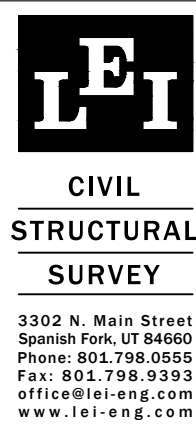
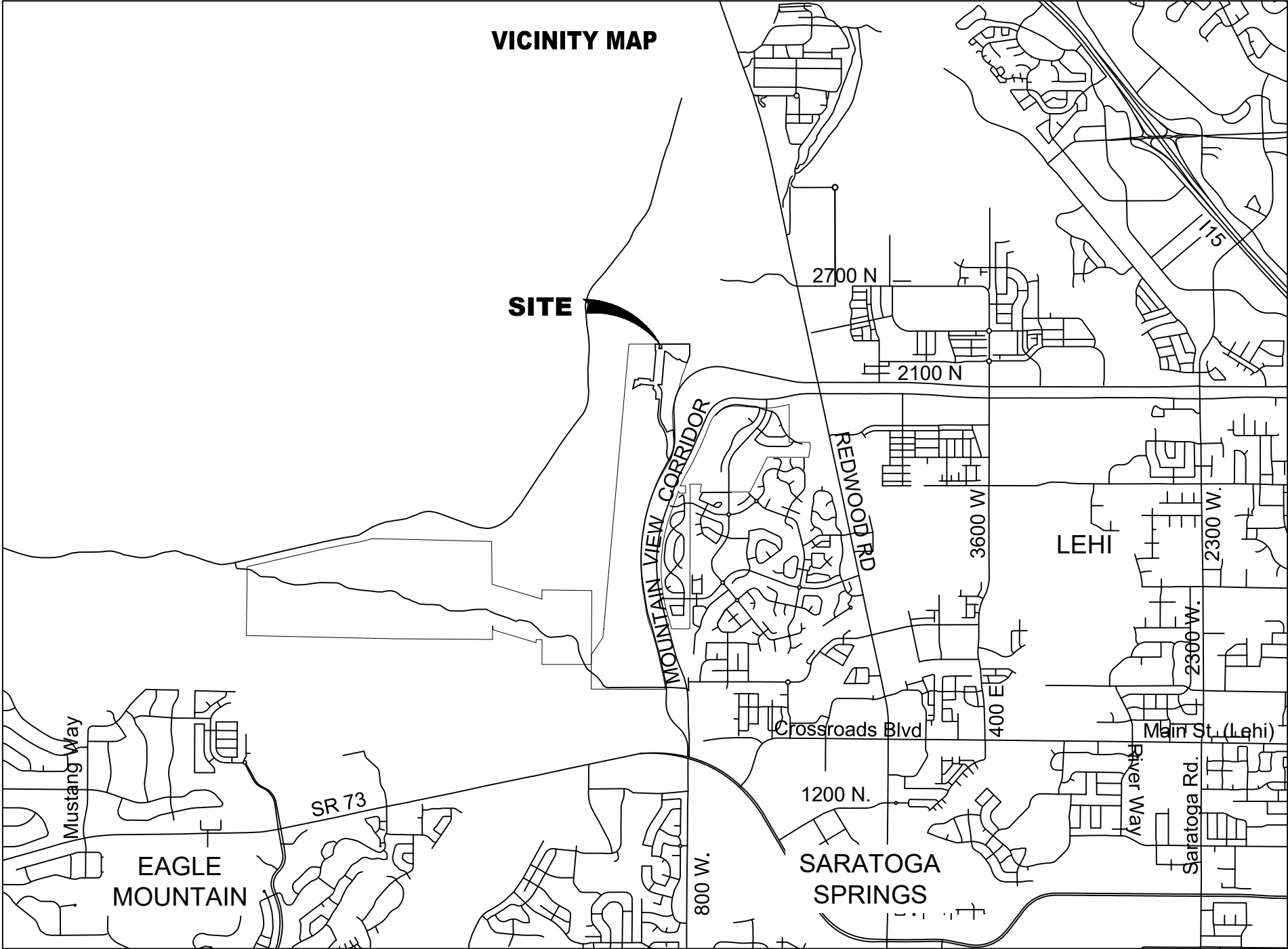


