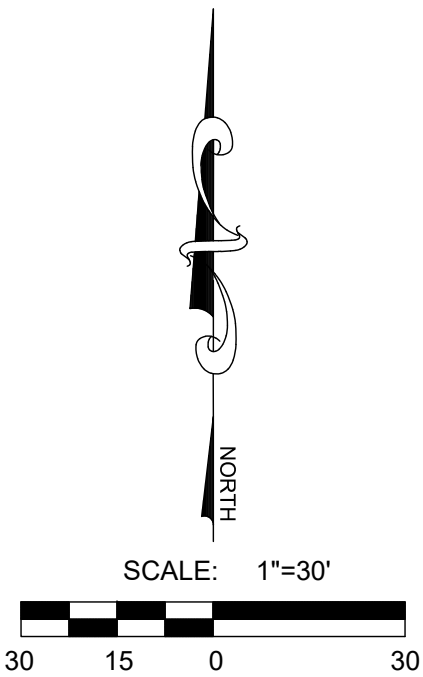


OVERLOOK AT MT. SARATOGA PLAT C

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH



VICINITY MAP

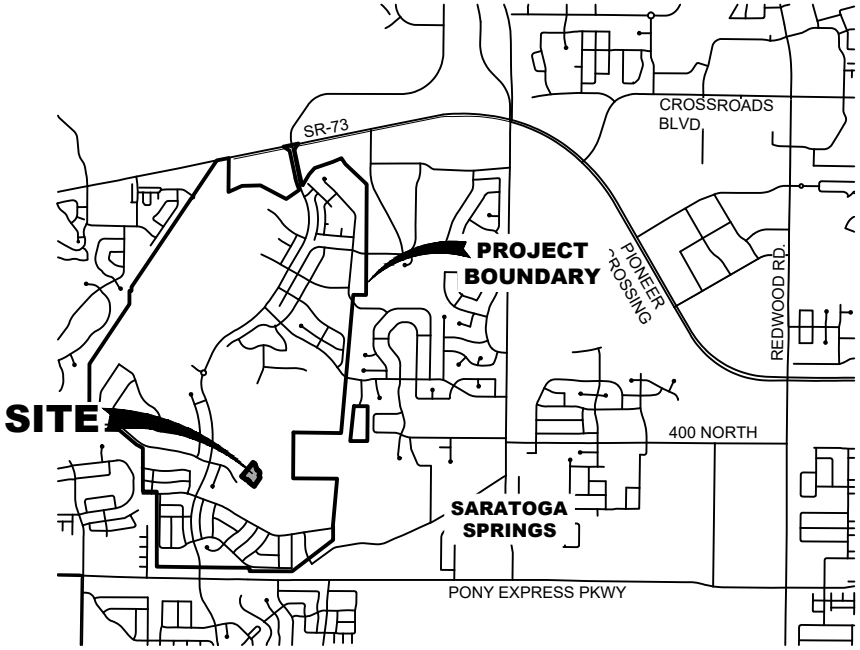


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COVER	COVER
SHEET 100	GENERAL NOTES
	OVERLOOK AT MT. SARATOGA PLAT C (1 OF 1)
SHEET 101	EXISTING CONDITIONS & DEMOLITION PLAN
SHEET 102	SITE PLAN
SHEET 201	UTILITY PLAN
SHEET 301	GRADING & DRAINAGE PLAN
SHEET 401	MOONSAIL WAY PLAN & PROFILE
SHEET 501	SIGNAGE & STRIPING PLAN
SHEET 502	SENSITIVE LANDS PLAN
DT-1 - DT-3	CITY DETAILS

TABULATIONS

PLAT C	
LOTS	6 LOTS
DENSITY	3.13 LOTS/ACRE

	ACRES	SQ. FT.	% OF MT. SARATOGA	% OF PLAT C
MT. SARATOGA TOTAL PROJECT AREA	688.00	29,969,280	100%	
PLAT C PROJECT AREA	1.92	83,541	0.28%	100%
LOT AREA	1.45	63,279	0.21%	75.7%
OPEN SPACE AREA	0.00	0	0%	0%
RIGHT-OF-WAY AREA	0.47	20,262	0.07%	24.3%
PARK STRIP LANDSCAPING	0.07	3,138	0.01%	3.8%
HARDSCAPE AREA	0.39	17,124	0.06%	20.5%
BUILDABLE LAND	1.92	83,541	0.28%	100%
SENSITIVE LANDS	0.00	0	0%	0%
NON-SENSITIVE LANDS	1.92	83,541	0.28%	100%

