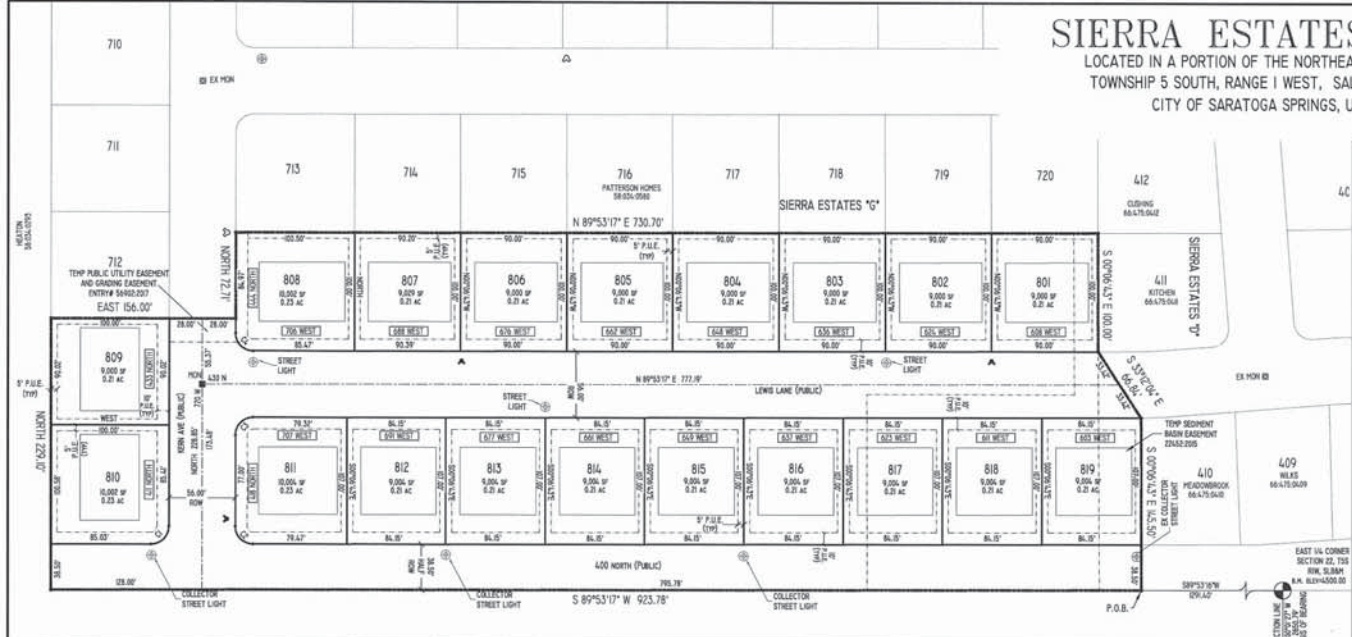


SIERRA ESTATES PLAT "H"

LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 22,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH



PLAT NOTES:

- PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDED OF MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE ____ DAY OF _____, 20__.
- 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.
- 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.
- PLAT IS SUBJECT TO "INSTALLATION OF IMPROVEMENTS AND BOND AGREEMENT NO. _____" 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.
- BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED PER CITY STANDARDS AND ALL FEES INCLUDING IMPACT AND CONNECTION FEES ARE PAID.
- ALL OPEN SPACE, COMMON SPACES, AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.
- REFERENCES HERIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
- NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS AND IMPROVEMENTS DESIGNATED AS "PRIVATE" ON THIS PLAT.
- LOTS/UNITS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CCAR'S.
- A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY EARTHTEC, 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.

SURVEYOR'S CERTIFICATE
I, JARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD A LICENSE, CERTIFICATE NO. 441878, IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT FOUND IN UTAH CHAPTER 22 OF THE UTAH CODE. I FURTHER CERTIFY THAT BY ASSIGNMENT OF THE OWNER, 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 PLAT IN ACCORDANCE WITH UTAH CODE SECTION 17-22-10, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS INDICATED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS SHOWN IN UTAH CODE SECTION 54-84-2, 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 RECORDED OF THIS PLAT, A MAP OF THE SURVEY I HAVE COMPLETED WITH THE UTAH COUNTY SURVEYOR.

BOUNDARY DESCRIPTION

A PORTION OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAG HARBOR, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT WHICH IS 8.878127' W 138.41' FEET FROM THE EAST S CORNER OF SAID SECTION 22 RUNNING THENCE S 89°53'17" W 82.19' FEET; THENCE NORTH 22.58' FEET TO A POINT ALONG THE SOUTHERN BOUNDARY LINE OF SIERRA ESTATES PLAT "G"; THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING THREE (3) COURSES: (1) EAST 16.87' FEET; (2) NORTH 7.51' FEET; AND (3) WEST 9.76' FEET TO A POINT ALONG THE WESTERN BOUNDARY LINE OF SIERRA ESTATES PLAT "G"; THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING THREE (3) COURSES: (1) S 89°53'17" W 138.41' FEET; (2) S 27°12'48" W 8.84' FEET; AND (3) S 89°53'17" W 14.65' FEET TO THE POINT OF BEGINNING.
CONTAINS 8.56 ACRES
OF LOTS: 18
OF BLOCKS: 1
OF SECTIONS: 1
OF TOWNSHIPS: 1
OF RANGES: 1
OF MERIDIANS: 1

