

#### OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE SUBDIVIDED INTO LOTS, PARCELS AND STREETS, TOGETHER WITH EASEMENT AS SET FORTH TO BE HEREAFTER KNOWN AS:

#### SPRING COVE

AND DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC AND CITY ALL PARCELS, LOTS, STREETS, EASEMENTS, RIGHT-OF-WAY, PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC OR CITY USE. 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. THE OWNER HEREBY CONVEYS AN UNDIVIDED INTEREST IN THE COMMON AREAS TO EACH UNIT OWNER AS PROVIDED IN THE CONDOMINIUM DECLARATION WITH THE COMMON AREAS TO BE MAINTAINED AS PROVIDED IN THE CONDOMINIUM DECLARATION BY THE UNIT OWNERS OR AN ASSOCIATION OF UNIT OWNERS.

IN WITNESS WHEREOF I HAVE SET FORTH MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 20 \_\_\_\_.

SIGNATURE PRINT NAME TITLE & ENTITY

#### 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 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 AFFECT 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 \_\_\_\_ 20 \_\_\_\_

ROCKY MOUNTAIN POWER  
ENBRIDGE GAS UTAH

-NOTE WITH NO EXISTING GAS EASEMENT  
QUESTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH, HEREBY APPROVES THIS PLAT FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ENBRIDGE GAS UTAH MAY REQUIRE ADDITIONAL UTILITY EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABRIGATION 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 OWNER 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 800-366-8532

QUESTAR GAS COMPANY  
DBA ENBRIDGE GAS UTAH  
APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_ 20 \_\_\_\_  
BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

## SPRING COVE A CONDOMINIUM PLAT

LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE, SARATOGA SPRINGS, UTAH COUNTY, UTAH.

(JUNE, 2025)

#### 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

#### PLAT NOTES:

- A JOHNSON ENGINEERING REBAR AND CAP WILL BE SET AT THE OVERALL BOUNDARY CORNERS.
- ALL EXTERIOR SPACE (COMMON AREA) IS A PUBLIC UTILITY AND DRAINAGE EASEMENT (PU&DE).
- ALL DRIVEWAYS AND PARKING AREAS ARE A SHARED PARKING, CROSS ACCESS, AND PRIVATE RETENTION EASEMENT.
- STORM DRAINS AND RETENTION PONDS ARE TO BE MAINTAINED BY THE OWNERS ASSOCIATION AND ARE PRIVATE.
- EACH UNIT DEPICTED ON THIS PLAT AND CONTAINED WITHIN A COMMON BUILDING IS SERVED BY A COMMON SEWER LATERAL. ANY SEWER LATERAL EXTENDING OUTSIDE THE BOUNDARIES OF ANY UNIT DEPICTED ON THIS PLAT SHALL BE DEEMED "COMMON AREA" AND SHALL BE OPERATED AND MAINTAINED BY THE OWNERS ASSOCIATION.
- ALL REQUIREMENTS AS SHOWN ON THE GEOTECHNICAL REPORT AS PREFORMED BY AGEC MUST BE FOLLOWED. SAID REPORT IS DATED APRIL 21, 2025 AS PROJECT NUMBER 1250219.
- LIMITED COMMON AREA RESERVED FOR UNITS A01 & A02 FIRE RISER ROOM. SEE VP-109, 75.50 SF.
- LIMITED COMMON AREA RESERVED FOR UNITS B01-B05 FIRE RISER ROOM. SEE VP-108, 80.00 SF.
- LIMITED COMMON AREA RESERVED FOR UNITS C01-C10 FIRE RISER ROOM. SEE VP-110, 67.02 SF.
- THE BENCHMARK FOR THIS PROJECT IS THE NORTH QUARTER CORNER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN WITH AN ELEVATION OF 4512.29 FEET ABOVE SEA LEVEL (ASL). THE NORTHWEST BUILDING FINISHED FLOOR ELEVATION = 4504.50 FEET ASL. THE SOUTHWEST BUILDING FINISHED FLOOR ELEVATION = 4504.50 FEET ASL. THE SOUTHEAST BUILDING FINISHED FLOOR ELEVATION = 4503.00 FEET ASL.
- TOTAL COMMON AREA: 94,633.39 SF.

