

WANDER PHASE H3

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 23,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

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 H3

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. 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, easement, or right-of-way that will interfere with the City's use, maintenance, and operation of the street or utilities. The owner(s) and all agents, successors, and assigns assume all liability with respect to the 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. The owner hereby conveys the Common Area, as indicated herein, to the Wander Homeowners Association, a Utah Nonprofit Corporation, with a registered address of 13894 South Bangerter Parkway, Suite #200, Draper, Utah 84020.

In witness whereof I have hereunto set forth my hand this 21st day of Apr, A.D. 2025.

 Tyler L. Buswell President
Signature Print Name Title & Entity

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH) S.S.
County of Utah

On this 21st day of April, 2025 personally appeared before me

Tyler L. Buswell President Land Reserve, Inc.
Print Name Title Entity
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.

Marilyn F. Nielsen 718951
Notary Public Signature Commission Number

Marilyn F. Nielsen Aug. 9, 2025
Print Name As Commissioned My Commission expires

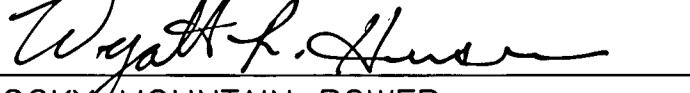
ROCKY MOUNTAIN POWER

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. 10-9a-601 et seq. 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 9 DAY OF APRIL 2025

 Wright F. Hansen

ENBRIDGE GAS UTAH

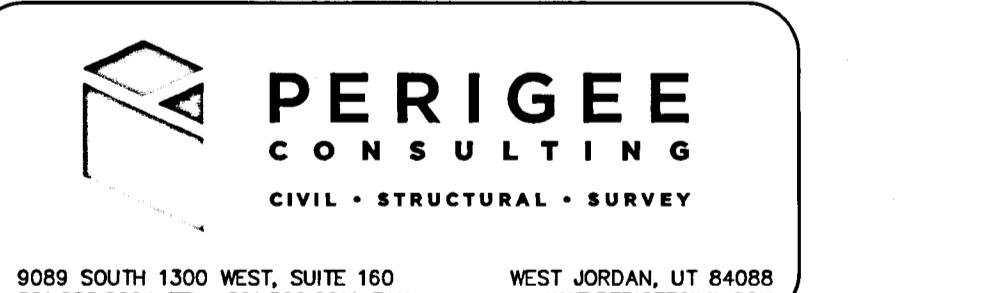
Questar Gas Company, dba Enbridge Gas Utah ("Enbridge"), approves this plat solely to confirm that the plat contains public utility easements. This approval does not (a) affect any right Enbridge has under Title 54, Chapter 8a, a recorded easement of right-of-way, prescriptive rights, or any provision of law; (b) constitute acceptance of any terms contained in any portion of the plat; and (c) guarantee any terms or waive Enbridge's right to require additional easements for gas service.

QUESTAR GAS COMPANY
dba ENBRIDGE GAS UTAH
APPROVED THIS 10 DAY OF APRIL 2025
BY Rosana Conveneers
TITLE Pre-Conn Rep.

QUESTAR GAS COMPANY dba
ENBRIDGE GAS UTAH

REQUIRED PLAT NOTES

1. 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 29th DAY OF May, 2024
2. 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.
3. 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.
4. PLAT IS SUBJECT TO "INSTALLATION OF IMPROVEMENTS AND BOND AGREEMENT NO. 24HLC025" 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.
5. 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.
6. 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.
7. REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
8. NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS AND IMPROVEMENTS DESIGNATED AS "PRIVATE" ON THIS PLAT.
9. LOTS/UNITS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&Rs.
10. 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.
11. 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.
12. 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.
13. 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.
14. COMMON AREAS & LIMITED COMMON AREAS ARE BLANKET UTILITY EASEMENTS FOR THE CITY OF SARATOGA SPRINGS AND ARE ASSIGNABLE AT THE CITY'S DISCRETION TO OTHER PUBLIC UTILITIES.
15. OPEN SPACE PARCEL O-16 IS DEDICATED AS A TRAIL EASEMENT WHERE THE PUBLIC IS GRANTED A RIGHT OF ACCESS TO THE PUBLIC TRAILS WHERE AND AS THE SAME ARE CONSTRUCTED.
16. WANDER VILLAGE 2 PLAT HI MUST BE RECORDED PRIOR TO RECORDATION OF THIS PLAT.
17. WANDER PHASE H4 PLAT MUST BE RECORDED PRIOR TO RECORDATION OF THIS PLAT.
18. 400 NORTH MUST BE FULLY CONSTRUCTED OR BONDED FOR PRIOR TO RECORDATION OF THIS PLAT.
19. SEWER AND STORM DRAIN LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION
20. NO ACCESS ONTO REDWOOD ROAD IS PERMITTED FOR LOTS 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049 & C-1.
21. NO ACCESS ONTO 400 NORTH STREET IS PERMITTED FOR LOT C-1.
22. ANY UTILITIES OUTSIDE OF THE PUBLIC RIGHT-OF-WAY SHALL BE OWNED AND MAINTAINED PRIVATELY UNLESS THE UTILITIES ARE NOTED OTHERWISE ON THE PLAT AND HAVE RECORDED MAINTENANCE EASEMENT TO THE CITY.
23. COMMON AREAS ARE CONVEYED TO WANDER HOMEOWNERS ASSOCIATION



