GENERAL NOTES

1. THIS PLAT IS SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR THE VILLAS AT LEGACY FARMS AS MAY BE AMENDED FROM TIME TO TIME ("DECLARATION") THAT HAS BEEN OR WILL BE RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER WHICH SHALL SET FORTH THE RESTRICTIONS AND GENERAL PLAN OF IMPROVEMENT FOR THE PROPERTY DESCRIBED IN THIS PLAT. CERTAIN TERMS NOT OTHERWISE DEFINED IN THIS PLAT SHALL HAVE THE MEANINGS ASCRIBED TO SUCH TERMS IN THE DECLARATION.

2. PURSUANT TO THE DECLARATION, THE VILLAS AT LEGACY FARMS HOMEOWNERS ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION, IS RESPONSIBLE FOR MAINTAINING CERTAIN PORTIONS OF THE COMMUNITY, INCLUDING. (1) ALL COMMON AREA; (II) EXTERIOR STRUCTURAL ELEMENTS OF THE RESIDENCES, (III) LANDSCAPED AREAS, WHETHER LOCATED IN THE COMMON AREA OR PUBLIC RIGHT OF WAY, (IV) DESIGNATED PARKING AREAS WITH APPURTENANCES AND (V) CONCRETE IMPROVEMENTS, FENCES AND DRIVEWAYS LOCATED ON A LOT, AS SUCH MAINTENANCE OBLIGATIONS ARE FURTHER DESCRIBED IN THE DECLARATION. THE ASSOCIATION SHALL HAVE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER THE PROPERTY AND THE COMMUNITY FOR SUCH MAINTENANCE PURPOSES AS FURTHER DESCRIBED IN THE DECLARATION.

3. THE AREAS DESIGNATED AS LOTS ON THIS PLAT ARE TO BE PRIVATE OWNERSHIP, WHICH SHALL BE SUBJECT TO THE UTILITY, MAINTENANCE AND ACCESS EASEMENTS SET FORTH IN AND CREATED BY THE DECLARATION. UNLESS DECLARANT OTHERWISE DETERMINES IN ITS SOLE AND EXCLUSIVE DISCRETION, ALL OTHER AREAS OF THE COMMUNITY EXCEPT FOR THE LOTS CREATED BY THIS PLAT AND HATCHED IN ACCORDANCE WITH THE LEGEND ARE DESIGNATED AS COMMON AREA. THE LOTS SHALL ALSO BE SUBJECT TO THE ASSESSMENTS LEVIED BY THE BOARD ON BEHALF OF THE ASSOCIATION PURSUANT TO THE DECLARATION.

4. DECLARANT SHALL HAVE THE RIGHT TO MAKE ADJUSTMENTS UPON ADVANCE WRITTEN APPROVAL FROM SARATOGA SPRINGS PLANNING STAFF IN ACCORDANCE WITH ALL BUILDING AND ZONING CODES TO THE SIZE AND LOCATION OF THE RESIDENCES TO BE CONSTRUCTED ON THE LOT PRIOR TO SUBMITTAL TO THE SARATOGA SPRINGS CITY BUILDING DEPARTMENT FOR PERMITTING, AND NO AMENDMENT TO THIS PLAT SHALL BE REQUIRED TO EFFECTUATE SUCH ADJUSTMENT. DECLARANT SHALL HAVE THE RIGHT TO BUILD RESIDENCES TO THE LIMITS OF THE PLATTED LOTS. FOR PURPOSES OF CONVEYANCE AND TITLE OWNERSHIP, THE SHARED BOUNDARY LINES OF THE LOTS IMPROVED WITH RESIDENCES CONNECTED BY A PARTY WALL SHALL BE CONCLUSIVELY PRESUMED TO BE THE ACTUAL LOCATION OF THE

