

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 hereon, 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. 20 25.

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
f/k/a Suburban Land Reserve, Inc.

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.

Abraham J. Nielson 718951
Notary Public Signature Commission Number

Mari Lynn E. Nielson Aug. 9, 2025
Print Name As Commissioned My Commission expires
A Notary Public Commissioned In Utah

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

Wayne F. Hansen
ROCKY MOUNTAIN POWER

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 20 25

BY Rosanna Colmenares

TITLE Pre-con Rep.

QUESTAR GAS COMPANY dba
ENBRIDGE GAS 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 19th DAY OF May, 2024.
- 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 24LC025" 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 C&A'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 & 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.
- OPEN SPACE PARCEL O-16 IS DESIGNATED AS A TRAIL EASEMENT WHERE THE PUBLIC IS GRANTED A RIGHT OF ACCESS TO THE PUBLIC TRAILS WHERE AND AS THE SAME ARE CONSTRUCTED.
- WANDER VILLAGE 2 PLAT H1 MUST BE RECORDED PRIOR TO RECORDING THIS PLAT.
- WANDER PHASE H4 PLAT MUST BE RECORDED PRIOR TO RECORDATION OF THIS PLAT.
- 400 NORTH MUST BE FULLY CONSTRUCTED OR BONDED FOR PRIOR TO RECORDATION OF THIS PLAT.
- SEWER AND STORM DRAIN LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION
- NO ACCESS ONTO REDWOOD ROAD IS PERMITTED FOR LOTS 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049 & C-1.
- NO ACCESS ONTO 400 NORTH STREET IS PERMITTED FOR LOT C-1.
- 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.
- COMMON AREAS ARE CONVEYED TO WANDER HOMEOWNERS ASSOCIATION



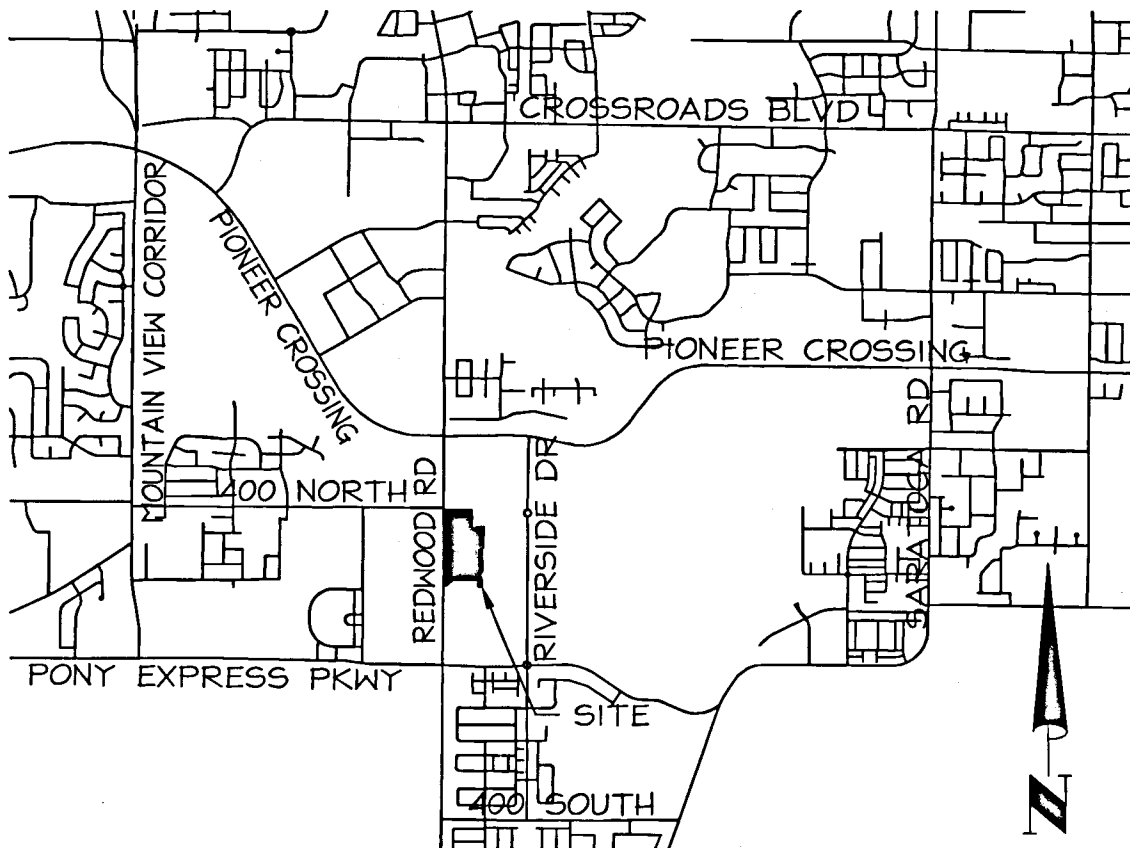
CENTURY LINK Approved this <u>10</u> day of <u>APRIL</u> , A.D. 20 <u>25</u> <u>Paul Bieering</u> CENTURY LINK	PLANNING DIRECTOR Reviewed by the Planning Director on this <u>14th</u> day of <u>May</u> , A.D. 20 <u>25</u> <u>Quinn Smith for Sarah Carroll</u> PLANNING DIRECTOR	LAND USE AUTHORITY Approved by Land Use Authority on this <u>14th</u> day of <u>May</u> , A.D. 20 <u>25</u> <u>Quinn Smith for Sarah Carroll</u> LAND USE AUTHORITY	SARATOGA SPRINGS ATTORNEY Approved by Saratoga Springs Attorney on this <u>14th</u> day of <u>May</u> , A.D. 20 <u>25</u> <u>W. J. Smith</u> SARATOGA SPRINGS ATTORNEY
COMCAST CABLE TELEVISION Approved this <u>10</u> day of <u>April</u> , A.D. 20 <u>25</u> <u>Wade</u> COMCAST CABLE TELEVISION	CITY ENGINEER Approved by the City Engineer on this <u>14</u> day of <u>May</u> , A.D. 20 <u>25</u> <u>Paul Moore for Jeremy Lapin</u> CITY ENGINEER	FIRE CHIEF APPROVAL Approved by the Fire Chief on this <u>13</u> day of <u>May</u> , A.D. 20 <u>25</u> <u>L. Z. Carlson</u> CITY FIRE CHIEF	LEHI CITY POST OFFICE Approved by Post Office Representative on this <u>14th</u> day of <u>April</u> , A.D. 20 <u>25</u> <u>James H. H. H.</u> LEHI CITY POST OFFICE REPRESENTATIVE

