

TABULATIONS	
TOTAL PROJECT AREA:	10.173 AC (443,136 SF)
TOTAL # OF LOTS:	11 LOTS
SQ. FT. OF PROPOSED BUILDINGS:	N/A
PROPOSED # OF PARKING SPACES:	N/A
PERCENTAGE OF BUILDABLE LAND:	83.2%
SENSITIVE LAND AREA:	0
- % OF TOTAL:	0
- % OF OPEN SPACE:	0
OPEN SPACE AREA:	0
- % OF TOTAL:	0
LANDSCAPING AREA:	1.127 AC *
- % OF TOTAL:	11.08%
AREA DEDICATED AS RIGHT-OF-WAY:	0.009 AC (396 SF)
* BALANCE OF LANDSCAPING TO BE WITH INDIVIDUAL LOT SITE PLANS.	

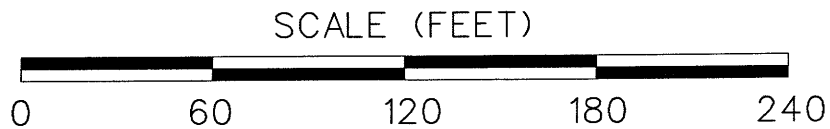
Line Table				
Name	Direction	Length		
L1	S 87°05'30" E	4.53		
L2	S 78°02'48" E	21.38		
L3	S 89°31'12" E	1.73		
L4	N 89°24'37" W	67.49		
L5	N 00°11'42" E	10.38		

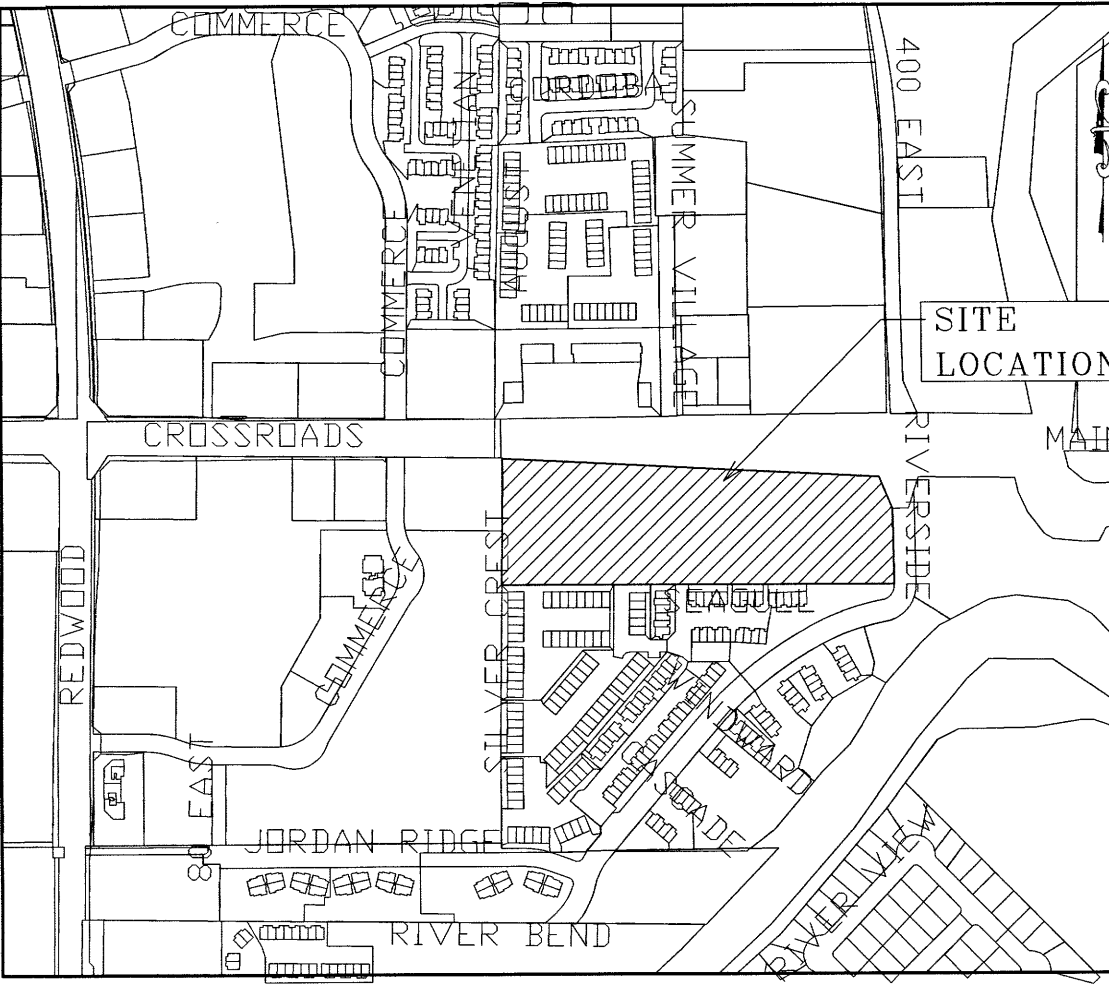
Curve Table				
Name	Radius	Length	Delta	Chord
C1	200.00	27.60	7°54'28"	27.58
C2	208.00	41.26	11°21'53"	41.19
C3	208.00	14.92	04°06'31"	14.91
C4	208.00	26.34	07°15'22"	26.32