5. ALL UTILITIES WITHIN THE COMMUNITY SHALL BE UNDERGROUND, EXCEPT FOR APPURTENANCES AND ASSOCIATED EQUIPMENT INCLUDING, BUT NOT LIMITED TO, SURFACE-MOUNTED TRANSFORMERS, PEDESTAL MOUNTED TERMINAL BOXES, METER CABINETS, AND CONCEALED DUCTS FOR AN UNDERGROUND SYSTEM. SUBJECT TO THE TERMS OF THE DECLARATION, ALL PUBLIC AND PRIVATE UTILITY COMPANIES, THEIR SUCCESSORS AND ASSIGNS, SHALL HAVE A PERMANENT NON-EXCLUSIVE EMERGENCY VEHICLE ACCESS EASEMENT AND A PERMANENT NON-EXCLUSIVE UTILITY EASEMENT OVER, UNDER, ACROSS AND THROUGH THOSE PARTS OR PORTIONS OF SAID TRACT DESIGNATED ON THIS PLAT AS THE UTILITY EASEMENT AREAS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND REPAIR OF SUBTERRANEAN ELECTRICAL, TELEPHONE, COMMUNICATIONS, NATURAL GAS, SEWER, WATER AND DRAINAGE SERVICE LINES AND FACILITIES. THE ABOVE DESCRIBED NON-EXCLUSIVE UTILITY EASEMENT IS TOGETHER WITH THE RIGHT OF ACCESS THERETO, WHICH WOULD REQUIRE THAT NO SURFACE CONSTRUCTION BE ALLOWED WHICH WOULD INTERFERE WITH NORMAL UTILITY USE.

6. ALL STRUCTURES TO BE SLAB ON GRADE.

DATA TABLE

SENSITIVE LANDS

IMPERVIOUS AREA

BUILDABLE LAND

SARATOGA SPRINGS POLICIES.

NET DENSITY DWELLINGS BY ACRE

ROW AREA

TOTAL PROJECT AREA | 20.20 | 879,950 | | 100% |

ROCKY MOUNTAIN POWER

CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY

FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL

1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT

2. PURSUANT TO UTAH CODE ANN. 17-27a-603(4)(c)(ii)

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

DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY

LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE

RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:

b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS

c. TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND

a. A RECORDED EASEMENT OR RIGHT-OF-WAY

OTHER EASEMENTS IN ORDER TO SERVE THIS

THE RIGHTS AND DUTIES DESCRIBED THEREIN.

7. ALL COMMON AREA IS DESIGNATED AS A BLANKET PUBLIC UTILITY EASEMENT (PUE)

AC SQ FT. %TOTAL # NOTES

BY SIGNING THIS PLAT. THE FOLLOWING UTILITY COMPANIES ARE APPROVING THE: (A) BOUNDARY, COURSE,

DIMENSIONS, AND INTENDED USE OF THE RIGHT-OF-WAY AND EASEMENT GRANTS OF RECORD: (B) LOCATION OF

0.13 5,676 0.64%

4.87 212,107 24.10%

9.39 409,248 46.51%

0.01 310 0.04%

5.80 252,609 28,71%

8. STORM WATER FACILITIES WITHIN THE COMMON AREA OF THIS DEVELOPMENT ARE CONSIDERED PRIVATE AND THE ASSOCIATION IS RESPONSIBLE TO ENSURE PROPER CONSTRUCTION, REPLACEMENT, REPAIR, OPERATION, AND MAINTENANCE ACCORDING TO CITY AND STATE STANDARDS. THE ASSOCIATION ACKNOWLEDGES THE RIGHT OF THE CITY TO INSPECT AND TEST THESE FACILITIES AND MAKE NECESSARY REPAIRS AND OR OTHER ACTIONS WHEN THE ASSOCIATION FAILS TO DO SO. THE ASSOCIATION WILL BE CHARGED FOR THESE ACTIONS. CULINARY WATER, PRESSURE IRRIGATION AND SEWER FACILITIES ARE CONSIDERED PART OF THE CITY'S PUBLIC UTILITY SYSTEM AND WILL BE MAINTAINED BY SARATOGA SPRINGS CITY.