# WILDFLOWER VILLAGE 4 PLAT J-3 AMENDED

(INCLUDES THE AMENDMENT OF LOTS 2145 AND 2147, WILDFLOWER VILLAGE 4 PLAT J-3 SUBDIVISION)  
LOCATED IN THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH



## OWNER / DEVELOPER

EDGE HOMES  
13702 S 200 W B12  
DRAPER, UTAH 84020  
801-494-0150

## NOTES

- PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECDORDATION OF MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON \_\_\_\_\_.
- PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL AND/OR GEOTECHNICAL STUDIES 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 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 REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED PER CITY STANDARDS AND ALL FEES INCLUDING IMPACT AND CONNECTION FEES ARE PAID.
- ALL OPEN SPACE, COMMON AREAS, 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&RS.
- A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY INFINITY CONSULTANTS, 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.
- THE BENCHMARK FOR THE TOPOGRAPHIC INFORMATION PROVIDED HEREON IS THE FOUND 1999 UTAH COUNTY MONUMENT AT THE NORTH QUARTER CORNER OF SECTION 10, WITH A PUBLISHED UTAH COUNTY (NVD20) ELEVATION OF 4696.76 FEET.
- AREA SHOWN HEREON FALLS WITHIN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN), PER FIRM PANEL NO. 49940C2105F EFFECTIVE DATE, JUNE 19, 2020.
- A TITLE REPORT PREPARED BY \_\_\_\_\_, FILE NO. \_\_\_\_\_, EFFECTIVE DATE: \_\_\_\_\_, WAS USED IN THE PREPARATION OF THIS PLAT AND LEI CONSULTING ENGINEERS AND SURVEYORS, INC. IS ENTITLED TO RELY ON THE ACCURACY OF THIS REPORT, AND IS NOT LIABLE FOR ERRORS AND OMISSIONS BASED ON THE RELIANCE OF SAID TITLE REPORT. ALL EASEMENTS OF RECORD SHOWN HEREON ARE REFERENCED FROM SAID REPORT.
- SHALLOW SEWER DEPTHS, CONTRACTOR SHALL VERIFY SEWER DEPTHS BEFORE EXCAVATING FOR BASEMENT/FOUNDATIONS, HOME(S) WITH BASEMENTS) MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.
- COMMON AREAS ARE SARATOGA SPRINGS CITY EASEMENTS FOR WATER, IRRIGATION, SEWER AND STORM DRAIN AS WELL AS DRAINAGE EASEMENTS.
- COMMON AREAS ARE CONVEYED TO THE WILDFLOWER MASTER HOME OWNERS ASSOCIATION, WITH A REGISTERED ADDRESS OF 14034 SOUTH 145 EAST SUITE 204, DRAPER, UTAH 84020.
- PRIVATE DRIVES ARE SARATOGA SPRINGS CITY EASEMENTS FOR WATER, IRRIGATION, SEWER AND STORM DRAIN AS WELL AS DRAINAGE EASEMENTS.
- WILDFLOWER HOME OWNERS ASSOCIATION SHALL MAINTAIN ALL IMPROVEMENTS TO COMMON AREAS.
- THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, VIBRATIONS, SIGHTS, EQUIPMENT, FACILITIES, MILITARY OPERATIONS, AND ALL OTHER ASPECTS ASSOCIATED WITH BEING NEAR THE PROXIMITY OF CAMP WILLIAMS STATE MILITARY RESERVATION.
- MAXIMUM LOT COVERAGE IS PER CITY CODE FOR TYPE 1 LOTS. TYPE 2 LOTS WILL HAVE A MAXIMUM OF 60% COVERAGE.
- COMMUNITY MAILBOXES SHALL BE DESIGNATED ON THE PLAT (INDIVIDUAL BOXES NOT ALLOWED). SEND TO BRANDON HOBBS US POST OFFICE (801) 360-9857 brandon.hobbs@usps.gov. MEET WITH POST OFFICE 90 DAYS PRIOR TO POURING BOX LOCATION. BOXES SHOULD BE PLACED IN THE SIDE YARD AREA, OR AN OPEN SPACE.
- BUILDING LIGHTING SHALL BE FULL CUTOFF AND DOWNWARD DIRECTED, AND ONLY FOR THE ILLUMINATION OF VERTICAL SURFACES SUCH AS BUILDING FACADES AND SIGNS, AND SHALL NOT CAST ILLUMINATION BEYOND THE SURFACE BEING ILLUMINATED.
- ANY UTILITIES OUTSIDE OF THE PUBLIC RIGHT-OF-WAY SHALL BE OWNED AND MAINTAINED PRIVATELY UNLESS THE UTILITIES ARE NOTED OTHERWISE ON THE PLAT AND HAVE RECORDED MAINTENANCE EASEMENTS TO THE CITY.
- COMMON AREAS AND LIMITED COMMON AREAS ARE BLANKET UTILITY EASEMENTS FOR THE CITY OF SARATOGA SPRINGS AND ARE ASSIGNABLE AT THE CITY'S DISCRETION TO OTHER PUBLIC UTILITIES.
- THIS IS NOT A BUILDABLE LOT. TO BE RETAINED BY THE DEVELOPER AND IS NOT CONSIDERED OPEN SPACE CONVEYED TO THE HOA.

