

WANDER VILLAGE 1 MODEL HOME PARK

VACATING JORDAN PROMENADE VILLAGE 1 PLAT A

LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 26,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

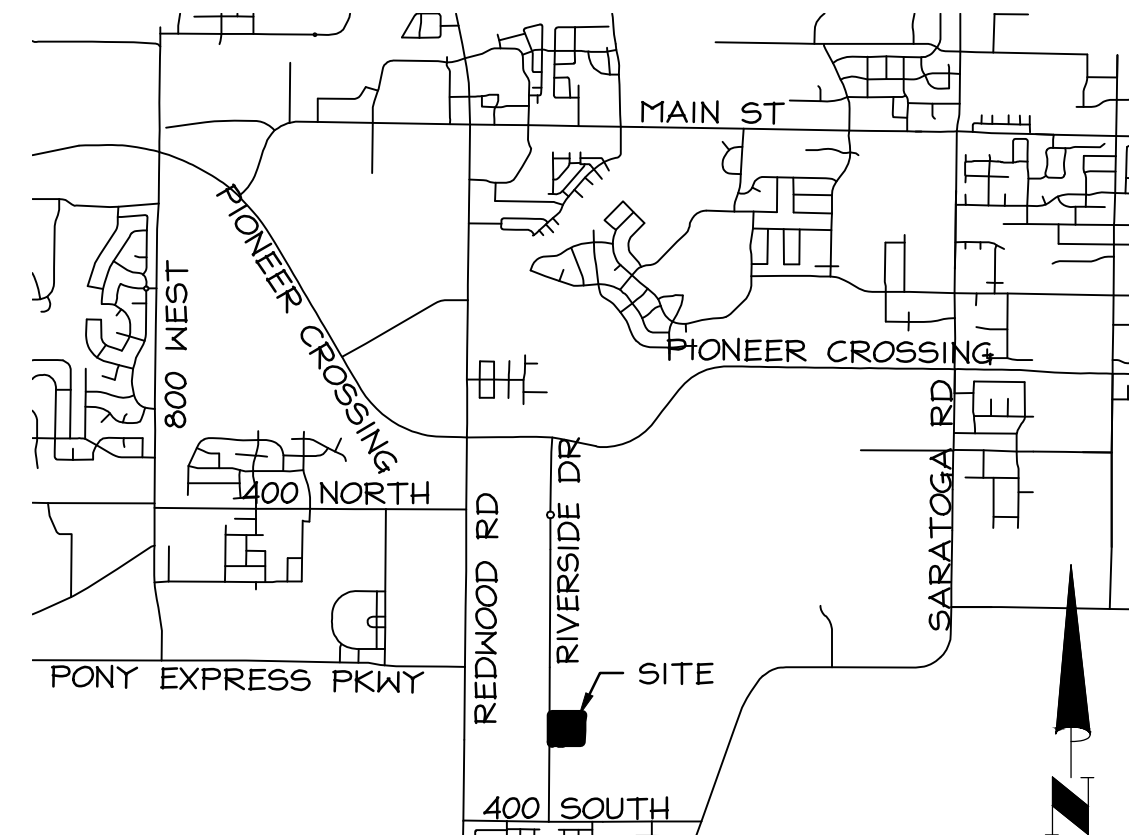
REQUIRED PLAT NOTES

- PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION OF MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE _____ DAY OF _____, 20____.
- PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL AND/OR GEOTECHNICAL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
- 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 BOND AGREEMENT NO. _____, WHICH REQUIRES THE CONSTRUCTION AND WARRANTY OF IMPROVEMENTS IN THIS SUBDIVISION. THESE OBLIGATIONS RUN WITH THE LAND AND ARE BINDING ON SUCCESSORS, AGENTS, AND ASSIGNS OF DEVELOPER. THERE ARE NO THIRD-PARTY RIGHTS OR BENEFICIARIES UNDER THIS AGREEMENT.
- BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED PER CITY STANDARDS AND ALL FEES INCLUDING IMPACT AND CONNECTION FEES ARE PAID.
- ALL OPEN SPACE, COMMON AREA, AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.
- REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
- NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS AND IMPROVEMENTS DESIGNATED AS "PRIVATE" ON THIS PLAT.
- LOTS/UNITS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S."
- A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY WESTERN TECHNOLOGIES INC., WHICH ADDRESSES SOIL AND GROUNDWATER CONDITIONS, PROVIDES ENGINEERING DESIGN CRITERIA, AND RECOMMENDS MITIGATION MEASURES IF PROBLEMATIC CONDITIONS WERE ENCOUNTERED. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ANY RELIANCE ON THE INFORMATION OR LACK THEREOF IN THE REPORT.
- AGRICULTURAL USES, OPERATIONS, AND RIGHTS ARE ADJACENT TO OR NEAR THE PLAT AND LOTS. THE LOTS IN THIS PLAT ARE SUBJECT TO THE SIGHTS, SOUNDS, ODORS, NUISANCES, AND ASPECTS ASSOCIATED WITH AGRICULTURAL OPERATIONS, USES, AND RIGHTS. THESE USES AND OPERATIONS MAY OCCUR AT ALL TIMES OF THE DAY AND NIGHT INCLUDING WEEKENDS AND HOLIDAYS. THE CITY IS NOT RESPONSIBLE OR LIABLE FOR THESE USES AND IMPACTS AND WILL NOT RESTRICT ANY GRANDFATHERED 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 WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.
- FOR ANY OPEN SPACE ("O") LOTS WITH PAVED SIDEWALKS AND/OR WALKWAYS CONSTRUCTED THEREON, THE OWNER HEREBY GRANTS A PUBLIC ACCESS EASEMENT THEREON FOR PUBLIC USE BY PEDESTRIANS AND NON-MOTORIZED VEHICLES FOR THE PURPOSE OF REASONABLE ACCESS, INGRESS AND EGRESS OVER AND ACROSS SUCH PAVED SIDEWALKS AND/OR WALKWAYS. SUCH PUBLIC ACCESS EASEMENT AREAS AND IMPROVEMENTS SHALL BE MAINTAINED BY THE WANDER COMMUNITY ASSOCIATION OR APPLICABLE SUB-ASSOCIATION.
- COMMON AREAS & PRIVATE STREETS ARE UTILITY EASEMENTS TO THE CITY OF SARATOGA SPRINGS FOR WATER, IRRIGATION, SEWER AND STORM DRAIN.