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
Professional Land Surveyor
Utah Certificate No. 5152671

4/2/25
Date



VICINITY MAP

INFORMATION	PLAT DATA TABLE				NOTES
	AC.	SQ. FT.	%TOTAL	#	
TOTAL PROJECT AREA	14.681	639,500	100%		
BUILDABLE LAND	10.504	457,558	71.5%		
OPEN SPACE	1.814	79,031	12.4%		
SENSITIVE LANDS	0.00	0.00	0%		
ROW AREA	2.363	102,911	16.1%		
LANDSCAPING AREA	1.814	79,031	12.4%		
LOTS				52	
NET DENSITY DWELLINGS PER ACRE				3.54	

INFORMATION	PROJECT DATA TABLE				NOTES
	AC.	SQ. FT.	%TOTAL	#	
TOTAL PROJECT AREA	197.467	8,601,511	100%		
BUILDABLE LAND	132.849	5,786,793	67.3%		
OPEN SPACE	33.693	1,467,459	17.1%		
SENSITIVE LANDS	2.562	111,605	1.3%		
ROW AREA	43.49	1,834,704	22.0%		
LANDSCAPING AREA	22.41	975,863	11.3%		
LOTS				1061	
NET DENSITY DWELLINGS PER ACRE				5.37	

PLATS INCLUDED IN TABLE:
JORDAN PROMENADE VILLAGE I PLAT B-1
JORDAN PROMENADE VILLAGE I PLAT B-2
JORDAN PROMENADE VILLAGE I PLAT B-3
JORDAN PROMENADE VILLAGE I PLAT C1
WANDER PHASE C2
WANDER PHASE D1
WANDER PHASE D2
WANDER PHASE D3
WANDER PHASE E1
WANDER PHASE C3
WANDER PHASE E2
WANDER PHASE C4
WANDER PHASE D1 AMENDED
WANDER VILLAGE I PLAT A AMENDED
WANDER PHASE F1
WANDER PHASE D2 AMENDED
WANDER PHASE H1
WANDER PHASE H4
WANDER 400 NORTH ROAD DEDICATION

