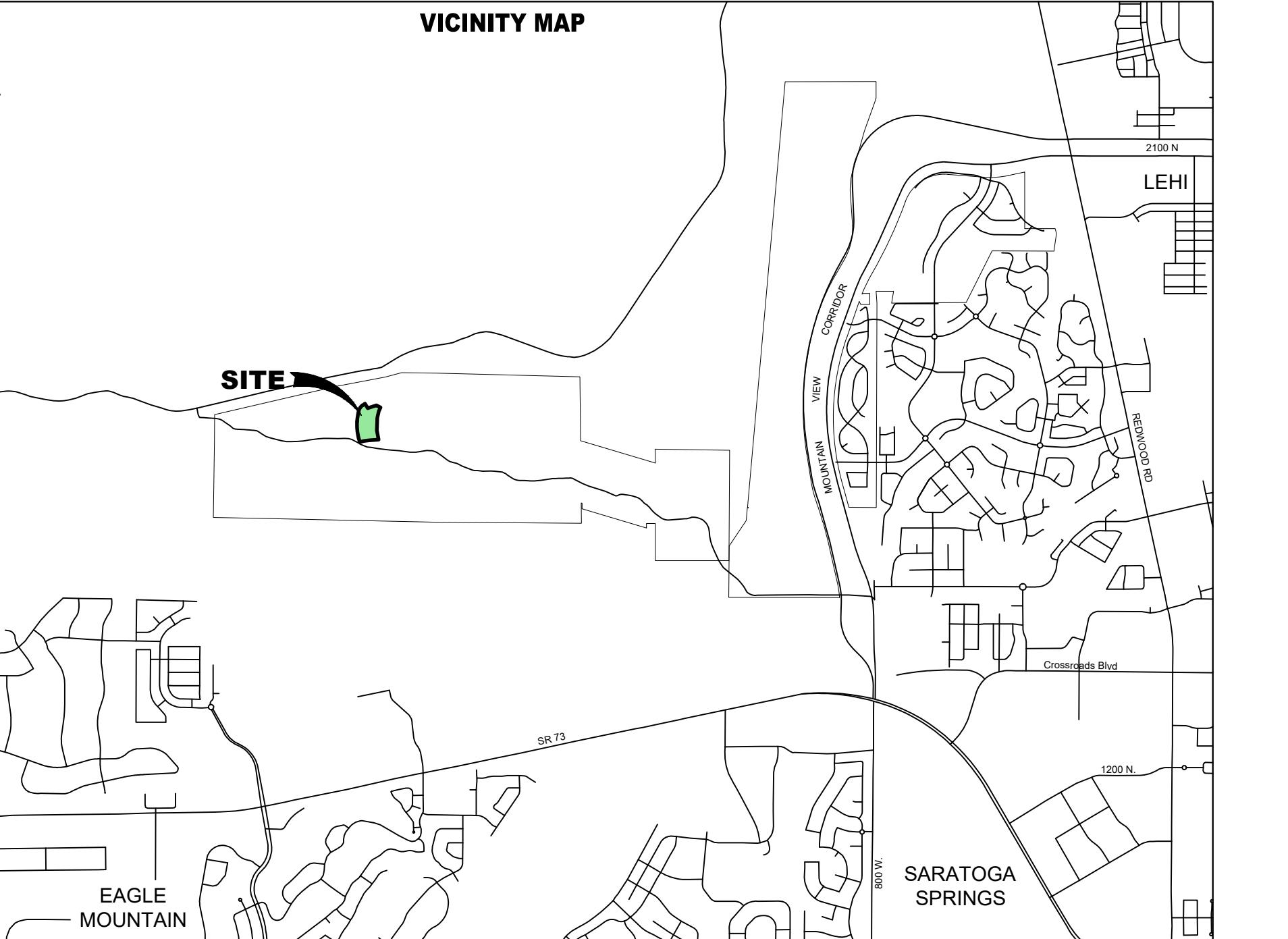


WILDFLOWER VILLAGE 9 CHURCH PLAT

DATA TABLE			
CHURCH PLAT			
LOTS	1 LOTS		
DWELLINGS	0 DWELLINGS		
PARCELS	0 PARCELS		
DENSITY	0.00 UNITS/ ACRE		
	ACRES	SQ. FT.	PERCENT
TOTAL PROJECT AREA	5.08	221,258	100%
LOT AREA	5.08	221,258	100%
OPEN SPACE	0.00	0	0%
LANDSCAPED COMMON SPACE	0.00	0	0%
LIMITED COMMON SPACE	0.00	0	0.0%
PRIVATE RIGHT-OF-WAY AREA	0.00	0	0%
PUBLIC RIGHT-OF-WAY AREA	0.00	0	0%
LANDSCAPE AREA (PUBLIC ROW)	0.00	0	0%
HARDSCAPE AREA (PUBLIC ROW)	0.00	0	0%
BUILDABLE LAND	5.08	221,258	100%
SENSITIVE LANDS	0.00	0	0%
NON-SENSITIVE LANDS	5.08	221,258	100%

LOCATED IN THE NORTHEAST QUARTER OF 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 <u> </u> DAY OF <u> </u> , 20 <u> </u> .	
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 IS 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. <u> </u> , 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 ASSESSMENT 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 ASSESS 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 THE USES AND OPERATIONS OF AGRICULTURAL PROPERTY IN THIS PLAT.	
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 RECORDERED SUBDIVISION PLAT.	
12. UTILITIES LOCATED ON THE EDGE OF THE PUBLIC RIGHT-OF-WAY SHALL BE PRIVATELY OWNED AND MAINTAINED, UNLESS THE UTILITIES ARE OTHERWISE SPECIFIED ON THE PLAT AND ACCOMPANIED RECORDERD MAINTENANCE EASEMENTS IN FAVOR OF THE CITY.	
13. ALL OPEN SPACE, COMMON AREA, 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.	
14. LOTS/LOTS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&Rs.	