- SPORTS COMPLEX OPERATIONS, AND RIGHTS ARE ADJACENT TO OR NEAR THE PLAT AND LOTS. THE LOTS IN THIS PLAT ARE SUBJECT TO THE SIGHTS, SOUNDS, ODORS, NUISANCES, AND ASPECTS ASSOCIATED WITH SPORTS COMPLEX OPERATIONS, USES, AND RIGHTS. THESE USES AND OPERATIONS MAY OCCUR AT ALL TIMES OF THE DAY AND NIGHT INCLUDING WEEKENDS AND HOLIDAYS. THE CITY IS NOT RESPONSIBLE OR LIABLE FOR THESE USES AND IMPACTS.
- ALL OF PARCELS 0-2, 0-3 & 0-4 SHALL BE SUBJECT TO AN ACCESS EASEMENT FOR THE BENEFIT OF SARATOGA SPRINGS CITY AND THE HOME OWNERS ASSOCIATION FOR THE PURPOSE OF MAINTENANCE ACCESS.
- PARCEL 0-1 IS HEREBY DEDICATED TO SARATOGA SPRINGS CITY

SURVEYOR'S CERTIFICATE

I, Eric D. Robins do hereby certify that I am a Professional Land Surveyor, and that I hold a license, certificate No. 5152671, in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 58, Chapter 22 of the Utah Code. I further certify that by the authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, streets, and easements, have completed a survey of the property described on this plan in accordance with Utah Code Section 17-23-17, have verified all measurements, and have placed monuments as represented on the plat. I further certify that every known existing right-of-way and easement grant of record for underground facilities, as defined in Utah Code Section 54-8a-2, and for other utility facilities, is accurately described on this plat and that this plat is true and correct to the best of my knowledge. I also certify that I have filed or will file within 90 days of the recordation of this plat, a map of the survey I have completed with the Utah County Surveyor.

Eric D. Robins _____ Date _____
Professional Land Surveyor
Utah Certificate No. 5152671



VICINITY MAP

49054 S.F. 1.126 Acres

INFORMATION	PLAT DATA TABLE			#	NOTES
	AC.	SQ. FT.	%TOTAL		
TOTAL PROJECT AREA	4.962	216,154	100%		
BUILDABLE LAND	3.266	142,266	65.8%		
OPEN SPACE	0.570	24,834	11.5%		
SENSITIVE LANDS	0.00	0.00	0%		
ROW AREA	1.126	49,054	22.7%		
LANDSCAPING AREA	0.570	24,834	11.5%		
LOTS				25	
NET DENSITY DWELLINGS PER ACRE				5.04	

INFORMATION	PROJECT DATA TABLE			#	NOTES
	AC.	SQ. FT.	%TOTAL		
TOTAL PROJECT AREA	168.365	7,333,771	100%		
BUILDABLE LAND	114.967	5,007,800	68.3%		
OPEN SPACE	28.019	1,220,307	16.6%		
SENSITIVE LANDS	2.562	111,605	1.5%		
ROW AREA	37.944	1,593,075	22.5%		
LANDSCAPING AREA	16.736	728,711	9.9%		
LOTS				925	
NET DENSITY DWELLINGS PER ACRE				5.49	

PLATS INCLUDED IN TABLE:
 JORDAN PROMENADE VILLAGE 1 PLAT B-1
 JORDAN PROMENADE VILLAGE 1 PLAT B-2
 JORDAN PROMENADE VILLAGE 1 PLAT B-3
 JORDAN PROMENADE VILLAGE 1 PLAT C1
 WANDER PHASE C2
 WANDER PHASE D1
 WANDER PHASE D2
 WANDER PHASE D3
 WANDER PHASE E1
 WANDER PHASE E2
 WANDER PHASE C3
 WANDER PHASE C4
 WANDER PHASE F1
 WANDER PHASE H1
 WANDER VILLAGE 1 MODEL HOME PARK

