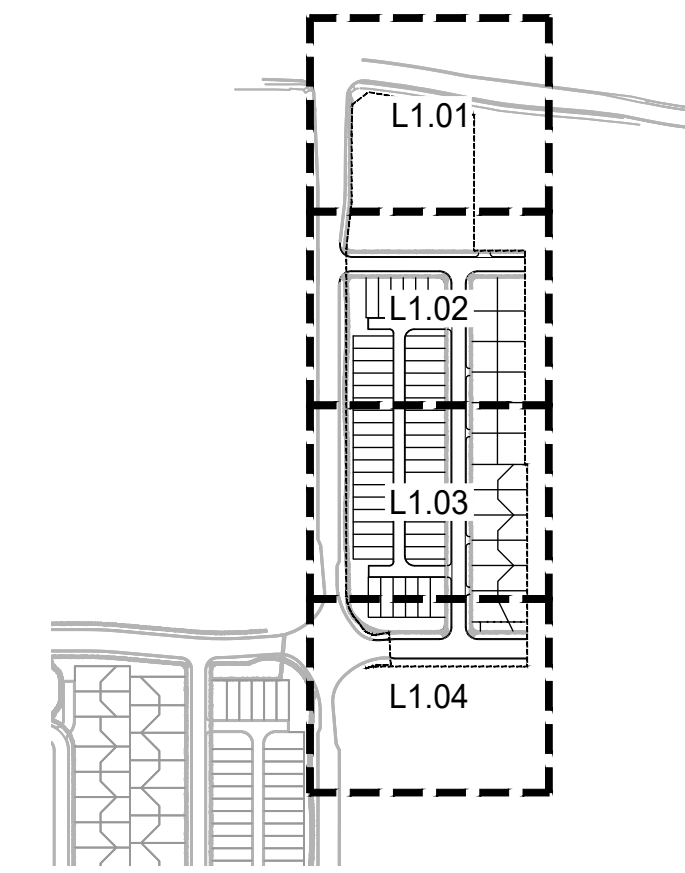
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KEY MAP



LEGEND

-
- PLANT BOUNDARY
- STREET ROW
- NATIVE SEED
- TURF
- COBBLE MULCH
- NATIVE HAND DUG EDGE
- CONCRETE EDGER
- OPEN SPACE FENCE
- LANDSCAPE BOULDER
- TREE-DECIDUOUS
- TREE-EVERGREEN
- SHRUB-DECIDUOUS
- SHRUB-EVERGREEN
- GRASSES AND PERENNIALS

— PLAT BOUNDARY,
TYP.

**WANDER
FUTURE
VILLAGE 3**



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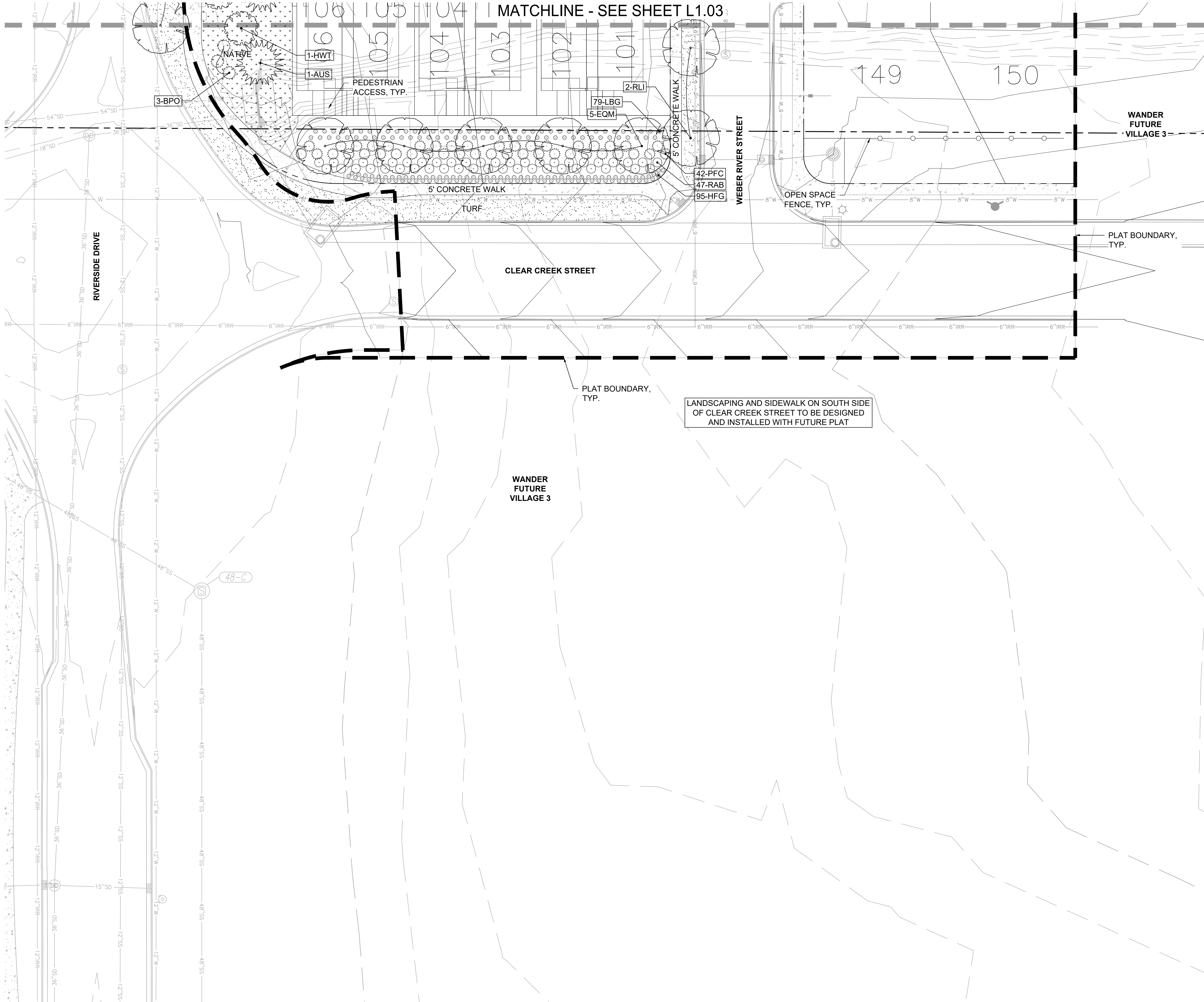
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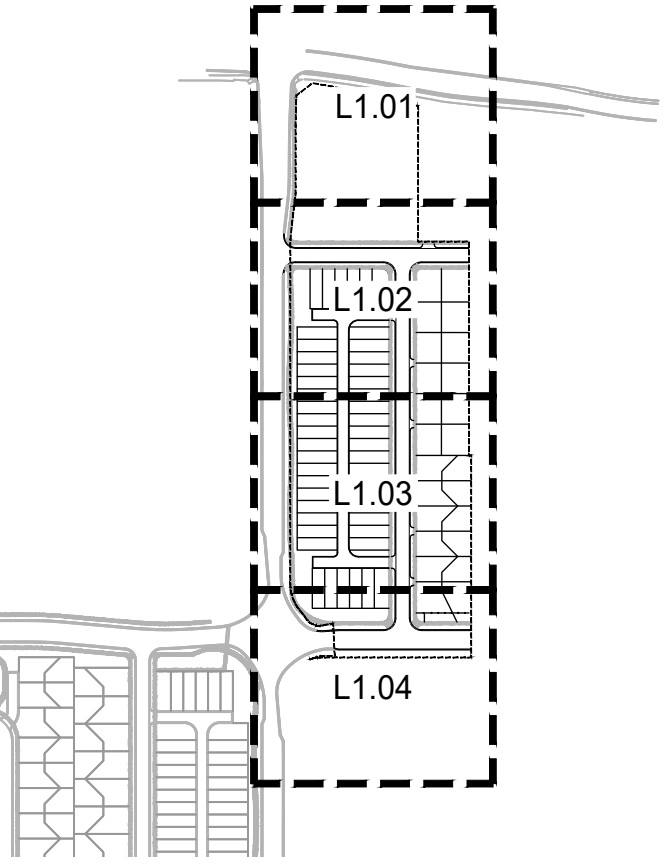
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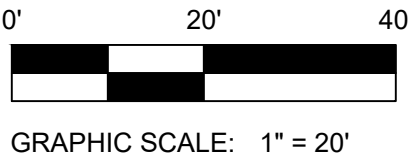
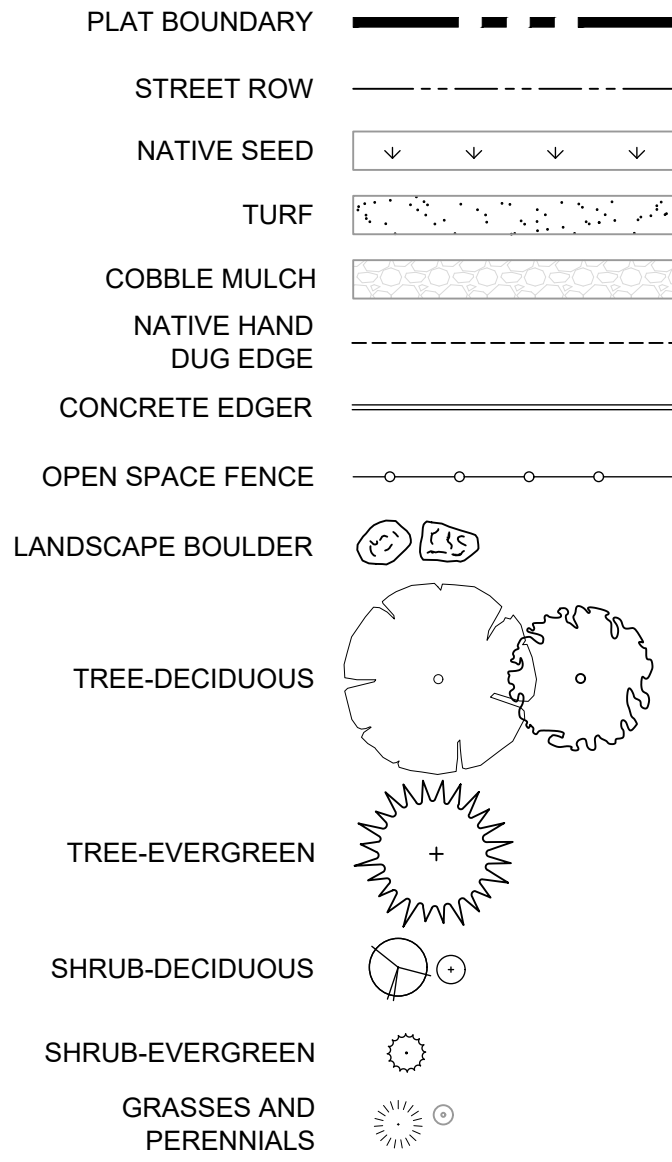
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KEY MAP



