

VICINITY MAP

NOTES:

1. PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION OF MOST RECENT PHASE.
2. 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.
3. THIS PLAT MAY BE SUBJECT TO A DEVELOPMENT AGREEMENT, DEC. 5, 2023, THAT SPECIFIES THAT CONDITIONS OF DEVELOPING, BUILDING, AND USING PROPERTY WITHIN THIS PLAT, SEE CITY RECORDER FOR DETAILS.
4. 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.
5. REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
6. A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY CMT LABORATORIES, 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 OF THE INFORMATION OR LACK THEREOF IN THE REPORT.
7. 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.
8. 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.
9. NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS AND IMPROVEMENTS DESIGNATED AS "PRIVATE" ON THIS PLAT
10. 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.
11. THE PROPERTY AND CORRESPONDING USES IS GOVERNED BY AN DEVELOPMENT AGREEMENT. REFER TO ENTRY # 79003:2023 "DEVELOPMENT AGREEMENT" AS RECORDED BY THE UTAH COUNTY RECORDER FOR MORE INFORMATION.
12. 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.

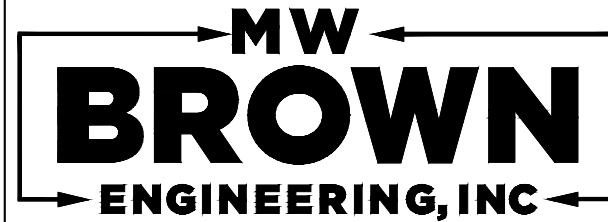
LEGEND

- △ CALCULATED POINT
- 5/8" x 24" REBAR & PLASTIC CAP
- ⊕ SECTION CORNER
- LOT CORNER
- ⚡ FIRE HYDRANT

- EXIST. 46' WIDE ACCESS EASEMENT SEE REDWOOD SQUARE PLAT "A"
- BUILDING PADS FOR REFERENCE ONLY
- ALL OPENSACE INCLUDING PARKING AREA TO BE DEDICATED TO THE CITY OF SARATOGA SPRINGS AS A PUBLIC UTILITY EASEMENT UP TO THE BUILDINGS.

OWNER/DEVELOPER:  
REDWOOD SQUARE LLC  
DAVID MEREDITH  
9 APPLE HILL CIRCLE  
SANDY, UTAH, 84092  
DAVID@MEREDITHCHPCA.COM

ENGINEER/SURVEYOR:



Office: (801) 377-1790 Fax: (801) 377-1789  
578 East 770 North, Orem UT 84097

TABULATIONS

TOTAL PROJECT AREA:	3.36 AC (146,283 SF)	100%
TOTAL # OF LOTS:	2 LOTS - 4 BLDGS	
TOTAL PROPOSED BLDG FOOTPRINT:	0.60 AC (26,152 SF)	17.9%
PERCENTAGE OF BUILDABLE LAND:	3.36 AC	100%
TOTAL IMPERVIOUS AREA:	2.54 AC (110,647 SF)	75.5%
TOTAL LANDSCAPING AREA:	0.82 AC (35,888 SF)	24.5%
TOTAL DEDICATED RIGHT-OF-WAY	0.00 AC (0 SF)	0.00%
SENSITIVE LAND:	0.00 AC	0.00%

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 UTAH CODE SECTION 10-9A-603(4)(c)(i). 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

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. 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
- 2.1. A RECORDED EASEMENT OR RIGHT-OF-WAY
- 2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
- 2.3. TITLE 54, CHAPTER 80, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
- 2.4. ANY OTHER PROVISION OF LAW

APPROVED THIS \_\_\_ DAY OF \_\_\_\_\_ 20\_\_

ROCKY MOUNTAIN POWER

ENBRIDGE GAS UTAH

QUESTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENT. 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 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 800-366-8552.

QUESTAR GAS COMPANY  
DBA ENBRIDGE GAS UTAH

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

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

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

REDWOOD SQUARE PLAT "B"

AMENDING LOT 1, REDWOOD SQUARE PLAT "A"  
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11,  
TOWNSHIP 5 SOUTH, RANGE 1 WEST,  
SALT LAKE BASE & MERIDIAN,  
SARATOGA SPRINGS,  
UTAH COUNTY,  
UTAH

PRECISION MEDICAL  
HOLDINGS LLC  
58:023:0197

JACKSON, MITCHELL &  
LINSEY  
55:927:0212

SHAH, HIREN  
55:927:0213

MANUMALEUNA, EATHYN  
55:927:0214

JOHNSON, JULIAN ERIN  
& TORI  
55:935:0310

HUNT, DAVID B &  
SHARLECE  
55:935:0309

SOUTHWEST CORNER SECTION 11.  
T5S, R1W, SLB & M  
PROJECT BENCHMARK  
ELEVATION = 4627.19'  
(FOUND MONUMENT)

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

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

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, JAXON THOMAS BROWN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 13513878 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 17-25-17, 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 OF THE RECORDATION OF THIS PLAT, A MAP OF THE SURVEY I HAVE COMPLETED WITH THE UTAH COUNTY SURVEYOR.

