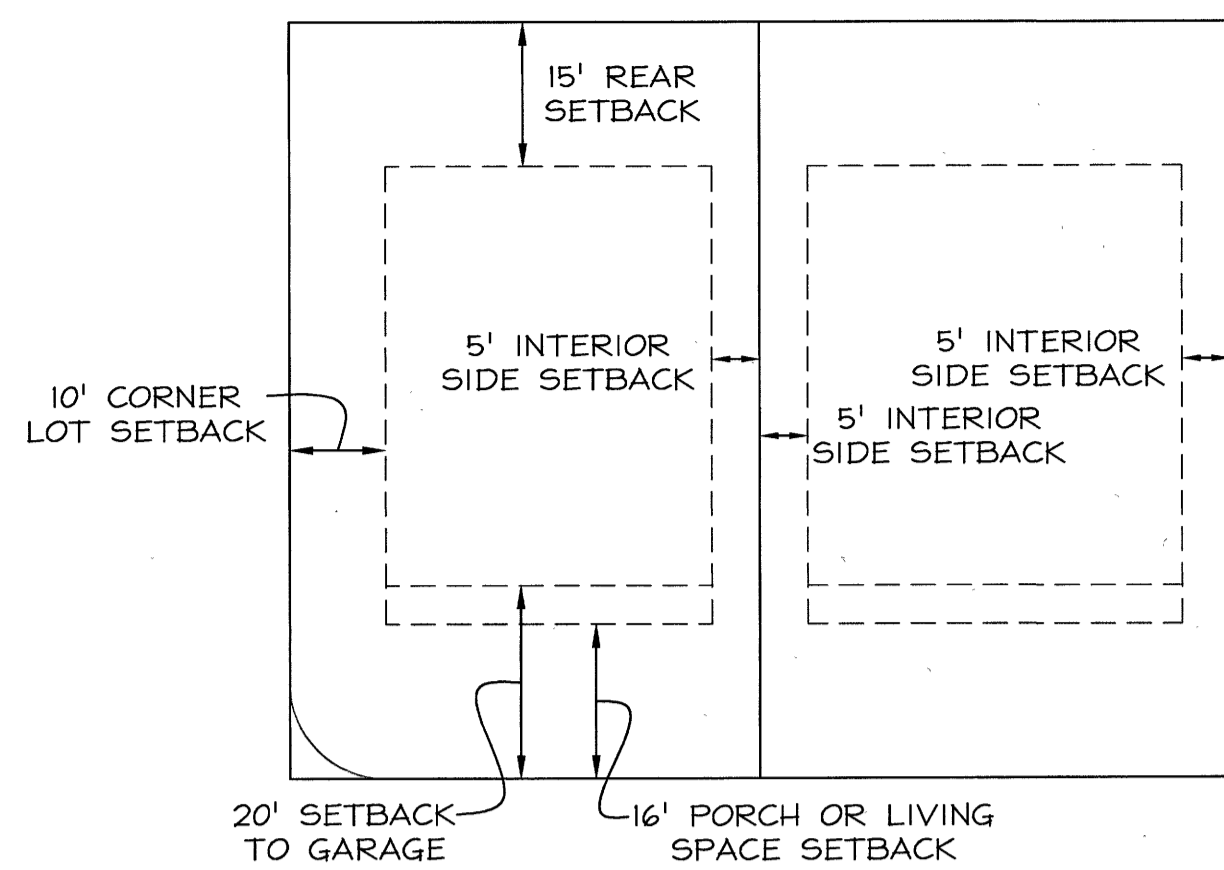


WANDER PHASE D1

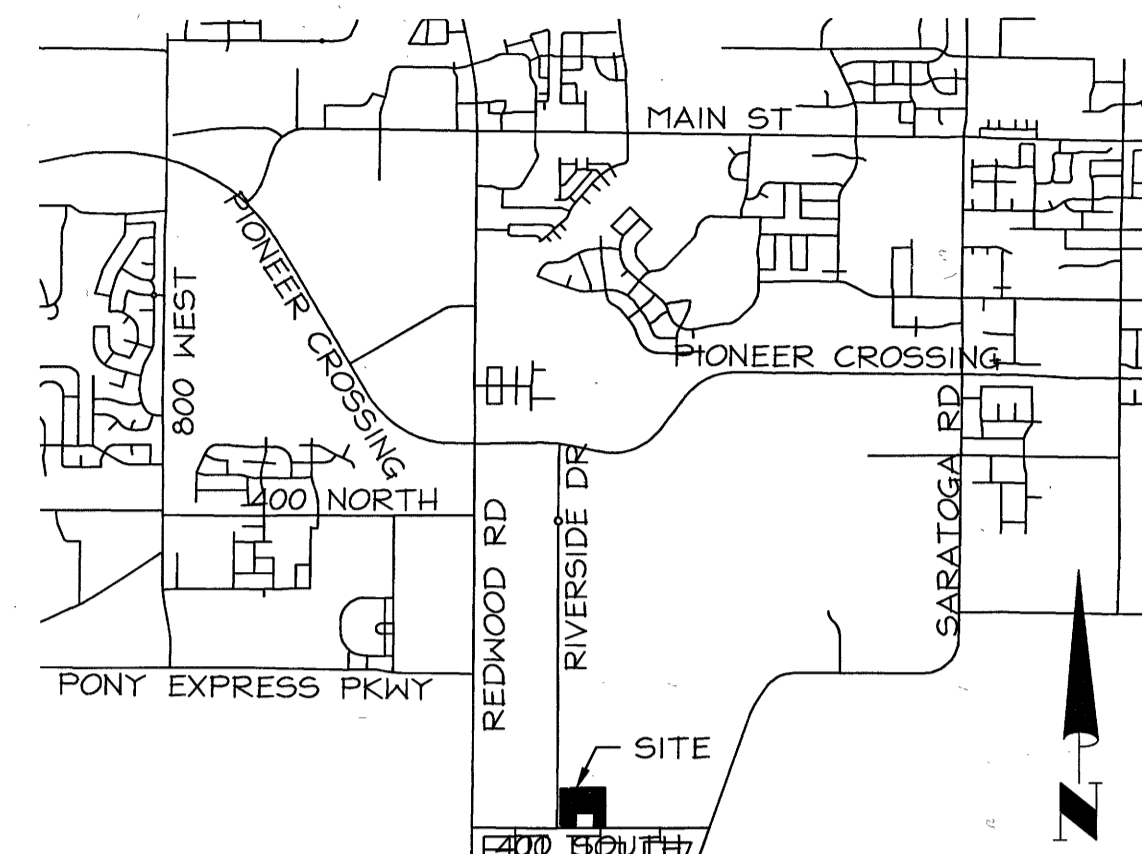
LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 26,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH



SETBACK DETAIL
SCALE: 1"=20'

SURVEYOR'S CERTIFICATE

I, Eric D. Robins do hereby certify that I am a Registered 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 recording of this plat, a map of the survey I have completed with the Utah County Surveyor.



VICINITY MAP

PLAT DATA TABLE				
INFORMATION	AC.	SQ. FT.	%TOTAL	#
TOTAL PROJECT AREA	9.456	411,896	100%	
BUILDABLE LAND	3.871	168,627	40.9%	
OPEN SPACE	3.965	172,725	41.9%	
SENSITIVE LANDS	0.00	0.00	0%	
ROW AREA	1.619	70,544	17.2%	
LANDSCAPING AREA	0.00	0.00	0%	
LOTS				29
NET DENSITY DWELLINGS PER ACRE				3.07