## STEELE RIDGE PLAZA

LOCATED IN A PORTION OF THE NORTHEAST QUARTER  
OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN



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



### SURVEYOR'S CERTIFICATE

I, ROGER D. DUDLEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE, CERTIFICATE NO. 147089, IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT FOUND IN TITLE 58, CHAPTER 22 OF THE UTAH CODE. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN UTAH CODE SECTION 54-80-2, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT. 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.

### BOUNDARY DESCRIPTION

Beginning at a point which is North 803.26 feet and West 107.00 feet from the East Quarter Corner of Section 14, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence West 1227.21 feet; thence N 0°11'42" E 396.10 feet to the southerly right-of-way line of SR-73 (Lehi main Street); thence S 87°05'30" E along said right-of-way 4.53 feet to a point of curvature; thence along an arc 27.60 feet to the right, having a radius of 200.00 feet, the chord bears S 82°00'04" E 27.58 feet; thence S 78°02'48" E 21.38 feet to a point of curvature; thence along an arc 41.26 feet to the left, having a radius of 208.00 feet, the chord bears S 83°43'42" E 41.19 feet; thence S 89°24'37" E 203.31 feet; thence S 87°05'30" E along said right-of-way 880.83 feet; thence S 89°31'12" E 1.73 feet; thence S 22°39'09" E 108.76 feet; thence S 12°10'7" E 236.00 feet to the POINT OF BEGINNING.

Area = 10.173 AC (443,137 SF)

# OF LOTS: 11 LOTS  
DATE: 9/7/22

ROGER D. DUDLEY  
(SEE SEAL BELOW)  
147089  
LICENSE NO.

### OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCELS, STREETS, TOGETHER WITH EASEMENTS AND RIGHTS-OF-WAY, TO BE HEREAFTER KNOWN AS:

### STEELE RIDGE PLAZA

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC AND/OR CITY ALL PARCELS OF LAND, EASEMENTS, RIGHTS-OF-WAY, AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC AND/OR CITY USE. THE OWNER(S) 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) VOLUNTARILY DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY FROM ANY DAMAGE CLAIMED BY PERSONS WITHIN OR WITH-OUT THIS SUBDIVISION TO THE EXTENT TO HAVE BEEN CAUSED BY THE OWNER'S ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION OR BY OWNER'S ESTABLISHMENT OF CONSTRUCTION OF THE ROADS WITHIN THIS SUBDIVISION.

IN WITNESS WHEREOF I HAVE SET FORTH MY HAND THIS 19 DAY OF SEPTEMBER, A.D. 2022

PEPPERDIGN HOMES, LLC  
BY: *Trent Madsen*  
ITS: MANAGING MEMBER

### CORPORATION ACKNOWLEDGEMENT

SIGNED: *Trent Madsen*  
STATE OF UTAH } S.S.  
COUNTY OF UTAH }  
ON THE 19 DAY OF SEPTEMBER, A.D. 2022, PERSONALLY APPEARED BEFORE ME, *Trent Madsen*, WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE MANAGING MEMBER OF SARATOGA SPRINGS DEVELOPMENT, INC., AND THAT THE FOREGOING INSTRUMENT WAS DULY AUTHORIZED BY THE MANAGING MEMBER OF SAID LIMITED LIABILITY COMPANY.