WEST JORDAN, UT 84088

9089 SOUTH 1300 WEST, SUITE 160
801.628.6004 TEL 801.590.6611 FAX
WWW.PERIGEECIVIL.COM

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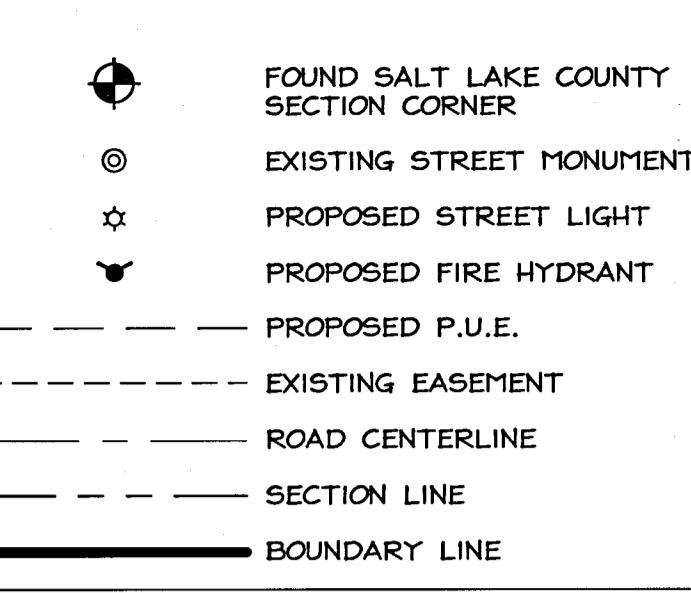
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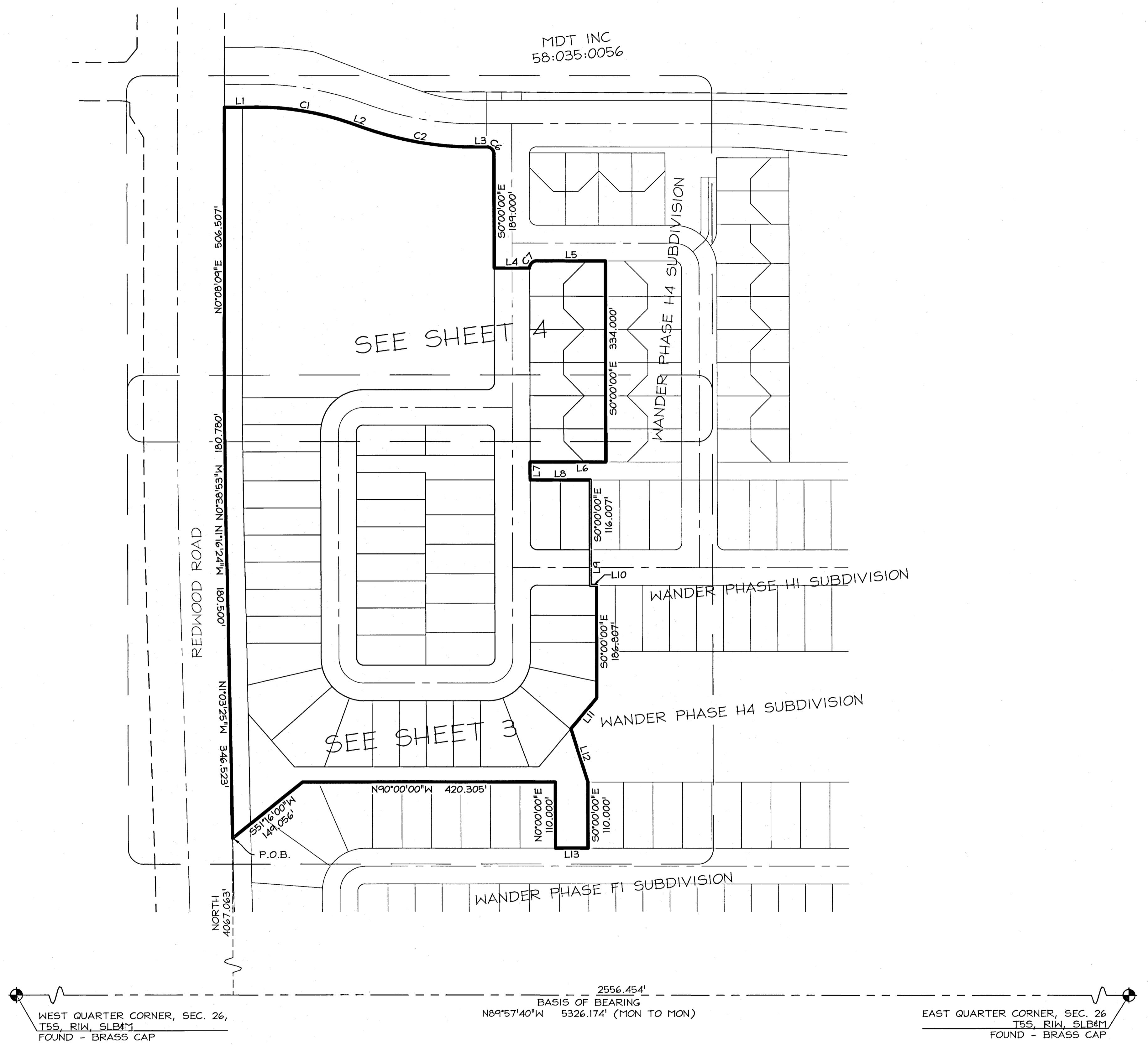
WANDER PHASE H3

**LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 23,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH**

LEGEND

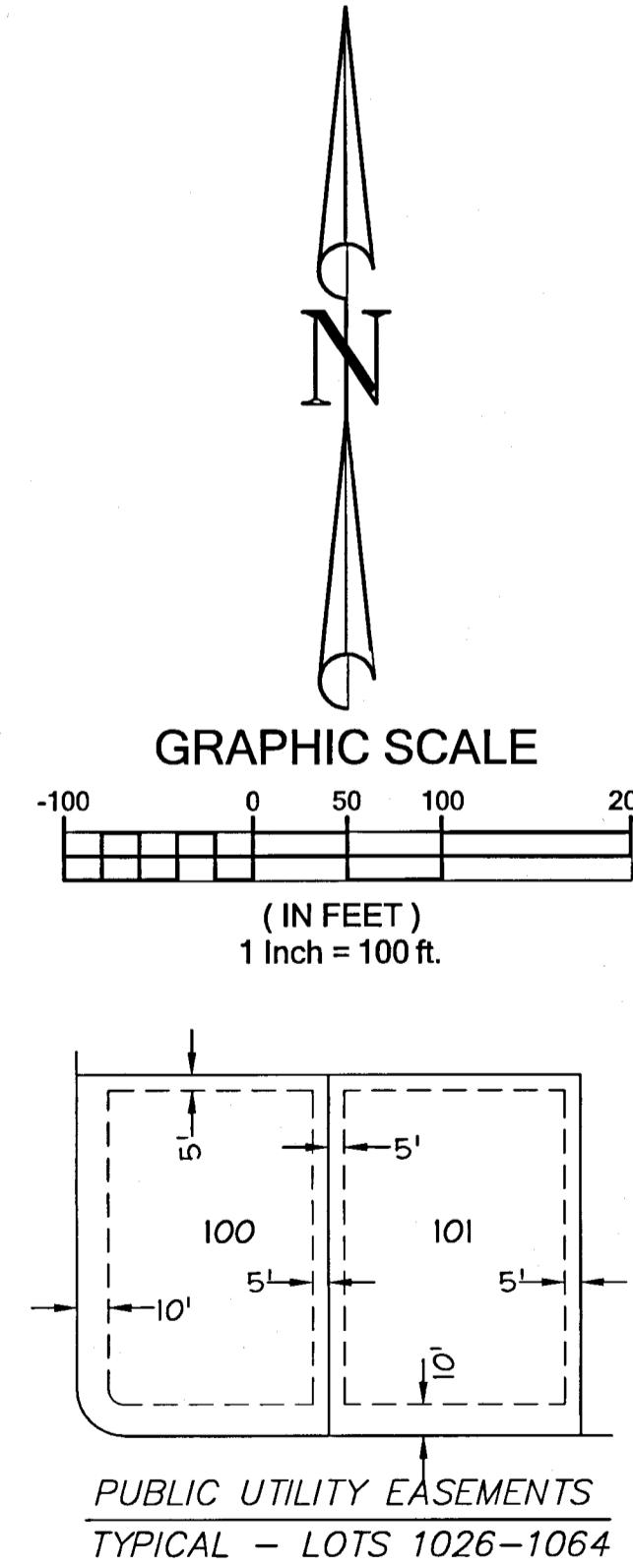


INT 38882-2025 MAP# 19742
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 May 27 04:16 PM FEE 360.00 BY CS
RECORDED FOR SARATOGA SPRINGS CITY



