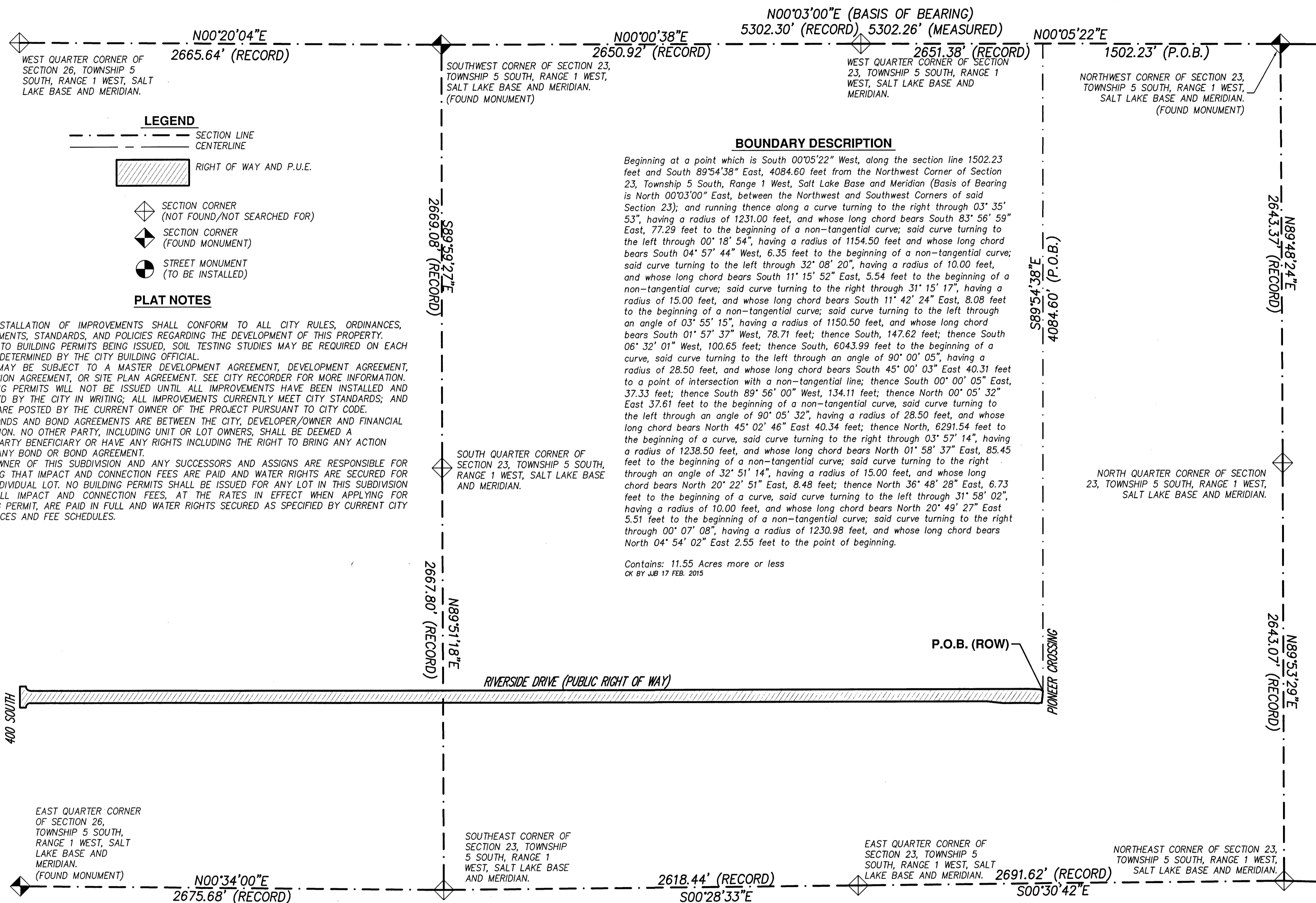
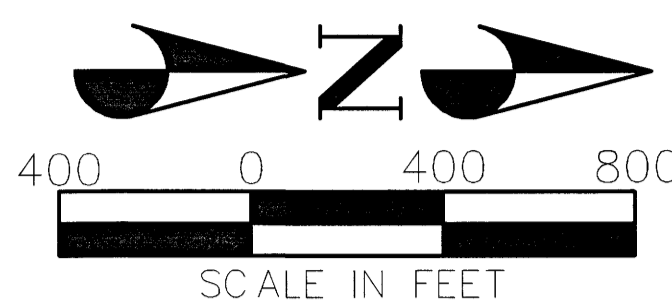


