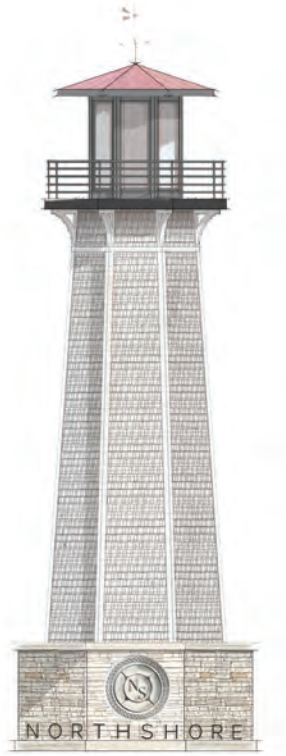
NORTHSHORE
NEIGHBORHOOD PLAN

AMENDED
May 20, 2022

NORTHSHORE

D·R·HORTON®
America's Builder

APPROVED
May 20, 2022



NORTHSHORE
NEIGHBORHOOD PLAN
AMENDED

PREPARED BY:

DR HORTON
PSOMAS
LEI
BLULINE DESIGN
HALES ENGINEERING

D·R·HORTON
America's Builder

NEIGHBORHOOD PLAN REVISIONS

Minor Revisions

October 2019
Moved Church site south towards 550 N. and reworked townhome products in the area. Same unit count maintained.

December 2019
Page 47: Jamestown product rework in southwestern region of plan. 10 units moved to various locations throughout the plan. Adjusted the unit count total to 1760 to reflect the October 2019 plan.

February 5, 2020
Added notes on pages 32, 41, 42, 46 (provided by Blu Line Design) referencing pages with the updated October 2019 plan.
Page 32: Removed basketball courts and added pickleball courts to "The Beach" programming list.
Page 41: Relocate walking trail through apartment land towards Pony Express.
Page 46: Change fencing south of apartments from 6' privacy fence to
3-rail white vinyl fence.
Page 52: Reclassified Portside Lane to 26' private rear lane.
Page 56: Updated phasing plan.

February 2021
Shifted units away from Wilson property to avoid impacting existing trees. Same unit count maintained.

September 2021
Reconfigured density for phase 8 and adjusted phase 5 for new intersection at Pony Express and 800 East.

ADD Tracking note

Major Revisions

September 15, 2020
Total 1,760 unit count remains unchanged. Neighborhoods in later phases were reconfigured to move proposed church location and accommodate non-residential development along Pioneer Crossing.
Page 1: Updated Project Summary - Table 1
Pages 5, 31, 32, 41, 42, 45, 46, 47: Updated all graphics and tables to reflect June 2020 plan.
Page 38: Updated North Park plan.
Page 46: Added note referencing 6' privacy fencing along Pony Express
Pages 52: Updated transportation plan.
Page 56: Updated phasing plan
Pages 65, 66, 67, 68: Updated infrastructure plans.

May 4, 2021
Total unit count increased to 1,778. The neighborhood in phase 4 was reconfigured to remove the northern church site, replacing it with 18 additional residential units and a new park.
Page 1: Updated Project Summary - Table 1
Page 4: Updated Project numbers in text to match Table 1
Pages 5, 31, 32, 43, 44, 47, 48, 49: Updated all graphics and tables to reflect March 2021 plan.
Page 38: Updated North Park plan.
Page 40: Added new park (Portside Park) page
Pages 51, 52, 53: Rearranged setback exhibit order and added Rear-Loaded Cottage Lots' Setback table
Page 54: Updated transportation plan.
Phage 58: Updated phasing plan
Page 68, 69, 70, 71: Updated infrastructure plans

NORTHSHORE

NEIGHBORHOOD PLAN

CONTENTS

LIST OF TABLES

NORTHSHORE

VICINITY MAP

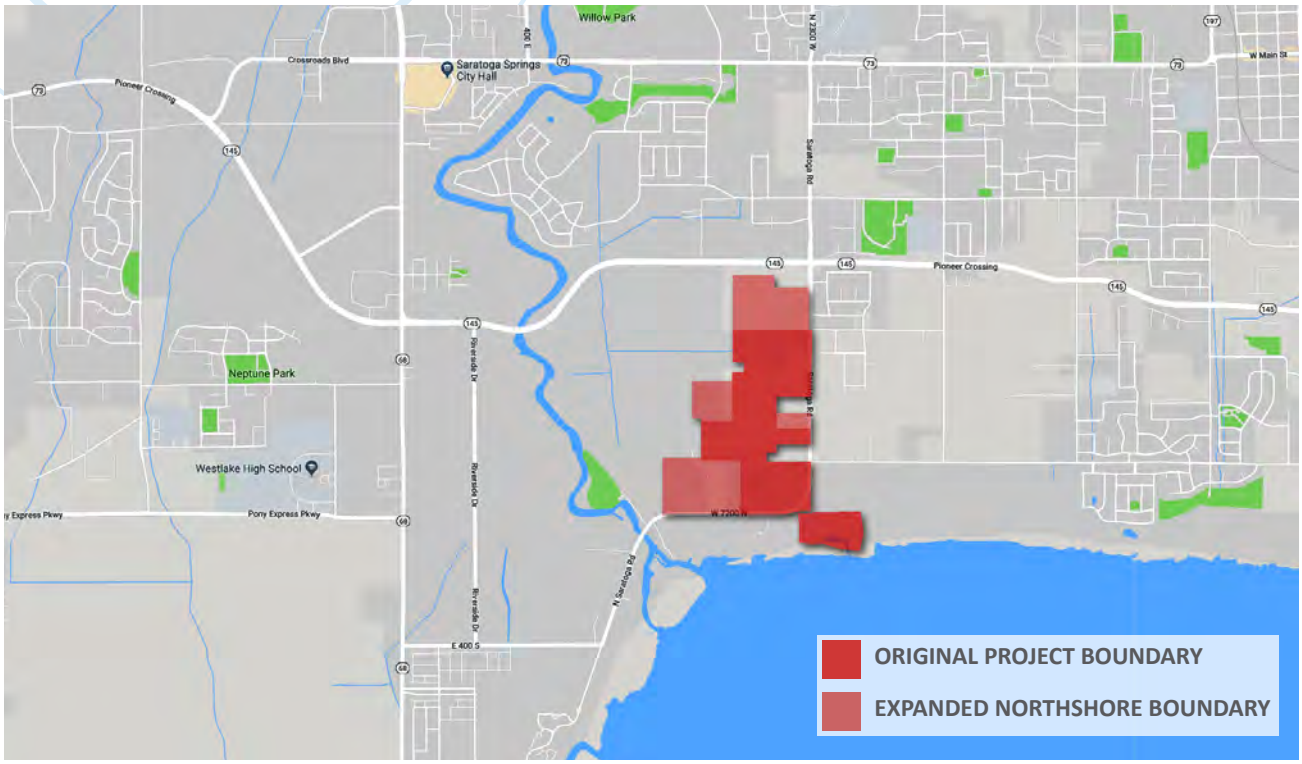


TABLE 1 - PROJECT SUMMARY		LOT 3*	TOTAL
Total Project Area	210.02 acres	23.0 acres	229.61 acres
Total Dwelling Units	1,778 units	195 units	1,973 units
Average Gross Density	8.47 du/ac		8.59 du/ac
Saratoga Springs City Harbor Park	19.59 acres		19.59 acres
180' Pony Express R.O.W. (undeveloped)	12.35 acres		12.35 acres
Net Developable Area	178.99 acres	23.0 acres	197.67 acres
Net Residential Density	9.93 du/ac	8.76 du/ac	9.98 du/ac
Number of Buildings	432 residential (R), 3 non-residential (NR)	87 R	519 R / 3 NR

RESIDENTIAL		PARKING			
Product Type	Units	Enclosed	Surface	Required	Provided
Single Family Lots	210/276	420	420	473	840
Townhomes	1,338/1,467	2,936	2,361	3,011	5,296
Apartments/Condos	230	230	290	518	520
Totals	1,778/1,973	3,586	3,071	4,001	6,656

OPEN SPACE		
Saratoga Springs City Harbor Park	19.59 acres	
Project Open Space	45.26 acres	25.3% of Net Developable Area (178.99 acres)
Totals	64.85 acres	28.2% of Gross Developable Area (229.61 acres)

*Lot 3 maximum residential units if not developed as commercial.

NEIGHBORHOOD PLAN

INTRODUCTION - NEIGHBORHOOD PLAN

The Northshore Neighborhood Plan creates a framework for a Mixed Residential community in the City of Saratoga Springs, Utah. Northshore is designed as a thematic neighborhood and is the first project to implement the recently adopted Mixed Residential Zone.

The purpose of the Mixed Residential (MR) Zone "is to allow for the establishment of residential neighborhoods displaying a mix of housing types and open space types that allows for lifestyle choices and opportunities for as wide a range of demographics and socio-economics as possible. Developments in the MR Zone shall be designed to integrate a blended community of households made possible through the allowable housing mix which generates more complete and authentic neighborhoods" (19.04.06.13).

The *Neighborhood Plan* must provide the following as defined in Section 19.04.13.2:

- Neighborhood Plans include the identification and placement of lot types, open space types, and all infrastructure, utilities, grading and other aspects detailing future construction.
- Neighborhood Plans typically include new streets, ensuring the resulting blocks and the urban fabric are walkable and bikeable. Bus and rail alignments should be located outside of neighborhood blocks.
- Neighborhood Plans identify the overall theme of a community. All elements of the development shall follow a unified theme.
- Submittal of a Neighborhood Plan may occur either as part of a re-zoning application or after re-zoning has occurred.
- Northshore will be compliant with all building, fire and city codes at the time of adoption or application.

NORTHSHORE

LEGAL DESCRIPTION

NORTHSHORE
Prepared March 7, 2019

NORTHSHORE-OVERALL PROJECT LEGAL DESCRIPTION:

A portion of the Southeast Quarter and Northeast Quarter of Section 24, Township 5 South, Range 1 West, and the Southwest Quarter and Northwest Quarter of Section 19, Township 5 South, Range 1 East, Salt Lake Base and Meridian, located in Saratoga Springs, Utah.

Beginning at a point located N0°10'34"W along the Section Line 8.48 feet and West 103.61 feet from the Southeast Corner of Section 24, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence West 174.94 feet to the intersection with the southerly line of that real property described in Deed Entry No. 96711:2016; thence along said real property the following fourteen (14) courses: N80°44'22"E 36.65 feet; thence N69°06'55"E 103.01 feet; thence N29°48'55"W 20.26 feet; thence S68°18'12"W 92.75 feet; thence S80°44'22"W 60.37 feet; thence S85°38'36"W 67.83 feet; thence S88°49'39"W 16.19 feet; thence S89°34'52"W 277.93 feet; thence S89°57'27"W 163.58 feet; thence S89°26'51"W 162.70 feet; thence N88°57'40"W 175.05 feet; thence S88°19'44"W 25.94 feet (the previous nine courses follow along an existing fence line); thence S4°09'58"E 0.75 feet; thence S67°24'21"W 5.64 feet; thence West 0.72 feet to the southerly extension of an existing fence line; thence N0°07'30"W along said fence line 3.73 feet; thence S83°10'42"W 17.24 feet along the extension of and the north line of that real property described in Deed Entry No. 167823:2006; thence continuing along said north line S89°49'09"W 580.79 feet to an existing fence line; thence S0°05'00"E along said fence line 1.61 feet to the north line of that real property described in Deed Entry No. 167823:2006 in the official records of Utah County; thence along said north line the following six (6) courses: N89°46'30"W 44.62 feet; thence N89°43'48"W 256.26 feet; thence S89°41'22"W 239.13 feet; thence S89°56'36"W 278.42 feet; thence N89°32'36"W 44.87 feet; thence West 0.86 feet; thence N0°07'43"W along the Quarter Section Line and an existing fence line 1005.01 feet; thence N89°45'14"E 668.11 feet; thence N0°14'29"W 798.08 feet; thence N89°30'02"E 2.23 feet; thence North 113.07 feet; thence S89°45'46"W 153.72 feet; thence N0°14'14"W 713.17 feet to an existing fence line; thence N89°43'24"E along said fence line 814.05 feet to a fence corner in the west line of that real property described in Deed Entry No. 117221:2013; thence along said real property the following two (2) courses: N0°16'25"W 0.80 feet; thence N0°03'11"E 186.55 feet to the south line of that real property described in Deed Entry No. 11728:2013; thence along said real property the following two (2) courses: West 1.10 feet; thence N0°04'00"W 463.54 feet; thence N0°08'11"W along an existing fence line 1495.70 feet to a fence corner and the north line of that real property described in Deed Entry No. 85173:2018; thence along said real property and an existing fence line the following three (3) courses: S89°25'33"E 863.78 feet; thence S2°20'27"W 248.43 feet; thence S89°28'33"E 715.17 feet; thence S0°40'27"W 387.31 feet; thence S89°34'33"E 7.43 feet; thence S0°45'27"W 446.88 feet; thence N89°57'00"E 7.43 feet; thence South 58.55 feet to the south line of that real property described in Deed Entry No. 85173:2018; thence N89°40'00"W along said real property 8.41 feet; thence South 658.08 feet; thence West 9.17 feet to the northeast corner of that real property described in Deed Entry No. 117221:2013; thence S0°31'08"W along said real property 634.91 feet to an existing fence; thence along an existing fence line the following eight (8) courses: N89°25'18"W 680.77 feet; thence S1°26'00"W 326.59 feet; thence S2°10'00"E 15.56 feet; thence S89°08'00"E 218.29 feet; thence S89°52'00"E 103.93 feet; thence N89°51'00"E 193.61 feet; thence N87°40'00"E 59.82 feet; thence N88°40'00"E 110.27 feet to a rebar and cap (Wilson) marking the northeast corner of that real property described in Deed Entry No. 36827:1992, also being at a fence corner; thence S0°37'00"W along the westerly right-of-way line of Saratoga Road 638.64 feet to the north line of that real property described in Deed Entry No. 125178:2009; thence along said real property

the following three (3) courses: N89°46'12"W 659.09 feet; thence S0°03'24"E 42.81 feet; thence S0°49'21"E 117.33 feet; thence S89°10'39"W 200.00 feet; thence S0°49'21"E 200.00 feet; thence N89°10'39"E 200.00 feet; thence N0°49'21"W 11.02 feet; thence S89°46'11"E 656.09 feet; thence South 692.23 feet to the southeasterly right-of-way line of Saratoga Road; thence along said right-of-way along the arc of a 619.50 foot radius non-tangent curve to the right (radius bears: N67°57'34"W) 454.77 feet through a central angle of 42°03'36" (chord: S43°04'14"W 444.62 feet) to the point of beginning.

Contains: ±210.94 Acres

LESS AND EXCEPTING THEREFROM THE FOLLOW DESCRIBED PARCEL OWNED BY SARATOGA SPRINGS CITY:

Beginning at a point located 1,104.90 feet West and 2,264.96 feet South, from the Northeast Corner of Section 24, Township 5 South, Range 1 West, SLB&M to the POINT OF BEGINNING running: thence West a distance of 200.00 feet; thence South a distance of 200.00 feet; thence East a distance of 200.00 feet; thence North a distance of 200.00 feet to said POINT OF BEGINNING.

Net Area of Project Contains: ±210.02 Acres

TO INCLUDE HARBOR PARCEL DESCRIPTION:

A portion of the Northwest Quarter of Section 30, Township 5 South, Range 1 East, Salt Lake Base and Meridian, located in Saratoga Springs, Utah, more particularly described as follows:

Beginning at a point located South 50.00 feet from the Northwest Corner of Section 30, Township 5 South, Range 1 East, Salt Lake Base and Meridian (Basis of Bearing: N0°10'34"W along the Section Line from the Southeast Corner to the East 1/4 Corner of Section 24, Township 5 South, Range 1 West, Salt Lake Base and Meridian); thence N89°30'22''E 250.42 feet; thence N0°29'38''W 26.58 feet; thence S89°24'27''E 38.95 feet; thence N89°42'01''E 222.02 feet; thence N89°58'23''E 76.52 feet; thence N89°04'52"E 166.99 feet; thence N89°38'06''E 74.69 feet; thence N89°21'34''E 112.46 feet; thence N89°34'23''E 220.22 feet; thence S87°35'38''E 63.07 feet; thence S8°31'58''E 95.26 feet; thence S19°36'32''E 21.26 feet; thence S14°30'26''E 28.26 feet; thence S3°00'41''E 30.72 feet; thence S7°55'53''E 75.51 feet; thence S8°21'28''E 80.49 feet; thence S13°52'27''E 19.12 feet; thence S5°19'44''E 92.05 feet; thence S16°18'12''W 130.77 feet; thence S29°32'10''E 7.79 feet; thence S12°58'58''W 216.83 feet to the settlement boundary of Utah Lake; thence along said boundary the following four (4) courses: N81°57'02''W 437.45 feet; thence N72°41'56''W 257.18 feet; thence N87°26'46''W 528.61 feet; thence S85°36'38"W 1.87 feet; thence North 586.40 feet to the point of beginning.

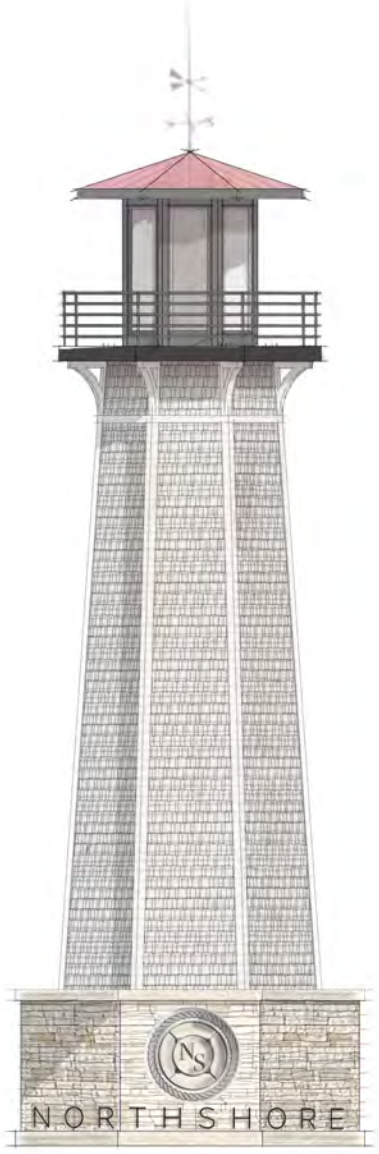
Contains: ±19.59 Acres

Total Project Area ±229.61 Acres

NORTHSHORE

GENERAL DESCRIPTION

Northshore is designed as a highly amenitized Mixed Residential community containing a wide range of housing types that are geared to meet the needs of the rapidly shifting demographics found along the Wasatch Front, and more particularly in Saratoga Springs. The project encompasses 229.6 acres of land at the north end of Utah Lake. At build-out Northshore will contain a maximum of 1,973 residential units with an average blended density of 8.5 dwelling units per acre (du/ac). There are a few key features that played a significant role in determining the structure of the community.



The extension of Pony Express as a potential future transit corridor, and its location within the plan, was a critical element in determining an appropriate level of intensity in order to adequately support a future transit station. The Northshore plan places the highest densities within 1/4 mile radius of the proposed future transit station to encourage walkabiltiy and increased ridership. The MR Zone allows for a blended density of up to 12 du/ac if the property is proposed to have a future transit stop. Northshore's blended density of 8.5 du/ac complies with the MR Zone guidelines and standards.

Future transit also provides the opportunity to explore reduced parking ratios. Northshore is designed as a highly-walkable community with extensive pedestrian connections to the future transit station area and therefore proposes parking reductions for multifamily units to encourage walkability. To promote mass transit opportunities within this community, areas that are planned as multifamily housing types and are within one quarter mile of the (future) transit location are allowed to apply for a reduction in the per unit parking and garage/enclosure requirements. Parking reductions and enclosure requirements would be applicable at the time of plat approval and must be approved by the city council.

Northshore is designed around a significant open space network. A great deal of thought was given to the scale and specific location of the parks within the community. The City Council has been extremely consistent in requesting that parks be large enough and strategically located within neighborhoods so that a majority of future residents have convenient access to a broad-range of open space amenities. Northshore provides meaningful open spaces that are programmed to support the needs of future residents. The project will contain open space within the main residential areas that are consistent with the City Code standards set in section 19.19 and adapted to support the character of Northshore. In addition, Northshore provides the City with a large 19.6 acre harbor park and location for a future marina. The overall open space percentage for North-shore will be between 20 - 30% of the gross acreage. The land for the harbor park with be transferred to the City as agreed to in the Annexation Agreement which was approved by City Council May 1, 2018.

Finally, Northshore contains a higher percentage of open space than what is required by Saratoga's open space calculator, and therefore average blended densities that exceed 8 du/ac are justified.

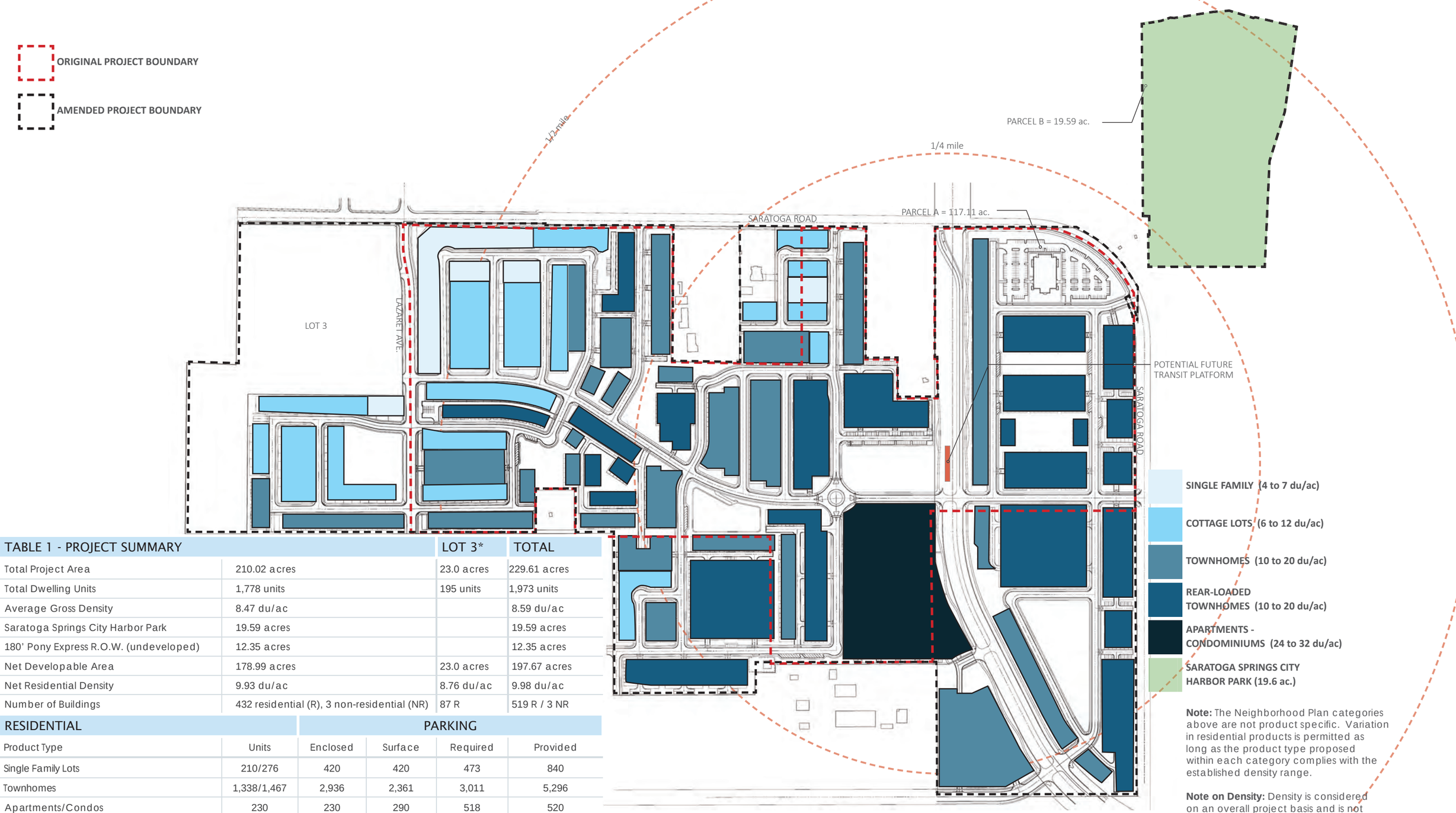


TABLE 1 - PROJECT SUMMARY		LOT 3*	TOTAL
Total Project Area	210.02 acres	23.0 acres	229.61 acres
Total Dwelling Units	1,778 units	195 units	1,973 units
Average Gross Density	8.47 du/ac		8.59 du/ac
Saratoga Springs City Harbor Park	19.59 acres		19.59 acres
180' Pony Express R.O.W. (undeveloped)	12.35 acres		12.35 acres
Net Developable Area	178.99 acres	23.0 acres	197.67 acres
Net Residential Density	9.93 du/ac	8.76 du/ac	9.98 du/ac
Number of Buildings	432 residential (R), 3 non-residential (NR)	87 R	519 R / 3 NR

RESIDENTIAL		PARKING			
Product Type	Units	Enclosed	Surface	Required	Provided
Single Family Lots	210/276	420	420	473	840
Townhomes	1,338/1,467	2,936	2,361	3,011	5,296
Apartments/Condos	230	230	290	518	520
Totals	1,778/1,973	3,586	3,071	4,001	6,656

OPEN SPACE		
Saratoga Springs City Harbor Park	19.59 acres	
Project Open Space	45.26 acres	25.3% of Net Developable Area (178.99 acres)
Totals	64.85 acres	28.2% of Gross Developable Area (229.61 acres)

Note: The Neighborhood Plan categories above are not product specific. Variation in residential products is permitted as long as the product type proposed within each category complies with the established density range.

Note on Density: Density is considered on an overall project basis and is not contingent to prior approvals.

This page intentionally left blank

CHARACTER AND THEME PLAN

The name Northshore is not only descriptive of the project's location relative to Utah Lake, but embodies the intrinsic design motif that will serve as a unifying theme for the community. Along both coastlines in the United States it is common to find small fishing villages where life on the water has influenced their aesthetic charm. These villages are generally rich in visual character and have a strong sense of place. Northshore celebrates its proximity to Utah Lake and the unique opportunity to serve as a landmark in Saratoga Springs by promoting the nautical theme and capitalizing on the history of the area.

The *Character and Theme Plan will demonstrate the widespread application of this design concept through the following*:

- A comprehensive open space network with specific design elements that reinforces the nautical theme and creates a sense of place.
- Community monumentation and signage that is distinctive and creates a strong sense of location and community belonging.
- Architectural style that is consistent with and support a nautical design motif mixed with a local architectural precedent.
- A street naming plan inspired by the iconic maritime classics which strengthen Northshore's purpose.

NORTHSHORE

GENERAL ARCHITECTURAL STANDARDS

Objective

The architectural criteria presented in this document are meant to act as guidelines for the design of homes at Northshore. These guidelines are not prescriptive; rather, they comprise a body of design elements and characteristics and theming which, when implemented correctly, can create a diverse and harmonious architectural landscape.

The buildings shown in the document are representative interpretations of the proposed architectural styles, not templates for future construction. There are many possible successful interpretations of the proposed architectural styles. It should not be expected nor desired that each building will incorporate all elements of a style, or that each style will be equally represented. The design of individual buildings and the implementation of styles will be solidified by the Northshore Architectural Review Committee.

The architectural styles and themes for Northshore are derived from local precedent with a fusion of nautical form and character. The following architectural standards will govern product design within Northshore. Only the architectural styles listed below are permitted within Northshore.

Farmhouse

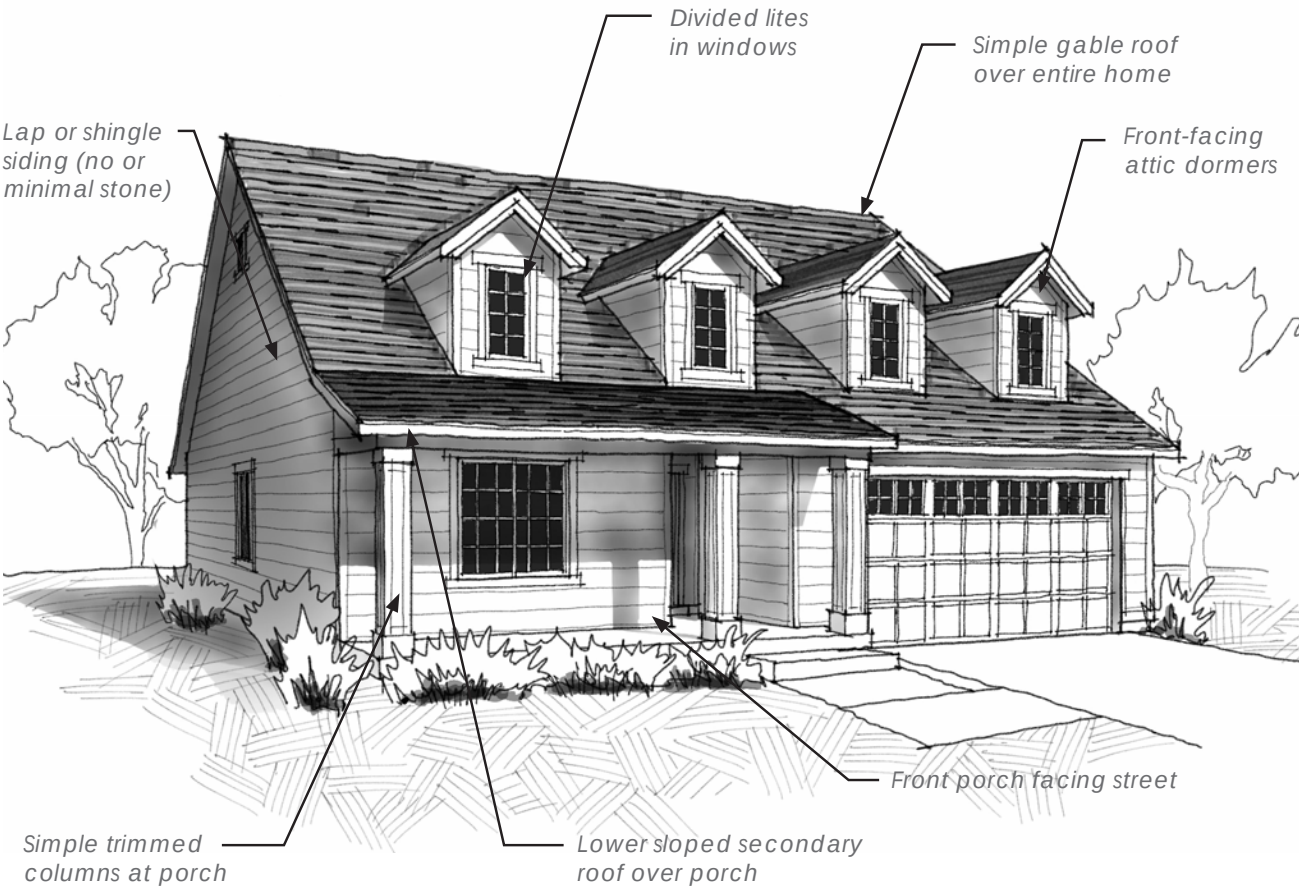
Modern

Craftsman

Cape Cod

Traditional

CAPE COD



The Northshore Cape Cod style is often characterized by simple gable roofs running in the long axis of the house as the primary roof shape. The main gable may have multiple small, yet simple gable-style dormers facing the front façade of the house. The front porch often has a shallow pitched shed-style roof supported by simple, trimmed columns with no stone or tapered bases. Although Cape Cod style homes can have smaller gabled roof porches over the front door flanked by columns when the plan does not have a broader front porch. The architectural features are often based on a symmetrical layout about the main roof structure. Windows should have smaller divided lights and utilize single-hung or slider operations. Roof overhangs, while present, should not be excessive (typically 1'-0") and fascia trim should be simple and non-stepped.

