

# 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

## 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 recording 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

*5/27/25*  
Date

## 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 313.273 feet from the East Quarter Corner of Section 23, Township 5 South, Range 1 West, Salt Lake Base and Meridian and running thence along said Riverside Drive North 00°00'13" East 650.797 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 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 90°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 16.500 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 89°59'47"; thence South 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 herein, to the Wander Homeowners Association, a Utah nonprofit corporation, with a registered address of 13894 South Bangerter 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 flow within this subdivision, and the development activity within this subdivision by the owners and all agents, successors, and assigns.

In witness whereof *Malcolm Thacker* have hereunto set their hands this 3rd day of June, A.D. 2025.

*Malcolm Thacker*  
Signature  
Malcolm Thacker  
Print Name  
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

*Malcolm Thacker*  
Signature  
Malcolm Thacker  
Print Name  
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 authority(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.

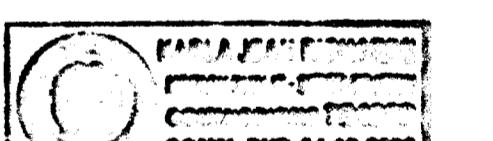
WITNESS my hand and official seal.

Notary Public Full Name: *Karla-Jean Richards*

Commission Number: 724-338

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 herein, 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

*Malcolm Thacker*  
City Mayor  
Attest *Malcolm Thacker*  
City Recorder  
(See Seal Below)



## OWNER/DEVELOPER

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

*19787*  
SHEET 1 OF 3

## 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 DESCRIPTIVE 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

*W. R. H.*  
W. R. H.

## 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 29 DAY OF JUNE 2025

BY *Debbie Miller*

TITLE *PR (OM 211)*

ROCKY MOUNTAIN POWER

QUESTAR GAS COMPANY dba  
ENBRIDGE GAS UTAH

## CENTURY LINK

Approved this 29 day of MAY  
A.D. 2025

*Paul Biering*

CENTURY LINK

## PLANNING DIRECTOR

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

*Janice Lark for Sarah Carroll*

PLANNING DIRECTOR

## LAND USE AUTHORITY

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

*Janice Lark for Sarah Carroll*

LAND USE AUTHORITY

## SARATOGA SPRINGS ATTORNEY

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

*K. T. H.*

SARATOGA SPRINGS ATTORNEY

## COMCAST CABLE TELEVISION

Approved this 29 day of May  
A.D. 2025

*Elaine D.*  
COMCAST CABLE TELEVISION

## CITY ENGINEER

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

*Eric D. Robins*  
CITY ENGINEER

## FIRE CHIEF APPROVAL

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

*L. L. C.*  
CITY FIRE CHIEF

## LEHI CITY POST OFFICE

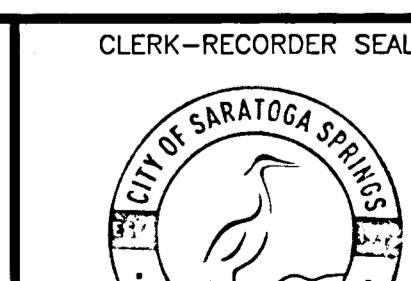
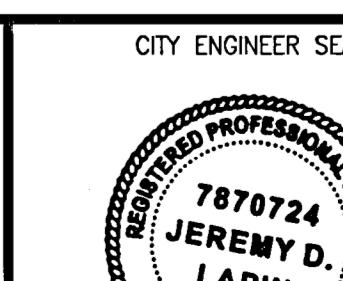
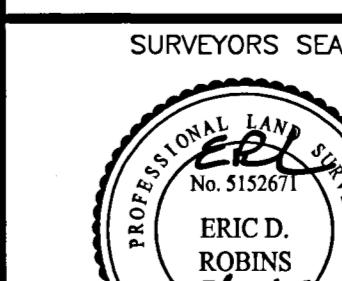
Approved by Post Office Representative on this  
3 day of June, A.D. 2025

*W. W. Jones*  
LEHI CITY POST OFFICE REPRESENTATIVE

## WANDER

ENT: 49238-2025 MAP# 19787  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2025 JU 1 1219 PM FEE 240.00 BY MG  
RECORDED FOR SARATOGA SPRINGS CITY