RIVERSIDE DRIVE RIGHT OF WAY DEDICATION PLAT

LOCATED IN SECTIONS 23 AND 26
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN



- LEGEND**
- SECTION LINE CENTERLINE
 - RIGHT OF WAY AND P.U.E.
 - SECTION CORNER (NOT FOUND/NOT SEARCHED FOR)
 - SECTION CORNER (FOUND MONUMENT)
 - STREET MONUMENT (TO BE INSTALLED)
- PLAT NOTES**

- 1-THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY RULES, ORDINANCES, REQUIREMENTS, STANDARDS, AND POLICIES REGARDING THE DEVELOPMENT OF THIS PROPERTY.
- 2-PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
- 3-PLAT MAY BE SUBJECT TO A MASTER DEVELOPMENT AGREEMENT, DEVELOPMENT AGREEMENT, SUBDIVISION AGREEMENT, OR SITE PLAN AGREEMENT. SEE CITY RECORDER FOR MORE INFORMATION.
- 4-BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING; ALL IMPROVEMENTS CURRENTLY MEET CITY STANDARDS; AND BONDS ARE POSTED BY THE CURRENT OWNER OF THE PROJECT PURSUANT TO CITY CODE.
- 5-ALL BONDS AND BOND AGREEMENTS ARE BETWEEN THE CITY, DEVELOPER/OWNER AND FINANCIAL INSTITUTION. NO OTHER PARTY, INCLUDING UNIT OR LOT OWNERS, SHALL BE DEEMED A THIRD-PARTY BENEFICIARY OR HAVE ANY RIGHTS INCLUDING THE RIGHT TO BRING ANY ACTION UNDER ANY BOND OR BOND AGREEMENT.
- 6-THE OWNER OF THIS SUBDIVISION AND ANY SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR ENSURING THAT IMPACT AND CONNECTION FEES ARE PAID AND WATER RIGHTS ARE SECURED FOR EACH INDIVIDUAL LOT. NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL ALL IMPACT AND CONNECTION FEES, AT THE RATES IN EFFECT WHEN APPLYING FOR BUILDING PERMIT, ARE PAID IN FULL AND WATER RIGHTS SECURED AS SPECIFIED BY CURRENT CITY ORDINANCES AND FEE SCHEDULES.

BOUNDARY DESCRIPTION

Beginning at a point which is South 00°05'22" West, along the section line 1502.23 feet and South 89°54'38" East, 4084.60 feet from the Northwest Corner of Section 23, Township 5 South, Range 1 West, Salt Lake Base and Meridian (Basis of Bearing is North 00°03'00" East, between the Northwest and Southwest Corners of said Section 23); and running thence along a curve turning to the right through 03°35'53", having a radius of 1231.00 feet, and whose long chord bears South 83°56'59" East, 77.29 feet to the beginning of a non-tangential curve; said curve turning to the left through 00°18'54", having a radius of 1154.50 feet and whose long chord bears South 04°57'44" West, 6.35 feet to the beginning of a non-tangential curve; said curve turning to the left through 32°08'20", having a radius of 10.00 feet, and whose long chord bears South 11°15'52" East, 5.54 feet to the beginning of a non-tangential curve; said curve turning to the right through 31°15'17", having a radius of 15.00 feet, and whose long chord bears South 11°42'24" East, 8.08 feet to the beginning of a non-tangential curve; said curve turning to the left through an angle of 03°55'15", having a radius of 1150.50 feet, and whose long chord bears South 01°57'37" West, 78.71 feet; thence South, 147.62 feet; thence South 06°32'01" West, 100.65 feet; thence South, 6043.99 feet to the beginning of a curve, said curve turning to the left through an angle of 90°00'05", having a radius of 28.50 feet, and whose long chord bears South 45°00'03" East 40.31 feet to a point of intersection with a non-tangential line; thence South 00°00'05" East, 37.33 feet; thence South 89°56'00" West, 134.11 feet; thence North 00°05'32" East 37.61 feet to the beginning of a non-tangential curve, said curve turning to the left through an angle of 90°05'32", having a radius of 28.50 feet, and whose long chord bears North 45°02'46" East 40.34 feet; thence North, 6291.54 feet to the beginning of a curve, said curve turning to the right through 03°57'14", having a radius of 1238.50 feet, and whose long chord bears North 01°58'37" East, 85.45 feet to the beginning of a non-tangential curve; said curve turning to the right through an angle of 32°51'14", having a radius of 15.00 feet, and whose long chord bears North 20°22'51" East, 8.48 feet; thence North 36°48'28" East, 6.73 feet to the beginning of a curve, said curve turning to the left through 31°58'02", having a radius of 10.00 feet, and whose long chord bears North 20°49'27" East 5.51 feet to the beginning of a non-tangential curve; said curve turning to the right through 00°07'08", having a radius of 1230.98 feet, and whose long chord bears North 04°54'02" East 2.55 feet to the point of beginning.