LEGEND



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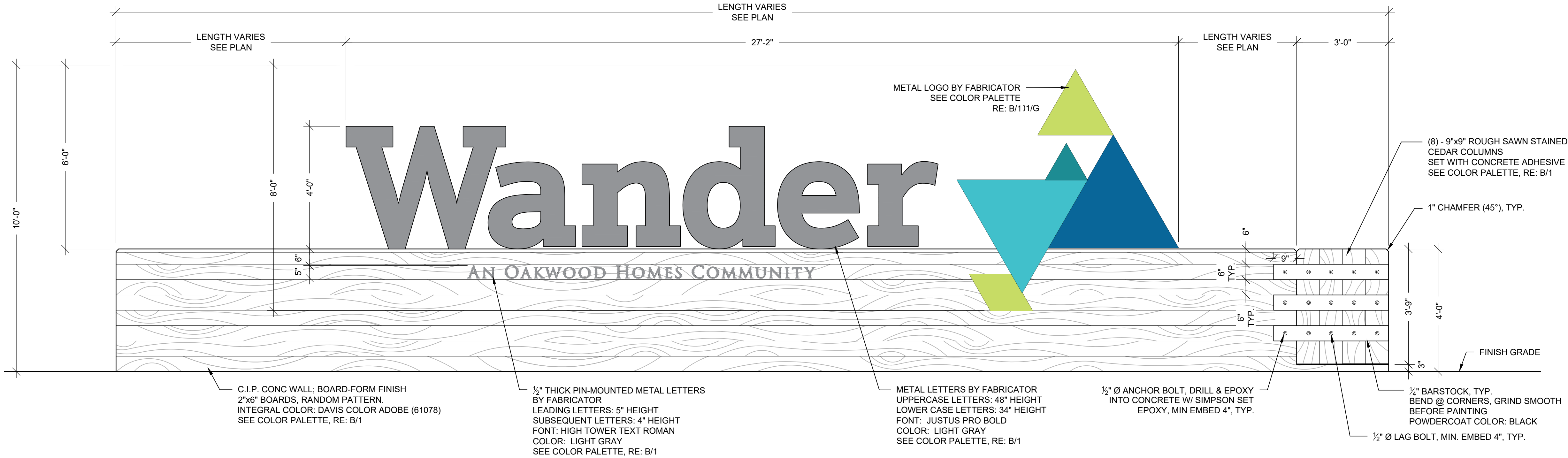
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SHEET NUMBER

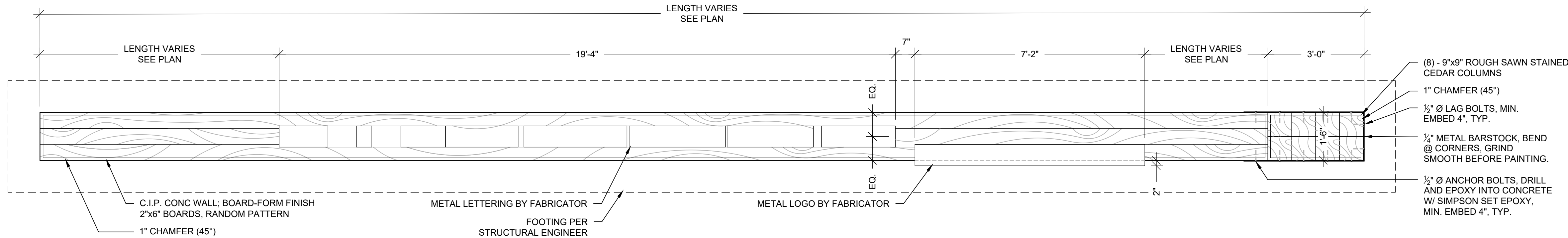
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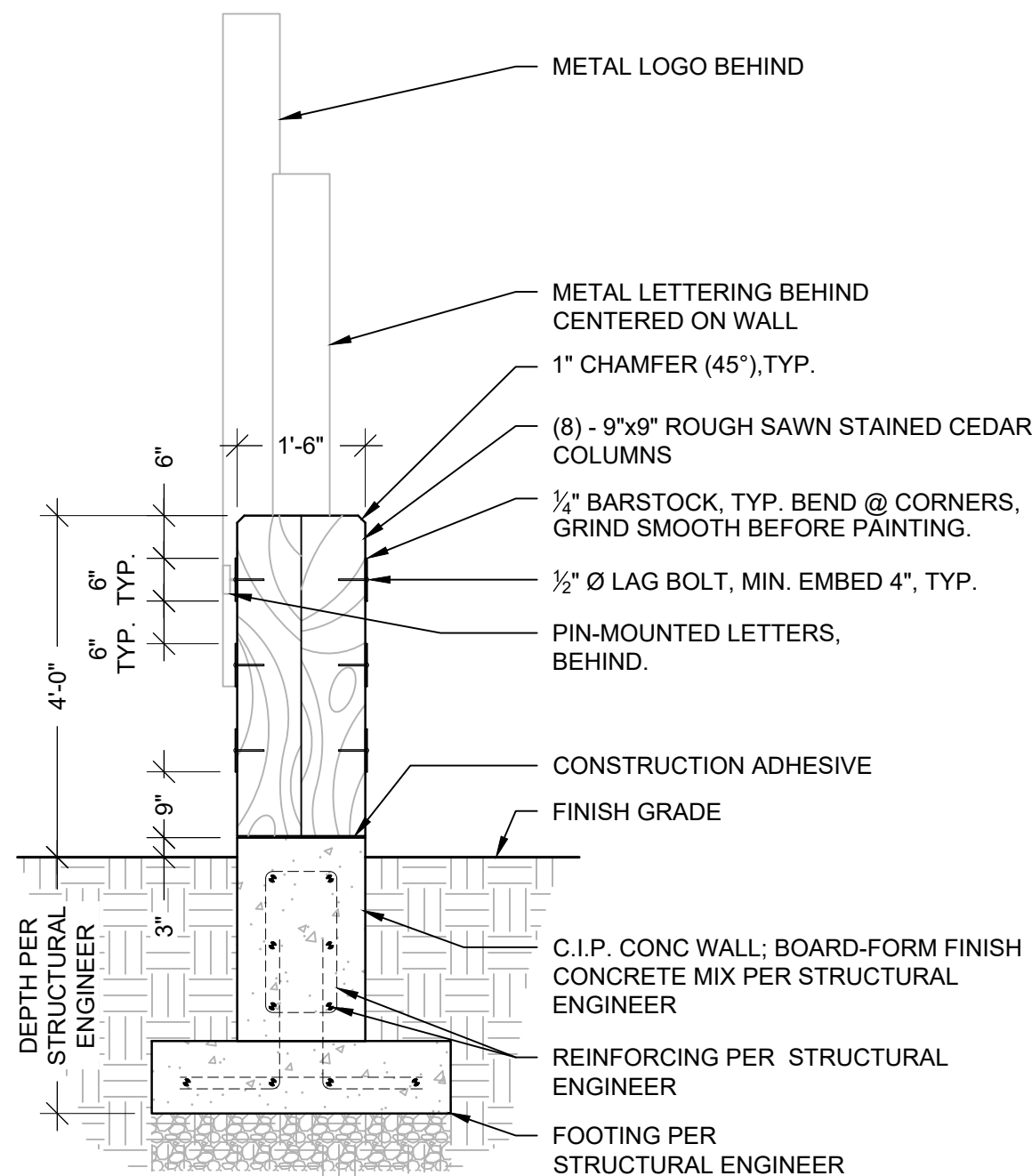
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A PRIMARY MONUMENT WALL - FRONT ELEVATION
SCALE: 1/2"=1'-0"



B PRIMARY MONUMENT WALL - PLAN VIEW
SCALE: 1/2"=1'-0"



C PRIMARY MONUMENT WALL - SIDE ELEVATION
SCALE: 1/2"=1'-0"

NOTES:
1. MONUMENT SIGNAGE APPROVED IN SEPARATE PERMIT.