## 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 \_\_\_\_\_  
CLERK-RECORDER  
(See Seal Below)

## CENTURY LINK

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

## COMCAST CABLE TELEVISION

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

## CENTURY LINK

### PLANNING DIRECTOR

APPROVED 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

## COMCAST CABLE TELEVISION

### 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

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

## SURVEYOR'S CERTIFICATE

I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE, CERTIFICATE NO. 501182, 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 THE RECORDATION OF THIS PLAT, A MAP OF THE SURVEY I HAVE COMPLETED WITH THE UTAH COUNTY SURVEYOR.

## BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2145, WILDFLOWER VILLAGE 4 PLAT J-3 SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AS ENTRY NO. 70738.2024 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER, SAID POINT BEING LOCATED N89°32'24"W ALONG THE SECTION LINE 892.65 FEET AND NORTH 3070.57 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N00°07'17"W 90.00 FEET; THENCE N89°52'43"E 60.00 FEET; THENCE N00°07'17"W 30.00 FEET; THENCE N89°52'43"E 59.00 FEET; THENCE S00°07'17"E 30.00 FEET; THENCE N89°52'43"E 2.75 FEET; THENCE S84°27'09"E 72.55 FEET; THENCE S10°25'25"W 91.63 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 79.05 FEET WITH A RADIUS OF 429.50 FEET THROUGH A CENTRAL ANGLE OF 10°32'42"; CHORD: N84°50'56"W 78.93 FEET; THENCE S89°52'43"W 98.58 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±110.522 SQ. FT.  
±0.43 ACRES  
# OF LOTS: 2  
# OF PARCELS: 1

DATE

SURVEYOR

(See Seal Below)

LICENSE NO. 501182

## OWNERS 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 RIGHT-OF-WAY, TO BE HEREAFTER KNOWN AS:

## WILDFLOWER VILLAGE 4 SUBDIVISION PLAT J-3

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. PURSUANT TO UTAH CODE 10-9A-604, THE OWNER(S) HEREBY CONVEYS THE COMMON AREA, AND LIMITED COMMON AREA AS INDICATED HEREON, TO THE WILDFLOWER MASTER HOME OWNERS ASSOCIATION, WITH A REGISTERED ADDRESS OF 14034 SOUTH 145 EAST SUITE 204, 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, 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.

