

WANDER PHASE J1

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

REQUIRED PLAT NOTES

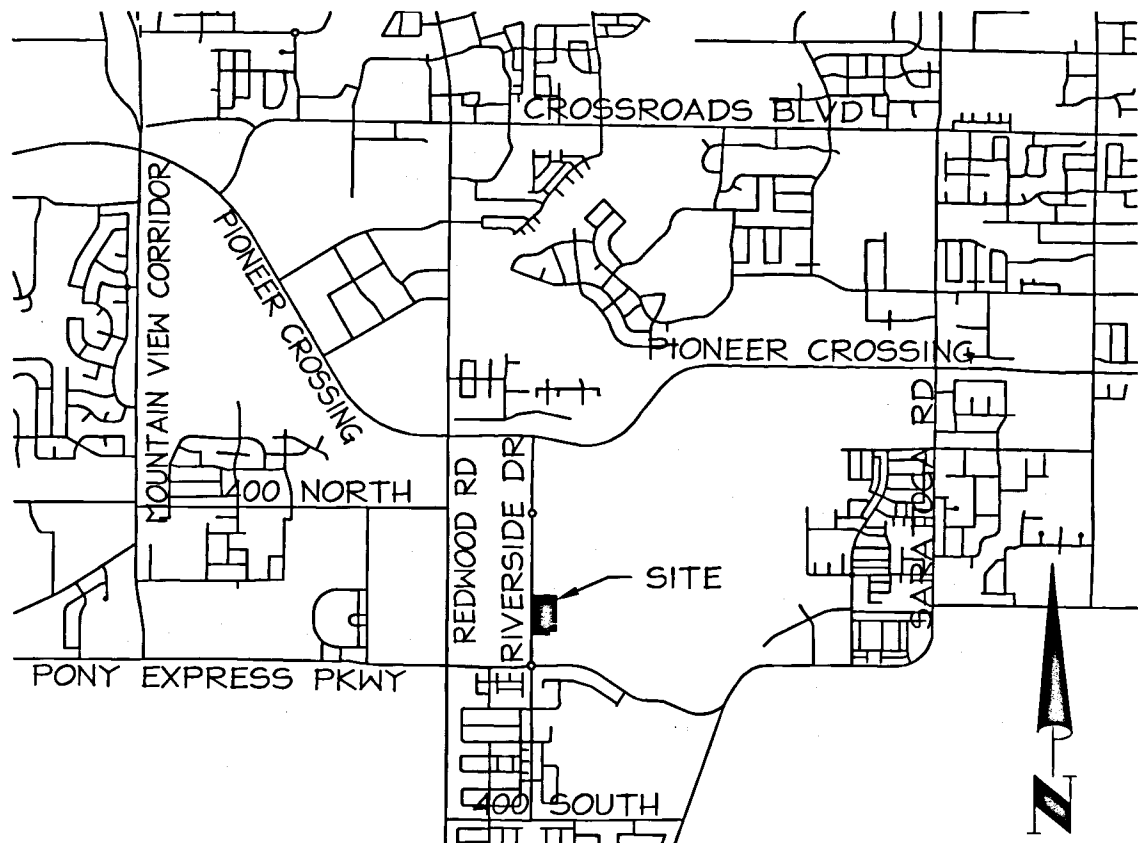
1. PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION OF MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE 21st DAY OF February 2025.
2. PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL AND/OR GEOTECHNICAL TESTING STUDIES 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 NOTATION" 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. REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
7. NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS AND IMPROVEMENTS DESIGNATED AS "PRIVATE" ON THIS PLAT.
8. LOTS/UNITS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S."
9. 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.
10. 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.
11. 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.
12. 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.
13. LOTS 101 THROUGH 106 SHALL FRONT HALLS CREEK ROAD. LOTS 107 THROUGH 114 SHALL FRONT RIVERSIDE DRIVE. LOTS 115 THROUGH 120 SHALL FRONT HARKER CREEK STREET. LOTS 121 THROUGH 128 SHALL FRONT BEAR RIVER ROAD.
14. SEWER IN PRIVATE LOTS IS PRIVATE AND MAINTAINED BY THE HOA TO THE CONNECTION POINT TO PUBLIC SEWER IN THE PUBLIC STREET.
15. SHALLOW SEWER DEPTHS! CONTRACTOR SHALL VERIFY SEWER DEPTHS BEFORE EXCAVATING FOR BASEMENT. HOME(S) WITH BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.
16. ANY UTILITIES LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY SHALL BE PRIVATELY OWNED AND MAINTAINED, UNLESS OTHERWISE SPECIFIED ON THIS PLAT AND ACCOMPANIED BY RECORDED MAINTENANCE EASEMENTS IN FAVOR OF THE CITY.
17. ALL OPEN SPACE, COMMON SPACE, AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY THE OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.
18. TRAILS WITHIN PRIVATE OPEN SPACE OR COMMON SPACE ARE PUBLIC ACCESS EASEMENTS AND TRAIL SURFACE SHALL BE MAINTAINED BY WANDER HOMEOWNERS ASSOCIATION, A UTAH NONPROFIT CORPORATION.
19. COMMON AREAS ARE CONVEYED TO WANDER HOMEOWNERS ASSOCIATION, A UTAH NONPROFIT CORPORATION.
20. PARKSTRIPS SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER WHO ABUTS THE PARKSTRIP, UNLESS OTHERWISE NOTED ON AN APPROVED AND RECORDED PLAT