OWNER/DEVELOPER

Clayton Properties Group II, Inc.
206 E. Winchester St.
Murray, UT 84107

BOUNDARY DESCRIPTION

A parcel of land situated in the Northeast Quarter of Section 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a Northerly Corner of Jordan Promenade Subdivision Village 1 - Phase C1 Amended, said point lies North 59°57'40" West 673.190 feet along the Section Line and North 1305.530 feet from the East Quarter Corner of Section 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian and running thence along said Jordan Promenade Subdivision Village 1 - Phase C1 Amended the following (2) courses: 1) North 89°59'47" West 288.620 feet to a point on a 12,000 foot radius non tangent curve to the left, (radius bears South 00°00'11" West, Chord: South 45°00'07" West 16.971 feet); 2) along the arc of said curve 18,850 feet through a central angle of 90°00'08" to a Northeast Corner of Jordan Promenade Village 1 Plat B-1; thence along said Jordan Promenade Village 1 Plat B-1 the following (4) courses: 1) North 89°59'42" West 59,000 feet to a point on a 12,000 foot radius non tangent curve to the left, (radius bears West, Chord: North 45°00'04" West 16.971 feet); 2) along the arc of said curve 18,850 feet through a central angle of 90°00'08"; 3) North 89°59'47" West 92,000 feet to a point on a 16,000 foot radius non tangent curve to the left, (radius bears South 00°00'05" East, Chord: South 45°00'13" West 22.625 feet); 4) along the arc of said curve 25,130 feet through a central angle of 89°59'25" to the East Right-of-Way Line of Riverside Drive, thence along said Riverside Drive North 00°00'13" East 456.470 feet to the Southwest Corner of Wander Phase C3 Subdivision; thence along said Wander Phase C3 Subdivision South 89°59'47" East 503.230 feet to a Westerly Line of said Jordan Promenade Subdivision Village 1 - Phase C1 Amended; thence along said Jordan Promenade Subdivision Village 1 - Phase C1 Amended the following (3) courses: 1) South 07°44'33" West 103.440 feet; 2) South 150.140 feet; 3) South 02°57'22" West 188.080 feet to the point of beginning.

Acres: 4.962
Square Footage: 216,154
of Lots: 25
of Parcels: 4

OWNER'S DEDICATION

Know all men by these presents that the undersigned owner(s) of the above described tract of land have caused the same to be subdivided into lots, parcels, and streets, together with easements and rights-of-way, to be hereafter known as:

WANDER VILLAGE 1 MODEL HOME PARK

and do hereby dedicate for the perpetual use of the public and City all parcels, lots, streets, easements, rights-of-way, and public amenities shown on this plat as intended for public or City use and pursuant to Utah Code 10-9A-604(D), the owner hereby conveys the common area, as shown indicated hereon, to the Wander Homeowners Association, a Utah nonprofit corporation, with a registered address of 13894 South Bangenter Parkway, Suite #200, Draper, Utah 84020. The owner(s) and all agents, successors, and assigns voluntarily defend, indemnify, and save harmless the City against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance, and operation of the street. The owner(s) and all agents, successors, and assigns voluntarily defend, indemnify, and hold harmless the City from any claim arising from the owner's creation of this subdivision, the alteration of the ground surface, vegetation, drainage, or surface or sub-surface water flows within this subdivision, and the development activity within this subdivision by the owners and all agents, successors, and assigns. In witness whereof, I have hereunto set this _____ day of _____, A.D. 20____.

Signature _____ Print Name _____ Title & Entity _____

Signature _____ Print Name _____ Title & Entity _____

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of Utah

On this day of ____, 20____, personally appeared before me, who being by me _____ duly sworn, did prove to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed this plat with full authority of the owner(s).

I certify under PENALTY OF PERJURY under the laws of the State of Utah that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public Full Name: _____

Commission Number: _____

My commission expires: _____

A Notary Public Commissioned In Utah

APPROVAL BY LEGISLATIVE BODY

The City Council of the City of Saratoga Springs, County of Utah, approves this subdivision subject to the conditions and restrictions stated hereon, and hereby accepts the Dedication of all streets, easements, and other parcels of land intended for the public purpose of the perpetual use of the public.

This ____, day of ____, A.D. 20____.

City Mayor _____ Attest _____
City Recorder
(See Seal Below)

SHEET 1 OF 3

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE 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 HAS UNDER:

- A RECORDED EASEMENT OR RIGHT-OF-WAY
- THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
- TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
- ANY OTHER PROVISION OF LAW

APPROVED THIS ____ DAY OF _____, 20____.

ROCKY MOUNTAIN POWER

DOMINION ENERGY QUESTAR CORPORATION

DOMINION ENERGY QUESTAR CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY QUESTAR CORPORATION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY QUESTAR CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

APPROVED THIS ____ DAY OF _____, 20____.