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



# WANDER PHASE J1

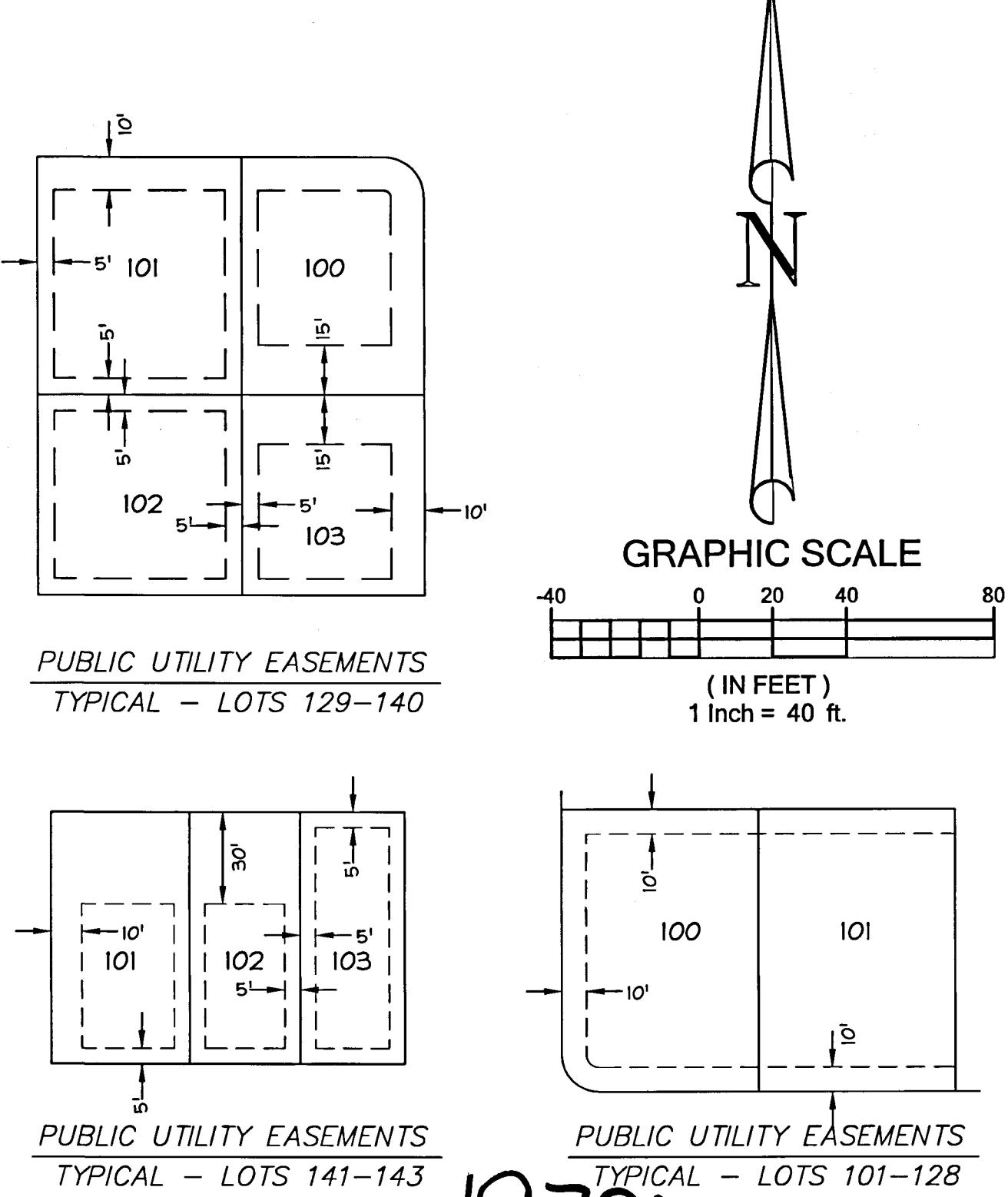
**LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 23,  
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CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH**

# 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
- [Hatched pattern] PRIVATE DRIVEWAY AND PRIVATE UTILITY EASEMENT  
(SEE SHEET 2 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	243 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 MG  
RECORDED FOR SARATOGA SPRINGS CITY