9. THE ASSOCIATION SHALL MAINTAIN ALL SEWER LATERALS IN THE DEVELOPMENT BEGINNING AT THE SEWER MAIN PIPE AND CONTINUING TO THE POINT WHERE THE SEWER LATERAL PIPE PENETRATES INTO THE RESIDENCE THROUGH THE CONCRETE FLOOR SLAB. THE ASSOCIATION SHALL HAVE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER THE PROPERTY AND THE COMMUNITY FOR SUCH MAINTENANCE PURPOSES AS FURTHER DESCRIBED IN THE DECLARATION.

IN COMMON & PRIVATE ROAD AREAS

IN COMMON & PRIVATE ROAD AREAS

TOTAL LOT AREA

THE VILLAS AT LEGACY FARMS

A PLANNED COMMUNITY DEVELOPMENT LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 25, T5S, R1W, SLB&M, CITY OF SRATOGA SPRINGS, UTAH COUNTY, UTAH

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 9th DAY OF JANUARY , 2018

2. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, REGULATIONS, AND ORDINANCES.

3. PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.

4. 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.

5. PLAT IS SUBJECT TO "INSTALLATION OF IMPROVEMENTS AND BOND AGREEMENT NO. 18LCOO5," 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.

6. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING, ALL IMPROVEMENTS CURRENTLY MEET CITY STANDARDS, AND BONDS ARE POSTED BY THE CURRENT OWNER OF THE PROJECT PURSUANT TO CITY CODE.

7. NO BUILDING PERMITS SHALL BE ISSUED UNTIL ALL IMPACT AND CONNECTIONS FEES ARE PAID IN FULL PER CITY REGULATIONS IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.

8. ALL OPEN SPACE, COMMON SPACE, AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT

9. REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS,

10. NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS DESIGNATED AS "PRIVATE" ON THIS PLAT.

11. LOTS/UNITS ARE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S.

12. A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY GEOSTRATA, WHICH ADDRESSES SOIL AND GROUNDWATER CONDITIONS, PROVIDES ENGINEERING DESIGN CRITERIA, AND RECOMMENDS MITIGATION MEASURES IF PROBLEMATIC CONDITIONS WERE ENCOUNTERED. THE REPORT IS ON FILE WITH GEOSTRATA AND THE CITY. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ANY RELIANCE ON THE INFORMATION OR LACK THEREOF IN THE REPORT.

13. 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.

14. 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.

15. PRIVATE ROADS ARE UTILITY EASEMENTS TO THE CITY OF SARATOGA SPRINGS FOR DRINKING WATER, SECONDARY WATER, SEWER, AND STORM DRAIN.

16. ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO THE LEGACY FARMS COMMUNITY PLAN AS WELL AS VILLAGE PLAN 5.

17. SHALLOW SEWER DEPTHS! NO BASEMENTS WILL BE CONSTRUCTED IN THIS DEVELOPMENT.

18. THIS PROJECT IS ADJACENT TO MULTIPLE REGIONAL RECREATIONAL FACILITIES THAT WILL HAVE SIGNIFICANT NOISE AND LIGHTING, INCLUDING SPORTS LIGHTING.

