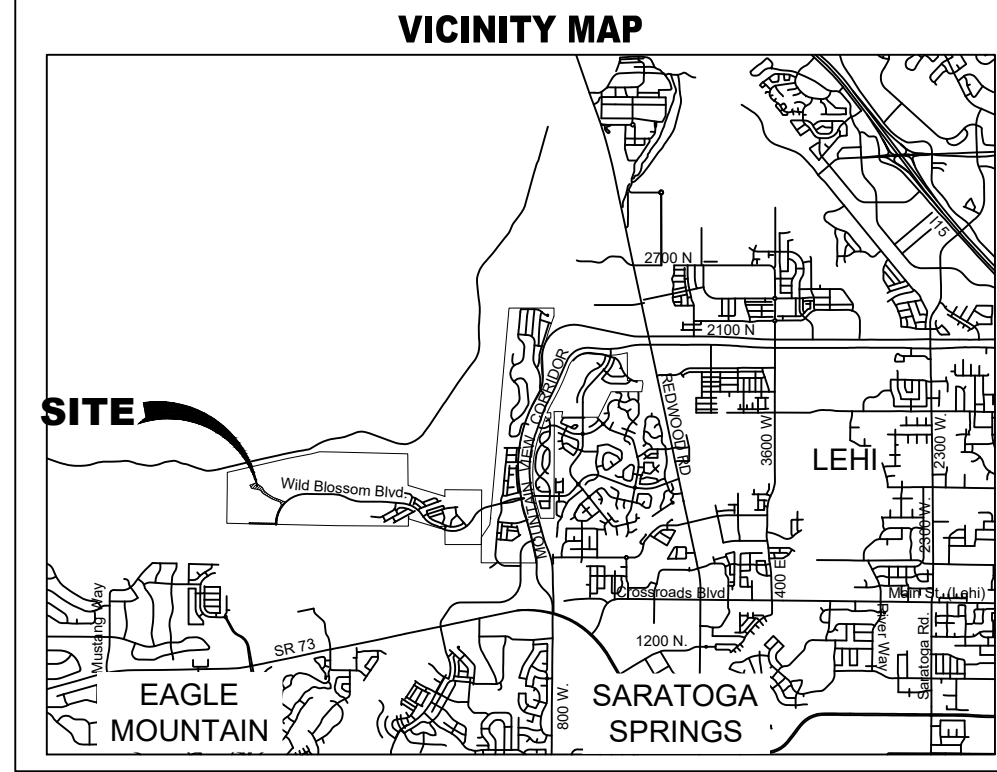


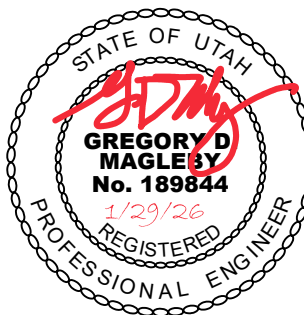
WILDFLOWER VILLAGE 9 PLAT O-7

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 8,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH



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



WILDFLOWER VILLAGE 9 PLAT O-7
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