Contains: 11.55 Acres more or less
or by J.B. 17 FEB. 2015

SURVEYOR'S CERTIFICATE

I, Matthew B. Judd, do hereby certify that I am a registered Land Surveyor and that I hold a license, Certificate No. 167268, 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 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 54-8a-2, and for other utility facilities, is accurately described on this plat, and that this plat is true and correct.

BOUNDARY DESCRIPTION
(SEE DESCRIPTION TO LEFT)

Matthew B. Judd
(See Seal Below)

April 6, 2015
Date:

OWNER'S ACKNOWLEDGMENT

SUBURBAN LAND RESERVE, INC., a Utah Corporation

By: *R. Steven Romney*
R. STEVEN ROMNEY

STATE OF UTAH) S.S.
COUNTY OF SARATOGA

ON THIS 17 DAY OF APRIL 2015 PERSONALLY APPEARED BEFORE ME, **R. STEVEN ROMNEY**, PERSONALLY KNOWN TO ME TO BE THE AUTHORIZED AGENT OF SUBURBAN LAND RESERVE, INC., a Utah Corporation, WHO ACKNOWLEDGED BEFORE ME THAT HE SIGNED THE FOREGOING INSTRUMENT AS AN AUTHORIZED AGENT FOR SUBURBAN LAND RESERVE, INC., a Utah Corporation, AND THAT THE SEAL IMPRESSED ON THE WITHIN INSTRUMENT IS THE SEAL OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT ON BEHALF OF SAID CORPORATION AND THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: 05/01/2016 #655299 *R. Judd*

NOTARY PUBLIC **JACOB P. CHRISTENSEN**, A NOTARY PUBLIC COMMISSIONED IN UTAH

RESIDING IN **DAVIS** COUNTY

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 22 day of April, A.D. 2015

Sam Miller Attest: *Ami J. Papp*
City Mayor City Recorder
(See Seal Below)

PEPG CONSULTING LLC.

8805 S. SANDY PARKWAY • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551

**RIVERSIDE DRIVE
RIGHT OF WAY DEDICATION PLAT**

LOCATED IN SECTIONS 26 AND 23
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN

SARATOGA SPRINGS CITY 1" = 100' FEET UTAH COUNTY, UTAH

NOTARY PUBLIC SEAL CITY-ENGINEER SEAL CLERK-RECORDER SEAL

<p>QUESTAR GAS COMPANY Approved this 21 day of April, A.D. 2015</p> <p><i>Querry Eldredge</i> QUESTAR GAS COMPANY</p>	<p>ROCKY MOUNTAIN POWER Approved this 23 day of April, A.D. 2015</p> <p><i>Rance D. Walker</i> ROCKY MOUNTAIN POWER</p>	<p>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)(ii).</p>			
<p>COMCAST CABLE TELEVISION Approved this 21 day of April, A.D. 2015</p> <p><i>Ami J. Papp</i> COMCAST CABLE TELEVISION</p>	<p>CENTURY LINK Approved this 20 day of April, A.D. 2015</p> <p><i>Ami J. Papp</i> QWEST</p>	<p>SARATOGA SPRINGS ENGINEER APPROVAL Approved by the City Engineer on this 20 day of April, A.D. 2015</p> <p><i>Ami J. Papp</i> CITY ENGINEER</p>	<p>SARATOGA SPRINGS ATTORNEY Approved by Saratoga Springs Attorney on this 20 day of April, A.D. 2015</p> <p><i>J. A. Christensen</i> SARATOGA SPRINGS ATTORNEY</p>	<p>LEHI CITY POST OFFICE Approved by Post Office Representative on this day of April, A.D. 2015</p> <p><i>Ami J. Papp</i> LEHI CITY POST OFFICE REPRESENTATIVE</p>	<p>SHEET 1 OF 2</p>
<p>FIRE CHIEF APPROVAL Approved by the Fire Chief on this 21 day of April, A.D. 2015</p> <p><i>Ami J. Papp</i> CITY FIRE CHIEF</p>	<p>PLANNING COMMISSION REVIEW Reviewed by the Planning Commission on this 21 day of April, A.D. 2015</p> <p><i>Ami J. Papp</i> CHAIRMAN, PLANNING COMMISSION</p>	<p>14582 sheet 1 of 2</p>			