						BOARD-FORM CONCRETE INTEGRAL COLOR DAVIS COLOR ADOBE (61078)
PMS 374c PMS 584u	PMS 5483c PMS 7474u	PMS 7462c PMS 301u	PMS 319c PMS 319u	PMS 425c PMS 426u		WOODEN BEAMS & WOOD END CAPS SHERWIN WILLIAMS EXTERIOR SEMI-TRANSPARENT STAIN MISSION WALL (3502)
C: 25 M: 0 Y: 77 K: 0	C: 82 M: 28 Y: 41 K: 3	C: 92 M: 58 Y: 18 K: 2	C: 65 M: 0 Y: 22 K: 0	C: 0 M: 0 Y: 0 K: 80		METAL LETTERING LIGHT GREY POWDERCOATING RAL 7035
R: 198 G: 220 B: 101	R: 31 G: 141 B: 148	R: 10 G: 103 B: 154	R: 66 G: 192 B: 203	R: 88 G: 89 B: 91		
Hexadecimal: c6dc65	Hexadecimal: 1f8d94	Hexadecimal: 0a679a	Hexadecimal: 42c0cb	Hexadecimal: 58595b		

D COLOR PALETTE
SCALE: N.T.S.

ARCHITECT / PLANNER



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JORDAN PROMENADE - K1
PRELIMINARY/FINAL PLAT
SARATOGA SPRINGS, UT
SITE DETAILS

PROFESSIONAL STAMP

PROJECT INFORMATION

PROJECT #: 221080
DRAWN BY: ML/JO
CHECKED BY: RH

ISSUE RECORD

1st Submittal 07/26/23

SHEET NUMBER

L3.01



Know what's below.
Call before you dig.

WANDER
PHASE K1

LOCATED IN A PORTION OF THE EAST HALF OF SECTION 23,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

REQUIRED PLAT NOTES

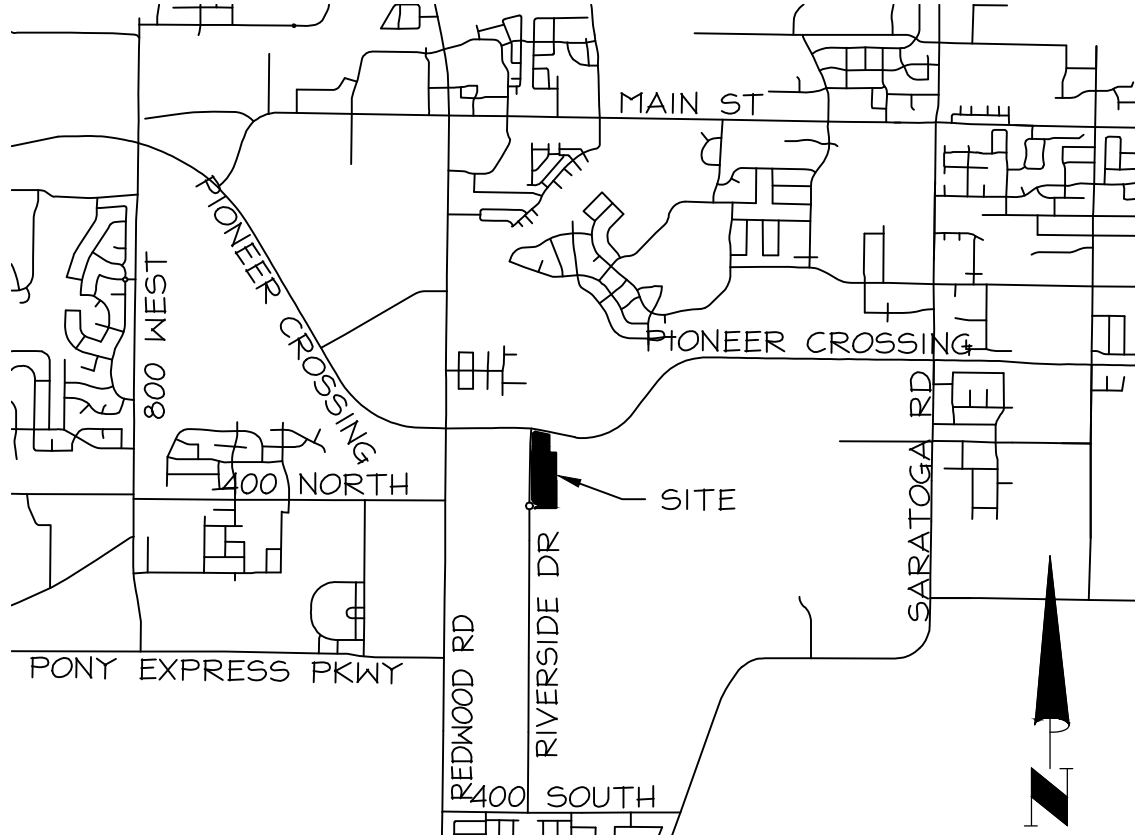
- PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION OF MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE _____ DAY OF _____, 20____.
- PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL AND/OR GEOTECHNICAL TESTING STUDIES 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 REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED PER CITY STANDARDS AND ALL FEES INCLUDING IMPACT AND CONNECTION FEES ARE PAID.
- ALL OPEN SPACE, COMMON AREA, AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.
- 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 BE PROVIDED FOR STREETS AND IMPROVEMENTS DESIGNATED AS "PRIVATE" ON THIS PLAT.
- LOTS/UNITS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S."
- A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY WESTERN TECHNOLOGIES INC., 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 GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.
- FOR ANY OPEN SPACE ("O") LOTS WITH PAVED SIDEWALKS AND/OR WALKWAYS CONSTRUCTED THEREON, THE OWNER HEREBY GRANTS A PUBLIC ACCESS EASEMENT THEREON FOR PUBLIC USE BY PEDESTRIANS AND NON-MOTORIZED VEHICLES FOR THE PURPOSE OF REASONABLE ACCESS, INGRESS AND EGRESS OVER AND ACROSS SUCH PAVED SIDEWALKS AND/OR WALKWAYS. SUCH PUBLIC ACCESS EASEMENT AREAS AND IMPROVEMENTS SHALL BE MAINTAINED BY THE WANDER COMMUNITY ASSOCIATION OR APPLICABLE SUB-ASSOCIATION.
- COMMON AREAS & PRIVATE STREETS ARE BLANKET UTILITY EASEMENTS FOR THE CITY OF SARATOGA SPRINGS.

SURVEYOR'S CERTIFICATE

I, Eric D. Robins do hereby certify that I am a Professional Land Surveyor, and that I hold a license, certificate No. 5152671, 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 the 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 plan 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 known 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.

Eric D. Robins
Professional Land Surveyor
Utah Certificate No. 5152671

Date



VICINITY MAP

PLAT DATA TABLE					
INFORMATION	AC.	SQ. FT.	%TOTAL	#	NOTES
TOTAL PROJECT AREA	9.945	433,206	100%		
BUILDABLE LAND	6.673	290,692	67.1%		
OPEN SPACE	0.645	28,115	6.5%		
SENSITIVE LANDS	0.00	0.00	0%		
ROW AREA	2.626	114,400	26.4%		
LANDSCAPING AREA	0.645	28,115	6.5%		
LOTS				73	
NET DENSITY DWELLINGS PER ACRE				7.43	

PROJECT DATA TABLE					
INFORMATION	AC.	SQ. FT.	%TOTAL	#	NOTES
TOTAL PROJECT AREA	207.412	9,034,717	100%		
BUILDABLE LAND	139.522	6,077,485	67.3%		
OPEN SPACE	34.338	1,495,574	16.6%		
SENSITIVE LANDS	2.562	111,605	1.2%		
ROW AREA	46.116	1,949,104	22.2%		
LANDSCAPING AREA	23.055	1,003,978	11.1%		
LOTS				1134	
NET DENSITY DWELLINGS PER ACRE				5.47	

PLATS INCLUDED IN TABLE:

JORDAN PROMENADE VILLAGE I PLAT B-1
JORDAN PROMENADE VILLAGE I PLAT B-2
JORDAN PROMENADE VILLAGE I PLAT B-3
JORDAN PROMENADE VILLAGE I PLAT C1

WANDER PHASE C2
WANDER PHASE D1
WANDER PHASE D2
WANDER PHASE D3
WANDER PHASE E1
WANDER PHASE E2
WANDER PHASE C3
WANDER PHASE C4
WANDER PHASE F1
WANDER PHASE H1
WANDER PHASE H2
WANDER PHASE K1