19787 - TYPICAL - LOTS 101-128  
- SHEET 2 OF 3

# WANDER PHASE J1

**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.**



9089 SOUTH 1300 WEST, SUITE 160  
801 628 6004 TEL 801 590 6611 FAX

WEST JORDAN, UT 84088  
WWF PERIGEE CIVIL.COM

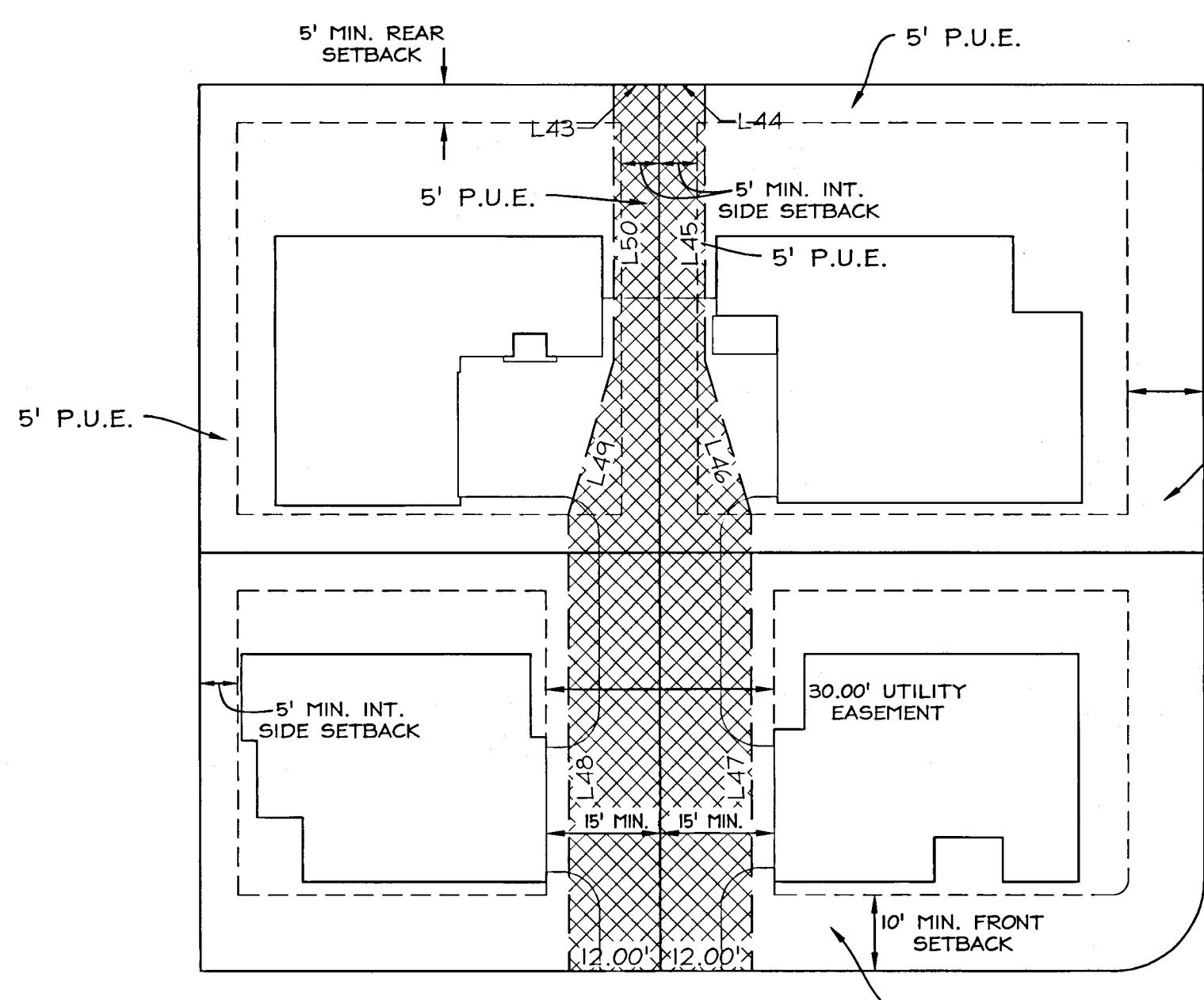
WEST QUARTER CORNER, SEC. 26,  
T5S, R1W, SLB\$M