19742 20f5

SHEET 2 OF 5



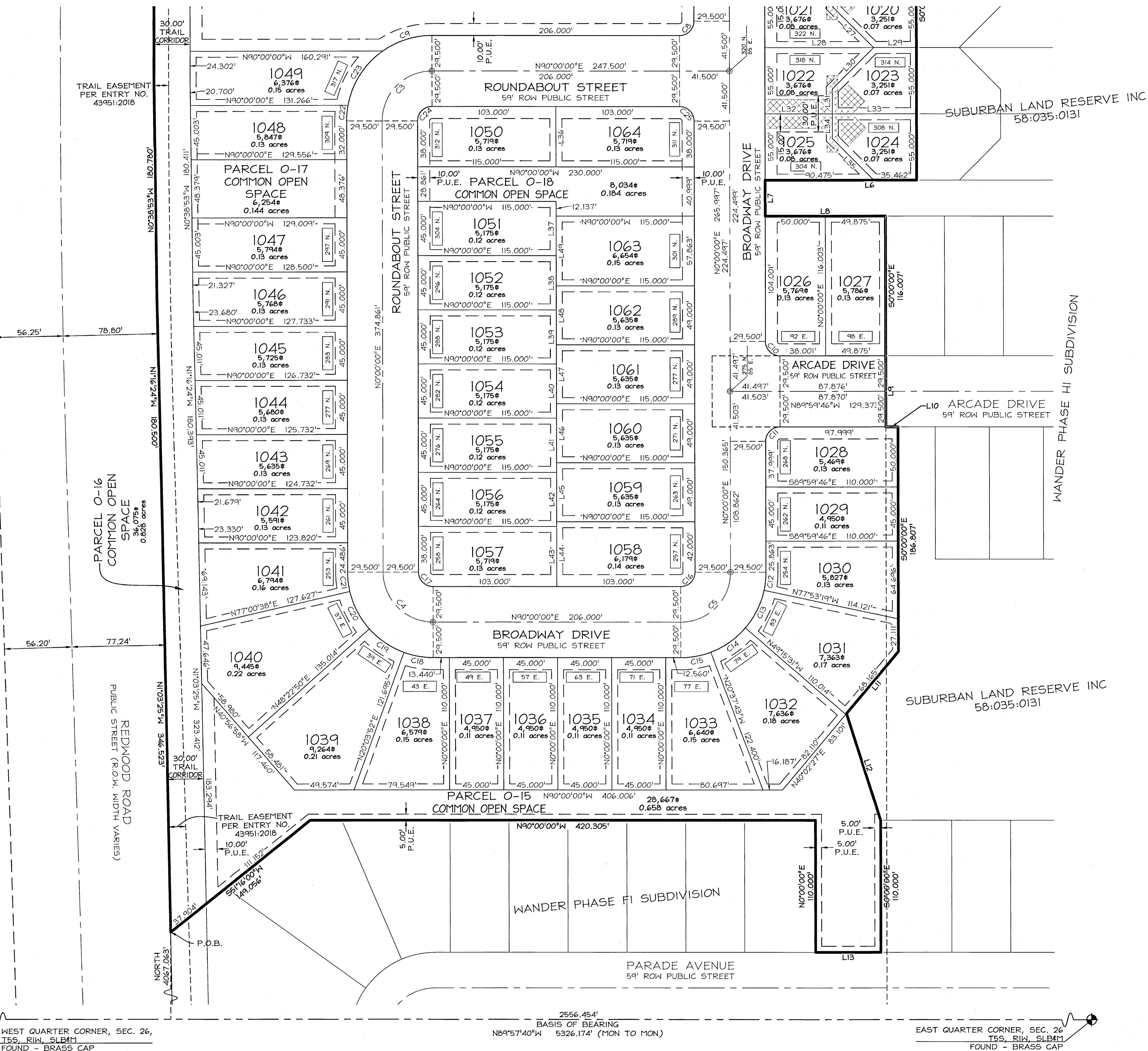