SARATOGA SPRINGS CITY ENGINEERING DEPARTMENT
CITY ENGINEER - JEREMY LAPIN, PE
JLAPIN@SARATOGASPRINGS-UT.GOV
(801) 766-6506

SARATOGA SPRINGS CITY PLANNING DEPARTMENT
PLANNING DIRECTOR - SARAH CARROLL
SCARROLL@SARATOGASPRINGS-UT.GOV
(801) 766-9793

ENBRIDGE GAS UTAH
CUSTOMER SERVICE
1-800-323-5517

ROCKY MOUNTAIN POWER
CUSTOMER SERVICE
1-877-221-7070

OWNER / DEVELOPER
EDGE HOMES
13702 S 200 W B12
DRAPER, UTAH 84020
801-494-0150
ENGINEER
LEI CONSULTING ENGINEERS
AND SURVEYORS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801)798-0555

LEI
CIVIL
STRUCTURAL
SURVEY

3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR
CONSTRUCTION

OVERLOOK AT MT. SARATOGA - PLAT C FINAL
SARATOGA SPRINGS, UTAH

COVER

REVISIONS

1 -	
2 -	
3 -	
4 -	
5 -	
6 -	

LEI PROJECT #:

2014-1664

DRAWN BY:

CJI/BAP

DESIGNED BY:

NKW

SCALE:

1"=30'

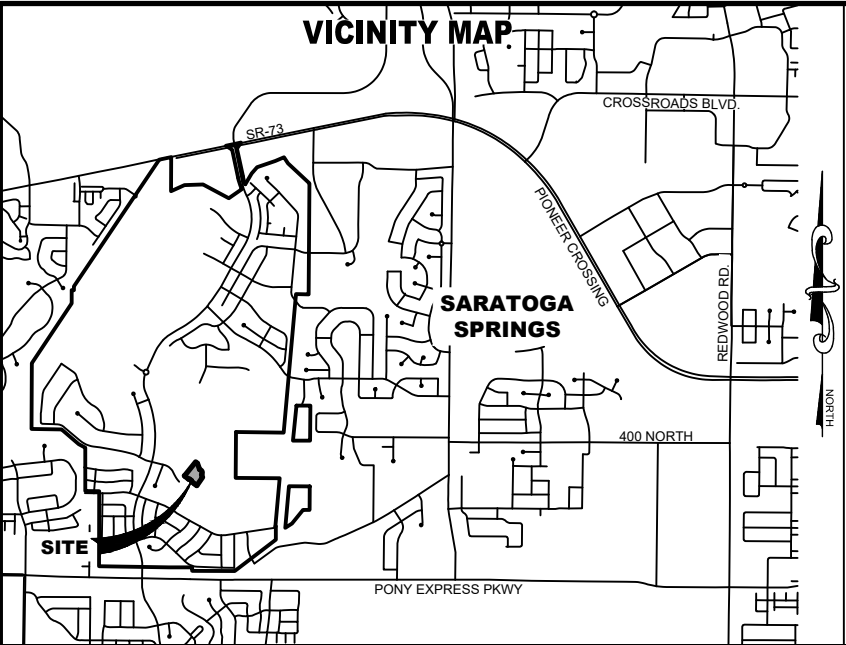
DATE:

07/03/2025

SHEET

COVER





TABULATIONS

PLAT C	
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DENSITY	3.13 LOTS/ACRE

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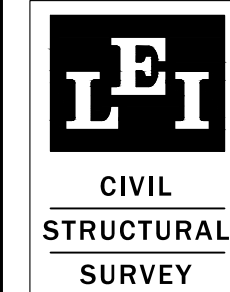
LEGEND

---	BOUNDARY LINE
---	CENTERLINE
---	EASEMENT LINE
---	EXISTING LOT LINES
---	PROPOSED LOT LINES
●	EXISTING MONUMENT
○	PROPOSED MONUMENT
NA	NO ACCESS