LOT ADDRESS STREET SUITE BLD'G LOT ADDRESS SUITE BLD 1 476 SOUTH | IRON SHOE LANE LONE STAR LANE Α 61 463 EAST 2 476 SOUTH IRON SHOE LANE LONE STAR LANE 62 463 EAST 3 476 SOUTH | IRON SHOE LANE LONE STAR LANE 63 463 EAST 4 476 SOUTH | IRON SHOE LANE 64 463 EAST LONE STAR LANE D 5 462 SOUTH IRON SHOE LANE 65 487 EAST LONE STAR LANE Α LONE STAR LANE 6 462 SOUTH IRON SHOE LANE 66 487 EAST В 67 487 EAST 7 462 SOUTH IRON SHOE LANE LONE STAR LANE 8 |462 SOUTH IRON SHOE LANE 68 487 EAST LONE STAR LANE 9 542 EAST MEADOW RANCH LANE | A LONE STAR LANE 69 501 EAST 10 542 EAST MEADOW RANCH LANE | B 70 |501 EAST LONE STAR LANE 11 542 EAST MEADOW RANCH LANE 71 501 EAST LONE STAR LANE 12 542 EAST MEADOW RANCH LANE D 72 501 EAST LONE STAR LANE 13 532 EAST MEADOW RANCH LANE A 73 513 EAST LONE STAR LANE 14 532 EAST MEADOW RANCH LANE | B 74 513 EAST LONE STAR LANE 15 532 EAST MEADOW RANCH LANE | C 75 513 EAST LONE STAR LANE 16 532 EAST MEADOW RANCH LANE D 76 513 EAST LONE STAR LANE 17 522 EAST MEADOW RANCH LANE | A 77 | 527 EAST LONE STAR LANE 18 522 EAST MEADOW RANCH LANE | B 78 527 EAST LONE STAR LANE В MEADOW RANCH LANE | C 19 | 522 EAST 79 527 EAST LONE STAR LANE 20 522 EAST MEADOW RANCH LANE D 80 | 527 EAST LONE STAR LANE 81 539 EAST LONE STAR LANE 21 512 EAST MEADOW RANCH LANE A MEADOW RANCH LANE | B 22 512 EAST 82 539 EAST LONE STAR LANE 23 |512 EAST MEADOW RANCH LANE | C 83 539 EAST LONE STAR LANE MEADOW RANCH LANE D 84 539 EAST LONE STAR LANE 24 512 EAST 25 502 EAST MEADOW RANCH LANE A 85 532 EAST LONE STAR LANE Α 26 502 EAST MEADOW RANCH LANE | B 86 532 EAST LONE STAR LANE 27 |502 EAST MEADOW RANCH LANE 87 532 EAST LONE STAR LANE 28 |502 EAST MEADOW RANCH LANE | D 88 | 532 EAST LONE STAR LANE MEADOW RANCH LANE A 89 516 EAST LONE STAR LANE 29 478 EAST 30 478 EAST MEADOW RANCH LANE | B 90 516 EAST LONE STAR LANE 31 478 EAST MEADOW RANCH LANE 91 516 EAST LONE STAR LANE 32 478 EAST MEADOW RANCH LANE 92 516 EAST LONE STAR LANE 33 |464 EAST MEADOW RANCH LANE A 93 502 EAST LONE STAR LANE 94 502 EAST 34 | 464 EAST MEADOW RANCH LANE | B LONE STAR LANE В 35 | 464 EAST MEADOW RANCH LANE LONE STAR LANE 95 |502 EAST 36 464 EAST 96 502 EAST MEADOW RANCH LANE D LONE STAR LANE 37 447 SOUTH SHORT HORSE LANE A LONE STAR LANE 97 |488 EAST __A__ 38 447 SOUTH SHORT HORSE LANE B 98 |488 EAST LONE STAR LANE 39 447 SOUTH SHORT HORSE LANE 99 488 EAST LONE STAR LANE 40 447 SOUTH SHORT HORSE LANE 100 488 EAST LONE STAR LANE 41 453 SOUTH SHORT HORSE LANE 101 472 EAST LONE STAR LANE 42 453 SOUTH SHORT HORSE LANE 102 472 EAST LONE STAR LANE 43 453 SOUTH SHORT HORSE LANE 103 472 EAST LONE STAR LANE 44 453 SOUTH SHORT HORSE LANE 104 472 EAST LONE STAR LANE 45 467 SOUTH SHORT HORSE LANE A 105 471 EAST MEADOW RANCH LANE A 46 467 SOUTH SHORT HORSE LANE B 106 471 EAST MEADOW RANCH LANE | B 47 467 SOUTH SHORT HORSE LANE MEADOW RANCH LANE | C 107 471 EAST 48 467 SOUTH SHORT HORSE LANE MEADOW RANCH LANE D 49 473 SOUTH SHORT HORSE LANE 109 507 EAST MEADOW RANCH LANE A 50 473 SOUTH SHORT HORSE LANE B MEADOW RANCH LANE B 110 507 EAST MEADOW RANCH LANE | C 51 473 SOUTH SHORT HORSE LANE 111 507 EAST 112 507 EAST 52 473 SOUTH SHORT HORSE LANE MEADOW RANCH LANE D 53 483 SOUTH SHORT HORSE LANE A 113 521 EAST MEADOW RANCH LANE A 54 483 SOUTH SHORT HORSE LANE B 114 521 EAST MEADOW RANCH LANE B 115 521 EAST MEADOW RANCH LANE C 55 483 SOUTH SHORT HORSE LANE 56 483 SOUTH SHORT HORSE LANE 116 521 EAST MEADOW RANCH LANE D LUBHOUSE - 493 EAST MEADOW RANCH LANE 57 487 SOUTH SHORT HORSE LANE 58 487 SOUTH SHORT HORSE LANE B NOTE: BUILDING NUMBERS ARE NOT 59 487 SOUTH SHORT HORSE LANE PART OF THE ADDRESS 60 487 SOUTH SHORT HORSE LANE