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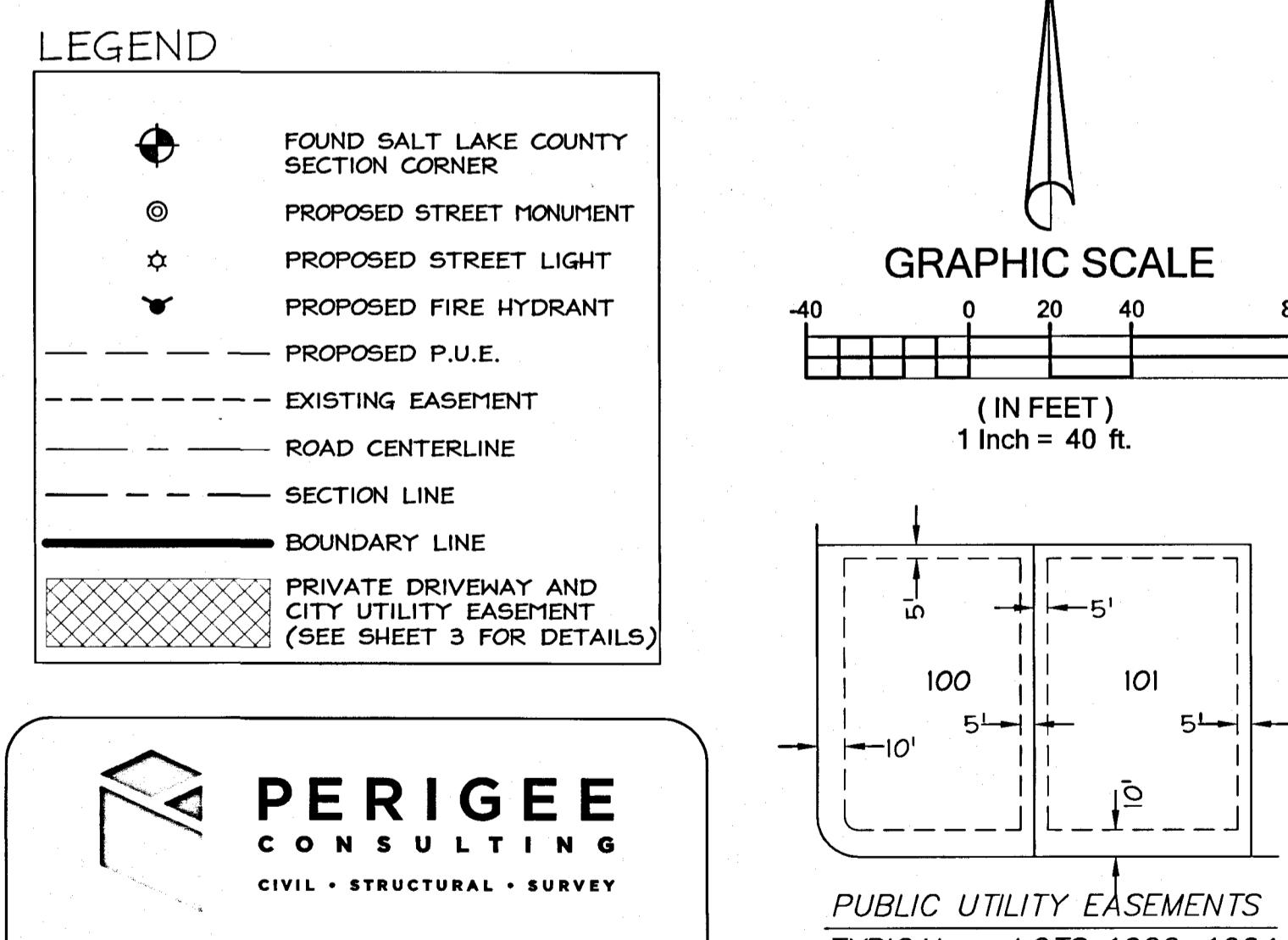