#### GENERAL NOTES

#### SURVEYOR'S CERTIFICATE

I, DAVID B. JOHNSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND DO HOLD LICENSE NO. 533869 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER(S) I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS CONDOMINIUM PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND I HAVE VERIFIED ALL MEASUREMENTS; AND I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AS SHOWN ON THIS CONDOMINIUM PLAT, HEREAFTER TO BE KNOWN AS SPRING COVE. I FURTHER CERTIFY THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13-(1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS CONDOMINIUM PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR REESTABLISH THIS SURVEY.

#### BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT POINT ON THE SOUTHWEST CORNER OF LOT 8 OF THE RIVERSIDE CROSSING SUBDIVISION PLAT A RECORD AS ENTRY #55568-2011, MAP #17601, IN THE UTAH COUNTY RECORDER'S OFFICE, WHICH IS SOUTH 00°13'36" EAST A DISTANCE OF 1,360.55 FEET AND EAST 1,552.05 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 23 AND RUNNING;

THENCE NORTH 41°29'00" WEST A DISTANCE OF 28.16 FEET; THENCE NORTH 85°10'56" WEST A DISTANCE OF 1.22 FEET; THENCE NORTH 06°15'00" EAST A DISTANCE OF 58.21 FEET TO A POINT ON A TANGENT CURVE WITH A 214.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY 49.36 FEET ALONG THE ARC OF SAID CURVE THROUGH A DELTA OF 13°12'55" (WHOSE LONG CHORD BEARS NORTH 00°21'17" WEST A DISTANCE OF 49.25 FEET); THENCE LEAVING SAID TANGENT CURVE NORTH 06°57'43" WEST A DISTANCE OF 100.70 FEET TO A POINT ON A TANGENT CURVE WITH A 709.50 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY 70.50 FEET ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 5°41'49" (WHOSE LONG CHORD BEARS NORTH 09°48'38" WEST A DISTANCE OF 70.52 FEET); THENCE LEAVING SAID CURVE NORTH 12°39'32" WEST A DISTANCE OF 16.20 FEET TO A POINT ON A TANGENT CURVE WITH A 11.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY 19.20 FEET ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 10°00'00" (WHOSE LONG CHORD BEARS NORTH 37°20'28" EAST A DISTANCE OF 16.85 FEET); THENCE LEAVING SAID CURVE NORTH 87°20'28" EAST A DISTANCE OF 15.96 FEET TO A POINT ON A TANGENT CURVE WITH A 250.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 68.61 FEET ALONG THE ARC OF SAID CURVE WITH A DELTA ANGLE OF 15°41'32" (WHOSE LONG CHORD BEARS SOUTH 84°48'44" EAST A DISTANCE OF 68.39 FEET); THENCE LEAVING SAID CURVE SOUTH 76°57'58" EAST A DISTANCE OF 297.62 FEET TO A POINT ON A TANGENT CURVE WITH A 202.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 43.08 FEET ALONG THE ARC OF SAID CURVE WITH A DELTA ANGLE OF 01°12'58" (WHOSE LONG CHORD BEARS SOUTH 77°34'28" EAST A DISTANCE OF 43.08 FEET); THENCE LEAVING SAID CURVE SOUTH 00°00'00" EAST A DISTANCE OF 246.17 FEET; THENCE NORTHEASTERLY 89'50"35" WEST A DISTANCE OF 384.69 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 118,526.76 SQUARE FEET OR 2.72 ACRES MORE OR LESS AND 17 UNITS.



08/18/25

DATE

DAVID B. JOHNSON  
LICENSE NO. 533869

#### LLC ACKNOWLEDGEMENT

STATE OF UTAH  
COUNTY OF SALT LAKE  
ON THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. \_\_\_\_ PERSONALLY APPEARED  
BEFORE ME \_\_\_\_\_ WHO BEING DULY SWORN OF AFFIRMED, DID SAY  
THAT (S)HE IS THE \_\_\_\_\_ OF \_\_\_\_\_ AND THAT THE WITHIN OWNER'S DEDICATION WAS  
SIGNED BY HIM/HER ON BEHALF OF SAID LLC BY AUTHORITY OF ITS BYLAWS, OR BOARD OF DIRECTIONS, AND THAT SAID LLC  
EXECUTED THE SAME.

