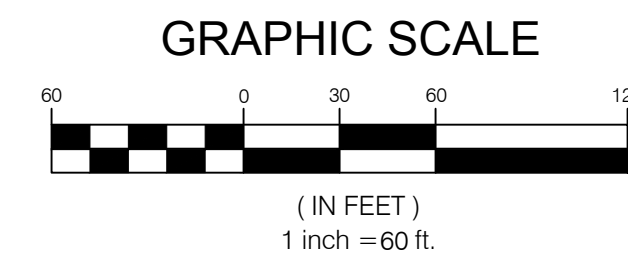
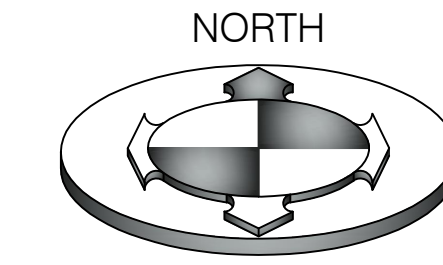


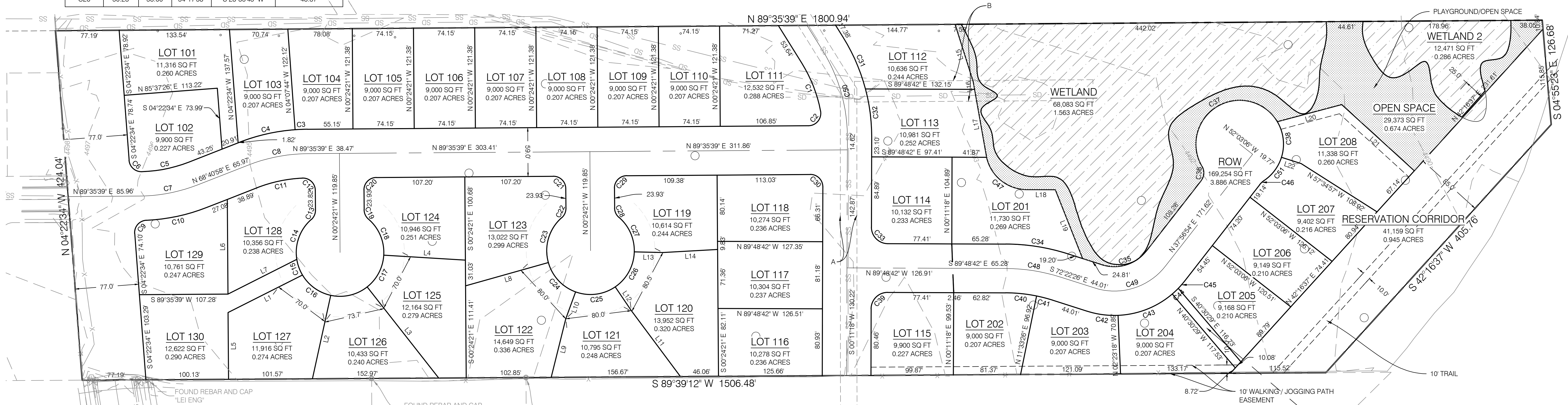
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	62.44	169.00	21°10'13"	N 21°23'53" W	62.09
C2	26.29	15.00	100°24'27"	N 39°23'27" E	23.05
C3	15.01	231.00	3°43'23"	N 87°43'58" E	15.01
C4	69.30	231.00	17°11'19"	N 77°16'37" E	69.04
C5	58.31	169.00	19°46'13"	N 78°34'04" E	58.03
C6	22.82	15.00	87°10'16"	S 47°57'41" E	20.68
C7	72.45	198.50	20°54'42"	N 79°08'18" E	72.05
C8	73.54	201.50	20°54'42"	N 79°08'18" E	73.14
C9	24.03	15.00	91°47'33"	S 41°31'13" W	21.54
C10	74.55	228.00	18°44'02"	S 78°02'58" W	74.22
C11	56.17	172.00	18°42'42"	S 78°02'19" W	55.92
C12	24.14	15.00	92°12'00"	N 46°30'21" W	21.62
C13	12.86	15.00	49°07'30"	N 24°09'24" E	12.47
C14	53.35	53.00	57°40'21"	N 19°52'59" E	51.12
C15	20.27	53.00	21°54'30"	N 19°54'27" W	20.14
C16	43.25	53.00	46°45'39"	N 54°14'31" W	42.06
C17	44.71	53.00	48°20'00"	S 27°39'20" W	43.40
C18	49.04	53.00	53°01'11"	S 23°01'15" E	47.31
C19	12.86	15.00	49°07'30"	S 24°58'05" E	12.47
C20	23.56	15.00	90°00'00"	S 44°35'39" W	21.21
C21	23.56	15.00	90°00'00"	N 45°24'21" W	21.21
C22	12.86	15.00	49°07'30"	N 24°09'24" E	12.47
C23	59.55	53.00	64°22'31"	N 16°31'53" E	56.47
C24	50.23	53.00	54°17'58"	N 42°48'21" W	48.37
C25	50.23	53.00	54°17'58"	S 82°53'41" W	48.37
C26	50.23	53.00	54°17'58"	S 28°35'43" W	48.37

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C27	47.15	53.00	50°58'35"	S 24°02'33" E	45.61
C28	12.86	15.00	49°07'30"	S 24°58'05" E	12.47
C29	23.56	15.00	90°00'00"	S 44°35'39" W	21.21
C30	23.72	15.00	90°35'38"	N 45°06'32" W	21.32
C31	68.29	228.00	17°09'37"	S 23°24'11" E	68.03
C32	59.73	228.00	15°00'40"	S 07°19'03" E	59.56
C33	31.42	20.00	90°00'00"	S 44°48'42" E	28.28
C34	76.09	250.00	17°26'17"	S 81°05'34" E	75.79
C35	59.59	49.00	69°40'40"	N 72°47'14" E	55.98
C36	17.98	15.00	68°40'25"	N 03°36'42" E	16.92
C37	166.42	53.00	179°54'18"	N 59°13'38" E	106.00
C38	44.71	53.00	48°20'00"	S 06°39'13" E	43.40
C39	31.42	20.00	90°00'00"	S 45°11'18" W	28.28
C40	37.90	191.00	11°22'09"	N 84°07'38" W	37.84
C41	20.23	191.00	6°04'08"	N 75°24'30" W	20.22
C42	37.73	108.00	20°00'52"	N 82°22'52" W	37.53
C43	71.85	108.00	38°07'11"	S 68°33'07" W	70.54
C44	10.01	108.00	5°18'46"	S 46°50'08" W	10.01
C45	11.74	108.00	6°13'51"	S 41°03'50" W	11.74
C46	7.76	25.00	17°47'28"	S 46°50'38" W	7.73
C47	67.44	50.10	77°07'08"	N 51°12'40" W	62.46
C48	67.11	220.50	17°26'17"	S 81°05'34" E	66.85
C49	95.46	78.50	69°40'40"	N 72°47'14" E	89.69
C50	111.46	198.50	32°10'17"	S 15°53'51" E	110.00
C51	35.36	53.00	38°13'36"	S 36°37'34" W	34.71

AREA TABLE			
PARTICULARS	S.F.	NET DENSITY	%
TOTAL NUMBER OF LOTS	38		
TOTAL LOT AREA	398,271		55.3
OPEN SPACE	321,511		44.7
TOTAL BUILDABLE AREA	121,713 SF.	3,202.97	
TOTAL	719,782		100