Detailing should be simple and minimize the use of corbels, haunches and excessive ornamentation. Appropriate materials may include horizontal lap siding or shake shingle siding with simple trim around windows and doors. Where appropriate, gable vents should be round "portal" style attic vents.

The example above is one interpretation of the Northshore Cape Cod style. There are many possible, successful interpretations. All elements shown here, and described in this style are not on every home.

NORTHSHORE

EXAMPLES FOR VARIOUS INTERPRETATIONS OF THE CAPE COD STYLE

Images depict interpretive examples of the architectural style rather than specific execution.

CAPE COD

Massing

- A simple overall gable roof running along the long axis of the home.
- Overall massing should be simple and emphasize the simple, rectangular footprint.
- Front porch is either broad with shallow-pitched shed roof or gabled over front door.
- Single-story and two-story plans are typical.

Roof

- Gable roofs are typical. Avoid hip-style roofs.
- Use of gabled dormers is encouraged.
- Main roof pitches should be 6:12 to 8:12.
- Secondary roof pitches at front porch shed should be 3:12 to 4:12.
- Roof overhangs at eaves should be 1'-0".

Windows & Doors

- Square proportioned windows on the main level and vertically proportioned windows in dormers are typical.
- Individual or paired windows are typical.
- Wide (4 to 6") exterior trim and cap on windows and doors are typical.
- Windows typically have smaller divided lights in a grid.

Porch / Entry

- Street-facing, one-story porches are common.
- Porch roofs are typically broad with a shed roof or over the front door and gabled.
- Wrap around porches are not typical.
- Porches have simple trimmed columns that are not tapered and do not have stone bases.
- Square columns (between 8 to 10") are typical.
- Railings are typically wood and painted to match house trim.

Details

- Detailing is simplified, and ornamentation is restrained.
- A minimal number of materials is typical. Stone is often not found on Cape Cod architecture.
- Horizontal lap siding or shake shingle siding is typical.
- Portal-style round gable vents where appropriate are typical.

NORTHSHORE

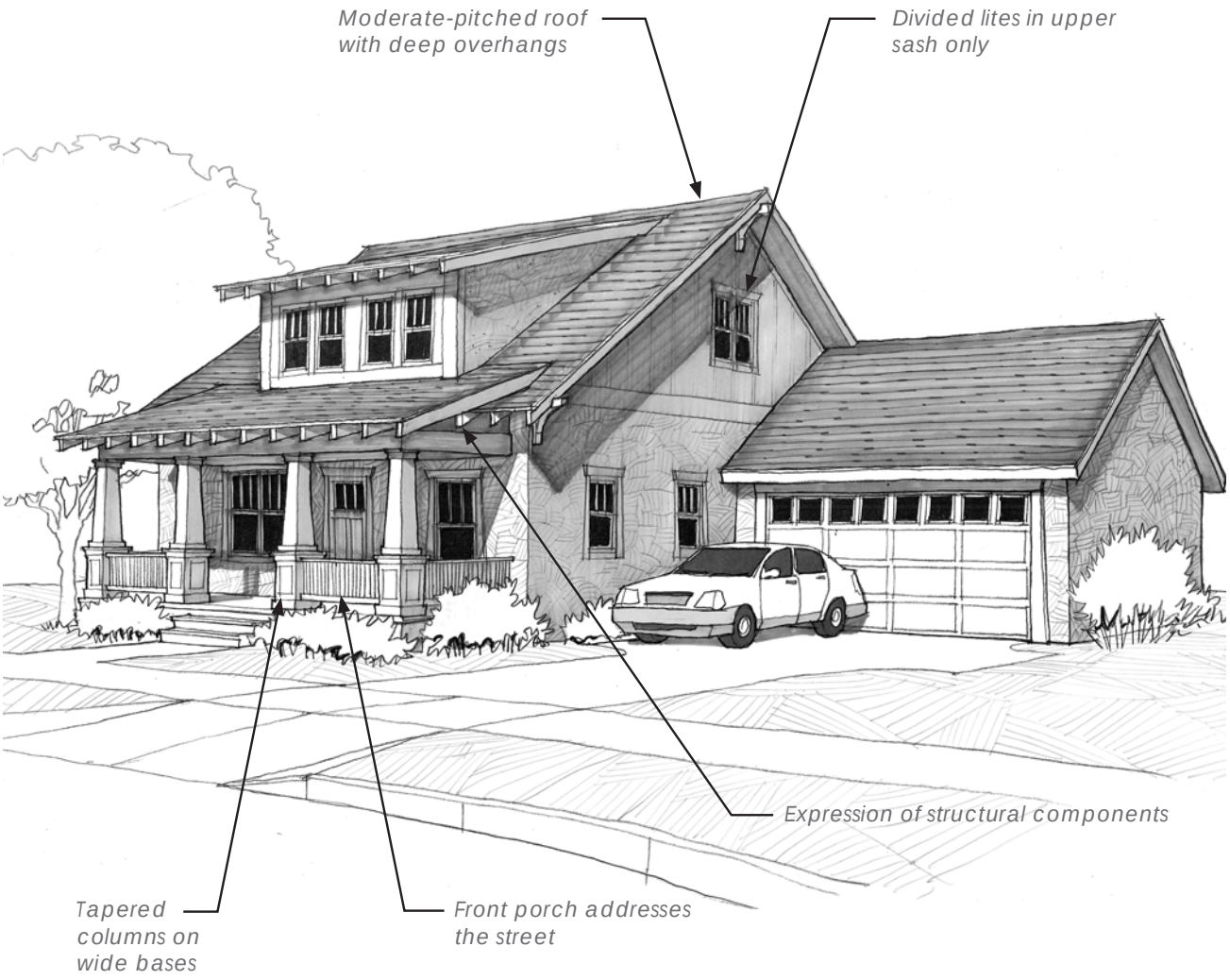
CAPE COD

Materials

- Wall materials may include stucco, horizontal lap siding (vinyl siding prohibited), shake shingle siding, cultured stone and/or brick.
- Materials used on the front elevation must wrap the corner of the house with a minimum 2-foot return on lots interior to the block.
- Materials used on the front elevation must wrap the corner of the house and extend across the entire secondary frontage on corner lots.
- Architectural asphalt shingle roofing.
- Aluminum soffit and fascia when applicable to the style.
- Vinyl windows.

Images depict interpretive examples of the architectural style rather than specific execution.

CRAFTSMAN



The Craftsman style is a close interpretation of the Craftsman style that developed from the Arts and Crafts movement of the late 19th and early 20th centuries. This movement addressed design on many levels, from architecture to furniture and pottery. Proponents of the Arts and Crafts movement advocated a fully integrated approach to house design and furnishings, with a design philosophy based on simplicity, durability and harmony with nature. Special attention was given to the way pieces were joined together. A new structural expression was developed, including exposing beams, columns and joists. The Craftsman style flourished in the United States in the early 20th century, and was frequently applied to modest and small houses.

The Craftsman style is characterized by simplicity, the expression of certain structural members, and attention to wood joinery, especially at porches. Craftsman homes feature moderate-pitched gable roofs with wide overhangs and large porches with substantial columns and bases.

NORTHSHORE

EXAMPLES FOR VARIOUS INTERPRETATIONS OF THE CRAFTSMAN STYLE

The principal features of the Craftsman style are low- to moderate-pitched gable roofs with wide overhangs, exposed rafters at porches and, wherever feasible, generous porches with substantial columns and bases. Dormers are typical on 1½-story designs. Symmetry is optional and depends on the orientation of the principal roof.

Ornamentation is restrained. Details that are characteristic of the style include exposed rafter tails, tapered columns and trim elements, and diagonal knee braces at gable ends. Wall materials may include stone, brick, stucco, shingles, and siding.

The examples above is one interpretation of the Craftsman style for single-family and townhomes. There are many possible successful interpretations. All elements shown here, and described in this style, are not required on every building. Elements not listed are prohibited.

CRAFTSMAN

Massing

- A side gable, center gable facing the street, or cross gable with dormers is typical for the primary roof form.
- One-story and 1½-story massing compositions are permitted, although 2-story compositions can also be acceptable.
- Dormers are typical in 1½-story designs.
- Emphasis should be on horizontal rather than vertical lines.

Roof

- Low-sloping gable roofs with wide overhangs are typical.
- Shed or pitched dormers are common.
- Generously sized eaves with exposed decorative rafters are characteristic of the style, but not required.
- Roof pitches: 3:12 to 8:12 .
- Roof overhangs: 12 - 30 inches at rakes and eaves.

Windows & Doors

- Individual windows are typically square or vertically oriented.
- Windows are often mulled together in pairs or threes.
- Double-hung windows with divided lites in upper sashes only, usually in a three-over-one configuration, are typical.
- Limited use of small accent windows and angled bays in encouraged.
- A single, rectilinear door is typical.
- Large lites in doors are common and are often divided to match the windows.
- Wide trim (5 to 6-inch) with head trim extending past the jamb is typical for doors and windows. Tapered side trims are typical.

Porch / Entry

- Porches facing the street are common.
- Porch columns typically sit on wider bases or low walls.
- Tapered or double-columns with header and base details are common.

Details

- Expression of structural members and attention to wood joinery is characteristic of the style.
- Beams, knee braces, and brackets are often found at gable ends.
- Extended lintels over door and porch openings are common.
- Tapered elements, including trim work and columns, are common.

Elevations of a cottage and a larger house at Northshore. The building designs exemplify how the guidelines of the Craftsman architectural style can be applied at different scales.

NORTHSHORE

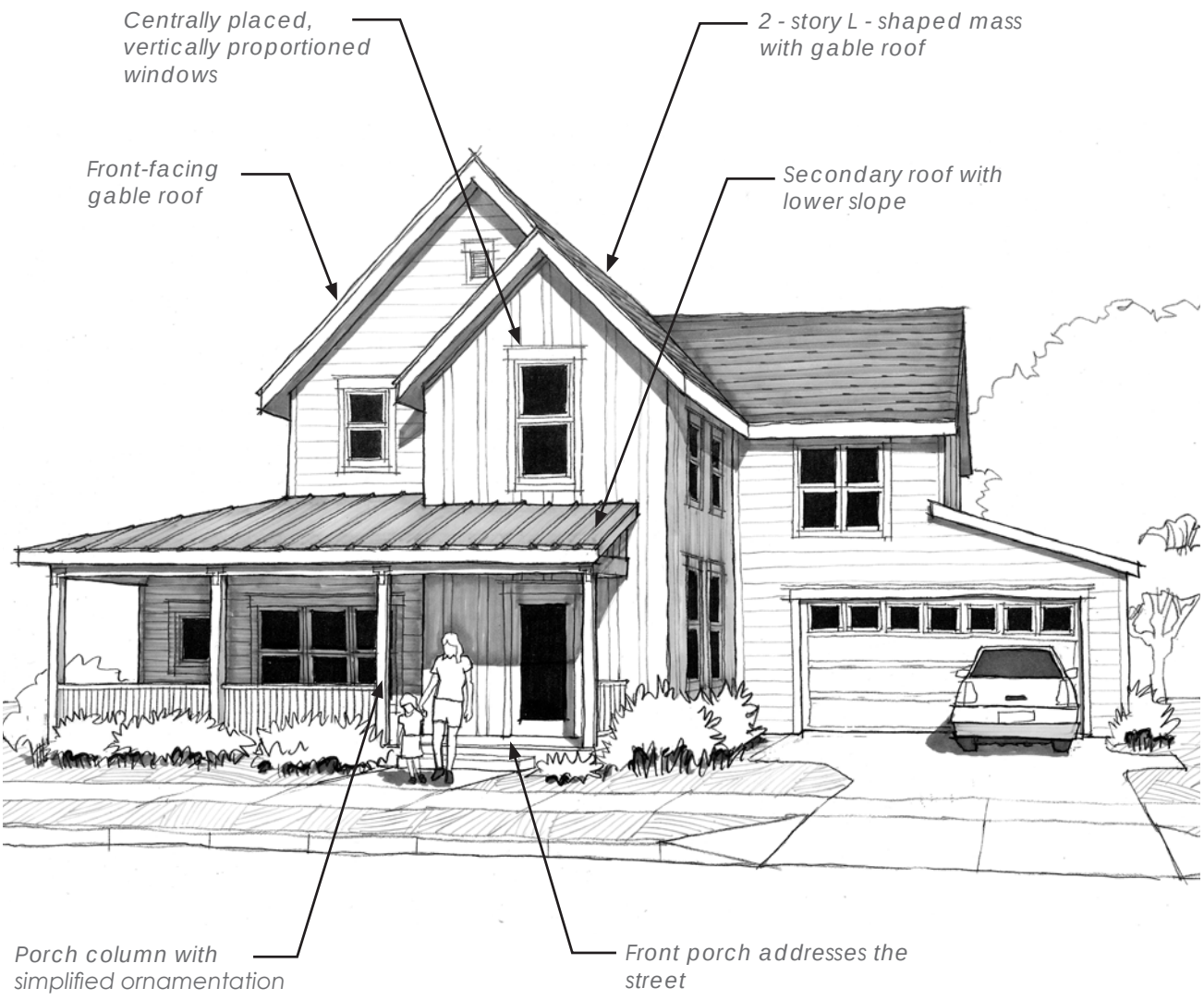
CRAFTSMAN

Materials

- Wall materials may include stucco, board & batten siding, shake shingle siding (vinyl siding prohibited), cultured stone, and/or brick siding.
- Materials used on the front elevation must wrap the corner of the house with a minimum 2-foot return on lots interior to the block.
- Materials used on the front elevation must wrap the corner of the house and extend across the entire secondary frontage on corner lots.
- Architectural asphalt shingle roofing.
- Aluminum soffit and fascia when applicable to the style.
- Vinyl windows.

Images depict interpretive examples of the architectural style rather than specific execution.

FARMHOUSE



The Farmhouse style is a contemporary interpretation of the Folk Victorian style that was prevalent in the United States from about 1860 - 1910. There were many regional applications of the Victorian style, as well as combinations of specific elements into eclectic compositions. Variations of the Victorian style include Richardsonian, Romanesque, Shingle, Queen Anne, and Folk. Folk Victorian has simpler forms and details than its counterparts.

The Folk Victorian style developed and flourished as railroads spread across the country, providing a steady supply of Victorian-style millwork. Local builders and carpenters applied their skills based on their understanding of the Victorian style. Pattern books containing illustrations and details were sources of inspiration and instruction. The application of these stylistic principles to modest homes across the country resulted in Folk Victorian, with simplified forms and ornamentation applied chiefly to porches, gable ends and cornices.

EXAMPLES FOR VARIOUS INTERPRETATIONS OF THE FARMHOUSE STYLE

The Farmhouse style is characterized by a gable roof facing the street. The main gable may be combined with wings on one or two sides or emerge from a larger hip-roofed rectangular volume. A one-story porch should be provided and integrated into the front facade. Gable, hip, shed, or special dormers are employed to provide additional floor area, daylight, and architectural interest. Facade compositions should feature symmetrically placed, vertically proportioned, double or single-hung windows. Symmetry in the overall composition is optional.

Detailing should be simplified. Ornamentation should be employed with restraint at porches, gable ends, and special features, such as bays. Appropriate wall materials may include horizontal lap siding and board and batten siding.

The example above is one interpretation of the Farmhouse style. There are many possible successful interpretations. All elements shown here, and described in this style, are not required on every building. Elements not listed are prohibited.

FARMHOUSE

Massing

- A front-facing gable without side wings is typical.
- Overall massing should be simple and emphasize vertical building elements.
- Projecting bays and low-sloping shed roofs are common.
- 1½ to 2-stories are typical, with a main level floor-to-ceiling height of 8 to 10 feet.

Roofs:

- Gable roofs facing the street are typical.
- Use of shed or gable-end dormers is encouraged.
- The main gable is often intersected by other roofs.
- Main roof pitches: 6:12 to 12:12 .
- Secondary hip or shed roof pitches: 3:12 to 6:12 .
- Roof overhangs: 6 to 12 inches.

Windows & Doors:

- Vertically proportioned double and single-hung windows are typical.
- Individual or paired window treatments are common.
- Square and angled bay window treatments are common.
- Wide (4 to 6-inch) exterior trim and cap moldings on windows and doors are typical.
- Limited use of multi-pane sashes with divided lites is encouraged and may occur in both sashes in the following configurations: one-over-one, two-over-one, two-over-two, four-square-grid-over-one, and four-square-grid-over-four-square-grid.
- Lites in doors are common and often express ornamentation.

Porch / Entry

- Street-facing, one-story porches are common. Wraparound porches are encouraged at corner lots.
- Porch roofs are typically forward-facing shed or hip.
- Porches may have exposed wood and metal elements.
- Square columns (at least 6 x 6) or round columns (at least 6 inches) are typical.
- Railings may be turned or square balusters or steel.

Detail Elements:

- Detailing is simplified and ornamentation is restrained.
- Exposed structural elements on porches are typical.
- Ogee or half-round gutters are common.
- Board & batten wainscoting (in courser spacing) is recommended.
- Square or more detailed moldings along rakes are common.

Elevations of a cottage and a larger house at Northshore. The building designs exemplify how the guidelines of the Farmhouse architectural style can be applied at different scales.

NORTHSHORE

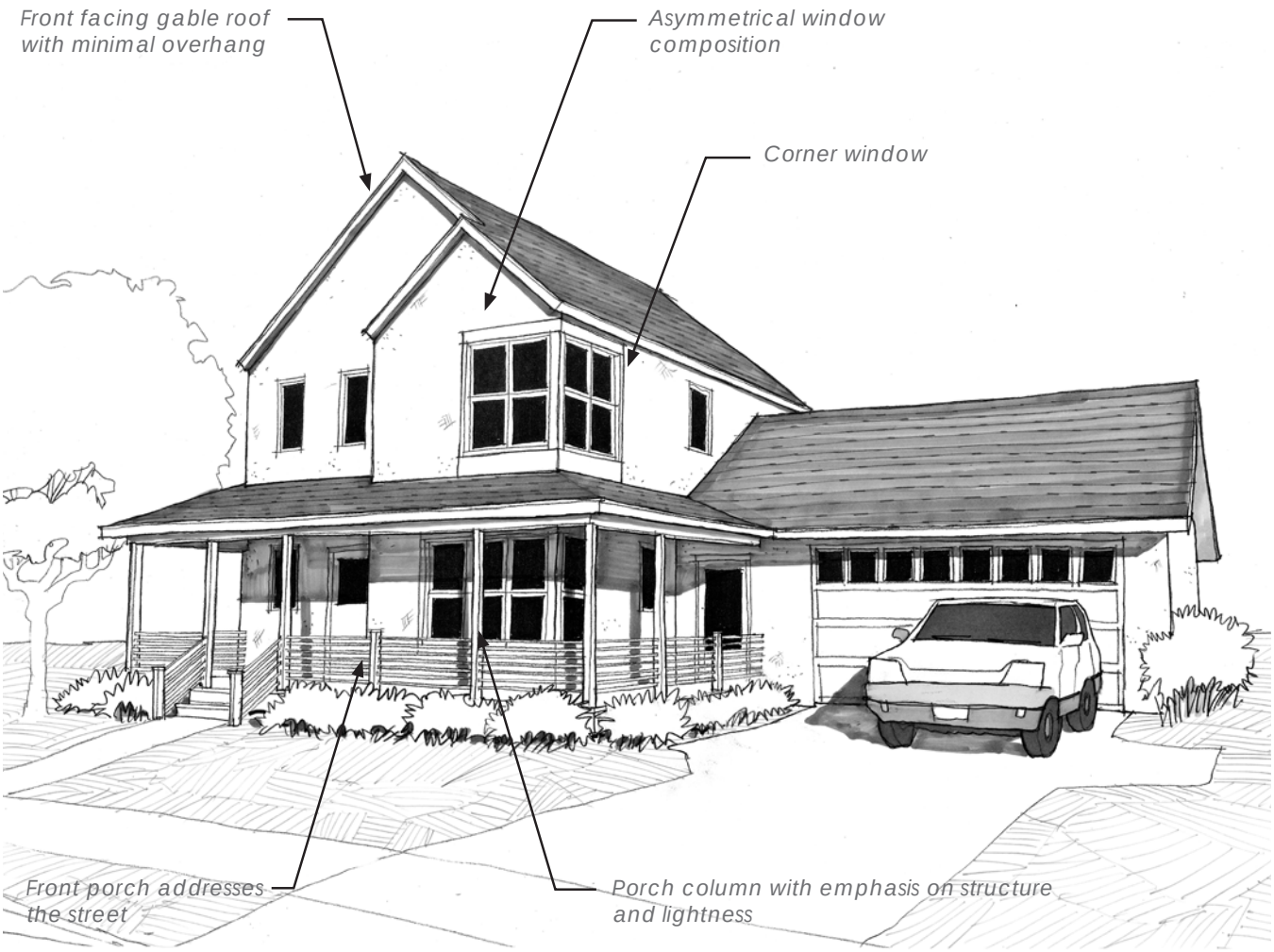
FARMHOUSE

Materials:

- Wall materials may include stucco and horizontal lap siding and board & batten siding (vinyl siding prohibited).
- Corner boards may be painted the same color as the body of the building
- Architectural asphalt shingles for main roofs is encouraged. Asphalt or metal on secondary roofs is permitted.
- Materials used on the front elevation must wrap the corner of the house with a minimum 2-foot return on lots interior to the block.
- Materials used on the front elevation must wrap the corner of the house and extend across the entire secondary frontage on corner lots.

Images depict interpretive examples of the architectural style rather than specific execution.

MODERN



The Modern style is an interpretation of the early 20th century modern architecture in Europe. Pioneers of the modern movement sought to cut ties with traditional styles and achieve a universal aesthetic inspired by the workings of machines. There are many interpretations of modern architecture, but it is the work of northern European architects, such as Alvar Aalto and Eero Saarinen, which emphasized simplicity and subtle architectural expression as opposed to individual experimentation. It is the timeless and classic character of this interpretation of modern architecture that inspired the Modern style.

Common characteristics of the Modern style include simple massing, unassuming details, quiet articulation of doors and windows, and limited, if not zero-overhang, eaves and rakes. These elements support an architectural language that will be appealing when repeated along a block face and will fit with and complement the other styles provided here. The use of special effects, such as unique windows, asymmetrical roof forms, and accent colors, should be restrained to ensure a timeless and universal quality.

EXAMPLES FOR VARIOUS INTERPRETATIONS OF MODERN STYLE

The Modern style emphasizes simple forms and minimal ornamentation. The massing is similar to Farmhouse, but the detailing and composition of doors and windows are quite distinct. In general, detailing and the use of materials create a feeling of lightness. Asymmetrical door and window compositions, window walls, and exposed structural elements at porches are characteristic of the Modern style. Horizontal railing is common.

Unlike some interpretations of the modern style, in which unique building elements are employed and exaggerated to maximize individual expression, the Modern style values simplicity and restraint. Unique and special elements should be used in moderation to achieve a harmonious neighborhood character.

The example above is one interpretation of the Modern style. There are many possible successful interpretations. All elements shown here, and described in this style, are not required on every building. Elements not listed are prohibited.

MODERN

Massing

- General massing is similar to the Farmhouse style and respects the simplicity of basic shapes.
- Overall massing should be simple and emphasize vertical building elements.
- Projecting bays and low-sloping shed roofs are common.
- 1½ to 2 - stories are typical, with a main level floor-to-ceiling height of 8-10 feet.

Roofs:

- Roof forms may include a combination of gable, shed, and hip.
- The main gable is often intersected by other roofs.
- Primary façade gable roof pitches: 6:12 to 12:12
- Secondary hip or shed roof pitches: 3:12 to 8:12
- Roof overhangs: 0 to 12 inches

Windows & Doors:

- Asymmetrical window compositions are typical.
- Horizontal windows are suitable within compositions if the overall effect is vertical.
- Corner window compositions are common.
- Window walls are common.
- Facades with window wall compositions should be balanced with smaller individual apertures.
- Casement and picture windows are typical.
- Divided lites are not used.
- Wide (4 to 6-inch) exterior trim and cap moldings on windows and doors are typical.
- Unique front doors are common.

Porch/Entry

- Street-facing porches are encouraged.
- Porches must be covered by a balcony or real roof. Trellis and other decorative roof structures are discouraged.
- Exposed structural elements on porches are common.
- Steel columns and railings are common.

Detail Elements:

- Minimal details and restrained ornamentation are typical.
- Corner boards and siding that are painted the same color to emphasize mass are common.
- Steel components are common in columns, railings, and fasteners.
- Stucco joints are often expressed in composition with other building elements.

Elevations of a cottage and a larger house at Farms. The building designs exemplify how the guidelines of the Modern architectural style can be applied at different scales.

NORTHSHORE

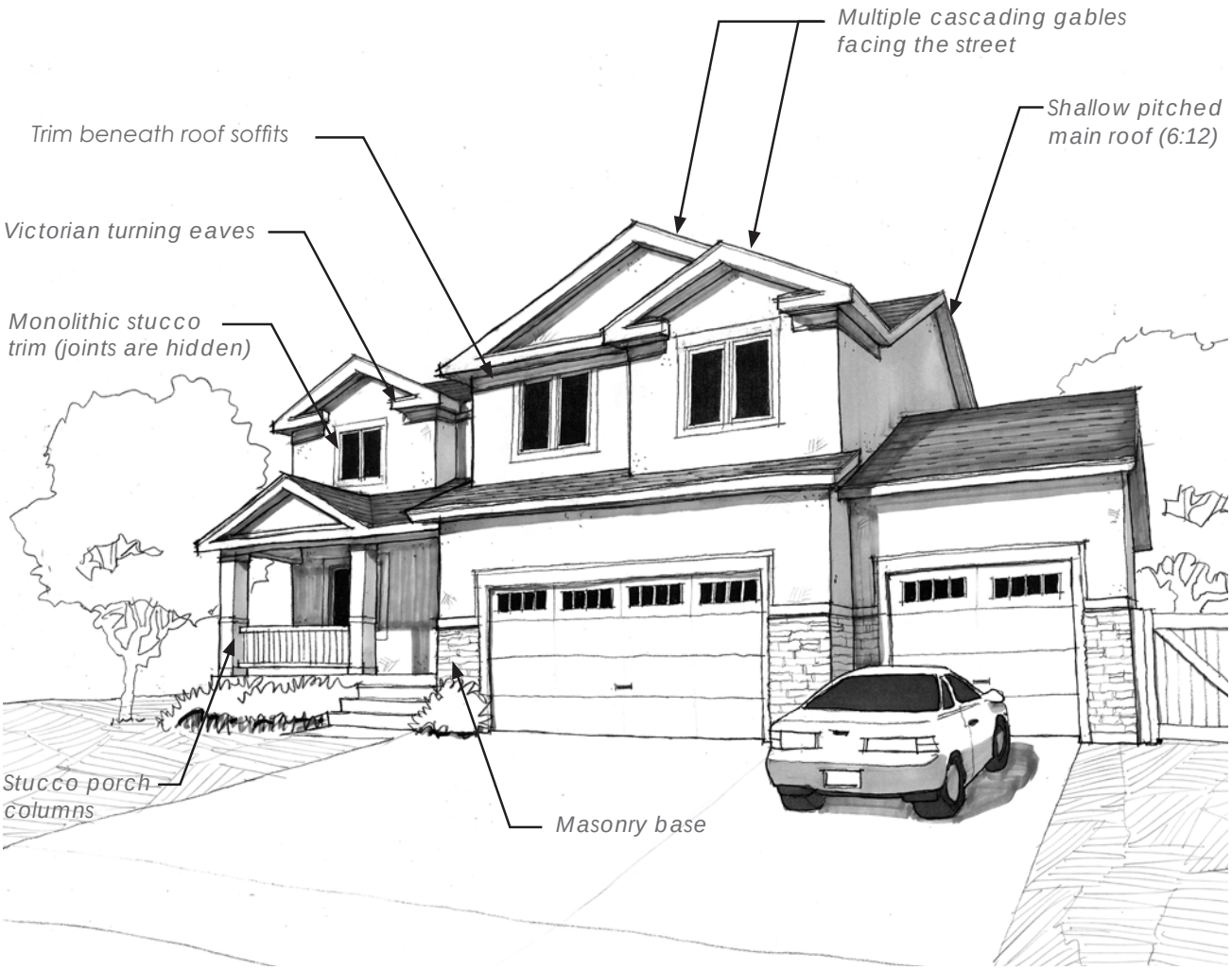
MODERN

Materials:

- Wall materials may include horizontal and vertical siding (vinyl siding prohibited), corrugated metal, and stucco.
- Corner boards may be painted the same color as the body of the building. Changes in materials must occur at an inside corner.
- Materials used on the front elevation must wrap the corner of the house with a minimum 2-foot return on lots interior to the block.
- Materials used on the front elevation must wrap the corner of the house and extend across the entire secondary frontage on corner lots.
- Architectural asphalt shingles for main roofs is encouraged. Asphalt or metal on secondary roofs is permitted.
- Stone and brick shall be permitted on "modern" style elevations. All brick styles and coursing methods shall be permitted. Stone shall be permitted using either mortar or dry-stacked methods. River rock shall not be permitted. Colors of all masonry shall comply with the color palette guidelines for the Northshore community.

Images depict interpretive examples of the architectural style rather than specific execution.

TRADITIONAL



The Traditional style has developed as an architectural style in recent decades to accommodate large family suburban living. It brings together elements of Victorian, Craftsman, and desert architectural styles, all traditionally available in the region. The Legacy Traditional accommodates these elements to articulate larger buildings and to create compositions that enhance Utah's suburban context.

The need to access garages from the street with ease and a minimal amount of driveway created solutions where garages are located within the simple footprint of the building. Building articulation occurs with multiple gables and setbacks on the front facade. This composition resembles the family portrait of a large family with each individual expressed by a separate gable and bay. Porches are usually modest and treated as a feature to celebrate the front door. Partial masonry veneer is common.

NORTHSHORE

EXAMPLES FOR VARIOUS INTERPRETATIONS OF THE TRADITIONAL STYLE

The Traditional style is characterized by large front elevations with street-facing garages. Multiple gables and bays articulate massing and reduce the scale of the building. Garages are commonly accommodated within the simple footprint of the house. Porches are usually modest. Stucco is the typical exterior material. Partial masonry veneer is common.

There are many possible successful interpretations. All elements shown here, and described in this style, are not required on every building. Elements not listed are prohibited.

TRADITIONAL

Massing

- A simple footprint accommodates street-facing garages.
- Articulation is intensified on the front elevation by means of multiple setbacks and gables.
- Cascading gables are typical.
- Asymmetrical front facade compositions to accommodate garage entrances and the front doors are common.

Roof

- Low-pitched gables are typical.
- Multiple partial front-facing gables are employed usually on the front.
- Victorian or farm house eaves and rakes are common.
- Roof pitches: 3:12 to 8:12.
- Roof overhangs: 12 to 18 inches at rakes and eaves.

Windows & Doors

- Asymmetrical window compositions are typical.
- Vertical and horizontal windows are accommodated within the same facade composition.
- Stucco trim is common.

Porch / Entry

- Porches are usually modest and treated as a feature to celebrate the front door.
- Large stucco columns, sometimes with masonry base are common.

Details

- Victorian eave returns are common.
- Faux shutters are typical.
- Faux gable vents are typical.

Materials

- The use of two or three different materials on the exterior is typical.
- Wall materials may include stucco and limited masonry veneer to provide base for the elevation.
- On the roof, asphalt shingles are typical.
- Changes of material must occur at an inside corner.

NORTHSHORE

TRADITIONAL

Materials

- The use of two or three different materials on the exterior is typical.
- Wall materials may include stucco and limited masonry veneer to provide base for the elevation.
- On the roof, asphalt shingles are typical.
- Materials used on the front elevation must wrap the corner of the house with a minimum 2-foot return on lots interior to the block.
- Materials used on the front elevation must wrap the corner of the house and extend across the entire secondary frontage on corner lots.

