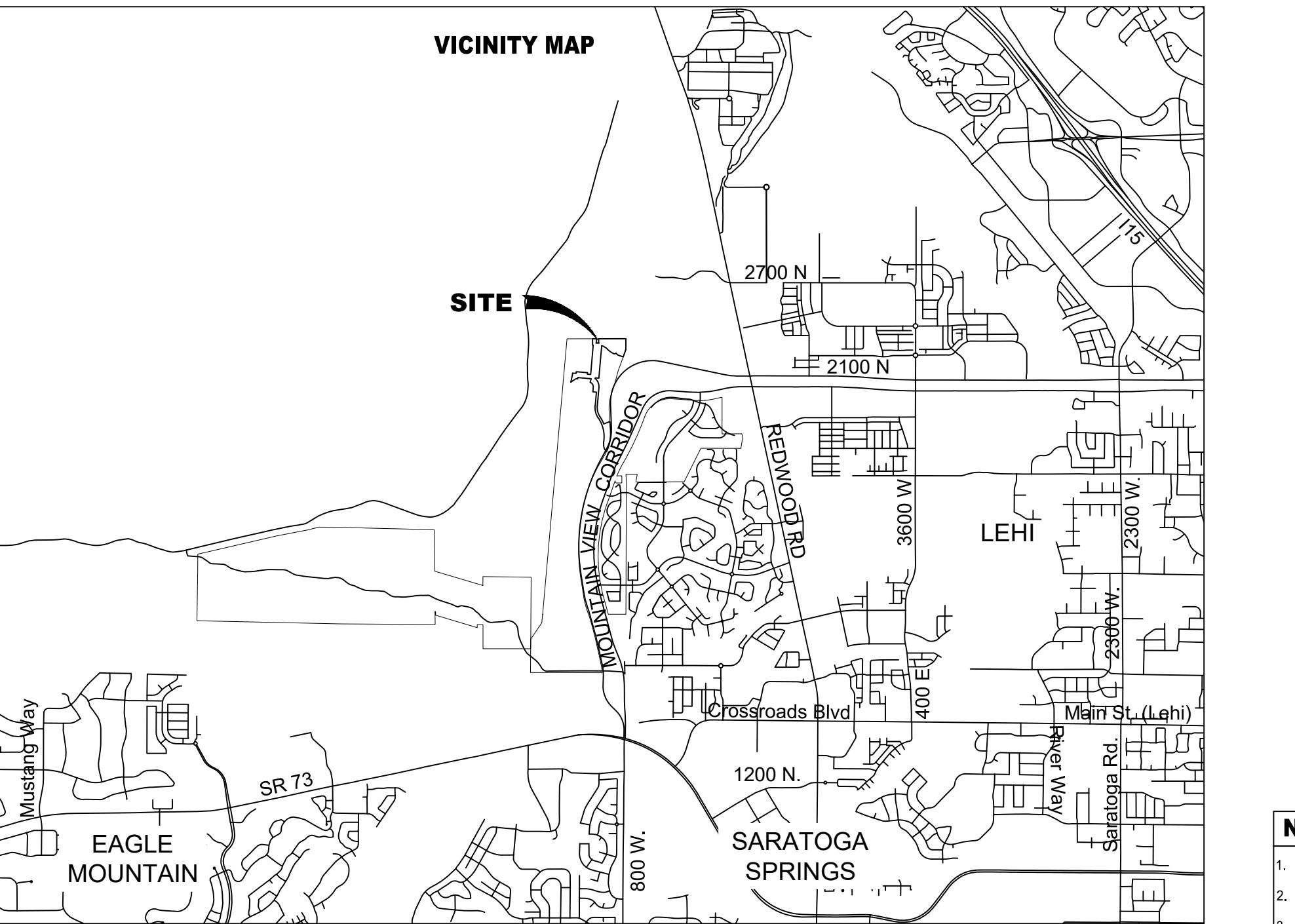
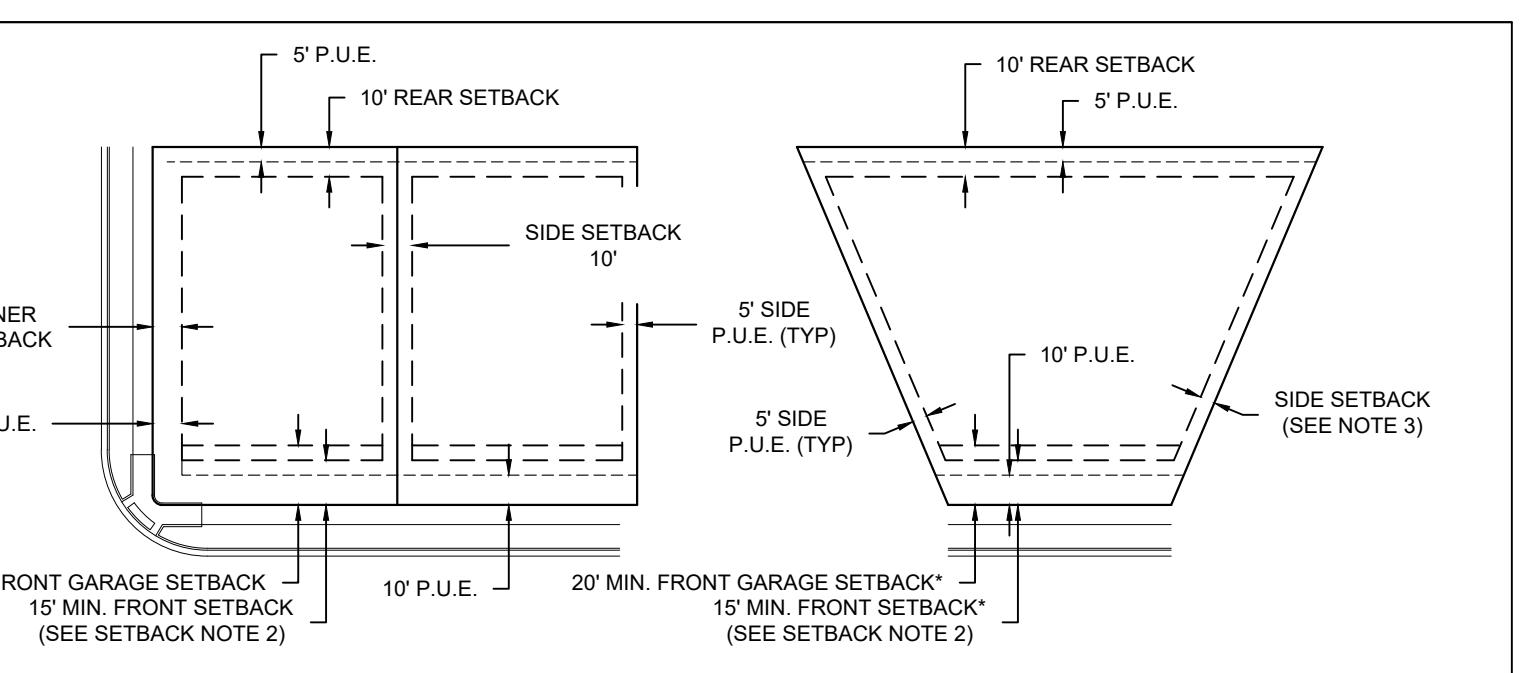


