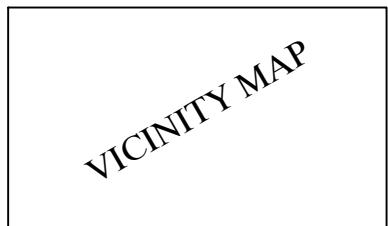


VICINITY MAP



LEGEND DATE OF PREPARATION

	3 2 EXISTING SECTION CORNER (FOUND)
	10 11 (AS DESCRIBED)
	PHASE 1 BOUNDARY LINE
	STREET CENTERLINE
	PROPOSED STREET MONUMENT
	MONUMENT TO MONUMENT TIE
	PARCEL DEDICATION TO SARATOGA SPRINGS
	EXISTING RIGHT-OF-WAY OVER THE WEST 33.00 FEET OF THE PROPERTY IN SECTION 2
	BUILDING SETBACK LINE
	PUBLIC UTILITY EASEMENTS

DATA TABLE

INFORMATION	AC	SQ. FT.	% TOTAL	#	NOTES
TOTAL PROJECT AREA	13.9	607182	100%		
SENSITIVE LANDS	0.2	7503	1%		7% OF OPEN SPACE
OPEN SPACE	2.3	101750	3%		
BUILDABLE LAND	8.1	354476	58%		
ROW AREA	3.5	150564	25%		
LANDSCAPING AREA	1.3	597518	33%		
LOTS				61	
NET DENSITY DWELLINGS BY ACRE				4.4	

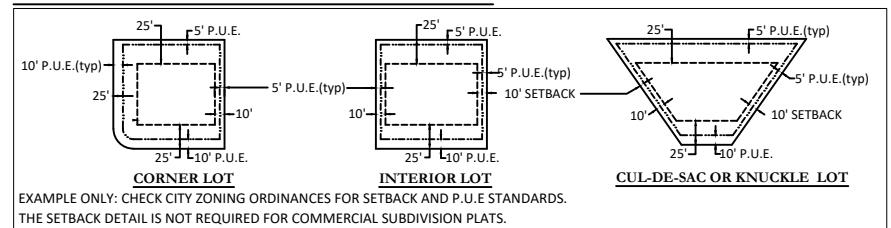
CENTERLINE CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	200.00	202.46	57°59'57"	119.86	193.92	N29°16'01"E
C2	200.00	111.64	31°58'58"	57.32	110.20	S15°43'26"E
C3	345.00	191.93	31°52'30"	98.52	189.47	S15°47'45"E

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C6	225.00	59.81	15°13'53"	30.08	59.64	N50°39'03"E
C7	15.00	13.62	52°01'12"	7.32	13.16	S32°15'24"W
C8	50.00	5.12	05°51'42"	2.56	5.11	N09°10'38"E

TYPICAL SETBACK & P.U.E. DETAILS



PLAT NAME AND PHASE

LOCATED IN A PORTION OF THE _____ QUARTER OF SECTION _____
TOWNSHIP _____ SOUTH, RANGE _____ WEST,
SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH



STANDARD PLAT FORMAT

STANDARD PLAT 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. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE ____ DAY OF ____, 20____.
- 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 THAT SPECIFIES THE CONDITIONS OF DEVELOPING, BUILDING, AND USING PROPERTY WITHIN THIS PLAT. SEE CITY RECORDER FOR DETAILS.
- 4-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.
- 5-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.
- 6-REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
- 7-NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS AND IMPROVEMENTS DESIGNATED AS "PRIVATE" ON THIS PLAT.
- 8-A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY [GEOTECHNICAL ENGINEER], 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.
- 9-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.
- 10-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.
- 11-PARKSTRIPS SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER WHO ABUTS THE PARKSTRIP, UNLESS OTHERWISE NOTED ON AN APPROVED AND RECORDED SUBDIVISION PLAT.

ITEMS REQUIRED FOR FINAL PLAT:

- INCLUDE ALL ITEMS REQUIRED ON PRELIMINARY PLAT (EXCEPT CONTOURS)
- STREET MONUMENTS
- BUILDING SETBACKS
- PUBLIC UTILITY EASEMENTS, ACCESS EASEMENTS, MAINTENANCE EASEMENTS, EXISTING EASEMENTS
- PROPOSED STREET NAMES
- INTERSECTION ADDRESSES
- LOT ADDRESSES
- TYPICAL LOT DETAILS SHOWING BOTH CORNER AND INTERIOR LOTS
- VICINITY MAP
- PLAT NOTES
- PHYSICAL MARKERS SHALL BE PLACED AT EACH LOT CORNER
- IF PROPERTY CONTROLLED BY PUBLIC AGENT OR UTILITY COMPANY, APPROVAL FOR LOCATION, IMPROVEMENT, AND MAINTENANCE MUST BE SHOWN
- ELECTRONIC COPY THAT IS COMPATIBLE WITH CITY'S AUTOCAD MAPPING SYSTEM SHALL BE SUBMITTED
- FOR PLATS WITH OPEN SPACE, COLLECTOR ROAD PARKSTRIP, MINOR ARTERIAL ROAD PARKSTRIP, OR ARTERIAL ROAD PARKSTRIP, PROVIDE CALLOUTS ON THE PLAT DETAILING OWNED BY ___, INSTALLED BY ___, AND MAINTAINED BY ___.
- "FOR ALL SIDE BY SIDE ATTACHED PRODUCT IDENTIFY THE FRONT FAÇADE ON THE PLAT"