BY _____
TITLE _____

DOMINION ENERGY QUESTAR CORP.

CENTURY LINK

Approved this ____ day of _____, A.D. 20____.

CENTURY LINK



COMCAST CABLE TELEVISION

Approved this ____ day of _____, A.D. 20____.

COMCAST CABLE TELEVISION

PUBLIC WORKS DIRECTOR

Reviewed by the Public Works Director on this ____ day of _____, A.D. 20____.

PUBLIC WORKS DIRECTOR

PLANNING DIRECTOR

Reviewed by the Planning Director on this ____ day of _____, A.D. 20____.

PLANNING DIRECTOR

CITY ENGINEER

Approved by the City Engineer on this ____ day of _____, A.D. 20____.

CITY ENGINEER

LAND USE AUTHORITY

Approved by Land Use Authority on this ____ day of _____, A.D. 20____.

SARATOGA SPRINGS PLANNING DIRECTOR

FIRE CHIEF APPROVAL

Approved by the Fire Chief on this ____ day of _____, A.D. 20____.

CITY FIRE CHIEF

SARATOGA SPRINGS ATTORNEY

Approved by Saratoga Springs Attorney on this ____ day of _____, A.D. 20____.

SARATOGA SPRINGS ATTORNEY

LEHI CITY POST OFFICE

Approved by Post Office Representative on this ____ day of _____, A.D. 20____.

LEHI CITY POST OFFICE REPRESENTATIVE

VILLAGE 1 MODEL HOME PARK

WANDER

SUBDIVISION

VACATING JORDAN PROMENADE VILLAGE 1 PLAT A
LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 26,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH



CITY ENGINEER SEAL

CLERK-RECORDER SEAL

PRELIMINARY

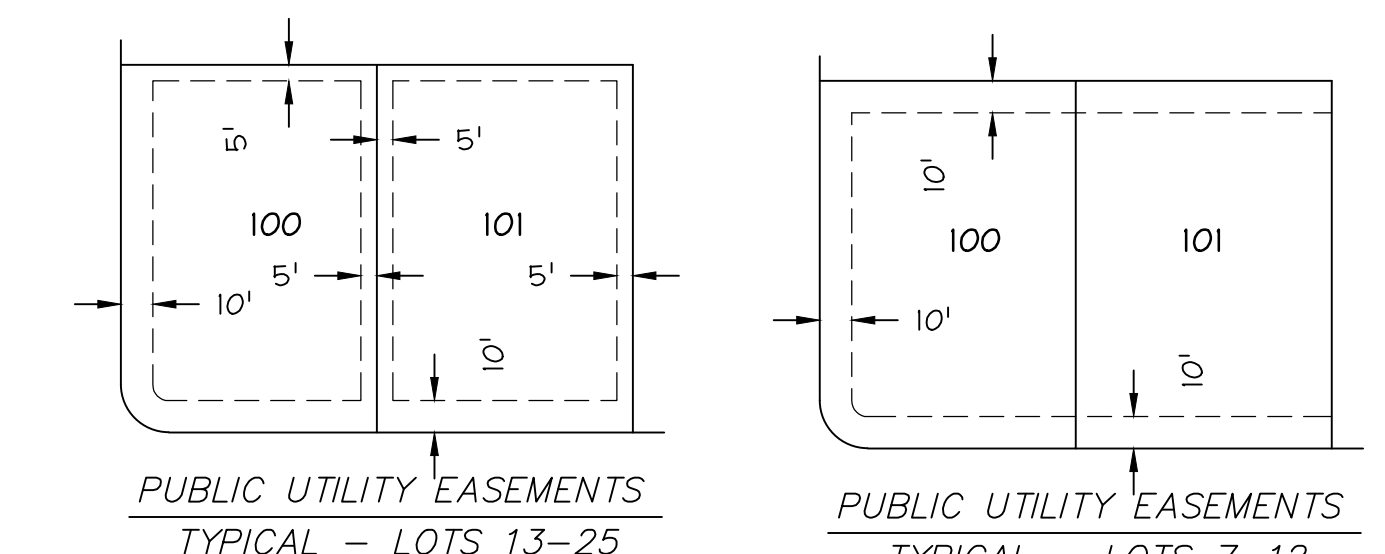
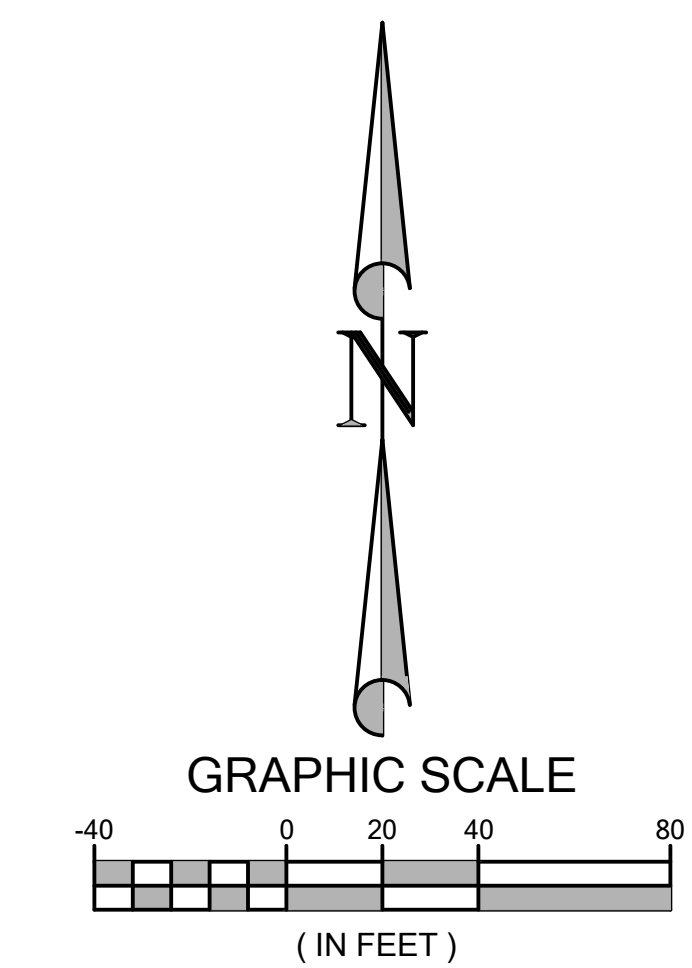
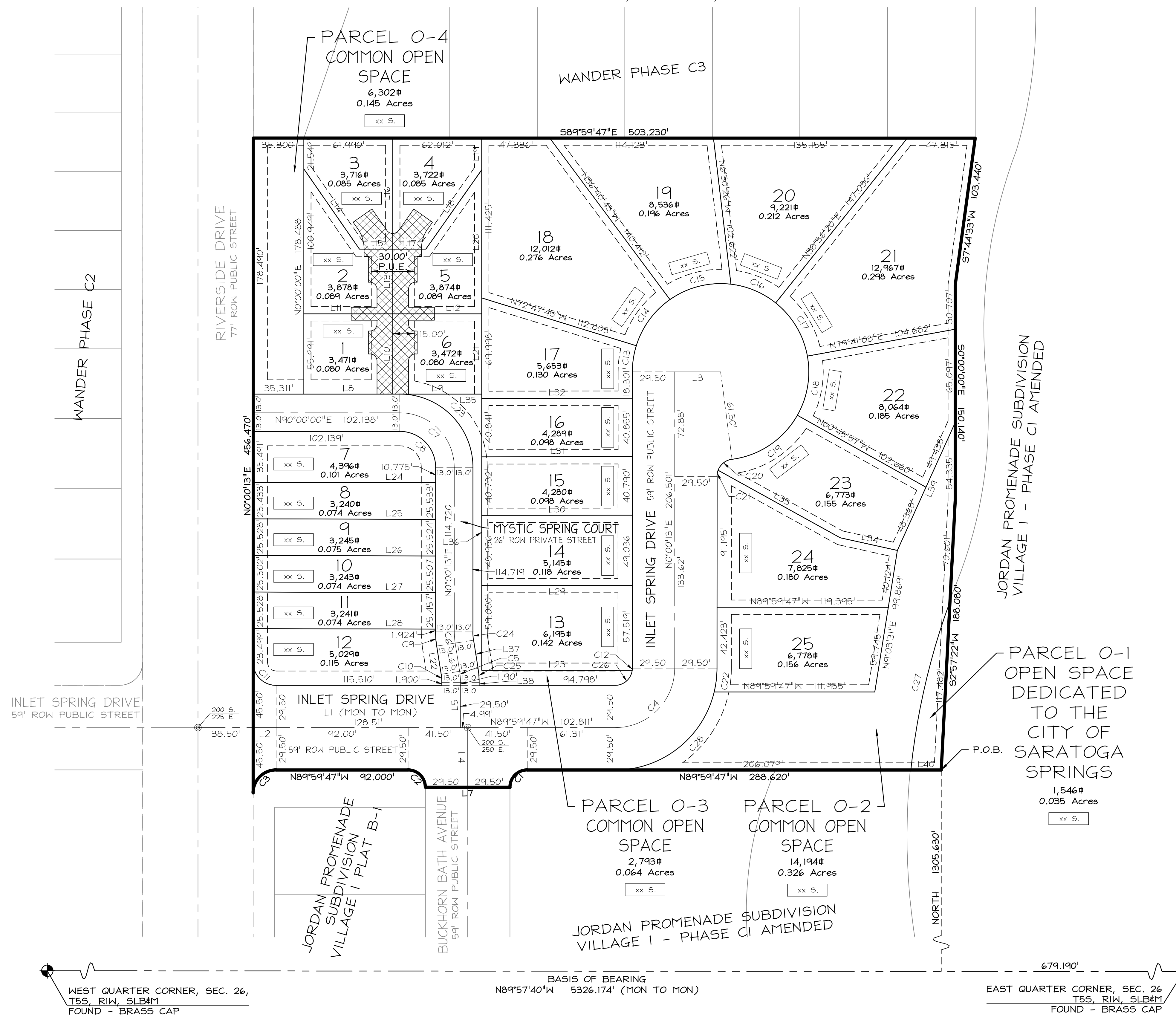
WANDER VILLAGE 1 MODEL HOME PARK