COVER

REVISIONS	
1	
2	
3	
4	
5	
6	

LEI PROJECT #:
2023-0055
DRAWN BY:
BLS/MJV
DESIGNED BY:
GDM
SCALE:
1"=80'
DATE:
1/29/2026

SHEET
COVER

LEGEND			
EXISTING	PROPOSED	BOUNDARY LINE	DETAILS
		STREET CENTERLINE	
		EASEMENT LINE	
		LOT LINES	
		SEWER PIPE	SS-1, ST-7, (2)
		SEWER MANHOLE	SS-2, SS-2A, (2)
		4" SEWER CLEANOUT	SS-3, (5)
		STORM DRAIN PIPE (RCP)	SD-1, ST-7, (2)
		STORM DRAIN MANHOLE	SD-2, (2)
		CURB INLET	SD-2
		COMBO BOX	SD-5
		2'x2' YARD BOX	
		4'x4' CATCH BASIN	(2)
		3'x3' CATCH BASIN	(2)
		INLET/OUTLET W/ GRATE	SD-6
		CULINARY WATER PIPE	DW-1, DW-2, DW-3, ST-7, (2)
		45" PIPE ELBOW (W)	DW-2, DW-3, (2)
		22.5" PIPE ELBOW (W)	DW-2, DW-3, (2)
		11.25" PIPE ELBOW (W)	DW-2, DW-3, (2)
		FIRE HYDRANT	DW-4
		3/4" SERVICE & METER (W)	DW-5
		PRV (W)	DW-10A, DW-10B, DW-10C, DW10-D, DW-10E
		AIR-VAC VALVE (W)	DW-12A, DW-12B, DW-15
		2" BLOW-OFF (W)	DW-13A, DW-15
		VALVE (W & SW)	(1"x2)
		TEE	DW-2, (2)
		CROSS	DW-2, (2)
		SECONDARY WATER PIPE	PH-1, PH-2, ST-7, (2)
		45" PIPE ELBOW (SW)	PH-2, (2)
		22.5" PIPE ELBOW (SW)	PH-2, (2)
		11.25" PIPE ELBOW (SW)	PH-2, (2)
		1" SINGLE SW SERVICE	PH-3, PH-5A, PH-5C
		1-1/2" DUAL SW SERVICE	PH-3, PH-5B, PH-5C
		SW SERVICE TO PARKS	PH-4
		AIR-VAC VALVE (SW)	PH-8A, PH-8, PH-13
		BACKFLOW PREVENTER	PH-11
		2" BLOW-OFF (SW)	PH-12A, PH-13
		30" C&G (COLLECTOR)	ST-1, ST-2A
		24" C&G (LOCAL)	ST-1, ST-2B
		24" SHED C&G	ST-1, ST-2D
		SIDEWALK	ST-1
		STOP SIGN	ST-28
		STREET SIGN	ST-28
		MONUMENT	ST-29
		SPRINKLER CONDUIT	ST-6, (3)
		FENCE	LS-14, LS-15
		STREET LIGHT LOCAL	LP-1A, LP-1B, LP-4, LP-6
		STREET LIGHT COLLECTOR	LP-2A, LP-2B, LP-2C, LP-5, LP-6
		POWER POLE	
		DITCH	
		FIBER OPTIC	
		GAS	
		OVERHEAD POWER	
		FLOW ARROW	
		CONTOURS	
		100 YEAR FLOOD ROUTE	
		MATCH LINE	
		DRIVE APPROACH	ST-4, ST-4B
		ADA RAMP	ST-5A, ST-5B, ST-5C, ST-5D, ST-5E
		TRAIL	ST-15, (4)

(1)CULINARY & SECONDARY WATER LINES TO HAVE GATE VALVES
(2)SEE PLAN & PROFILE FOR SIZE & MATERIAL
(3)SEE LANDSCAPE DESIGN FOR NUMBER OF CONDUITS & SIZES
(4)SEE PLAN & PROFILE FOR WIDTH & DESIGN MATERIALS
(5) SEWER SERVICE MINIMUM SLOPE 2%

OWNER / DEVELOPER

LENNAR

111 EAST SEGO LILY DR, SUITE 150
SANDY, UT 84070
(801) 508-5634

CITY OF SARATOGA SPRINGS
1307 N. COMMERCE DR. #200
SARATOGA SPRINGS, UTAH 84045
PLANNING DEPT: 801-766-9793
ENGINEERING DEPT: 801-766-6506

ROCKY MOUNTAIN POWER
PHONE: 800-469-3981

ENBRIDGE GAS UTAH
PHONE: 800-366-8532

ENGINEER

LEI CONSULTING ENGINEERS
AND SURVEYORS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
801-798-0555