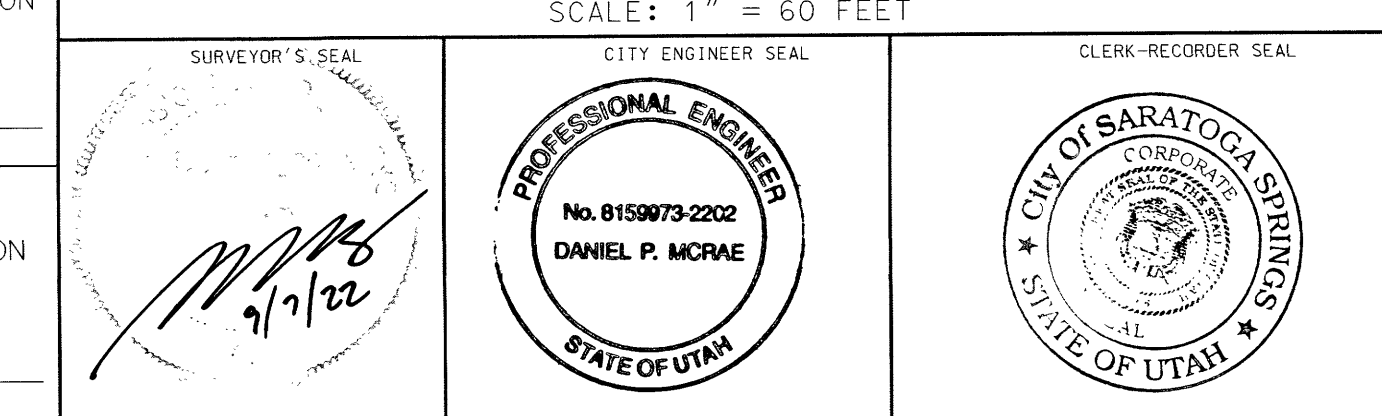
NOTARY PUBLIC FULL NAME: *Quinn G. Smith*  
COMMISSION NUMBER: 711276  
MY COMMISSION EXPIRES: 04-12-2028

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 PERPETUAL USE OF THE PUBLIC.

THIS 26th DAY OF SEP, A.D. 2022  
*Trent Madsen* CITY MAYOR  
*Quinn G. Smith* CITY RECORDER (SEE SEAL BELOW)

PLAT  
STEELE RIDGE PLAZA  
SUBDIVISION  
LOCATED IN A PORTION OF THE NORTHEAST QUARTER  
OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN  
CITY OF SARATOGA SPRINGS UTAH COUNTY, UTAH  
SCALE: 1" = 60 FEET



- 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.
  - 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.
  - 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.
  - REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
  - A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY CMT LABORATORIES, 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 OF THE INFORMATION OR LACK THEREOF IN THE REPORT.

- 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.
- EACH INDIVIDUAL SITE PLAN ON LOTS TO FURTHER ADDRESS 20% LANDSCAPING REQUIREMENT FOR IRRIGATION & LANDSCAPING. EACH SITE PLAN TO SUBMIT LANDSCAPING PLAN IN CONFORMANCE WITH SARATOGA CODE 19.06
- 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.

- ALL OPEN SPACE, COMMON SPACE, AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.
- LOTS/UNITS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S
- COMMON AREAS ARE CONVEYED TO STEELE RIDGE DEVELOPMENT HOA.
- NO CITY MAINTENANCE SHALL BE PROVIDED FOR CROSS ACCESS EASEMENTS, STREETS, AND IMPROVEMENTS DESIGNATED AS "PRIVATE" ON THIS PLAT.
- ALL STORM DRAIN IS PRIVATE AND IS TO BE OWNED AND MAINTAINED BY STEELE RIDGE DEVELOPMENT HOA.
- NO ACCESS TO REDWOOD ROAD ALLOWED FOR LOTS 1-6.

**ROCKY MOUNTAIN POWER**

1. PURSUANT TO UTAH CODE ANN. 54-3-37 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)(i) 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

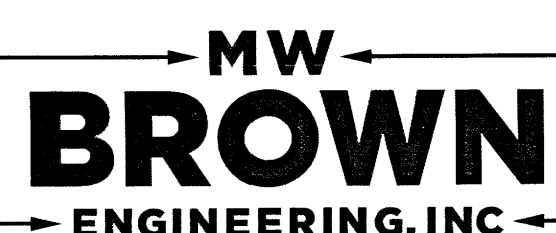
- A RECORDED EASEMENT OR RIGHT-OF-WAY
- THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
- TITLE 54, CHAPTER 80, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
- ANY OTHER PROVISION OF LAW

**DOMINION ENERGY**

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY 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'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS 1 DAY OF Sept, 2022.