PROJECT DATA TABLE				
INFORMATION	AC.	SQ. FT.	%TOTAL	#
TOTAL PROJECT AREA	55.381	2,412,236	100%	
BUILDABLE LAND	38.728	1,686,824	69.4%	
OPEN SPACE	14.335	624,225	25.9%	
SENSITIVE LANDS	0.00	0.00	0%	
ROW AREA	12.503	484,922	22.6%	
LANDSCAPING AREA	1.71	74,210	3.1%	
LOTS				279
NET DENSITY DWELLINGS PER ACRE				5.04

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

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 point on the Quarter Section Line, said point lies North 89°57'40" West 414.270 feet along said Quarter Section Line from the East Quarter Corner of Section 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian and running thence along said Quarter Section Line North 89°57'40" West 182.103 feet; thence North 01°09'44" East 242.167 feet; thence South 89°55'54" West 310.000 feet; thence South 01°09'44" West 241.587 feet to a point on said Quarter Section Line; thence along said Quarter Section Line North 89°57'40" West 224.037 feet to a point on the Easterly right-of-way of Riverside Drive, thence along said Easterly right-of-way the following (3) courses: 1) North 00°00'08" East 35.311 feet to a point on a 28.500 foot radius non tangent curve to the right, (radius bears North 00°00'08" East, Chord: North 44°59'50" West 40.306 feet); 2) along the arc of said curve 44.788 feet through a central angle of 90°00'05"; 3) North 00°00'13" East 565.536 feet to the Southwest Corner of Jordan Promenade Village 1 Plat B-1 subdivision and a point on a 16.000 foot radius tangent curve to the right, (radius bears South 89°59'47" East, Chord: North 45°00'07" East 22.627 feet); thence along said Jordan Promenade Village 1 Plat B-1 the following (8) courses: 1) along the arc of said curve 25.132 feet through a central angle of 89°59'47"; 2) East 92.040 feet to a point on a 12.000 foot radius non tangent curve to the right, (radius bears South 00°00'08" East, Chord: South 45°00'04" East 16.971 feet); 3) along the arc of said curve 18.850 feet through a central angle of 90°00'08"; 4) East 59.000 feet; 5) North 24.210 feet; 6) South 89°59'47" East 200.000 feet; 7) East 59.000 feet; 8) North 4.020 feet; 9) East 306.543 feet to a point on the West Line of the Saratoga Springs Sports Complex subdivision; thence along said West Line South 00°00'02" East 662.051 feet to the point of beginning.

Acres: 9.456
Square Footage: 411,896
of Lots: 29
of Parcels: 2

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 PHASE D1

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 Bangert 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 22 day of Jan A.D. 2021.

Signature: *[Signature]* Ryan Smith, Assistant Secretary, Clayton Properties Group II, Inc. Title & Entity

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH) S.S.
County of Utah)
On this day of 22, 2021, personally appeared before me, who being by me Ryan Smith 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: *[Signature]* James L. Veale
Commission Number: 712577
My commission expires: 2/02/2024



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 2 day of Feb A.D. 2021
City Mayor: *[Signature]* Attest: *[Signature]* City Recorder (See Seal Below)

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 13th DAY OF July, 2020.
- 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. 2016022" 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.
- LOTS/UNITS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CCR'S.
- A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY WESTERN TECHNOLOGIES, 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.
- SPORTS COMPLEX 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 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.
- LOT 0-9 IS HEREBY DEDICATED TO THE CITY OF SARATOGA SPRINGS. THE CITY WILL MAINTAIN ALL TRAILS, WATER FEATURES, AMENITIES, ETC., LOCATED ON PARCEL 0-9 PER CITY STANDARDS UP TO THE "MAINTENANCE LINE" IDENTIFIED ON SHEET 2; PROVIDED, HOWEVER, THAT THE HOMEOWNERS ASSOCIATION WILL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM SUCH ADDITIONAL MAINTENANCE ON PARCEL 0-9 AS THE ASSOCIATION DEEMS TO BE IN THE INTEREST OF ITS MEMBERS.

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

APPROVED THIS 27 DAY OF January 2021

[Signature]
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 27 DAY OF January 20 21

BY *[Signature]*
TITLE Pre Con

DOMINION ENERGY QUESTAR CORP.