SIGNATURE \_\_\_\_\_

PRINTED NAME, A NOTARY PUBLIC COMMISSIONED IN UTAH

COMMISSION NUMBER

EXPIRATION DATE

DRAWN BY:

DBJ

CHECKED BY:

DBJ

APPROVED BY:

DBJ

HEET:

VP-102

1 OF 1

PROJECT NO.:

24-024

DATE:

08/18/25

2

FINAL

08/18/25

SCALE:

1" : 30'

1

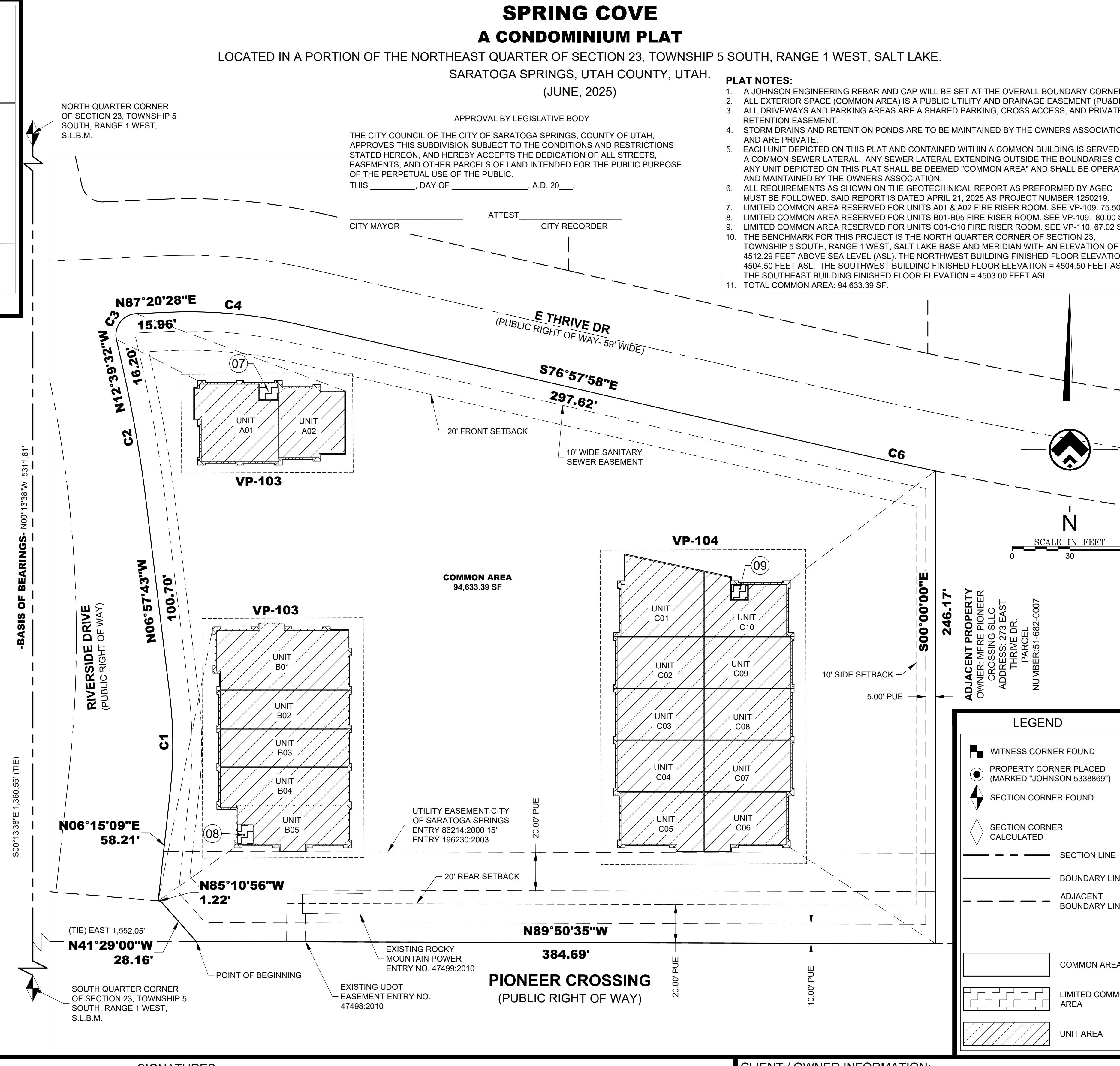
FINAL

06/27/25

NO.