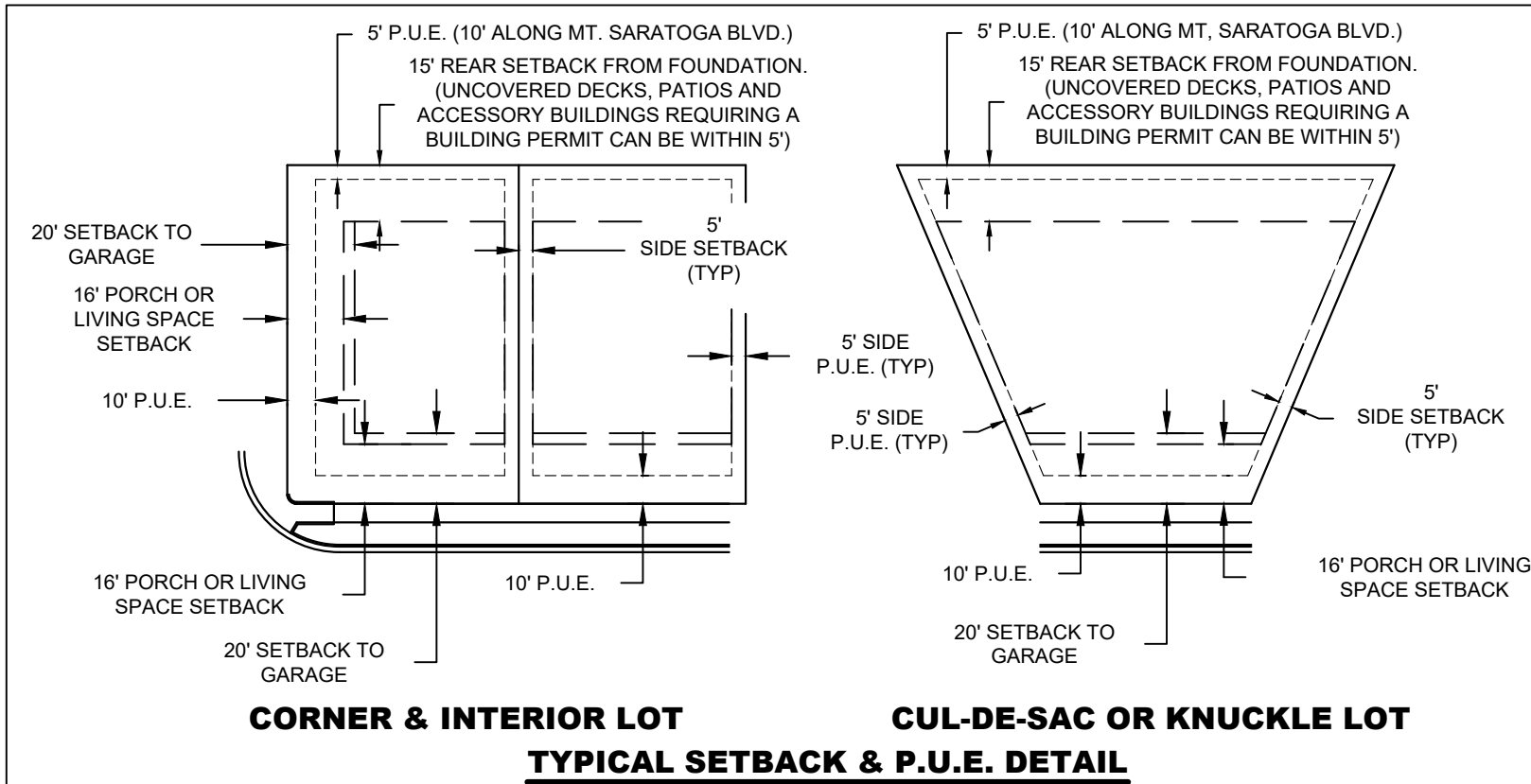
NOTES:

- 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 ____.
- PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL 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 DEVELOPMENT, 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 ALL IMPROVEMENTS HAVE BEEN INSTALLED PER CITY STANDARDS AND ALL FEES INCLUDING IMPACT AND CONNECTION FEES ARE PAID.
- 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.
- 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 INTERMOUNTAIN GEOENVIRONMENTAL SERVICES, 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 5 INCHES WITHIN THE FIRST 10 FEET.
- THE BENCHMARK FOR THE TOPOGRAPHIC INFORMATION PROVIDED HEREON IS THE FOUND 2002 UTAH COUNTY MONUMENT AT THE NORTH 1/4 CORNER OF SECTION 22, WITH A PUBLISHED UTAH COUNTY (NGVD29) ELEVATION OF 4,625.47 FEET.
- AREA SHOWN HEREON FALLS WITHIN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN) AS PER FIRM MAP NO. 4955170115B WITH AN EFFECTIVE DATE OF OCTOBER 15, 1982.
- A TITLE REPORT PREPARED BY ____ TITLE COMPANY, ORDER 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.