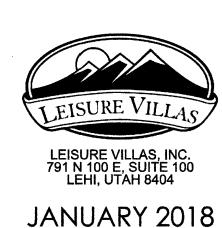
ADDRESS TABLE

LINE DATA TABLE		
LINE	BEARING	LENGTH
L1	N 0°03'53" W	48.00
L2	N 89°56'07" E	73.50
L3	N 89°56'07" E	48.00
L4	N 0°03'53" W	73.50
L5	S 70°38'34" E	48.00
L6	N 19°21'26" E	73.50
L7	S 32°37'50" E	33.22
L8	\$ 0°03'53" E	34.00
L9	S 89°56'07" W	34.00
L10	N 10°03'50" W	51.76
L11	N 25°14'05" E	34.18
L12	S 72°03'39" E	37.17
L13	S 68°22'01" E	43.63
L14	N 85°32'12" E	13.04
L15	S 67°53'03" E	29.02
L16	N 31°07'43" W	49.03
L17	N 29°17'04" E	48.18
L18	N 76°05'04" W	28.97
L19	N 11°14'43" E	15.30
L20	N 11°22'29" W	15.30

LAND USE AUTHORITY

Approved by the Land Use Authority on this

FIRE CHIEF APPROVAL





PUBLIC WORKS DIRECTOR Approved by the Public Works Director on this

18 day of January, A.D. 20 18

PUBLIC WORKS DIRECTOR

SARATOGA SPRINGS ATTORNEY Approved by Saratoga Springs Attorney on this

22rd day of January A.D. 20 18 SARATOGA SPRINGS ATTORNEY

LEHI CITY POST OFFICE

Approved by Post Office Representative on this

16 day of <u>Jan</u>, A.D. 20 18

SURVEYOR'S CERTIFICATE

I. DAN E. KNOWLDEN JR., DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD LICENSE NO. 7173588 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS. A SURVEY WAS MADE UNDER MY DIRECTION OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS. STREETS AND EASEMENTS TO BE KNOWN AS THE VILLAS AT LEGACY FARMS , A PLANNED UNIT DEVELOPMENT. I FURTHER CERTIFY THAT SAID SURVEY WAS COMPLETED IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED. I CERTIFY THAT I HAVE VERIFIED ALL LAND MEASUREMENTS AND THAT MONUMENTS HAVE BEEN PLACED ALONG THE EXTERIOR BOUNDARY AS SHOWN ON THIS PLAT. I MAKE NO CERTIFICATION TO THE ACCURACY OR COMPLIANCE WITH THE GENERAL NOTES SHOWN HEREON. I HEREBY STATE THAT THE LAND BOUNDARIES SHOWN ON THIS PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF AND IN MY PROFESSIONAL OPINION.