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.

E. D. Robins
Eric D. Robins
Professional Land Surveyor
Utah Certificate No. 5152671

5/27/25
Date



VICINITY MAP

INFORMATION	PLAT DATA TABLE				NOTES
	AC.	SQ. FT.	%TOTAL	#	
TOTAL PROJECT AREA	5.513	240,125	100%		
BUILDABLE LAND	2.809	122,376	51.0%		
OPEN SPACE	0.555	24,160	10.1%		
SENSITIVE LANDS	0.00	0.00	0%		
ROW AREA	2.149	93,589	38.9%		
LANDSCAPING AREA	0.555	24,160	10.1%		
LOTS				43	
NET DENSITY DWELLINGS PER ACRE				7.80	
TOWNHOME UNITS				28	
REQ'D RESIDENT PARKING				56	
PROVIDED RESIDENT PARKING				56	IN GARAGES
REQ'D GUEST PARKING				0	UNITS HAVE 20' DRIVEWAY
PROVIDED GUEST PARKING				56	IN DRIVEWAYS

INFORMATION	PROJECT DATA TABLE				NOTES
	AC.	SQ. FT.	%TOTAL	#	
TOTAL PROJECT AREA	202.98	8,841,636	100%		
BUILDABLE LAND	135.66	5,909,242	66.8%		
OPEN SPACE	34.248	1,491,619	16.9%		
SENSITIVE LANDS	2.562	111,605	1.3%		
ROW AREA	45.637	1,928,220	22.5%		
LANDSCAPING AREA	22.965	1,000,023	11.3%		
LOTS				1104	
NET DENSITY DWELLINGS PER ACRE				5.44	

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 E2
WANDER PHASE C3
WANDER PHASE C4
WANDER PHASE F1
WANDER PHASE H1
WANDER PHASE H2
WANDER PHASE H3
WANDER PHASE H4
WANDER PHASE J1