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

SIGNATURE

PRINT NAME

TITLE & ENTITY

## OWNERS 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)

# WILDFLOWER VILLAGE 4 PLAT J-3 AMENDED

(INCLUDES THE AMENDMENT OF LOTS 2145 AND 2147, WILDFLOWER VILLAGE 4 PLAT J-3 SUBDIVISION)

LOCATED IN THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN  
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH  
SHEET 1 OF 2

SURVEYOR'S SEAL

CITY ENGINEER SEAL

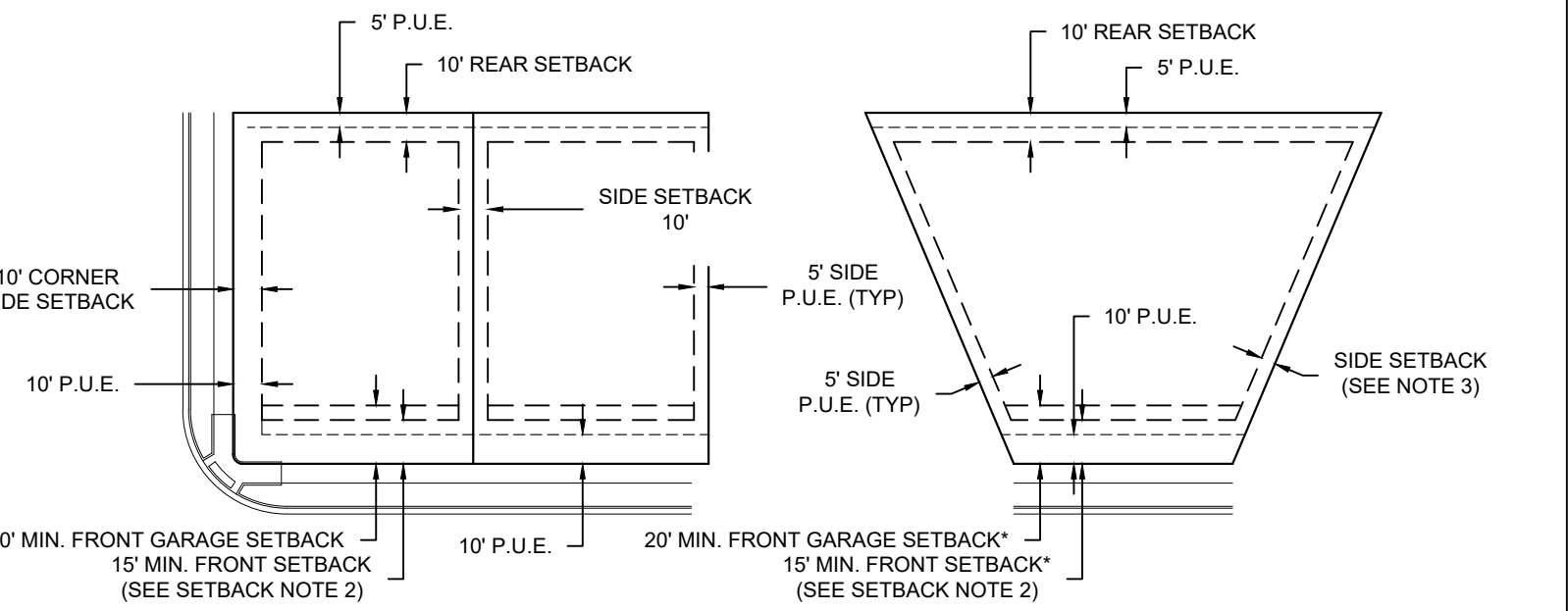
CLERK-RECORDER SEAL

## TABULATIONS

### PLAT J-3 AMENDMENT 1

LOTS .....	2 LOTS
PARCELS .....	1 PARCELS
BUILDINGS .....	0 BUILDINGS
DWELLINGS .....	2 DWELLINGS
DENSITY .....	4.76 UNITS/ ACRE
MINIMUM LOT SIZE .....	0.09 ACRES / 4,026 SF
MAXIMUM LOT SIZE .....	0.18 ACRES / 7,824 SF
AVERAGE LOT SIZE .....	0.12 ACRES / 5,095 SF