OWNER / DEVELOPER
Edge Homes
13702 S. 200 W. B-12
Draper, UT 84020



3302 N. Main Street
Spanish Fork, UT 84601
Phone: 801.798.0555
Fax: 801.798.9333
office@lei-eng.com
www.lei-eng.com



OVERLOOK AT MT. SARATOGA
PLAT C

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

NORTH 1/4 CORNER OF
SECTION 21, T5S, R1W, SLB&M
(FOUND 1951 UTAH COUNTY MONUMENT)

16
21

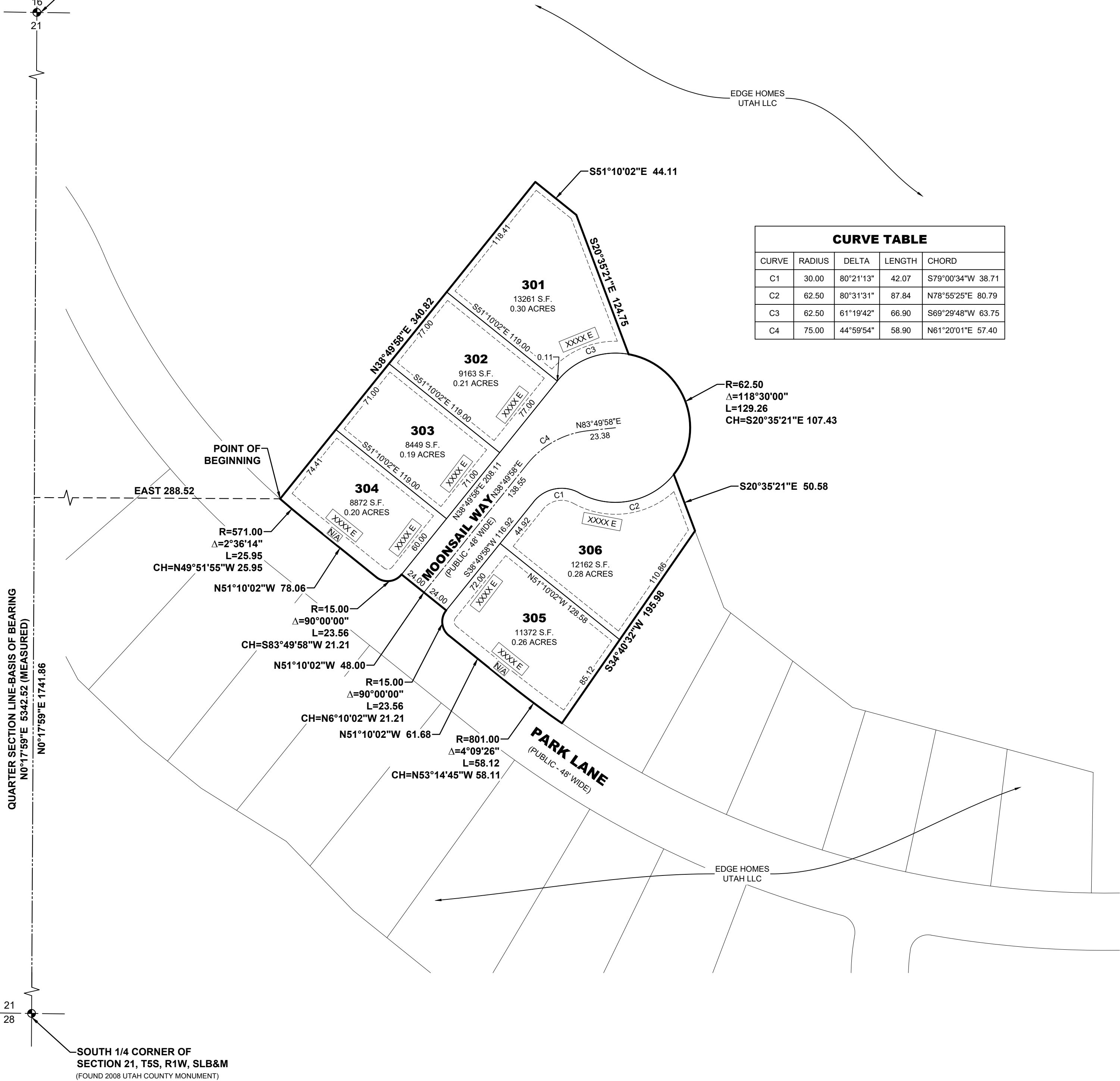
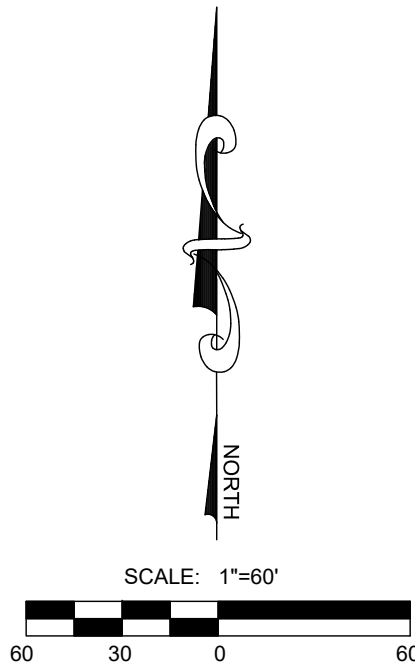
QUARTER SECTION LINE-BASIS OF BEARING
N0°17'59"E 5342.32' (MEASURED)
N0°17'59"E 1741.86'