Images depict interpretive examples of the architectural style rather than specific execution

EXTERIOR COLOR PALETTE

Colors will be appropriate per the architectural style of each dwelling. Bright artificial colors, neons, fluorescents, etc. are prohibited.

The use of color is a critical factor in creating the overall neighborhood character. A well-orchestrated color palette based on Utah's native elements and those found in costal environments can bring unity to the neighborhood as well as highlight key areas.

Environmental and Regional Appropriateness

The inspiration for the Northshore color palette needs to be developed based on the natural colors of the actual flora from the site, and the inescapable colors of the backdrop of the lake. Appropriate colors include native/natural hues found in the landscape near bodies of water or reminiscent of seaside settlements.

Stylistic Appropriateness

It is critical that color is used in a way that honors the traditions of the architectural styles being offered in Northshore. It is often the case that fewer colors used on individual buildings is more successful than a variety of colors.

Rhythm and Placement

The relationship between the colors of neighboring buildings is important when choosing a palette for a block face. A collective rhythm is created by balancing building elements that are the same color across many buildings and uniquely colored elements that express individual homes.

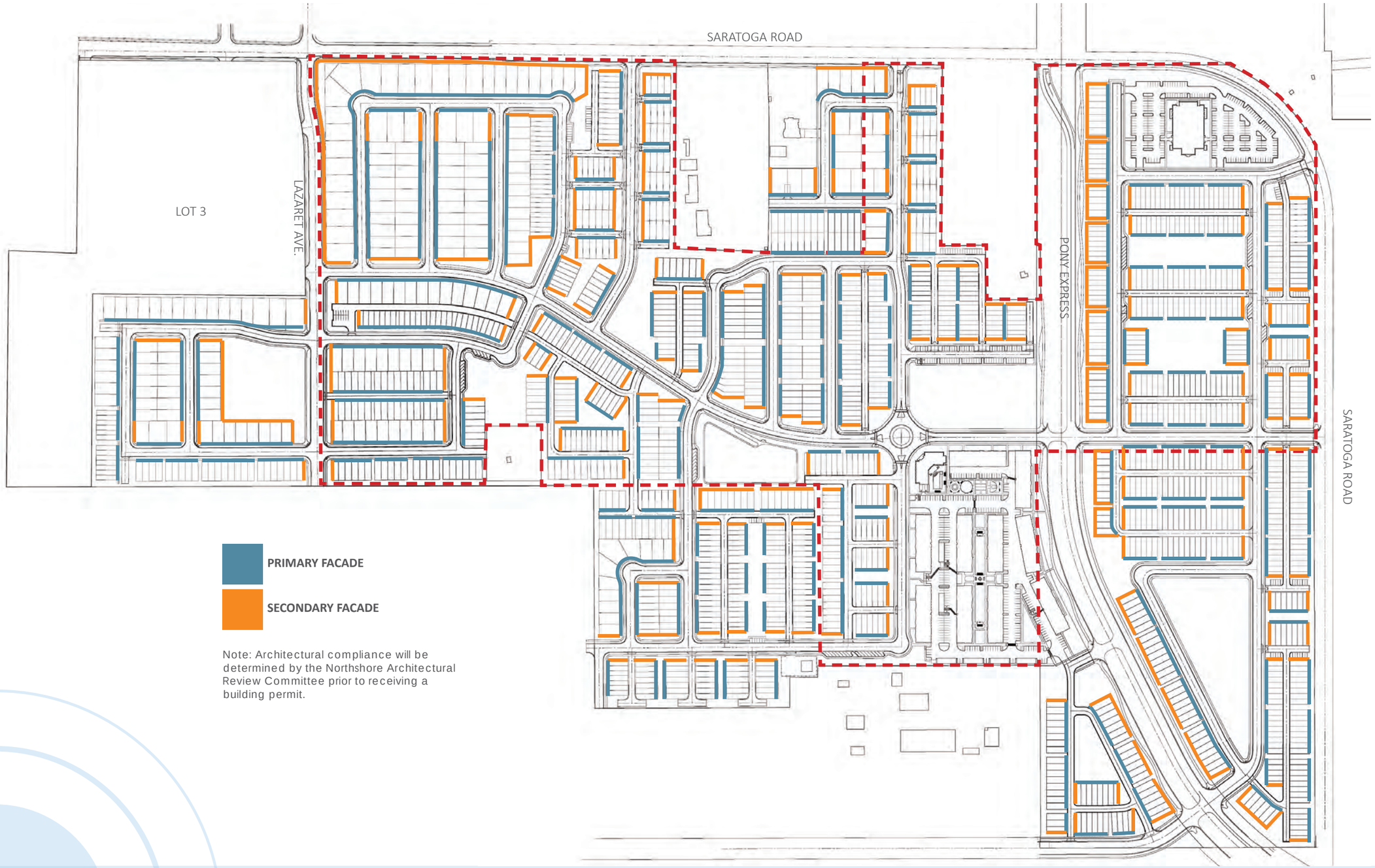
Contrast and Trim

In general, color schemes for Northshore can have contrast between main body and trim colors. In some cases, painting the corner and window trim the same color as the siding is desirable as it will reduce contrast and put an emphasis on building massing and form.

Roofing Materials and Colors

Color variation with roofing materials is especially important to create diversity and architectural interest.

This page intentionally left blank



PRIMARY FACADE

SECONDARY FACADE

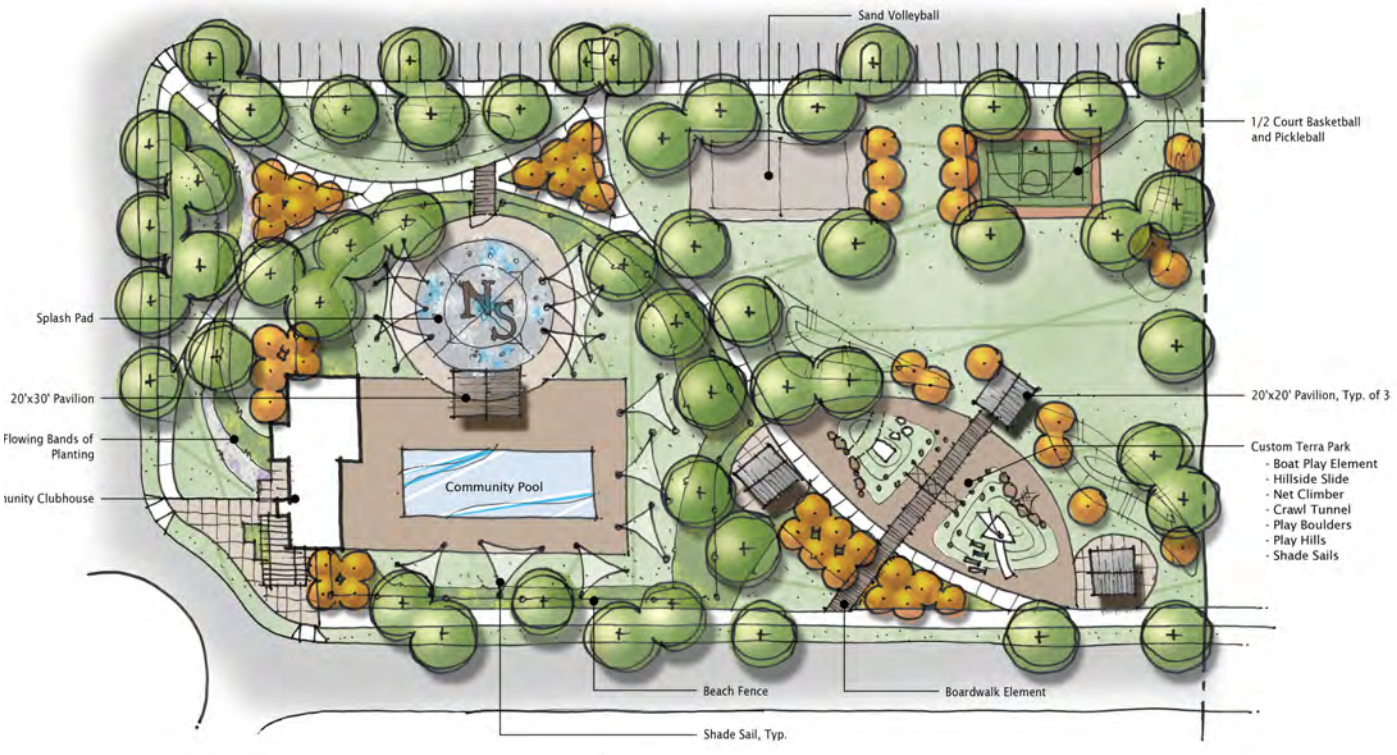
Note: Architectural compliance will be determined by the Northshore Architectural Review Committee prior to receiving a building permit.

architectural facade plan

NORTHSHORE

parks & open space | programming

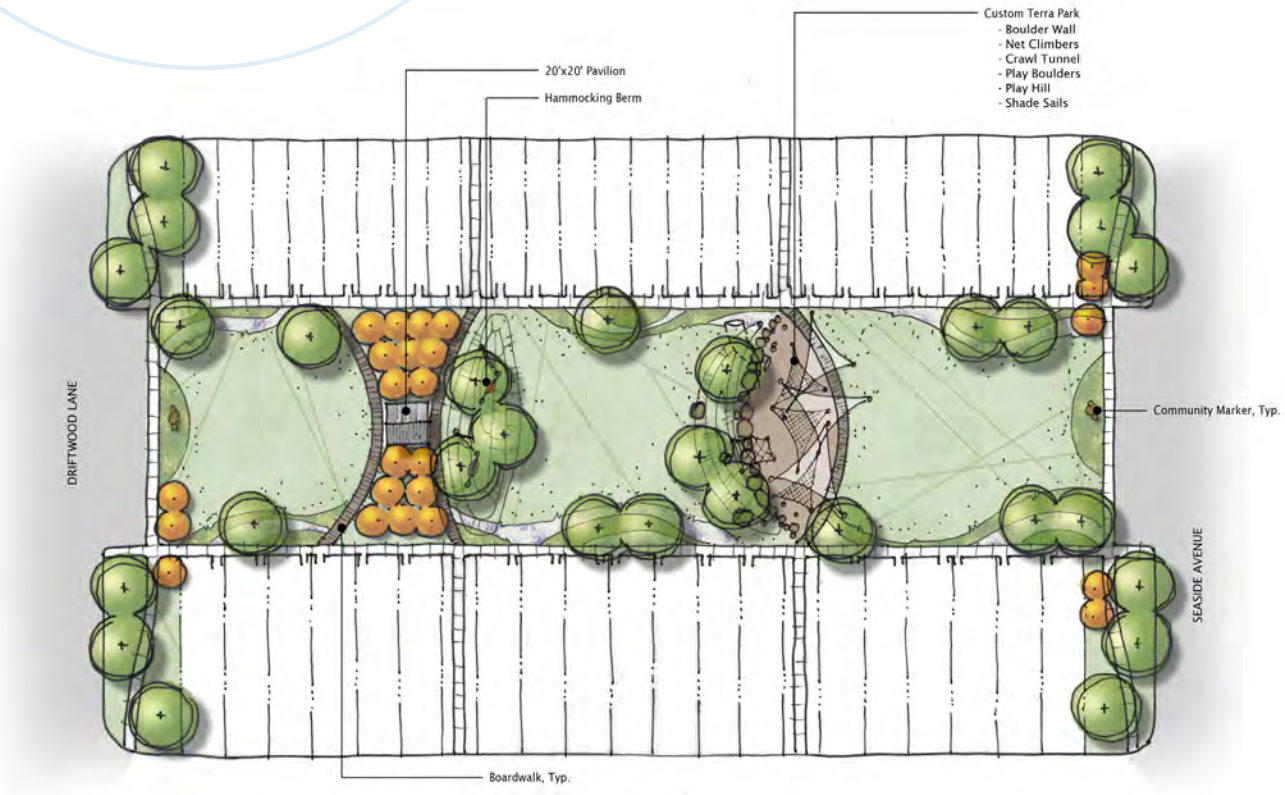
THE BEACH



The images on this page represent an artist's rendering and are conceptual in nature

NORTHSHORE

THE SAILS



The images on this page represent an artist's rendering and are conceptual in nature

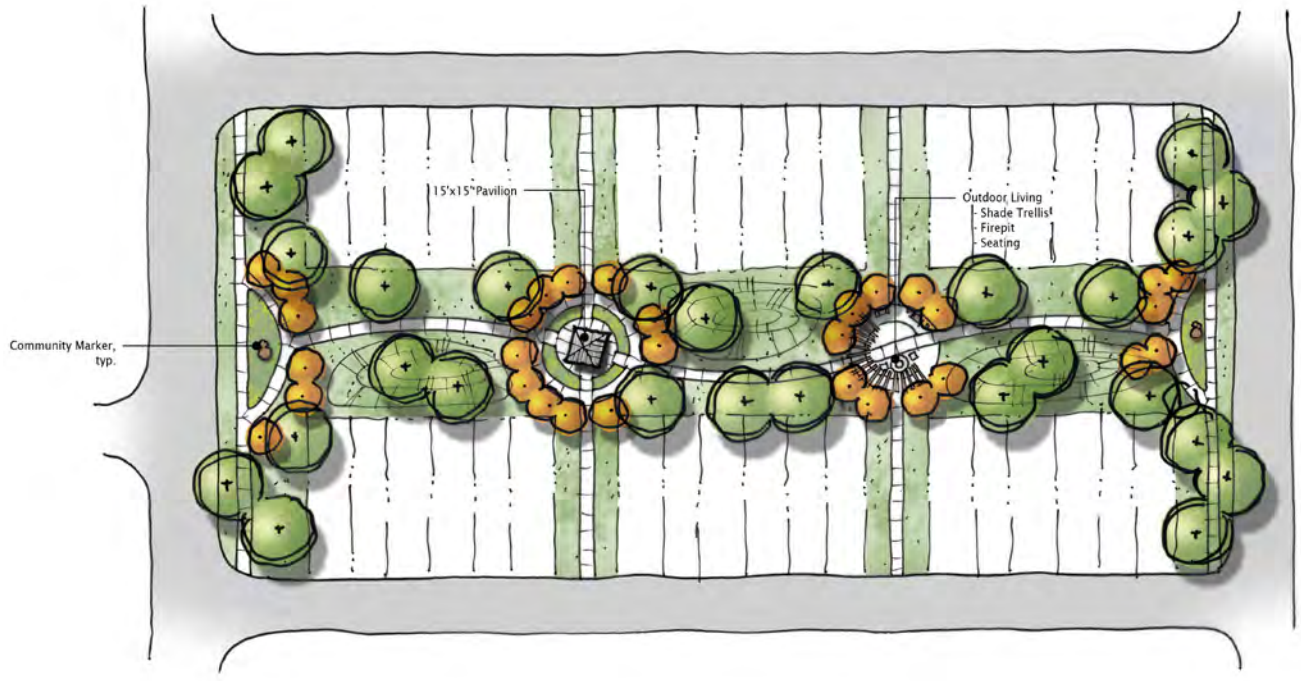
SOUTH BAY

The images on this page represent an artist's rendering and are conceptual in nature

NORTHSHORE

DOCK PARK

SANDBAR PARK



The images on this page represent an artist's rendering and are conceptual in nature

ANCHOR PARK

The images on this page represent an artist's rendering and are conceptual in nature

NORTHSHORE

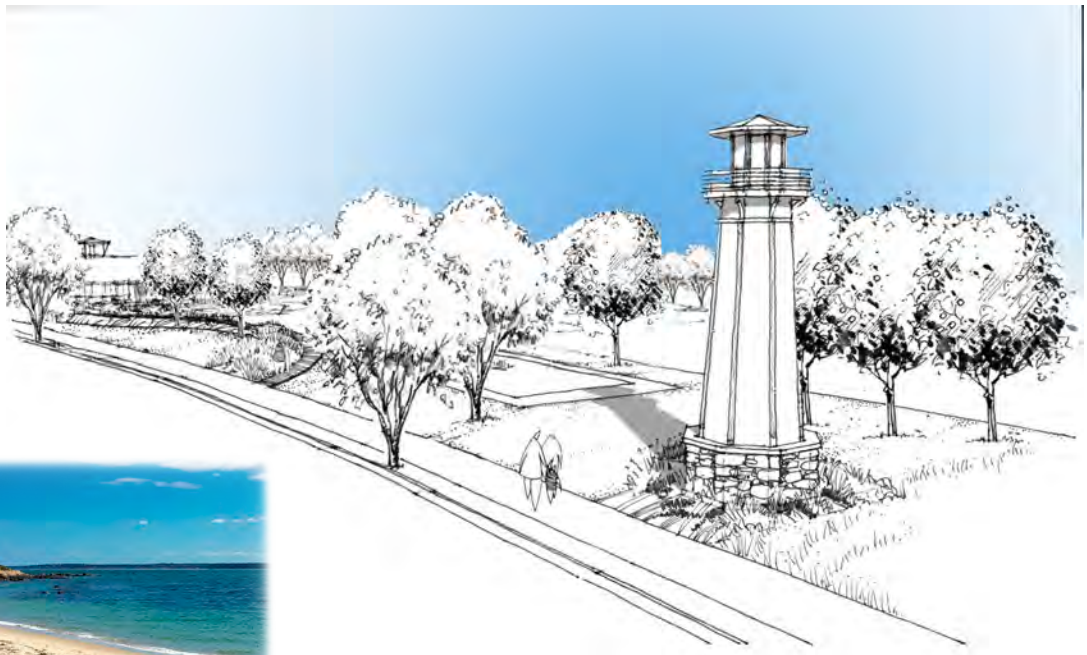
NORTH PARK

PARKWAY OPEN SPACE

The images on this page represent an artist's rendering and are conceptual in nature

LAGUNA SHORE PARK

PORTSIDE PARK



The images on this page represent an artist's rendering and are conceptual in nature

This page intentionally left blank

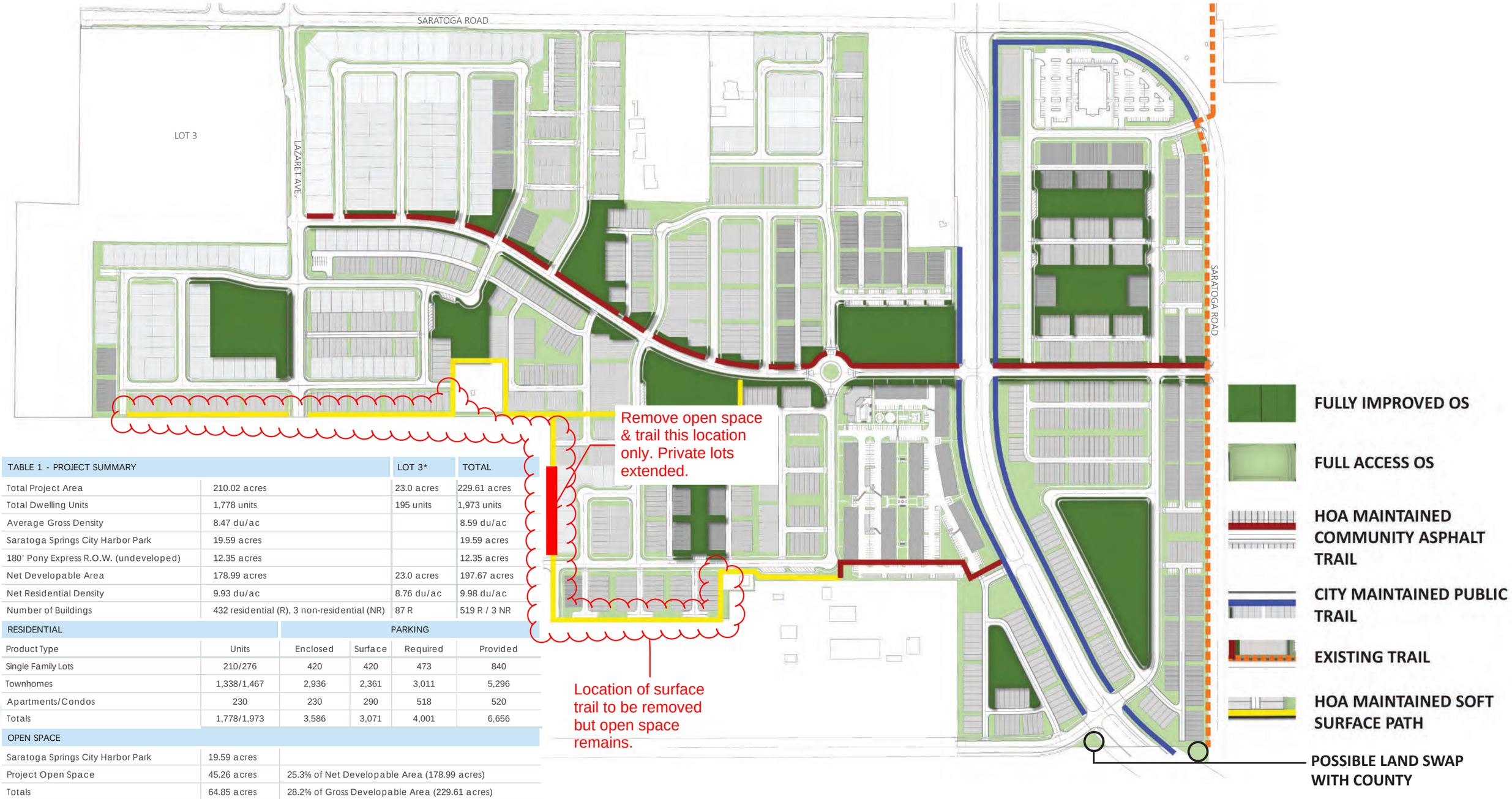


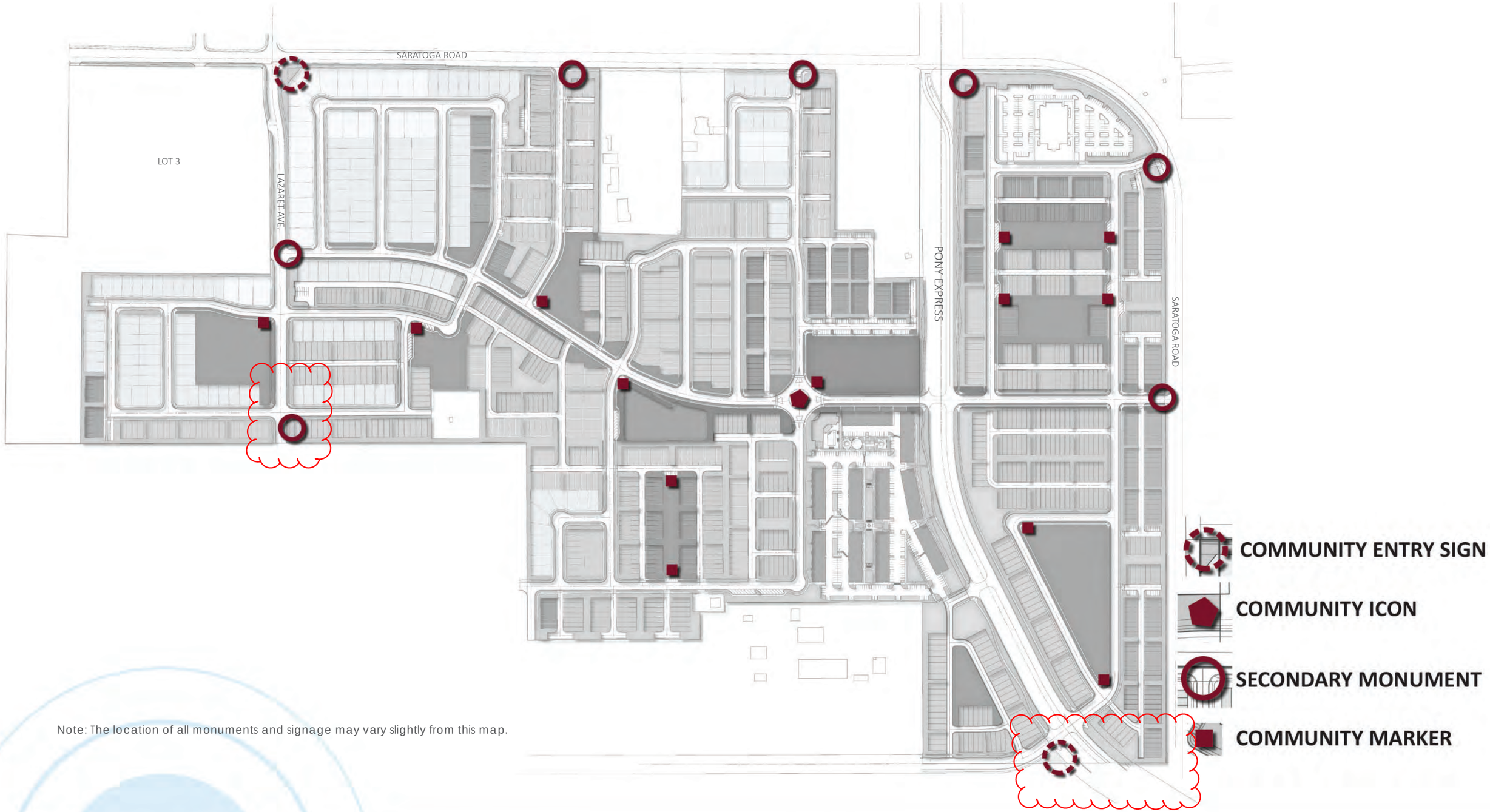
TABLE 1 - PROJECT SUMMARY		LOT 3*	TOTAL
Total Project Area	210.02 acres	23.0 acres	229.61 acres
Total Dwelling Units	1,778 units	195 units	1,973 units
Average Gross Density	8.47 du/ac		8.59 du/ac
Saratoga Springs City Harbor Park	19.59 acres		19.59 acres
180' Pony Express R.O.W. (undeveloped)	12.35 acres		12.35 acres
Net Developable Area	178.99 acres	23.0 acres	197.67 acres
Net Residential Density	9.93 du/ac	8.76 du/ac	9.98 du/ac
Number of Buildings	432 residential (R), 3 non-residential (NR)	87 R	519 R / 3 NR

RESIDENTIAL		PARKING			
Product Type	Units	Enclosed	Surface	Required	Provided
Single Family Lots	210/276	420	420	473	840
Townhomes	1,338/1,467	2,936	2,361	3,011	5,296
Apartments/Condos	230	230	290	518	520
Totals	1,778/1,973	3,586	3,071	4,001	6,656

OPEN SPACE		
Saratoga Springs City Harbor Park	19.59 acres	
Project Open Space	45.26 acres	25.3% of Net Developable Area (178.99 acres)
Totals	64.85 acres	28.2% of Gross Developable Area (229.61 acres)

NORTHSHORE

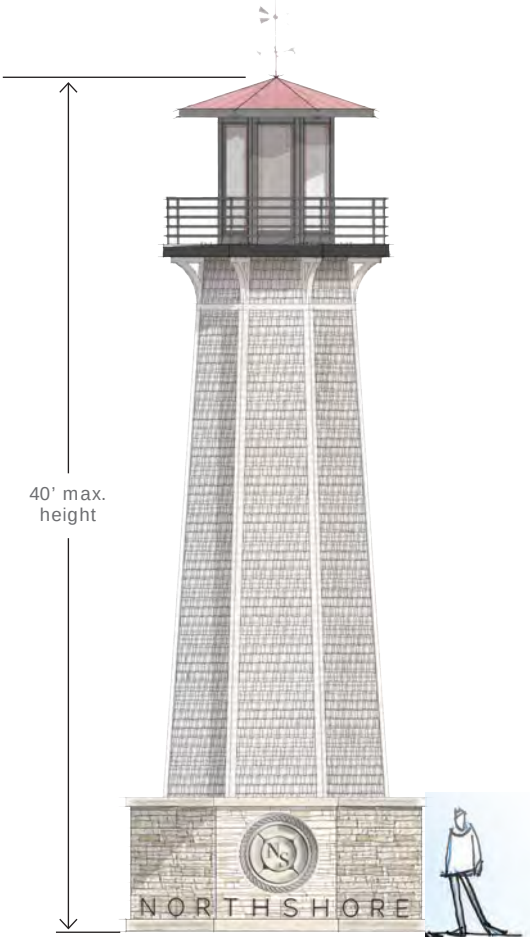
parks, open space, & trails



Note: The location of all monuments and signage may vary slightly from this map.

monumentation & wayfinding

CONCEPTUAL MONUMENTATION



COMMUNITY ICON

The maximum height of Community Icon structure not to exceed 40 feet

SECONDARY MONUMENT

COMMUNITY MARKER

COMMUNITY ENTRANCE SIGN

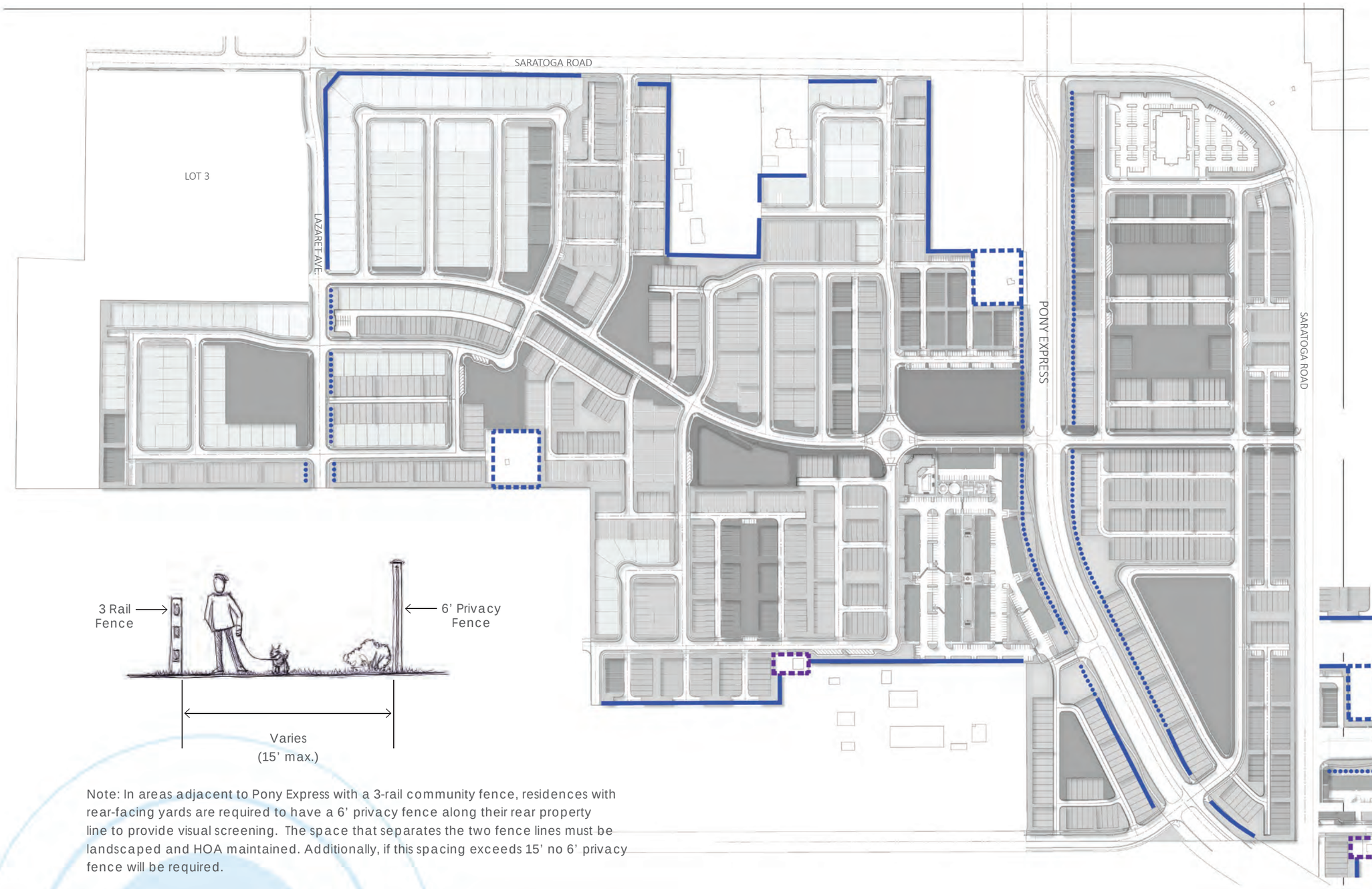
The images on this page represent an artist's rendering and are conceptual in nature

NORTHSHORE

This page intentionally left blank

street naming plan

NORTHSHORE



Note: In areas adjacent to Pony Express with a 3-rail community fence, residences with rear-facing yards are required to have a 6' privacy fence along their rear property line to provide visual screening. The space that separates the two fence lines must be landscaped and HOA maintained. Additionally, if this spacing exceeds 15' no 6' privacy fence will be required.