	ACRES	SQFT	%
TOTAL PROJECT AREA	0.43	18,522	100%
RIGHT-OF-WAY AREA	0.00	0	0.0%
LOT AREA	0.26	11,439	61.8%
OPEN SPACE AREA	0.16	7,083	38.2%
SENSITIVE LAND	0.00	0	0.0
COMMON AREA	0.00	0	0.0%
LIMITED COMMON AREA	0.00	0	0.0%
BUILDABLE LANDS	0.43	18,522	100%
SENSITIVE LANDS	0.00	0.00	0.0%
LANDSCAPE AREA (IN PLAT ROW)	0.00	0	0.0%
IMPERVIOUS AREA (IN PLAT ROW)	0.00	0	0.0%
NUMBER OF GARAGE PARKING SPACES			0
NUMBER OF DRIVEWAY PARKING SPACES			0
NUMBER OF STRIPED PARKING STALLS			0



## CORNER & INTERIOR LOT

## CUL-DE-SAC OR KNUCKLE LOT

SETBACK NOTES:  
1. ALL REAR & SIDE P.U.E. TO ALSO BE STORM DRAINAGE EASEMENTS IN THEIR ENTIRETY.  
2. ALL LOTS THAT UTILIZE A 15 FOOT FRONT SETBACK SHALL PROVIDE PROPER BUFFERING TO MEET DOMINION ENERGY STANDARDS. FAILURE TO MEET PROPER BUFFERING BETWEEN THE PRIVATE UTILITIES AND PUBLIC RIGHT-OF-WAY MAY RESULT IN ADDITIONAL SETBACK REQUIREMENTS AND/OR REMOVAL OF FOUNDATIONS TO MEET THIS REQUIREMENT.

## TYPICAL SETBACK & P.U.E. DETAIL SINGLE FAMILY - TYPE 2

UNITS 2145 & 2147

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 THE UTAH CODE SECTION 10-9A-603(4)(C)(V). THE FOLLOWING NOTES ARE NOT ENDORSED OR ADOPTED BY SARATOGA SPRINGS AND DO NOT SUPERSEDE CONFLICTING PLAT NOTES OR SARATOGA SPRINGS POLICIES.

## ROCKY MOUNTAIN POWER

- 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.
- PURSUANT TO UTAH CODE ANN. 10-9A-601 ET SEQ. 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 EFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
  - A RECORDED EASEMENT OR RIGHT-OF-WAY
  - THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
  - TITLE 54, CHAPTER 86, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
  - ANY OTHER PROVISION OF LAW

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

ROCKY MOUNTAIN POWER

## ENBRIDGE GAS UTAH ACCEPTANCE

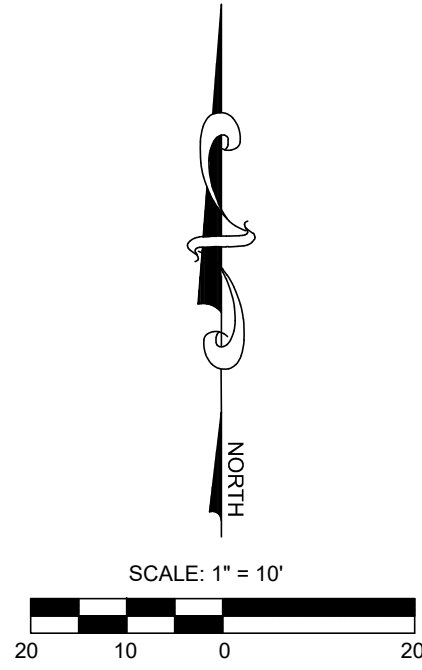
QUESTAR GAS COMPANY DBA ENBRIDGE GAS UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ENBRIDGE GAS UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER 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 OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OR PARTIALITY TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT ENBRIDGE GAS UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