OWNER/DEVELOPER

Clayton Properties Group II, Inc.
206 E. Winchester St.
Murray, UT 84107

19787 SHEET 1 OF 3

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 Riverside Drive, said point lies North 89°57'40" West 1158.703 feet along the Section Line and North 3123.273 feet from the East Quarter Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian and running thence along said Riverside Drive North 00°00'13" East 650.979 feet; thence South 89°59'47" East 3.824 feet to a point on a 12,000 foot radius non tangent curve to the left, (radius bears North 89°53'58" East, Chord: South 45°03'01" East 16.956 feet); thence along the arc of said curve 18.829 feet through a central angle of 89°53'58"; thence East 187.176 feet to a point on a 12,000 foot radius non tangent curve to the left, (radius bears North, Chord: North 45°00'07" East 16.970 feet); thence along the arc of said curve 18.849 feet through a central angle of 89°59'47"; thence South 89°59'47" East 29.500 feet; thence North 00°00'13" East 0.005 feet; thence South 89°59'47" East 29.500 feet to a point on a 12,000 foot radius non tangent curve to the left, (radius bears South 89°59'47" East, Chord: South 44°59'53" East 16.971 feet); thence along the arc of said curve 18.850 feet through a central angle of 89°00'13"; thence East 204.126 feet; thence South 59.000 feet; thence West 99.630 feet; thence South 00°00'13" West 377.00 feet; thence North 89°59'47" West 116.500 feet; thence South 00°00'13" West 56.998 feet; thence South 89°59'47" East 116.500 feet; thence South 00°00'13" West 85.752 feet; thence North 89°59'47" West 116.500 feet; thence South 00°00'13" West 60.274 feet; thence North 89°59'47" West 59.000 feet to a point on a 12,000 foot radius non tangent curve to the left, (radius bears North 89°59'47" West, Chord: North 44°59'47" West 16.971 feet); thence along the arc of said curve 18.850 feet through a central angle of 90°00'00"; thence North 89°59'47" West 187.074 feet to a point on a 12,000 foot radius non tangent curve to the left, (radius bears South 00°00'10" West, Chord: South 45°00'10" West 16.970 feet); thence along the arc of said curve 18.849 feet through a central angle of 90°00'00"; thence North 89°59'47" West 3.926 feet to the point of beginning.

Acres: 5.513
Square Footage: 240,125
of Lots: 43
of Parcels: 2

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 J1

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 and pursuant to Utah Code 10-9A-604(D), the owner hereby conveys the common area, as shown indicated hereon, to the Wander Homeowners Association, a Utah nonprofit corporation, with a registered address of 13894 South Bangenter Parkway, Suite #200, Draper, Utah 84020. 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 which will interfere with the City's use, maintenance, and operation of the street. The owner(s) and all agents, successors, and assigns voluntarily defend, indemnify, and hold harmless the City from any claim arising from the owner's 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.

In witness whereof, I have hereunto set on this 3rd day of June, A.D. 2025.

M. L. Thacker Signature
M. L. Thacker Print Name
Clayton Properties Group Inc Assistant Secretary
Clayton Properties Group Inc Title & Entity
dba Oakwood Homes

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of Utah

On this 3rd day of June, 2025, personally appeared before me

Maleda Thacker Signature
Maleda Thacker Print Name
Clayton Properties Group Inc Assistant Secretary
Clayton Properties Group Inc Title & Entity
dba Oakwood Homes

who being by me *Karla Jean Richards* 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.

Notary Public Full Name: *Karla Jean Richards*

Commission Number: *724 238*

My commission expires: *04-18-2026*

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 17 day of June, A.D. 2025

[Signature] City Mayor
[Signature] Attest
[Signature] City Recorder
(See Seal Below)

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 29 DAY OF MAY 2025

Wayne R. Hurd
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 7 DAY OF June 2025

BY *[Signature]*

TITLE *per cm zap 11*

QUESTAR GAS COMPANY dba
ENBRIDGE GAS UTAH



9089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088
801.628.6004 TEL 801.590.6611 FAX WWW.PERIGEECIVIL.COM