- A) EASEMENT, IN FAVOR OF TOWN OF SARATOGA SPRINGS, A BODY POLITIC OF THE STATE OF UTAH, FOR SEWER PIPE LINES, SEWER TRANSMISSION AND DISTRIBUTION STRUCTURES AND FACILITIES AND INCIDENTAL RIGHTS AND PURPOSES THEREUNDER, RECORDED OCTOBER 16, 2002 AS ENTRY NO. 122226-2002 IN THE OFFICIAL RECORDS. (SURVEY FINDINGS, AS SHOWN)
- B) OFFSITE UNDER DRAIN EASEMENT, IN FAVOR OF DALMORE MEADOWS, LLC, A UTAH LIMITED LIABILITY COMPANY, FOR A 12 INCH PVC PIPE AND INCIDENTAL RIGHTS AND PURPOSES THEREUNDER, RECORDED JUNE 20, 2005 AS ENTRY NO. 66098-2005 IN THE OFFICIAL RECORDS. ASSIGNMENT OF EASEMENT, BY DALMORE MEADOWS, LLC, A UTAH LIMITED LIABILITY COMPANY, IN FAVOR OF CITY OF SARATOGA SPRINGS, RECORDED JULY 20, 2005 AS ENTRY NO. 78936-2005 IN THE OFFICIAL RECORDS. (SURVEY FINDINGS, AS SHOWN)



PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 63°16'20" W	100.97
L2	S 12°22'40" W	103.45
L3	S 38°10'40" E	140.22
L4	S 86°30'40" E	99.06
L5	S 00°24'21" E	80.83
L6	N 00°24'21" W	114.47
L7	N 63°16'20" E	93.47
L8	S 74°20'38" W	104.24
L9	S 14°02'43" W	73.05
L10	S 20°02'40" W	34.66
L11	S 36°43'50" E	99.59
L12	S 34°15'18" E	34.66
L13	N 88°33'15" W	34.66
L14	S 86°48'58" W	66.35
L15	N 17°34'25" W	72.70
L16	N 10°05'35" W	9.47
L17	N 10°05'35" W	83.49

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L18	N 89°48'42" W	34.55
L19	N 21°37'12" W	89.58
L20	S 75°07'15" W	80.65
L21	N 47°43'23" W	118.99
L22	N 72°29'13" W	25.00

NOTE:
THE CONCEPTUAL PLANS PROVIDED ARE NOT REPRESENTATIVE OF A COMPLETE OR FINAL DESIGN. IT IS YOUR RESPONSIBILITY TO CONTRACT WITH A PROFESSIONAL THAT IS LICENSED IN THIS STATE TO COMPLETE A DESIGN THAT CONFORMS TO REQUIRED LOT SIZES, SETBACKS, ROAD WIDTHS, UTILITIES, CITY ORDINANCES, ETC. THE RECIPIENT ASSUMES FULL RESPONSIBILITY AND HOLDS BENCHMARK ENGINEERING AND LAND SURVEYING, LLC HARMLESS OF ANY AND ALL LOSSES OR DAMAGES RESULTING FROM YOUR USE OF THIS DATA. THE USER OF THIS DATA FURTHER AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND BENCHMARK ENGINEERING AND LAND SURVEYING, LLC, AND ITS CONSULTANTS FROM AND AGAINST ALL CLAIMS WHICH MIGHT ARISE FROM THE MISUSE OF THE INFORMATION PROVIDED HEREIN.

OWNER	FBA	DATE	
CHECKED BY	DKB	DATE	
DRAWN BY	SURVEY	DATE	12/06/2021
SCALE	CONCEPT	DATE	

SCALE: 1/4" = 100' (FOR FULL SIZE SHEETS)
SCALE: 1/8" = 100' (FOR REDUCED SIZE SHEETS)

BENCHMARK ENGINEERING & LAND SURVEYING & CIVIL

9130 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

RIVERVIEW AT SARATOGA SPRINGS
200 EAST BROOKSHIRE DRIVE
SARATOGA SPRINGS CITY, UTAH

PROJECT NO. 2103070

R-1-9 OPTION-2

CONCEPT 1 OF 1