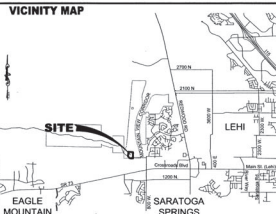


WILDFLOWER VILLAGE 2 SCHOOL PLAT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10 AND THE NORTHWEST QUARTER OF SECTION 15,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

This plat is made solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with actual survey.



SURVEYOR'S CERTIFICATE

I, Chad A. Poulsen, do hereby certify that I am a registered land surveyor, and that I hold a license, Certificate No. 50112. In accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 63, Chapter 22 of the Utah Code, I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described below. I have subdivided said tract of land into lots, streets, and easements; have completed a survey of the property as shown on this plat in accordance with Utah Code Section 17-2-1311, have verified all measurements, and have placed monuments represented on the plat. I further certify that every existing right-of-way and easement grant of record for underground facilities, as defined in Utah Code Section 54E, and for other utility facilities, is accurately described on this plat, and that this plat is true and correct to the best of my knowledge and belief. (I also certify that I have filed, and will file within 90 days of the recording of this plat, a map of the survey I have completed with the Utah County Surveyor.

CONTAINS: 41.0 ACRES
441,394 SQ. FT.
8 PLOTS: 2

BOUNDARY DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 10 AND THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT LOCATED 202'24" E ALONG THE SECTION LINE 780.58 FEET AND EAST 532.33 FEET FROM THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S84°55'07"E 564.90 FEET; THENCE S07°03'10"W 771.40 FEET; THENCE S07°03'10"W 232.80 FEET; THENCE ALONG THE ARC OF A 367.50 FOOT RADIUS CURVE TO THE RIGHT 608.80 FEET THROUGH A CENTRAL ANGLE OF 94°55'07" (CHORD: N42°24'24"W 541.54 FEET); THENCE N07°03'10"W 422.37 FEET TO THE POINT OF BEGINNING.

Chad A. Poulsen
 DATE: 09 Oct 2021 SURVEYOR'S NAME
 LICENSE NO. 50112 (See Stat Below)

011 2014-3-6-6:20-21 1st 1894
 ANDREA ALLEN
 UTAH COUNTY RECORDER
 201 S. G. ST. #124 TEL: 541-80-81-35
 RECORDER 190 SARATOGA SPRINGS, UT