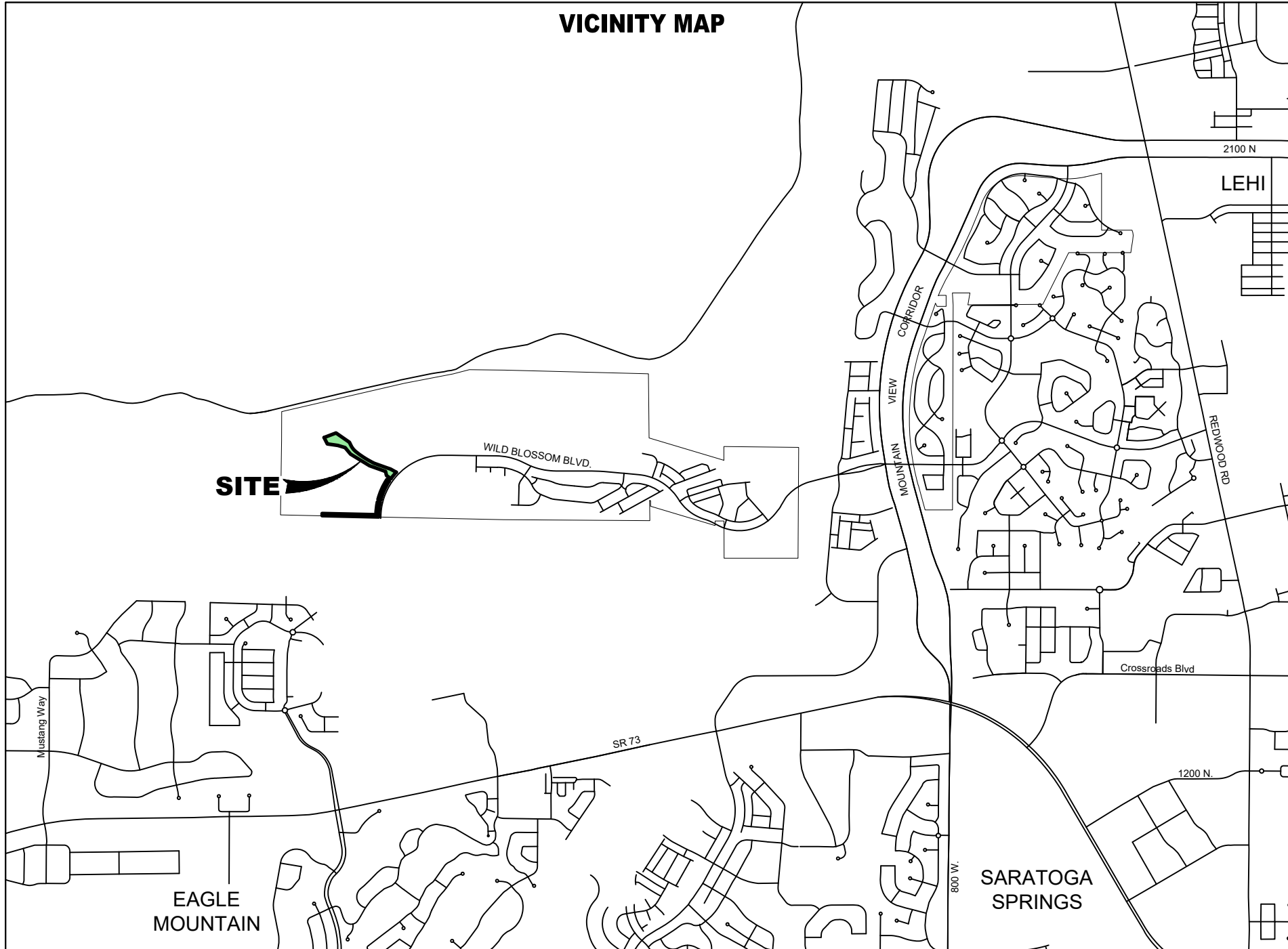
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	PLAT O-7 SHEET 2 OF 2
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C-102	SITE PLAN
C-201	UTILITY PLAN
C-301	GRADING & DRAINAGE PLAN (OVERALL)
LP-101	LANDSCAPE PLAN
LP-102	LANDSCAPE PLAN