CENTURY LINK

Approved this 29th day of MAY
A.D. 2025

Paul Bieing
CENTURY LINK

PLANNING DIRECTOR

Reviewed by the Planning Director on this
4th day of June, A.D. 2025

[Signature] for Sarah Carroll
PLANNING DIRECTOR

LAND USE AUTHORITY

Approved by Land Use Authority on this
4th day of June, A.D. 2025

[Signature] for Sarah Carroll
LAND USE AUTHORITY

SARATOGA SPRINGS ATTORNEY

Approved by Saratoga Springs Attorney on this
24 day of June, A.D. 2025

[Signature]
SARATOGA SPRINGS ATTORNEY

COMCAST CABLE TELEVISION

Approved this 29 day of May
A.D. 2025

[Signature]
COMCAST CABLE TELEVISION

CITY ENGINEER

Approved by the City Engineer on this
4th day of June, A.D. 2025

[Signature]
CITY ENGINEER

FIRE CHIEF APPROVAL

Approved by the Fire Chief on this
3 day of June, A.D. 2025

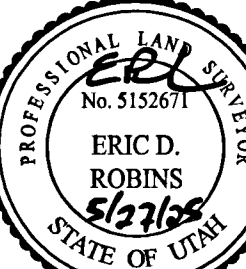
[Signature]
CITY FIRE CHIEF

LEHI CITY POST OFFICE

Approved by Post Office Representative on this
5 day of June, A.D. 2025

[Signature]
LEHI CITY POST OFFICE REPRESENTATIVE

SURVEYOR'S SEAL



CITY ENGINEER SEAL



CLERK-RECORDER SEAL



WANDER PHASE J1

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

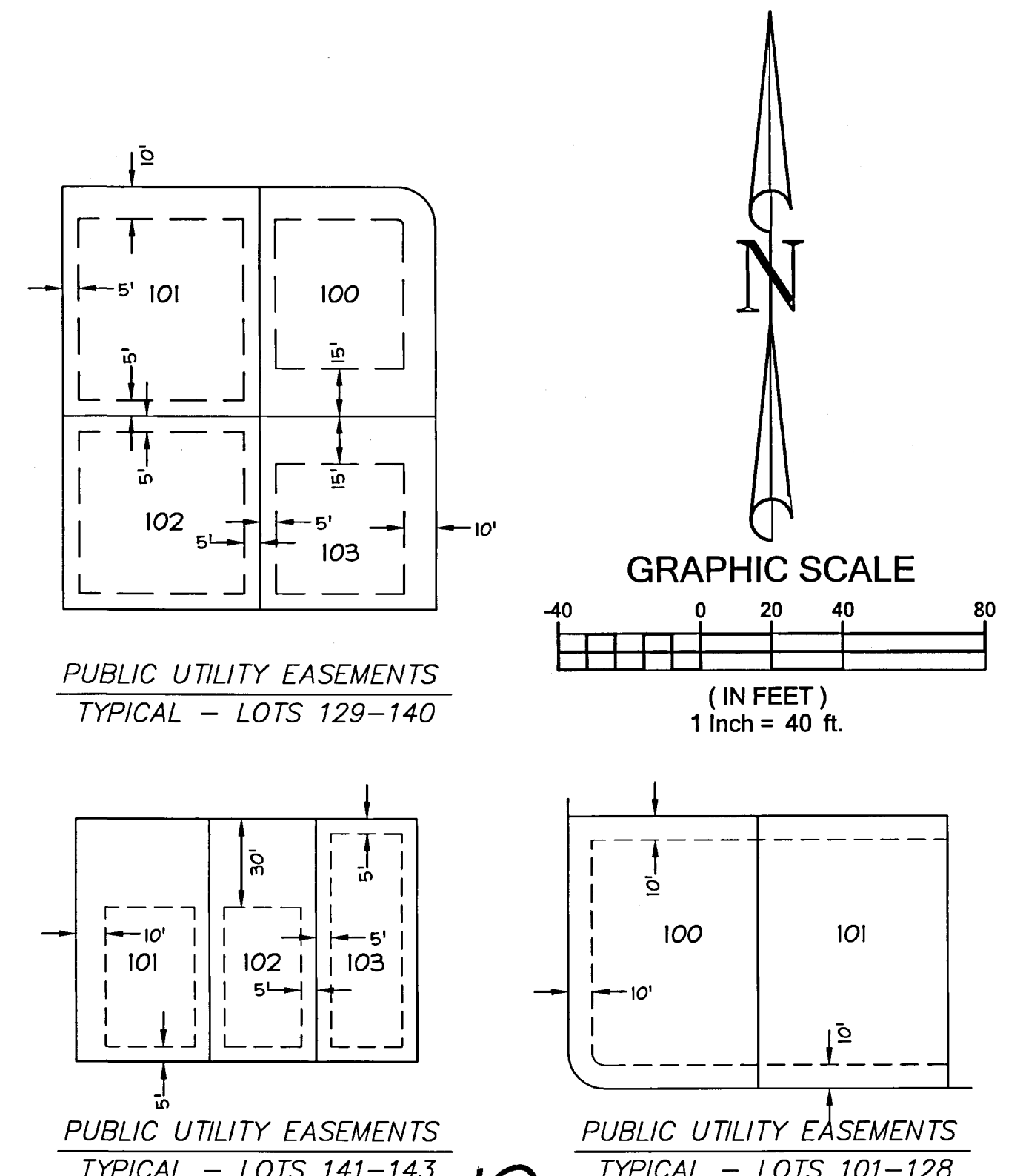
SUBURBAN LAND RESERVE INC
58:035:0139

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

LOT	ADDRESS
101	261 E. HALLS CREEK ROAD
102	257 E. HALLS CREEK ROAD