OWNER/DEVELOPER

Clayton Properties Group II, Inc.
206 E. Winchester St.
Murray, UT 84107

BOUNDARY DESCRIPTION

A parcel of land situated in the East Half of Section 23, Township 5 South, Range 1 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a point on the East Right-of-Way Line of Riverside Drive, said point also being a point on a 90.500 foot radius non tangent curve to the right, (radius bears South 24°06'18" East, Chord: North 77°57'01" East 37.803 feet), said point lies North 89°57'40" West 1115.787 feet along the Section Line and North 5193.070 feet from the East Quarter Corner of Section 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian and running thence along said Riverside Drive the following (12) courses: 1) along the arc of said curve 38.083 feet through a central angle of 24°06'38"; 2) South 89°59'40" East 17.090 feet; 3) North 02°57'59" West 70.300 feet; 4) South 86°11'29" West 3.550 feet to a point on a 64.500 foot radius tangent curve to the left, (radius bears North 03°48'31" East, Chord: South 79°21'55" West 15.333 feet); 5) along the arc of said curve 15.369 feet through a central angle of 13°39'09" to a point of reverse curvature with a 35.500 foot radius tangent curve to the right, (radius bears North 17°27'39" West, Chord: North 69°25'18" West 43.750 feet); 6) along the arc of said curve 47.138 feet through a central angle of 76°04'42" to a point of reverse curvature with a 84.500 foot radius tangent curve to the left, (radius bears South 58°37'03" West, Chord: North 38°58'39" West 16.379 feet); 7) along the arc of said curve 16.405 feet through a central angle of 11°07'24" to a point of reverse curvature with a 90.500 foot radius tangent curve to the right, (radius bears North 47°29'38" East, Chord: North 21°15'01" West 65.618 feet); 8) along the arc of said curve 67.148 feet through a central angle of 42°30'41"; 9) North 00°00'13" East 750.088 feet; 10) North 06°32'14" East 100.650 feet; 11) North 00°00'13" East 147.620 feet to a point on a 1150.500 foot radius tangent curve to the right, (radius bears South 89°59'48" East, Chord: North 01°38'57" East 66.083 feet); 12) along the arc of said curve 66.092 feet through a central angle of 03°17'29" to the Southeasterly Line of UDOT Parcel No. 58:035:0102; thence along said UDOT Parcel No. 58:035:0102 North 52°06'33" East 44.109 feet to the Southerly Right-of-Way Line of Pioneer Crossing (SR-145) and a point on a 1400.000 foot radius non tangent curve to the right, (radius bears South 09°07'59" West, Chord: South 79°37'06" East 61.019 feet); thence along said Pioneer Crossing (SR-145) the following (2) courses: 1) along the arc of said curve 61.023 feet through a central angle of 02°29'51"; 2) South 77°12'47" East 174.571 feet; thence South 00°01'57" West 295.702 feet; thence South 89°59'46" East 110.727 feet; thence South 00°00'13" West 465.766 feet; thence South 89°59'47" East 5.017 feet; thence South 00°00'13" West 439.947 feet; thence North 89°59'47" West 329.818 feet to a point on a 53.500 foot radius tangent curve to the left, (radius bears South 00°00'13" West, Chord: South 78°12'28" West 21.874 feet); thence along the arc of said curve 22.029 feet through a central angle of 23°35'30" to the point of beginning.

Acres: 9.945
Square Footage: 433,206
of Lots: 73
of Parcels: 4

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:

WANDER PHASE K1

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 and pursuant to Utah Code 10-9A-604(D), the owner hereby conveys the common area, as shown indicated hereon, to the Wander Homeowners Association, a Utah nonprofit corporation, with a registered address of 13894 South Bangenter Parkway, Suite #200, Draper, Utah 84020. The owner(s) and all agents, successors, and assigns voluntarily defend, indemnify, and save harmless the City against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance, and operation of the street. The owner(s) and all agents, successors, and assigns voluntarily defend, indemnify, and hold harmless the City from any claim arising from the owner's 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. In witness whereof, I have hereunto set my hand and seal this _____ day of _____, A.D. 20____.

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 public purpose of the perpetual use of the public.

This _____ day of _____, A.D. 20____.

City Mayor _____ Attest _____
City Recorder
(See Seal Below)

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

Reviewed by the Planning Director on this
_____ day of _____, A.D. 20____

PLANNING DIRECTOR

CITY ENGINEER

Approved by the City Engineer on this
_____ day of _____, A.D. 20____

CITY ENGINEER

LAND USE AUTHORITY

Approved by Land Use Authority on this
_____ day of _____, A.D. 20____

LAND USE AUTHORITY

FIRE CHIEF APPROVAL

Approved by the Fire Chief on this
_____ day of _____, A.D. 20____

CITY FIRE CHIEF

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

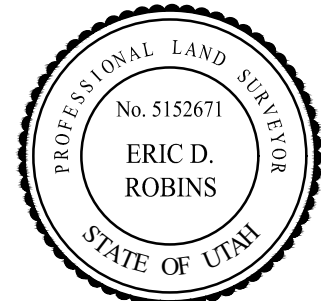
PHASE K1

WANDER

SUBDIVSION

LOCATED IN A PORTION OF THE EAST HALF OF SECTION 23,
TOWNSHIP 5 SOUTH, RANGE 1 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 RECORDED EASEMENT OR RIGHT-OF-WAY
- THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
- CITY 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
- 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.

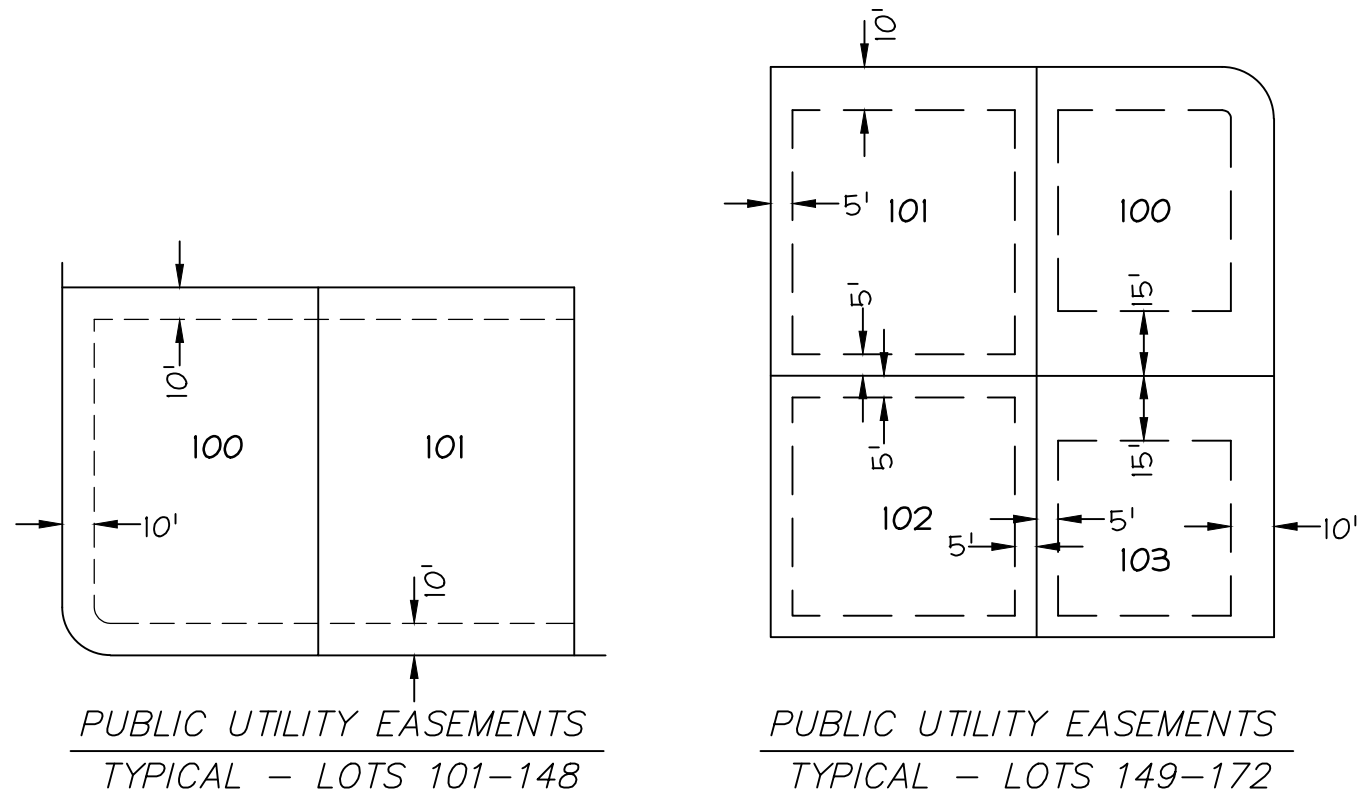
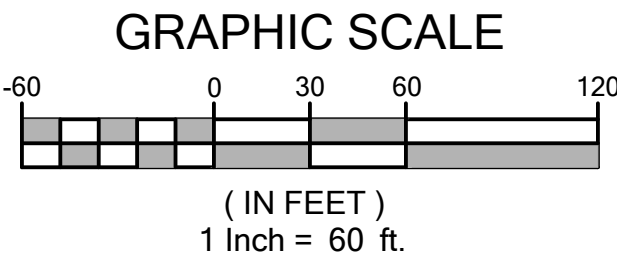
WANDER
PHASE K1