15. COMMON AREAS ARE CONVEYED TO THE WILDFLOWER MASTER HOMEOWNERS ASSOCIATION WITH A REGISTERED ADDRESS OF 138 EAST 12300 SOUTH, C-480, DRAPER, UTAH 84020.	
16. 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.	
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 NOT FOR THE ILLUMINATION OF THE SURFACE BEING ILLUMINATED.	
18. A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY GEOSTRATA DATED SEPTEMBER 4, 2020 AND CMT ENGINEERING LABORATORIES DATED FEBRUARY 8, 2013, WHICH ASSESS 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.	
19. THE BENCHMARK FOR THE TOPOGRAPHIC INFORMATION PROVIDED HEREON IS THE FOUND 1959 UTAH COUNTY MONUMENT AT THE NORTHERN QUARTER CORNER OF SAID SECTION 10, WITH A PUBLISHED UTAH COUNTY NGVD29 ELEVATION OF 4,896.76 FEET.	
20. AREA SHOWN HEREON FALLS WITHIN FLOOD ZONE 'X' (AREA DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN) AS PER FIRM MAP NO. 49049C0150F WITH AN Elevation of 4,896.76 feet.	
21. TITLE REPORT PREPARED BY <u> </u> FILE NO. <u> </u> EFFECTIVE DATE: <u> </u> 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.	
22. PLAT R-12 MUST RECORD PRIOR TO CHURCH PLAT.	

OWNER / DEVELOPER

LENNAR
111 EAST SEGO LILY DR, SUITE 150
SANDY, UT 84070
(801) 506-5634

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 CONCERNING THE LOCATION OF NEW FACILITIES WITHIN THE RIGHT-OF-WAY AND EASEMENT GRANTS OF RECORD; (D) UTILITY FACILITIES WITHIN THE SUBDIVISION. "APPROVING" SHALL HAVE THE MEANING IN THE UTAH CODE SECTION 10-9A-602(4)(C)(ii). THE FOLLOWING NOTES ARE NOT ENDORSED OR ADOPTED BY SARATOGA SPRINGS AND DO NOT SUPERSEDE CONFLICTING PLAT NOTES OR SARATOGA SPRINGS POLICIES.

