


LEGEND

SUBDIVISION BOUNDARY
ADJOINING PARCEL LINES
CL OF UT PWR & LIGHT CO. ESMT
TRANSMISSION LINE EASEMENT
ROADWAY CENTERLINE
10' WIDE ROCKY MTN PWR ESMT
SECTION LINE
PROPOSED STREET MONUMENT
FOUND STREET MONUMENT
CURVE TERMINATION POINT (NO MONUMENT TO BE SET)

DEVELOPER

UNIFIED BUSINESS ALLIANCE
3400 WEST MAYFLOWER AVE. SUITE 350
LEHI, UT 84043
PHONE (801)333-8921

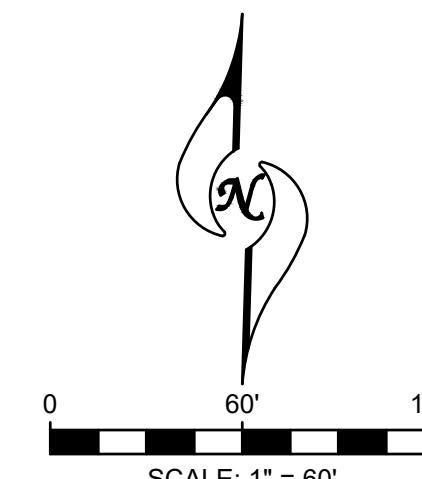
PROPERTY OWNER
URE FUND 1 - RIDER'S STATION, LLC
240 NORTH 1200 EAST SUITE 201
LEHI, UT 84043

DATE OF PREPARATION

December 4, 2025
REVISED: January 13, 2026
PROJECT #24-209

**FINAL PLAT
OF
RIDER'S STATION SUBDIVISION
PHASE 1**

LOCATED IN THE SE1/4 OF SECTION 21, T5S, R1W, SLB&M
SARATOGA SPRINGS, UTAH


SURVEYOR'S CERTIFICATE

I, CURTIS BOWN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 12606452-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S) THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-73-504 OF SAID CODE, AND HAVE ALSO SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE CORRECTLY SURVEYED, STAKED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

CURTIS BOWN
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 12606452-2201

DATE

BOUNDRY DESCRIPTION

A portion of the southeast 1/4 of Section 21, Township 5 South, Range 1 West, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point on the north right-of-way line of Pony Express Parkway, located N59°50'35"W along the Section line (617.51) feet and North 90.05 feet from the Southeast Corner of Section 21, T5S, R1W, SLB&M; thence N59°50'17"W along said right-of-way line 642.86 feet to the southeasterly corner of QUAILHILL AT MT. SARATOGA, PLAT N, according to the Official Plat thereof on file in the office of the Utah County Recorder; thence N52°38'12"E along said Plat and the southeasterly line of QUAILHILL AT MT. SARATOGA PLAT Q extension thereof 920.98 feet to a point on the south line of Parcel 58-034-0827; thence N51°35'52"E along said south line 96.15 feet; thence westwardly along the arc of a 15.00 foot radius non-tangential curve, radius being S8°24'08"E to the left 24.53 feet through a central angle of 93°41'00" (chord: S34°45'22"E 21.88 feet) to a point of reverse curvature; thence southwesterly along the arc of a 334.00 foot radius curve to the right 322.05 feet through a central angle of 55°14'46" (chord: S15°32'15"W 309.72 feet); thence S43°09'39"W 50.44 feet; thence S33°23'49"W 51.18 feet; thence southwesterly along the arc of a 185.00 foot radius curve to the left 107.31 feet through a central angle of 33°14'06" (chord: S16°46'46"W 105.81 feet); thence S0°09'43"W 46.90 feet to the point of beginning.

Containing: 4.96 +/- acres

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 REFERENCES 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 CMT ENGINEERING 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 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 FAIL 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.
12. THE PROPERTY SHOWN HEREON LIES WITHIN ZONE X ACCORDING TO FEMA FIRM #49049C0300, MAP EFFECTIVE DATE: JUNE 19, 2020
13. OWNER IS RESPONSIBLE FOR ALL LANDSCAPING AND IRRIGATION WITHIN THE PUBLIC RIGHT-OF-WAY ADJACENT TO LOTS.

OWNER'S DEDICATION

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

**RIDER'S STATION SUBDIVISION
PHASE 1**

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL STREETS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20_____.

(SIGNATURE)

URE FUND 1 - RIDER'S STATION, LLC

BY: _____ (PRINTED NAME)

ITS: _____

LIMITED LIABILITY ACKNOWLEDGMENT

ON THIS _____ DAY OF _____, 20_____, PERSONALLY APPEARED BEFORE ME _____, WHO AFTER BEING DULY SWORN, DID ACKNOWLEDGE TO ME THAT THEY ARE THE _____ OF URE FUND 1 - RIDER'S STATION, LLC, A UTAH LIMITED LIABILITY COMPANY AND THAT THEY SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC (SIGNATURE)
RESIDING IN _____ COUNTY

MY COMMISSION NO. _____

PRINTED FULL NAME OF NOTARY

BY SIGNING THIS PLAT THE FOLLOWING UTILITY COMPANIES ARE APPROVING THE: (A) BOUNDARY, COURSE, DIMENSIONS, AND INTENDED USE OF THE RIGHT-OF-WAY AND EASEMENTS; 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 ADAPTED BY SARATOGA SPRINGS AND DO NOT SUPERCEDE 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. 10-9-601 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 EFFECT 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 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 - 2.4. ANY OTHER PROVISION OF LAW

APPROVED 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 STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR THE PERPETUAL USE OF THE PUBLIC.

THIS DAY _____ OF _____ A.D. 20_____

MAYOR CITY RECORDER

**FINAL PLAT
OF
RIDER'S STATION SUBDIVISION
PHASE 1**

LOCATED IN THE SE1/4 OF SECTION 21,
T5S, R1W, SLB&M
SARATOGA SPRINGS, UTAH

RECORDED #

STATE OF UTAH, COUNTY OF UTAH, RECORDED AND FILED AT THE REQUEST OF:

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

\$ _____ FEE _____ UTAH COUNTY RECORDER

SURVEYOR SEAL NOTARY PUBLIC SEAL CITY ENGINEER SEAL RECORDER SEAL

RIDER'S STATION

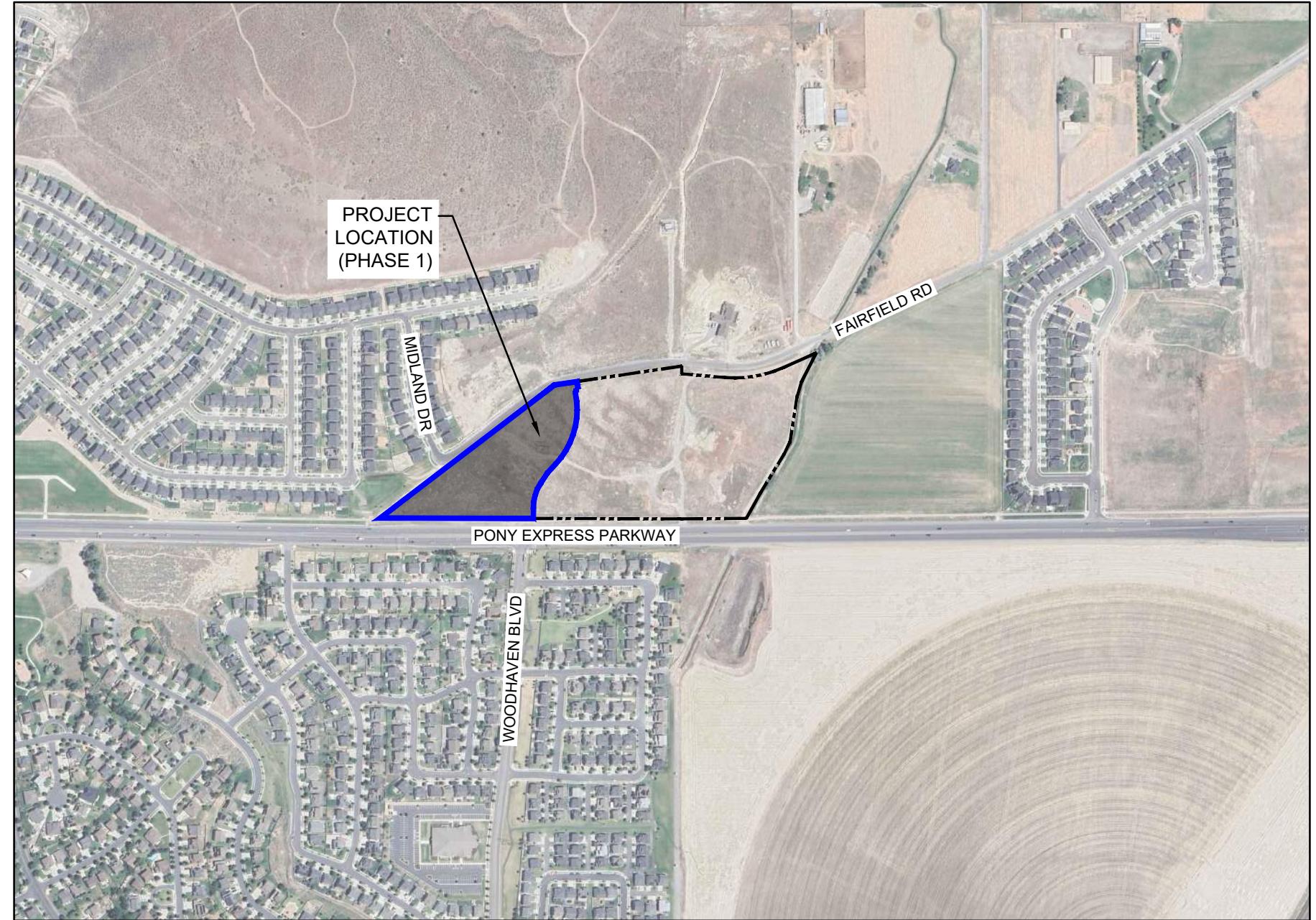
PHASE 1

SARATOGA SPRINGS, UT

1/16/2026

VICINITY MAP
NTS

NIS



PROJECT CONTACTS:

1. DEVELOPER:	3. SURVEYOR:	5. SARATOGA SPRINGS FIRE DEPARTMENT:	7. UTAH STORM WATER PERMIT:
ED AXLEY 3400 WEST MAYFLOWER AVE. SUITE 350 LEHI, UT 84043 ED@UBACOMPANIES.COM P. 801.592.6044	CURTIS BOWN 498 WEST 100 SOUTH PROVIDENCE, UT 84332 CBOWN@CSG.WORK P. 435.720.3761	995 W 1200 N SARATOGA SPRINGS, UT 84045 SSFD@SARATOGASPRINGSUT.COM P. 801.766.6505	UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY DIVISION OF WATER QUALITY 195 N 1950 W SALT LAKE CITY, UTAH 84116 P. 801.536.4000 https://deq.utah.gov/water-quality/updes-ereporting#construction
2. CIVIL ENGINEER:	4. SARATOGA SPRINGS CITY ENGINEER & PUBLIC WORKS DIRECTOR:	6. ROCKY MOUNTAIN POWER:	8. ENBRIDGE:
COLLIN FAWCETT 498 WEST 100 SOUTH PROVIDENCE, UT 84332 CFAWCETT@CSG.WORK P. 435.820.4565	JEREMY LAPIN 213 N 900 E SARATOGA SPRINGS, UT 84045 JLAPIN@SARATOGASPRINGS-UT.GOV P. 801.766.6506 EXT. 171	BUILDER'S HOTLINE 1.800.469.3981 ROCKYOUNTAINPOWER.NET	JASON PRESTWICH JASON.PRESTWICH@ENBRIDGE.COM P. 385.208.0442

AREA TABLE

SUBDIVISION	SF	%
TOTAL	216,255	100%
ROW DEDICATION	64,587	30%
LOT 1	151,668	70%
LOT 1	SF	%
TOTAL	151,668	100%
BUILDINGS	24,000	16%
HARDSCAPE	64,955	43%
LANDSCAPE	62,713	41%
TOTAL BUILDABLE AREA	86,909	57%
TOTAL SENSITIVE LAND AREA	0	0%

GENERAL NOTES:

1. APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A NOTICE TO PROCEED HAS BEEN ISSUED.
2. THE APPROVAL OF THIS PLAN OR ISSUANCE OF A PERMIT BY THE CITY OF SARATOGA SPRINGS DOES NOT AUTHORIZE THE SUBDIVIDER AND OWNER TO VIOLATE ANY FEDERAL, STATE OR CITY LAWS, ORDINANCES, REGULATIONS, OR POLICIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEY MONUMENTS AND/OR VERTICAL CONTROL BENCHMARKS WHICH ARE DISTURBED OR DESTROYED BY CONSTRUCTION. A SURVEY CREW MUST FIELD LOCATE, REFERENCE, AND/OR PRESERVE ALL HISTORICAL OR VERTICAL CONTROLLING MONUMENTS PRIOR TO ANY EARTHWORK. IF DESTROYED, A SURVEY CREW SHALL REPLACE SUCH MONUMENTS WITH APPROPRIATE VERTICAL CONTROLLING MONUMENTS. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPLACING ANY VERTICAL CONTROL BENCHMARKS DESTROYED BY THE CONSTRUCTION.
4. CONTRACTOR SHALL CONTACT "BLUE STAKES" PRIOR TO START OF CONSTRUCTION ACTIVITIES BY CALLING 811 OR SUBMITTING AN ONLINE UTILITY LOCATION REQUEST AT WWW.BLUESTAKES.ORG.
5. CONTRACTOR SHALL IMPLEMENT AN EROSION AND SEDIMENT CONTROL PROGRAM DURING THE PROJECT GRADING AND/OR CONSTRUCTION ACTIVITIES. THE PROGRAM SHALL MEET ALL APPLICABLE REQUIREMENTS OF THE STATE OF UTAH AND SARATOGA SPRINGS CITY.
6. "PUBLIC IMPROVEMENT SUBJECT TO DESUETUDE OR DAMAGE." IF REPAIR OR REPLACEMENT OF SUCH PUBLIC IMPROVEMENTS IS REQUIRED, THE OWNER SHALL OBTAIN THE REQUIRED PERMITS FOR WORK IN THE PUBLIC RIGHT-OF-WAY, SATISFACTORY TO THE PERMIT- ISSUING AUTHORITY.
7. ALL EXISTING AND/OR PROPOSED PUBLIC UTILITY SYSTEM AND SERVICE FACILITIES SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH THE SARATOGA SPRINGS CITY STANDARDS AND SPECIFICATIONS.
8. PRIOR TO ANY DISTURBANCE TO THE SITE, EXCLUDING UTILITY MARK-OUTS AND SURVEYING, THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR A PRE-CONSTRUCTION MEETING WITH THE CITY OF SARATOGA SPRINGS.
9. DEVIATIONS FROM THESE SIGNED PLANS WILL NOT BE ALLOWED UNLESS A CONSTRUCTION CHANGE IS APPROVED BY THE CITY ENGINEER OR THE CHANGE IS REQUIRED BY THE CITY INSPECTOR.

CITY STANDARD NOTES:

1. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES
2. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING STORM DRAIN STRUCTURES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW STORM DRAIN LINES
3. ALL CONSTRUCTION SHALL COMPLY WITH THE STANDARD TECHNICAL SPECIFICATIONS AND DRAWINGS FOR THE CITY OF SARATOGA SPRINGS, UTAH
4. EXISTING UTILITIES HAVE BEEN NOTED TO THE BEST OF ENGINEERS KNOWLEDGE, HOWEVER IT IS OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO LOCATE UTILITIES IN FIELD AND NOTIFY CITY ENGINEER AND CITY IF DISCREPANCIES EXIST PRIOR TO CONTINUING ANY CONSTRUCTION
5. POST-ACCEPTANCE ALTERATIONS TO LIGHTING PLANS OR INTENDED SUBSTITUTIONS FOR ACCEPTED LIGHTING EQUIPMENT SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND ACCEPTANCE
6. THE CITY RESERVES THE RIGHT TO CONDUCT POST-INSTALLATION INSPECTIONS TO VERIFY COMPLIANCE WITH THE CITY'S REQUIREMENTS AND ACCEPTED LIGHTING PLAN COMMITMENTS, AND IF DEEMED APPROPRIATE BY THE CITY, TO REQUIRE REMEDIAL ACTION AT NO EXPENSE TO THE CITY
7. ALL EXTERIOR LIGHTING SHALL MEET IESNA FULL-CUTOFF CRITERIA

STANDARD DRAWINGS & SPECIFICATIONS:

1. SARATOGA SPRINGS CITY DEPARTMENT OF PUBLIC WORKS STANDARD DRAWINGS AND SPECIFICATIONS.
2. THE SPECIFICATIONS MENTIONED IN ITEMS ONE AND TWO SHALL SUPERSEDE ANY CONFLICTING SPECIFICATIONS CONTAINED WITHIN THESE PLANS.

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C103	DEMO PLAN
C104	SITE PLAN
C105	UTILITY PLAN
C106	SIGNING AND STRIPING PLAN
C107	PEDESTRIAN CIRCULATION
C201	STORM WATER PLAN
C202	STORM WATER PLAN
C203	GRADING PLAN
C204	GRADING PLAN
C301	FAIRFIELD RD PLAN & PROFILE
C302	FAIRFIELD RD PLAN & PROFILE
C303	WOODHAVEN DR PLAN & PROFILE
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C305	PONY EXPRESS CURB PLAN & PROFILE
C306	PONY EXPRESS CURB PLAN & PROFILE
C401	STREET SECTIONS
C501	DETAILS
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L100	OVERALL LANDSCAPE PLAN
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RIDER'S STATION PHASE 1

WOODHAVEN BLVD & PONY EXPRESS PKWY
SARATOGA SPRINGS, UT

PROJECT #: 24-209
DRAWN BY: R. WEBER
PROJECT MANAGER: J. BLACK
ISSUED: 01/16/2026

PROFESSIONAL ENGINEER
No. 4857300-2202
COLLIN NOLAN FAWCETT
John Nolan
STATE OF UTAH

COVER

C003



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