WILDFLOWER VILLAGE 4 PLAT J-3 AMENDED

(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



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		



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

UNITS 2145 & 2147

BY SIGNING THIS PLAT THE FOLLOWING UTILITY COMPANIES ARE APPROVING THAT: (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)(ii). 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 RIGHTS AND LIABILITIES RELATED TO THE UTILITY EASEMENT.
- PURSUANT TO UTAH CODE ANN. 10-9A-801 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. 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 _____, 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, AND ADDITIONALLY ADDS THE PUBLIC UTILITY EASEMENT TO THE APPROVAL. THIS APPROVAL DOES NOT CONSTITUTE APPROVAL OR WAIVER OF ANY OTHER RIGHTS OR LIABILITIES, INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER'S DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT ENBRIDGE GAS UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-368-8532.

APPROVED THIS ____ DAY OF _____, A.D. 20____. BY: _____

QUESTAR GAS COMPANY DBA ENBRIDGE GAS UTAH

TITLE: _____

<p>CENTURY LINK APPROVED THIS ____ DAY OF _____, A.D. 20____.</p> <p>PLANNING DIRECTOR APPROVED BY THE PLANNING DIRECTOR ON THIS ____ DAY OF _____, A.D. 20____.</p> <p>CITY ENGINEER APPROVED BY THE CITY ENGINEER ON THIS ____ DAY OF _____, A.D. 20____.</p>	<p>COMCAST CABLE TELEVISION APPROVED THIS ____ DAY OF _____, A.D. 20____.</p> <p>LAND USE AUTHORITY APPROVED BY THE LAND USE AUTHORITY ON THIS ____ DAY OF _____, A.D. 20____.</p> <p>FIRE CHIEF APPROVED BY THE FIRE CHIEF ON THIS ____ DAY OF _____, A.D. 20____.</p>	<p>SARATOGA SPRINGS ATTORNEY APPROVED BY SARATOGA SPRINGS ATTORNEY ON THIS ____ DAY OF _____, A.D. 20____.</p> <p>SARATOGA SPRINGS ATTORNEY APPROVED BY SARATOGA SPRINGS ATTORNEY ON THIS ____ DAY OF _____, A.D. 20____.</p> <p>LEHI CITY POST OFFICE APPROVED BY POST OFFICE REPRESENTATIVE ON THIS ____ DAY OF _____, A.D. 20____.</p>
<p>CITY FIRE CHIEF APPROVED BY CITY FIRE CHIEF ON THIS ____ DAY OF _____, A.D. 20____.</p>	<p>CITY ENGINEER APPROVED BY CITY ENGINEER ON THIS ____ DAY OF _____, A.D. 20____.</p>	<p>LEHI CITY POST OFFICE REPRESENTATIVE APPROVED BY LEHI CITY POST OFFICE REPRESENTATIVE ON THIS ____ DAY OF _____, A.D. 20____.</p>