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ENT 38882-2025 MAP 19742
ANDREA L. BEN
UTAH COUNTY RECORDER
2025 May 27 04:11 PM FEE 340.00 BY CS
RECORDED FOR SARATOGA SPRINGS CITY



SHEET 3 OF 5

PHASE H3
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SUBDIVISION

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CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

EAST QUARTER CORNER, SEC. 26
T5S, R1W, S16B
FOUND - BRASS CAP

2556.454'
BASIS OF BEARING
N89°57'40"W 5326.174' (MON TO MON)

TRAIL EASEMENT
PER ENTRY NO.
43951:2018

PARCEL O-16
COMMON OPEN
SPACE
36,075 sq ft
0.836 acres

PUBLIC STREET ROW, WIDTH VARIES
N90°00'00"E
N90°00'00"W
N90°00'00"E
N90°00'00"W

WEST QUARTER CORNER, SEC. 26,
T5S, R1W, S16B
FOUND - BRASS CAP

PARADE AVENUE
59' ROW PUBLIC STREET

WANDER PHASE F1 SUBDIVISION

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PARADE AVENUE
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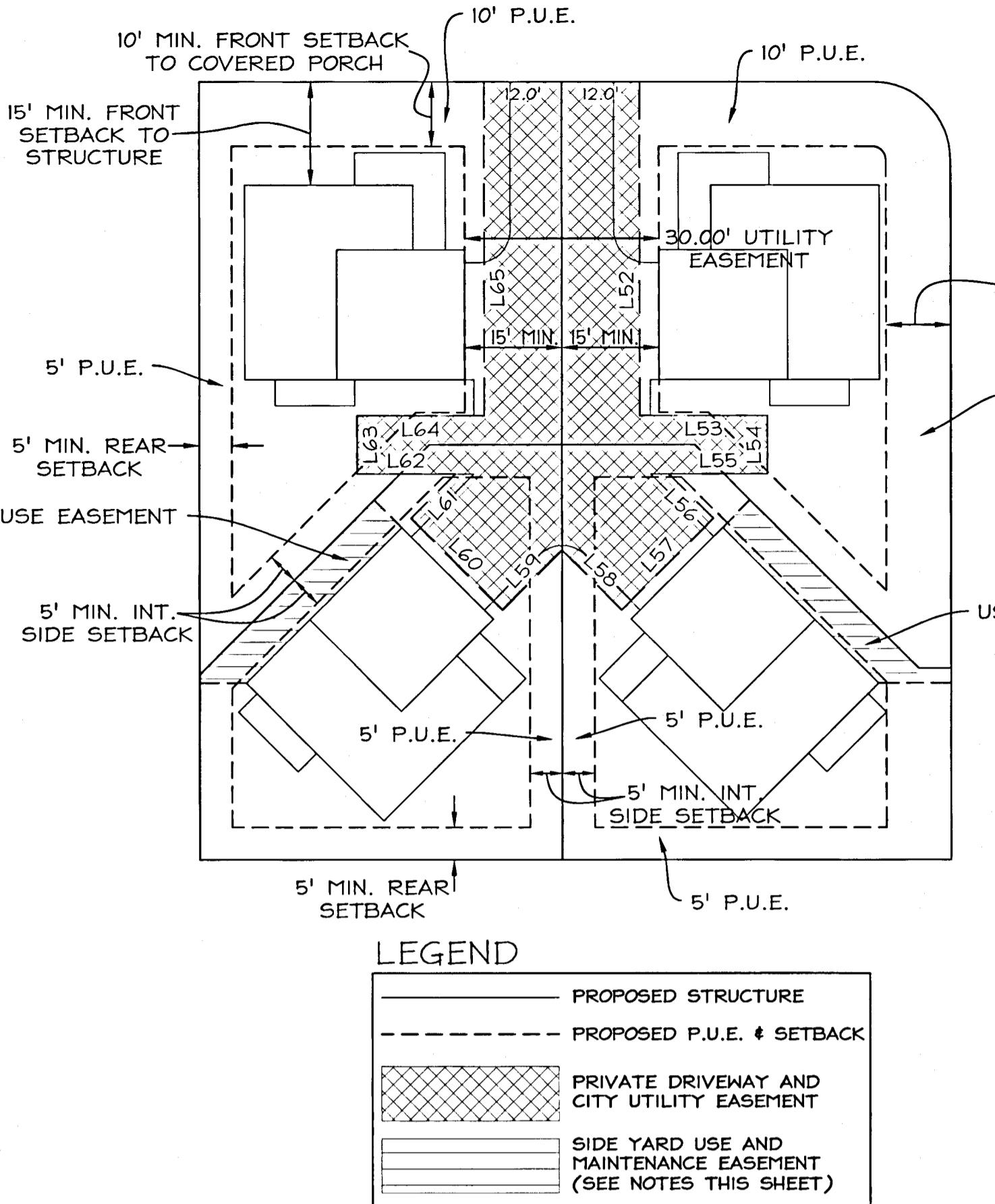
WANDER PHASE F1 SUBDIVISION