LOCATED IN A PORTION OF THE EAST HALF OF SECTION 23,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH



LEGEND

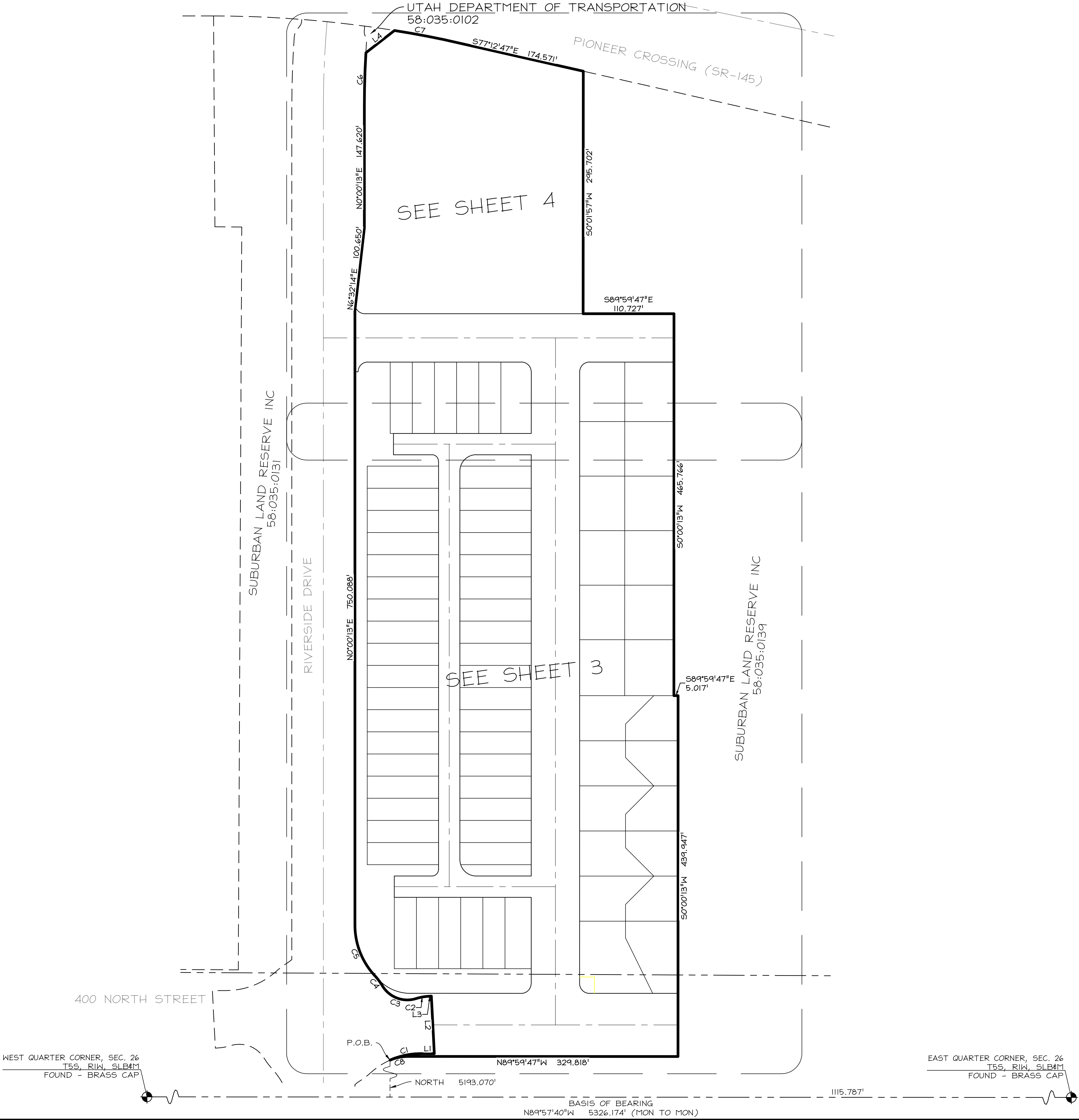
	FOUND SALT LAKE COUNTY SECTION CORNER
	EXISTING STREET MONUMENT
	PROPOSED STREET LIGHT
	PROPOSED FIRE HYDRANT
	PROPOSED P.U.E.
	EXISTING EASEMENT
	ROAD CENTERLINE
	SECTION LINE
	BOUNDARY LINE



SHEET 2 OF 5

PHASE K1
WANDER
SUBDIVISION

LOCATED IN A PORTION OF THE EAST HALF OF SECTION 23,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH





PERIGEE

CONSULTING

CIVIL • STRUCTURAL • SURVEY

9089 SOUTH 1300 WEST, SUITE 160
801.628.6004 TEL 801.590.6611 FAX

WEST JORDAN, UT 84088
WWW.PERIGEECIVIL.COM

WEST QUARTER CORNER, SEC. 26
T5S, R1W, S1B#1M
FOUND - BRASS CAP

EAST QUARTER CORNER, SEC. 26
T5S, R1W, S1B#1M
FOUND - BRASS CAP

SUBURBAN LAND RESERVE INC
58:035:0131

SUBURBAN LAND RESERVE INC
58:035:0139

RIVERSIDE DRIVE
77' ROW PUBLIC STREET

PARCEL O-1
COMMON OPEN
SPACE
25.548#
0.587 acres

PARCEL O-4
COMMON OPEN
SPACE
1.19#
0.02% acres

PARCEL O-2
COMMON OPEN
SPACE
1.18#
0.02% acres

PARCEL O-3
COMMON OPEN
SPACE
329#
0.008 acres

WANDER

PHASE K1

LOCATED IN A PORTION OF THE EAST HALF OF SECTION 23,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

LOT		ADDRESS	
101	266 E. CLEAR CREEK STREET	141	462 N. WEBER RIVER STREET
102	262 E. CLEAR CREEK STREET	142	456 N. WEBER RIVER STREET
103	256 E. CLEAR CREEK STREET	143	452 N. WEBER RIVER STREET
104	252 E. CLEAR CREEK STREET	144	448 N. WEBER RIVER STREET
105	248 E. CLEAR CREEK STREET	145	444 N. WEBER RIVER STREET
106	242 E. CLEAR CREEK STREET	146	438 N. WEBER RIVER STREET
107	431 N. RIVERSIDE DRIVE	147	434 N. WEBER RIVER STREET
108	433 N. RIVERSIDE DRIVE	148	432 N. WEBER RIVER STREET
109	439 N. RIVERSIDE DRIVE	149	419 N. WEBER RIVER STREET
110	443 N. RIVERSIDE DRIVE	150	417 N. WEBER RIVER STREET
111	447 N. RIVERSIDE DRIVE	151	423 N. WEBER RIVER STREET
112	451 N. RIVERSIDE DRIVE	152	429 N. WEBER RIVER STREET
113	457 N. RIVERSIDE DRIVE	153	433 N. WEBER RIVER STREET
114	461 N. RIVERSIDE DRIVE	154	439 N. WEBER RIVER STREET
115	463 N. RIVERSIDE DRIVE	155	443 N. WEBER RIVER STREET
116	469 N. RIVERSIDE DRIVE	156	449 N. WEBER RIVER STREET
117	473 N. RIVERSIDE DRIVE	157	453 N. WEBER RIVER STREET
118	477 N. RIVERSIDE DRIVE	158	459 N. WEBER RIVER STREET
119	481 N. RIVERSIDE DRIVE	159	463 N. WEBER RIVER STREET
120	487 N. RIVERSIDE DRIVE	160	469 N. WEBER RIVER STREET
121	491 N. RIVERSIDE DRIVE	161	473 N. WEBER RIVER STREET
122	493 N. RIVERSIDE DRIVE	162	479 N. WEBER RIVER STREET
123	499 N. RIVERSIDE DRIVE	163	483 N. WEBER RIVER STREET
124	503 N. RIVERSIDE DRIVE	164	489 N. WEBER RIVER STREET
125	241 E. BROWNS CREEK STREET	165	493 N. WEBER RIVER STREET
126	247 E. BROWNS CREEK STREET	166	499 N. WEBER RIVER STREET
127	251 E. BROWNS CREEK STREET	167	503 N. WEBER RIVER STREET
128	253 E. BROWNS CREEK STREET	168	509 N. WEBER RIVER STREET
129	261 E. BROWNS CREEK STREET	169	513 N. WEBER RIVER STREET
130	263 E. BROWNS CREEK STREET	170	519 N. WEBER RIVER STREET
131	504 N. WEBER RIVER STREET	171	523 N. WEBER RIVER STREET
132	498 N. WEBER RIVER STREET	172	527 N. WEBER RIVER STREET
133	494 N. WEBER RIVER STREET		
134	492 N. WEBER RIVER STREET		
135	486 N. WEBER RIVER STREET		
136	482 N. WEBER RIVER STREET		
137	478 N. WEBER RIVER STREET		
138	474 N. WEBER RIVER STREET		
139	468 N. WEBER RIVER STREET		
140	464 N. WEBER RIVER STREET		

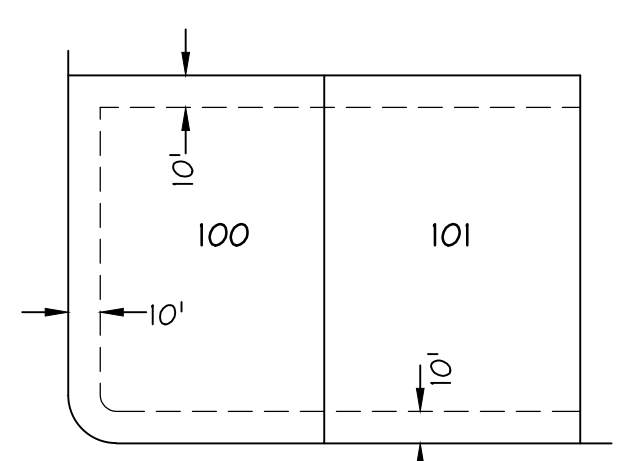
LEGEND

- FOUND SALT LAKE COUNTY SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED P.U.E.
- EXISTING EASEMENT
- ROAD CENTERLINE
- SECTION LINE
- BOUNDARY LINE
- PRIVATE DRIVEWAY, AND CITY UTILITY EASEMENT (SEE SHEET 5 FOR DETAILS)

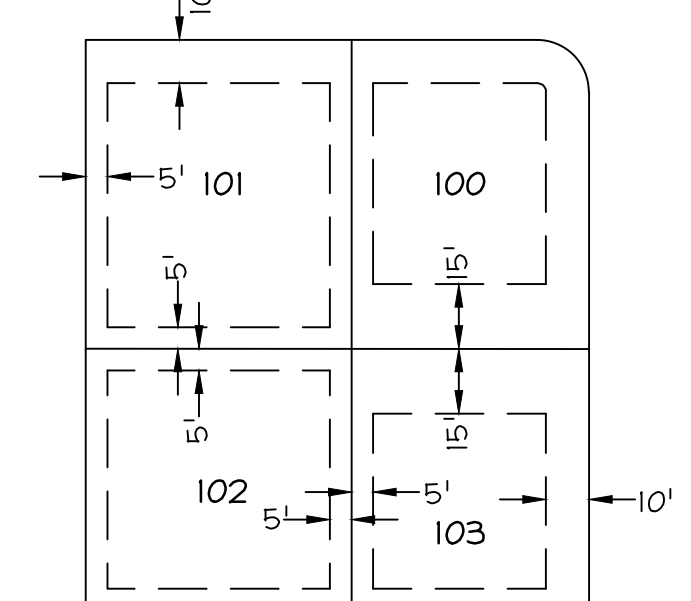
GRAPHIC SCALE

(IN FEET)
1 Inch = 60 ft.