"AS SURVEYED" BOUNDARY DESCRIPTION

A PORTION OF SARATOGA DRIVE CHURCH SUBDIVISION PLAT RECORDED AS ENTRY NO. 140578:2004 IN THE UTAH COUNTY RECORDER'S OFFICE, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25, 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 SOUTH RIGHT-OF-WAY LINE OF 400 SOUTH STREET, SAID POINT BEING ALSO S00°33'28"W 33.94 FEET, ALONG THE SECTION LINE, AND N89°56'07"E 79.14 FEET, ALONG SAID SOUTH RIGHT-OF-WAY LINE, FROM THE WEST QUARTER CORNER OF SAID SECTION 25; AND RUNNING THENCE, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF 400 SOUTH STREET, N89°56'07"E 1273.55 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SARATOGA DRIVE; THENCE, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S19°21'26"W 812.36 FEET; THENCE S89°54'08"W 768.98 FEET; THENCE S44°04'19"W 48.80 FEET; THENCE S89°54'08"W 200.00 FEET; THENCE N00°05'52"W 801.72 FEET TO THE POINT OF BEGINNING.

CONTAINS: 879,950 SF OR 20.20 ACRES (116 LOTS).

BASIS OF BEARING FOR THE ABOVE DESCRIPTION IS \$02°41'25"W BETWEEN SAID WEST QUARTER CORNER AND A 1999 UTAH COUNTY MONUMENT REFERENCE CORNER LOCATED S50°25'04"W 134.47 FEET FROM THE SOUTHWEST CORNER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

7/73588 SURVEYOR (SEE SEAL BELOW) DATE LICENSE#

OWNERS 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:

THE VILLAS AT LEGACY FARMS

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) 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) 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, OR BY OWNER'S DEVELOPMENT ACTIVITY WITHIN THIS SUBDIVISION

IN WITNESS WHEREOF I HAVE SET FORTH MY HAND THIS 12 DAY JAN OF 2018.

RADAKE CREEK, LLC (LARRY LINDSTROM MEMBER/MANAGER)

JEFFERY SMITH UTAH COUNTY RECORDER 2018 Jan 30 3:41 pm FEE 176.00 BY VP RECORDED FOR SARATOGA SPRINGS CITY

ACKNOWLEDGEMENT

COUNTY OF UTAH S.S.

ON THIS 12 DAY JANUSURY OF 20 18, PERSONALLY APPEARED BEFORE ME Larry Liadstrong, 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.

NOTARY PUBLIC FULL NAME: Douglas Blanchard

COMMISSION NUMBER: 692 447

DOUGLAS BLANCHARD NOTARY PUBLIC-STATE OF UTAH COMMISSION# 692447 COMM. EXP. 12-09-2020 MY COMMISSION EXPIRES: 12 - 9 - 2 09 6
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 Z ZDAY JANUARY OF 20/8.

CITY MAYOR ATTEST CITY RECORDER (SEE SEAL BELOW)



THE VILLAS AT LEGACY FARMS

A PLANNED COMMUNITY DEVELOPMENT

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 25, T5S, R1W, SLB&M, CITY OF SRATOGA SPRINGS, UTAH COUNTY, UTAH SHEET 1 OF 2

NOT TO SCALE

SURVEYORS SEAL Knowlden Jr. 1-11-18 7173588

CITY ENGINEER SEAL GORDON MINER



Sec. 25-5-14/

UTILITY FACILITIES OR

d. ANY OTHER PROVISION OF LAW

APPROVED THIS 12 DAY Jawary OF 20/8

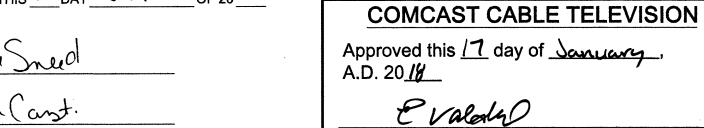
ROCKY MOUNTAIN POWER

CORPORATION DOMINION APPROVES THIS PLAT SOLELY FOR THE

PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDE BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR **FURTHER INFORMATION PLEASE CONTACT DOMINION'S** RIGHT-OF-WAY DEPARTMENT AT 800-366-6532.