103	253 E. HALLS CREEK ROAD
104	249 E. HALLS CREEK ROAD
105	245 E. HALLS CREEK ROAD
106	239 E. HALLS CREEK ROAD
107	130 N. RIVERSIDE DRIVE
108	126 N. RIVERSIDE DRIVE
109	122 N. RIVERSIDE DRIVE
110	118 N. RIVERSIDE DRIVE
111	114 N. RIVERSIDE DRIVE
112	108 N. RIVERSIDE DRIVE
113	104 N. RIVERSIDE DRIVE
114	100 N. RIVERSIDE DRIVE
115	238 E. HARKER CREEK STREET
116	244 E. HARKER CREEK STREET
117	248 E. HARKER CREEK STREET
118	254 E. HARKER CREEK STREET
119	258 E. HARKER CREEK STREET
120	262 E. HARKER CREEK STREET
121	99 N. BEAR RIVER ROAD
122	103 N. BEAR RIVER ROAD
123	107 N. BEAR RIVER ROAD
124	111 N. BEAR RIVER ROAD
125	115 N. BEAR RIVER ROAD
126	119 N. BEAR RIVER ROAD
127	123 N. BEAR RIVER ROAD
128	129 N. BEAR RIVER ROAD

ENT 48938-2025 MAP# 19787
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 JUL 1 12:19 PM FEE 240.00 BY 115
RECORDED FOR SARATOGA SPRINGS CITY



19787-SHEET 2 OF 3

WANDER PHASE J1 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

PERIGEE
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801.628.6004 TEL 801.590.6611 FAX
WWW.PERIGEECIVIL.COM

WEST JORDAN, UT 84088

WEST QUARTER CORNER, SEC. 26,
T5S, R1W, S1B#11
FOUND - BRASS CAP

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

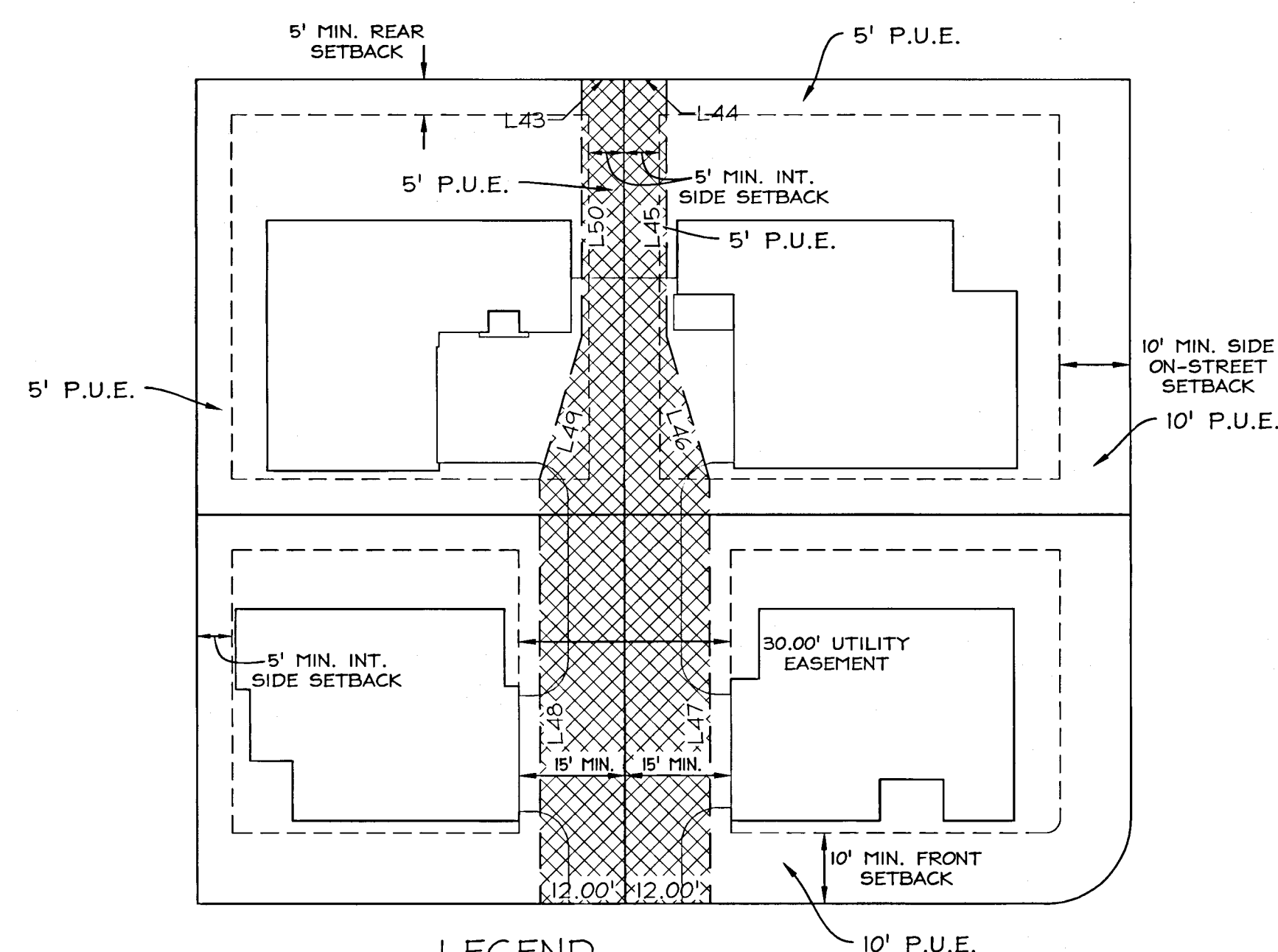
EAST QUARTER CORNER, SEC. 26
T5S, R1W, S1B#11
FOUND - BRASS CAP