PUBLIC UTILITY EASEMENTS
TYPICAL - LOTS 101-148



PUBLIC UTILITY EASEMENTS
TYPICAL - LOTS 149-172



PHASE K1

WANDER

SUBDIVISION

LOCATED IN A PORTION OF THE EAST HALF OF SECTION 23,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

SHEET 3 OF 5

The map displays a grid of lots numbered 101 through 172. The lots are arranged in a roughly rectangular pattern, with some variations in size and shape. The streets shown include Clear Creek Street (77' ROW PUBLIC STREET) at the bottom, Weber River Street (59' ROW PUBLIC STREET) on the right, and Riverside Drive (77' ROW PUBLIC STREET) on the left. Other streets include Brown's Creek Street, Heron Court, and Egret Lane. The map also shows various easements, including public utility easements and private driveways. The boundaries of the subdivision are clearly marked, and the map includes a north arrow and a graphic scale.

WANDER
PHASE K1

LOCATED IN A PORTION OF THE EAST HALF OF SECTION 23,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

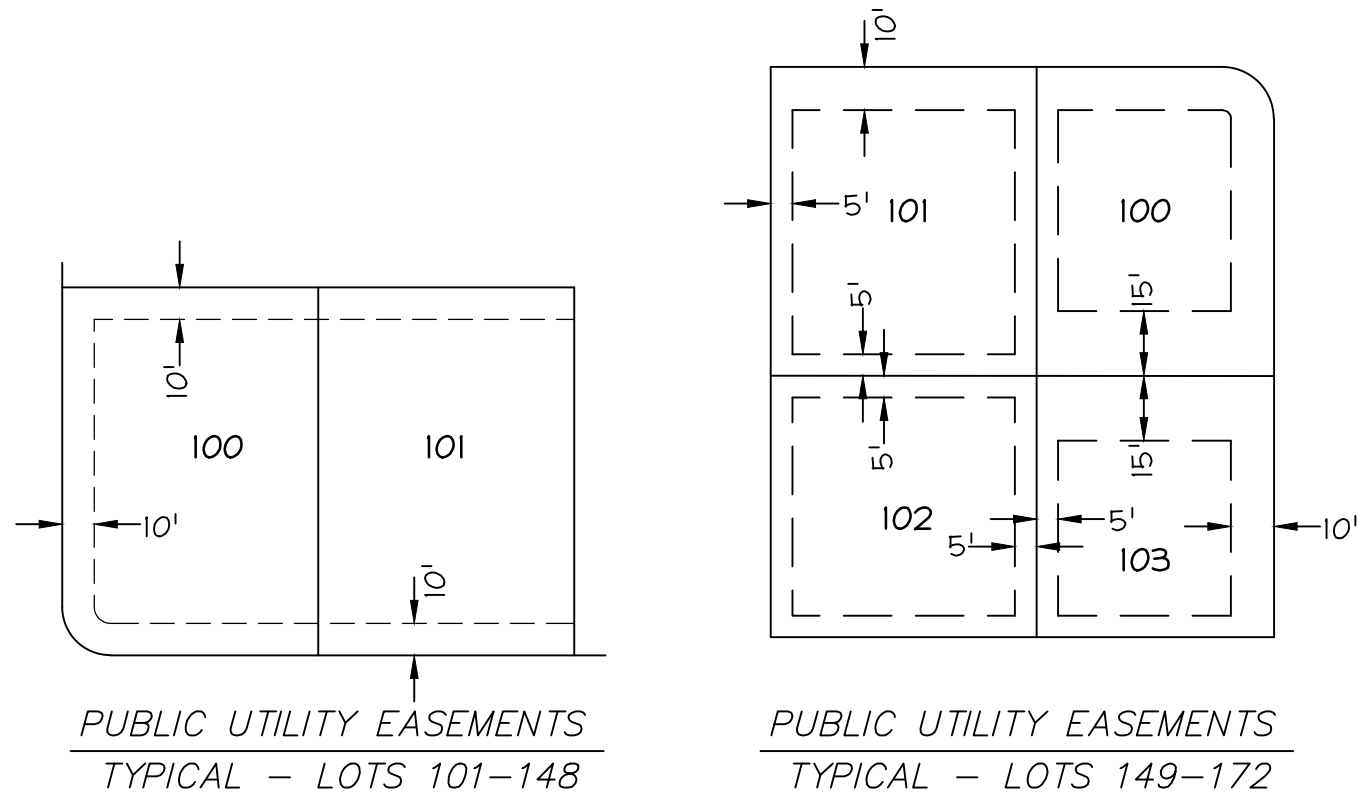
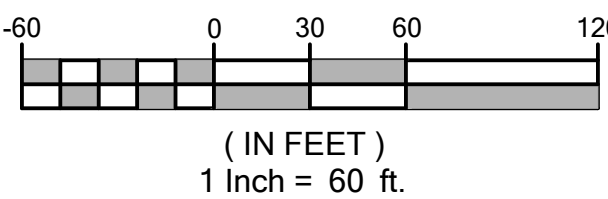
LOT TABLE			
LOT	ADDRESS	LOT	ADDRESS
101	266 E. CLEAR CREEK STREET	141	462 N. WEBER RIVER STREET
102	262 E. CLEAR CREEK STREET	142	456 N. WEBER RIVER STREET
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138	474 N. WEBER RIVER STREET		
139	468 N. WEBER RIVER STREET		
140	464 N. WEBER RIVER STREET		

LEGEND

	FOUND SALT LAKE COUNTY SECTION CORNER
	EXISTING STREET MONUMENT
	PROPOSED STREET LIGHT
	PROPOSED FIRE HYDRANT
	PROPOSED P.U.E.
	EXISTING EASEMENT
	ROAD CENTERLINE
	SECTION LINE
	BOUNDARY LINE
	PRIVATE DRIVEWAY, AND UTILITY EASEMENT (SEE SHEET 5 FOR DETAILS)



GRAPHIC SCALE



SHEET 4 OF 5

PHASE K1
WANDER
SUBDIVISION

LOCATED IN A PORTION OF THE EAST HALF OF SECTION 23,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH



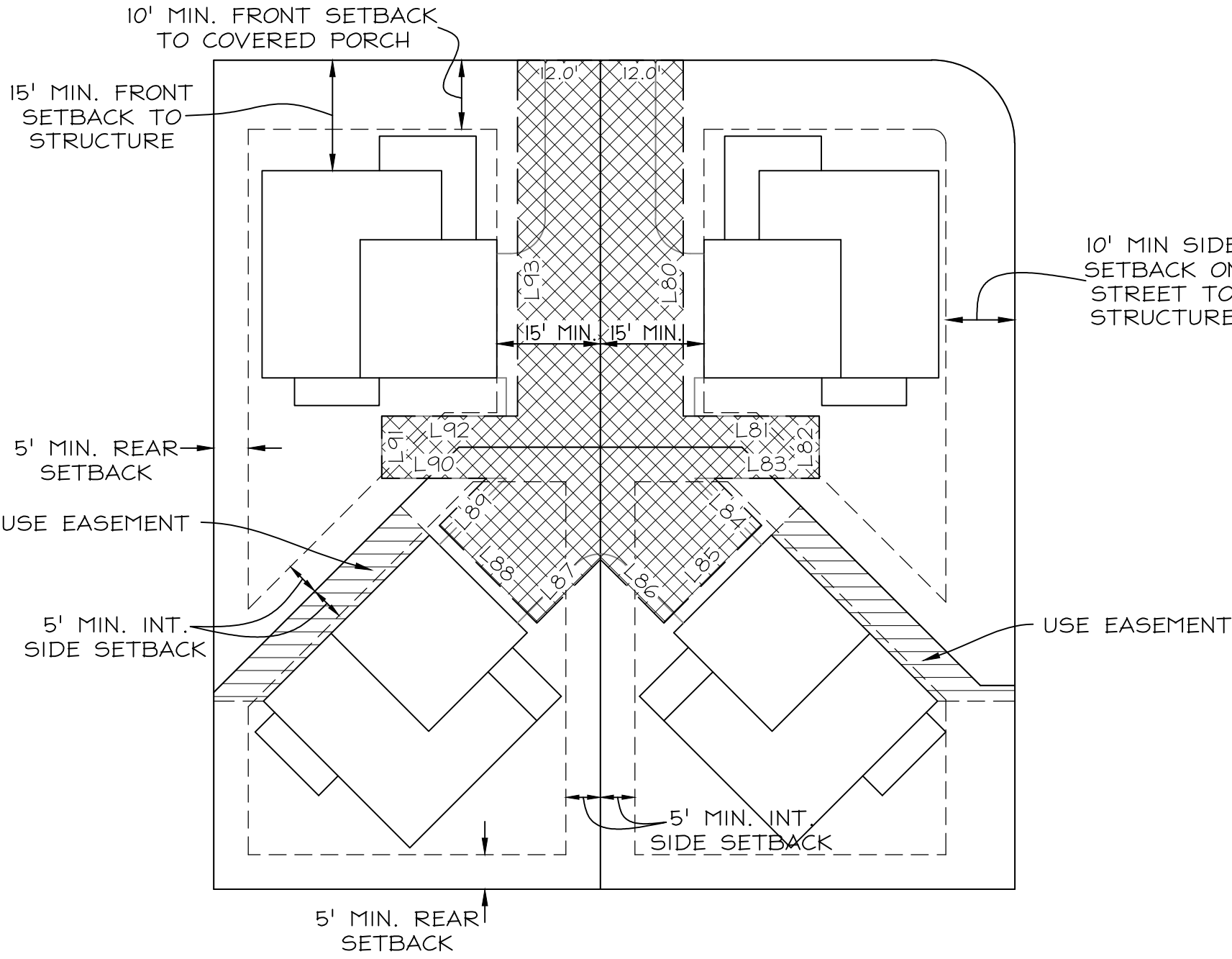
9089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088
801.628.6004 TEL 801.590.6611 FAX WWW.PERIGEECIVIL.COM