21
28

SOUTH 1/4 CORNER OF
SECTION 21, T5S, R1W, SLB&M
(FOUND 2008 UTAH COUNTY MONUMENT)

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	30.00	80°21'13"	42.07	S79°00'34"W 38.71
C2	62.50	80°31'31"	87.84	N78°55'25"E 80.79
C3	62.50	61°19'42"	66.90	S69°29'48"W 63.75
C4	75.00	44°59'54"	58.90	N61°20'01"E 57.40



POINT OF
BEGINNING

EAST 288.52'

R=571.00
Δ=2°36'14"
L=25.95
CH=N49°51'55"W 25.95

N51°1'02"W 78.06'

R=15.00
Δ=90°00'00"
L=23.56
CH=S83°49'58"W 21.21

N51°1'02"W 48.00'

R=15.00
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ENBRIDGE GAS UTAH ACCEPTANCE

QUESTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH ("ENBRIDGE"), APPROVES THIS PLAT SOLELY TO CONFIRM THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. THIS APPROVAL DOES NOT (A) AFFECT ANY RIGHT ENBRIDGE HAS UNDER TITLE 54, CHAPTER 8A, A RECORDED EASEMENT OR RIGHT-OF-WAY, PRESCRIPTIVE RIGHTS, OR ANY PROVISION OF LAW; (B) CONSTITUTE ACCEPTANCE OF ANY TERMS CONTAINED IN ANY PORTION OF THE PLAT; AND (C) GUARANTEE ANY TERMS OR WAIVE ENBRIDGE'S RIGHT TO REQUIRE ADDITIONAL EASEMENTS FOR GAS SERVICE.

APPROVED THIS ____ DAY OF ____, A.D. 20 ____, BY: _____
QUESTAR GAS COMPANY DBA ENBRIDGE GAS UTAH TITLE: _____

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. 17-27A-803(4)(viii) 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 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 - ANY OTHER PROVISION OF LAW

APPROVED THIS ____ DAY OF ____, A.D. 20 ____,

ROCKY MOUNTAIN POWER

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(9)(vi). THE FOLLOWING NOTES ARE NOT ENDORSED OR ADOPTED BY SARATOGA SPRINGS AND DO NOT SUPERSEDE CONFLICTING PLAT NOTES OR SARATOGA SPRINGS POLICIES.