6' PRIVACY FENCE

FENCE BY CITY

3 RAIL FENCE

FENCE BY DEVELOPER

fencing plan

TABLE 1 - PROJECT SUMMARY		LOT 3*	TOTAL
Total Project Area	210.02 acres	23.0 acres	229.61 acres
Total Dwelling Units	1,778 units	195 units	1,973 units
Average Gross Density	8.47 du/ac		8.59 du/ac
Saratoga Springs City Harbor Park	19.59 acres		19.59 acres
180' Pony Express R.O.W. (undeveloped)	12.35 acres		12.35 acres
Net Developable Area	178.99 acres	23.0 acres	197.67 acres
Net Residential Density	9.93 du/ac	8.76 du/ac	9.98 du/ac
Number of Buildings	432 residential (R), 3 non-residential (NR)	87 R	519 R / 3 NR

RESIDENTIAL		PARKING			
Product Type	Units	Enclosed	Surface	Required	Provided
Single Family Lots	210/276	420	420	473	840
Townhomes	1,338/1,467	2,936	2,361	3,011	5,296
Apartments/Condos	230	230	290	518	520
Totals	1,778/1,973	3,586	3,071	4,001	6,656

OPEN SPACE		
Saratoga Springs City Harbor Park	19.59 acres	
Project Open Space	45.26 acres	25.3% of Net Developable Area (178.99 acres)
Totals	64.85 acres	28.2% of Gross Developable Area (229.61 acres)

SINGLE FAMILY (31 units)

COTTAGE LOTS (179 units)

TOWNHOMES (599 units)

REAR-LOADED TOWNHOMES (739 units)

APARTMENTS - CONDOMINIUMS (230 units)

OPEN SPACE (44.68 acres)

Note: Architectural compliance will be determined by the Northshore Architectural Review Committee prior to receiving a building permit.

Note: The Neighborhood Plan categories above are not product specific. Variation in residential products is permitted as long as the product type proposed within each category complies with the established density range.

NORTHSHORE

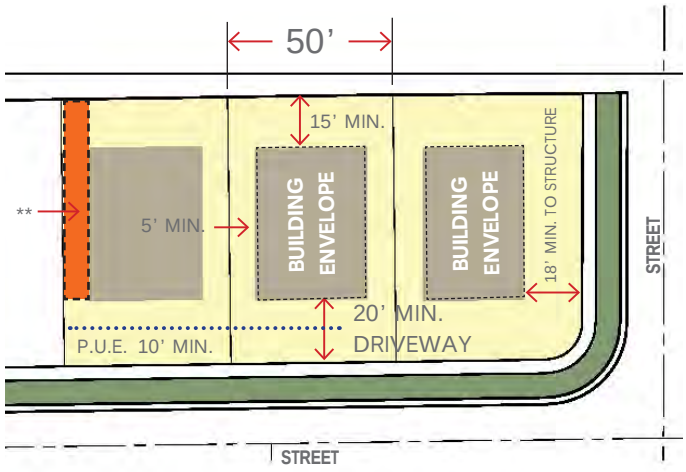
lotting plan

This page intentionally left blank

TABLE 2A - LOT STANDARDS

SINGLE FAMILY LOTS

BUILDING CONFIGURATION	
Minimum Lot Size	5,000 sq. ft.
Height - Principal Building	35 ft. max.
Lot Coverage	50% max
Lot Width	50 ft. min.
Lot Frontage	30 ft. min.*
SETBACKS - PRINCIPAL BUILDING	
Front Setback Principal	20 ft. min. ****
Street Side Setback	18 ft. min. ***
Interior Side Setback	5 ft. min.
Rear Setback	15 ft. min.
SETBACKS - ACCESSORY STRUCTURES	
Front Setback	20 ft. min., but shall be in-line with or behind principal building
Side Setback	5 ft. min.
Rear Setback	5 ft. min.



** Access and use easements may be applied to sideyards at preliminary plat by developer

*** If there is no gas utility in the PUE, the street side setback can be 10 ft. min.

**** 20 ft. min. to garage door. Non-habitable projections can encroach into front setback a maximum of 5 feet.

APARTMENTS - CONDOMINIUMS

BUILDING CONFIGURATION	
Minimum Lot Size	Varies
Height - Principal Building	45 ft. max.
Lot Coverage	65% max
Lot Width	N/A
Lot Frontage	N/A
SETBACKS - PRINCIPAL BUILDING	
Front Setback Principal	20 ft. min. to front plane of the building
Street Side Setback	15 ft. min.
Interior Side Setback	12 ft. min. between buildings
Rear Setback	20 ft. min. between buildings
SETBACKS - ACCESSORY STRUCTURES	
To Be Determined at Site Plan	

NORTHSHORE

TABLE 2B - LOT STANDARDS

TOWNHOMES

BUILDING CONFIGURATION

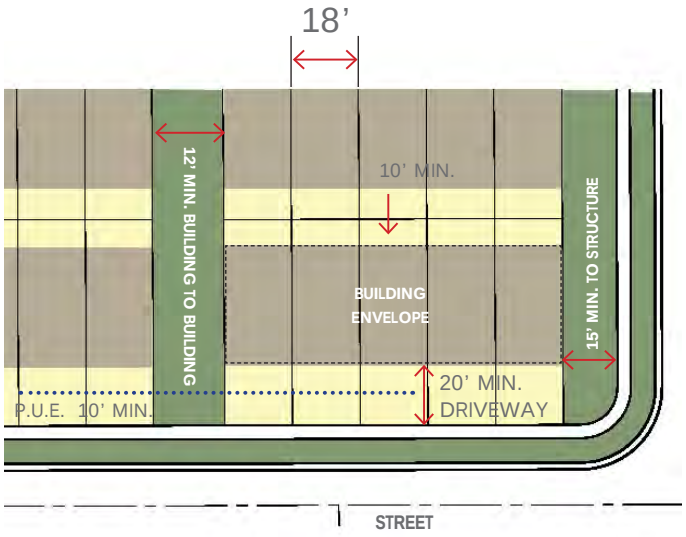
Minimum Lot Size	1,320 sq. ft.
Height - Principal Building	40 ft. max.
Lot Coverage	75% max
Lot Width	18 ft. min.
Lot Frontage	N/A

SETBACKS - PRINCIPAL BUILDING

Front Setback Principal	20 ft. min. ****
Street Side Setback	15 ft. min. ***
Interior Side Setback	0 ft. min.
Rear Setback	10 ft. min.

*** If there is no gas utility in the PUE, the street side setback can be 10 ft. min.

**** 20 ft. min. to garage door. Non-habitable projections can encroach into front setback a maximum of 5 feet.



REAR-LOADED TOWNHOMES

BUILDING CONFIGURATION

Minimum Lot Size	800 sq. ft.
Height - Principal Building	40 ft. max.
Lot Coverage	75% max
Lot Width	16 ft. min.
Lot Frontage	N/A

SETBACKS - PRINCIPAL BUILDING

Front Setback Principal	18 ft. min. ****
Street Side Setback	15 ft. min. ***
Interior Side Setback	0 ft. min.
Rear Setback	4' apron minimum

*** If there is no gas utility in the PUE, the street side setback can be 10 ft. min.

**** 20 ft. min. to garage door. Non-habitable projections can encroach into front setback a maximum of 5 feet.

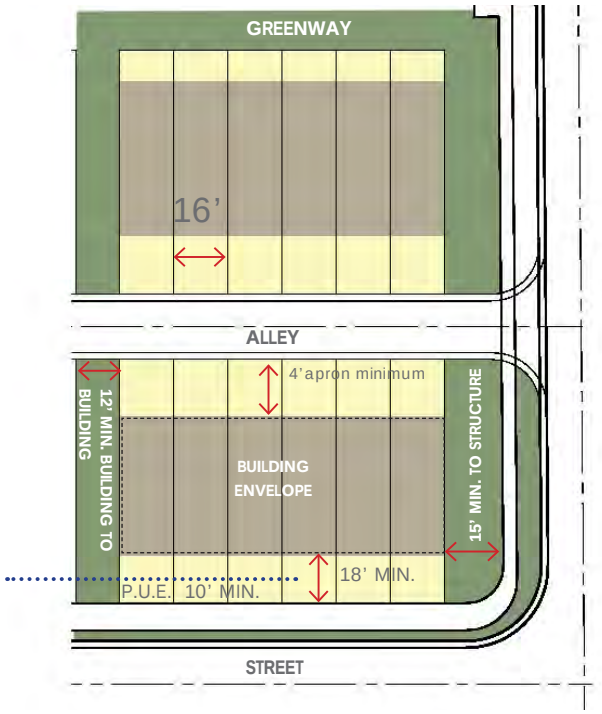


TABLE 2C - LOT STANDARDS

COTTAGE LOTS

BUILDING CONFIGURATION

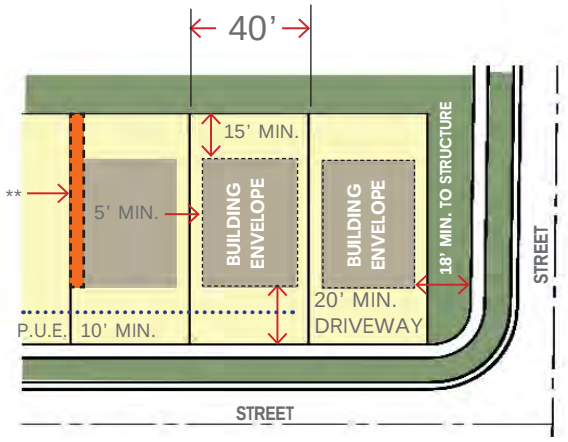
Minimum Lot Size	3,200 sq. ft.
Height - Principal Building	35 ft. max.
Lot Coverage	50% max
Lot Width	40 ft. min.
Lot Frontage	30 ft. min.*

SETBACKS - PRINCIPAL BUILDING

Front Setback Principal	20 ft. min. ****
Street Side Setback	18 ft. min. ***
Interior Side Setback	5 ft. min.
Rear Setback	15 ft. min.

SETBACKS - ACCESSORY STRUCTURES

Front Setback	20 ft. min., but shall be in-line with or behind principal building
Side Setback	3 ft. min.
Rear Setback	3 ft. min.



* Lot frontage for multi-family and attached products refers to the width of the individual units, not the width of the entire building.

** Access and use easements may be applied to sideyards at preliminary plat by developer

*** If there is no gas utility in the PUE, the street side setback can be 10 ft. min.

**** 20 ft. min. to garage door. Non-habitable projections can encroach into front setback a maximum of 5 feet.

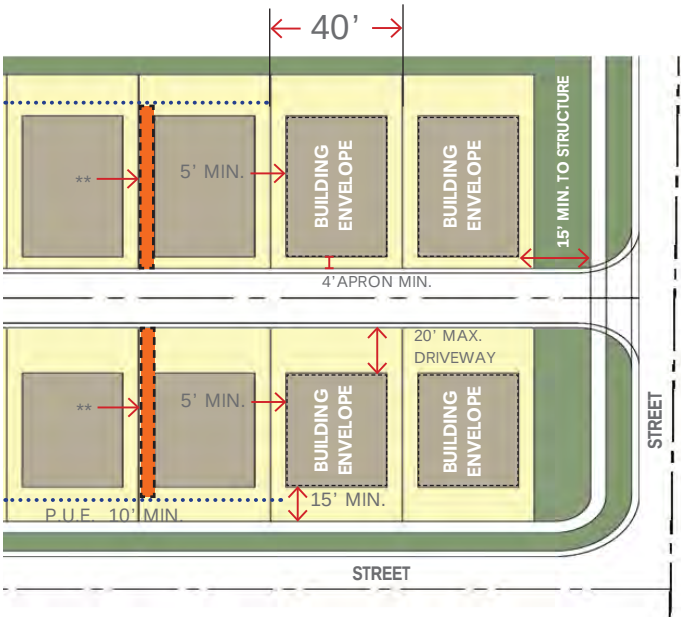
REAR-LOADED COTTAGE LOTS

BUILDING CONFIGURATION

Minimum Lot Size	3,200 sq. ft.
Height - Principal Building	35 ft. max.
Lot Coverage	60% max
Lot Width	40 ft. min.
Lot Frontage	30 ft. min.*

SETBACKS - PRINCIPAL BUILDING

Front Setback Principal	15 ft. min. ****
Street Side Setback	15 ft. min. ***
Interior Side Setback	5 ft. min.**
Rear Setback	4' apron min. 20' driveway max.



* Lot frontage for multi-family and attached products refers to the width of the individual units, not the width of the entire building.

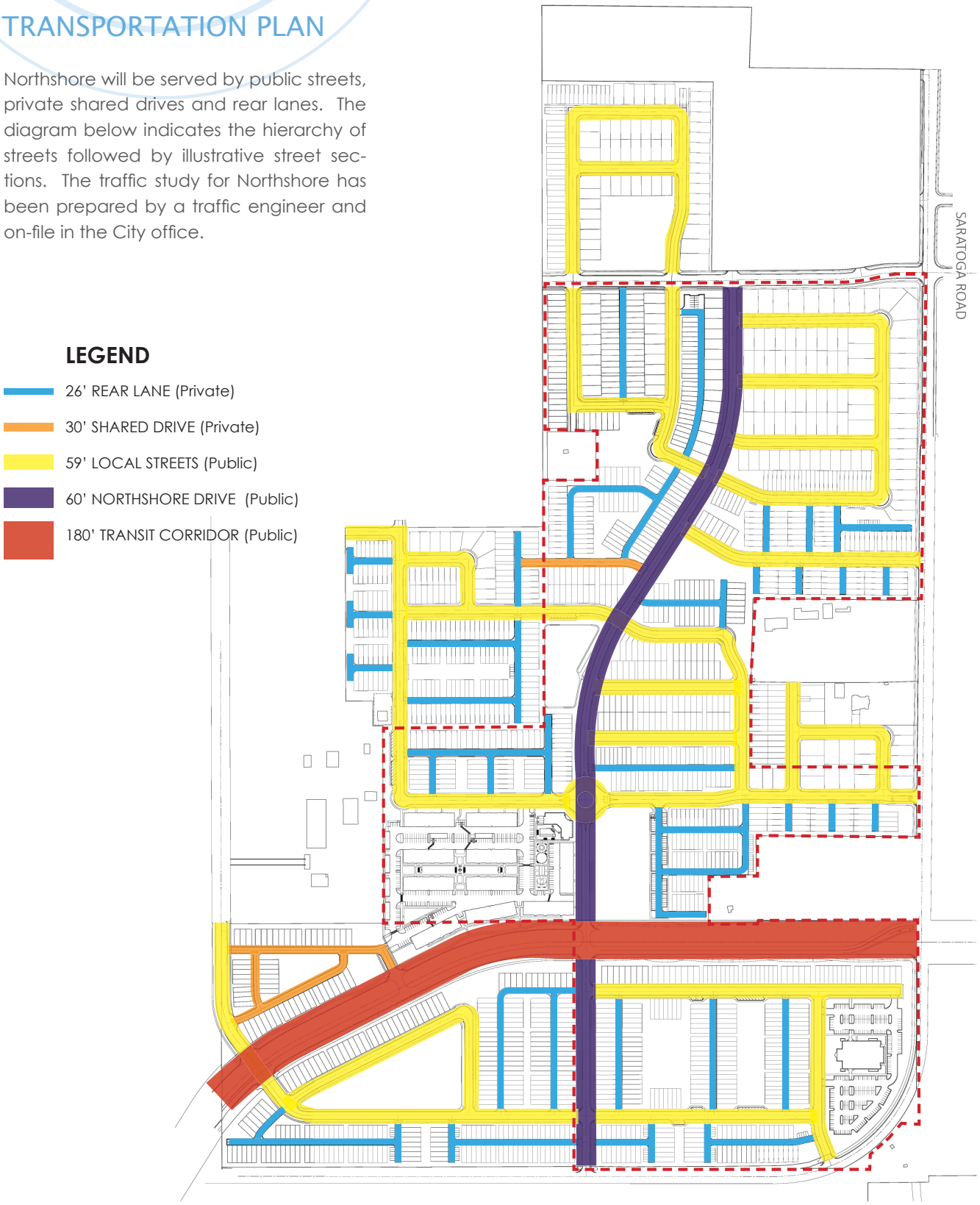
** Access and use easements may be applied to sideyards at preliminary plat by developer

*** If there is no gas utility in the PUE, the street side setback can be 10 ft. min.

**** 20 ft. min. to garage door. Non-habitable projections can encroach into front setback a maximum of 5 feet.

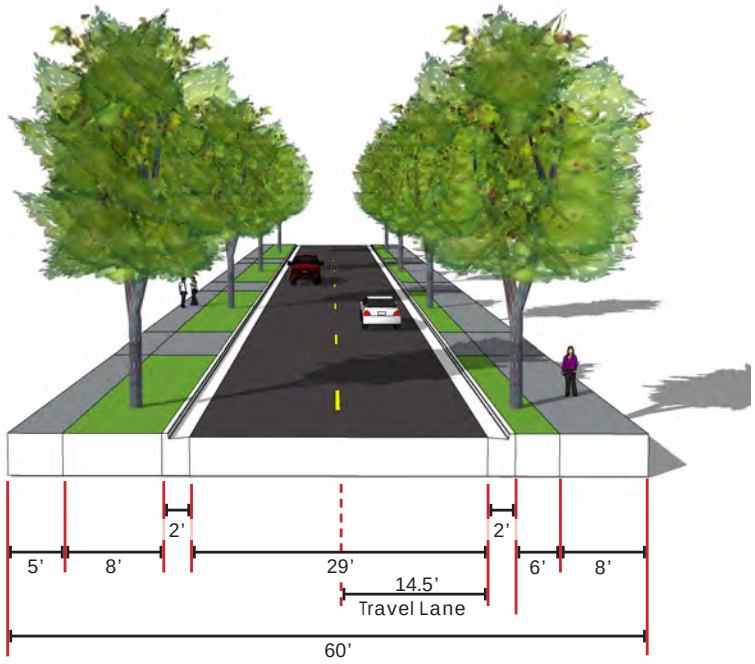
TRANSPORTATION PLAN

Northshore will be served by public streets, private shared drives and rear lanes. The diagram below indicates the hierarchy of streets followed by illustrative street sections. The traffic study for Northshore has been prepared by a traffic engineer and on-file in the City office.



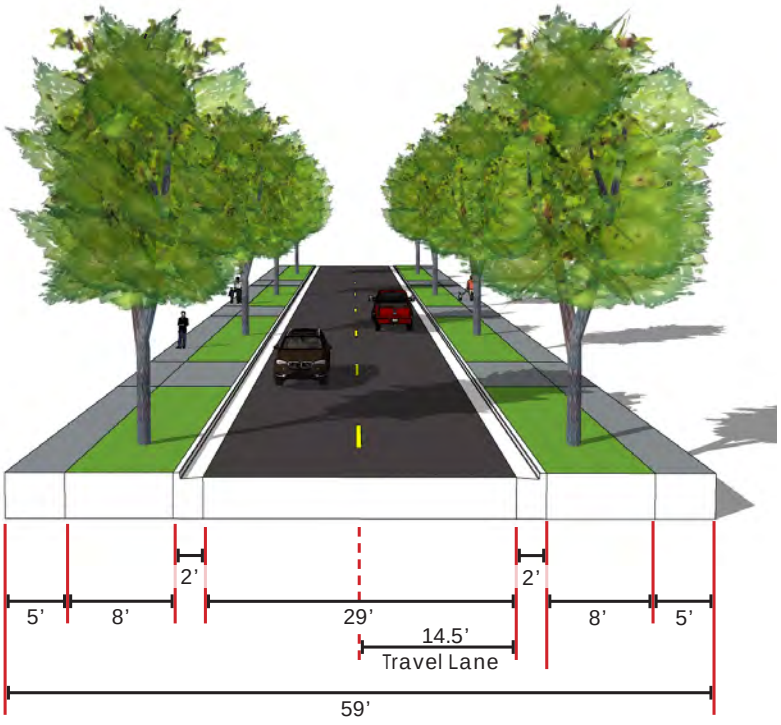
Northshore Drive 60’ ROW Section (Public)

* Complies with
Saratoga Springs City Street Standards



Local streets 59’ ROW Section (Public)

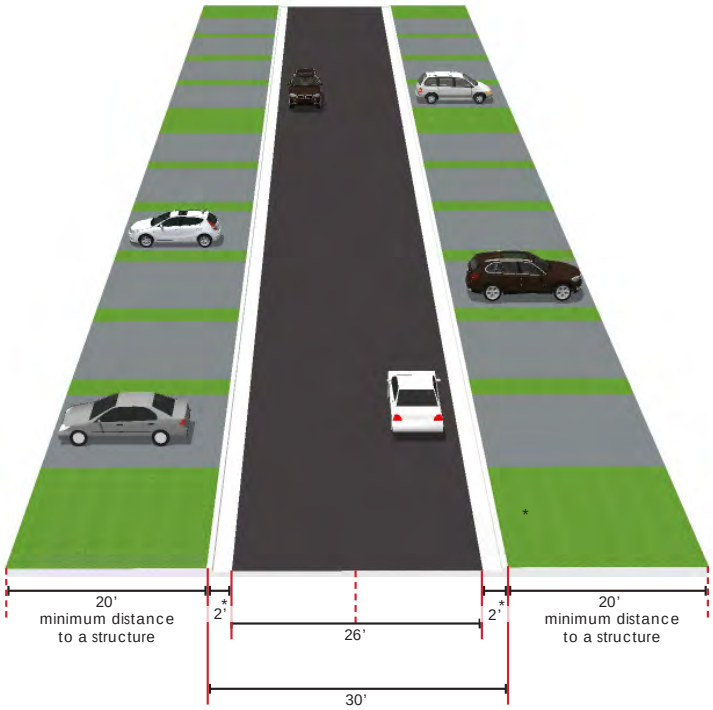
* Complies with
Saratoga Springs City Street Standards



NORTHSHORE

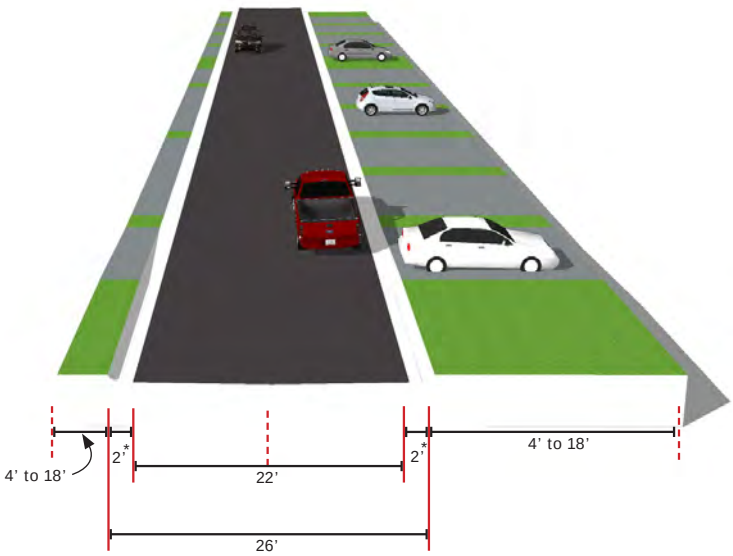
Shared Drives 30’ ROW Section (Private)

* Complies with
Saratoga Springs City Street Standards



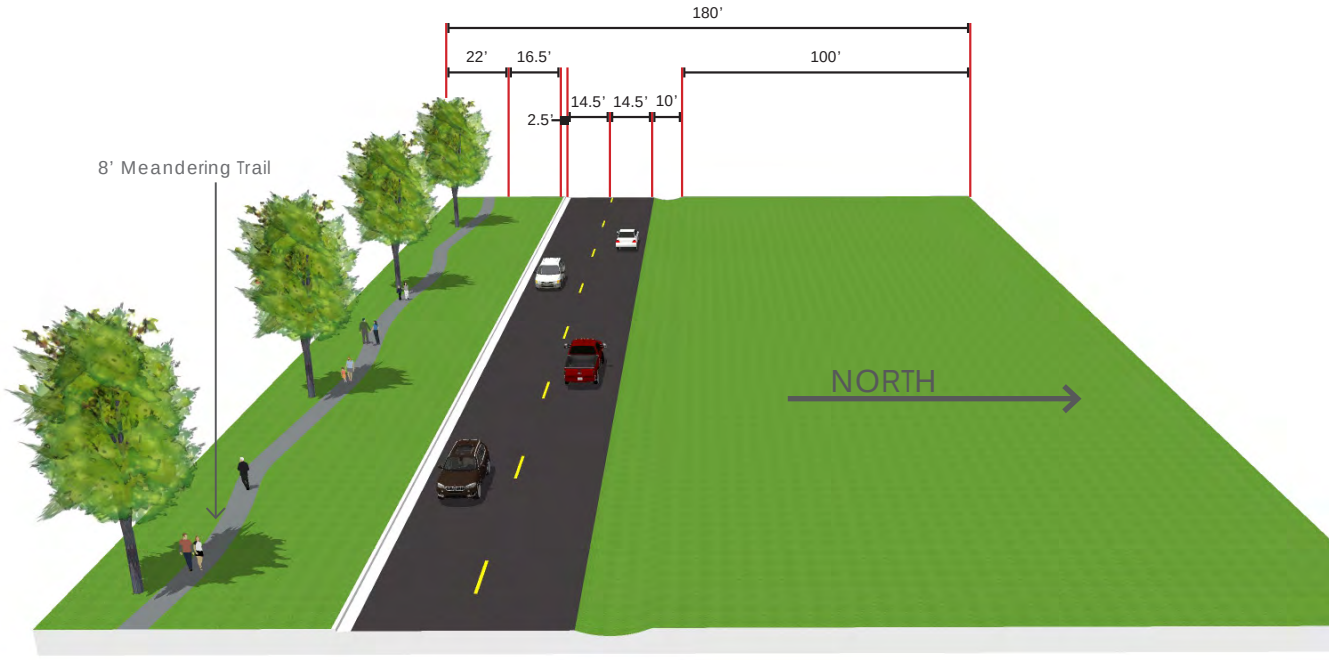
Rear Lanes 26’ ROW Section (Private)

* Complies with
Saratoga Springs City Street Standards

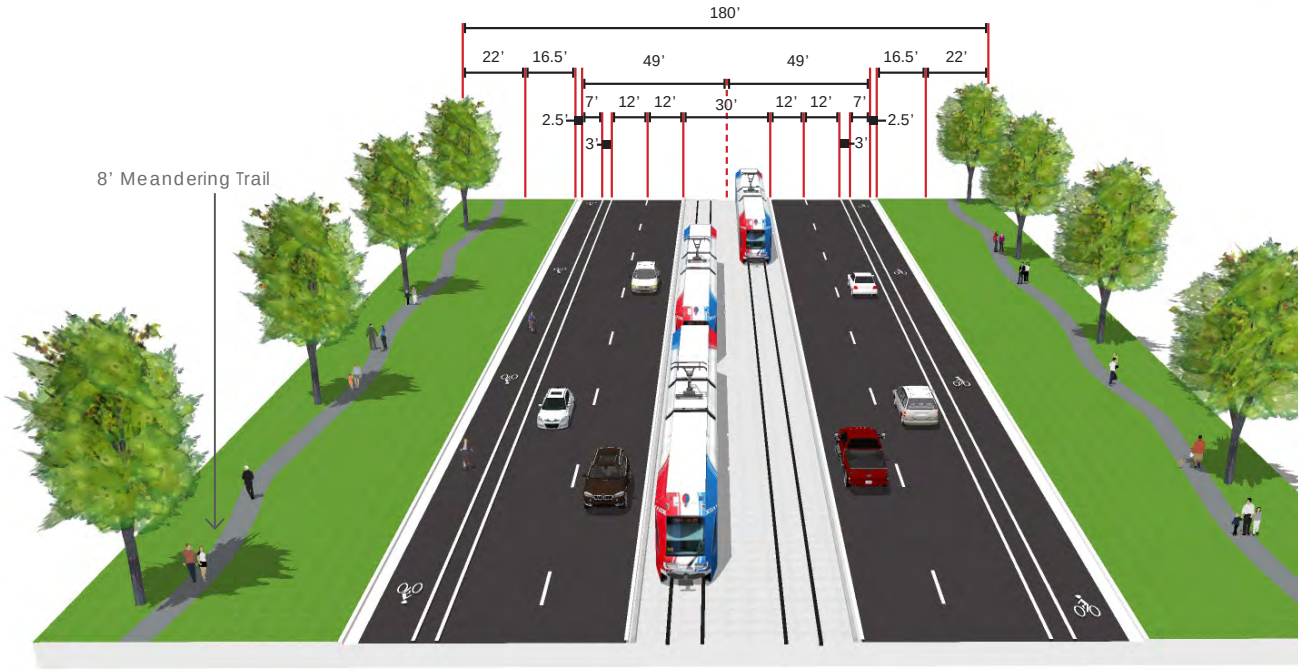


* Note curb as mountable/driveable.