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

CENTURY LINK
APPROVED THIS DAY
OF , A.D. 20 .

PLANNING DIRECTOR
CITY ENGINEER
APPROVED BY THE CITY ENGINEER ON
THIS DAY OF , A.D. 20 .

CENTURY LINK
APPROVED THIS DAY
OF , A.D. 20 .

CITY ENGINEER
APPROVED BY THE LAND USE AUTHORITY ON
THIS DAY OF , A.D. 20 .

COMCAST CABLE TELEVISION
APPROVED THIS DAY
OF , A.D. 20 .

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

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

LAND USE AUTHORITY
APPROVED BY THE FIRE CHIEF ON
THIS DAY OF , A.D. 20 .

SARATOGA SPRINGS ATTORNEY
APPROVED BY POST OFFICE REPRESENTATIVE ON
THIS DAY OF , A.D. 20 .

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

LEHI CITY POST OFFICE
APPROVED BY POST OFFICE REPRESENTATIVE ON
THIS DAY OF , A.D. 20 .

CITY FIRE CHIEF
APPROVED BY CITY FIRE CHIEF ON
THIS DAY OF , A.D. 20 .

LEHI CITY POST OFFICE REPRESENTATIVE
APPROVED BY LEHI CITY POST OFFICE REPRESENTATIVE ON
THIS DAY OF , A.D. 20 .

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 17-73-504, 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 PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN SARATOGA SPRINGS, UTAH COUNTY, UTAH, DESCRIBED AS FOLLOWS:
BEGINNING AT POINT LOCATED N89°08'06" W, ALONG THE QUARTER SECTION LINE 1379.67 FEET, AND NORTH 60.30 FEET, FROM THE EAST QUARTER CORNER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, THENCE N14°25'39" W 70.93 FEET; THENCE ALONG THE ARC OF A CIRCLE, A CHORD, N08°39'56" W, 240'2" FEET, AND A RADIUS OF 304.52 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 103.56 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 123.90 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 123.19 FEET; THENCE N56°29'38" E, 19.47 FEET; THENCE S02°13'42" E, 121.19 FEET; THENCE S09°34'47" E, 92.81 FEET; THENCE S12°30'42" E, 164.72 FEET; THENCE S62°36'40" E, 84.41 FEET; THENCE S27°32'20" W, 73.45 FEET; THENCE S12°40'16" W, 122.79 FEET; THENCE S01°40'58" W, 226.24 FEET; THENCE S09°34'47" E, 173.39 FEET; THENCE S87°03'34" W, 169.32 FEET; THENCE S81°10'56" W, 96.40 FEET; THENCE S75°34'22" W, 75.62 FEET TO THE POINT OF BEGINNING.

CONTAINS: 5.08 ACRES
221,258 SQ. FT.
1 LOT
0 PARCELS

DATE

SURVEYOR
(See Seal Below)

LICENSE NO. 6310734

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 HERAFTER KNOWN AS:

WILDFLOWER VILLAGE 9 CHURCH PLAT

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 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 PARTICULAR STREET EASEMENT, OR RIGHT-OF-WAY, WHICH WILL INTERFERE WITH THE CITY'S MAINTENANCE, AND OPERATION OF THE STREET FACILITIES. THE OWNER(S) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS ASSUME LIABILITY WITH RESPECT TO THE CREATION OF THIS SUBDIVISION, THE ALTERATION OF 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 I HAVE SET FORTH MY HAND THIS DAY OF , A.D. 20 .

SIGNATURE

PRINT NAME

TITLE & ENTITY

SIGNATURE

PRINT NAME

TITLE & ENTITY

OWNERS ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH } S.S.

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 INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE(S)/THEIR EXECUTED THE SAME IN HIS/HER AUTHORIZED CAPACITY(IES) AND 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, UTAH

