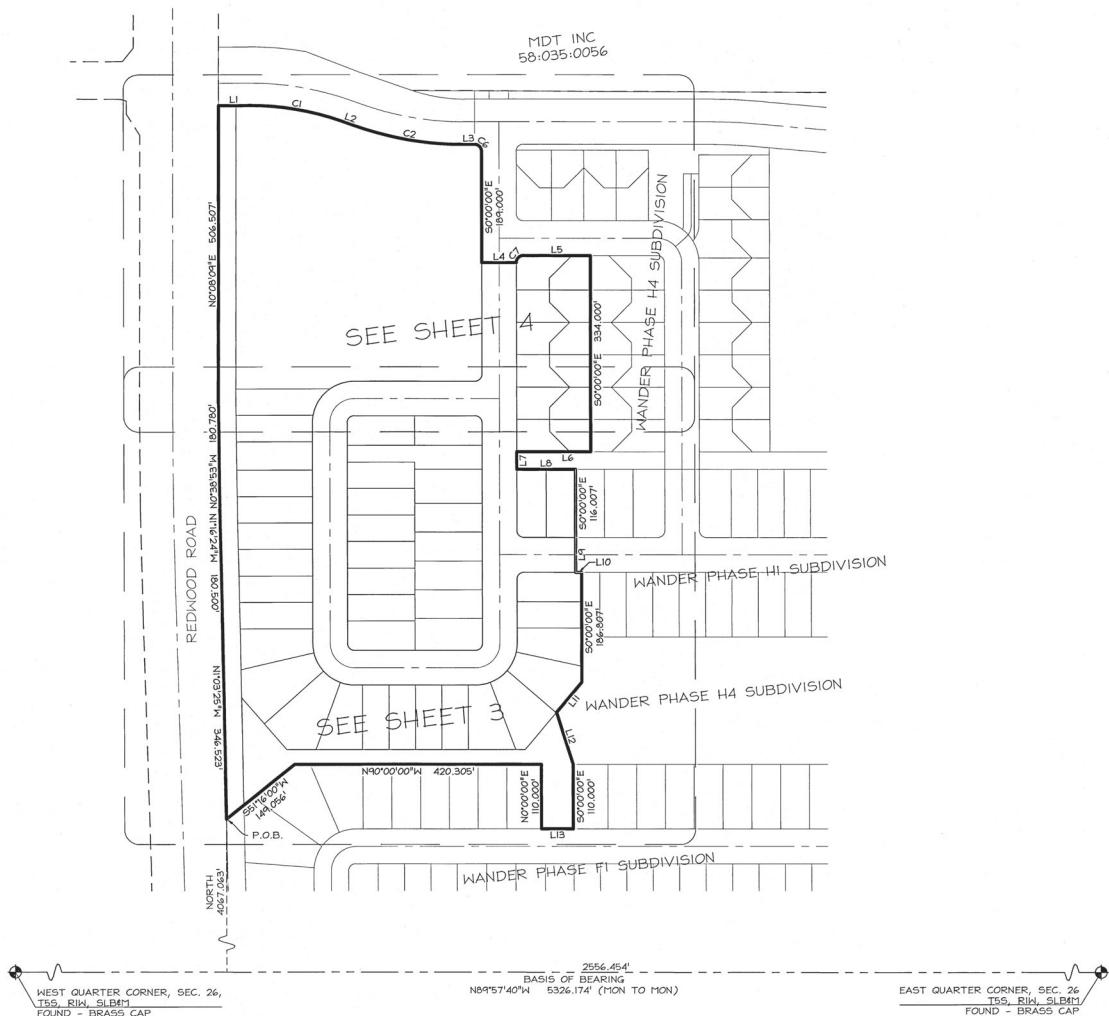


WANDER PHASE H3

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



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LEGEND

Legend for map symbols and line styles:

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



GRAPHIC SCALE

(IN FEET)
1 Inch = 100 ft.

19742 20f5

PHASE H3
WANDER
SUBMISSION

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

SHEET 2 OF 5

**WANDER
PHASE H3**

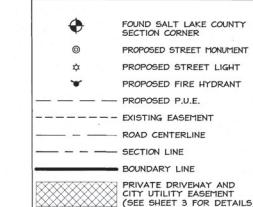
LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 23,
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ENT 38882-2025 MAP 19742
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 May 27 04:16 PM FEE 360.00 BY CS
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19742 30f5

LEGEND



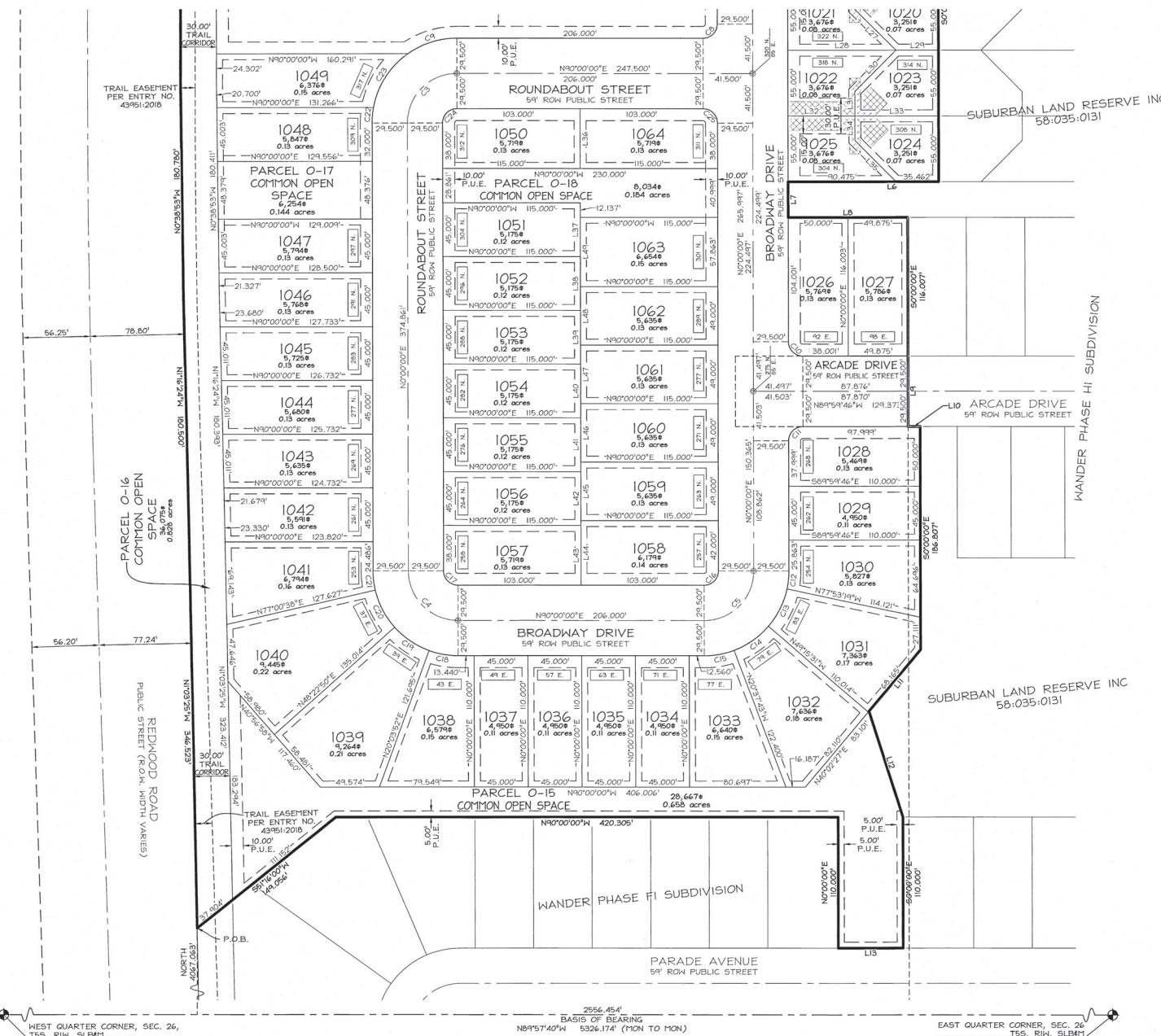
(IN FEET)

PUBLIC UTILITY EASEMENTS
TYPICAL - LOTS 1026-1064

SHEET 3 OF 5

PHASE H3
WANDER
SUBMISSION

SUBDIVISION
LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 23,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
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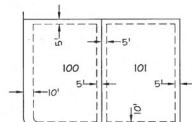
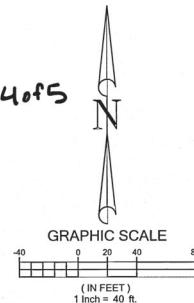
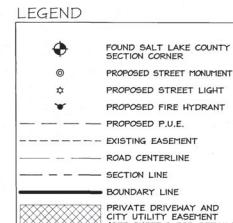
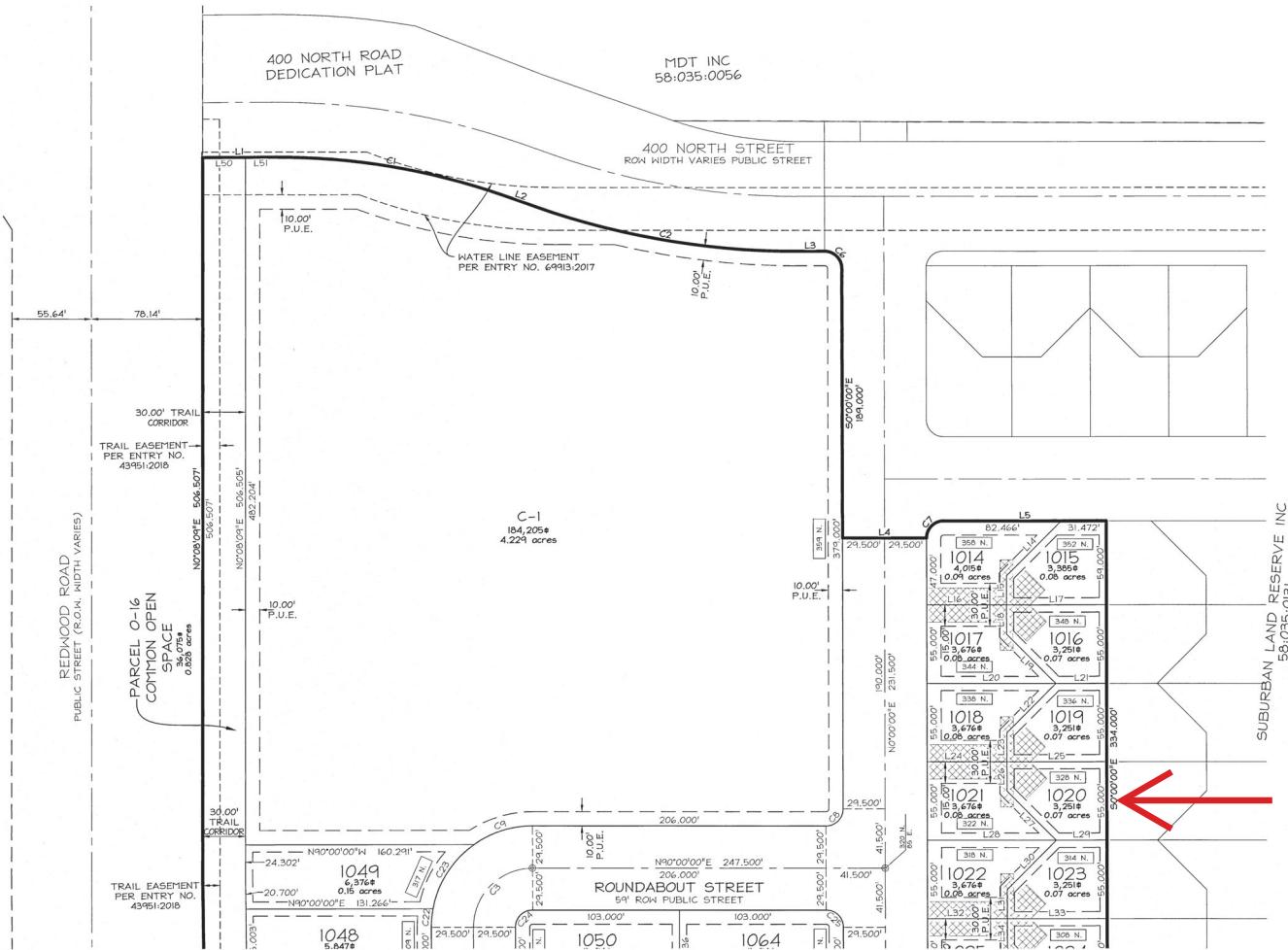
WANDER
PHASE H3

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CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

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ENT 38882-2025 MAP# 19742
ANDREA ALLEN
UTAH COUNTY RECORDER
2005 May 27 04:16 PM FEE 360.00 BY CS
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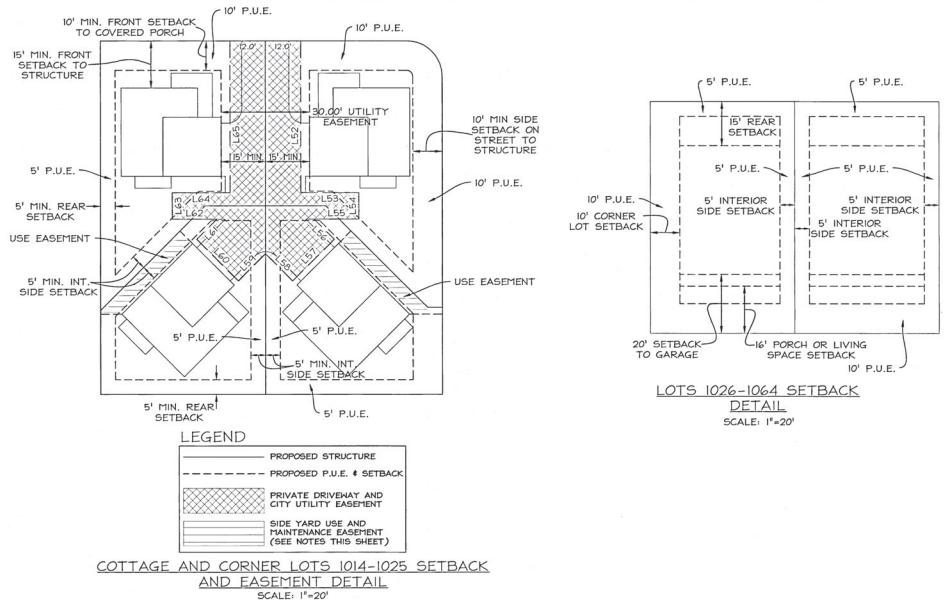
SHEET 4 OF 5

PHASE H3
WANDER
SUBMISSION

SUBDIVISION
LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 23,
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WANDER PHASE H3

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LOTS 1026-1064 SETBACK
DETAIL
SCALE: 1"=20'

Line Table		
Line #	Length	Direction
L1	51.182	N89°14'46"E
L2	26.554	S70°40'06"E
L3	20.112	N90°00'00"E
L4	59.009	N90°00'00"E
L5	113.937	N90°00'00"E
L6	125.937	N90°00'00"E
L7	29.994	S90°00'00"E
L8	99.875	N90°00'00"E
L9	59.009	S90°00'14"1
L10	10.129	S89°59'46"E
L11	67.174	S40°02'27"W
L12	92.965	S17°35'15"E
L13	54.149	N90°00'00"W
L14	54.465	N44°55'48"E
L15	20.442	N00°00'00"E
L16	56.000	N90°00'00"E
L17	64.937	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	64.937	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	64.937	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
C1	161.175	471.500	019°35'09"	S80°27'40"E
C2	185.065	549.500	019°19'54"	S80°20'03"E
C3	65.188	41.500	090°00'00"	S45°00'00"W
C4	65.188	41.500	090°00'00"	S45°00'00"E
C5	65.188	41.500	090°00'00"	N45°00'00"E
C6	18.850	12.000	090°00'00"	S45°00'00"E
C7	18.850	12.000	090°00'00"	N45°00'00"E
C8	18.850	12.000	010°00'00"	N45°00'00"E
C9	43.649	71.000	035°13'27"	N72°23'16"E
C10	18.849	12.000	089°59'46"	S45°59'53"E
C11	18.850	12.000	090°00'14"	S45°00'07"W
C12	15.008	71.000	012°06'11"	S06°03'11"W
C13	35.478	71.000	028°37'48"	S26°25'35"W
C14	35.478	71.000	028°37'48"	S56°03'23"W
C15	25.563	71.000	020°37'43"	S71°41'01"W
C16	18.850	12.000	090°00'00"	N45°00'00"E
C17	18.850	12.000	090°00'00"	S45°00'00"E
C18	24.863	71.000	020°03'52"	N71°50'04"W
C19	35.089	71.000	028°18'59"	N55°46'39"W
C20	35.478	71.000	028°37'48"	N27°19'16"W
C21	16.096	71.000	012°59'22"	N05°29'11"W
C22	13.074	71.000	010°33'01"	N05°16'31"E
C23	54.804	71.000	044°13'32"	N32°39'47"E
C24	18.850	12.000	090°00'00"	S45°00'00"W
C25	18.850	12.000	090°00'00"	N45°00'00"W

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 LOT'S BUILDING FOUNDATION TO THE LOT LINE BETWEEN THE BURDENED LOT AND THE BENEFITED LOT, EXCEPT 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 OWNER OF THE BURDENED LOT IS NOT ALLOWED TO USE THE SYUE EXCEPT FOR THE PURPOSE OF MAINTAINING THE BENEFITED LOT'S USE, ENJOYMENT AND RECREATION. THE SYUE GRANT TO THE BENEFITED LOT THE EXCLUSIVE RIGHT AND OBLIGATION TO OCCUPY, MAINTAIN IMPROVEMENTS MAY BE IMPLEMENTED WITHIN THE SYUES THAT WOULD BE TO THE DETERIMENT OF THE BURDENED LOT OWNER'S ABILITY TO USE THE SYUE.
4. OWNER OF THE BURDENED LOT RETAINS THE RIGHT TO ACCESS SUCH SYUE FOR MAINTENANCE AND REPAIRS OF THE HOME LOCATED ON THE BURDENED LOT.
5. THE BENEFITED LOT OWNER SHALL (I) NOT ALTER THE DAMAGE OR GRAVE BETWEEN SUCH LOT AND THE SYUE, (II) KEEP SUCH AREA CLEAR OF DUNGEON, 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 THE RESTRICTIONS OUTLINED BELOW, (VI) NOT VARY Covenants GOVERNING SUCH LOTS, AND (VII) 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 BE MADE BY THE BENEFITED LOT OWNER. MAINTENANCE EASEMENTS ARE AS NECESSARY AS 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, TO ENTER THE PROPERTY OWNED BY THE BURDENED LOT OWNER FOR THE PURPOSE OF 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 SHAMPS AND DRAINS PROPERLY AND THAT THEY DO NOT CAUSE EXPANSION OR SHIFTING OF THE SOILS SUPPORTING IMPROVEMENTS OR OTHERWISE CAUSE DAMAGE TO IMPROVEMENTS AND/OR THE FOUNDATIONS OF THE BURDENED LOT.

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ENT. 388822-2025 MFT 1774
ANDREA ALLEN
RECORDED IN THE RECORDER
2025 MAY 27 0414 PM FEE 360.00 87 CS
RECORDED FOR SARATOGA SPRINGS CITY

19742 5 of 5



8909 SOUTH 1000 WEST, SUITE 160
801.853.2245 TEL. 801.590.6611 FAX
WEST JORDAN, UT 84081
WWW.PERIGEECO.COM

SHEET 5 OF 5

PHASE H3 WANDER

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 23,
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