REGISTERED LAND SURVEYOR
No. 167268
Matthew B. Judd
STATE OF UTAH

PROFESSIONAL ENGINEER
No. 767072
JEREMY D. LAPIN
STATE OF UTAH

REV. 23, 26, 5-14 W. 039

RIVERSIDE DRIVE RIGHT OF WAY DEDICATION PLAT

LOCATED IN SECTIONS 23 AND 26
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN

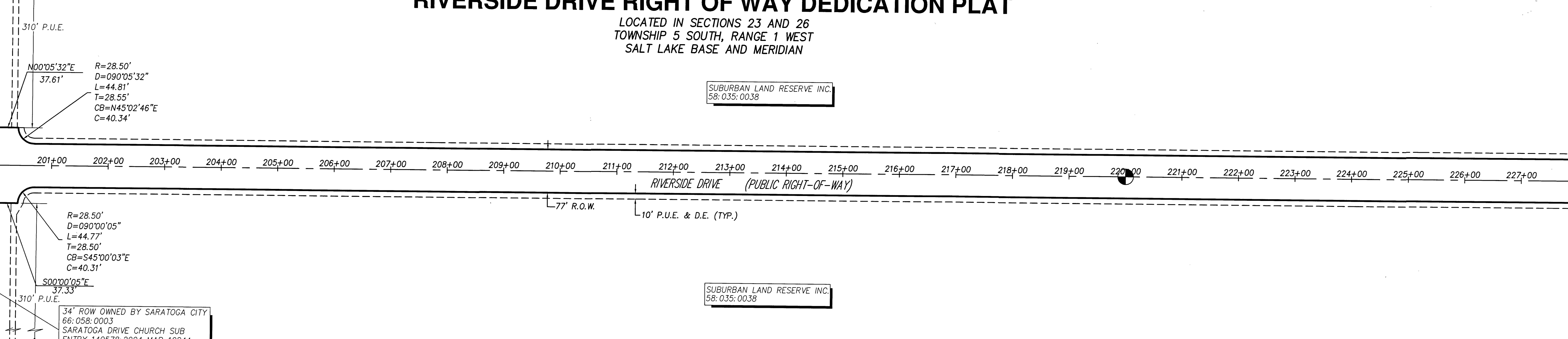
SUBURBAN LAND RESERVE INC.
58:035:0038

SUBURBAN LAND RESERVE INC.
58:035:0038

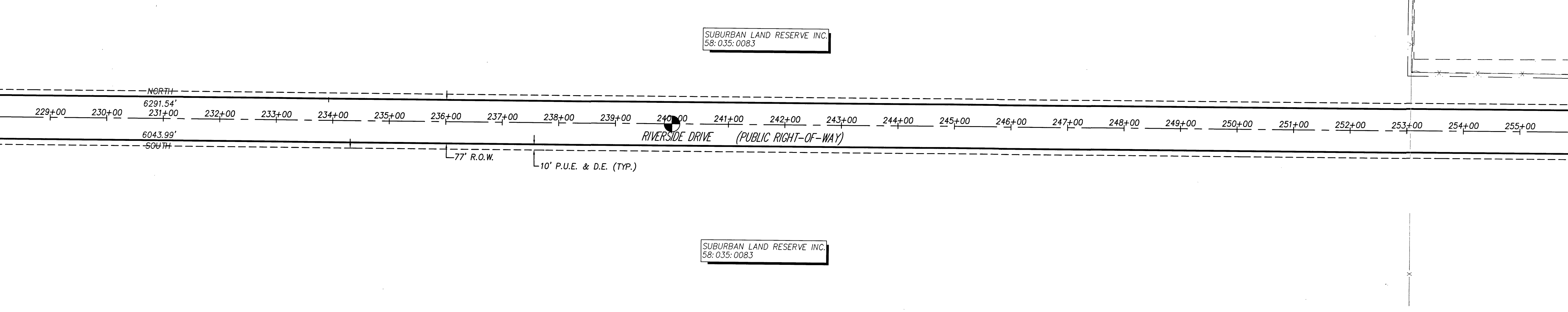
SUBURBAN LAND RESERVE INC.
58:035:0083

SUBURBAN LAND RESERVE INC.
58:035:0083

400' SOUTH (PUBLIC RIGHT-OF-WAY)
589'56'00" W 134.11'