PLANNING DIRECTOR APPROVED BY THE PLANNING DIRECTOR ON THIS ____ DAY OF ____, A.D. 20 ____, _____ PLANNING DIRECTOR	CENTURY LINK APPROVED THIS ____ DAY OF ____, A.D. 20 ____, _____ CENTURY LINK
CITY ENGINEER APPROVED BY THE CITY ENGINEER ON THIS ____ DAY OF ____, A.D. 20 ____, _____ CITY ENGINEER	COMCAST CABLE TELEVISION APPROVED THIS ____ DAY OF ____, A.D. 20 ____, _____ COMCAST CABLE TELEVISION
LAND USE AUTHORITY APPROVED BY THE LAND USE AUTHORITY ON THIS ____ DAY OF ____, A.D. 20 ____, _____ LAND USE AUTHORITY	SARATOGA SPRINGS ATTORNEY APPROVED BY SARATOGA SPRINGS ATTORNEY ON THIS ____ DAY OF ____, A.D. 20 ____, _____ SARATOGA SPRINGS ATTORNEY
FIRE CHIEF APPROVED BY THE FIRE CHIEF ON THIS ____ DAY OF ____, A.D. 20 ____, _____ CITY FIRE CHIEF	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 ENGINEERING 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 SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN DESCRIBED AS FOLLOWS:
BEGINNING AT POINT LOCATED N00°17'59"E ALONG THE QUARTER SECTION LINE 1818.48 FEET AND EAST 288.52 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE N38°49'58"E 340.82 FEET; THENCE S51°10'02"E 44.11 FEET; THENCE S20°35'21"E 124.75 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 125.26 FEET WITH A RADIUS OF 62.50 FEET THROUGH A CENTRAL ANGLE OF 118°30'00", CHORD: S20°35'21"E 107.43 FEET; THENCE S20°35'21"E 50.58 FEET; THENCE S34°40'32"W 195.98 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 58.12 FEET WITH A RADIUS OF 801.00 FEET THROUGH A CENTRAL ANGLE OF 04°09'26", CHORD: N53°14'45"W 58.11 FEET; THENCE N51°10'02"W 61.68 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.56 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD: N06°10'02"W 21.21 FEET; THENCE N51°10'02"W 48.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 23.56 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD: S83°49'58"W 21.21 FEET; THENCE N51°10'02"W 78.06 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 25.95 FEET WITH A RADIUS OF 571.00 FEET THROUGH A CENTRAL ANGLE OF 02°36'14", CHORD: N49°51'55"W 25.95 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±1.92 ACRES
83,541 SQ. FT.

DATE _____ SURVEYOR NAME _____
(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 RIGHTS-OF-WAY, TO BE HEREAFTER KNOWN AS:

OVERLOOK AT MT. SARATOGA PLAT C

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 THE OWNER(S) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS VOLUNTARILY DEFEND, INDEMNIFY, AND SAVE HARMLESS THE CITY AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES 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 _____

OWNERS ACKNOWLEDGMENT

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

PRINT NAME _____ TITLE _____ ENTITY _____

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/HEY 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 SIGNATURE _____ COMMISSION NUMBER _____

PRINT NAME AS COMMISSIONED _____ 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 ____.

ATTEST _____
CITY MAYOR _____ CITY RECORDER (See Seal Below)

OVERLOOK AT MT. SARATOGA
PLAT C

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

SHEET 1 OF 1

SURVEYOR'S SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL

This form approved by Utah County and the municipalities therein.

LEI #14-1684



CIVIL
STRUCTURAL
SURVEY

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Spanish Fork, UT 84660
Phone: 801.798.0555
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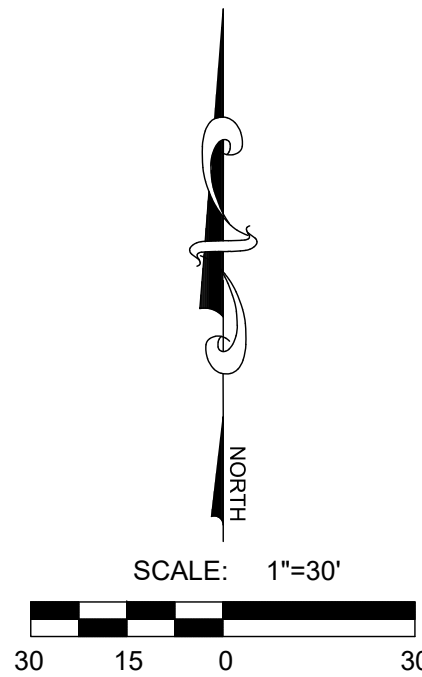
NOT FOR
CONSTRUCTION