Transit Corridor 180’ ROW Section (Public)



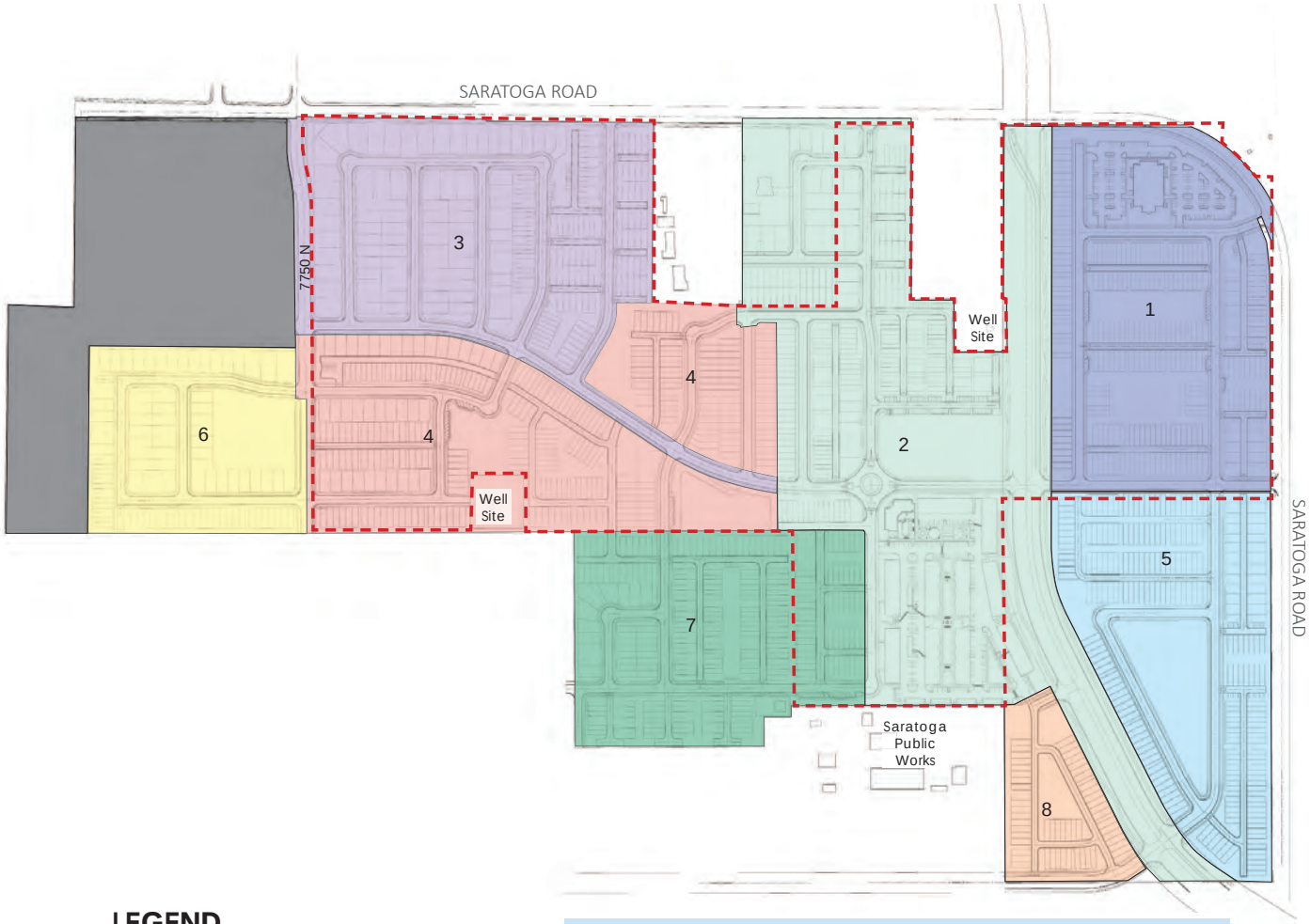
Interim Condition



Potential future expansion with Transit

NORTHSHORE

PHASING PLAN

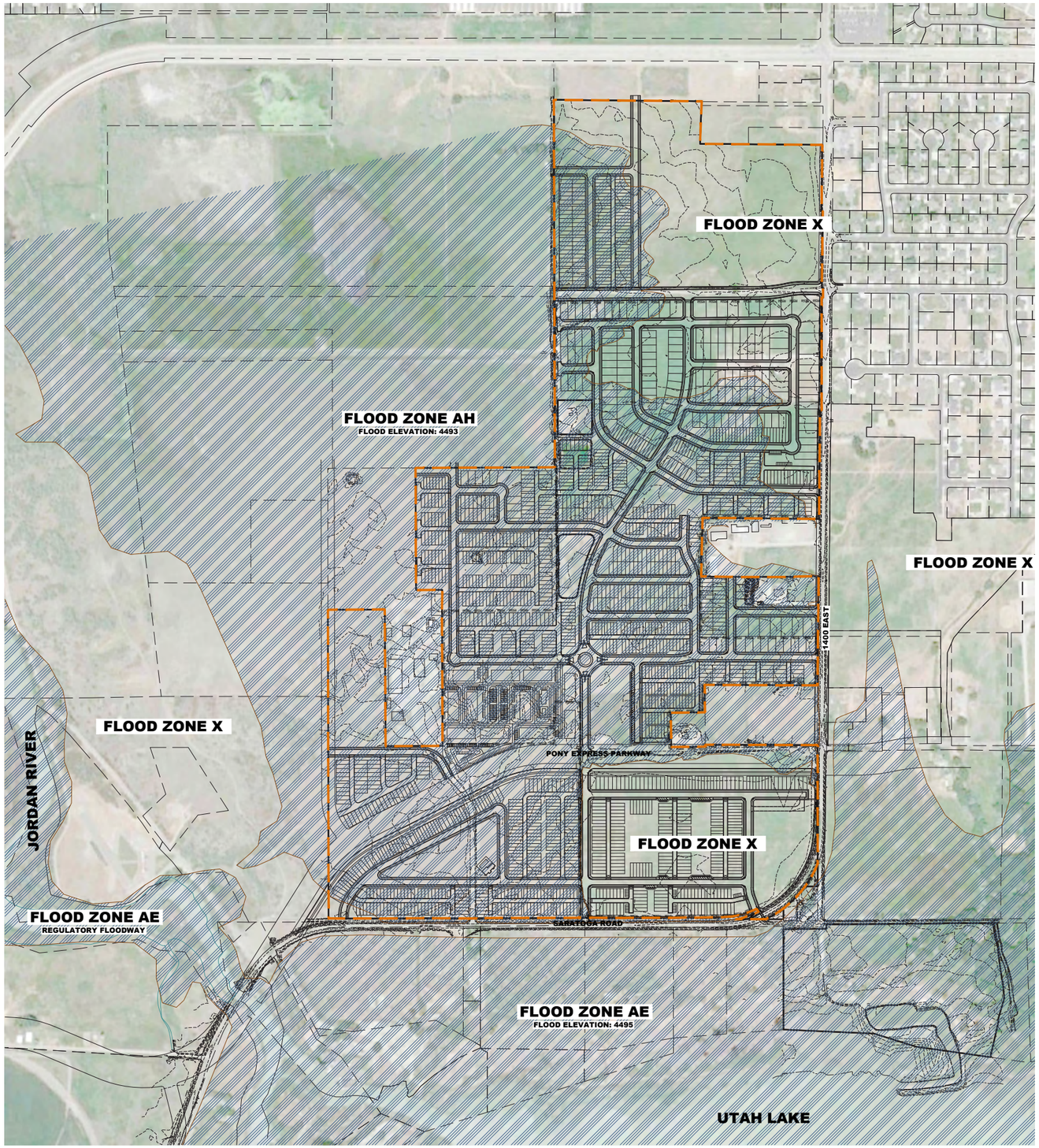


LEGEND

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- PHASE 5
- PHASE 6
- PHASE 7
- PHASE 8

TABLE 3 - OPEN SPACE PERCENTAGE BY PHASE

Phase 1	5.32 acres / 25.9 acres	20.57%
Phase 2	7.98 acres / 33.7 acres	23.67%
Phase 3	2.53 acres / 27.5 acres	9.19%
Phase 4	8.18 acres / 29.4 acres	27.83%
Phase 5	6.51 acres / 20.2 acres	32.26%
Phase 6	3.32 acres / 13.0 acres	25.55%
Phase 7	4.74 acres / 19.1 acres	24.75%
Phase 8	1.99 acres / 5.9 acres	33.64%



VICINITY MAP

NOTES

1. DRAINAGE ACROSS PROPERTY LINES SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR REDIRECTED TO AN APPROVED DRAINAGE FACILITY. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADING SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.
2. AREA SHOWN HEREON FALLS WITHIN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN) AS PER FIRM MAP NO 49551701058 WITH AN EFFECTIVE DATE OF JULY 17, 2002, AND FLOOD ZONE "AH" (FLOOD DEPTHS OF 1 TO 3 FEET) DETERMINED FLOOD ELEVATION 4493 AS PER FIRM PANEL NO. 49551701158, EFFECTIVE DATE: OCTOBER 15, 1982, REVISED: JULY 17, 2002.
3. ALL FILL MATERIAL SHALL BE FREE OF GARBAGE, CONSTRUCTION DEBRIS, AND ANY OTHER TYPE OF DELETERIOUS MATERIAL. THE LANDOWNER SHALL BE RESPONSIBLE TO CLEAN UP AND REMOVE ANY SUCH MATERIAL IF IT IS PLACED.
4. FILL MATERIAL AND PREPARATION WITHIN STREETS TO BE PER GEOTECHNICAL REPORT.

ALL FILL MATERIAL SHALL BE FREE OF GARBAGE, CONSTRUCTION DEBRIS, AND ANY OTHER TYPE OF DELETERIOUS MATERIAL. THE LANDOWNER SHALL BE RESPONSIBLE TO CLEAN UP AND REMOVE ANY SUCH MATERIAL IF IT IS PLACED.

Note: This map reflects existing conditions at initial project approval in July 2019. Current information is on file and available by contacting the Saratoga Springs City Engineering Office.

NORTH

SCALE IN FEET: 1"=300'
300 150 0 300

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NORTHSHORE
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

FLOOD PLAIN EXHIBIT

REVISIONS
1 -
2 -
3 -
4 -
5 -

OWNER / DEVELOPER
D·R·HORTON America's Builder
21351 GATEWAY PARK
DRAPER, UT 84020
801-571-7101

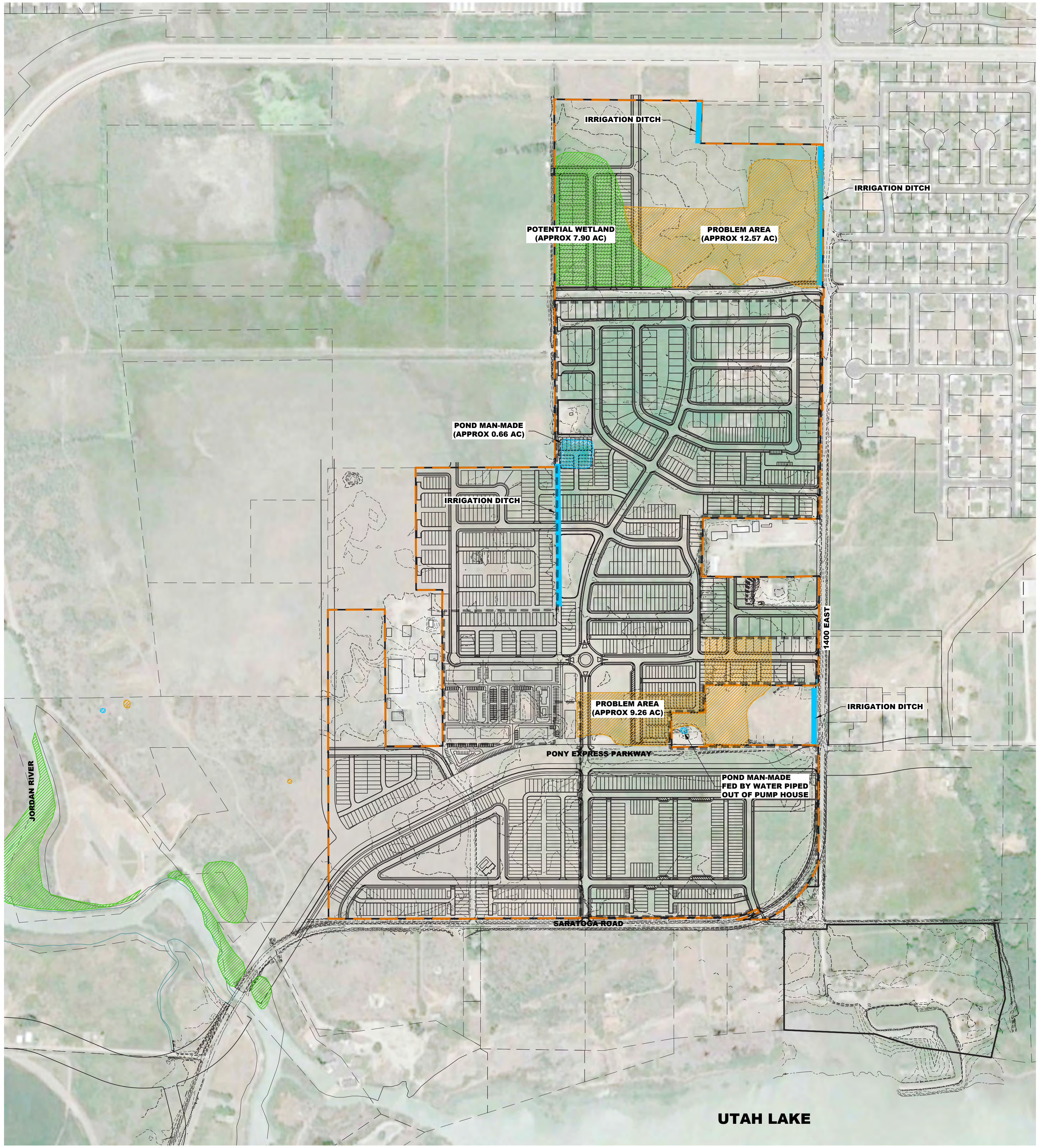
CITY OF SARATOGA SPRINGS
1307 N. COMMERCE DR. #200
SARATOGA SPRINGS, UTAH 84045
PLANNING DEPT: 801-766-9793
ENGINEERING DEPT: 801-766-6506

ROCKY MOUNTAIN POWER
PHONE: 800-469-3981

DOMINION ENERGY
PHONE: 800-366-8532

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

LEI PROJECT #: 2013-0902
DRAWN BY: BLS
CHECKED BY: NKW
SCALE: 1"=300' (PRINTED ON 24x36)
DATE: 3-7-2019
EXHIBIT 1



Note: This map reflects existing conditions at initial project approval in July 2019. Current information is on file and available by contacting the Saratoga Springs City Engineering Office.

NORTH

SCALE IN FEET: 1"=300'

300 150 0 300

VICINITY MAP

NOTES

1. DRAINAGE ACROSS PROPERTY LINES SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR REDIRECTED TO AN APPROVED DRAINAGE FACILITY. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADING SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.
2. AREA SHOWN HEREON FALLS WITHIN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN) AS PER FIRM MAP NO 4955170105B WITH AN EFFECTIVE DATE OF JULY 17, 2002. AND FLOOD ZONE "AH" (FLOOD DEPTHS OF 1 TO 3 FEET) DETERMINED FLOOD ELEVATION 4493 AS PER FIRM PANEL NO. 4955170115 B, EFFECTIVE DATE: OCTOBER 15, 1982, REVISED: JULY 17, 2002.
3. ALL FILL MATERIAL SHALL BE FREE OF GARBAGE, CONSTRUCTION DEBRIS, AND ANY OTHER TYPE OF DELETERIOUS MATERIAL. THE LANDOWNER SHALL BE RESPONSIBLE TO CLEAN UP AND REMOVE ANY SUCH MATERIAL IF IT IS PLACED.
4. FILL MATERIAL AND PREPARATION WITHIN STREETS TO BE PER GEOTECHNICAL REPORT.
5. THIS MAP WAS PREPARED USING THE PRELIMINARY WETLANDS ASSESSMENT FROM FRONTIER CORPORATION USA ENVIRONMENTAL CONSULTANTS 221 N. GATEWAY DRIVE SUITE B PROVIDENCE UT. CONDUCTED MAY 2018.

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NORTHSHORE

CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

PRELIMINARY WETLANDS ASSESSMENT EXHIBIT

REVISIONS

1 -
2 -
3 -
4 -
5 -

OWNER / DEVELOPER

D·R·HORTON America's Builder
21351 GATEWAY PARK
DRAPER, UT 84020
801-571-7101

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

DOMINION ENERGY
PHONE: 800-366-8532

ENGINEER

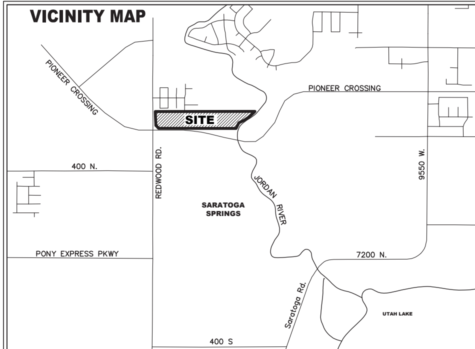
LEI CONSULTING ENGINEERS
AND SURVEYORS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
801-798-0555

LEI PROJECT #: 2013-0902
DRAWN BY: BLS
CHECKED BY: NKW
SCALE: 1"=300' (PRINTED ON 24x36)
DATE: 3-7-2019

EXHIBIT
1

ALTA/NSPS LAND TITLE SURVEY

VICINITY MAP

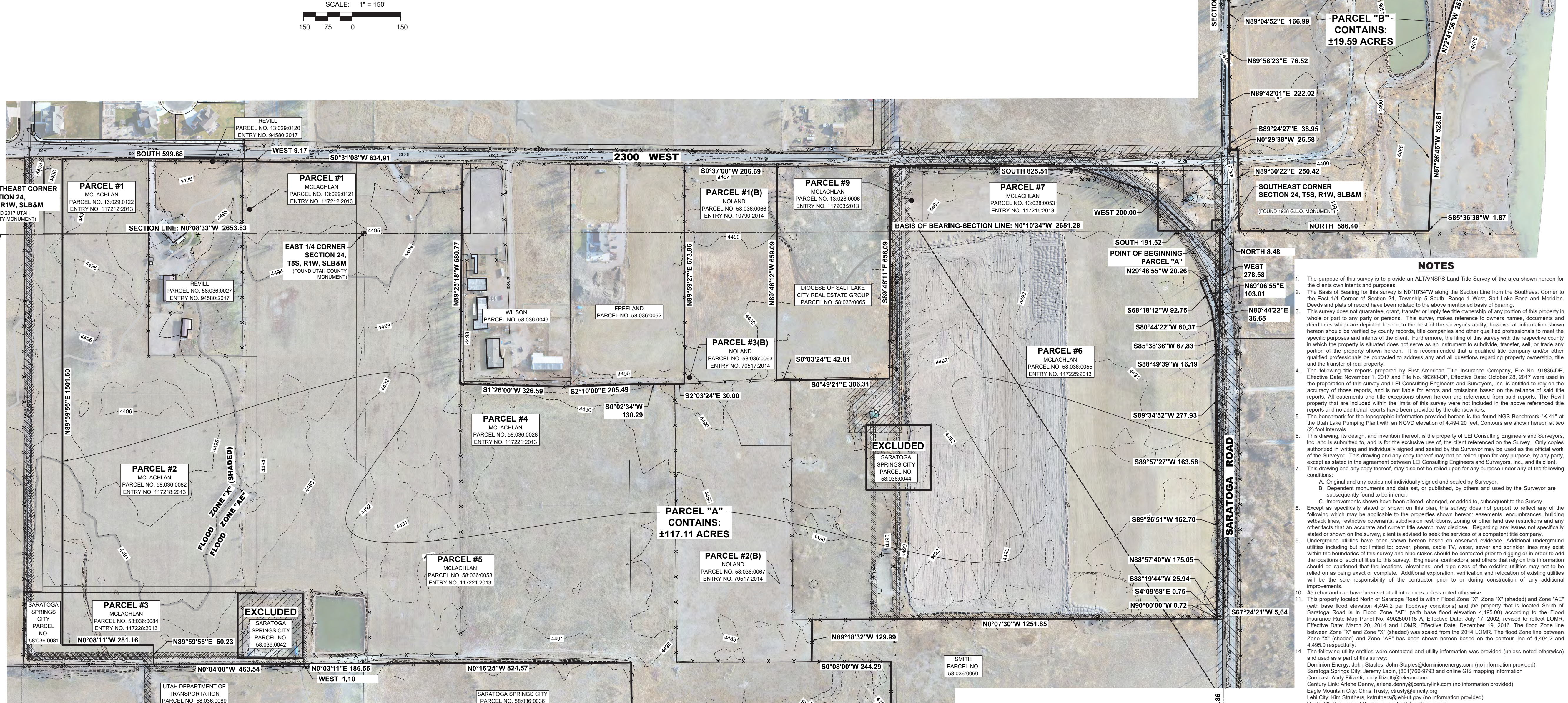


LEGEND	
E	EXISTING ELECTRIC BOX
T	EXISTING TELEPHONE PEDESTAL
S	EXISTING SEWER MANHOLE
D	EXISTING STORM DRAIN MH
	EXISTING WATER VALVE
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	EXISTING LIGHT POLE
	EXISTING CURB INLET BOX

NORTH

SCALE: 1" = 150'

150 75 0 150



NOTES

1. The purpose of this survey is to provide an ALTA/NSPS Land Title Survey of the area shown hereon for the clients own intents and purposes.
2. The Basis of Bearing for this survey is N0°10'34"W along the Section Line from the Southeast Corner to the East 1/4 Corner of Section 24, Township 5 South, Range 1 West, Salt Lake Base and Meridian. Deeds and plats of record have been rotated to the above mentioned basis of bearing.
3. This survey does not guarantee, grant, transfer or imply fee title ownership of any portion of this property in whole or part to any party or persons. This survey makes reference to owners names, documents and deed lines which are depicted hereon to the best of the surveyor's ability, however all information shown hereon should be verified by county records, title companies and other qualified professionals to meet the specific purposes and intents of the client. Furthermore, the filing of this survey with the respective county in which the property is situated does not serve as an instrument to subdivide, transfer, sell, or trade any portion of the property shown hereon. It is recommended that a qualified title company and/or other qualified professionals be contacted to address any and all questions regarding property ownership, title and the transfer of real property.
4. The following title reports prepared by First American Title Insurance Company, File No. 91836-DP, Effective Date: November 1, 2017 and File No. 96398-DP, Effective Date: October 28, 2017 were used in the preparation of this survey and LEI Consulting Engineers and Surveyors, Inc. is entitled to rely on the accuracy of those reports, and is not liable for errors and omissions based on the reliance of said title reports. All easements and title exceptions shown hereon are referenced from said reports. The Revill property that are included within the limits of this survey were not included in the above referenced title reports and no additional reports have been provided by the client/owners.
5. The benchmark for the topographic information provided hereon is the found NGS Benchmark "K 41" at the Utah Lake Pumping Plant with an NGVD elevation of 4,494.20 feet. Contours are shown hereon at two (2) foot intervals.
6. This drawing, its design, and invention thereof, is the property of LEI Consulting Engineers and Surveyors, Inc. and is submitted to, and is for the exclusive use of, the client referenced on the Survey. Only copies authorized in writing and individually signed and sealed by the Surveyor may be used as the official work of the Surveyor. This drawing and any copy thereof may not be relied upon for any purpose, by any party, except as stated in the agreement between LEI Consulting Engineers and Surveyors, Inc., and its client.
7. This drawing and any copy thereof, may also not be relied upon for any purpose under any of the following conditions:
   A. Original and any copies not individually signed and sealed by Surveyor.
   B. Dependent monuments and data set, or published, by others and used by the Surveyor are subsequently found to be in error.
   C. Improvements shown have been altered, changed, or added to, subsequent to the Survey.
8. Except as specifically stated or shown on this plan, this survey does not purport to reflect any of the following which may be applicable to the properties shown hereon: easements, encumbrances, building setback lines, restrictive covenants, subdivision restrictions, zoning or other land use restrictions and any other facts that an accurate and current title search may disclose. Regarding any issues not specifically stated or shown on the survey, client is advised to seek the services of a competent title company.
9. Underground utilities have been shown hereon based on observed evidence. Additional underground utilities including but not limited to: power, phone, cable TV, water, sewer and sprinkler lines may exist within the boundaries of this survey and blue stakes should be contacted prior to digging or in order to add the locations of such utilities to this survey. Engineers, contractors, and others that rely on this information should be cautioned that the locations, elevations, and pipe sizes of the existing utilities may not to be relied on as being exact or complete. Additional exploration, verification and relocation of existing utilities will be the sole responsibility of the contractor prior to or during construction of any additional improvements.
10. #5 rebar and cap have been set at all lot corners unless noted otherwise.
11. This property located North of Saratoga Road is within Flood Zone "X", Zone "X" (shaded) and Zone "AE" (with base flood elevation 4,494.2 per floodway conditions) and the property that is located South of Saratoga Road is in Flood Zone "AE" (with base flood elevation 4,495.00) according to the Flood Insurance Rate Map Panel No. 4902500115 A, Effective Date: July 17, 2002, revised to reflect LOMR, Effective Date: March 20, 2014 and LOMR, Effective Date: December 19, 2016. The flood Zone line between Zone "X" and Zone "X" (shaded) was scaled from the 2014 LOMR. The flood Zone line between Zone "X" (shaded) and Zone "AE" has been shown hereon based on the contour line of 4,494.2 and 4,495.0 respectfully.
14. The following utility entities were contacted and utility information was provided (unless noted otherwise) and used as a part of this survey:
   Dominion Energy: John Staples, John Staples@dominionenergy.com (no information provided)
   Saratoga Springs City: Jeremy Lapin, (801)766-9793 and online GIS mapping information
   Comcast: Andy Filizetti, andy.filizetti@telecon.com
   Century Link: Arlene Denny, arlene.denny@centurylink.com (no information provided)
   Eagle Mountain City: Chris Trusty, ctrusty@emcity.org
   Lehi City: Kim Struthers, kstruthers@lehi-ut.gov (no information provided)
   Rocky Mt. Power: Joel Simmons: gisdept@pacificorp.com
   Timpanogos S.S.D: Jon Adams: (801)756-5231 (no information provided)

PARCEL "A" SURVEYED DESCRIPTION

A portion of the Southeast Quarter of Section 24, Township 5 South, Range 1 West, and the Southwest Quarter of Section 19, Township 5 South, Range 1 East, Salt Lake Base and Meridian, located in Saratoga Springs, Utah.

Beginning at a point located North 8.48 feet from the Southeast Corner of Section 24, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence West 278.58 feet to the intersection with the southerly line of that real property described in Deed Entry No. 96711:2016; thence along said real property the following fourteen (14) courses: N80°44'22"E 36.65 feet; thence N69°06'55"E 103.01 feet; thence N29°48'55"W 20.26 feet; thence S68°18'12"W 92.75 feet; thence S80°44'22"W 60.37 feet; thence S85°38'36"W 67.83 feet; thence S88°49'39"W 16.19 feet; thence S89°34'52"W 277.93 feet; thence S89°57'27"W 163.58 feet; thence S89°26'51"W 162.70 feet; thence N88°57'40"W 175.05 feet; thence S88°19'44"W 25.94 feet (the previous nine courses follow along an existing fence line); thence S4°09'58"E 0.75 feet; thence S67°24'21"W 5.64 feet; thence West 0.72 feet to the southerly extension of an existing fence line; thence N0°07'30"W along said fence line 1251.85 feet to a fence corner; thence N89°18'32"W along an existing fence line and the south line of that fence line agreement described in Deed Entry No. 36827:1992, 129.99 feet to a fence corner; thence S0°08'00"W along a fence line 244.29 feet to the southeast corner of that real property described in Deed Entry No. 117221.2013; thence along said real property and an existing fence line the following five (5) courses: S89°45'14"W 662.94 feet; thence N0°14'29"W 798.08 feet; thence N89°30'02"E 663.55 feet; thence N0°16'25"W 824.57 feet; thence N0°03'11"E 186.55 feet to the south line of that real property described in Deed Entry No. 11728:2013; thence along said real property the following two (2) courses: West 1.10 feet; thence N0°04'00"W 463.54 feet to the westerly extension of the south line of that real property described in Deed Entry No. 109533:2015; thence along said real property the following three (3) courses: N89°59'55"E 60.23 feet; thence N0°08'11"W 281.16 feet; thence N89°59'55"E 1501.60 feet to the northeast corner of that real property described in Deed Entry No. 117218:2013; thence along said real property the following two (2) courses: South 599.68 feet; thence West 9.17 feet to the northeast corner of that real property described in Deed Entry No. 117221:2013; thence S0°31'08"W along said real property 634.91 feet to an existing fence; thence along an existing fence line the following three (3) courses: N89°25'18"W 680.77 feet; thence S1°26'00"W 326.59 feet; thence S2°10'00"E 205.49 feet to the west line of that real property described in Deed Entry No. 122739:2007; thence along said real property and an existing fence line the following three (3) courses: S0°02'34"W 130.29 feet; thence S2°03'24"E 30.00 feet; thence N89°59'27"E 673.86 feet to the east line of that real property described in Deed Entry No. 10790:2014; thence S0°37'00"W along said real property 286.69 feet to the north line of that real property described in Deed Entry No. 125178:2009; thence along said real property the following four (4) courses: N89°46'12"W 659.09 feet; thence S0°03'24"E 42.81 feet; thence S0°49'21"E 306.31 feet; thence S89°46'11"E 656.09 feet; thence South 825.51 feet; thence West 200.00 feet; thence South 191.52 feet to the point of beginning.

Contains: ±117.11 Acres

LESS AND EXCEPTING THEREFROM THE FOLLOW DESCRIBED PARCELS OWNED BY SARATOGA SPRINGS CITY:

Beginning at a point located 1,104.90 feet West and 2,264.96 feet South, from the Northeast Corner of Section 24, Township 5 South, Range 1 West, SLB&M to the POINT OF BEGINNING running: thence West a distance of 200.00 feet; thence South a distance of 200.00 feet; thence East a distance of 200.00 feet; thence North a distance of 200.00 feet to said POINT OF BEGINNING.

Beginning at a point located North 900 Feet and West 600 feet from the Southeast Corner of Section 24, Township 5 South, Range 1 West, SLB&M; thence West 200 feet; thence North 200 feet; thence East 200 feet; thence South 200 feet to the point of beginning.

SURVEYOR'S CERTIFICATE

To: DR. HORTON, INC., SCOTT C. MCLACHLAN, DOUGLAS AND TANYA NOLAND and FIRST AMERICAN TITLE INSURANCE COMPANY, and their respective successors and assigns, as follows:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 3, 4, 5, 8, 11 and 18 of Table A thereof. The field work was completed on December 20, 2017.