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

LEGEND

	FOUND SALT LAKE COUNTY SECTION CORNER
	PROPOSED STREET MONUMENT
	PROPOSED STREET LIGHT
	PROPOSED FIRE HYDRANT
	PROPOSED P.U.E.
	EXISTING EASEMENT
	ROAD CENTERLINE
	SECTION LINE
	BOUNDARY LINE
	PRIVATE DRIVEWAY AND CITY UTILITY EASEMENT (SEE SHEET 3 FOR DETAILS)



**VILLAGE 1 MODEL HOME PARK
WANDER
SUBDIVISION**

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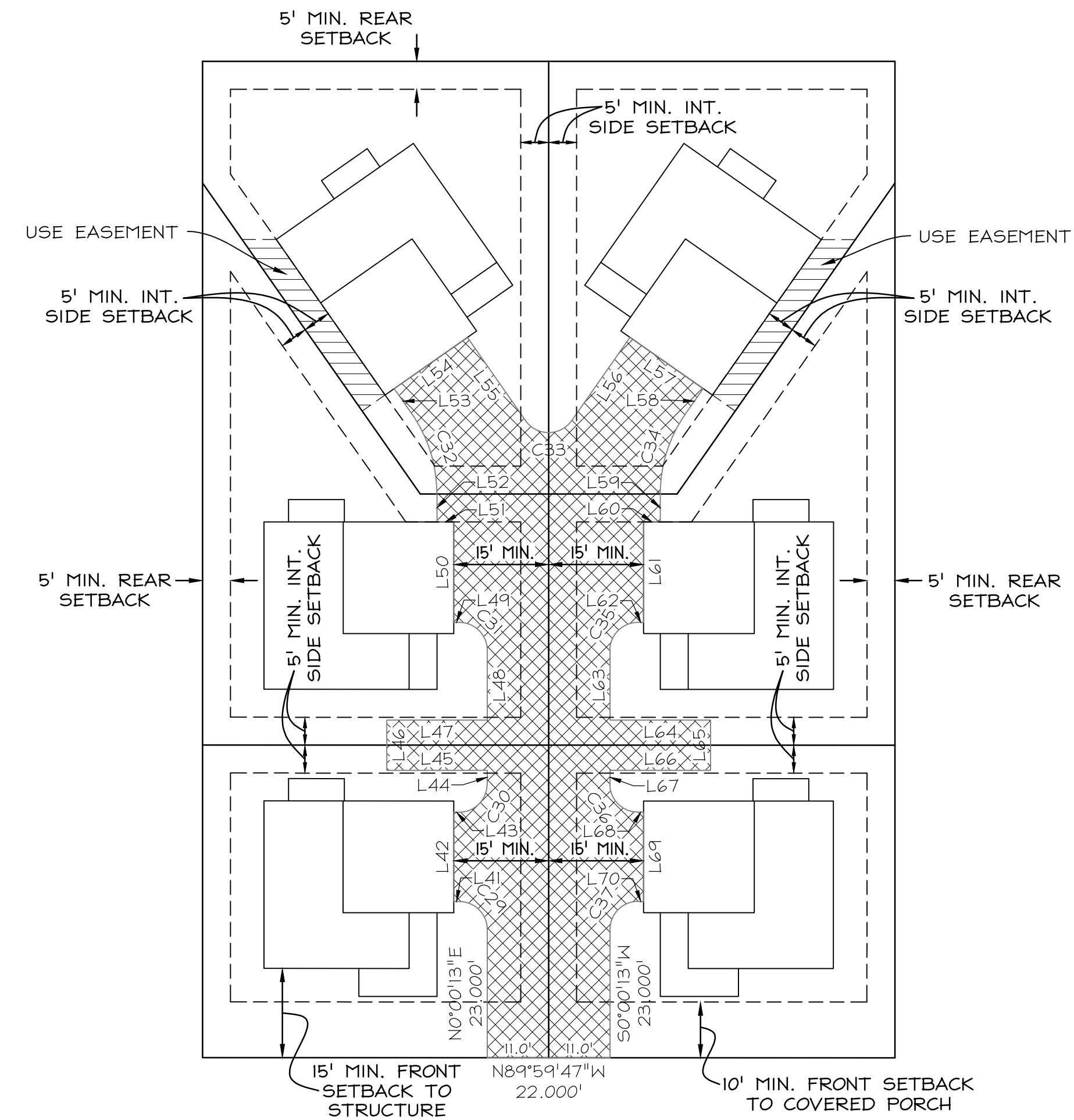
Line #	Length	Direction
L1	188.003	N89°59'47"W
L2	15.999	S89°59'47"E
L3	32.000	N89°59'47"W
L4	41.500	N00°00'00"W
L5	31.400	N00°00'13"E
L6	19.899	N09°02'14"W
L7	59.000	N89°59'42"W
L8	61.990	N90°00'00"E
L9	62.000	N90°00'00"E
L10	55.991	N00°00'00"E
L11	61.990	N90°00'00"E
L12	62.004	N90°00'00"E
L13	45.111	N00°00'00"E
L14	67.937	N34°44'37"W
L15	23.272	N89°58'05"W
L16	77.383	N00°00'00"E
L17	23.036	N89°58'05"W
L18	67.645	N35°10'51"E
L19	22.103	N00°00'13"E
L20	100.387	N00°00'13"E
L21	55.991	N00°00'13"E
L22	19.900	N09°02'14"W
L23	104.916	N89°59'47"W
L24	127.141	N89°52'16"W
L25	127.141	N89°49'33"W