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 THEREON 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 3870.57 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN: THENCE N00°17'W 90.00 FEET; THENCE N89°52'43"E 60.00 FEET; THENCE N00°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°52'57"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: ±18,522 SQ. FT. ±0.43 ACRES # OF LOTS: 2 # OF PARCELS: 1

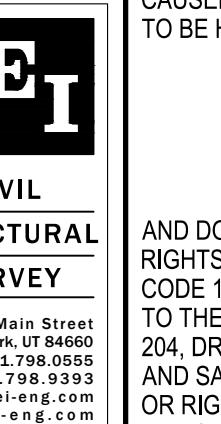
DATE _____

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:



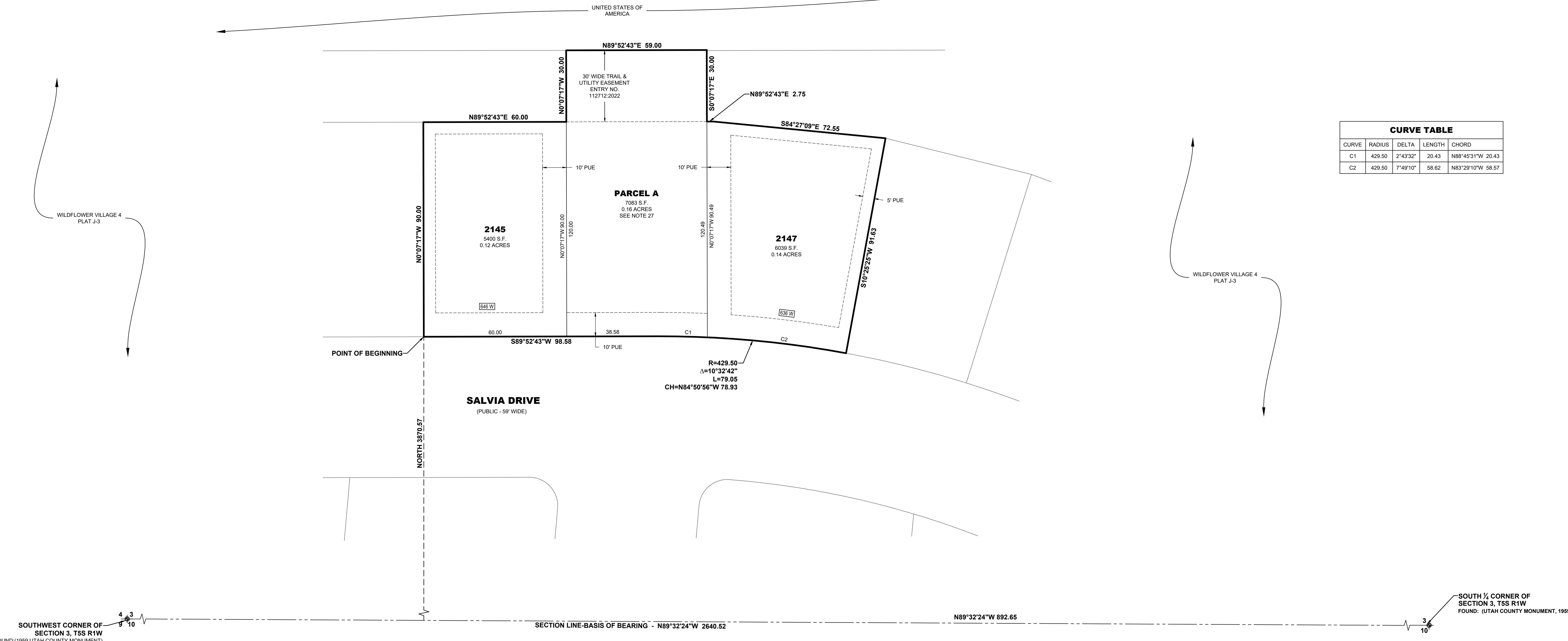
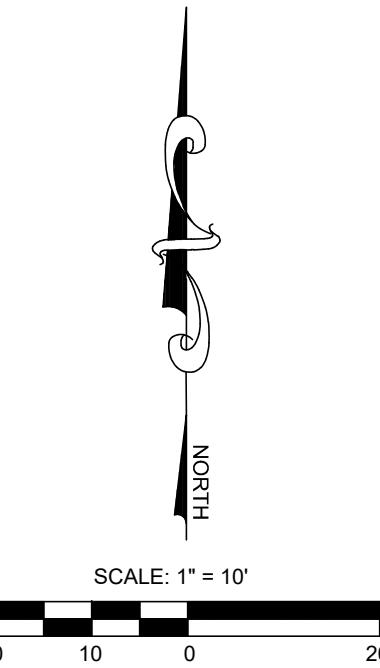
OWNER / DEVELOPER

EDGE HOMES

13702 S 200 W B12

DRAPER, UTAH 84020

801-494-0150



LEGEND	
—	BOUNDARY LINE
—	CENTERLINE
—	EASEMENT LINE
—	FUTURE LOT LINES
—	PROPOSED LOT LINES
●	EXISTING MONUMENT
●	PROPOSED MONUMENT
NA	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