TITLE Pro Carst DOMINION GAS COMPANY

APPROVED THIS 12 DAY Jan OF 20 18



EXISTING UNDERGROUND AND UTILITY FACILITIES; (C) CONDITIONS OR RESTRICTIONS GOVERNING THE LOCATION OF THE FACILITIES WITHIN THE RIGHT-OF-WAY, AND EASEMENT GRANTS OF RECORD, AND UTILITY FACILITES WITHIN THE SUBDIVISION. "APPROVING" SHALL HAVE THE MEANING IN UTAH CODE SECTION 10-9A-603(4)(c)(ii). THE FOLLOWING NOTES ARE NOT ENDORSED OR ADOPTED BY SARATOGA SPRINGS AND DO NOT SUPERSEDE CONFLICTING PLAT NOTES OR **DOMINION ENERGY QUESTAR** SCHOOL HOUSE RO

A.D. 20 18

CENTURY LINK

COMCAST CABLE TELEVISION

This map is provided solely for the purpose of

assisting in locating the property and Cottonwood

Title Insurance Agency, Inc. assumes no liability

for variation, if any, with any actual survey.

VICINITY MAP

CENTURY LINK PLANNING DIRECTOR Approved this 10 day of June, Approved by the Planning Director on this 23 day of January , A.D. 20 18

PROJECT SITE

CITY ENGINEER

CURVE DATA TABLE

NO. RADIUS | DELTA | LENGTH CHD. BEARING CHORD

C3 | 112.00 | 15°12'13" | 29.72 | S 7°39'59" E | 29.63

C4 112.00 15°12'13" 29.72 S 7°32'13" W 29.63

C5 88.00 15°12'13" 23.35 S 7°39'59" E 23.28 88.00 15°12'13" 23.35 S 7°32'13" W 23.2

 C7
 14.00
 90°00'00"
 21.99
 \$ 44°56'07" W
 19.80

 C8
 14.00
 90°00'00"
 21.99
 \$ 45°03'53" E
 19.80

 C9
 106.00
 20°55'10"
 38.70
 \$ 79°36'18" E
 38.49

C10 32.50 30°29'24" 17.29 S 84°23'25" E 17.09

C14 80.00 109°25'19" 152.78 S 35°21'14" E 130.60

C16 124.00 19°25'19" 42.03 S 9°38'47" W 41.83

C17 150.00 19°25'19" 50.85 S 9°38'47" W 50.60

C18 | 176.00 | 19°25'19" | 59.66 | N 9°38'47" E | 59.3

C22 150.00 19°20'18" 50.63 N 80°23'44" W 50.39

53.00 | 128°33'48" | 118.92 | S 35°21'14" E | 95.50 32.50 30°29'24" 17.29 \$ 13°40'58" W 17.09 106.00 20°55'10" 38.70 \$ 8°53'51" W 38.49

54.00 | 109°25'19" | 103.13 | N 35°21'13" W | 88.15

14.00 90°00'00" 21.99 S 45°03'53" E 19.80

14.00 90°00'00" 21.99 S 44°56'07" W 19.80

176.00 19°20'18" 59.40 S 80°23'44" E 59.12

124.00 19°20'18" 41.85 S 80°23'44" E 41.6 14.00 90°00'00" 21.99 N 64°16'25" E 19.80

14.00 83°08'41" 20.32 \$ 29°09'14" E 18.58 106.00 90°00'00" 166.50 \$ 45°03'53" E 149.91

80.00 90°00'00" 125.66 N 45°03'53" W 113.14

54.00 90°00'00" 84.82 S 45°03'53" E 76.37

54.00 90°00'00" 84.82 S 44°56'07" W 76.37

 C29
 106.00
 90°00'00"
 166.50
 S 44°56'07" W
 149.91

 C30
 80.00
 90°00'00"
 125.66
 N 44°56'07" E
 113.14

C32 12.00 109°20'18" 22.90 N 35°23'44" W 19.58

10.00 90°00'00" 15.71 S 45°03'53" E 14.14

10.00 90°00'00" 15.71 N 44°56'07" E 14.14

Approved by the City Engineer on this 17 day of JAN , A.D. 20 18

23 day of January , A.D. 2016

Approved by the Fire Chief on this 22 day of Jan, A.D. 20/8

LEH/CITY POST OFFICE REPRESENTATIVE