OWNER/DEVELOPER

Clayton Properties Group II, Inc.
206 E. Winchester St.
Murray, UT 84017

SHEET 1 OF 5

BOUNDARY DESCRIPTION

A parcel of land situated in the Southeast Quarter of Section 23, 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 East Right-of-Way Line of Redwood Road, said point lies North 89°57'40" West 2556.454 feet along the Section Line and North 4067.063 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 Redwood Road the following (4) courses: 1) North 01°03'25" East 346.523 feet; 2) North 01°16'24" West 180.500 feet; 3) North 00°38'53" West 180.780 feet; 4) North 00°08'09" East 506.507 feet; thence North 89°44'46" East 51.182 feet to a point on a 471.500 foot radius tangent curve to the right, (radius bears South 00°15'14" East, Chord: South 80°27'40" East 180.392 feet); thence along the arc of said curve 181.175 feet through a central angle of 19°35'09", thence South 70°40'08" East 26.556 feet to a point on a 548.500 foot radius tangent curve to the left, (radius bears North 19°19'54" East, Chord: South 80°27'03" East 184.189 feet); thence along the arc of said curve 185.065 feet through a central angle of 19°19'54", thence East 20.112 feet to a Westerly Corner of Wander Phase H4 Subdivision and a point on a 12.000 foot radius non tangent curve to the right, (radius bears South, Chord: South 45°00'00" East 16.971 feet); thence along said Wander Phase H4 Subdivision the following (9) courses: 1) along the arc of said curve 18.850 feet through a central angle of 90°00'00"; 2) South 189.000 feet; 3) East 59.000 feet to a point on a 12.000 foot radius non tangent curve to the right, (radius bears East, Chord: North 45°00'00" East 16.971 feet); 4) along the arc of said curve 18.850 feet through a central angle of 90°00'00"; 5) East 113.937 feet; 6) South 334.000 feet; 7) West 125.937 feet; 8) South 29.999 feet; 9) East 98.875 feet to the Northwest Corner of Wander Phase H1 Subdivision; thence along said Wander Phase H1 Subdivision the following (3) courses: 1) South 116.007 feet; 2) South 00°00'14" West 59.000 feet; 3) South 89°59'46" East 10.129 feet to a Northwest Corner of said Wander Phase H4 Subdivision; thence along said Wander Phase H4 Subdivision the following (3) courses: 1) South 186.807 feet; 2) South 40°02'27" West 67.174 feet; 3) South 17°35'15" East 92.965 feet to a Northerly Corner of Wander Phase F1; thence along said Wander Phase F1 the following (5) courses: 1) South 110.000 feet; 2) West 54.148 feet; 3) North 110.000 feet; 4) West 420.305 feet; 5) South 51°16'00" West 149.056 feet to the point of beginning.

Acres: 14.681
Square Footage: 639,500
of Lots: 52
of Parcels: 4

ENT 38882-2025 MAP 19742
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Rev. 27 04:15 PM Fee \$60.00 BY CS
RECORDED FOR SARATOGA SPRINGS CITY

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 hereon, 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 10th day of APRIL, A.D. 20 25.

Malcolm Thacker Assistant Secretary
Signature Print Name Title & Entity

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of Utah

On this 10th day of April, 2025 personally appeared before me CLAYTON PROPERTIES GROUP II, INC.

Malcolm Thacker Assistant Secretary Clayton Properties Group II, 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.

Karla Jean Richards 724238
Notary Public Signature Commission Number

Karla Jean Richards 04-18-'26
Print Name As Commissioned 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 14th day of May, A.D. 20 25

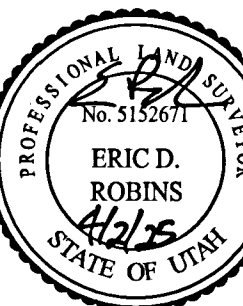
Jason Attest Wendy Neill
City Mayor City Recorder
(See Seal Below)

PHASE H3

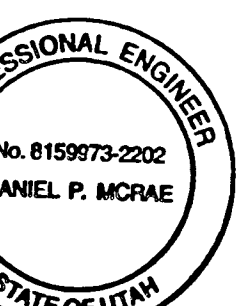
WANDER SUBDIVISION

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

SURVEYORS SEAL



CITY ENGINEER SEAL



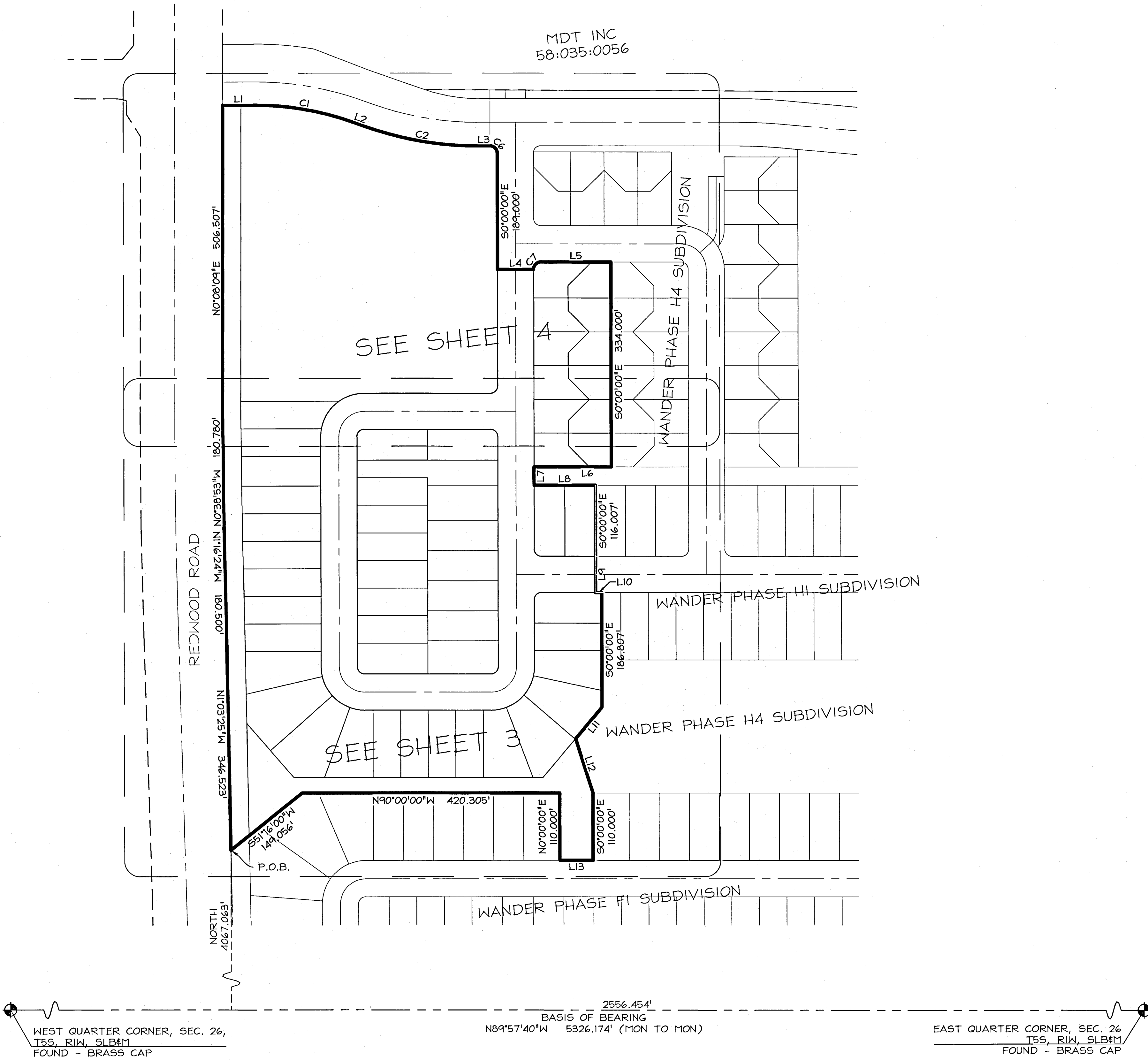
CLERK-RECORDER SEAL



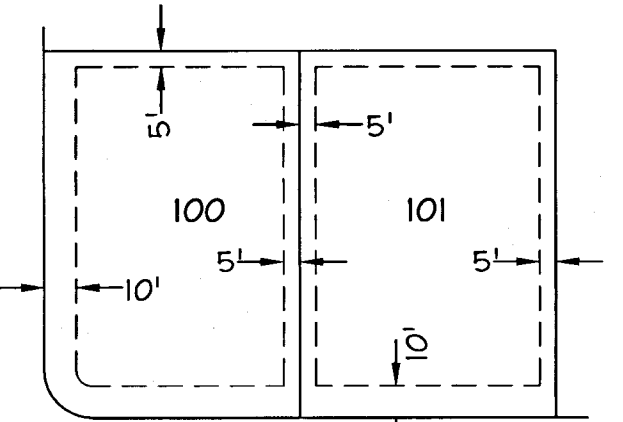
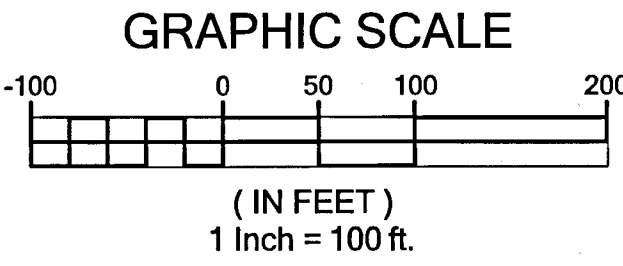
WANDER
PHASE H3

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	
	FOUND SALT LAKE COUNTY SECTION CORNER
	EXISTING STREET MONUMENT
	PROPOSED STREET LIGHT
	PROPOSED FIRE HYDRANT
	PROPOSED P.U.E.
	EXISTING EASEMENT
	ROAD CENTERLINE
	SECTION LINE
	BOUNDARY LINE



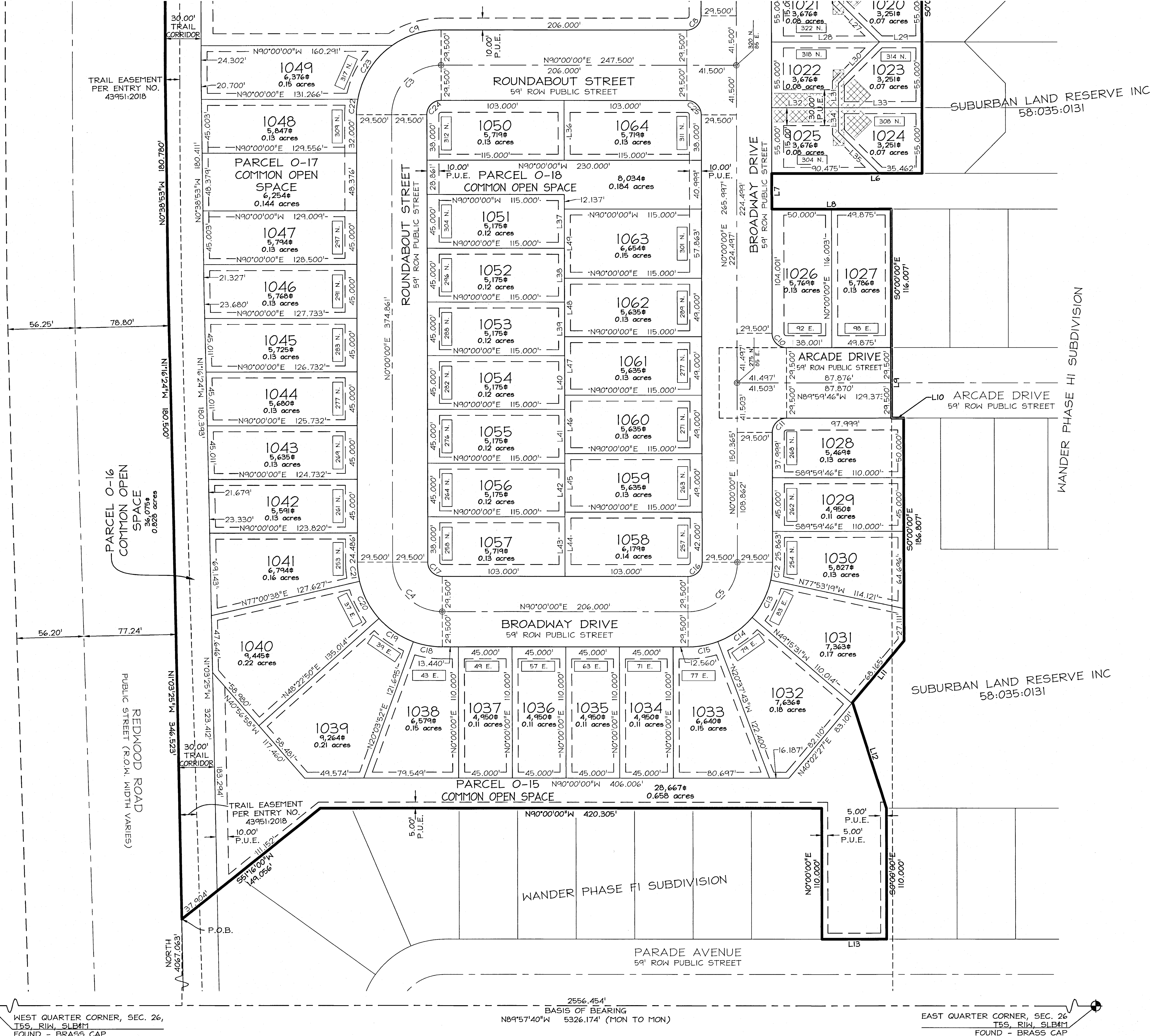
ENT. 38882+2025 MAP 19742
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 May 27 04:16 PM FEE \$60.00 BY CS
RECORDED FOR SARATOGA SPRINGS CITY



19742 2 of 5

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CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

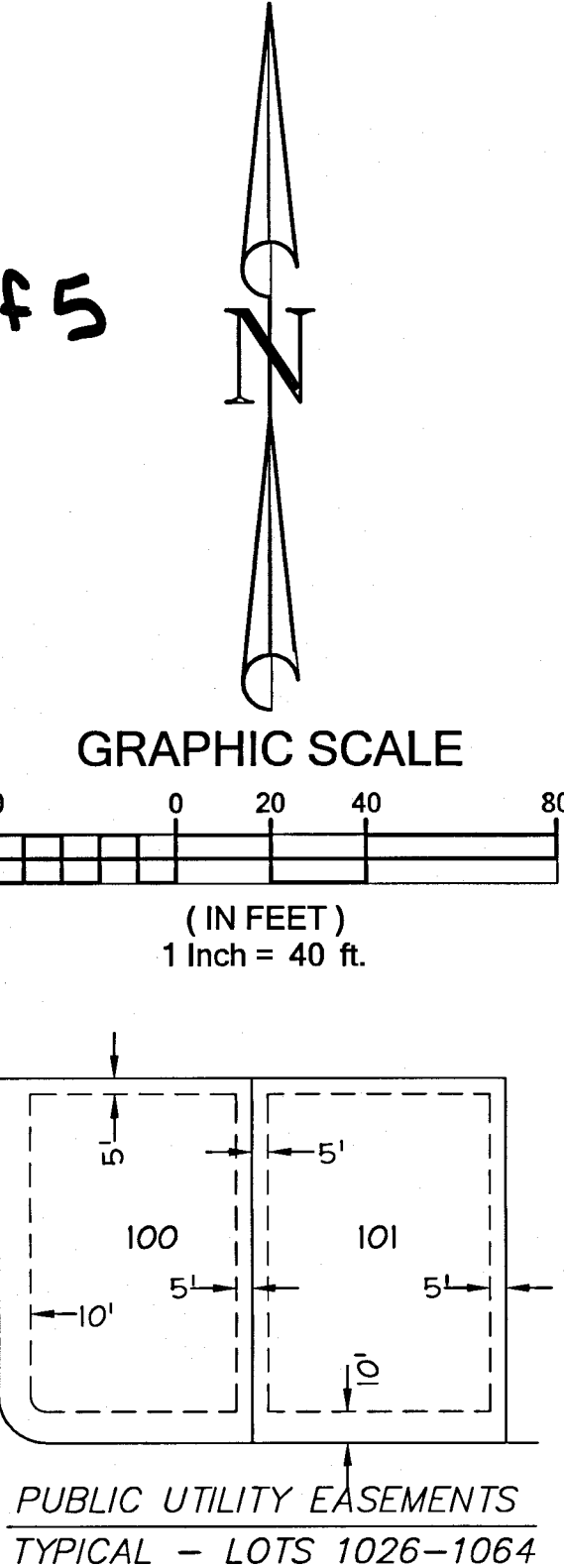


LEGEND

- 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)

PERIGEE CONSULTING
CIVIL • STRUCTURAL • SURVEY

9089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088
801.893.2345 TEL 801.590.6811 FAX WWW.PERIGEECONSULTING.COM

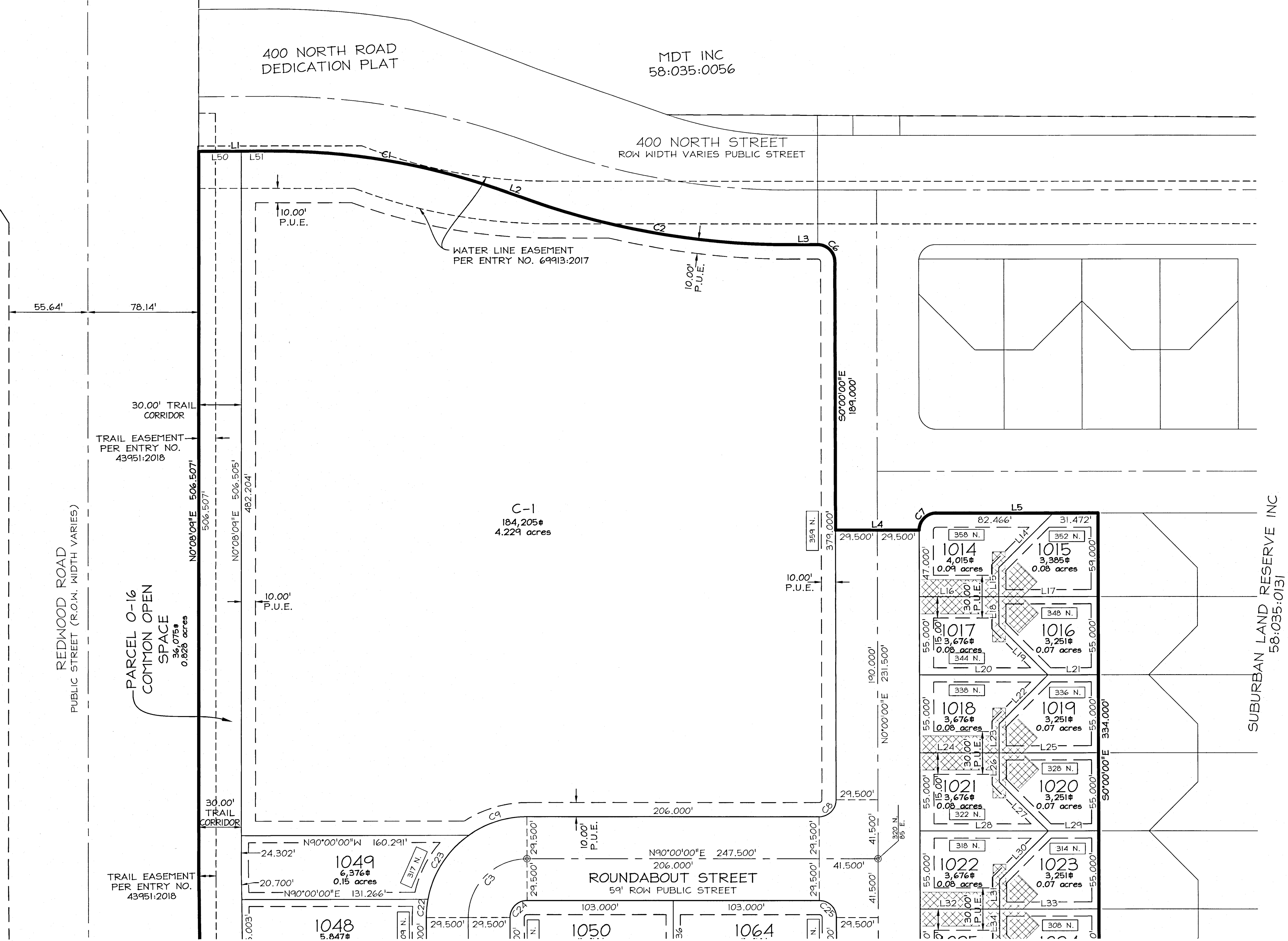


**PHASE H3
WANDER
SUBDIVISION**

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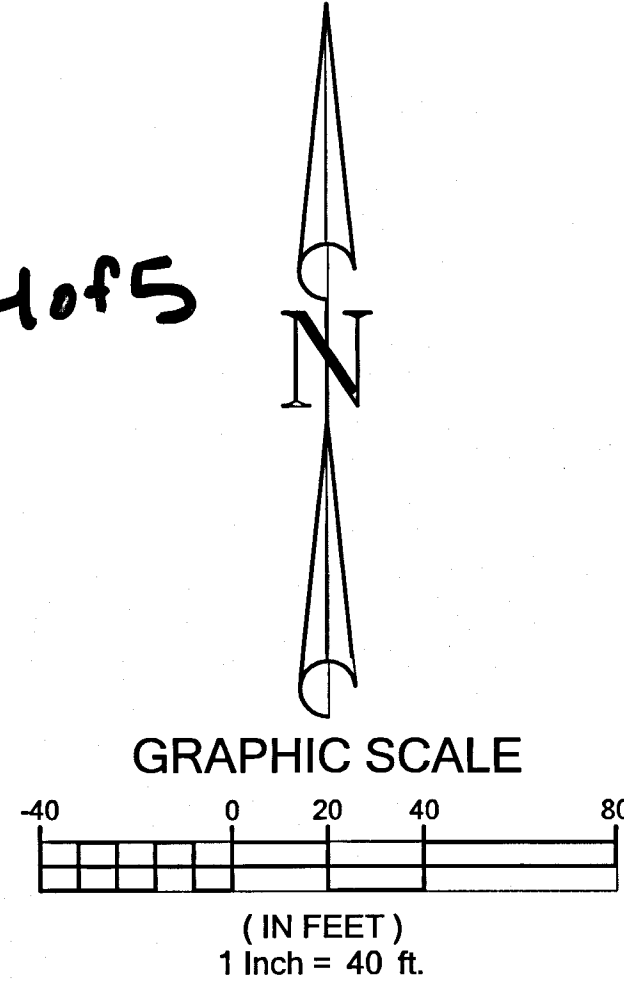
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ENT 38882:2025 MAP# 19742
ANDREA ALLEN
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2025 May 27 04:16 PM FEE 360.00 BY CS
RECORDED FOR SARATOGA SPRINGS CITY

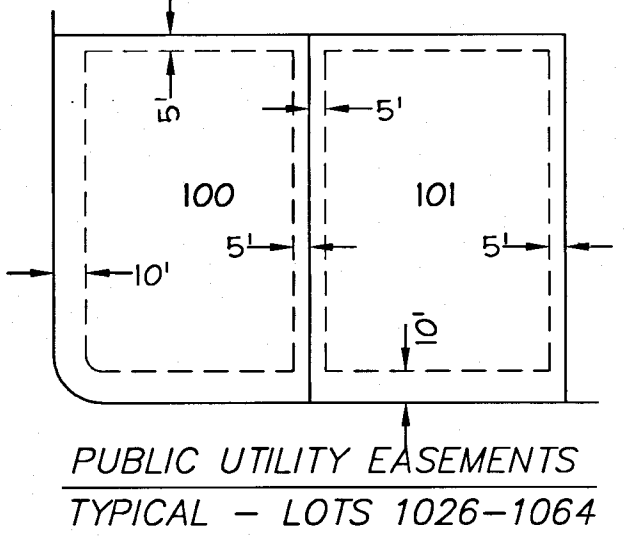
LEGEND

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- PRIVATE DRIVEWAY AND CITY UTILITY EASEMENT (SEE SHEET 3 FOR DETAILS)



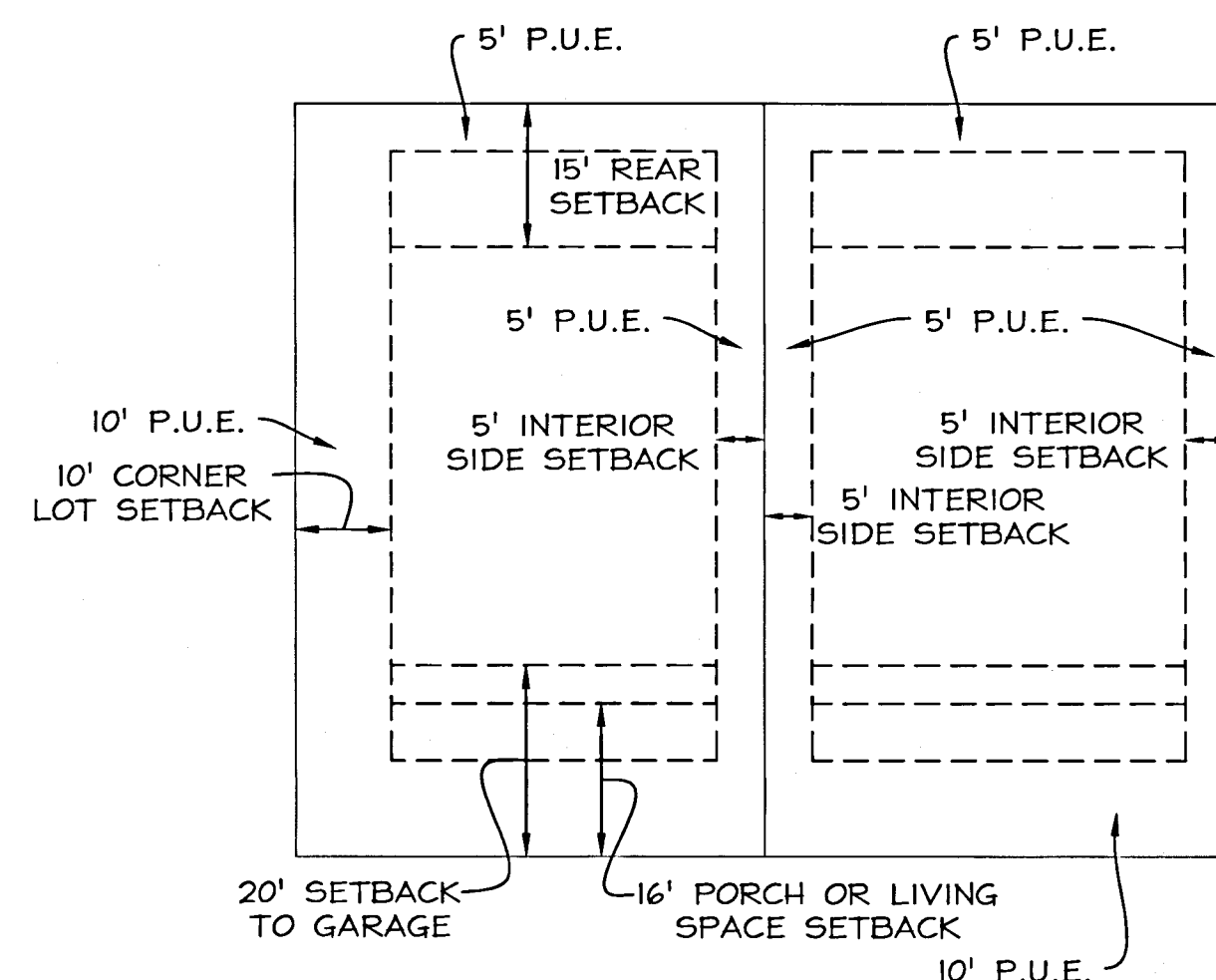
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9089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088
801.893.2345 TEL 801.590.6611 FAX WWW.PERIGEECIVIL.COM



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CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH**


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 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 ENJOY 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 AFFECT 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 ARE 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.




LEGEND

———— PROPOSED STRUCTURE

----- PROPOSED P.U.E. & SETBACK

 PRIVATE DRIVEWAY AND CITY UTILITY EASEMENT

 SIDE YARD USE AND MAINTENANCE EASEMENT (SEE NOTES THIS SHEET)

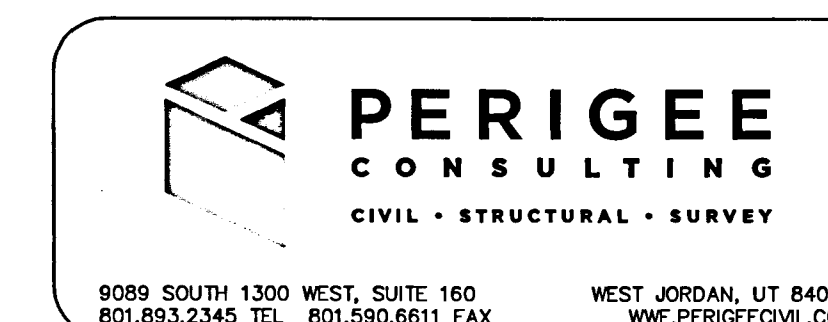
Line Table		
Line #	Length	Direction
L1	51.182	N89°44'46"E
L2	26.556	S70°40'06"E
L3	20.112	N90°00'00"E
L4	59.000	N90°00'00"E
L5	113.937	N90°00'00"E
L6	125.937	N90°00'00"W
L7	29.999	S00°00'00"E
L8	99.875	N90°00'00"E
L9	59.000	S00°00'14"W
L10	10.129	S89°59'46"E
L11	67.174	S40°02'27"W
L12	92.465	S17°35'15"E
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

Line Table		
Line #	Length	Direction
L36	50.000	N00°00'00"E
L37	45.000	N00°00'00"E
L38	45.000	N00°00'00"E
L39	45.000	N00°00'00"E
L40	45.000	N00°00'00"E
L41	45.000	N00°00'00"E
L42	45.000	N00°00'00"E
L43	50.000	N00°00'00"E
L44	54.000	N00°00'00"E
L45	49.000	N00°00'00"E
L46	49.000	N00°00'00"E
L47	49.000	N00°00'00"E
L48	49.000	N00°00'00"E
L49	57.863	N00°00'00"E
L50	30.001	N89°44'46"E
L51	21.181	S89°44'46"W
L52	51.500	S00°00'00"E
L53	19.686	S90°00'00"E
L54	9.000	S00°00'00"E
L55	15.172	N90°00'00"W
L56	9.660	S45°00'00"E
L57	20.000	S45°00'00"W
L58	13.015	N45°00'00"W
L59	13.015	S45°00'00"W
L60	20.000	N45°00'00"W
L61	9.660	N45°00'00"E
L62	15.172	N90°00'00"W
L63	9.000	N00°00'00"E
L64	19.686	N90°00'00"E
L65	51.500	N00°00'00"E

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	16.096	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

ENT 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 of 5



SHEET 5 OF 5

**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**