REVISION

DATE



#### SIGNATURES

##### SARATOGA SPRINGS ATTORNEY

APPROVED BY SARATOGA SPRINGS ATTORNEY ON THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 20 \_\_\_\_

SARATOGA SPRINGS ATTORNEY

##### PLANNING DIRECTOR

APPROVED BY THE PLANNING DIRECTOR ON THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 20 \_\_\_\_

PLANNING DIRECTOR

##### CENTURY LINK

APPROVED AS TO FORM ON THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 20 \_\_\_\_

CENTURY LINK

LEHI CITY POST OFFICE

APPROVED BY POST OFFICE REPRESENTATIVE ON THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 20 \_\_\_\_

LEHI CITY POST OFFICE REPRESENTATIVE

##### LAND USE AUTHORITY

APPROVED BY THE LAND USE AUTHORITY ON THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 20 \_\_\_\_

LAND USE AUTHORITY

##### COMCAST

APPROVED AS TO FORM ON THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 20 \_\_\_\_

COMCAST

FIREF CHIEF

APPROVED BY THE FIRE CHIEF ON THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 20 \_\_\_\_

CITY FIRE CHIEF

##### CITY ENGINEER

APPROVED BY THE CITY ENGINEER ON THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 20 \_\_\_\_