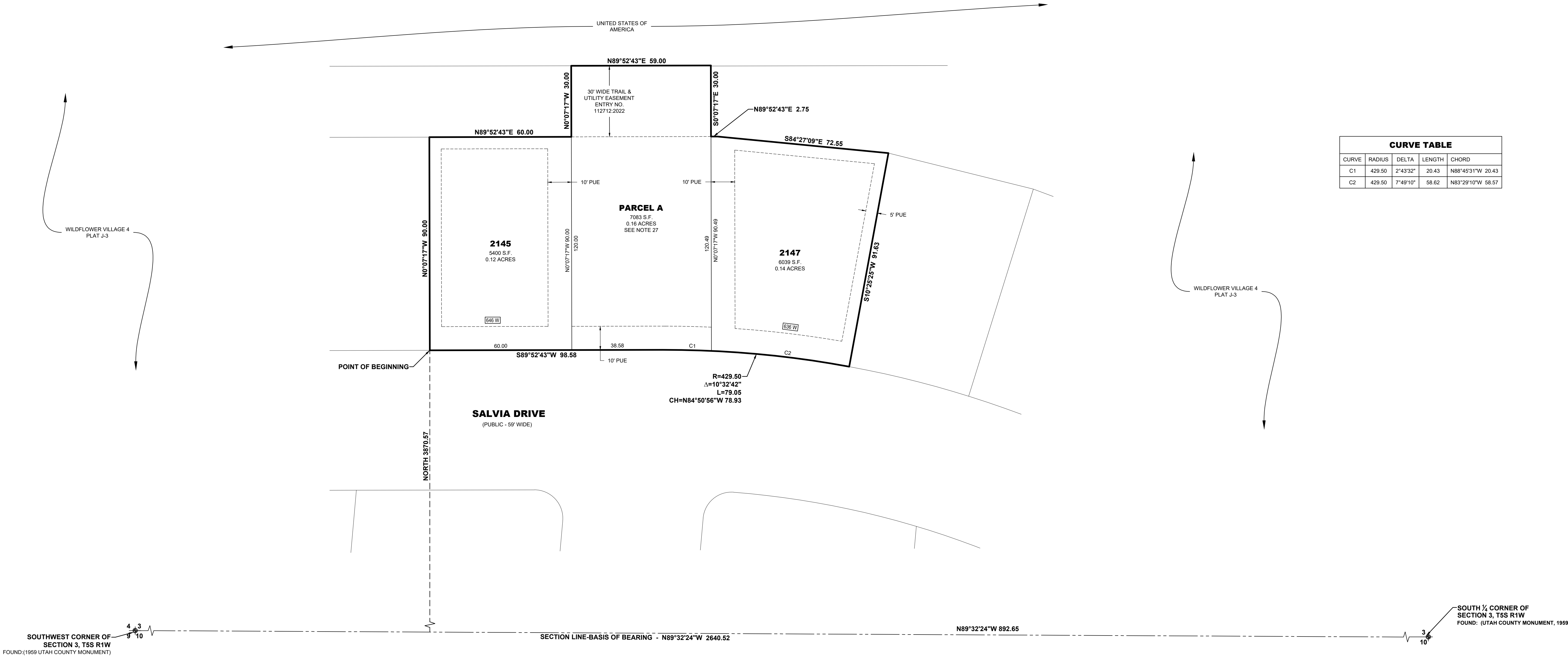
BY- \_\_\_\_\_

QUESTAR GAS COMPANY DBA ENBRIDGE GAS UTAH

TITLE- \_\_\_\_\_



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	429.50	2°43'32"	20.43	N88°45'31"W 20.43
C2	429.50	7°49'10"	58.62	N83°29'10"W 58.57



LEGEND	
	BOUNDARY LINE
	CENTERLINE
	EASEMENT LINE
	FUTURE LOT LINES
	PROPOSED LOT LINES
	EXISTING MONUMENT
	PROPOSED MONUMENT
	NO ACCESS

# WILDFLOWER VILLAGE 4 PLAT J-3 AMENDED

(INCLUDES THE AMENDMENT OF LOTS 2145 AND 2147, WILDFLOWER VILLAGE 4 PLAT J-3 SUBDIVISION)

LOCATED IN THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN  
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH  
SHEET 2 OF 2

This form approved by Utah County and the municipalities therein.

LEI #21-0015