STATE OF UTAH PROFESSIONAL LAND SURVEYOR CHAD A. POULSEN No. 501182 5/24/2018

Chad A. Poulsen, PLS

MAY 24, 2018
Date

LEI - A Utah Corporation - ENGINEERS SURVEYORS PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

ALTA/NSPS LAND TITLE SURVEY

LOCATION: SE 1/4 SECTION 24 T5S, R1W, & SW 1/4 SECTION 19, & NW 1/4 SECTION 30, T5S, R1E, SLB&M, SARATOGA SPRINGS, UTAH

PREPARED FOR: DR. HORTON
PROPERTY OF: AS SHOWN HEREON

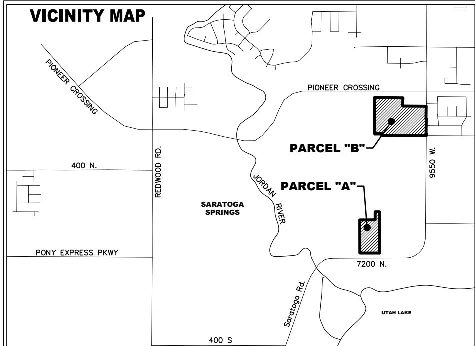
REVISIONS
1 - REMOVED PARCEL 10 FROM SURVEY
2 -
3 -
4 -
5 -

LEI PROJECT #: 2017-0110
DRAWN BY: CAP
DESIGNED BY: CAP
SCALE: 1" = 150'
DATE: 5/24/2018

SHEET 1 of 5

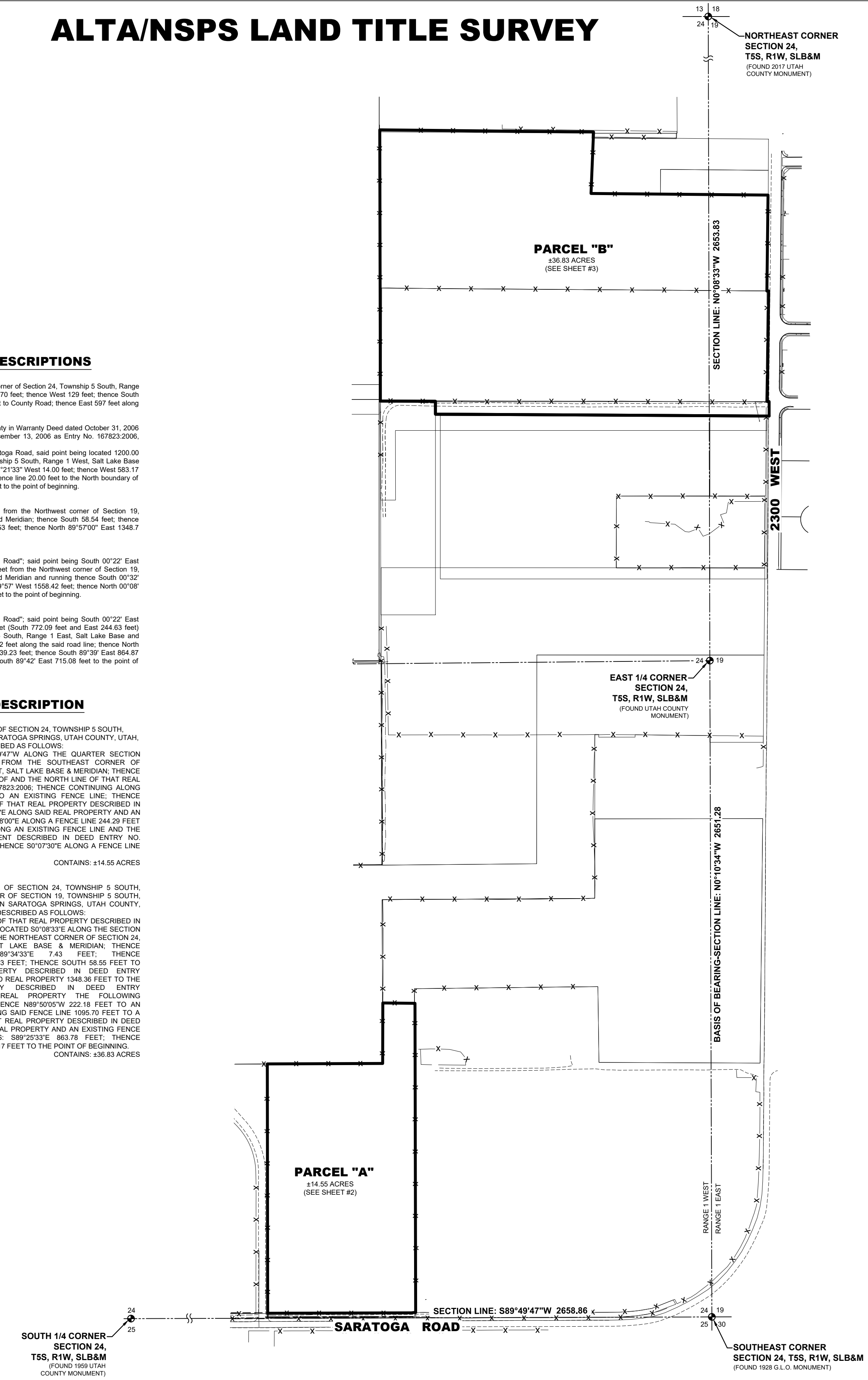
ALTA/NSPS LAND TITLE SURVEY

VICINITY MAP



LEGEND

E	EXISTING ELECTRIC BOX
T	EXISTING TELEPHONE PEDESTAL
S	EXISTING SEWER MANHOLE
D	EXISTING STORM DRAIN MH
	EXISTING WATER VALVE
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	EXISTING LIGHT POLE
	EXISTING CURB INLET BOX



SCHEDULE B-EXCEPTIONS

1-8. ***(STANDARD TITLE EXCEPTIONS, NOT PLOTTABLE MATTERS OF SURVEY)***

9-10. ***(TAXES DUE, NOT A PLOTTABLE MATTER OF SURVEY)***

11-14. ***(PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF THESE EXCEPTIONS, NOT PLOTTABLE MATTERS OF SURVEY)***

15. Intentionally deleted by Title Company.

16. Easement in favor of Utah Power and Light Company, to construct, reconstruct, operate, maintain and repair electric transmission and other equipment over, under and across a portion of the subject property. Said Easement recorded August 27, 1987, as Entry No. 32837, in Book 2446, at Page 366. (affects Parcel1)
(POWER EASEMENT AS SHOWN ON SHEET #2, NO WIDTH DEFINED)

17. Easement in favor of Town of Saratoga Springs, a body politic of the State of Utah for a perpetual right-of-way and easement to access Lake Mountain Mutual Water Company Well #6 and incidental purposes, by instrument dated January 8, 2002 and recorded January 24, 2002, as Entry No. 8467:2002. (affects Parcel 2)
(15' ACCESS EASEMENT AS SHOWN ON SHEET #3)

18. Easement in favor of Wardley McLachlan, LLC for a perpetual right-of-way and easement to access Lake Mountain Mutual Water Company Well #6 and incidental purposes, by instrument dated December 31, 2002 and recorded December 31, 2002, as Entry No. 158366:2002. (affects Parcel 2)
(15' ACCESS EASEMENT AS SHOWN ON SHEET #3)

19. Ordinance No. 2003-06 Amending the "Utah County General Plan, 1980" and more Particularly Amending the Land Use Plan of said General Plan to Include an Electrical Transmission Corridor, dated March 18, 2003 and recorded April 2, 2003 as Entry No. 49788:2003. (affects Parcel 1)
(40' ELECTRICAL TRANSMISSION CORRIDOR AS SHOWN ON SHEET #2)

20. Transmission and Access Easement in favor of City of Saratoga Springs, a body politic of the State of Utah for an easement on and over said property to construct and install a water line from a water well commonly referred to as Well No. 6 and for the operation, maintenance, repair and replacement of said water line and incidental purposes, by instrument dated April 19, 2005 and recorded June 29, 2005, as Entry No. 69799:2005. (affects Parcel 2)
(20' WATERLINE AND ACCESS EASEMENT AS SHOWN ON SHEET #3)

21. Easement in favor of City of Saratoga Springs, a body politic of the State of Utah for a perpetual right-of-way and easement to construct, maintain, operate, repair, inspect, protect, install, remove and replace sewer pipelines, valves, valve boxes and other sewer transmission and distribution structures and facilities, by instrument recorded June 16, 2006 as Entry No. 75577:2006. (affects Parcel 1)
(20' SEWER EASEMENT AS SHOWN ON SHEET #2)

22. Any rights, interest or easements in favor of the public, or others entitled thereto, to use for street purposes, that portion of the subject land lying within the boundaries of Saratoga Road.
(EXISTING ROAD IMPROVEMENTS ARE SHOWN HEREON AND PROPERTY IS SUBJECT TO THE RIGHTS OF THE PUBLIC)

23. Intentionally deleted by Title Company.

24. Rights of tenants in possession, as tenants only, under unrecorded leases.
(PROPERTY IS SUBJECT TO THIS EXCEPTION, NO PLOTTABLE MATTERS OF SURVEY)

25. The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, by reason of that certain Application for Assessment and Taxation of Agricultural Land, recorded July 21, 2008 as Entry No. 81820:2008. (covers this and other property)
(PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF THIS EXCEPTION, NOT A PLOTTABLE MATTER OF SURVEY)

26-28. ***(TAXES DUE, NOT A PLOTTABLE MATTER OF SURVEY)***

29. Subject to the following matters disclosed on that certain survey prepared by LEI, having been certified under the date of February 5, 2019, as Job No. 2017-0110, by Chad A. Poulsen, a Professional Land Surveyor holding License No. 501182:
   a. Fence lines do not coincide with record boundaries
   b. Various utility lines and/or facilities
(THESE MATTERS OF SURVEY ARE SHOWN HEREON)

TITLE REPORT DESCRIPTIONS

PARCEL 1:
Beginning at a point 1200 feet West of the Southeast corner of Section 24, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 1270 feet; thence West 129 feet; thence South 245 feet; thence West 468 feet; thence South 1025 feet to County Road; thence East 597 feet along County Road to the point of beginning.

LESS AND EXCEPTING portions deeded to Utah County in Warranty Deed dated October 31, 2006 recorded in the Utah County Recorder's office on December 13, 2006 as Entry No. 167823:2006, more particularly described as:
Commencing at a point in the North boundary of Saratoga Road, said point being located 1200.00 feet West of the Southeast corner of Section 24, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 22.10 feet; thence South 83°21'33" West 14.00 feet; thence West 583.17 feet to an existing fence line; thence South along the fence line 20.00 feet to the North boundary of Saratoga Road; thence East along said road 597.00 feet to the point of beginning.

PARCEL 2:
Commencing South 1607.25 feet and East 246 feet from the Northwest corner of Section 19, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 58.54 feet; thence North 89°40'00" West 1348.72 feet; thence North 49.53 feet; thence North 89°57'00" East 1348.7 feet to the beginning.

PARCEL 3:
Commencing at a point in the West line of "Saratoga Road"; said point being South 00°22' East along the section line 1159.50 feet and East 241.60 feet from the Northwest corner of Section 19, Township 5 South, Range 1 East, Salt Lake Base and Meridian and running thence South 00°32' West 447.78 feet along said road line; thence South 89°57' West 1558.42 feet; thence North 00°08' West 454.62 feet; thence South 89°48' East 1563.71 feet to the point of beginning.

PARCEL 4:
Commencing at a point in the West line of "Saratoga Road"; said point being South 00°22' East along the section line 772.11 feet and East 239.69 feet (South 772.09 feet and East 244.63 feet) from the Northwest corner of Section 19, Township 5 South, Range 1 East, Salt Lake Base and Meridian and running thence South 00°27' West 387.42 feet along the said road line; thence North 89°48' West 1563.71 feet; thence North 00°22' West 639.23 feet; thence South 89°39' East 864.87 feet; thence South 02°07' West 248.43 feet; thence South 89°42' East 715.08 feet to the point of beginning.

AS-SURVEYED DESCRIPTION

PARCEL "A"

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, SARATOGA SPRINGS, UTAH COUNTY, UTAH, AS SURVEYED AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S89°49'47"W ALONG THE QUARTER SECTION LINE 1196.85 FEET AND NORTH 22.26 FEET FROM THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE S83°10'42"W 17.24 FEET ALONG THE EXTENSION OF AND THE NORTH LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 167823:2006; THENCE CONTINUING ALONG SAID NORTH LINE S89°49'09"W 580.79 FEET TO AN EXISTING FENCE LINE; THENCE N0°05'00"W 1007.28 FEET TO THE SOUTH LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 117221.2013; THENCE N89°45'14"E ALONG SAID REAL PROPERTY AND AN EXISTING FENCE LINE 466.10 FEET; THENCE N0°08'00"E ALONG A FENCE LINE 244.29 FEET TO A FENCE CORNER; THENCE S89°18'32"E ALONG AN EXISTING FENCE LINE AND THE SOUTH LINE OF THAT FENCE LINE AGREEMENT DESCRIBED IN DEED ENTRY NO. 36827:1992, 129.99 FEET TO A FENCE CORNER; THENCE S0°07'30"E ALONG A FENCE LINE 1248.12 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±14.55 ACRES

PARCEL "B"

A PORTION OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, AND THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN SARATOGA SPRINGS, UTAH COUNTY, UTAH, AS SURVEYED AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 85173:2018, SAID POINT BEING LOCATED S0°08'33"E ALONG THE SECTION LINE 773.07 FEET AND EAST 239.69 FEET FROM THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE S0°40'27"W 387.31 FEET; THENCE S89°34'33"E 7.43 FEET; THENCE S0°45'27"W 446.88 FEET; THENCE N89°57'00"E 7.43 FEET; THENCE SOUTH 58.55 FEET TO THE SOUTH LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 85173:2018; THENCE N89°40'00"W ALONG SAID REAL PROPERTY 1348.36 FEET TO THE EAST LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 109533:2015; THENCE ALONG SAID REAL PROPERTY THE FOLLOWING TWO (2) COURSES: N0°00'05"W 51.97 FEET; THENCE N89°50'05"W 222.18 FEET TO AN EXISTING FENCE LINE; THENCE N0°08'11"W ALONG SAID FENCE LINE 1095.70 FEET TO A FENCE CORNER AND THE NORTH LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 85173:2018; THENCE ALONG SAID REAL PROPERTY AND AN EXISTING FENCE LINE THE FOLLOWING THREE (3) COURSES: S89°25'33"E 863.78 FEET; THENCE S2°20'27"W 248.43 FEET; THENCE S89°28'33"E 715.17 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±36.83 ACRES

NOTES

1. The purpose of this survey is to provide an ALTA/NSPS Land Title Survey of the area shown hereon for the clients own intents and purposes.
2. The Basis of Bearing for this survey is N0°10'34"W along the Section Line from the Southeast Corner to the East 1/4 Corner of Section 24, Township 5 South, Range 1 West, Salt Lake Base and Meridian. Deeds and plats of record have been rotated to the above mentioned basis of bearing.
3. This survey does not guarantee, grant, transfer or imply fee title ownership of any portion of this property in whole or part to any party or persons. This survey makes reference to owners names, documents and deed lines which are depicted hereon to the best of the surveyor's ability, however all information shown hereon should be verified by county records, title companies and other qualified professionals to meet the specific purposes and intents of the client. Furthermore, the filing of this survey with the respective county in which the property is situated does not serve as an instrument to subdivide, transfer, sell, or trade any portion of the property shown hereon. It is recommended that a qualified title company and/or other qualified professionals be contacted to address any and all questions regarding property ownership, title and the transfer of real property.
4. A title report prepared by Cottonwood Title Insurance Agency, Inc., File No. 97348-DP 3rd Amended, Effective Date: February 1, 2019 was used in the preparation of this survey 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 and title exceptions shown hereon are referenced from said report.
5. The benchmark for the topographic information provided hereon is the found NGS Benchmark "K 41" at the Utah Lake Pumping Plant with an NGVD elevation of 4,494.20 feet. Contours are shown hereon at two (2) foot intervals.
6. This drawing, its design, and invention thereof, is the property of LEI Consulting Engineers and Surveyors, Inc. and is submitted to, and is for the exclusive use of, the client referenced on the Survey. Only copies authorized in writing and individually signed and sealed by the Surveyor may be used as the official work of the Surveyor. This drawing and any copy thereof may not be relied upon for any purpose, by any party, except as stated in the agreement between LEI Consulting Engineers and Surveyors, Inc., and its client.
7. This drawing and any copy thereof, may also not be relied upon for any purpose under any of the following conditions:
   A. Original and any copies not individually signed and sealed by Surveyor.
   B. Dependent monuments and data set, or published, by others and used by the Surveyor are subsequently found to be in error.
   C. Improvements shown have been altered, changed, or added to, subsequent to the Survey.
8. Except as specifically stated or shown on this plan, this survey does not purport to reflect any of the following which may be applicable to the properties shown hereon: easements, encumbrances, building setback lines, restrictive covenants, subdivision restrictions, zoning or other land use restrictions and any other facts that an accurate and current title search may disclose. Regarding any issues not specifically stated or shown on the survey, client is advised to seek the services of a competent title company.
9. Underground utilities have been shown hereon based on observed evidence. Additional underground utilities including but not limited to: power, phone, cable TV, water, sewer and sprinkler lines may exist within the boundaries of this survey and blue stakes should be contacted prior to digging or in order to add the locations of such utilities to this survey. Engineers, contractors, and others that rely on this information should be cautioned that the locations, elevations, and pipe sizes of the existing utilities may not to be relied on as being exact or complete. Additional exploration, verification and relocation of existing utilities will be the sole responsibility of the contractor prior to or during construction of any additional improvements.
10. #5 rebar and cap have been set at all lot corners unless noted otherwise.
11. This property is within Flood Zone "X", Zone "X" (shaded) and Zone "AE" (with base flood elevation 4,494.2 per floodway conditions) according to the Flood Insurance Rate Map Panel No. 4902500115 A, Effective Date: July 17, 2002, revised to reflect LOMR, Effective Date: March 20, 2014 and LOMR, Effective Date: December 19, 2016. The flood Zone line between Zone "X" and Zone "X" (shaded) was scaled from the 2014 LOMR. The flood Zone line between Zone "X" (shaded) and Zone "AE" has been shown hereon based on the contour line of 4,494.2.
12. The following utility entities were contacted and utility information was provided (unless noted otherwise) and used as a part of this survey:
   Dominion Energy: John Staples, John Staples@dominionenergy.com (no information provided)
   Saratoga Springs City: Jeremy Lapin, (801)766-9793 and online GIS mapping information
   Comcast: Andy Filizetti, andy.filizetti@telecon.com
   Century Link: Arlene Denny, arlene.denny@centurylink.com (no information provided)
   Eagle Mountain City: Chris Trusty, ctrusty@emcity.org
   Lehi City: Kim Struthers, kstruthers@lehi-ut.gov (no information provided)
   Rocky Mt. Power: Joel Simmons: gisdept@pacificorp.com
   Timpanogos S.S.D: Jon Adams: (801)756-5231 (no information provided)

SURVEYOR'S CERTIFICATE

To: DR. HORTON, INC., LEE J. SMITH AND JOY P. SMITH, TRUSTEES, OR SUCCESSORS IN TRUST, UNDER THE L&J SMITH TRUST DATED APRIL 3, 2014, and any amendments thereto, COTTONWOOD TITLE INSURANCE AGENCY, INC. and FIRST AMERICAN TITLE INSURANCE COMPANY, and their respective successors and assigns, as follows:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 3, 4, 5, 8, 11 and 18 of Table A thereof. The field work was completed on December 12, 2018.

STATE OF UTAH — PROFESSIONAL LAND SURVEYOR — CHAD A. POULSEN No. 501182 — 2/23/2019

Chad A. Poulsen, PLS

February 23, 2019
Date

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

ALTA/NSPS LAND TITLE SURVEY

LOCATION: SE 1/4 SECTION 24 T5S, R1W, & SW 1/4 SECTION 19, & NW 1/4 SECTION 30, T5S, R1E, SLB&M, SARATOGA SPRINGS, UTAH

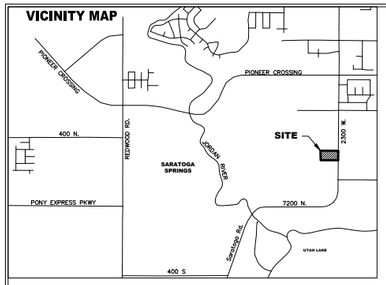
PREPARED FOR: DR. HORTON

PROPERTY OF: LEE J. SMITH AND JOY P. SMITH

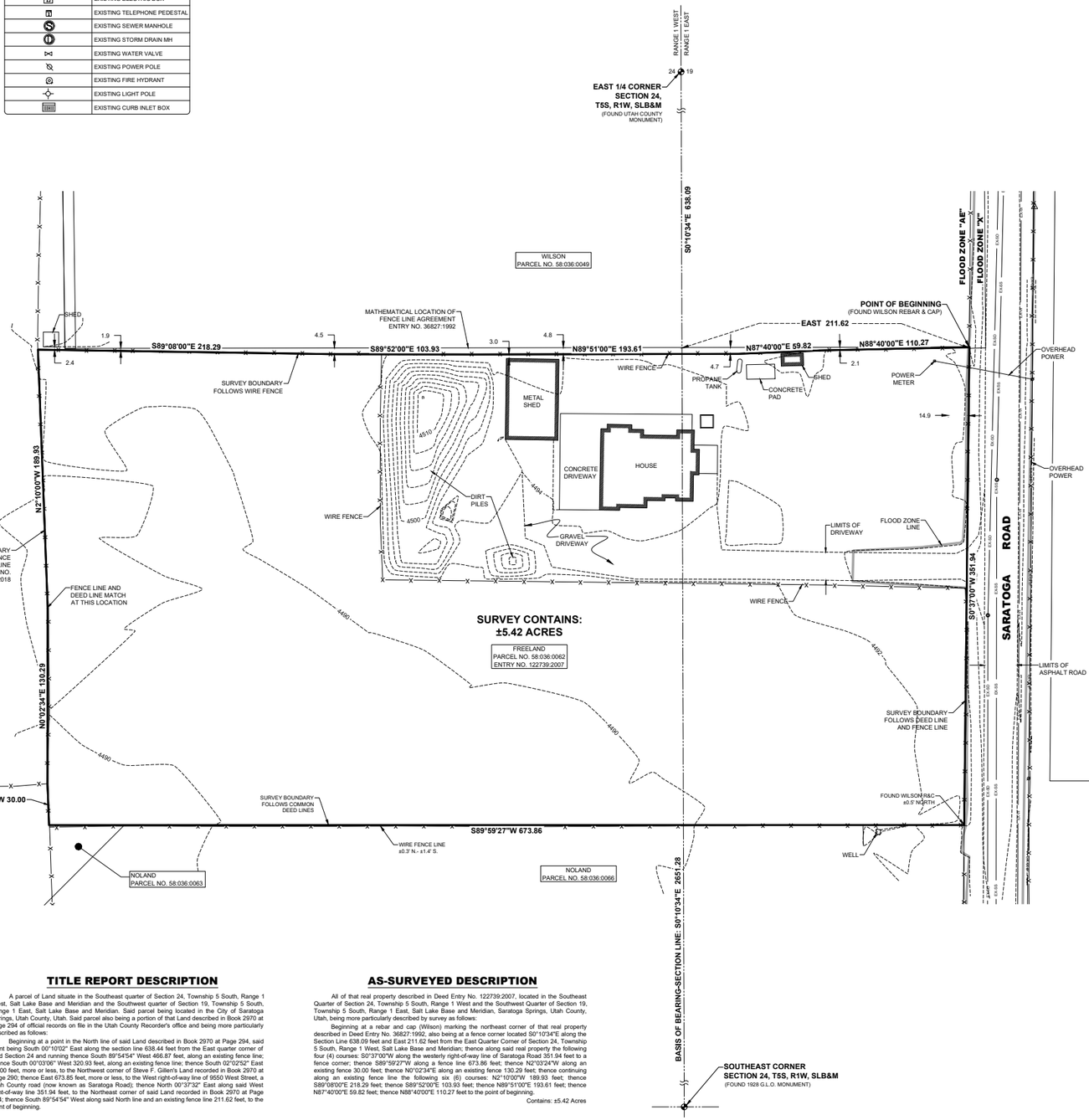
REVISIONS
1 -
2 -
3 -
4 -
5 -

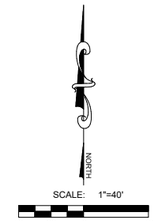
LEI PROJECT #: 2017-0110
DRAWN BY: CAP
DESIGNED BY: CAP
SCALE: 1"=250'
DATE: 2/23/2019
SHEET

ALTA/NSPS LAND TITLE SURVEY



LEGEND	
E	EXISTING ELECTRIC BOX
T	EXISTING TELEPHONE PEDESTAL
S	EXISTING SEWER MANHOLE
D	EXISTING STORM DRAIN MH
	EXISTING WATER VALVE
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	EXISTING LIGHT POLE
	EXISTING CURB INLET BOX





NOTES

1. The purpose of this survey is to provide an ALTA/NSPS Land Title Survey of the area shown hereon for the clients own intents and purposes.
2. The Basis of Bearing for this survey is S0°10'34"E along the Section Line from the East 1/4 Corner to the Southeast Corner of Section 24, Township 5 South, Range 1 West, Salt Lake Base and Meridian. Deeds and plats of record have been rotated to the above mentioned basis of bearing.
3. This survey does not guarantee, grant, transfer or imply fee title ownership of any portion of this property in whole or part to any party or persons. This survey makes reference to owners names, documents and deed lines which are depicted hereon to the best of the surveyor's ability, however all information shown hereon should be verified by county records, title companies and other qualified professionals to meet the specific purposes and intents of the client. Furthermore, the filing of this survey with the respective county in which the property is situated does not serve as an instrument to subdivide, transfer, sell, or trade any portion of the property shown hereon. It is recommended that a qualified title company and/or other qualified professionals be contacted to address any and all questions regarding property ownership, title and the transfer of real property.
4. The following title report prepared by First American Title Insurance Company, File No. 107840-DMP, Effective Date: October 17, 2018 was used in the preparation of this survey 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 and title exceptions shown hereon are referenced from said report.
5. The benchmark for the topographic information provided hereon is the found NGS Benchmark "K 41" at the Utah Lake Pumping Plant with an NGVD elevation of 4,494.20 feet. Contours are shown hereon at two (2) foot intervals.
6. This drawing, its design, and invention thereof, is the property of LEI Consulting Engineers and Surveyors, Inc. and is submitted to, and is for the exclusive use of, the client referenced on the Survey. Only copies authorized in writing and individually signed and sealed by the Surveyor may be used as the official work of the Surveyor. This drawing and any copy thereof may not be relied upon for any purpose, by any party, except as stated in the agreement between LEI Consulting Engineers and Surveyors, Inc., and its client.
7. This drawing and any copy thereof, may also not be relied upon for any purpose under any of the following conditions:
   A. Original and any copies not individually signed and sealed by Surveyor.
   B. Dependent monuments and data set, or published, by others and used by the Surveyor are subsequently found to be in error.
   C. Improvements shown have been altered, changed, or added to, subsequent to the Survey.
8. Except as specifically stated or shown on this plan, this survey does not purport to reflect any of the following which may be applicable to the properties shown hereon: easements, encumbrances, building setback lines, restrictive covenants, subdivision restrictions, zoning or other land use restrictions and any other facts that an accurate and current title search may disclose. Regarding any issues not specifically stated or shown on the survey, client is advised to seek the services of a competent title company.
9. Underground utilities have been shown hereon based on observed evidence. Additional underground utilities including but not limited to: power, phone, cable TV, water, sewer and sprinkler lines may exist within the boundaries of this survey and blue stakes should be contacted prior to digging or in order to add the locations of such utilities to this survey. Engineers, contractors, and others that rely on this information should be cautioned that the locations, elevations, and pipe sizes of the existing utilities may not to be relied on as being exact or complete. Additional exploration, verification and relocation of existing utilities will be the sole responsibility of the contractor prior to or during construction of any additional improvements.
10. #5 rebar and cap have been set at all lot corners unless noted otherwise.
11. This property is within Flood Zone "X" and Zone "AE" (with base flood elevation 4,494.4 per floodway conditions) according to the Flood Insurance Rate Map Panel No. 4902500115 A, Effective Date: July 17, 2002, revised to reflect LOMR, Effective Date: March 20, 2014 and LOMR, Effective Date: December 19, 2016. The flood Zone line between Zone "X" (shaded) and Zone "AE" has been shown hereon based on the contour line of 4,494.4.
12. The following utility entities were contacted and utility information was provided (unless noted otherwise) and used as a part of this survey:
    Dominion Energy: John Staples, John Staples@dominionenergy.com (no information provided)
    Saratoga Springs City: Jeremy Lapin, (801)766-9793 and online GIS mapping information
    Comcast: Andy Filizetti, andy.filizetti@telecom.com
    Century Link: Arlene Denny, arlene.denny@centurylink.com (no information provided)
    Eagle Mountain City: Chris Trusty, ctrusty@emcity.org
    Lehi City: Kim Struthers, kstruthers@lehi-ut.gov (no information provided)
    Rocky Mt. Power: Joel Simmons: gisdept@pacificorp.com
    Timpanogos S.S.D: Jon Adams: (801)756-5231 (no information provided)

SCHEDULE B-EXCEPTIONS

1-8. ***(STANDARD TITLE EXCEPTIONS, NOT PLOTTABLE MATTERS OF SURVEY)***
9. ***(TAXES DUE, NOT A PLOTTABLE MATTER OF SURVEY)***
10-13. ***(PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF THESE EXCEPTIONS, NOT PLOTTABLE MATTERS OF SURVEY)***
14. Fence Line Boundary Agreement, dated July 17, 1992 and recorded July 22, 1992 as Entry No. 36827 in Book 2970 at Page 294.
(THE EXACT LOCATION OF THE EASEMENT IS NOT PLOTTABLE)
15-18. ***(PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF THESE EXCEPTIONS, NOT PLOTTABLE MATTERS OF SURVEY)***

TITLE REPORT DESCRIPTION

A parcel of Land situate in the Southeast quarter of Section 24, Township 5 South, Range 1 West, Salt Lake Base and Meridian and the Southwest quarter of Section 19, Township 5 South, Range 1 East, Salt Lake Base and Meridian. Said parcel being located in the City of Saratoga Springs, Utah County, Utah. Said parcel also being a portion of that Land described in Book 2970 at Page 294 of official records on file in the Utah County Recorder's office and being more particularly described as follows:

Beginning at a point in the North line of said Land described in Book 2970 at Page 294, said point being South 00°10'02" East along the section line 638.44 feet from the East quarter corner of said Section 24 and running thence South 89°54'54" West 466.87 feet, along an existing fence line; thence South 00°03'06" West 320.93 feet, along an existing fence line; thence South 02°02'52" East 30.00 feet, more or less, to the Northwest corner of Steve F. Gillen's Land recorded in Book 2970 at Page 290; thence East 673.85 feet, more or less, to the West right-of-way line of 9550 West Street, a Utah County road (now known as Saratoga Road); thence North 00°37'32" East along said West right-of-way line 351.94 feet, to the Northeast corner of said Land recorded in Book 2970 at Page 294; thence South 89°54'54" West along said North line and an existing fence line 211.62 feet, to the point of beginning.

AS-SURVEYED DESCRIPTION

All of that real property described in Deed Entry No. 122739:2007, located in the Southeast Quarter of Section 24, Township 5 South, Range 1 West and the Southwest Quarter of Section 19, Township 5 South, Range 1 East, Salt Lake Base and Meridian, Saratoga Springs, Utah County, Utah, being more particularly described by survey as follows:

Beginning at a rebar and cap (Wilson) marking the northeast corner of that real property described in Deed Entry No. 36827:1992, also being at a fence corner located S0°10'34"E along the Section Line 638.09 feet and East 211.62 feet from the East Quarter Corner of Section 24, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence along said real property the following four (4) courses: S0°37'00"W along the westerly right-of-way line of Saratoga Road 351.94 feet to a fence corner; thence S89°59'27"W along a fence line 673.86 feet; thence N2°03'24"W along an existing fence 30.00 feet; thence N0°02'34"E along an existing fence 130.29 feet; thence continuing along an existing fence line the following six (6) courses: N2°10'00"W 189.93 feet; thence S89°08'00"E 218.29 feet; thence S89°52'00"E 103.93 feet; thence N89°51'00"E 193.61 feet; thence N87°40'00"E 59.82 feet; thence N88°40'00"E 110.27 feet to the point of beginning.

Contains: ±5.42 Acres

SURVEYOR'S CERTIFICATE

To: DR. HORTON, INC., WILLIAM A. FREELAND, JR. AND MANDALYN A. FREELAND and FIRST AMERICAN TITLE INSURANCE COMPANY, and their respective successors and assigns, as follows:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 3, 4, 5, 8, 11 and 18 of Table A thereof. The field work was completed on November 08, 2018.