Line #	Length	Direction
L26	127.141	N89°49'40"W
L27	127.141	N89°49'33"W
L28	127.141	N89°51'29"W
L29	105.008	N89°59'47"W
L30	105.008	N89°57'36"E
L31	105.008	N89°55'42"E
L32	105.008	N89°55'14"E
L33	97.225	N61°03'01"W
L34	40.800	N77°32'04"W
L35	57.164	S90°00'00"W
L36	192.472	N00°00'13"E
L37	19.902	N09°02'14"W
L38	1.900	N00°00'13"E
L39	97.806	N24°19'46"E
L40	21.236	N89°59'47"W
L41	1.000	N89°59'47"W
L42	16.000	N00°00'13"E
L43	1.000	S89°59'47"E
L44	2.500	N00°00'13"E
L45	18.000	N89°59'47"W
L46	9.000	N00°00'13"E
L47	18.000	S89°59'47"E
L48	12.500	N00°00'13"E
L49	1.000	N89°59'47"W
L50	18.000	N00°00'15"E

Line #	Length	Direction
L51	3.000	N89°59'47"W
L52	5.037	N00°00'13"E
L53	5.482	N34°59'47"W
L54	16.000	N55°00'13"E
L55	18.242	S34°59'47"E
L56	18.242	N35°00'13"E
L57	16.000	S54°59'47"E
L58	5.481	S35°00'13"W
L59	5.037	S00°00'13"W
L60	3.000	N89°59'47"W
L61	18.000	S00°00'13"W
L62	1.000	N89°59'47"W
L63	12.500	S00°00'13"W
L64	18.000	S89°59'47"E
L65	9.000	S00°00'13"W
L66	18.000	N89°59'47"W
L67	2.500	S00°00'13"W
L68	1.000	S89°59'47"E
L69	16.000	S00°00'10"W
L70	1.000	N89°59'47"W

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	18.850	12.000	09°00'08"	S45°00'07"W	16.971
C2	18.850	12.000	09°00'08"	N45°00'04"W	16.971
C3	25.130	16.000	08°59'25"	S45°00'13"W	22.625
C4	65.188	41.500	09°00'00"	N45°00'13"E	58.690
C5	7.892	50.000	00°02'36"	N04°31'06"W	7.884
C6	7.889	50.000	00°02'24"	S04°31'02"E	7.881
C7	59.693	38.000	09°00'13"	N44°59'54"W	53.742
C8	39.271	25.000	09°00'13"	N44°59'54"W	35.356
C9	9.940	62.988	00°02'30"	S04°31'02"E	9.930
C10	5.840	37.021	00°02'18"	S04°31'06"E	5.834
C11	25.133	16.000	09°00'00"	N44°59'47"W	22.627
C12	1.485	12.000	00°05'26"	N03°32'56"E	1.484
C13	18.463	61.500	01°12'03"	N08°36'14"E	18.394
C14	40.551	61.500	03°14'43"	N36°05'37"E	39.820
C15	44.788	61.500	04°14'34"	N75°50'46"E	43.805
C16	34.237	61.500	03°15'48"	S67°20'34"E	33.797
C17	44.094	61.500	04°10'47"	S30°51'16"E	43.156
C18	42.700	61.500	03°46'50"	S09°34'33"W	41.847
C19	57.008	61.500	05°06'40"	S56°01'18"W	54.989
C20	12.908	12.000	06°13'00"	S51°45'38"W	12.295
C21	4.386	12.000	02°05'26"	S10°28'25"W	4.361
C22	16.732	71.000	01°30'08"	S06°45'17"W	16.693
C23	80.114	51.000	09°00'13"	S44°59'54"E	72.127
C24	5.838	37.000	00°02'27"	S04°31'01"E	5.832
C25	9.941	63.000	00°02'27"	S04°31'01"E	9.931

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C26	17.365	12.000	082°54'34"	N48°32'56"E	15.889
C27	120.766	487.567	014°11'30"	N13°05'47"E	120.458
C28	94.795	71.000	076°29'52"	S51°45'17"W	87.909
C29	7.854	5.000	09°00'00"	N44°59'47"W	7.071
C30	7.854	5.000	09°00'00"	N45°00'13"E	7.071
C31	7.854	5.000	09°00'00"	N44°59'47"W	7.071
C32	15.272	25.000	035°00'00"	N17°29'47"W	15.035
C33	9.599	5.000	110°00'00"	S89°59'47"E	8.192
C34	15.272	25.000	035°00'00"	S17°30'13"W	15.035
C35	7.854	5.000	09°00'00"	S45°00'13"W	7.071
C36	7.854	5.000	09°00'00"	S44°59'47"E	7.071
C37	7.854	5.000	09°00'00"	S45°00'13"W	7.071