NOTES

- PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENT, WITHIN 24 MONTHS OF RECORDATION OF MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE 26 DAY OF Sept, 2021.
- PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL TESTING STUDIES MAY BE REQUIRED ON EACH LOT DETERMINED BY THE CITY BUILDING OFFICIAL.
- THIS PLAT MAY BE SUBJECT TO A DEVELOPMENT AGREEMENT THAT SPECIFIES THE CONDITIONS OF DEVELOPING, BUILDING, AND USING PROPERTY WITHIN THIS PLAT. SEE CITY RECORDER FOR DETAILS.
- PLAT IS SUBJECT TO INSTALLATION OF IMPROVEMENTS AND ROAD AGREEMENT NO. 211405 WHICH REQUIRES THE CONSTRUCTION AND MAINTENANCE OF IMPROVEMENTS ON THE SUBDIVISION. THESE IMPROVEMENTS WITH LAND ARE BINDING ON SUCCESSORS, AGENTS, AND ASSIGNS OF DEVELOPER. THERE ARE NO THIRD-PARTY RIGHTS OR BENEFICIARIES UNDER THIS AGREEMENT.
- BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED PER CITY STANDARDS AND ALL FEES INCLUDING IMPACT AND CONNECTION FEES ARE PAID.
- ALL OPEN SPACE, COMMON SPACE, AND TRAIL IMPROVEMENTS LOCATED HEREON ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIALLY OTHERWISE ON EACH IMPROVEMENT.
- REFERENCED HEREON TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
- LOT/LOTS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CHARTERS.
- A GEOGRAPHIC REPORT HAS BEEN COMPILED BY BRUNY CONSULTANTS, WHICH ADDRESSES LAND AND DRAINAGE WATERS, CONDITIONS, PROVIDES ENGINEERING DESIGN CRITERIA, AND DOCUMENTS MITIGATION MEASURES IF PROBLEMATIC CONDITIONS WERE ENCOUNTERED. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ANY RELIANCE ON THE INFORMATION OR LACK THEREOF IN THE REPORT.
- AGRICULTURAL USES, OPERATIONS, AND RIGHTS ARE ADJACENT TO OR NEAR THE PLAT AND LOTS. THE LOTS IN THIS PLAT ARE SUBJECT TO THE RIGHTS, EASEMENTS, RIGHTS, AND INTERESTS ADJACENT THERETO. THESE USES AND OPERATIONS MAY OCCUR AT ALL TIMES OF THE DAY AND NIGHT INCLUDING WEEKENDS AND HOLIDAYS. THE CITY IS NOT BE RESPONSIBLE FOR LANDS, ROADS, AND IMPACTS AND WILL NOT RESTRICT ANY GRASSROOTS-DRIVEN AGRICULTURAL USE FROM CONTINUING TO OCCUR LAWFULLY.
- DRAINAGE ACROSS PROPERTY LINES SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING, EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY. LOTS SHALL BE GRADED TO DRAIN SURFACE WATERS AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF INCHES WITHIN THE FIRST 18 FEET.
- THE BENCHMARK FOR THE TOPOGRAPHIC INFORMATION PROVIDED HEREON IS THE FOUND 1899 UTAH COUNTY MONUMENT AT THE NORTH 1/4 CORNER OF SECTION 14 WITH A PUBLIC SURVEY IDENTIFICATION NO. 50196-006.
- AREA SHOWN HEREON IS WITHIN FLOOD ZONE "X" (AREA DETERMINED BY THE OUTSIDE OF 500 YEAR FLOOD PLAN) PER FRM PANEL NO. 486688E EFFECTIVE DATE: JUNE 19, 2020.
- TITLE REPORT PREPARED BY BRUNY CONSULTANTS, WHICH ADDRESSES LAND AND DRAINAGE WATERS, CONDITIONS, PREPARATION OF THIS PLAT AND LIES WITH THE ENGINEERS AND SURVEYORS, INC. IS ENTITLED TO RELY ON THE ACCURACY OF THIS REPORT, AND IS NOT LIABLE FOR ERRORS AND OMISSIONS ON THE RELIANCE OF SAID TITLE REPORT. ALL EASEMENTS OF RECORD SHOWN HEREON ARE REFERENCED FROM SAID REPORT.
- SECURITY DEPOSIT CONTRACTOR SHALL VERIFY ALL EASEMENTS, RIGHTS, AND INTERESTS BEFORE EXCAVATING FOR EASEMENTS/EASEMENTS, HOMES, WITH EASEMENTS MAY NOT HAVE SEWER SERVICE AVAILABLE FOR EASEMENT.
- MONUMENTS LOCATED ON ROADWAY PLATS, WILDFLOWER VILLAGE 2 PLAT & ROAD, WILDFLOWER VILLAGE 2 PLAT & ROAD, MUST BE RECORDED BEFORE TOGETHER WITH THE WILDFLOWER VILLAGE 2 SCHOOL PLAT.

LEGEND

- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- EXISTING LOT LINES
- SETBACK LINE
- EXISTING MONUMENT
- PROPOSED MONUMENT

TABULATIONS

SCH. PLAT	2 LOTS		
	ACRES	SQ. FT.	PERCENT
TOTAL PROJECT AREA	10.13	441,394	100%
RIGHT-OF-WAY AREA	0.00	0.00	0%
LOT AREA	10.13	441,394	100%
OPEN SPACE AREA	0.00	0.00	0%
SENSITIVE LANDS	0.00	0.00	0%
NON SENSITIVE LANDS	0.00	0.00	0%
BUILDABLE LAND	10.13	441,394	100%
LANDSCAPE AREA (WITHIN PUBLIC ROW)	0.00	0.00	0%
HARDSCAPE AREA (WITHIN PUBLIC ROW)	0.00	0.00	0%