CENTURY LINK

Approved this 20th day of Jan A.D. 2021

[Signature]
CENTURY LINK

PERIGEE CONSULTING
CIVIL - STRUCTURAL - SURVEY

9089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088
801.628.6004 TEL. 801.590.6511 FAX WWW.PERIGEECVL.COM

COMCAST CABLE TELEVISION

Approved this 26 day of January A.D. 2021

[Signature]
COMCAST CABLE TELEVISION

PLANNING DIRECTOR

Reviewed by the Planning Director on this 3 day of Feb. A.D. 2021

[Signature]
PLANNING DIRECTOR David Strand

LAND USE AUTHORITY

Approved by Land Use Authority on this 3 day of Feb. A.D. 2021

[Signature]
SARATOGA SPRINGS ATTORNEY David Strand

SARATOGA SPRINGS ATTORNEY

Approved by Saratoga Springs Attorney on this 3rd day of Feb. A.D. 2021

[Signature]
SARATOGA SPRINGS ATTORNEY

PUBLIC WORKS DIRECTOR

Reviewed by the Public Works Director on this 3rd day of February A.D. 2021

[Signature]
PLANNING DIRECTOR

CITY ENGINEER

Approved by the City Engineer on this 03 day of February A.D. 20 21

[Signature]
CITY ENGINEER Paul McKee for Gordon Miner

FIRE CHIEF APPROVAL

Approved by the Fire Chief on this 2 day of Feb. A.D. 20 21

[Signature]
CITY FIRE CHIEF

LEHI CITY POST OFFICE

Approved by Post Office Representative on this 27 day of Jan A.D. 20 21

[Signature]
LEHI CITY POST OFFICE REPRESENTATIVE

PHASE D1 WANDER SUBDIVISION

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

ENT 25519-2021 Map & 17539 ANDREA ALLEN UTAH COUNTY RECORDER 2021 Feb 10 12:30 PM FEE 122.00 BY SS RECORDED FOR SARATOGA SPRINGS CITY