WANDER
PHASE J1

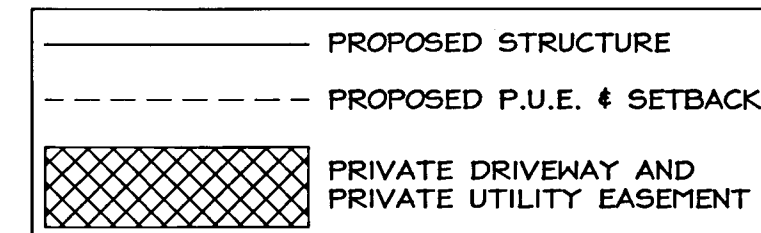
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TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

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 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 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



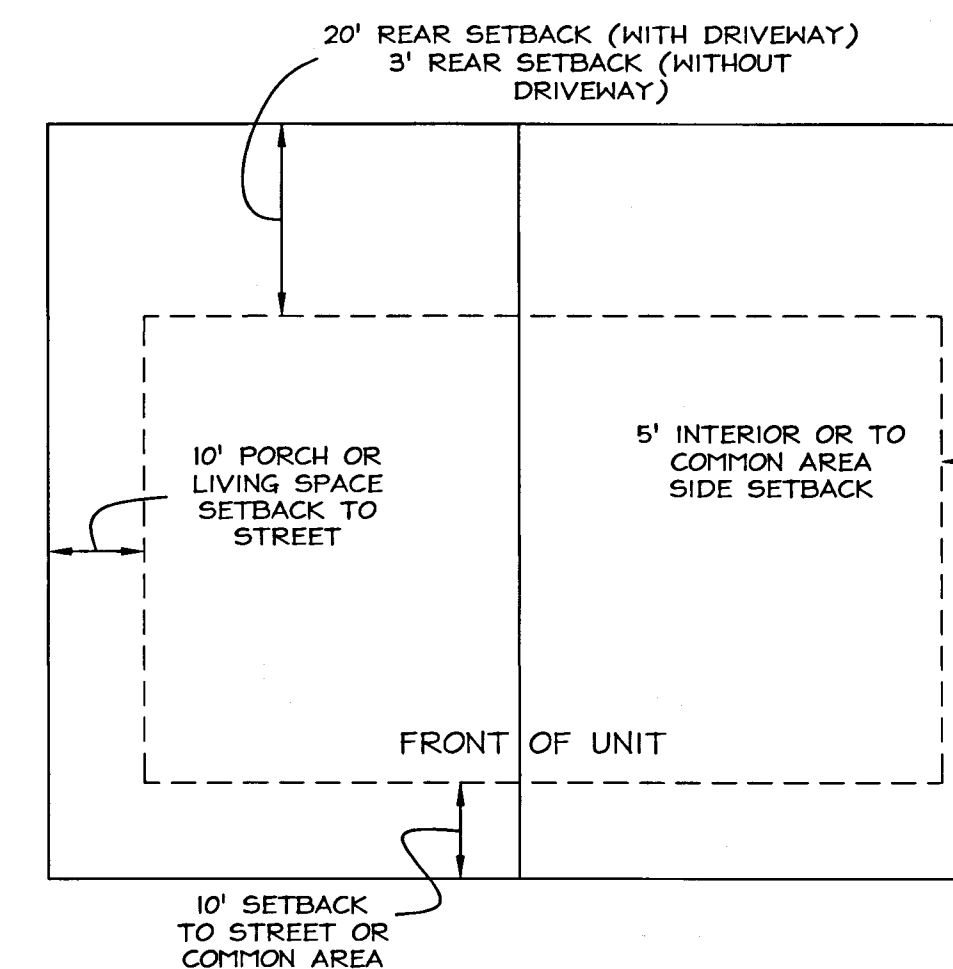
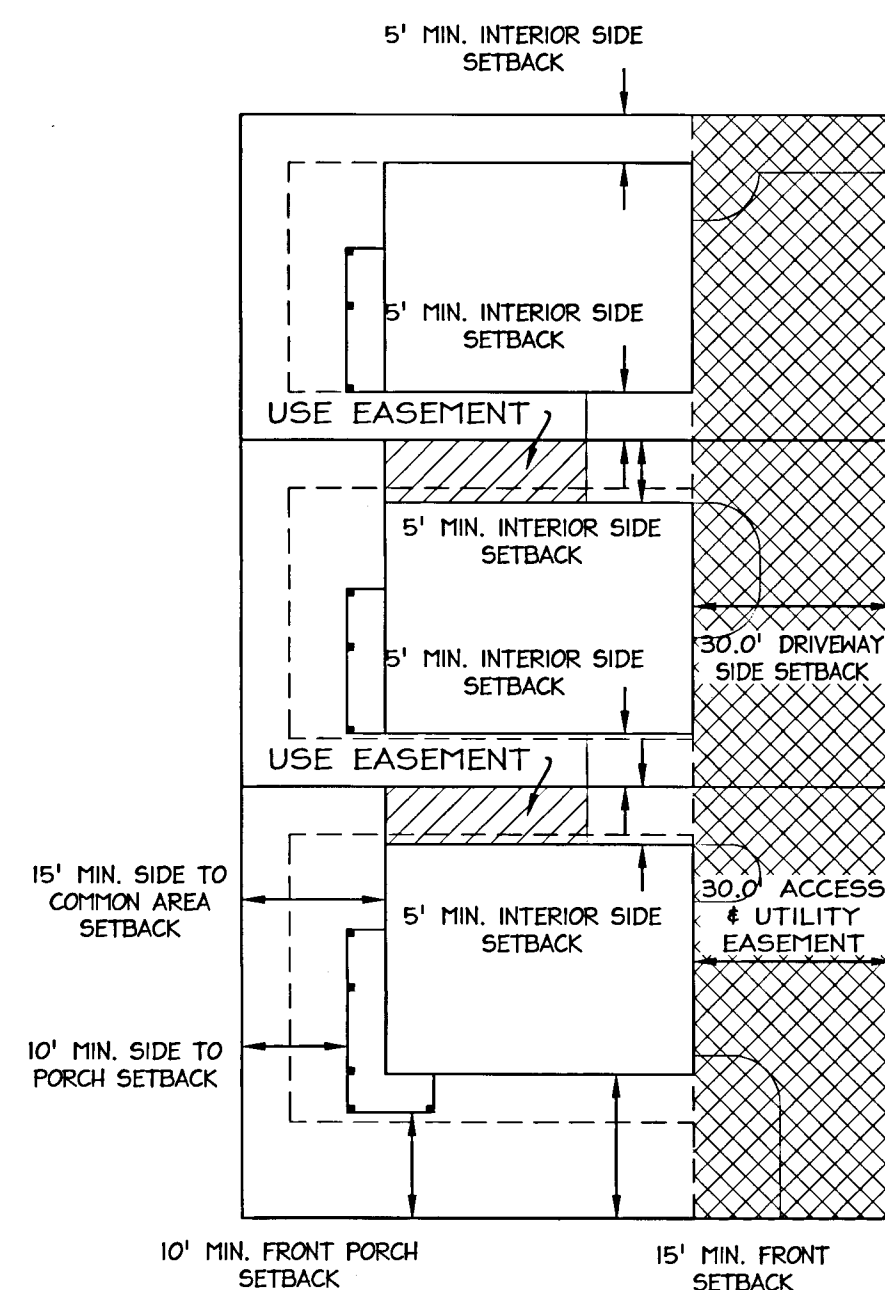
LOTS 129-140 SETBACK AND EASEMENT DETAIL
SCALE: 1"=20'