— — — — — BASIS OF BEARING — — — — — 1158.703' —  
N89°57'40" W 5326.174' (MON TO MON)

EAST QUARTER CORNER, SEC. 26  
T5S, R1W, SLB#M  
FOUND - BRASS CAP

WANDER  
PHASE J1

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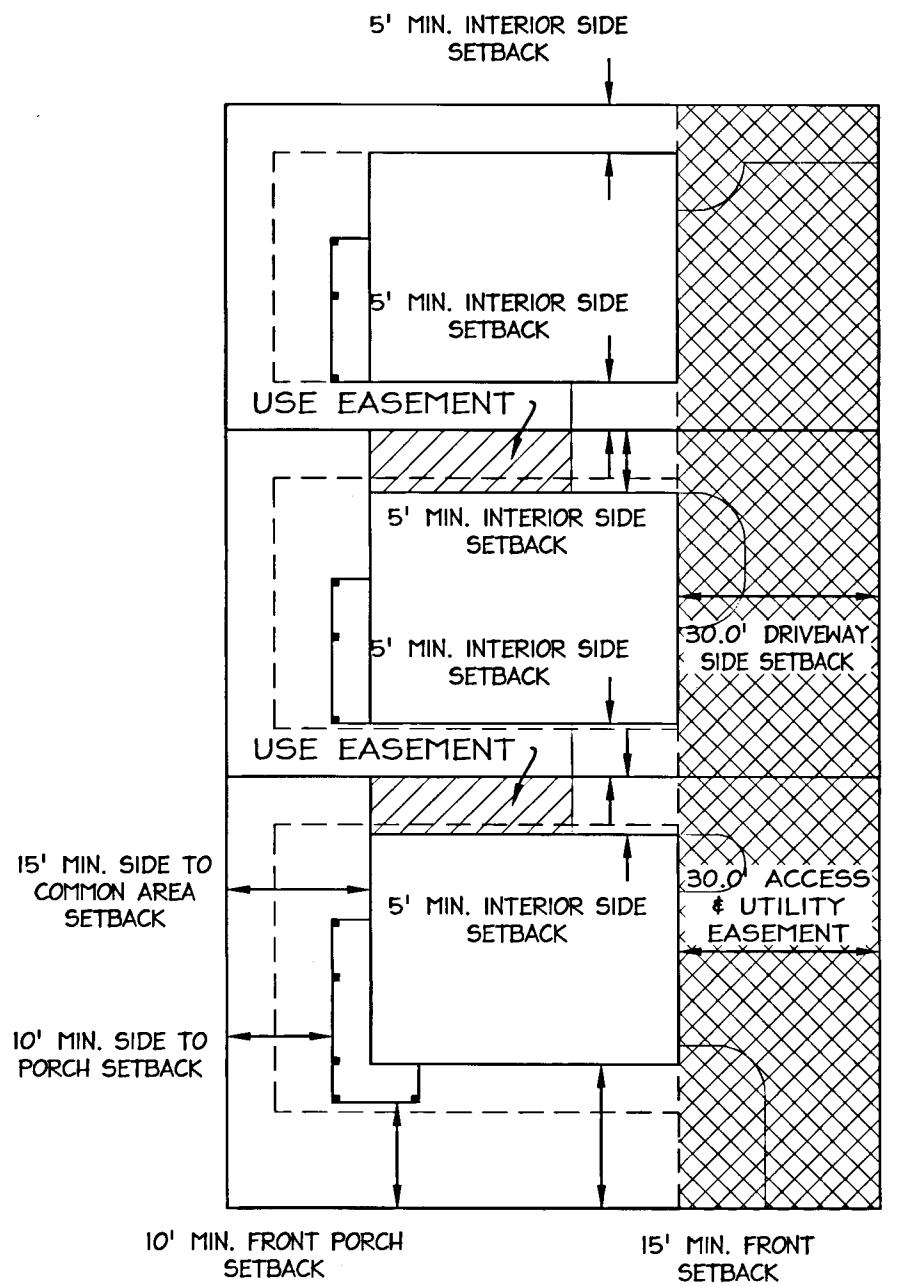