STATE OF UTAH — CHAD A. POULSEN — No. 501182 — REGISTERED PROFESSIONAL LAND SURVEYOR — 2/6/2019

Chad A. Poulsen, PLS

February 6, 2019
Date

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

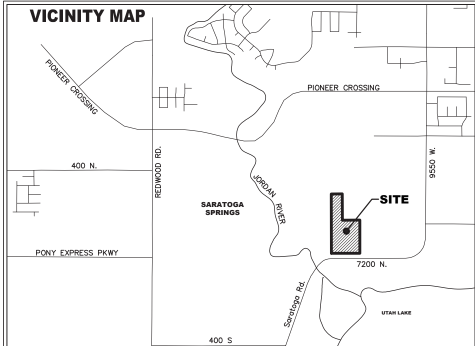
ALTA/NSPS LAND TITLE SURVEY
LOCATION: SE 1/4 SECTION 24 T5S, R1W, & SW 1/4 SECTION 19, T5S, R1E, SLB&M, SARATOGA SPRINGS, UTAH
PREPARED FOR: DR. HORTON
PROPERTY OF: WILLIAM A. & MANDALYN A. FREELAND

REVISIONS
1 -
- -
2 -
- -
3 -
- -
4 -
- -
5 -
- -

LEI PROJECT #:	2017-0110
DRAWN BY:	CAP
DESIGNED BY:	CAP
SCALE:	1"=40'
DATE:	2/6/2019
SHEET	1

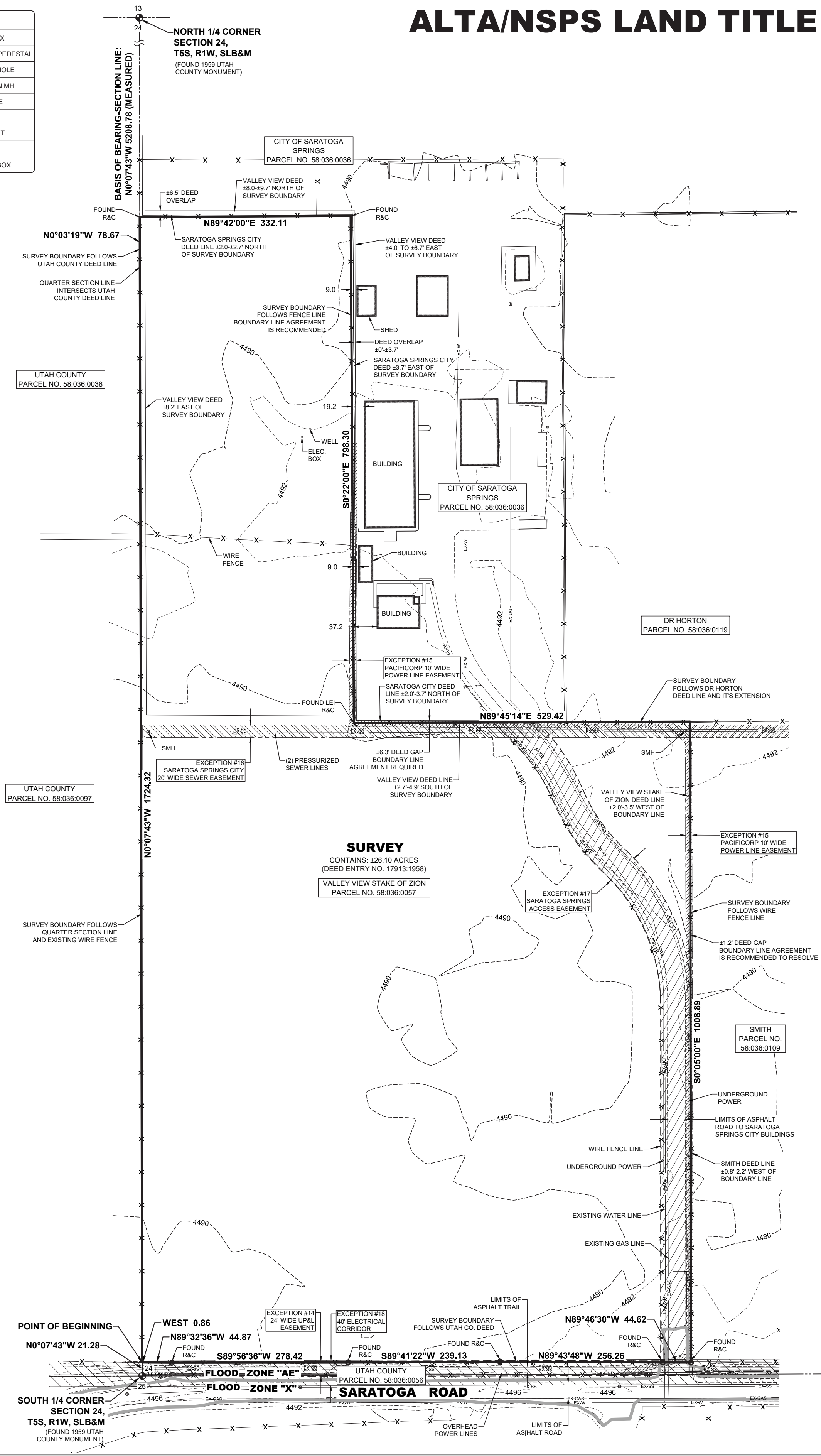
2/6/2019 1:59 PM
V:\0_LEI PROJECT\2017\2017-0110 MCLACHLAN SUBDIVISION - SS\CAD\17-0110 FREELAND ALTA SURVEY.DWG

ALTA/NSPS LAND TITLE SURVEY



LEGEND

E	EXISTING ELECTRIC BOX
T	EXISTING TELEPHONE PEDESTAL
S	EXISTING SEWER MANHOLE
D	EXISTING STORM DRAIN MH
	EXISTING WATER VALVE
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	EXISTING LIGHT POLE
	EXISTING CURB INLET BOX



SCHEDULE B-EXCEPTIONS

1-8. ***(STANDARD TITLE EXCEPTIONS, NOT PLOTTABLE MATTERS OF SURVEY)***

9. ***(TAXES DUE, NOT A PLOTTABLE MATTER OF SURVEY)***

10-13. ***(PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF THESE EXCEPTIONS, NOT PLOTTABLE MATTERS OF SURVEY)***

14. Easement in favor of Utah Power and Light Company, to construct, reconstruct, operate, maintain and repair electric transmission and other equipment over, under and across a portion of the subject Land. Said Easement recorded January 14, 1988, as Entry No. 1009, in Book 2482, at Page 480.
(24' WIDE UP&L EASEMENT AS SHOWN HEREON)

15. Easement in favor of Pacificorp, an Oregon corporation, its successors and assigns, to construct, reconstruct, operate, maintain and repair electric transmission and other equipment over, under and across a portion of the subject Land. Said Easement recorded October 4, 1996, as Entry No. 81702, in Book 4088, at Page 664.
(10' POWER LINE EASEMENT AS SHOWN HEREON)

16. Easement in favor of City of Saratoga Springs, a body politic of the State of Utah for a perpetual right-of-way and easement to construct, maintain, operate, repair, inspect, protect, install, remove and replace sewer pipelines, valves, valve boxes and other sewer transmission and distribution structures and facilities and incidental purposes, by instrument recorded May 25, 2006, as Entry No. 64952:2006.
(20' WIDE SEWER EASEMENT AS SHOWN HEREON)

17. Easement in favor of The City of Saratoga Springs, a Utah municipal corporation for a perpetual, nonexclusive easement on, over, and across a certain portion of said Land and incidental purposes, by instrument dated December 15, 2011 and recorded December 15, 2011, as Entry No. 90286:2011.
(ACCESS AND UTILITY EASEMENT AS SHOWN HEREON)

18. Ordinance No. 2003-06 Amending the "Utah County General Plan 1980" and More Particularly Amending the Land Use Plan to Include an Electrical Transmission Corridor, dated March 18, 2003 and recorded April 2, 2003 as Entry No. 49788:2003.
(40' ELECTRICAL TRANSMISSION CORRIDOR AS SHOWN HEREON)

19. The effects, if any, of easements and rights-of-way for existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipelines and power, telephone, sewer, gas or water lines, which may be ascertained by an inspection or survey of the subject Land.
(EXISTING IMPROVEMENTS ARE SHOWN HEREON)

20. The rights of the public and others entitled thereto, to use for street purposes, that portion of the herein described Land lying within the bounds of Saratoga Road.
(PROPERTY IS OUTSIDE THE BOUNDS OF SARATOGA ROAD AS SHOWN HEREON)

21. Notice of Creation of Agriculture Protection Area, dated February 10, 2000 and recorded March 10, 2000 as Entry No. 19295:2000.
(PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF THIS EXCEPTION)

22. Notwithstanding those items described herein-above, the Land is also subject to any additional discrepancies, conflicts in the boundary lines, shortage in area, encroachments, or any other facts which an ALTA/NSPS Survey, (made in accordance with the current Minimum Standard Detail Requirements for Land Title Surveys jointly established and adopted by (ALTA) American Land Title Association and National Society of Professional Surveyors) may disclose.
(MATTERS OF BOUNDARY CONFLICTS HAVE BEEN SHOWN HEREON)

23. Rights of tenants in possession, as tenants only, under unrecorded leases.
(NOT A PLOTTABLE MATTER OF SURVEY)

TITLE REPORT DESCRIPTIONS

Commencing 40.10 chains West and 12.50 chains South of the Northeast corner of the Southeast quarter of Section 24, Township 5 South, Range 1 West of the Salt Lake Base and Meridian; thence East 5.01 chains; thence South 10 minutes East 12.05 chains; thence North 89°45'00" West 5.01 chains; thence North 10 minutes West 12.02 chains to the place of beginning.

ALSO:

Commencing at the Southwest corner of the Southeast quarter of Section 24, Township 5 South, Range 1 West of the Salt Lake Meridian; thence North 15.53 chains; thence East 13.04 chains; thence South 15.49 chains; thence West 13.04 chains to the place of beginning.

LESS AND EXCEPTING THEREFROM the following:

Beginning at a point located North 1.28 feet from the South quarter corner of Section 24, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 20.00 feet; thence East 0.81 feet; thence South 89°32'36" East 44.87 feet; thence North 89°56'36" East 278.42 feet; thence North 89°41'22" East 239.13 feet; thence South 89°43'48" East 256.26 feet; thence South 89°46'30" East 44.62 feet to a point of intersection with an existing North-South fence line; thence along said fence South 01°11'27" East 20.01 feet to a point of intersection with an existing East-West fence line on the North side of Saratoga Road; thence the following six (6) courses and distances along said East-West fence line: (1) North 89°46'30" West 45.12 feet; (2) North 89°43'48" West 256.17 feet; (3) South 89°41'22" West 239.08 feet; (4) South 89°56'36" West 278.55 feet; (5) North 89°32'36" West 44.88 feet; (6) West 0.73 feet to the point of beginning.

AS-SURVEYED DESCRIPTION

ALL OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 17913:1958 LESS THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 163124:2006 IN THE OFFICIAL RECORDS OF UTAH COUNTY LOCATED IN SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, SARATOGA SPRINGS, UTAH COUNTY, UTAH, AS SURVEYED AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°07'43"W ALONG THE QUARTER SECTION LINE 21.28 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE N0°07'43"W ALONG THE QUARTER SECTION LINE AND AN EXISTING FENCE LINE 1724.32 FEET; THENCE CONTINUING ALONG SAID FENCE LINE THE FOLLOWING THREE (3) COURSES: N0°03'19"W 78.67 FEET; THENCE N89°42'00"E 332.11 FEET; THENCE S0°22'00"E 798.30 FEET TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 117221.2013 IN THE OFFICIAL RECORDS OF UTAH COUNTY; THENCE N89°45'14"E ALONG SAID SOUTH LINE AND IT'S EXTENSION 529.42 FEET TO AN EXISTING FENCE CORNER; THENCE S0°05'00"E ALONG AN EXISTING FENCE LINE 1008.89 FEET TO THE NORTH LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 167823:2006 IN THE OFFICIAL RECORDS OF UTAH COUNTY; THENCE ALONG SAID NORTH LINE THE FOLLOWING SIX (6) COURSES: N89°46'30"W 44.62 FEET; THENCE N89°43'48"W 256.26 FEET; THENCE S89°41'22"W 239.13 FEET; THENCE S89°56'36"W 278.42 FEET; THENCE N89°32'36"W 44.87 FEET; THENCE WEST 0.86 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±26.10 ACRES

NOTES

1. The purpose of this survey is to provide an ALTA/NSPS Land Title Survey of the area shown hereon for the clients own intents and purposes.
2. The Basis of Bearing for this survey is N0°07'43"W along the Quarter Section Line from the South 1/4 Corner to the North 1/4 Corner of Section 24, Township 5 South, Range 1 West, Salt Lake Base and Meridian. Deeds and plats of record have been rotated to the above mentioned basis of bearing.
3. This survey does not guarantee, grant, transfer or imply fee title ownership of any portion of this property in whole or part to any party or persons. This survey makes reference to owners names, documents and deed lines which are depicted hereon to the best of the surveyor's ability, however all information shown hereon should be verified by county records, title companies and other qualified professionals to meet the specific purposes and intents of the client. Furthermore, the filing of this survey with the respective county in which the property is situated does not serve as an instrument to subdivide, transfer, sell, or trade any portion of the property shown hereon. It is recommended that a qualified title company and/or other qualified professionals be contacted to address any and all questions regarding property ownership, title and the transfer of real property.
4. A title report prepared by Cottonwood Title Insurance Agency, File No. 109491-DMP, Effective Date: January 3, 2019 was used in the preparation of this survey 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 and title exceptions shown hereon are referenced from said report.
5. The benchmark for the topographic information provided hereon is the found NGS Benchmark "K 41" at the Utah Lake Pumping Plant with an NGVD elevation of 4,494.20 feet. Contours are shown hereon at two (2) foot intervals.
6. This drawing, its design, and invention thereof, is the property of LEI Consulting Engineers and Surveyors, Inc. and is submitted to, and is for the exclusive use of, the client referenced on the Survey. Only copies authorized in writing and individually signed and sealed by the Surveyor may be used as the official work of the Surveyor. This drawing and any copy thereof may not be relied upon for any purpose, by any party, except as stated in the agreement between LEI Consulting Engineers and Surveyors, Inc., and its client.
7. This drawing and any copy thereof, may also not be relied upon for any purpose under any of the following conditions:
   A. Original and any copies not individually signed and sealed by Surveyor.
   B. Dependent monuments and data set, or published, by others and used by the Surveyor are subsequently found to be in error.
   C. Improvements shown have been altered, changed, or added to, subsequent to the Survey.
8. Except as specifically stated or shown on this plan, this survey does not purport to reflect any of the following which may be applicable to the properties shown hereon: easements, encumbrances, building setback lines, restrictive covenants, subdivision restrictions, zoning or other land use restrictions and any other facts that an accurate and current title search may disclose. Regarding any issues not specifically stated or shown on the survey, client is advised to seek the services of a competent title company.
9. Underground utilities have been shown hereon based on observed evidence. Additional underground utilities including but not limited to: power, phone, cable TV, water, sewer and sprinkler lines may exist within the boundaries of this survey and blue stakes should be contacted prior to digging or in order to add the locations of such utilities to this survey. Engineers, contractors, and others that rely on this information should be cautioned that the locations, elevations, and pipe sizes of the existing utilities may not to be relied on as being exact or complete. Additional exploration, verification and relocation of existing utilities will be the sole responsibility of the contractor prior to or during construction of any additional improvements.
10. #5 rebar and cap have been set at all lot corners unless noted otherwise.
11. This property is within Flood Zone "X" and Zone "AE" (with base flood elevation 4,494.2 per floodway conditions) according to the Flood Insurance Rate Map Panel No. 4902500115 A, Effective Date: July 17, 2002, revised to reflect LOMR, Effective Date: March 20, 2014 and LOMR, Effective Date: December 19, 2016. The flood Zone line between Zone "X" and Zone "AE" has been shown hereon based on the contour line of 4,494.2. The only portion of this property that is within Zone "X" is that part of the asphalt road near the southeast corner of the property.
12. There are various discrepancies between title lines and lines of occupation in addition to various deed gaps and overlaps as shown hereon. It is recommended that boundary line agreements be signed between the Valley View Stake of Zion, Utah County, Saratoga Springs City and the Smith property to resolve title issues.
13. The following utility entities were contacted and utility information was provided (unless noted otherwise) and used as a part of this survey:
    Dominion Energy: John Staples, John Staples@dominionenergy.com (no information provided)
    Saratoga Springs City: Jeremy Lapin, (801)766-9793 and online GIS mapping information
    Comcast: Andy Filizetti, andy.filizetti@telecon.com
    Century Link: Arlene Denny, arlene.denny@centurylink.com (no information provided)
    Eagle Mountain City: Chris Trusty, ctrusty@emcity.org
    Lehi City: Kim Struthers, kstruthers@lehi-ut.gov (no information provided)
    Rocky Mt. Power: Joel Simmons: gisdept@pacificorp.com
    Timpanogos S.S.D: Jon Adams: (801)756-5231 (no information provided)
14. There was observed evidence of a well as shown hereon. There may be additional wells located on this property, however there was no observed evidence of more wells seen at the time of this survey. It is recommended that the client contact the current land owner to ascertain the existence of any wells and any associated water rights.

SURVEYOR'S CERTIFICATE

To: DR. HORTON, INC., LEE J. SMITH AND JOY P. SMITH, TRUSTEES, OR SUCCESSORS IN TRUST, UNDER THE L&J SMITH TRUST DATED APRIL 3, 2014, and any amendments thereto, COTTONWOOD TITLE INSURANCE AGENCY, INC. and FIRST AMERICAN TITLE INSURANCE COMPANY, and their respective successors and assigns, as follows:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 3, 4, 5, 8, 11 and 18 of Table A thereof. The field work was completed on December 12, 2018.

STATE OF UTAH — PROFESSIONAL LAND SURVEYOR — CHAD A. POULSEN No. 501182 — 1/29/2019

Chad A. Poulsen, PLS

January 29, 2019
Date

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

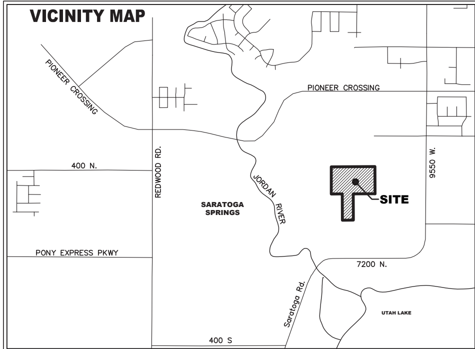
ALTA/NSPS LAND TITLE SURVEY
LOCATION: SE 1/4 SECTION 24 T5S, R1W, T5S, R1E, SLB&M, SARATOGA SPRINGS, UTAH
PREPARED FOR: DR. HORTON
PROPERTY OF: VALLEY VIEW STAKE OF ZION

REVISIONS
1
2
3
4
5

LEI PROJECT #: 2017-0110
DRAWN BY: CAP
DESIGNED BY: CAP
SCALE: 1"=100'
DATE: 1/29/2019
SHEET 1

ALTA/NSPS LAND TITLE SURVEY

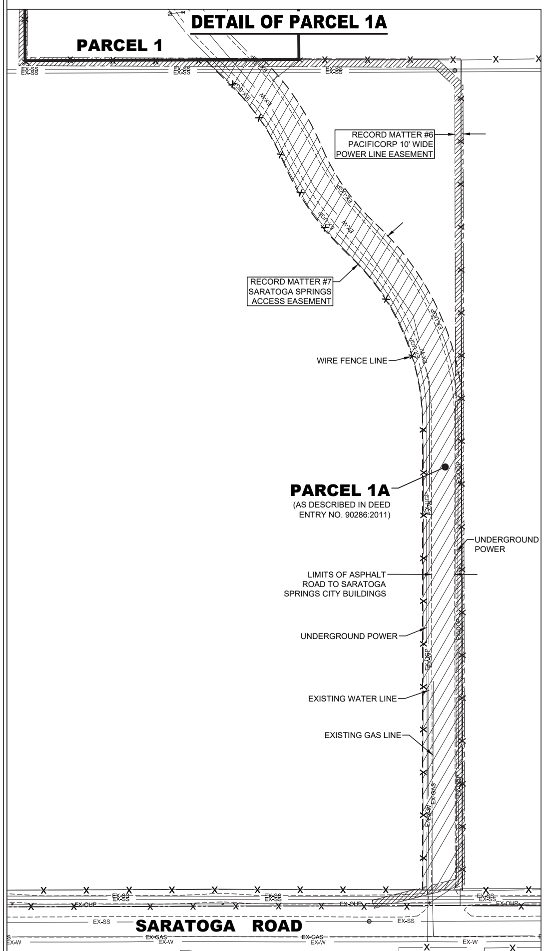
VICINITY MAP

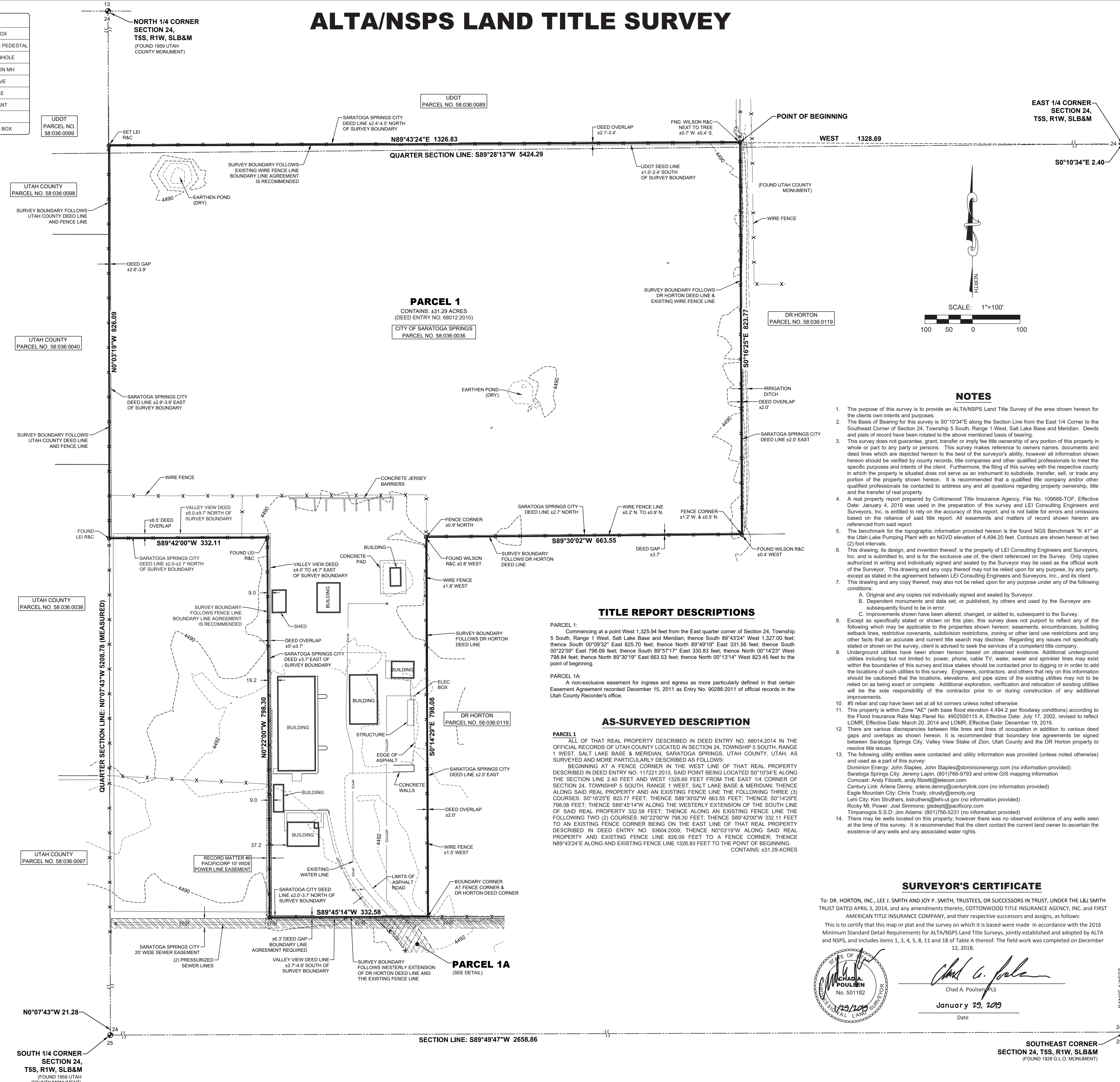


LEGEND

E	EXISTING ELECTRIC BOX
T	EXISTING TELEPHONE PEDESTAL
S	EXISTING SEWER MANHOLE
D	EXISTING STORM DRAIN MH
⋈	EXISTING WATER VALVE
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	EXISTING LIGHT POLE
	EXISTING CURB INLET BOX

DETAIL OF PARCEL 1A





RECORD MATTERS

1. ***(STANDARD TITLE EXCEPTIONS, NOT PLOTTABLE MATTERS OF SURVEY)***
2. ***(TAXES DUE, NOT A PLOTTABLE MATTER OF SURVEY)***
3-5. ***(PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF THESE EXCEPTIONS, NOT PLOTTABLE MATTERS OF SURVEY)***
6. Easement in favor of Pacificorp, an Oregon corporation, its successors and assigns, to construct, reconstruct, operate, maintain and repair electric transmission and other equipment over, under and across a portion of the subject Land. Said Easement recorded October 4, 1996, as Entry No. 81702, in Book 4088, at Page 664.
(10' POWER LINE EASEMENT AS SHOWN HEREON)
7. Easement Agreement by and between Valley View Stake of the Church of Jesus Christ of Latter-day Saints, a Utah corporation sole and the City of Saratoga Springs, a Utah municipal corporation, dated December 15, 2011 and recorded December 15, 2011 as Entry No. 90286:2011.
(ACCESS AND UTILITY EASEMENT, SHOWN AS PARCEL 1A HEREON)
8. Notwithstanding those items described herein-above, the Land is also subject to any additional discrepancies, conflicts in the boundary lines, shortage in area, encroachments, or any other facts which an ALTA/NSPS Survey, (made in accordance with the current Minimum Standard Detail Requirements for Land Title Surveys jointly established and adopted by (ALTA) American Land Title Association and National Society of Professional Surveyors) may disclose.
(MATTERS OF BOUNDARY CONFLICTS HAVE BEEN SHOWN HEREON)
9. Rights of tenants in possession, as tenants only, under unrecorded leases.
(NOT A PLOTTABLE MATTER OF SURVEY)
10. Deed of Trust with Assignment of Rents to secure an indebtedness in the amount shown below, and any other obligations secured thereby: Trustor: Anthony B. Lovato and Christopher Lovato; Trustee: Edwin B. Parry, Attorney-at-Law; Beneficiary: Utah Mortgage Center, Inc.; Amount: $200,000.00; Dated: March 5, 2004; Recorded: March 5, 2004 as Entry Number 25767:2004.
The above stated Deed of Trust was assigned to Michael Johnson Living Trust, Recorded March 30, 2004 as Entry No. 35332:2004.
(ALL OF PARCEL 1 IS INCLUDED IN THIS DEED OF TRUST)
11. Deed of Trust with Assignment of Rents to secure an indebtedness in the amount shown below, and any other obligations secured thereby: Trustor: Anthony B. Lovato and Christopher L. Lovato; Trustee: Edwin B. Parry, Attorney-at-Law; Beneficiary: Utah Mortgage Center, Inc.; Amount: $100,000.00; Dated: July 16, 2004; Recorded: July 19, 2004 as Entry Number 82835:2004.
The above stated Deed of Trust was assigned to Paul Rubey, Recorded August 30, 2004 as Entry No. 99435:2004.
The above stated Deed of Trust was assigned to Paul Rubey and James Rubey, as joint tenants, Recorded November 3, 2006 as Entry No. 147572:2006.
The above stated Deed of Trust was assigned to Paul Rubey and James Rubey, as joint tenants, Recorded March 21, 2007 as Entry No. 40726:2007.
The above stated Deed of Trust was assigned to James Rubey, Recorded September 9, 2008 as Entry No. 99816:2008.
The above stated Deed of Trust was assigned to James Rubey Revocable Trust with James Rubey as Trustee, Recorded November 20, 2008 as Entry No. 123827:2008.
(ALL OF PARCEL 1 IS INCLUDED IN THIS DEED OF TRUST)
12. Deed of Trust with Assignment of Rents to secure an indebtedness in the amount shown below, and any other obligations secured thereby: Trustor: Anthony B. Lovato and Christopher L. Lovato; Trustee: Edwin B. Parry, Attorney-at-Law; Beneficiary: Utah Mortgage Center, Inc.; Amount: $147,000.00; Dated: August 22, 2005; Recorded: August 23, 2005 as Entry Number 93428:2005.
The above stated Deed of Trust was assigned to Paul Rubey and James Rubey, as joint tenants, Recorded August 31, 2005 as Entry No. 96790:2005.
The above stated Deed of Trust was assigned to James Rubey, Recorded September 9, 2008 as Entry No. 99825:2008.
The above stated Deed of Trust was assigned to James Rubey Revocable Trust with James Rubey as Trustee, Recorded November 20, 2008 as Entry No. 123828:2008.
Notice of Default and Election to Sell under said Deed of Trust was recorded March 10, 2010 as Entry No. 19787:2010 of Official Records.
(ALL OF PARCEL 1 IS INCLUDED IN THIS DEED OF TRUST)

U:\0 _LEI PROJECTS\2017\2017-0110 MCLACHLAN SUBDIVISION- SS\CAD\17-0110 SMITH VALLEY VIEW SARATOGA SPRINGS CITY ALTA SURVEY.DWG 1/29/2019 5:31 PM

TITLE REPORT DESCRIPTIONS

PARCEL 1:

Commencing at a point West 1,325.94 feet from the East quarter corner of Section 24, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 89°43'24" West 1,327.00 feet; thence South 00°09'32" East 825.70 feet; thence North 89°49'19" East 331.56 feet; thence South 00°22'59" East 796.69 feet; thence South 89°57'17" East 330.83 feet; thence North 00°14'23" West 798.84 feet; thence North 89°30'19" East 663.53 feet; thence North 00°13'14" West 823.45 feet to the point of beginning.

PARCEL 1A:

A non-exclusive easement for ingress and egress as more particularly defined in that certain Easement Agreement recorded December 15, 2011 as Entry No. 90286:2011 of official records in the Utah County Recorder's office.