CITY ENGINEER

#### CLIENT / OWNER INFORMATION:

##### PARCEL CONSTRUCTION

DREW PARCEL

427 W 19950 S, #201

DRAPER, UTAH

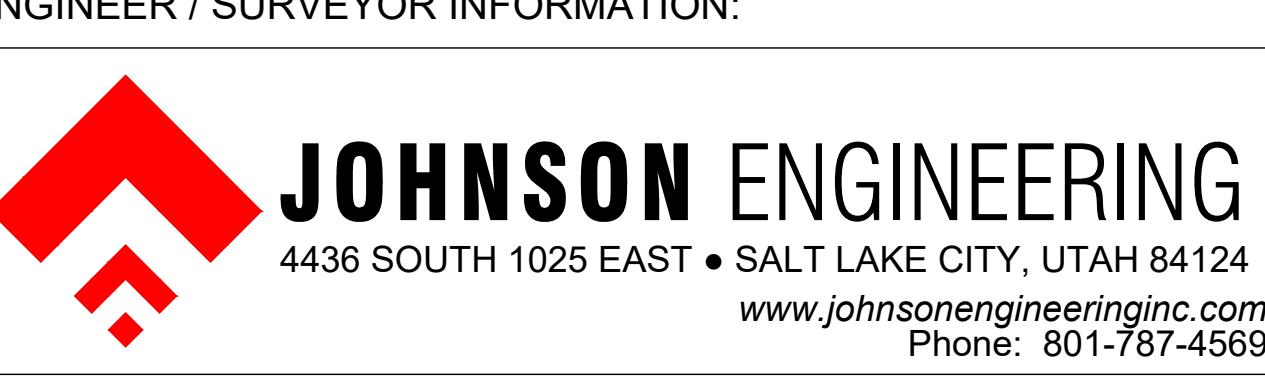
801-884-6474

SURVEYORS SEAL

CITY ENGINEER SEAL

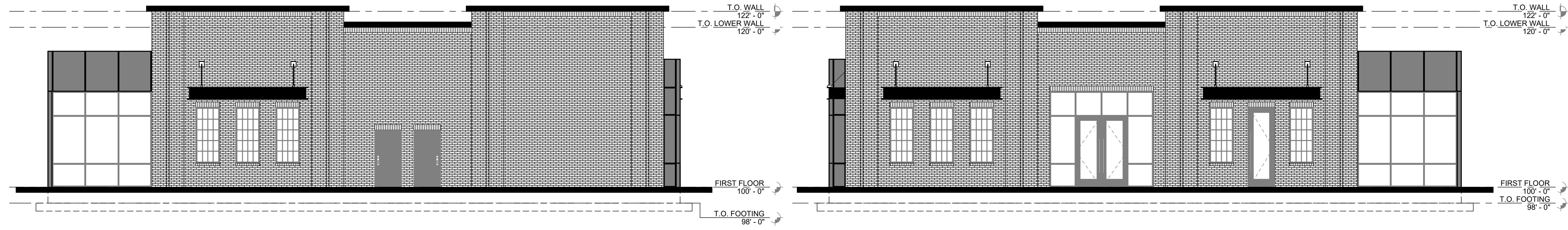
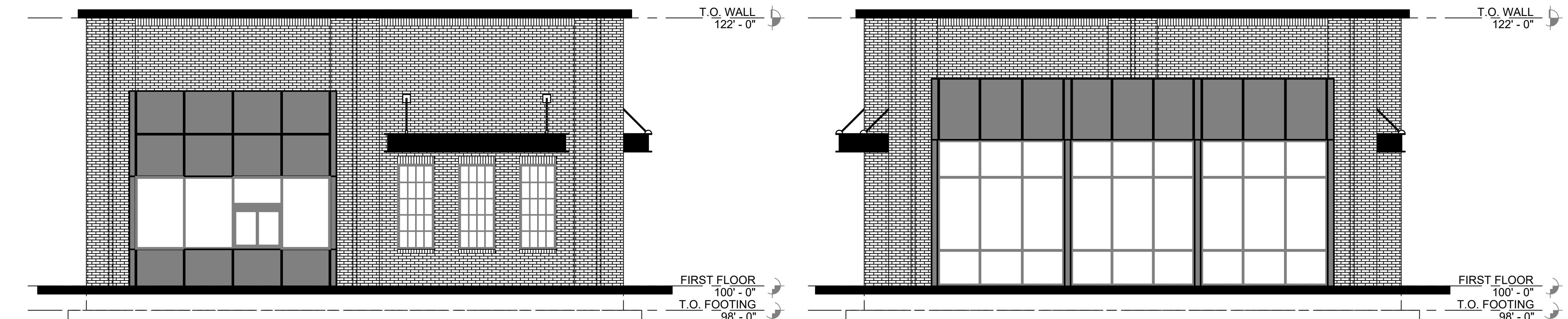
CLERK - RECORDER SEAL

#### ENGINEER / SURVEYOR INFORMATION:



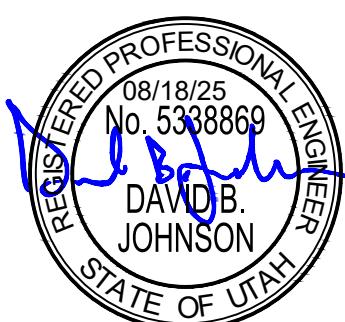
## SPRING COVE A CONDOMINIUM PLAT

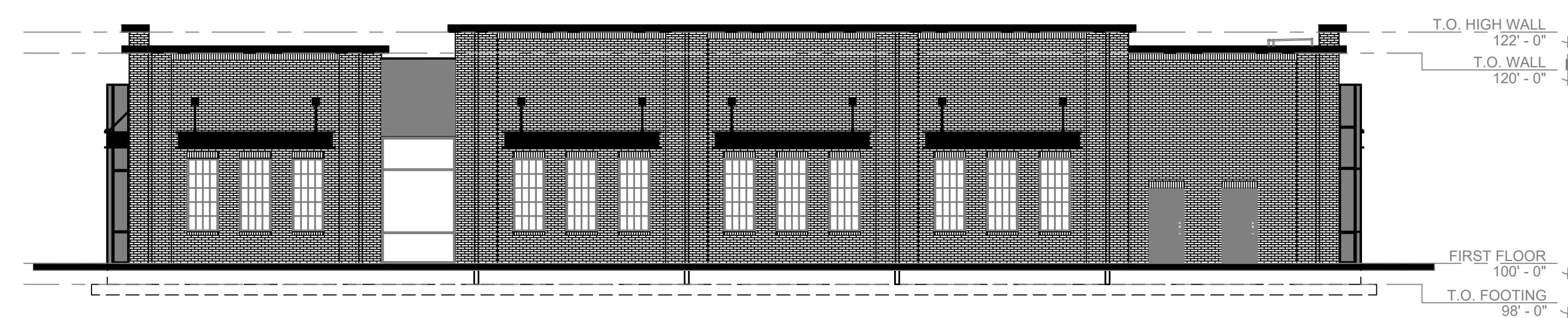
LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE, SARATOGA SPRINGS, UTAH COUNTY, UTAH. (JUNE 2025)



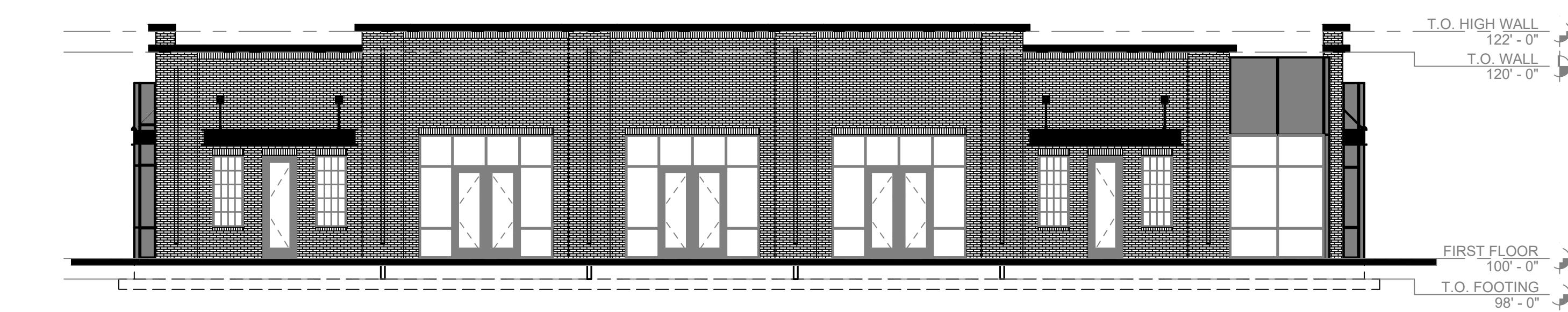
KNOW WHAT'S BELOW. CALL 811 BEFORE YOU DIG.  
DRAWING IS NOT TO SCALE IF LESS THAN 24"x36". DIMENSIONS AND NOTES SUPERCEDE SCALE.

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF JOHNSON ENGINEERING INC., AND SHALL NOT BE COPIED, REDUCED, OR REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

5	-	-	CLIENT / OWNER INFORMATION:	ENGINEER / SURVEYOR INFORMATION:	SHEET INFORMATION:	DRAWN BY:	CHECKED BY:	APPROVED BY:	SHEET:
4	08/18/25	PLAT	 <p>PARCEL CONSTRUCTION DREW PARCEL 427 W 19950 S, #201 DRAPER, UTAH 801-884-6474</p>	<p>JOHNSON ENGINEERING</p> <p>4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124</p> <p>www.johnsonengineeringinc.com Phone: 801-787-4569</p>	<p><b>BUILDING A ELEVA</b> <b>SPRING COVE</b></p> <p>SARATOGA SPRINGS, UTAH COUNTY, UTAH</p>	DBJ	DBJ	DBJ	VP-106
3	08/06/25	SUBMITTAL 03				PROJECT NO:	24-024		
2	06/19/25	SUBMITTAL 02				DATE:	08/18/25		
1	04/28/25	SUBMITTAL 01				SCALE:	1":6"		
NO.	DATE	REVISION							