BOUNDARY DESCRIPTION

A COMMERCIAL SUBDIVISION SITUATE IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, IN UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF REDWOOD SQUARE PLAT "A", ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID CORNER BEING 2309.37 FEET N 89°39'03" E ALONG THE SECTION LINE AND 605.44 FEET NORTH FROM THE SOUTHWEST CORNER OF SAID SECTION 11, AND RUNNING THENCE ALONG THE BOUNDARY OF SAID REDWOOD SQUARE PLAT "A" THE FOLLOWING FOUR COURSES: 1) N 89°25'09" W 147.22 FEET, 2) S 89°37'49" W 27.07 FEET, 3) N 89°29'21" W 25.00 FEET, 4) S 89°59'58" W 15.88 FEET TO THE SOUTHEAST CORNER OF LOT 2 OF SAID REDWOOD SQUARE PLAT "A", THENCE ALONG THE BOUNDARY OF SAID LOT 2 THE FOLLOWING FOUR COURSES: 1) N 00°45'40" E 146.95 FEET, 2) N 11°07'01" W 97.04 FEET, 3) S 71°30'46" W 129.39 FEET, 4) N 89°41'09" W 171.96 FEET TO THE BOUNDARY OF SAID REDWOOD SQUARE PLAT "A", THENCE ALONG SAID BOUNDARY THE FOLLOWING SIX COURSES: 1) N 29°14'03" E 102.26 FEET, 2) N 44°30'03" E 156.12 FEET, 3) N 44°30'03" E 89.17 FEET, 4) N 49°39'03" E 227.77 FEET, 5) S 12°08'44" E 321.69 FEET, 6) S 11°54'41" E 307.40 FEET TO THE POINT OF BEGINNING.

SAID COMMERCIAL SUBDIVISION CONTAINS 3.36 ACRES (146,283 SQ. FT.) AND 2 LOTS.

Jaxon T. Brown

JAXON THOMAS BROWN  
LICENSE NO: 13513878  
(SEE SEAL BELOW)

10-16-2025

DATE:

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCELS, STREETS, TOGETHER WITH EASEMENTS AND RIGHTS-OF-WAY, TO BE HEREAFTER KNOWN AS:

REDWOOD SQUARE PLAT "A"

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC AND CITY ALL PARCELS, LOTS, STREETS, EASEMENTS, RIGHT-OF-WAY, AND 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.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS  
DAY OF \_\_\_\_\_, 20\_\_

BY: DAVID MEREDITH  
ITS MANAGING MEMBER, REDWOOD SQUARE LLC

SIGNED

CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH } S.S.  
COUNTY OF UTAH }  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ BY \_\_\_\_\_, WHO PERSONALLY APPEARED BEFORE ME, WHO BEING DULY SWORN OR AFFIRMED, DID SAY THAT HE/SHE IS THE \_\_\_\_\_ OF REDWOOD SQUARE LLC, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY, AND IN HIS/HER CAPACITY AS \_\_\_\_\_ OF REDWOOD SQUARE LLC.

MY COMMISSION NUMBER: \_\_\_\_\_ SIGNED: (A NOTARY PUBLIC COMMISSIONED IN UTAH)

MY COMMISSION EXPIRES: \_\_\_\_\_ PRINT NAME OF NOTARY

APPROVAL BY LEGISLATIVE BODY

THE CITY COUNCIL OF SARATOGA SPRINGS, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON AND HEREBY ACCEPTS THE DEDICATION OF ALL STREET, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR THE PERPETUAL USE OF THE PUBLIC.

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

APPROVED BY MAYOR \_\_\_\_\_ CITY RECORDER (SEE SEAL BELOW)

PLAT "B"

REDWOOD SQUARE

AMENDING LOT 1, REDWOOD SQUARE PLAT "A"  
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST,  
SALT LAKE BASE & MERIDIAN

CITY OF SARATOGA SPRINGS

UTAH COUNTY, UTAH

SCALE: 1" = 40'

UTAH COUNTY RECORDER

SURVEYOR'S SEAL

CITY ENGINEER SEAL

CLERK - RECORDER SEAL