LOTS 129-140 SETBACK AND EASEMENT DETAIL  
SCALE: 1"=20'

Line Table		
Line #	Length	Direction
L1	29.500	N89°59'47"E
L2	0.005	N00°00'13"E
L3	29.500	N89°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

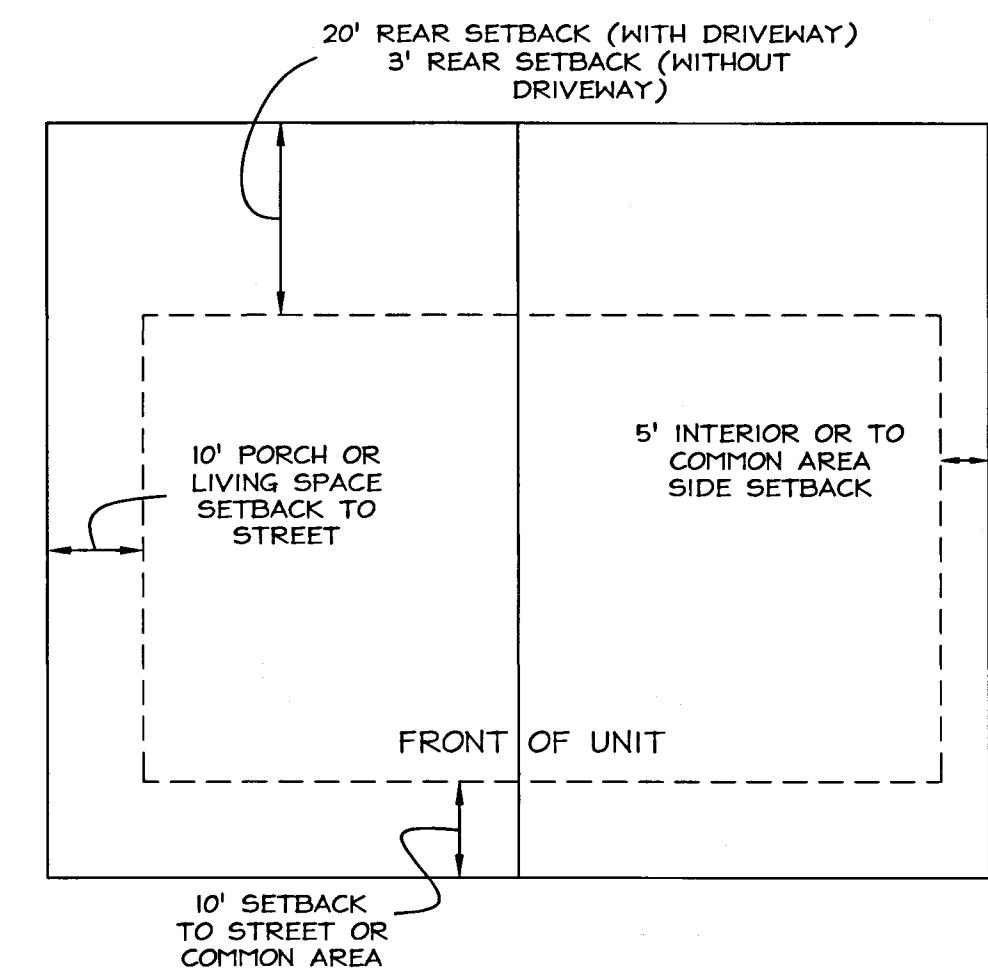
Line Table		
Line #	Length	Direction
L26	55.000	N89°59'47"W
L27	61.500	N89°59'47"W
L28	62.000	N00°00'13"E
L29	55.000	N89°59'47"W
L30	61.500	N89°59'47"W
L31	62.000	N00°00'13"E
L32	55.000	N89°59'47"W
L33	61.500	N89°59'47"W
L34	62.000	N00°00'13"E
L35	55.000	N89°59'47"W
L36	61.500	N89°59'47"W
L37	62.000	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'



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 DETERIMENT 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.

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"N	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

FIT 4523812025 MAP# 19787  
ANDREA LEE  
UTAH COUNTY RECORDER  
2025 Jul 1 12:19 PM FEE 240.00 BY MC  
RECORDED FOR SARATOGA SPRINGS CITY

19787

SHEET 3 OF 3

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