COTTAGE LOTS 1-6 SETBACK AND EASEMENT DETAIL
SCALE: 1"=20'

SIDE YARD USE AND MAINTENANCE EASEMENT NOTES:

- SIDE YARD USE EASEMENTS ("SYUES") AND MAINTENANCE EASEMENTS ("MAINTENANCE EASEMENTS") ARE HEREBY GRANTED AS DEPICTED HEREIN.
- SYUES EXTEND FROM THE BURDENED LOTS BUILDING FOUNDATION TO THE LOT LINE BETWEEN THE BURDENED LOT AND THE BENEFITED LOT AND RUN FROM THE FRONT PROPERTY LINE TO REAR PROPERTY LINE. SYUES ARE GRANTED TO THE BENEFITED LOT FOR THE PURPOSE AND IN ACCORDANCE WITH THE RESTRICTIONS OUTLINED BELOW.
- EACH LOT CONTAINING A SYUE IS BURDENED THEREBY (THE "BURDENED LOT") SUCH THAT THE LOT ADJACENT TO SUCH SYUE IS BENEFITED (THE "BENEFITED LOT") SO AS TO MAXIMIZE THE BENEFITED LOTS USE, ENJOYMENT AND RECREATION. THE SYUE GRANT THE BENEFITED LOT THE EXCLUSIVE RIGHT AND OBLIGATION TO OCCUPY, MAINTAIN IMPROVEMENTS MAY BE IMPLEMENTED WITHIN THE SYUES THAT WOULD BE TO THE DETRIMENT OF THE BURDENED LOT OWNER'S ABILITY TO MAINTAIN THEIR HOME.
- OWNER OF THE BURDENED LOT RETAINS THE RIGHT TO ACCESS SUCH SYUE FOR MAINTENANCE AND REPAIR OF THE HOME LOCATED ON THE BURDENED LOT.
- THE BENEFITED LOT OWNER SHALL (I) NOT ALTER THE DRAINAGE OR GRADE BETWEEN SUCH LOTS, (II) KEEP SUCH SYUE AREA CLEAR OF TRASH AND DEBRIS, (III) NOT BOUNCE BALLS AGAINST THE HOME ON THE BURDENED LOT OR GENERATE NOISE OR ANY NUISANCE WITHIN THE SYUE AREA, (IV) NOT NEGATIVELY IMPACT THE RESIDENCE LOCATED ON THE BURDENED LOT, OR THE STRUCTURAL INTEGRITY THEREOF, (V) NOT MAKE ANY USE OF THE SYUE AREA THAT IS NOT OTHERWISE IN ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, ENTITLEMENTS AND/OR COVENANTS GOVERNING SUCH LOTS, AND (VI) NOT CHANGE THE SURFACE OF SUCH SYUE AREA. MAINTENANCE EASEMENTS ARE GRANTED TO ENSURE THE OWNER OF A BURDENED LOT ("MAINTENANCE OWNER") IS ABLE TO MAKE REPAIRS TO ITS RESIDENCE WHICH CANNOT PRACTICALLY OR ECONOMICALLY BE MADE FROM OTHER POSITIONS OF THE BURDENED LOT.
- MAINTENANCE EASEMENTS ARE APPROXIMATELY FIVE FEET (5') IN WIDTH RUNNING FROM THE FRONT PROPERTY LINE TO REAR PROPERTY LINE AND BURDEN THE ABOVE DEFINED BENEFITED LOT. THE MAINTENANCE OWNER SHALL HAVE THE RIGHT, UPON NOTICE AND DURING REASONABLE HOURS (EXCEPT FOR THE CASE OF AN EMERGENCY), TO ENTER UPON SUCH MAINTENANCE EASEMENTS ARE AS MAY BE REASONABLY NECESSARY TO MAKE REPAIRS TO ITS RESIDENCE.
- THE OWNERS OF THE BENEFITED LOT SHALL ENSURE THAT ANY LANDSCAPING, DRAINAGE AND SPRINKLER SYSTEMS WITHIN THE SYUE ARE INSTALLED AND MAINTAINED SUCH THAT THE SOIL SHALL NOT BECOME SO IMPREGNATED WITH WATER THAT THEY CAUSE EXPANSION OR SHIFTING OF THE SOILS SUPPORTING IMPROVEMENTS OR OTHERWISE CAUSE DAMAGE TO IMPROVEMENTS AND/OR THE FOUNDATIONS OF THE BURDENED LOT.



VILLAGE 1 MODEL HOME PARK
WANDER
SUBDIVISION
VACATING JORDAN PROMENADE VILLAGE 1 PLAT A
LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 26,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH