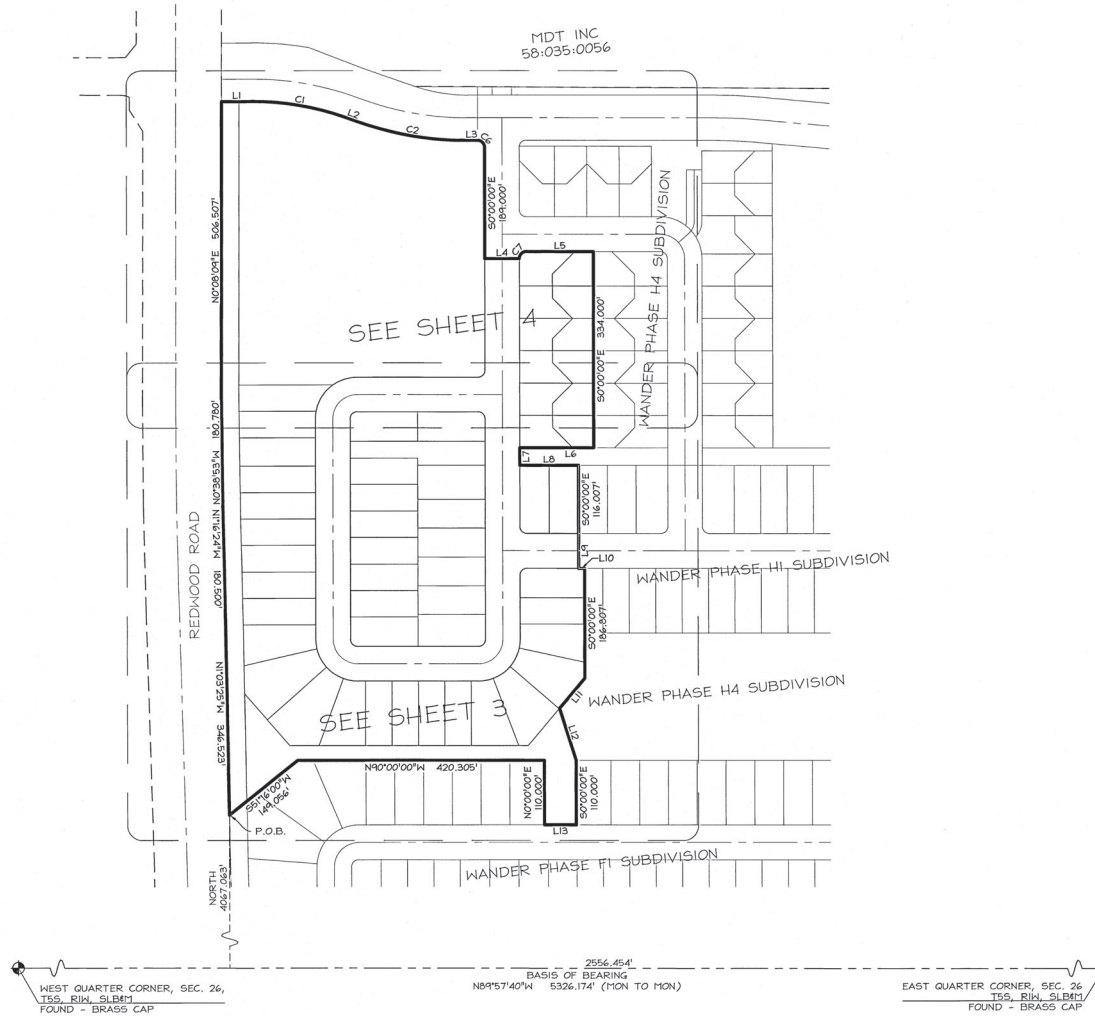


WANDER PHASE H3

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

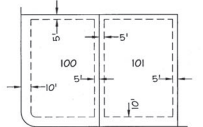
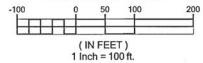
- ⊕ FOUND SALT LAKE COUNTY SECTION CORNER
- ⊙ EXISTING STREET MONUMENT
- ☆ PROPOSED STREET LIGHT
- ⬇ PROPOSED FIRE HYDRANT
- - - PROPOSED P.U.E.
- - - EXISTING EASEMENT
- - - ROAD CENTERLINE
- - - SECTION LINE
- BOUNDARY LINE



UT 3888232025 MPE 1742
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GRAPHIC SCALE



PUBLIC UTILITY EASEMENTS
TYPICAL - LOTS 1026-1064

SHEET 2 OF 5

19742 20f5

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

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TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

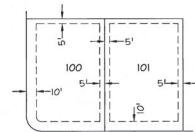
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UT 202502212025 RPT 11742
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Feb 27 04:13 PM FEE \$30.00 BY GS
RECORDED FOR SARATOGA SPRINGS CITY

19742 3045

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)

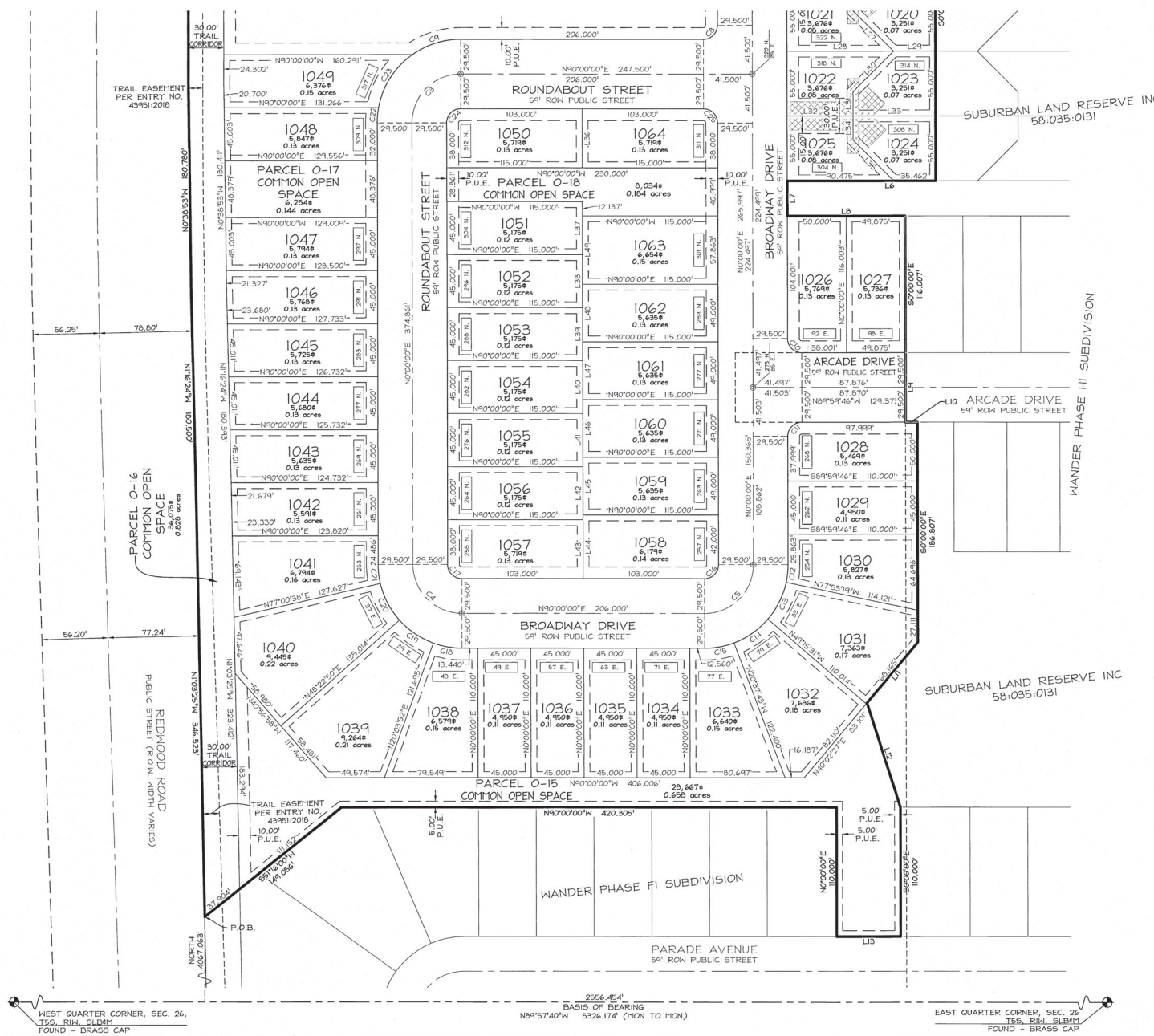


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CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

SHEET 3 OF 5



WANDER PHASE H3

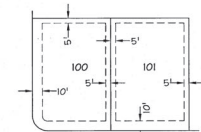
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TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

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DT: 38882212025 MP: 1772
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 MAY 27, 10:51 AM BY: 51
RECORDED FOR SARATOGA SPRINGS CITY

19742 405

- LEGEND
- FOUND SALT LAKE COUNTY SECTION CORNER
 - PROPOSED STREET MONUMENT
 - PROPOSED STREET LIGHT
 - PROPOSED FIRE HYDRANT
 - PROPOSED P.U.E.
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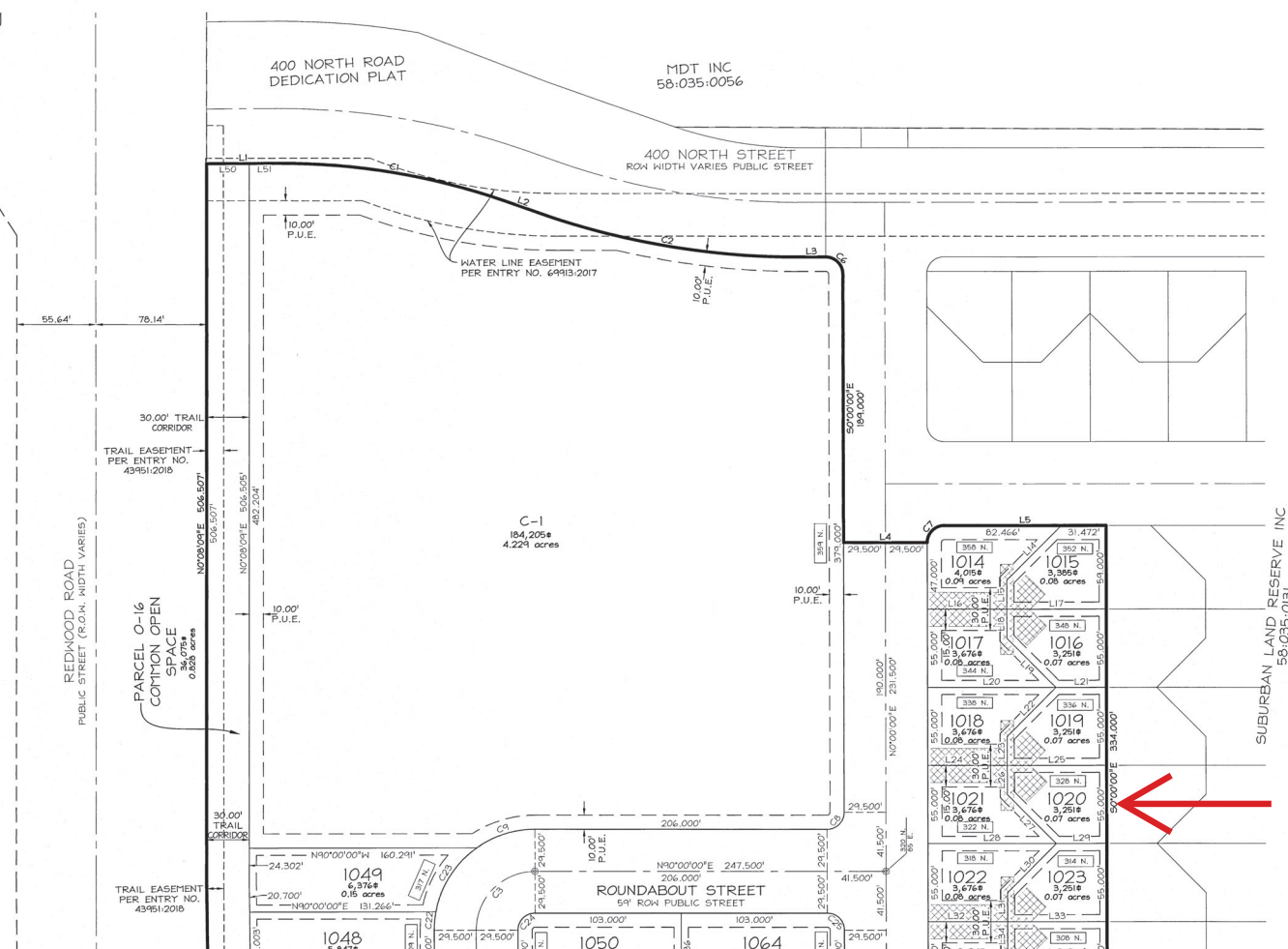


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TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH



LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 23,
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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 ADJACENT LOT TO THE FRONT PROPERTY LINE TO THE REAR PROPERTY LINE. SYUES ARE GRANTED TO THE BENEFITED LOT FOR THE PURPOSE AND IN THE MANNER DESCRIBED HEREIN.

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 BENEFIT TO THE BENEFITED LOT. THE BENEFITED LOT SHALL HAVE 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.

4. THE BURDENED LOT OWNER SHALL MAINTAIN THE SYUE.

5. THE OWNER OF THE BURDENED LOT RETAINS THE RIGHT TO ACCESS SUCH SYUE FOR MAINTENANCE AND REPAIR OF THE HOME LOCATED ON THE BURDENED LOT.

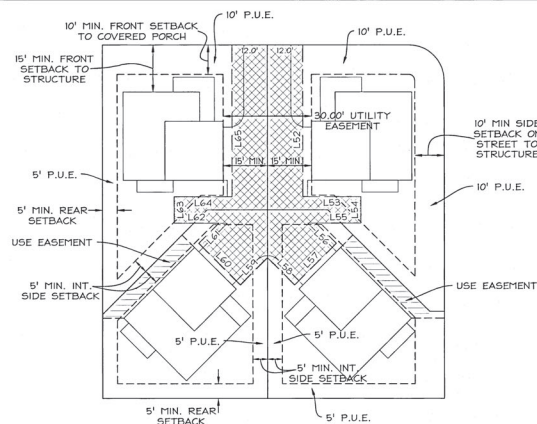
6. THE BENEFITED LOT SHALL NOT CHANGE THE MAINTENANCE OR GRADE BETWEEN SUCH LOTS, (I) KEEP SUCH SYUE AREA CLEAR OF TRASH AND DEBRIS, (II) NOT BOUNCE BALLS OR OTHER OBJECTS INTO THE HOME LOCATED ON THE BURDENED LOT, (III) NOT ALLOW THE SYUE AREA, (IV) NOT NEGATIVELY IMPACT THE RESIDENCE LOCATED ON THE BURDENED LOT, OR THE STRUCTURAL INTEGRITY THEREOF, (V) NOT MAKE ANY USE OF THE SYUE AREA THAT IS OTHERWISE UNLAWFUL OR VIOLATES ANY APPLICABLE CITY ORDINANCES, STATE LAWS 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 SHALL BE ABLE TO MAINTAIN THE SYUE AND THE BENEFITED LOT SHALL NOT CHANGE THE SYUE PRACTICALLY OR ECONOMICALLY BE MADE FROM OTHER POSITIONS OF THE BURDENED LOT.

7. MAINTENANCE EASEMENTS ARE APPROXIMATELY FIVE FEET (5') IN WIDTH RUNNING FROM THE FRONT PROPERTY LINE TO THE REAR PROPERTY LINE. THE BENEFITED LOT SHALL NOT CHANGE THE LOT. THE MAINTENANCE OWNER SHALL HAVE THE RIGHT, UPON NOTICE AND DURING REASONABLE HOURS OF ACCEPTABLE WEATHER, TO ENTER THE BURDENED LOT TO MAINTAIN THE SYUE. EASEMENTS ARE AS MAY BE REASONABLY NECESSARY TO MAKE REPAIRS TO ITS RESIDENCE.

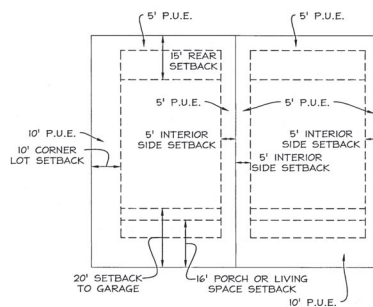
8. THE OWNERS OF THE BENEFITED LOT SHALL ENSURE THAT ANY LANDSCAPING, DRAINAGE AND OTHER SYUE SYUE ARE NOT CAUSE DAMAGE TO THE BURDENED LOT. THE SOIL SHALL NOT BECOME SO IMPREGNATED WITH WATER THAT THEY CAUSE EXPANSION OR SHIFTING OF THE SOILS SUPPORTING IMPROVEMENTS OR OTHERWISE CAUSE DAMAGE TO IMPROVEMENTS.

9. THE FINDER OF THE SYUE SHALL BE RESPONSIBLE FOR THE SYUE.

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COTTAGE AND CORNER LOTS 1014-1025 SETBACK
AND EASEMENT DETAIL.
SCALE: 1"=20'



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

Line Table			
Line #	Length	Direction	
L1	51.182	N89°44'46"E	
L2	26.556	S70°40'06"E	
L3	20.102	N90°00'00"E	
L4	59.000	N90°00'00"E	
L5	113.937	N90°00'00"E	
L6	126.937	N90°00'00"W	
L7	21.993	S00°00'00"E	
L8	98.875	N90°00'00"E	
L9	59.000	S00°00'00"E	
L10	10.129	S84°54'46"E	
L11	67.174	S40°22'27"W	
L12	92.965	S17°35'15"E	
L13	54.146	N90°00'00"E	
L14	54.465	N44°55'48"E	
L15	20.440	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	20.475	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	

Line Table		
Line #	Length	Direction
L36	50.00	N00°00'00"E
L37	45.00	N00°00'00"E
L38	45.00	N00°00'00"E
L39	45.00	N00°00'00"E
L40	45.00	N00°00'00"E
L41	45.00	N00°00'00"E
L42	45.00	N00°00'00"E
L43	50.00	N00°00'00"E
L44	54.00	N00°00'00"E
L45	49.00	N00°00'00"E
L46	49.00	N00°00'00"E
L47	49.00	N00°00'00"E
L48	49.00	N00°00'00"E
L49	57.83	N00°00'00"E
L50	30.00	N89°44'46"E
L51	21.81	S89°44'46"W
L52	51.50	S00°00'00"E
L53	19.66	S90°00'00"E
L54	9.00	S00°00'00"E
L55	15.72	N90°00'00"W
L56	9.66	S45°00'00"E
L57	20.00	S45°00'00"W
L58	13.05	N45°00'00"E
L59	13.05	S45°00'00"W
L60	20.00	N45°00'00"W
L61	9.66	N45°00'00"E
L62	15.72	N90°00'00"W
L63	9.00	N00°00'00"E
L64	19.66	N90°00'00"E
L65	51.50	N00°00'00"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	161.175	471.500	01°35'50"	S80°27'40"E	160.392
C2	185.065	548.500	01°19'14"	S80°20'03"E	184.189
C3	65.198	41.500	09°00'00"	S45°00'00"W	58.640
C4	65.198	41.500	09°00'00"	S45°00'00"E	58.640
C5	65.198	41.500	09°00'00"	N45°00'00"E	58.640
C6	18.850	12.000	09°00'00"	S45°00'00"E	16.971
C7	18.850	12.000	09°00'00"	N45°00'00"E	16.971
C8	18.850	12.000	09°00'00"	N45°00'00"E	16.971
C9	43.644	71.000	03°51'37"	N72°23'16"E	42.965
C10	18.849	12.000	08°59'48"	S44°5'43"E	16.970
C11	18.850	12.000	09°00'01"	S45°00'07"W	16.971
C12	15.008	71.000	01°20'41"	S06°03'21"W	14.980
C13	35.478	71.000	02°38'37"	S26°25'35"E	35.110
C14	35.478	71.000	02°38'37"	S26°25'35"E	35.110
C15	25.563	71.000	02°03'43"	S79°41'09"W	25.425
C16	18.850	12.000	09°00'00"	N45°00'00"E	16.971
C17	18.850	12.000	09°00'00"	N45°00'00"E	16.971
C18	24.663	71.000	02°00'35"	N79°58'04"E	24.737
C19	35.094	71.000	02°18'58"	N55°46'39"W	34.733
C20	35.478	71.000	02°38'37"	N27°18'16"E	35.110
C21	16.076	71.000	01°29'22"	N60°22'41"W	16.062
C22	13.094	71.000	01°03'31"	N50°16'31"E	13.055
C23	54.804	71.000	04°41'32"	N32°39'47"E	53.453
C24	18.850	12.000	09°00'00"	S45°00'00"W	16.971
C25	18.850	12.000	09°00'00"	N45°00'00"W	16.971

ENT 38882:2025 MAY 27 19742
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UTAH COUNTY RECORDER
2025 May 27 04:16 PM FEE 360.00 BY CS
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19742 5 of 5



SHEET 5 OF 5

PHASE H3
WANDER
SUBMISSION

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