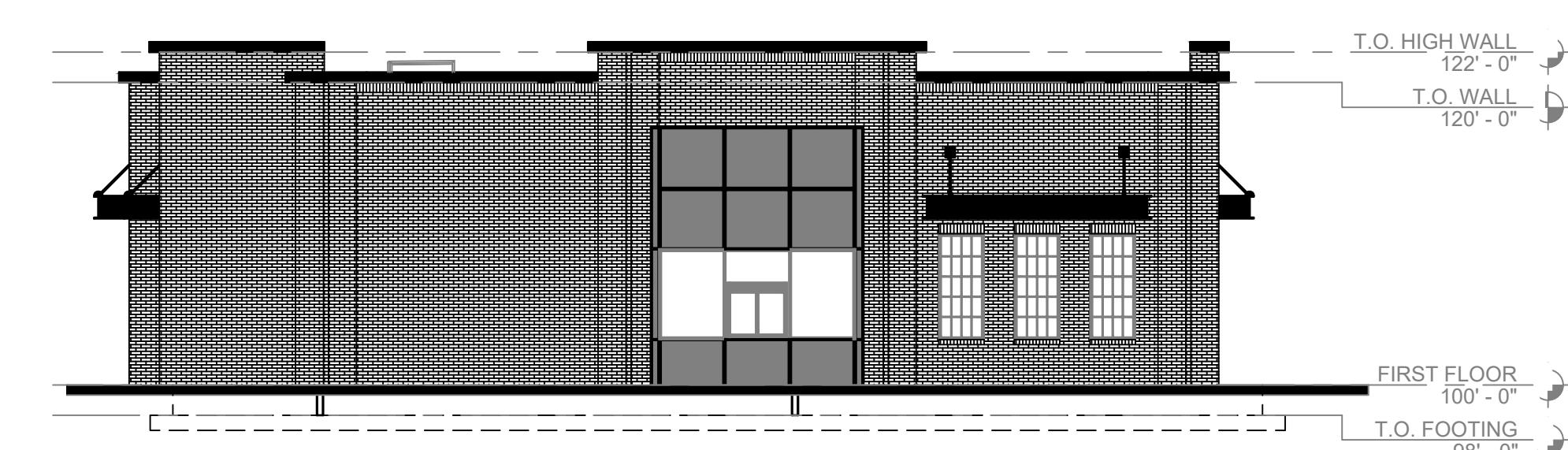
01 BUILDING B WEST



02 BUILDING B EAST



03 BUILDING B NORTH

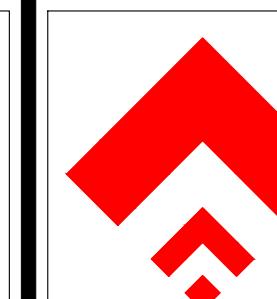


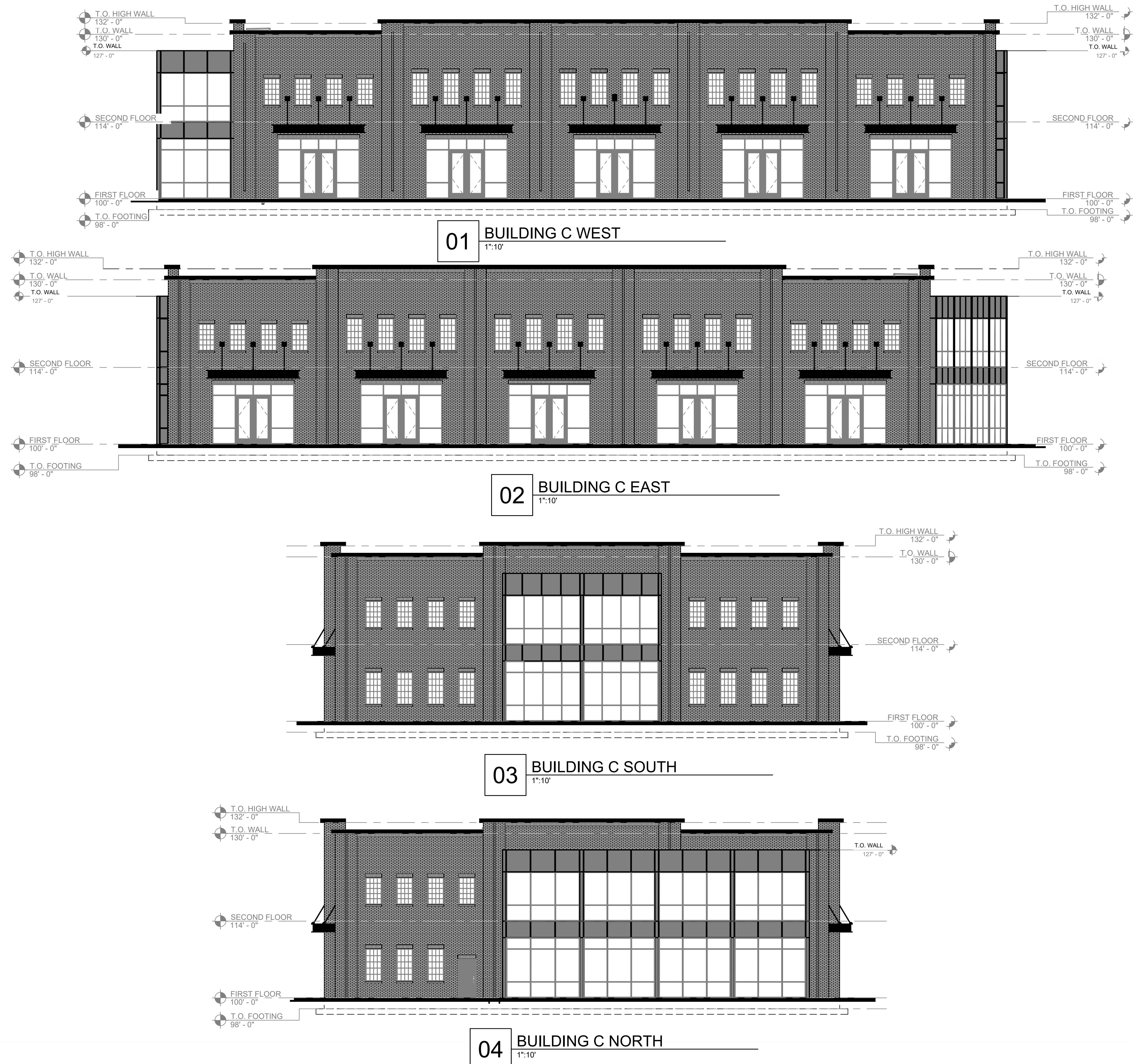
04 BUILDING B SOUTH



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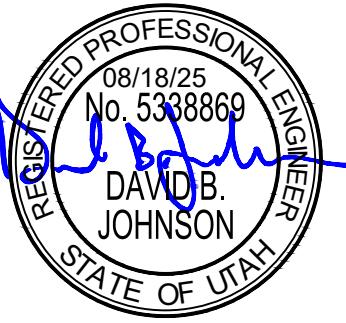
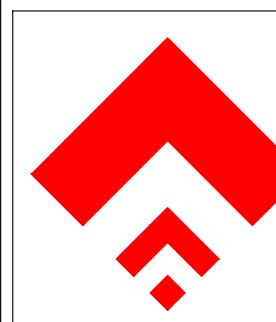
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4	08/18/25	PLAT	<p>08/18/25 No. 5338869 DAVID B. JOHNSON STATE OF UTAH</p>	<b>JOHNSON ENGINEERING</b>  4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124 www.johnsonengineeringinc.com Phone: 801-787-4569	<b>BUILDING B ELEVA</b> <b>SPRING COVE</b> SARATOGA SPRINGS, UTAH COUNTY, UTAH	DBJ	DBJ	DBJ	VP-107
3	08/06/25	SUBMITTAL 03				PROJECT NO:	24-024		
2	06/19/25	SUBMITTAL 02				DATE:	08/18/25		
1	04/28/25	SUBMITTAL 01				SCALE:	1":10"		
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3	08/06/25	SUBMITTAL 03				PROJECT NO:	24-024		
2	06/19/25	SUBMITTAL 02				DATE:	08/18/25		
1	04/28/25	SUBMITTAL 01				SCALE:	1":10"		
NO.	DATE	REVISION							