WANDER
PHASE K1

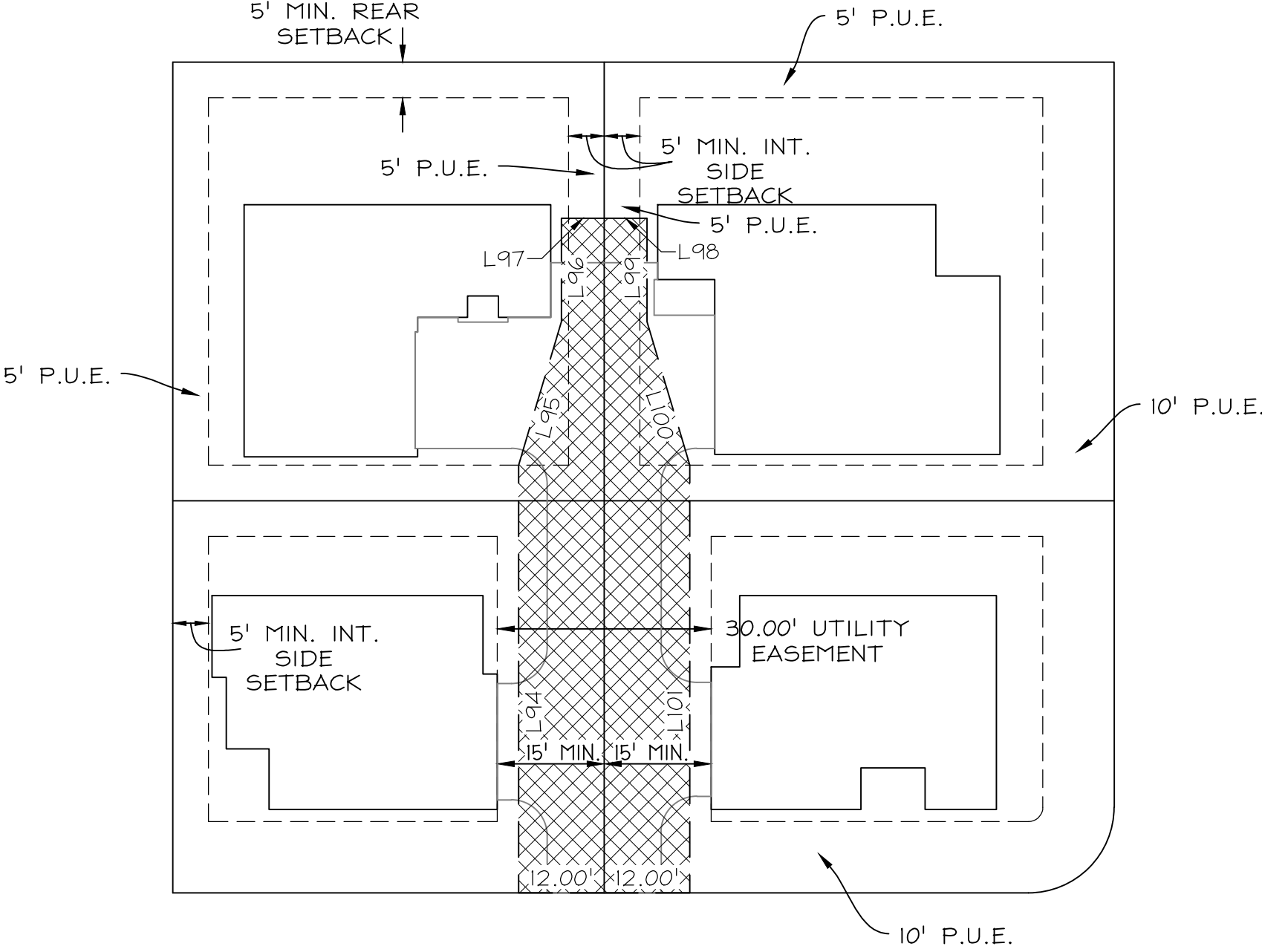
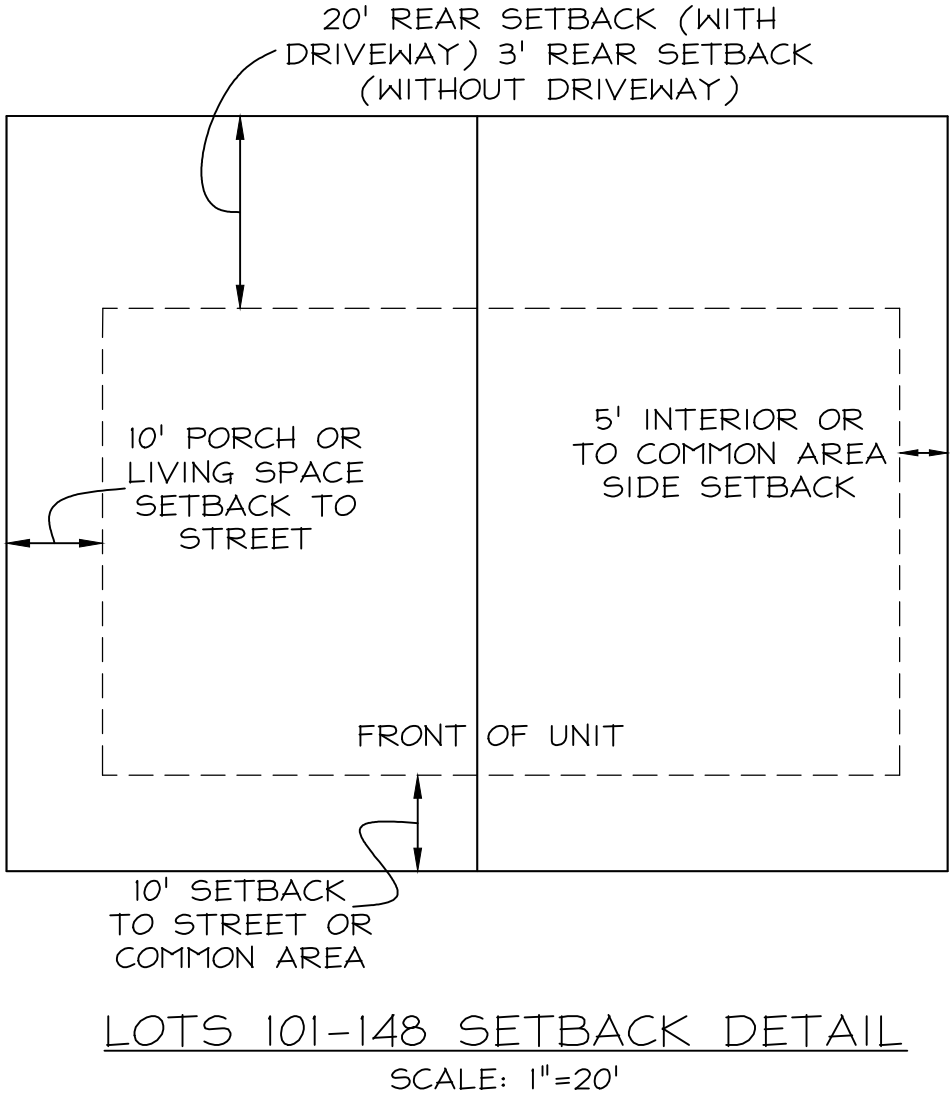
LOCATED IN A PORTION OF THE EAST HALF OF SECTION 23,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

SIDE YARD USE AND MAINTENANCE EASEMENT NOTES:

- SIDE YARD USE EASEMENTS ("SYUES") AND MAINTENANCE EASEMENTS ("MAINTENANCE EASEMENTS") ARE HEREBY GRANTED AS DEPICTED HEREIN.
- SYUES EXTEND FROM THE BURDENED LOTS BUILDING FOUNDATION TO THE LOT LINE BETWEEN THE BURDENED LOT AND THE BENEFITED LOT AND RUN FROM THE FRONT PROPERTY LINE TO REAR PROPERTY LINE. SYUES ARE GRANTED TO THE BENEFITED LOT FOR THE PURPOSE AND IN ACCORDANCE WITH THE RESTRICTIONS OUTLINED BELOW.
- EACH LOT CONTAINING A SYUE IS BURDENED THEREBY (THE "BURDENED LOT") SUCH THAT THE LOT ADJACENT TO SUCH SYUE IS BENEFITED (THE "BENEFITED LOT") SO AS TO MAXIMIZE THE BENEFITED LOTS USE, ENJOYMENT AND RECREATION. THE SYUE GRANT THE BENEFITED LOT THE EXCLUSIVE RIGHT AND OBLIGATION TO OCCUPY, MAINTAIN IMPROVEMENTS MAY BE IMPLEMENTED WITHIN THE SYUES THAT WOULD BE TO THE DETRIMENT OF THE BURDENED LOT OWNER'S ABILITY TO MAINTAIN THEIR HOME.
- OWNER OF THE BURDENED LOT RETAINS THE RIGHT TO ACCESS SUCH SYUE FOR MAINTENANCE AND REPAIR OF THE HOME LOCATED ON THE BURDENED LOT.
- THE BENEFITED LOT OWNER SHALL (I) NOT ALTER THE DRAINAGE OR GRADE BETWEEN SUCH LOTS, (II) KEEP SUCH SYUE AREA CLEAR OF TRASH AND DEBRIS, (III) NOT BOUNCE BALLS AGAINST THE HOME ON THE BURDENED LOT OR GENERATE NOISE OR ANY NUISANCE WITHIN THE SYUE AREA, (IV) NOT NEGATIVELY IMPACT THE RESIDENCE LOCATED ON THE BURDENED LOT, OR THE STRUCTURAL INTEGRITY THEREOF, (V) NOT MAKE ANY USE OF THE SYUE AREA THAT IS NOT OTHERWISE IN ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, ENTITLEMENTS AND/OR COVENANTS GOVERNING SUCH LOTS, AND (VI) NOT CHANGE THE SURFACE OF SUCH SYUE AREA. MAINTENANCE EASEMENTS ARE GRANTED TO ENSURE THE OWNER OF A BURDENED LOT ("MAINTENANCE OWNER") IS ABLE TO MAKE REPAIRS TO ITS RESIDENCE WHICH CANNOT PRACTICALLY OR ECONOMICALLY BE MADE FROM OTHER POSITIONS OF THE BURDENED LOT.
- MAINTENANCE EASEMENTS ARE APPROXIMATELY FIVE FEET (5') IN WIDTH RUNNING FROM THE FRONT PROPERTY LINE TO REAR PROPERTY LINE AND BURDEN THE ABOVE DEFINED BENEFITED LOT. THE MAINTENANCE OWNER SHALL HAVE THE RIGHT, UPON NOTICE AND DURING REASONABLE HOURS (EXCEPT FOR THE CASE OF AN EMERGENCY), TO ENTER UPON SUCH MAINTENANCE EASEMENTS ARE AS MAY BE REASONABLY NECESSARY TO MAKE REPAIRS TO ITS RESIDENCE.
- THE OWNERS OF THE BENEFITED LOT SHALL ENSURE THAT ANY LANDSCAPING, DRAINAGE AND SPRINKLER SYSTEMS WITHIN THE SYUE ARE INSTALLED AND MAINTAINED SUCH THAT THE SOIL SHALL NOT BECOME SO IMPREGNATED WITH WATER THAT THEY CAUSE EXPANSION OR SHIFTING OF THE SOILS SUPPORTING IMPROVEMENTS OR OTHERWISE CAUSE DAMAGE TO IMPROVEMENTS AND/OR THE FOUNDATIONS OF THE BURDENED LOT.



COTTAGE AND CORNER LOTS 149-160 SETBACK AND
EASEMENT DETAIL
SCALE: 1"=20'



LOTS 161-172 SETBACK AND EASEMENT DETAIL
SCALE: 1"=20'

Line Table		
Line #	Length	Direction
L1	17.090	S89°59'40"E
L2	70.300	N02°57'59"W
L3	3.550	S86°11'29"W
L4	44.109	N52°06'33"E
L6	87.000	N89°59'47"W
L7	87.000	N89°59'47"W
L8	87.000	N89°59'47"W
L9	87.000	N89°59'47"W
L10	87.000	N89°59'47"W
L11	87.000	N89°59'47"W
L12	87.000	N89°59'47"W
L13	87.000	N89°59'47"W
L14	87.000	N89°59'47"W
L15	87.000	N89°59'47"W
L16	87.000	N89°59'47"W
L17	87.000	N89°59'47"W
L18	87.000	N89°59'47"W
L19	87.000	N89°59'47"W
L20	87.000	N89°59'47"W
L21	87.000	N89°59'47"W
L22	87.000	N89°59'47"W
L23	87.000	N89°59'47"W
L24	87.000	N89°59'47"W
L27	86.025	N89°59'47"W
L28	87.000	N89°59'47"W
L29	87.000	N89°59'47"W
L30	87.000	N89°59'47"W
L31	87.000	N89°59'47"W
L32	87.000	N89°59'47"W
L33	87.000	N89°59'47"W
L34	87.000	N89°59'47"W
L35	87.000	N89°59'47"W
L36	87.000	N89°59'47"W
L37	87.000	N89°59'47"W
L38	87.000	N89°59'47"W

Line Table		
Line #	Length	Direction
L39	87.000	N89°59'47"W
L40	87.000	N89°59'47"W
L41	87.000	N89°59'47"W
L42	87.000	N89°59'47"W
L43	87.000	N89°59'47"W
L44	87.000	N89°59'47"W
L45	86.020	N89°59'47"W
L46	20.830	S00°00'13"W
L47	20.816	S00°00'13"W
L48	13.830	N00°00'13"E
L49	75.205	S26°08'54"E
L50	20.440	S00°00'13"W
L51	56.000	N89°59'47"W
L52	64.016	N89°59'47"W
L53	20.440	N00°00'13"E
L54	48.815	N44°56'01"E
L55	90.475	N89°59'47"W
L56	29.541	N89°59'47"W
L57	48.815	N44°55'35"W
L58	20.440	N00°00'13"E
L59	56.000	N89°59'47"W
L60	64.017	N89°59'47"W
L61	20.440	N00°00'13"E
L62	48.815	N44°56'01"E
L63	90.475	N89°59'47"W
L64	29.541	N89°59'47"W
L65	48.815	N44°55'35"W
L66	20.440	N00°00'13"E
L67	56.000	N89°59'47"W
L68	64.017	N89°59'47"W
L69	20.440	N00°00'13"E
L70	48.815	N44°56'01"E
L71	18.000	N89°59'47"W
L72	20.000	N00°00'13"E
L73	90.475	N89°59'47"W

Line Table		
Line #	Length	Direction
L74	29.541	N89°59'47"W
L75	55.000	N89°59'47"W
L76	60.000	N89°59'47"W
L77	55.000	N89°59'47"W
L78	55.000	N89°59'47"W
L79	55.000	N89°59'47"W
L80	51.500	S00°00'00"E
L81	19.686	S90°00'00"E
L82	9.000	S00°00'00"E
L83	15.172	N90°00'00"W
L84	9.660	S45°00'00"E
L85	20.000	S45°00'00"W
L86	13.015	N45°00'00"W
L87	13.015	S45°00'00"W
L88	20.000	N45°00'00"W
L89	9.660	N45°00'00"E
L90	15.172	N90°00'00"W
L91	9.000	N00°00'00"E
L92	19.686	N90°00'00"E
L93	51.500	N00°00'00"E
L94	60.000	N00°00'00"E
L95	21.000	N16°36'06"E
L96	14.500	N00°00'00"E
L97	6.000	S90°00'00"E
L98	6.000	N90°00'00"E
L99	14.500	S00°00'00"E
L100	21.000	S16°36'06"E
L101	60.000	S00°00'00"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	38.083	90.500	024°06'38"	N77°57'01"E	37.803
C2	15.369	64.500	013°39'09"	S79°21'55"W	15.333
C3	47.138	35.500	076°04'42"	N69°25'18"W	43.750
C4	16.405	84.500	011°07'24"	N36°56'39"W	16.379
C5	67.148	90.500	042°30'41"	N21°15'01"W	65.618
C6	66.092	1150.500	003°17'29"	N01°38'57"E	66.083
C7	61.023	1400.000	002°29'51"	S79°37'06"E	61.019
C8	22.029	53.500	023°35'30"	S78°12'28"W	21.874
C9	18.850	12.000	090°00'00"	S44°59'47"E	16.971
C10	18.850	12.000	090°00'00"	N45°00'13"E	16.971
C11	42.834	53.500	045°52'22"	S67°03'35"E	41.699
C12	1.675	84.500	001°08'08"	S41°56'17"E	1.675
C13	12.566	8.000	090°00'00"	N45°00'13"E	11.314
C14	25.129	20.000	071°59'24"	S54°00'05"E	23.509
C15	6.287	20.000	018°00'36"	S09°00'05"E	6.261
C16	12.566	8.000	090°00'00"	N44°59'47"W	11.314
C17	18.850	12.000	090°00'00"	N44°59'47"W	16.971
C18	18.850	12.000	090°00'00"	S45°00'13"W	16.971
C19	25.144	20.000	072°01'55"	S53°59'15"W	23.520
C20	6.272	20.000	017°58'05"	S08°59'15"W	6.246
C21	18.342	11.766	089°19'05"	S44°11'02"W	16.540
C22	15.679	12.000	074°51'35"	S52°33'59"E	14.587