AS-SURVEYED DESCRIPTION

PARCEL 1

ALL OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 68014:2014 IN THE OFFICIAL RECORDS OF UTAH COUNTY LOCATED IN SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, SARATOGA SPRINGS, UTAH COUNTY, UTAH, AS SURVEYED AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FENCE CORNER IN THE WEST LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 117221:2013, SAID POINT BEING LOCATED S0°10'34"E ALONG THE SECTION LINE 2.40 FEET AND WEST 1328.69 FEET FROM THE EAST 1/4 CORNER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE ALONG SAID REAL PROPERTY AND AN EXISTING FENCE LINE THE FOLLOWING THREE (3) COURSES: S0°16'25"E 823.77 FEET; THENCE S89°30'02"W 663.55 FEET; THENCE S0°14'29"E 798.08 FEET; THENCE S89°45'14"W ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID REAL PROPERTY 332.58 FEET; THENCE ALONG AN EXISTING FENCE LINE THE FOLLOWING TWO (2) COURSES: N0°22'00"W 798.30 FEET; THENCE S89°42'00"W 332.11 FEET TO AN EXISTING FENCE CORNER BEING ON THE EAST LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 93604:2009; THENCE N0°03'19"W ALONG SAID REAL PROPERTY AND EXISTING FENCE LINE 826.09 FEET TO A FENCE CORNER; THENCE N89°43'24"E ALONG AND EXISTING FENCE LINE 1326.83 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±31.29 ACRES

NOTES

1. The purpose of this survey is to provide an ALTA/NSPS Land Title Survey of the area shown hereon for the clients own intents and purposes.
2. The Basis of Bearing for this survey is S0°10'34"E along the Section Line from the East 1/4 Corner to the Southeast Corner of Section 24, Township 5 South, Range 1 West, Salt Lake Base and Meridian. Deeds and plats of record have been rotated to the above mentioned basis of bearing.
3. This survey does not guarantee, grant, transfer or imply fee title ownership of any portion of this property in whole or part to any party or persons. This survey makes reference to owners names, documents and deed lines which are depicted hereon to the best of the surveyor's ability, however all information shown hereon should be verified by county records, title companies and other qualified professionals to meet the specific purposes and intents of the client. Furthermore, the filing of this survey with the respective county in which the property is situated does not serve as an instrument to subdivide, transfer, sell, or trade any portion of the property shown hereon. It is recommended that a qualified title company and/or other qualified professionals be contacted to address any and all questions regarding property ownership, title and the transfer of real property.
4. A real property report prepared by Cottonwood Title Insurance Agency, File No. 109668-TOF, Effective Date: January 4, 2019 was used in the preparation of this survey 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 and matters of record shown hereon are referenced from said report.
5. The benchmark for the topographic information provided hereon is the found NGS Benchmark "K 41" at the Utah Lake Pumping Plant with an NGVD elevation of 4,494.20 feet. Contours are shown hereon at two (2) foot intervals.
6. This drawing, its design, and invention thereof, is the property of LEI Consulting Engineers and Surveyors, Inc. and is submitted to, and is for the exclusive use of, the client referenced on the Survey. Only copies authorized in writing and individually signed and sealed by the Surveyor may be used as the official work of the Surveyor. This drawing and any copy thereof may not be relied upon for any purpose, by any party, except as stated in the agreement between LEI Consulting Engineers and Surveyors, Inc., and its client.
7. This drawing and any copy thereof, may also not be relied upon for any purpose under any of the following conditions:
   A. Original and any copies not individually signed and sealed by Surveyor.
   B. Dependent monuments and data set, or published, by others and used by the Surveyor are subsequently found to be in error.
   C. Improvements shown have been altered, changed, or added to, subsequent to the Survey.
8. Except as specifically stated or shown on this plan, this survey does not purport to reflect any of the following which may be applicable to the properties shown hereon: easements, encumbrances, building setback lines, restrictive covenants, subdivision restrictions, zoning or other land use restrictions and any other facts that an accurate and current title search may disclose. Regarding any issues not specifically stated or shown on the survey, client is advised to seek the services of a competent title company.
9. Underground utilities have been shown hereon based on observed evidence. Additional underground utilities including but not limited to: power, phone, cable TV, water, sewer and sprinkler lines may exist within the boundaries of this survey and blue stakes should be contacted prior to digging or in order to add the locations of such utilities to this survey. Engineers, contractors, and others that rely on this information should be cautioned that the locations, elevations, and pipe sizes of the existing utilities may not to be relied on as being exact or complete. Additional exploration, verification and relocation of existing utilities will be the sole responsibility of the contractor prior to or during construction of any additional improvements.
10. #5 rebar and cap have been set at all lot corners unless noted otherwise.
11. This property is within Zone "AE" (with base flood elevation 4,494.2 per floodway conditions) according to the Flood Insurance Rate Map Panel No. 4902500115 A, Effective Date: July 17, 2002, revised to reflect LOMR, Effective Date: March 20, 2014 and LOMR, Effective Date: December 19, 2016.
12. There are various discrepancies between title lines and lines of occupation in addition to various deed gaps and overlaps as shown hereon. It is recommended that boundary line agreements be signed between Saratoga Springs City, Valley View Stake of Zion, Utah County and the DR Horton property to resolve title issues.
13. The following utility entities were contacted and utility information was provided (unless noted otherwise) and used as a part of this survey:
Dominion Energy: John Staples, John Staples@dominionenergy.com (no information provided)
Saratoga Springs City: Jeremy Lapin, (801)766-9793 and online GIS mapping information
Comcast: Andy Filizetti, andy.filizetti@telecon.com
Century Link: Arlene Denny, arlene.denny@centurylink.com (no information provided)
Eagle Mountain City: Chris Trusty, ctrusty@emcity.org
Lehi City: Kim Struthers, kstruthers@lehi-ut.gov (no information provided)
Rocky Mt. Power: Joel Simmons: gisdept@pacificorp.com
Timpanogos S.S.D: Jon Adams: (801)756-5231 (no information provided)
14. There may be wells located on this property, however there was no observed evidence of any wells seen at the time of this survey. It is recommended that the client contact the current land owner to ascertain the existence of any wells and any associated water rights.

SURVEYOR'S CERTIFICATE

To: DR. HORTON, INC., LEE J. SMITH AND JOY P. SMITH, TRUSTEES, OR SUCCESSORS IN TRUST, UNDER THE L&J SMITH TRUST DATED APRIL 3, 2014, and any amendments thereto, COTTONWOOD TITLE INSURANCE AGENCY, INC. and FIRST AMERICAN TITLE INSURANCE COMPANY, and their respective successors and assigns, as follows:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 3, 4, 5, 8, 11 and 18 of Table A thereof. The field work was completed on December 12, 2018.

STATE OF UTAH — PROFESSIONAL LAND SURVEYOR — CHAD A. POULSEN No. 501182 — 1/29/2019

Chad A. Poulsen, PLS

January 29, 2019
Date

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

ALTA/NSPS LAND TITLE SURVEY

LOCATION: SECTION 24 T5S, R1W, T5S, R1E, SLB&M, SARATOGA SPRINGS, UTAH

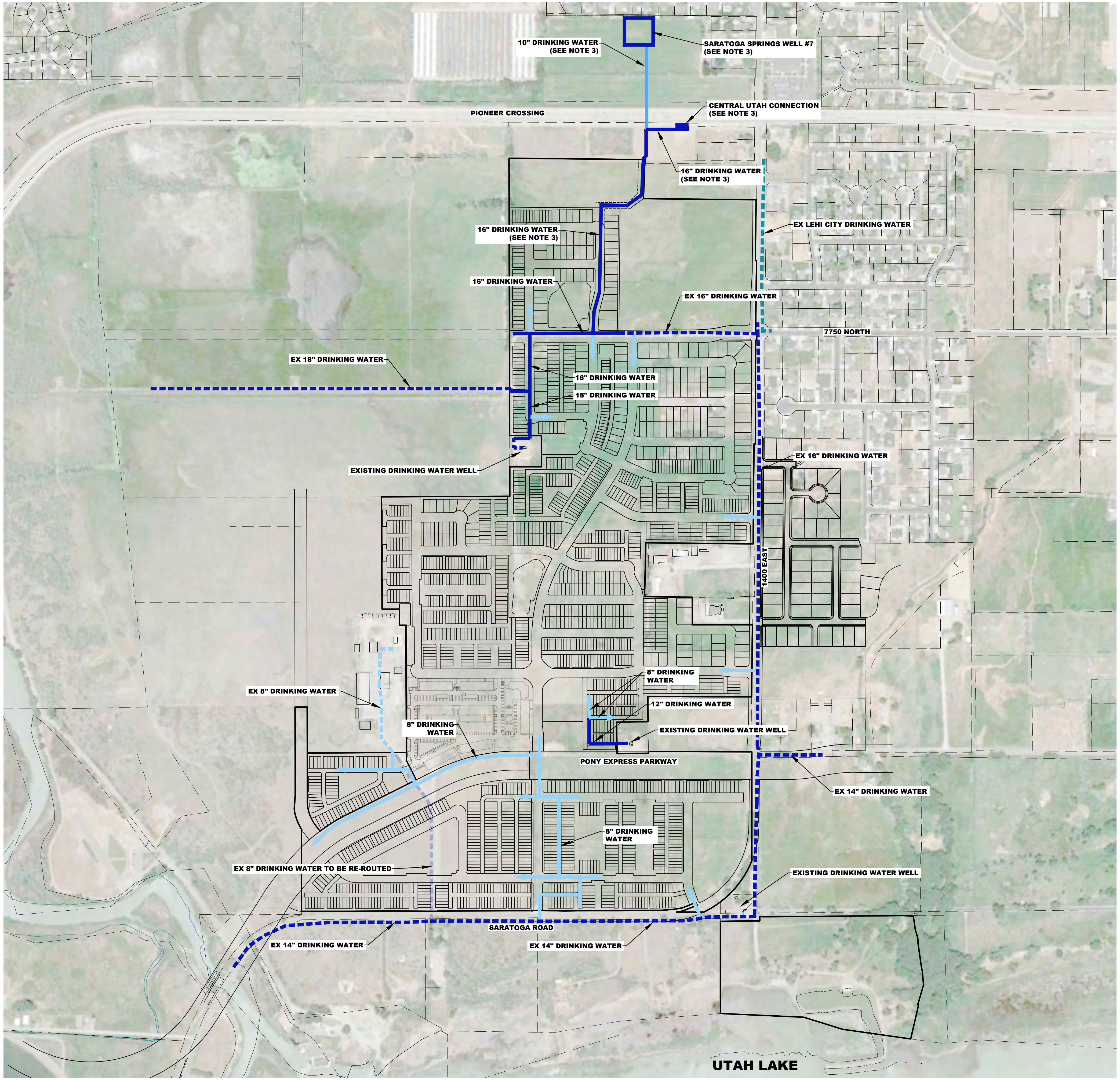
PREPARED FOR: DR. HORTON

PROPERTY OF: CITY OF SARATOGA SPRINGS

REVISIONS	
1	-
2	-
3	-
4	-
5	-

LEI PROJECT #: **2017-0110**
DRAWN BY: **CAP**
DESIGNED BY: **CAP**
SCALE: **1"=100'**
DATE: **1/29/2019**
SHEET **1**

This page intentionally left blank



VICINITY MAP

NORTH

SCALE IN FEET: 1"=300'

300 150 0 300

NOTES

1. IF CUP WATER IS TO BE UTILIZED WITHIN THIS PROJECT, AN OFF-SITE IMPROVEMENT IS REQUIRED.
2. ALL INTERIOR DRINKING WATER LINES TO BE 8" UNLESS OTHERWISE NOTED.
3. THE SIZES SHOWN FOR THESE IMPROVEMENTS ARE BASED ON PROVIDING SERVICE TO PROPERTIES OUTSIDE OF THE NORTHSHORE DEVELOPMENT AND MAY BE LARGER THAN REQUIRED TO SERVE NORTHSHORE ALONE. AS PART OF FINAL DESIGN, THE DEVELOPER WILL WORK WITH SARATOGA SPRINGS CITY TO DETERMINE THE REQUIRED SIZE OF FACILITIES TO SERVE NORTHSHORE ALONE AND THEN IDENTIFY IF AN UPSIZE OF FACILITIES IS NEEDED FOR OTHER PROPERTIES.

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NORTHSHORE

CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

MASTER UTILITY PLAN - DRINKING WATER

REVISIONS

1 -

2 -

3 -

4 -

5 -

LEI PROJECT #: 2017-0110

DRAWN BY: BLS

CHECKED BY: NKW

SCALE: 1"=300' (PRINTED ON 24x36)

DATE: 12-17-2021

EXHIBIT 1

PIONEER CROSSING

10" SECONDARY WATER (SEE NOTE 2)

7750 NORTH

CULINARY/SECONDARY WATER CROSS CONNECT BY CITY

16" SECONDARY WATER

16" SECONDARY WATER

1400 EAST

16" SECONDARY WATER

CONNECT TO 16" SECONDARY WATER LINE INSTALLED BY PERELLI / CITY

16" SECONDARY WATER LINE INSTALLED BY PERELLI / CITY

16" SECONDARY WATER

PONY EXPRESS PARKWAY

145 NORTH

JORDAN RIVER

20" SECONDARY WATER (14" PROJECT SIZE)

20" SECONDARY WATER TO UTILIZE EXISTING CASING AT RIVER CROSSING

SARATOGA ROAD

20" SECONDARY WATER (14" PROJECT SIZE)

UTAH LAKE

EX 16" SECONDARY WATER

CONNECT TO EX 16" SECONDARY WATER

EX 8" SECONDARY WATER

VICINITY MAP

NORTH

SCALE IN FEET: 1"=400

400 200 0 400

NOTES

1. ALL INTERIOR SECONDARY WATER LINES TO BE 6" UNLESS OTHERWISE NOTED.
2. THE SIZES SHOWN FOR THESE IMPROVEMENTS ARE BASED ON PROVIDING SERVICE TO PROPERTIES OUTSIDE OF THE NORTHSHORE DEVELOPMENT AND MAY BE LARGER THAN REQUIRED TO SERVE NORTHSHORE ALONE. AS PART OF FINAL DESIGN, THE DEVELOPER WILL WORK WITH SARATOGA SPRINGS CITY TO DETERMINE THE REQUIRED SIZE OF FACILITIES TO SERVE NORTHSHORE ALONE AND THEN IDENTIFY IF AN UPSIZE OF FACILITIES IS NEEDED FOR OTHER PROPERTIES.

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NORTHSHORE

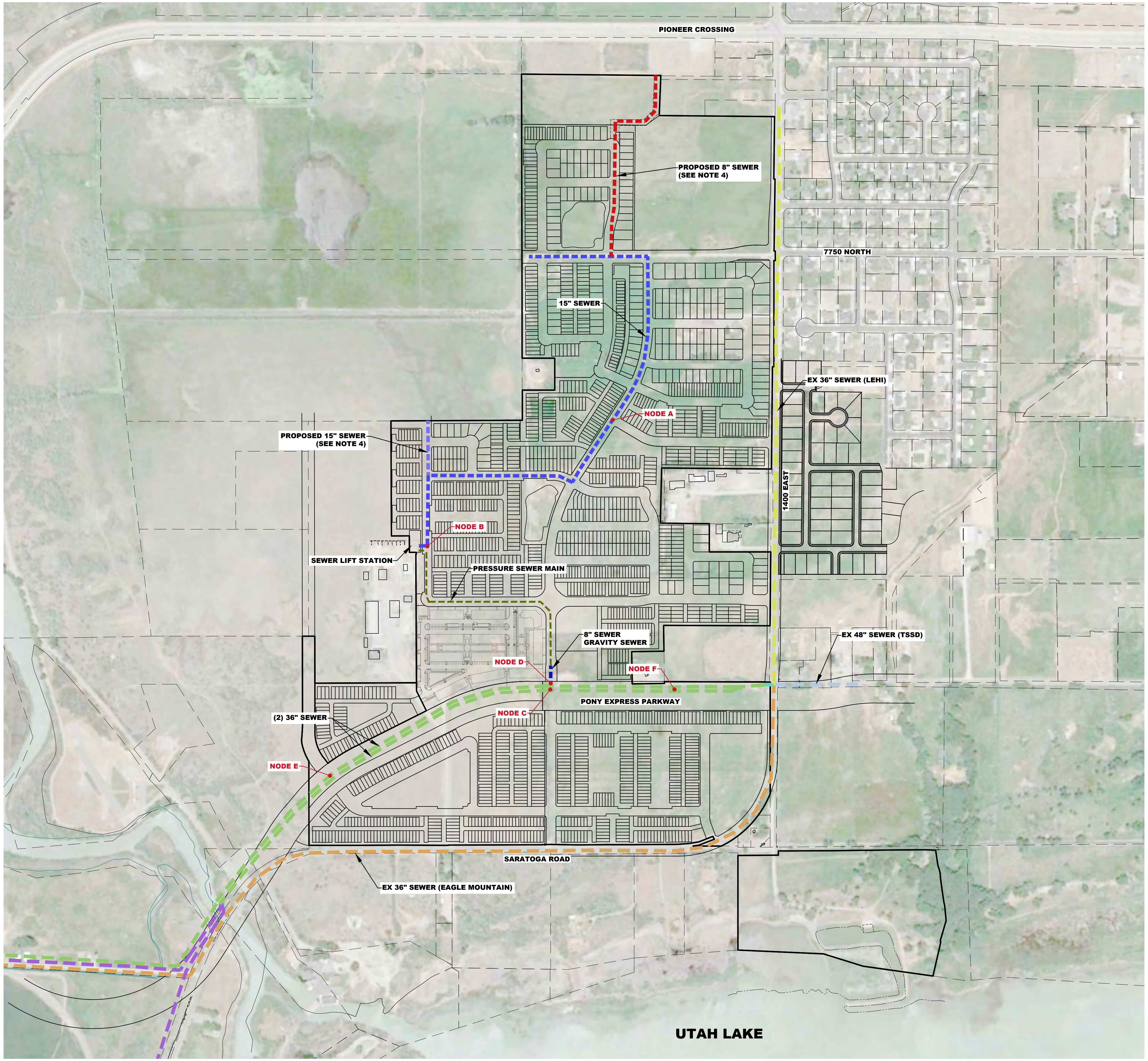
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

MASTER UTILITY PLAN - SECONDARY WATER

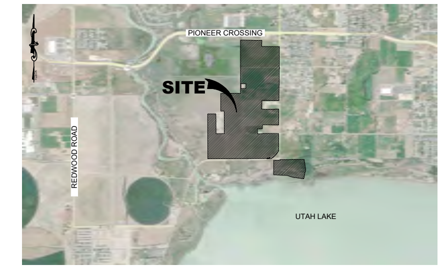
REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2017-0110
DRAWN BY: BLS
CHECKED BY: NKW
SCALE: 1"=400 (PRINTED ON 24X36)
DATE: 12-17-2021

EXHIBIT 1



VICINITY MAP



SCALE IN FEET: 1"=300'
300 150 0 300

NOTES

1. DUE TO THE SHALLOW SLOPES AND THE DESIRE TO SERVICE ARE WITH A GRAVITY -FEED SEWER SYSTEM, NO ADDITIONAL FALL WILL BE BUILT INTO MANHOLES. TROUGHS WILL BE FORMED TO MAINTAIN SLOPES THROUGH MANHOLES AND AVOID EXCESSIVE LOSSES.
2. ALL SEWER MANHOLES TO BE CONSTRUCTED AT PIPE SLOPE.
3. ALL INTERIOR SEWER LINES TO BE 8" UNLESS NOTED OTHERWISE.
4. THE SIZES SHOWN FOR THESE IMPROVEMENTS ARE BASED ON PROVIDING SERVICE TO PROPERTIES OUTSIDE OF THE NORTHSHORE DEVELOPMENT AND MAY BE LARGER THAN REQUIRED TO SERVE NORTHSHORE ALONE. AS PART OF FINAL DESIGN, THE DEVELOPER WILL WORK WITH SARATOGA SPRINGS CITY TO DETERMINE THE REQUIRED SIZE OF FACILITIES TO SERVE NORTHSHORE ALONE AND THEN IDENTIFY IF AN UPSIZE OF FACILITIES IS NEEDED FOR OTHER PROPERTIES.

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NORTHSHORE

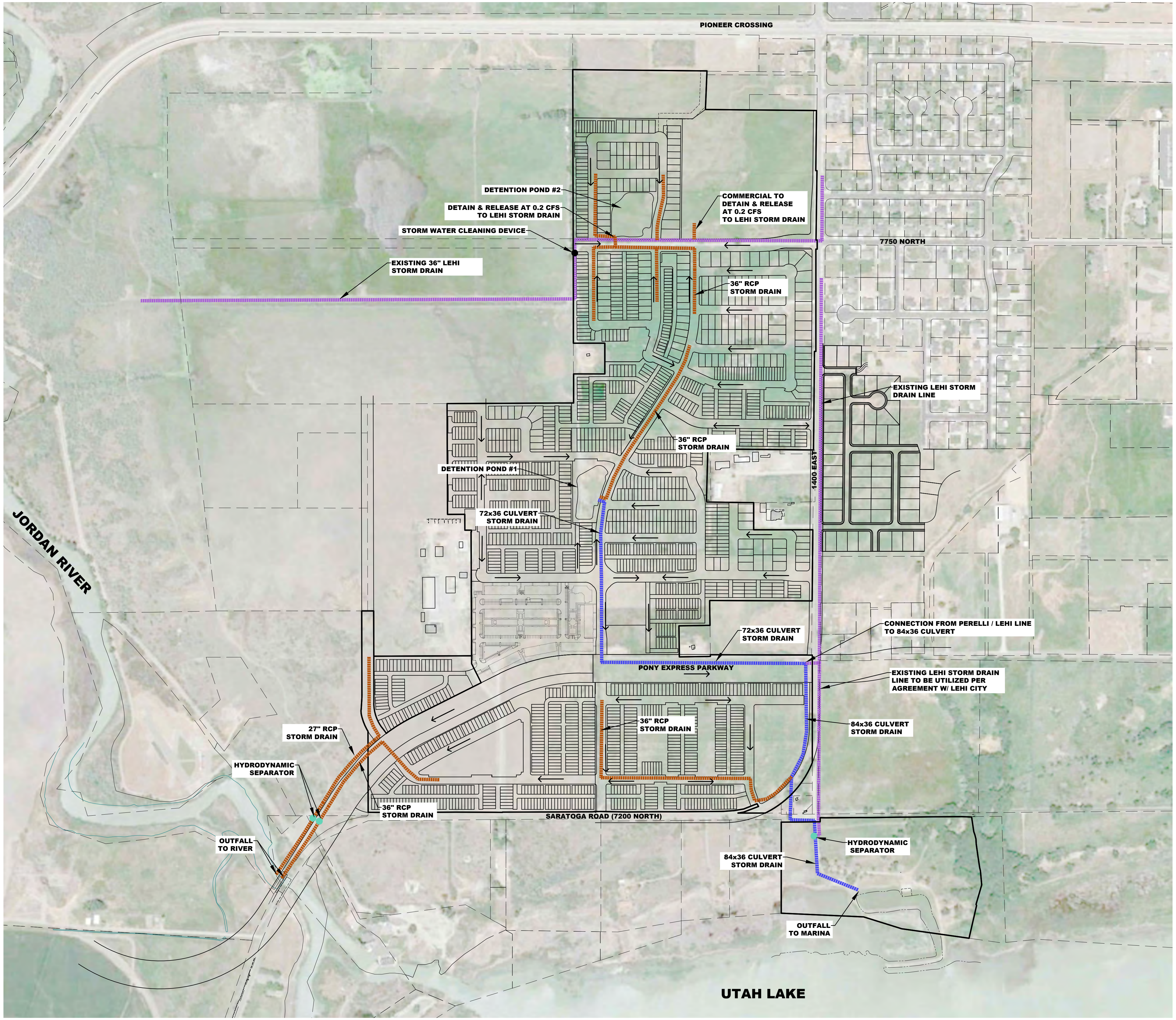
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

MASTER UTILITY PLAN - SEWER

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2017-0110
DRAWN BY: BLS
CHECKED BY: NKW
SCALE: 1"=300' (PRINTED ON 24x36)
DATE: 12-17-2021

EXHIBIT 1



VICINITY MAP

NORTH

SCALE IN FEET: 1"=300'

300 150 0 300

NOTES

1. PONY EXPRESS PARKWAY TO BE USED AS OVERLAND OVERFLOW ROUTE.
2. ALL INTERIOR STORM DRAIN LINES TO BE 15" UNLESS NOTED OTHERWISE.
3. IF DETAILED DESIGN CANNOT MEET CITY STANDARDS (MINIMUM SLOPES, MINIMUM COVER, MATCHING PIPE CROWNS AT CONNECTIONS TO LARGER PIPES, ETC.), THE DEVELOPER WILL BE REQUIRED TO RE-WORK THE DESIGN. SUCH A RE-WORK MAY INCLUDE ADJUSTING THE STORM DRAIN TO OUTFALL TO THE JORDAN RIVER. OUTFALL PROPOSED TO BE ACHIEVED WITHOUT CONFLICTING WITH EXISTING CITY FORCE MAINS STILL IN SERVICE AT THE TIME OF CONSTRUCTION, WITHOUT CONFLICTING WITH THE PROPOSED MASTER-PLANNED CITY SEWER LINES, AND RESOLVE ANY OTHER GEOMETRIC CONSTRAINTS. SIPHONS, PUMPS, OR UNBURIED PIPES ARE NOT ALLOWED.
4. IF THE STORM DRAIN SYSTEM IS CONNECTED TO UTAH LAKE, THE ELEVATIONS OF THE INLET GRATES SHALL BE ABOVE THE UTAH LAKE FLOOD PLAIN ELEVATION. THE FLOOD ELEVATION OF ZONE "AE" IS 4495 PER FIRM PANEL NO 4955170115 B, EFFECTIVE DATE: OCTOBER 15, 1982, REVISED: JULY 17, 2002. DEVELOPMENT IS CURRENTLY WITHIN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN) & FLOOD ZONE "AH" (FLOOD DEPTHS OF 1 TO 3 FEET) DETERMINED FLOOD ELEVATION 4493 AS PER PREVIOUSLY INDICATED FIRM PANEL 4955170115 B.

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NORTHSHORE
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH
MASTER PLAN - STORM DRAIN

REVISIONS
1
2
3
4
5

LEI PROJECT #: 2017-0110
DRAWN BY: BLS
CHECKED BY: NKW
SCALE: 1"=300' (PRINTED ON 24x36)
DATE: 12-17-2021

EXHIBIT
1

HALES ENGINEERING
innovative transportation solutions

Northshore

Traffic Impact Study

Saratoga Springs, Utah

April 3, 2020

UT18-1369

LICENSED PROFESSIONAL ENGINEER
NO. 295699
RYAN R. HALES
04/03/2020
STATE OF UTAH

1220 North 500 West, Ste. 202 Lehi, UT 84043 p 801.766.4343
www.halesengineering.com

HALES ENGINEERING
innovative transportation solutions

EXECUTIVE SUMMARY

This study addresses the traffic impacts associated with the proposed Northshore development in Saratoga Springs, Utah. The proposed project is located on the west side of Saratoga Road (1200 East), between Pioneer Crossing (SR-145) on the north and Saratoga Road on the south.

Included within the analyses for this study are the traffic operations and recommended mitigation measures for existing conditions and plus project conditions (conditions after development of the proposed project) at key intersections and roadways near the site. Future 2025 and 2040 conditions were also analyzed.

The evening peak hour level of service (LOS) was computed for each study intersection. The results of this analysis are shown in Table ES-1. Recommended storage lengths are shown in Table ES-2.

TABLE ES-1
LOS Analysis - Evening Peak Hour
Saratoga Springs - Northshore TIS Update

Intersection	Level of Service (Sec/Veh)[1]							
	Existing (2020)			Future (2025)			Future (2040)	
	Background	Plus Project	Mitigated Plus Project	Background	Mitigated Background	Plus Project	Background	Plus Project
Saratoga Road / Pioneer Crossing (SR-145)	D (46.8)	F (>80)	D (38.4)	F (>80)	D (42.3)	D (53.6)	-	-
550 North / Saratoga Road	A (3.2) / WB	C (15.7) / EB	B (10.8)	A (6.0) / WB	A (6.3) / WB	B (11.0)	C (16.1) / WB	A (9.2)
Road 1 / Saratoga Road[2]	-	A (9.3) / EB	A (11.2) / EB	-	-	B (14.2) / EB	-	C (15.3) / EB
Road 3 / Saratoga Road[2]	-	A (8.2) / EB	A (9.0) / EB	-	-	B (10.8) / EB	-	C (18.5) / EB
Saratoga Road / 145 North	A (6.4) / WB	B (11.0) / WB	B (11.8) / WB	A (8.2) / WB	A (9.4) / WB	C (15.2) / WB	-	-
Saratoga Road / Pony Express Parkway	-	-	-	-	-	-	C (30.4)	D (40.5)
Road 8 / Saratoga Road[2]	-	A (8.1) / SB	A (7.7) / SB	-	-	B (10.7) / SB	-	A (4.4) / SB
Northshore Drive / Saratoga Road[2]	-	A (5.8) / SB	A (5.6) / SB	-	-	A (7.3) / SB	-	A (3.5) / SB
1235 South / Saratoga Road	-	E (44.7) / EB	A (9.0) / EB	-	-	C (17.8) / EB	-	B (11.9) / EB
Northshore Drive / 550 North[2]	-	A (4.7) / SB	A (6.3) / SB	-	-	A (6.0) / SB	-	A (5.6) / SB
Road 3 / Northshore Drive[2]	-	A (2.2)	A (2.1)	-	-	A (2.1)	-	A (2.0)
Road 1 / Northshore Drive[2]	-	A (2.2) / WB	A (2.1) / WB	-	-	A (2.1) / WB	-	A (2.7) / WB
Northshore Drive / 145 North[2]	-	A (5.3) / SB	A (5.2) / SB	-	-	A (5.0) / SB	-	-
Northshore Drive / Pony Express Parkway[2]	-	-	-	-	-	-	-	C (34.2)
New Collector / Pony Express Parkway	-	-	-	-	-	-	-	F (>50) / SB
Road 6 / 145 North[2]	-	A (3.7) / SB	A (3.4) / SB	-	-	A (3.9) / SB	-	-
Road 6 / Pony Express Parkway[2]	-	-	-	-	-	-	-	B (11.7) / SB
Road 6 / New Collector[2]	-	-	-	-	-	-	-	A (3.4) / WB
Road 2 / Northshore Drive[2]	-	A (4.4) / WB	A (4.3) / WB	-	-	A (4.6) / WB	-	A (4.3) / WB
Road 4 / Northshore Drive[2]	-	A (4.2) / EB	A (4.1) / EB	-	-	A (4.6) / EB	-	A (3.5) / EB
Saratoga Road (West) / Pony Express Parkway	-	-	-	-	-	-	A (1.7) / WB	F (>50) / WB
Road 7 / Northshore Drive[2]	-	A (3.4) / WB	A (3.8) / WB	-	-	A (3.6) / WB	-	A (3.3) / WB
Road 5 / Saratoga Road[2]	-	A (6.5) / SB	A (6.2) / SB	-	-	A (9.0) / SB	-	A (3.8) / SB

1. Intersection LOS and delay (seconds/vehicle) values represent the overall intersection average for roundabout, signalized, all-way stop-controlled intersections and the worst approach for all other unsignalized intersections. Uppercase LOS used for signalized, roundabout, and all-way stop-controlled intersections. Lowercase LOS used for one-way & two-way stop-controlled intersections.
2. This intersection is a project access and was only analyzed in "plus project" scenarios.

Source: Hales Engineering, April 2020

TABLE ES-2
Recommended Storage Lengths
Saratoga Springs - Northshore TIS Update

Intersection	Storage Length (feet)							
	Northbound		Southbound		Eastbound		Westbound	
	LT	RT	LT	RT	LT	RT	LT	RT
550 North / Saratoga Road	100	100	100	100	100	-	-	-
Saratoga Road / Pony Express Parkway	150	100	150	100	250	100	150	100
Northshore Drive / Pony Express Parkway	-	-	-	-	150	-	150	-

Source: Hales Engineering, March 2020

SUMMARY OF KEY FINDINGS/RECOMMENDATIONS

The following is a summary of key findings and recommendations:

- All study intersections are currently operating at an acceptable LOS during the evening peak hour in existing (2020) background conditions.
- The development will consist of residential townhome, apartment, and single-family units, as well as flex-office / warehouse buildings.
- The Saratoga Road / Pioneer Crossing (SR-145) and 1235 South / Saratoga Road intersections are anticipated to operate at an unacceptable LOS during the evening peak hour with project traffic added.
    - *Recommendation:* Currently, Pioneer Crossing (SR-145) is planned to be widened to 6 lanes. Because of the high background volumes with the addition of project traffic, it is anticipated that this widening will need to occur for the Saratoga Road / Pioneer Crossing (SR-145) intersection to operate at an acceptable LOS.
    - *Recommendation:* Construct dual left-turn lanes on the westbound approach of the Saratoga Road / Pioneer Crossing (SR-145) intersection and construct opposing dual eastbound left-turn lanes to match.
    - *Recommendation:* Restrict the access at 1235 South to right-in, right-out movements only and signalize the 550 North / Saratoga Road intersection.
- The Saratoga Road / Pioneer Crossing (SR-145) intersection is anticipated to operate at an unacceptable LOS during the evening peak hour in future (2025) background conditions
    - *Recommendation:* Widen Pioneer Crossing (SR-145) to 6 lanes through the study area.
- All study intersections are anticipated to operate at an acceptable LOS during the evening peak hour in future (2025) plus project conditions.
- All study intersections are anticipated to operate at an acceptable LOS during the evening peak hour in future (2040) background and plus project conditions with the following mitigations.
    - *Recommendation:* Signalize the Saratoga Road / Pony Express Parkway intersection. With current background volume projections, it was assumed that dual left-turn lanes would be warranted on the eastbound approach.
    - *Recommendation:* A signal is warranted at the Northshore Drive / Pony Express Parkway intersection. It is recommended that it be installed with the construction of Pony Express Parkway through the study area.
    - *Recommendation:* Due to its proximity to a signalized intersection, the Road 6 / Pony Express Parkway intersection is recommended to be restricted to right-in / right-out movements only once Pony Express Parkway is constructed.

- The Saratoga Springs Transportation Master Plan (2019) shows two new collector roads in the study area. Because the Mountainland Association of Governments (MAG) / Wasatch Front Regional Council (WFRC) Travel Demand Model does not show them, there is no way to estimate volumes and they were not included in the background analysis. The north-south collector road was included in the 2040 Plus Project scenario as it provides access to the project.
- Separate left- and right-turn pockets should be added to the following roadways that connect to Saratoga Road:
  - 550 North
  - Road 3