PARADE AVENUE
59' ROW PUBLIC STREET

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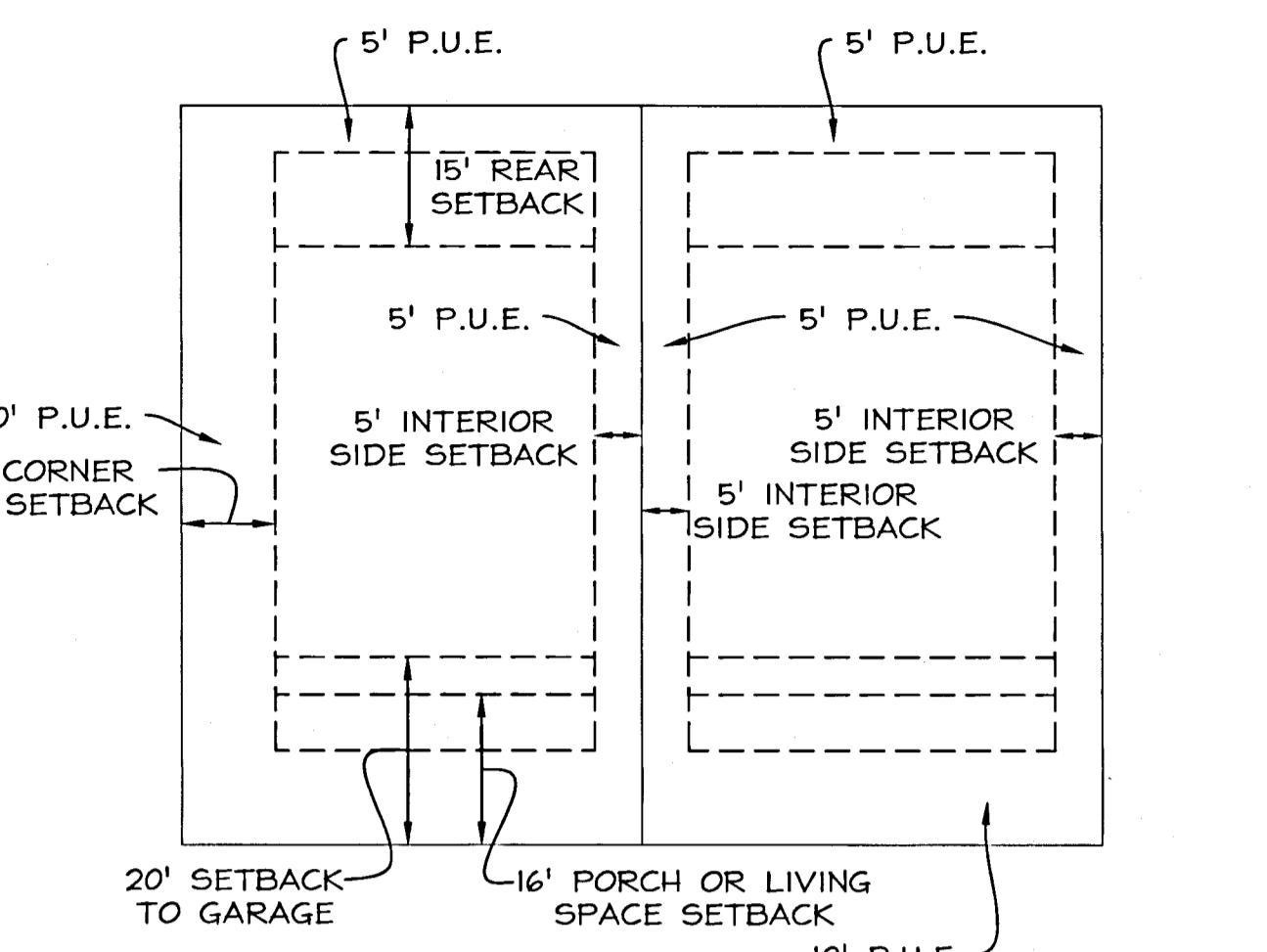
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CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH



COTTAGE AND CORNER LOTS 1014-1025 SETBACK
AND EASEMENT DETAIL

SCALE: 1"=20'



LOTS 1026-1064 SETBACK
DETAIL

SCALE: 1"=20'

SIDE YARD USE AND MAINTENANCE EASEMENT NOTES:

1. SIDE YARD USE EASEMENTS ("SYUES") AND MAINTENANCE EASEMENTS ("MAINTENANCE EASEMENTS") ARE HEREBY GRANTED AS DEPICTED HEREIN.
2. 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 THE REAR PROPERTY LINE. SYUES ARE GRANTED TO THE BENEFITED LOT FOR THE PURPOSE AND IN ACCORDANCE WITH THE RESTRICTIONS OUTLINED BELOW.
3. 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.
4. OWNER OF THE BURDENED LOT RETAINS THE RIGHT TO ACCESS SUCH SYUE FOR MAINTENANCE AND REPAIR OF THE HOME LOCATED ON THE BURDENED LOT.
5. 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.
6. 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 AS MAY BE REASONABLY NECESSARY TO MAKE REPAIRS TO ITS RESIDENCE.
7. 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.