OVERLOOK AT MT. SARATOGA - PLAT C FINAL
SARATOGA SPRINGS, UTAH
SITE PLAN

REVISIONS	
1	
2	
3	
4	
5	
6	

LEI PROJECT #:
2014-1664
DRAWN BY:
CJI/BAP
DESIGNED BY:
NKK
SCALE:
1"=30'
DATE:
07/03/2025

SHEET
102



PLAT C DATA TABLE		
DESCRIPTION	QUANTITY	U/M
3" ASPHALT	12675	SQFT.
UNTREATED BASE COURSE	12675	SQFT.
CURB & GUTTER	620	LFT.
SIDEWALK	635	LFT.
ADA RAMPS	0	EA.
STREET MONUMENTS	0	EA.

NOTES

- 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. APPLY FOR AN ENCROACHMENT PERMIT AT [HTTP://CITYWORKS.SARATOGASPRINGSCITY.COM/PUBLICACCESS/TEMPLATE/LOGIN.ASPX](http://cityworks.saratogaspringscity.com/publicaccess/template/login.aspx)

EXISTING	PROPOSED	DETAILS
---	---	BOUNDARY LINE
---	---	STREET CENTERLINE
---	---	EASEMENT LINE
---	---	LOT LINES
---	---	SEWER PIPE
---	---	SEWER MANHOLE
---	---	4" SEWER SERVICE
---	---	STORM DRAIN PIPE
---	---	STORM DRAIN MANHOLE
---	---	CURB INLET
---	---	COMBO BOX
---	---	4"x4" CATCH BASIN
---	---	3"x3" CATCH BASIN
---	---	INLET/OUTLET W/ GRATE
---	---	DRINKING WATER PIPE
---	---	45" PIPE ELBOW (W)
---	---	22.5" PIPE ELBOW (W)
---	---	11.25" PIPE ELBOW (W)
---	---	FIRE HYDRANT
---	---	3/4" SERVICE & METER (W)
---	---	PRV (W)
---	---	AIR-VAC VALVE (W)
---	---	2" BLOW-OFF (W)
---	---	VALVE (W & PI)
---	---	TEE
---	---	CROSS
---	---	PI PIPE
---	---	45" PIPE ELBOW (PI)
---	---	22.5" PIPE ELBOW (PI)
---	---	11.25" PIPE ELBOW (PI)
---	---	1" SINGLE PI SERVICE
---	---	1-1/2" DUAL PI SERVICE
---	---	PI SERVICE TO PARKS
---	---	AIR-VAC VALVE (PI)
---	---	BACKFLOW PREVENTER
---	---	2" BLOW-OFF (PI)
---	---	30" C&G (COLLECTOR)
---	---	24" C&G (LOCAL)
---	---	24" SHED C&G
---	---	SIDEWALK
---	---	STOP SIGN
---	---	STREET SIGN
---	---	MONUMENT
---	---	SPRINKLER CONDUIT
---	---	FENCE
---	---	STREET LIGHT COLLECTOR
---	---	STREET LIGHT LOCAL
---	---	STREET LIGHT ARTERIAL
---	---	POWER POLE
---	---	DITCH
---	---	FIBER OPTIC
---	---	GAS
---	---	OVERHEAD POWER
---	---	SILT FENCE
---	---	FLOW ARROW
---	---	8' ASPHALT TRAIL
---	---	CONTOURS
---	---	100 YEAR FLOOD ROUTE
---	---	MATCH LINE
---	---	DRIVE APPROACH
---	---	ADA RAMP

(*1) VALVES SHALL BE GATE VALVES. VALVES 16 INCH AND LARGER MAY BE INSTALLED ROTATED 90 DEGREES WITH A BEVEL GEAR ACTUATOR
(*2) SEE PLAN & PROFILE FOR SIZE & MATERIAL
(*3) SEE LANDSCAPE DESIGN FOR NUMBER OF CONDUITS & SIZES
(*4) SEE PLAN & PROFILE FOR WIDTH & DESIGN MATERIALS