PLAT REQUIREMENTS

- FINAL PLAT SHALL BE PREPARED ON A SHEET OF APPROVED REPRODUCIBLE D-SIZE MYLAR AND MADE WITH TEXT NOT LESS THAN ONE-TENTH INCH IN SIZE, SHALL BE SO DRAWN THAT THE TOP OF THE SHEET FACES EITHER NORTH OR EAST, WHICHEVER ACCOMMODATES THE DRAWING BEST.
- ACCURATE LINES MUST BE DRAWN FOR ALL LINES, ANGLES AND CURVES USED TO DESCRIBE BOUNDARIES, BLOCKS, LOTS, STREETS, ALLEYS, EASEMENTS, AREAS TO BE RESERVED FOR PUBLIC USE AND OTHER IMPORTANT FEATURES.
- BOUNDARY LINES SHALL BE DRAWN HEAVIER THAN STREET AND LOT LINES.
- MONUMENTS SHALL BE INSTALLED BY THE SUBDIVIDER'S ENGINEER OR LAND SURVEYOR AT SUCH POINTS DESIGNATED ON THE FINAL PLAT AS ARE APPROVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT.
- MONUMENTS MUST BE PLACED PRIOR TO FINAL BOND RELEASE.
- THE UTAH COUNTY RECORDER'S OFFICE MAY HAVE ADDITIONAL REQUIREMENTS FOR THIS PLAT

NOTES FOR PLATS WITH COMMON AREA

For Plats with an HOA

- 12-ANY UTILITIES LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY SHALL BE PRIVATELY OWNED AND MAINTAINED, UNLESS OTHERWISE SPECIFIED ON THE PLAT AND ACCOMPANIED BY RECORDED MAINTENANCE EASEMENTS IN FAVOR OF THE CITY.
- 13-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.
- 14-TRAILS WITHIN PRIVATE OPEN SPACE OR COMMON SPACE ARE PUBLIC ACCESS EASEMENTS AND TRAIL SURFACE SHALL BE MAINTAINED BY (INSERT NAME OF HOA OR CITY).
- 15-LOTS/UNITS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S."
- 16-COMMON AREAS ARE CONVEYED TO (INSERT NAME OF HOA).
- 17-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.

ITEMS REQUIRED FOR PRELIMINARY PLAT:

- SECTION INFORMATION - TWO OR MORE CORNERS IF POSSIBLE
- BASIS OF BEARING CLEARLY LABELED
- BOUNDARY CLEARLY SHOWN AND DIMENSIONED WITH LEGAL DESCRIPTION
- POINT OF BEGINNING CLEARLY LABELED
- BENCHMARK FOR PROJECT HORIZONTAL AND VERTICAL CONTROLS
- BOUNDARY LINES OF ADJACENT TRACTS OF UN-SUBSIDIZED LAND
- THE 100-YR FLOOD LEVEL OF ALL WATERCOURSES INDICATED WITH VERTICAL DATUM
- SURROUNDING PROPERTY OWNERSHIP
- LOCATION OF AND DIMENSIONS TO THE NEAREST BENCH MARK OR MONUMENT ON TWO OPPOSITE SIDES OF THE PLAT
- PROPERTIES LOCATED IN THE SENSITIVE LANDS OVERLAY ZONE
- LOT SIZE CLEARLY LABELED IN SQ. FT. & ACRES WITH LENGTH & WIDTH
- NORTH ARROW
- DRAWING SCALE CLEARLY MARKED AND NOT LESS THAN 1" = 100'
- AREAS WITH SLOPES LESS THAN 30%, 30-40%, 40-50% AND > 50%
- IDENTIFIED NATURAL HAZARDS, INCLUDING AREAS SUBJECT TO AVALANCHE, LIQUEFACTION, DEBRIS FLOWS, AND SURFACE FAULT RUPTURE

There will need to be a notary for each owner's signature if multiple owners sign in front of different notaries. Please add an owner's acknowledgment signature block for each owner who signs the plat.

SURVEYOR'S CERTIFICATE

I, the undersigned surveyor, do hereby certify that I am a professional Land Surveyor and that I hold a license (number shown below) 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 of the recordation of this plat, a map of the survey I have completed with the Utah County Surveyor.

BOUNDARY DESCRIPTION

A parcel of land situated in the _____ Quarter of Section _____, Township _____ South, Range _____ East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:
Beginning at a point....
Acres: _____ # of lots _____

OWNER'S 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:
XXXXX

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. The owner(s) and all agents, successors, and assigns voluntarily defend, indemnify, and save harmless the City against any 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 the Common Area, as indicated hereon, to the (insert name of HOA), a Utah Nonprofit Corporation, with a registered address of (insert address).

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 _____

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) 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 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)

PLAT NAME AND PHASE

LOCATED IN A PORTION OF THE _____ QUARTER OF SECTION _____
TOWNSHIP _____ SOUTH, RANGE _____ WEST,
SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

SURVEYORS SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
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