SURVEYORS SEAL: 5152671 ERIC D. ROBINS (1/21) STATE OF UTAH

CITY ENGINEER SEAL: GORDON L. MINER PE ENGINEERING DEPT. CITY OF SARATOGA SPRINGS, UTAH

CLERK-RECORDER SEAL: CITY OF SARATOGA SPRINGS, UTAH

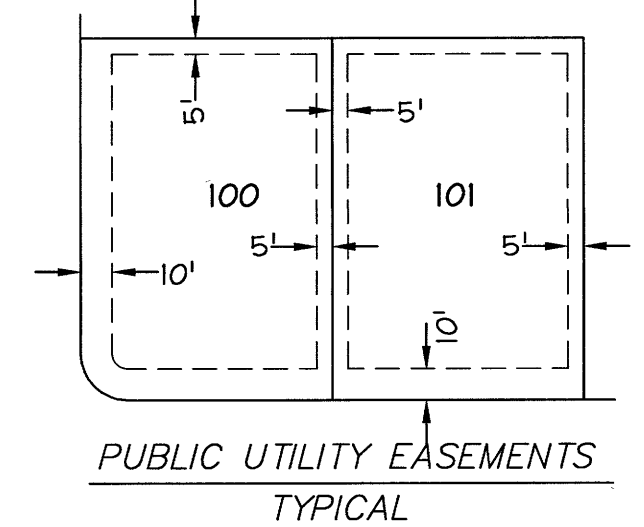
17539-12

WANDER PHASE D1

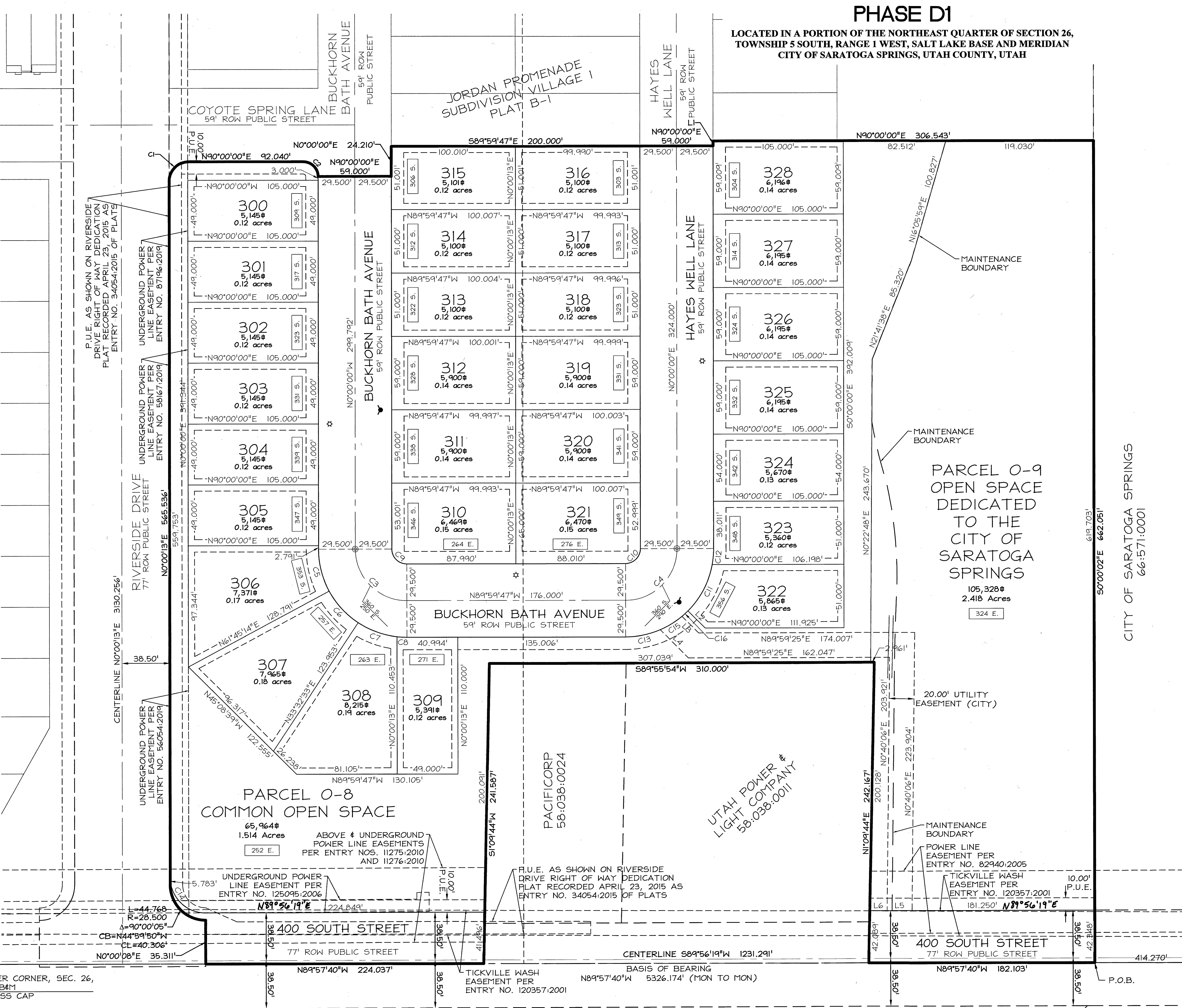
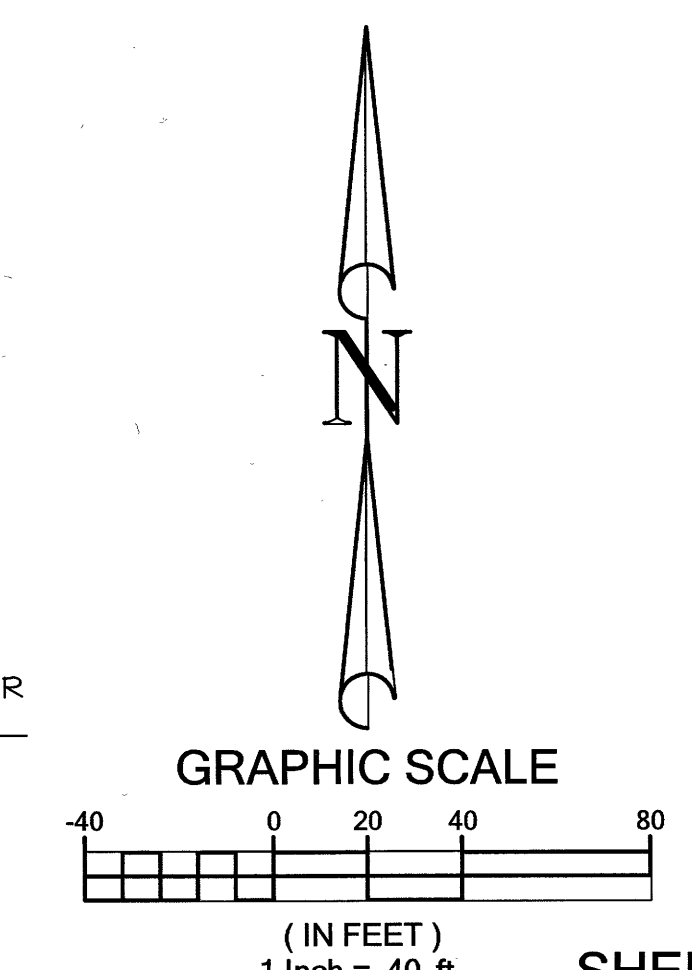
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CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	25.132	16.000	089°59'47"	N45°00'07"E	22.627
C2	18.850	12.000	090°00'08"	S45°00'04"E	16.971
C3	65.185	41.500	089°59'47"	N44°59'53"W	58.688
C4	65.191	41.500	090°00'13"	N45°00'07"E	58.692
C5	35.002	71.000	028°14'46"	N14°07'23"W	34.649
C6	34.959	71.000	028°12'40"	N42°21'07"W	34.607
C7	33.538	71.000	027°03'51"	N6°9'59"22"W	33.227
C8	8.023	71.000	006°28'29"	N86°45'33"W	8.019
C9	18.849	12.000	089°59'47"	N44°59'53"W	16.970
C10	18.850	12.000	090°00'13"	N45°00'07"E	16.971
C11	42.653	71.000	034°25'12"	N27°45'06"E	42.014