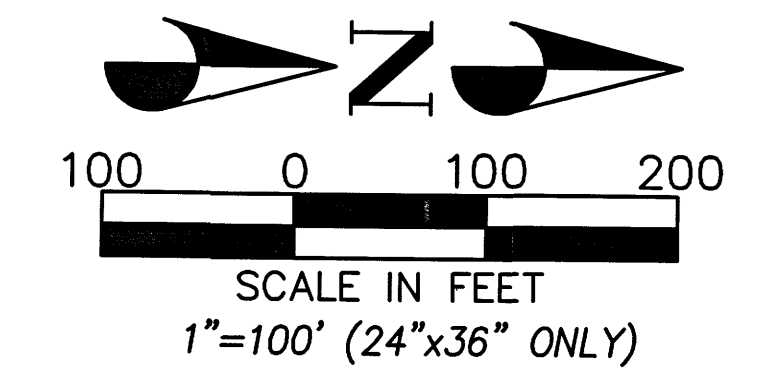
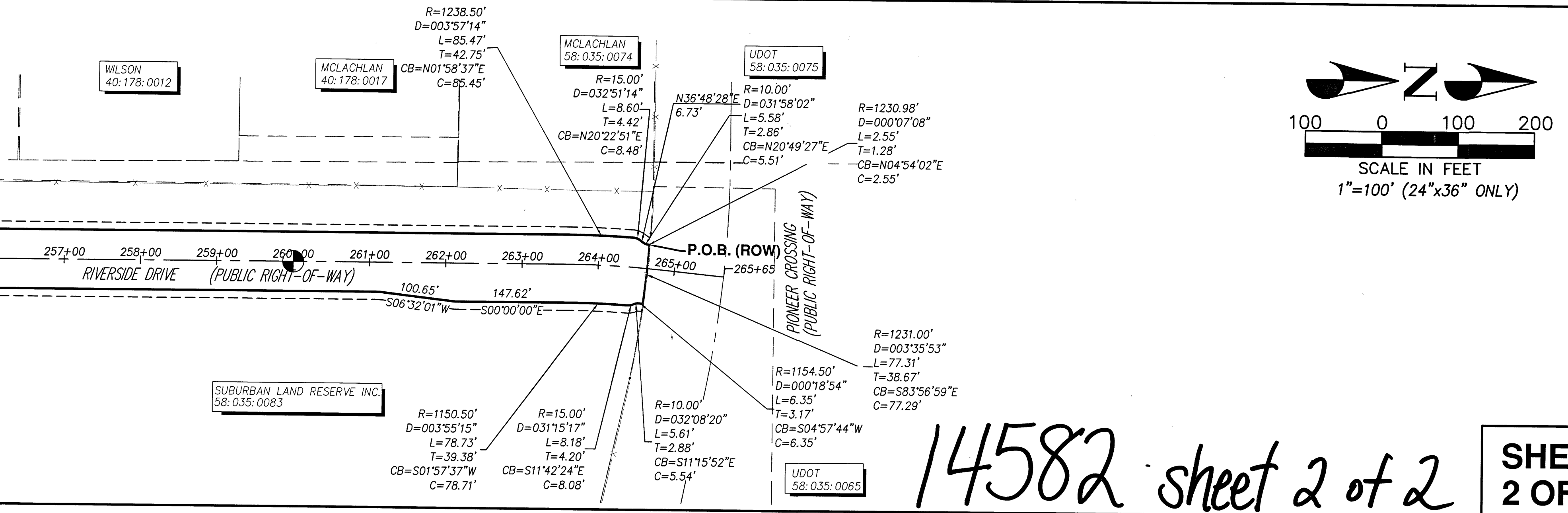


STA. 228+00 MATCH LINE



STA. 228+00 MATCH LINE
STA. 256+00 MATCH LINE

STA. 256+00 MATCH LINE



14582 sheet 2 of 2

SHEET 2 OF 2

PEPG CONSULTING L.L.C.
8805 S. SANDY PARKWAY • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551

RIVERSIDE DRIVE
RIGHT OF WAY DEDICATION PLAT
LOCATED IN SECTIONS 23 AND 26
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN

SARATOGA SPRINGS CITY 1" = 100' FEET UTAH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-CO. ENGINEER SEAL	CLERK-RECORDER SEAL

ENT 34054-2015 Map # 14582
JEFFERY SMITH
UTAH COUNTY RECORDER
2015 Mar 23 2:45 PM FEE 0.00 BY CLS
RECORDED FOR SARATOGA SPRINGS CITY