| Line Table | | |
|------------|---------|-------------|
| Line # | Length | Direction |
| L1 | 51.182 | N89°44'46"E |
| L2 | 26.556 | S70°40'06"E |
| L3 | 20.112 | N90°00'00"E |
| L4 | 59.000 | N90°00'00"E |
| L5 | 113.937 | N90°00'00"E |
| L6 | 125.937 | N90°00'00"W |
| L7 | 29.999 | S00°00'00"E |
| L8 | 99.875 | N90°00'00"E |
| L9 | 59.000 | S00°00'14"W |
| L10 | 10.129 | S89°59'46"E |
| L11 | 67.174 | S40°02'27"W |
| L12 | 92.965 | S17°35'15"E |
| L13 | 54.148 | N90°00'00"W |
| L14 | 54.465 | N44°55'48"E |
| L15 | 20.440 | N00°00'00"E |
| L16 | 56.000 | N90°00'00"E |
| L17 | 69.937 | N90°00'00"E |
| L18 | 20.440 | N00°00'00"E |
| L19 | 48.815 | N44°55'48"W |
| L20 | 90.475 | N90°00'00"E |
| L21 | 35.462 | N90°00'00"E |
| L22 | 48.815 | N44°55'48"E |
| L23 | 20.440 | N00°00'00"E |
| L24 | 56.000 | N90°00'00"E |
| L25 | 69.937 | N90°00'00"E |
| L26 | 20.440 | N00°00'00"E |
| L27 | 48.815 | N44°55'48"W |
| L28 | 90.475 | N90°00'00"E |
| L29 | 35.462 | N90°00'00"E |
| L30 | 48.815 | N44°55'48"E |
| L31 | 20.440 | N00°00'00"E |
| L32 | 56.000 | N90°00'00"E |
| L33 | 69.937 | N90°00'00"E |
| L34 | 20.440 | N00°00'00"E |
| L35 | 48.815 | N44°55'48"W |

| Curve Table | | | | | |
|-------------|---------|---------|------------|---------------|--------------|
| Curve # | Length | Radius | Delta | Chord Bearing | Chord Length |
| C1 | 161.175 | 471.500 | 019°35'09" | S80°27'40"E | 160.392 |
| C2 | 185.065 | 548.500 | 019°19'54" | S80°20'03"E | 184.189 |
| C3 | 65.188 | 41.500 | 090°00'00" | S45°00'00"W | 58.690 |
| C4 | 65.188 | 41.500 | 090°00'00" | S45°00'00"E | 58.690 |
| C5 | 65.188 | 41.500 | 090°00'00" | N45°00'00"E | 58.690 |
| C6 | 18.850 | 12.000 | 090°00'00" | S45°00'00"E | 16.971 |
| C7 | 18.850 | 12.000 | 090°00'00" | N45°00'00"E | 16.971 |
| C8 | 18.850 | 12.000 | 090°00'00" | N45°00'00"E | 16.971 |
| C9 | 43.649 | 71.000 | 035°13'27" | N72°23'16"E | 42.965 |
| C10 | 18.849 | 12.000 | 089°59'46" | S44°59'53"E | 16.970 |
| C11 | 18.850 | 12.000 | 090°00'14" | S45°00'07"W | 16.971 |
| C12 | 15.008 | 71.000 | 012°06'41" | S06°03'21"W | 14.980 |
| C13 | 35.478 | 71.000 | 028°37'48" | S26°25'35"W | 35.110 |
| C14 | 35.478 | 71.000 | 028°37'48" | S55°03'23"W | 35.110 |
| C15 | 25.563 | 71.000 | 020°37'43" | S79°41'09"W | 25.425 |
| C16 | 18.850 | 12.000 | 090°00'00" | N45°00'00"E | 16.971 |
| C17 | 18.850 | 12.000 | 090°00'00" | S45°00'00"E | 16.971 |
| C18 | 24.863 | 71.000 | 020°03'52" | N79°58'04"W | 24.737 |
| C19 | 35.089 | 71.000 | 028°18'59" | N55°46'39"W | 34.733 |
| C20 | 35.478 | 71.000 | 028°37'48" | N27°18'16"W | 35.110 |
| C21 | 16.046 | 71.000 | 012°59'22" | N06°29'41"W | 16.062 |
| C22 | 13.074 | 71.000 | 010°33'01" | N05°16'31"E | 13.055 |
| C23 | 54.804 | 71.000 | 044°13'32" | N32°39'47"E | 53.453 |
| C24 | 18.850 | 12.000 | 090°00'00" | S45°00'00"W | 16.971 |
| C25 | 18.850 | 12.000 | 090°00'00" | N45°00'00"W | 16.971 |

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SHEET 5 OF 5