Line Table		
Line #	Length	Direction
L1	29.500	S89°59'47"E
L2	0.005	N00°00'13"E
L3	29.500	S89°59'47"E
L4	41.497	N00°00'13"E
L5	41.503	N00°00'13"E
L6	41.500	N00°00'13"E
L7	87.000	N89°59'47"W
L8	87.000	N89°59'47"W
L9	87.000	N89°59'47"W
L10	87.000	N89°59'47"W
L11	87.000	N89°59'47"W
L12	87.000	N89°59'47"W
L13	87.000	N89°59'47"W
L14	66.996	N00°00'13"E
L15	87.000	N89°59'47"W
L16	87.000	N89°59'47"W
L17	87.000	N89°59'47"W
L18	87.000	N89°59'47"W
L19	87.000	N89°59'47"W
L20	87.000	N89°59'47"W
L21	87.000	N89°59'47"W
L22	87.000	N89°59'47"W
L23	55.000	N89°59'47"W
L24	61.500	N89°59'47"W
L25	62.000	N00°00'13"E

Line Table		
Line #	Length	Direction
L26	55.000	N89°59'47"W
L27	61.500	N89°59'47"W
L28	62.000	N00°00'13"E
L29	55.000	N89°59'47"W
L30	61.500	N89°59'47"W
L31	62.000	N00°00'13"E
L32	55.000	N89°59'47"W
L33	61.500	N89°59'47"W
L34	62.000	N00°00'13"E
L35	55.000	N89°59'47"W
L36	61.500	N89°59'47"W
L37	62.000	N00°00'13"E
L38	85.752	N00°00'13"E
L39	85.752	N00°00'13"E
L40	79.000	N89°59'47"W
L41	3.943	S89°59'47"E
L42	3.966	N89°59'47"W
L43	6.000	S90°00'00"E
L44	6.000	N90°00'00"E
L45	36.375	S00°00'00"E
L46	21.000	S16°36'06"E
L47	60.000	S00°00'00"E
L48	60.000	N00°00'00"E
L49	21.000	N16°36'06"E
L50	36.375	N00°00'00"E

67.00

LOTS 141-143 SETBACK AND EASEMENT DETAIL
SCALE: 1"=20'



LOTS 101-128 SETBACK DETAIL
SCALE: 1"=20'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	18.850	12.000	090°00'13"	N44°59'53"W	16.971
C2	31.416	20.000	090°00'00"	N44°59'46"W	28.284
C3	18.829	12.000	089°53'58"	S45°03'01"E	16.956
C4	18.850	12.000	090°00'00"	N45°00'13"E	16.971
C5	31.416	20.000	090°00'00"	S44°59'47"E	28.284
C6	31.416	20.000	090°00'00"	S45°00'13"W	28.284
C7	18.849	12.000	089°59'47"	S45°00'07"W	16.970
C8	18.849	12.000	089°59'47"	N45°00'07"E	16.970
C9	18.850	12.000	090°00'13"	S44°59'53"E	16.971
C10	18.850	12.000	090°00'00"	N44°59'47"W	16.971
C11	18.849	12.000	090°00'00"	S45°00'10"W	16.970
C12	18.847	12.000	089°59'18"	S45°00'08"E	16.969
C13	12.566	8.000	090°00'00"	N45°00'13"E	11.314
C14	18.848	12.000	089°59'37"	S45°00'11"W	16.970

ENT 48938-2025 MAP# 19787
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 JUL 1 12:19 PM FEE 240.00 BY NG
RECORDED FOR SARATOGA SPRINGS CITY

19787 SHEET 3 OF 3



WANDER
PHASE J1
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