C12	13.063	71.000	010°32'30"	N05°16'15"E	13.045
C13	28.692	71.000	023°09'15"	N78°25'36"E	28.497
C14	44.800	28.500	090°03'54"	N45°01'44"W	40.328
C15	20.646	71.000	016°39'39"	N58°31'09"E	20.573
C16	6.477	71.000	005°13'37"	N47°34'30"E	6.475

Line Table		
Line #	Length	Direction
L1	4.020	N00°00'00"E
L2	19.555	N45°02'18"W
L3	19.023	N45°02'18"W
L4	32.124	N45°02'18"W
L5	20.002	S89°56'19"W
L6	14.013	S89°56'19"W



LEGEND	
	FOUND UTAH COUNTY SECTION CORNER
	PROPOSED STREET MONUMENT
	PROPOSED STREET LIGHT
	PROPOSED FIRE HYDRANT
	AREA OF H.O.A. MAINTAINED OPEN SPACE
	AREA OF CITY MAINTAINED OPEN SPACE



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CIVIL • STRUCTURAL • SURVEY

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PHASE D1
WANDER
SUBDIVISION

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ENT 25519-2021 Map 4 17539
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Feb 10 12:30 pm FEE 162.00 BY 55
RECORDED FOR SARATOGA SPRINGS CITY

17539-2 of 2