LINE TABLE

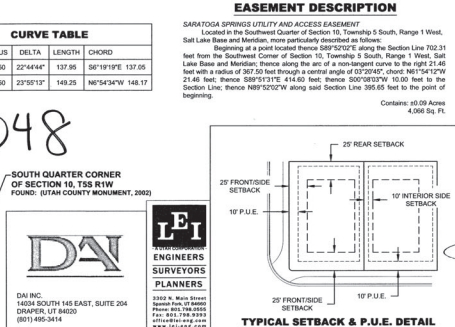
LINE	DIRECTION	LENGTH
B.1	S84°56'07"E	10.00
B.2	S0°46'18"E	48.33

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
(C1)	347.50	32°24'44"	137.96	S0°18'19"E 137.66
(C2)	367.50	2°55'13"	149.25	N8°54'54"W 148.17

EASEMENT DESCRIPTION

SARATOGA SPRINGS UTILITY AND ACCESS EASEMENT
 Located in the Southwest Quarter of Section 10, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:
 Beginning at a point located Section 10, Township 5 South, Range 1 West, Salt Lake Base and Meridian, thence along the arc of a non-sagittal curve to the right 21.46 feet with a radius of 367.50 feet through a central angle of 107°04'59" (CHORD: N8°54'54"W 21.46 feet; thence S88°19'13"E 414.60 feet; thence S00°03'10"W 10.00 feet to the Section Line; thence N88°19'13"E along said Section Line 399.68 feet to the point of beginning.
 Contains: 40.69 Acres



ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. §4-2-211 THIS PLAT CONVEYS TO THE OWNERS) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND INTERESTS DESCRIBED THEREIN.
 2. PURSUANT TO UTAH CODE ANN. §7-2A-403(4)(b)(i) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE P.U.E. AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION, ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER MAY HAVE UNDER:
 A. A RECORDABLE EASEMENT OR RIGHT-OF-WAY.
 B. THE LAND APPLICATION OF PREScriptive RIGHTS.
 C. TITLE 64, CHAPTER 6A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 D. ANY OTHER PROVISION OF LAW.

APPROVED THIS 21 DAY OF Oct, A.D. 2021.
[Signature]
 ROCKY MOUNTAIN POWER

DOMINION ENERGY UTAH

QUESTAR GAS COMPANY, aka DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE A RELOCATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PREScriptive RIGHTS AND OTHER RIGHTS. OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 801-366-8533.
 APPROVED THIS 21 DAY OF 10, A.D. 2021
 BY: *[Signature]*
 TITLE: 110-COP

CENTURY LINK
 APPROVED THIS 14 DAY OF 21, A.D. 2021

PLANNING DIRECTOR
 APPROVED BY THE PLANNING DIRECTOR ON THIS 23 DAY OF October, A.D. 2021
[Signature]
 PLANNING DIRECTOR

CITY ENGINEER
 APPROVED BY THE CITY ENGINEER ON THIS 27 DAY OF October, A.D. 2021
[Signature]
 CITY ENGINEER

COMCAST CABLE TELEVISION
 APPROVED THIS 21 DAY OF October, A.D. 2021
[Signature]
 COMCAST CABLE TELEVISION

LAND USE AUTHORITY
 APPROVED BY THE LAND USE AUTHORITY ON THIS 27 DAY OF October, A.D. 2021
[Signature]
 PLANNING DIRECTOR

FIRE CHIEF
 APPROVED BY THE FIRE CHIEF ON THIS 26 DAY OF Oct, A.D. 2021
[Signature]
 CITY FIRE CHIEF

PUBLIC WORKS DIRECTOR
 APPROVED BY THE PUBLIC WORKS DIRECTOR ON THIS 27 DAY OF Oct, A.D. 2021
[Signature]
 PUBLIC WORKS DIRECTOR

SARATOGA SPRINGS ATTORNEY
 APPROVED BY SARATOGA SPRINGS ATTORNEY ON THIS 27 DAY OF Oct, A.D. 2021
[Signature]
 SARATOGA SPRINGS ATTORNEY

LEHI CITY POST OFFICE
 APPROVED BY POST OFFICE REPRESENTATIVE ON THIS 21 DAY OF October, A.D. 2021
[Signature]
 LEHI CITY POST OFFICE REPRESENTATIVE

WILDFLOWER VILLAGE 2 SCHOOL PLAT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10 AND THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

SURVEYORS SEAL	CITY ENGINEER SEAL	CLERK/RECORDER SEAL
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See 101, Seals TSS RW TUGS BT