DOMINION ENERGY COMPANY  
BY: *Val Sneed*  
TITLE: *Per Const*



**SURVEYOR:**  
Dudley and Associates, Inc.  
353 East 1200 South  
Orem, Utah 84058  
office 801-224-1252  
fax 801-224-1264

**CENTURY LINK**  
APPROVED THIS 13 DAY OF September, A.D. 2022  
*Paul Wilk*  
CENTURY LINK

**COMCAST CABLE TELEVISION**  
APPROVED THIS 13 DAY OF Sept, A.D. 2022  
*Egna Wilk*  
COMCAST CABLE TELEVISION

- LEGEND**
- BOUNDARY LINE
  - LOT LINE
  - ADJOINING PROPERTY
  - EASEMENTS
  - RIGHT OF WAY
  - ROAD CENTERLINE
  - SECTION TIE LINE
  - SURVEY MONUMENT
  - 5/8" x 24" REBAR & PLASTIC CAP
  - SECTION CORNER
  - SUBDIVISION BNDY CORNER

**PLANNING DIRECTOR**  
APPROVED BY THE PLANNING DIRECTOR ON THIS 19 DAY OF Sept, A.D. 2022  
*Kent Page* (for Planning Director)  
PLANNING DIRECTOR

**CITY ENGINEER**  
APPROVED BY THE CITY ENGINEER ON THIS 20 DAY OF Sept, A.D. 2022  
*Paul Wilk*  
CITY ENGINEER

BY SIGNING THIS PLAT, THE FOLLOWING UTILITY COMPANIES ARE APPROVING THE: (A) BOUNDARY, COURSE, DIMENSIONS, AND INTENDED USE OF THE RIGHT-OF-WAY AND EASEMENT GRANTS OF RECORD; (B) LOCATION OF EXISTING UNDERGROUND AND UTILITY FACILITIES; (C) CONDITIONS OR RESTRICTIONS GOVERNING THE LOCATION OF THE FACILITIES WITHIN THE RIGHT-OF-WAY, AND EASEMENT GRANTS OF RECORD, AND UTILITY FACILITIES WITHIN THE SUBDIVISION. "APPROVING" SHALL HAVE THE MEANING IN UTAH CODE SECTION 10-9A-603(4)(c)(i). THE FOLLOWING NOTES ARE NOT ENDORSED OR ADOPTED BY SARATOGA SPRINGS AND DO NOT SUPERSEDE CONFLICTING PLAT NOTES OR SARATOGA SPRINGS POLICIES.

**PUBLIC WORKS DIRECTOR**  
APPROVED BY SARATOGA SPRINGS PUBLIC WORKS DIRECTOR ON THIS 21 DAY OF September, A.D. 2022  
*Trent Madsen*  
SARATOGA SPRINGS PUBLIC WORKS DIRECTOR

**LAND USE AUTHORITY**  
APPROVED BY THE LAND USE AUTHORITY ON THIS 19 DAY OF Sept, A.D. 2022  
*Kent Page* (for Land Use Authority)  
LAND USE AUTHORITY

**FIRE CHIEF**  
APPROVED BY THE FIRE CHIEF ON THIS 20 DAY OF Sept, A.D. 2022  
*Paul Wilk*  
CITY FIRE CHIEF

EAST QUARTER CORNER SECTION 14  
TOWNSHIP 5 SOUTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN  
(FOUND COUNTY MONUMENT)

**SARATOGA SPRINGS ATTORNEY**  
APPROVED BY SARATOGA SPRINGS ATTORNEY ON THIS 10 DAY OF Sept, A.D. 2022  
*Paul Wilk*  
SARATOGA SPRINGS ATTORNEY

**LEHI CITY POST OFFICE**  
APPROVED BY POST OFFICE REPRESENTATIVE ON THIS 8 DAY OF Sept, A.D. 2022  
*Paul Wilk*  
LEHI CITY POST OFFICE REPRESENTATIVE

18548