WILDFLOWER VILLAGE 9 PLAT O-7

LOCATED IN SECTION 8, TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

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 GEOSTRATA DATED SEPTEMBER 4, 2020 AND CMT ENGINEERING LABORATORIES DATED FEBRUARY 8 2013, 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 RIGHTS, 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 GRADPATHERED 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. ANY UTILITIES LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY SHALL BE PRIVATELY OWNED AND MAINTAINED, UNLESS THE UTILITIES ARE OTHERWISE SPECIFIED ON THE PLAT AND ACCOMPANIED BY RECORDED MAINTENANCE EASEMENTS IN FAVOR OF THE CITY.
12. ALL OPEN SPACE, COMMON SPACE, AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY THE WILDFLOWER MASTER HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.
13. LOTS/UNITS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&RS.
14. COMMON AREAS ARE CONVEYED TO THE WILDFLOWER MASTER HOMEOWNERS ASSOCIATION WITH A REGISTERED ADDRESS OF 138 EAST 12300 SOUTH, C-480, DRAPER, UTAH, 84020.
15. 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.
16. SHALLOW SEWER DEPTHS, CONTRACTOR SHALL VERIFY SEWER DEPTHS BEFORE EXCAVATING FOR BASEMENT/FOUNDATIONS, HOME(S) WITH BASEMENT(S) MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.
17. BUILDING LIGHTING SHALL BE FULL CUTOFF AND DOWNWARD DIRECTED, AND ONLY FOR THE ILLUMINATION OF VERTICAL SURFACES SUCH AS BUILDINGS FACADES AND SIGNS, AND SHALL NOT CAST ILLUMINATION BEYOND THE SURFACE BEING ILLUMINATED.
18. ANY LOT WITH A 15 FOOT OR LESS SETBACK SHALL PROVIDE PROPER CLEARANCE TO MEET GAS AND POWER STANDARDS, ADDITIONAL SETBACKS MAY BE REQUIRED TO MEET STANDARDS.
19. THIS AREA IS LOCATED NEAR CAMP WILLIAMS STATE MILITARY RESERVATION AND IS SUBJECT TO SOUNDS, VIBRATIONS, SIGHTS, EQUIPMENT, FACILITIES, MILITARY OPERATIONS, AND ALL OTHER ASPECTS ASSOCIATED WITH ITS PROXIMITY.
20. THE BENCHMARK FOR THE TOPOGRAPHIC INFORMATION PROVIDED HEREON IS THE FOUND 1989 UTAH COUNTY MONUMENT AT THE NORTH QUARTER CORNER OF SAID SECTION 10, WITH A PUBLISHED UTAH COUNTY (NVD20) ELEVATION OF 4,886.76 FEET.
21. AREA SHOWN HEREON FALLS WITHIN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN) AS PER FIRM MAP NO. 49048C0105P WITH AN EFFECTIVE DATE OF JUNE 19, 2020.
22. A TITLE REPORT PREPARED BY _____, FILE 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.
23. SEWER AND DRINKING WATER WITHIN PRIVATE STREETS TO BE OWNED AND MAINTAINED BY CITY OF SARATOGA SPRINGS.
24. STORM DRAIN AND SECONDARY WATER WITHIN PRIVATE STREETS TO BE OWNED AND MAINTAINED BY THE WILDFLOWER MASTER HOME OWNERS ASSOCIATION.
25. UNLESS OTHERWISE SPECIFIED, THE HOME OWNERS ASSOCIATION SHALL MAINTAIN ALL COMMON AREA, LIMITED COMMON AREA, AND PRIVATE DRIVE SURFACE IMPROVEMENTS.
26. ALL AREA WITHIN THIS PLAT IS COMMON AREA, LIMITED COMMON AREA, AND FACILITIES, EXCEPT AS OTHERWISE DESIGNATED.
27. PARKSTRIPS SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER WHO ADJUTS THE PARKSTRIP, UNLESS OTHERWISE NOTED ON AN APPROVED AND RECORDED SUBDIVISION PLAT.
28. TRAILS WITHIN PRIVATE OPEN SPACE OR COMMON SPACE ARE PUBLIC ACCESS EASEMENTS AND TRAIL SURFACE SHALL BE MAINTAINED BY THE WILDFLOWER MASTER HOME OWNERS ASSOCIATION.
29. PLAT Y-Y MUST RECORD PRIOR TO PLAT O-7.



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/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____.

CITY MAYOR CITY RECORDER (See Seal Below)

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

PLANNING DIRECTOR

APPROVED BY THE PLANNING DIRECTOR ON
THIS _____ DAY OF _____, A.D. 20____.

PLANNING DIRECTOR

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, RYAN W. HALL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE, CERTIFICATE NO. 6310734, 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 17-23-504, 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 PORTION OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN SARATOGA SPRINGS, UTAH, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT LOCATED N89°08'06"W ALONG THE QUARTER SECTION LINE 1974.71 FEET AND SOUTH 376.26 FEET FROM THE EAST QUARTER CORNER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, THENCE S48°00'03"E 192.30 FEET TO THE WESTERLY LINE OF WILD BLOSSOM BOULEVARD; THENCE ALONG SAID WESTERLY LINE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 206.52 FEET WITH A RADIUS OF 1147.50 FEET THROUGH A CENTRAL ANGLE OF 10°18'42", CHORD: S41°11'29"W 206.24 FEET; THENCE N55°21'46"W 92.39 FEET; THENCE N34°21'57"W 10.75 FEET; THENCE N13°22'07"W 71.28 FEET; THENCE N70°25'50"W 306.73 FEET; THENCE N58°38'02"W 399.68 FEET; THENCE N39°21'34"W 153.36 FEET; THENCE N73°30'30"W 136.36 FEET; THENCE N62°05'35"W 189.72 FEET; THENCE N07°54'25"E 148.05 FEET; THENCE N69°02'38"E 144.79 FEET; THENCE N85°51'05"E 327.04 FEET; THENCE S26°12'01"E 129.08 FEET; THENCE S63°47'59"W 159.00 FEET; THENCE S26°12'01"E 42.51 FEET; THENCE S27°13'59"E 47.59 FEET; THENCE S35°02'18"E 54.03 FEET; THENCE S44°26'38"E 54.03 FEET; THENCE S51°01'49"E 45.98 FEET; THENCE S52°46'02"E 44.48 FEET; THENCE S54°22'16"E 44.48 FEET; THENCE S55°58'30"E 44.48 FEET; THENCE S57°34'43"E 44.48 FEET; THENCE S59°10'57"E 44.48 FEET; THENCE S60°46'22"E 44.48 FEET; THENCE S61°22'50"E 44.48 FEET; THENCE S65°00'58"E 44.41 FEET; THENCE S70°25'50"E 231.18 FEET; THENCE N41°59'57"E 113.52 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±4.76 ACRES
207,231 SQ. FT.

TOGETHER WITH THE FOLLOWING DESCRIBED PROPERTY:

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN SARATOGA SPRINGS, UTAH, DESCRIBED AS FOLLOWS:
BEGINNING AT THE WESTERLY LINE OF WILD BLOSSOM BOULEVARD, LOCATED N89°08'06"W ALONG THE QUARTER SECTION LINE 1997.81 FEET AND SOUTH 704.05 FEET FROM THE EAST QUARTER CORNER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE ALONG SAID WESTERLY LINE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 372.26 FEET WITH A RADIUS OF 1147.50 FEET THROUGH A CENTRAL ANGLE OF 18°35'15", CHORD: S24°05'43"W 370.63 FEET; THENCE N76°26'49"W 50.01 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 388.98 FEET WITH A RADIUS OF 1197.50 FEET THROUGH A CENTRAL ANGLE OF 18°36'40", CHORD: N24°03'18"E 387.27 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 25.96 FEET WITH A RADIUS OF 200.00 FEET THROUGH A CENTRAL ANGLE OF 07°26'15", CHORD: S59°04'53"E 25.94 FEET; THENCE S55°21'46"E 24.09 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±0.44 ACRES
19,059 SQ. FT.

TOGETHER WITH THE FOLLOWING DESCRIBED PROPERTY:

A PORTION OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN SARATOGA SPRINGS, UTAH, DESCRIBED AS FOLLOWS:
BEGINNING AT THE WESTERLY LINE OF WILD BLOSSOM BOULEVARD, LOCATED N89°08'06"W ALONG THE QUARTER SECTION LINE 1093.48 FEET FROM THE EAST QUARTER CORNER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING TWO (2) COURSES: ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 221.86 FEET WITH A RADIUS OF 1147.50 FEET THROUGH A CENTRAL ANGLE OF 11°04'40", CHORD: S06°45'57"W 221.52 FEET; THENCE S01°13'37"W 37.44 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE N88°46'55"W ALONG SAID SOUTH LINE 499.58 FEET; THENCE N88°45'57"W ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 519.67 FEET; THENCE N01°13'44"E 39.99 FEET; THENCE S88°46'16"E 970.09 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 230.07 FEET WITH A RADIUS OF 1073.02 FEET THROUGH A CENTRAL ANGLE OF 12°17'06", CHORD: N06°38'28"E 229.63 FEET; THENCE S76°26'49"E 50.01 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±1.19 ACRES
52,023 SQ. FT.

NET AREA CONTAINS: ±6.39 ACRES
278,312 SQ. FT.

DATE

SURVEYOR

LICENSE NO. 6310734

(See Seal Below)

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:

WILDFLOWER VILLAGE 9 PLAT O-7

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 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 THE COMMON AREA, AS INDICATED HEREON, TO THE WILDFLOWER MASTER HOMEOWNERS ASSOCIATION, A UTAH NONPROFIT CORPORATION, WITH A REGISTERED ADDRESS OF 138 EAST 12300 SOUTH, C-480, DRAPER, UTAH, 84020.

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

WILDFLOWER VILLAGE 9 PLAT O-7

LOCATED IN SECTION 8, TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

SHEET 1 OF 2

SURVEYOR'S SEAL

CITY ENGINEER SEAL

CLERK-RECORDER SEAL



CIVIL
STRUCTURAL
SURVEY

3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
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OWNER / DEVELOPER

LENNAR

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SANDY, UT 84070
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