OWNER'S DEDICATION

I, JARON D. THOMAS, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC AND CITY ALL PARCELS OF LAND, LOTS, STREETS, EASEMENTS, RIGHTS-OF-WAY, AND PUBLIC UTILITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC OR CITY USE. THE OWNER AND ALL AGENTS, SUCCESSORS, AND ASSIGNS VOLUNTARILY OFFERS, INDENTURES, AND SWEARS HEREBY THE CITY AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DESIGNATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREET. THE OWNER AND ALL AGENTS, SUCCESSORS, AND ASSIGNS VOLUNTARILY OFFERS, INDENTURES, AND SWEARS HEREBY THE CITY AGAINST ANY CLAIM ARISING FROM THE OWNER'S CREATION OF THIS SUBDIVISION, THE ALTERATION OF THE GROUND SURFACE, VESTIGIAL DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOW WITHIN THIS SUBDIVISION, AND THE DEVELOPMENT ACTIVITY WITHIN THIS SUBDIVISION BY THE OWNER AND ALL AGENTS, SUCCESSORS, AND ASSIGNS.

SIERRA ESTATES PLAT "H"

I, JARON D. THOMAS, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC AND CITY ALL PARCELS OF LAND, LOTS, STREETS, EASEMENTS, RIGHTS-OF-WAY, AND PUBLIC UTILITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC OR CITY USE. THE OWNER AND ALL AGENTS, SUCCESSORS, AND ASSIGNS VOLUNTARILY OFFERS, INDENTURES, AND SWEARS HEREBY THE CITY AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DESIGNATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREET. THE OWNER AND ALL AGENTS, SUCCESSORS, AND ASSIGNS VOLUNTARILY OFFERS, INDENTURES, AND SWEARS HEREBY THE CITY AGAINST ANY CLAIM ARISING FROM THE OWNER'S CREATION OF THIS SUBDIVISION, THE ALTERATION OF THE GROUND SURFACE, VESTIGIAL DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOW WITHIN THIS SUBDIVISION, AND THE DEVELOPMENT ACTIVITY WITHIN THIS SUBDIVISION BY THE OWNER AND ALL AGENTS, SUCCESSORS, AND ASSIGNS.

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF UTAH } s.s.
ON THIS ____ DAY OF _____, A.D. 20__, PERSONALLY APPEARED BEFORE ME, _____, WHO BEING BY ME DULY SWORN, DO PROVE TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES HAVE BEEN SUBSCRIBED TO THE WITHIN INSTRUMENT, AND KNOWLEDGE TO THE THAT HE/SHE/IT/HEY EXERCISE THE SPACE IN HEREIN/HE/HE/HER AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/HE/HER SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY (ON BEHALF OF WHICH THE PERSON(S) EXECUTED THIS PLAT WITH FULL AUTHORITY OF THE SAME, AND CORRECT.
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: _____
CORPORATION NUMBER: _____
MY COMMISSION EXPIRES: _____
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 PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC.
THIS ____ DAY OF _____, A.D. ____
CITY MAYOR _____ ATTEST _____ CITY RECORDER _____

SIERRA ESTATES PLAT "H"

LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 22,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, STATE OF UTAH



DATA TABLE

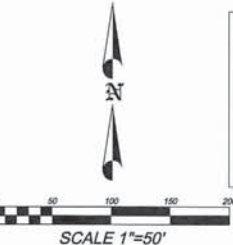
(1) TOTAL DEVELOPMENT:	262,444 SF	6.02 AC (100%)
(2) TOTAL IMPERVIOUS AREA:	50,299 SF	1.15 AC (9%)
(3) TOTAL LOT BUILDING AREA:	174,078 SF	4.00 AC (66%)
(4) TOTAL LANDSCAPE AREA:	0 SF	0.00 AC (0%)
(5) TOTAL ROW AREA:	88,263 SF	2.03 AC (34%)
(6) TOTAL SENSITIVE LANDS:	0 SF	0.00 AC (0%)

TOTAL LOTS: 19
OF GARAGE PARKING: 38
TOTAL PARCELS: 0
ZONE: R-3
DENSITY: 3.16 DU/ACRE

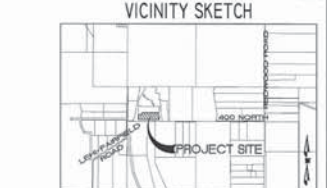
CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	15.00'	23.53'	89°53'17"	21.21'	N64°56'31"E
C2	15.00'	23.59'	89°53'17"	21.23'	N64°56'32"W
C3	15.00'	23.53'	89°53'17"	21.21'	N64°56'31"E
C4	15.00'	23.59'	89°53'17"	21.23'	N64°56'32"W

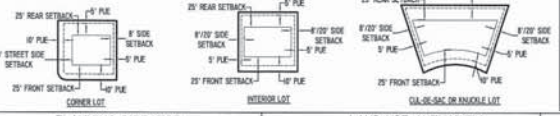
SHALLOW SEWER DEPTHS
CONTRACTOR SHALL VERIFY SEWER DEPTHS BEFORE EXCAVATING FOR BASEMENT. HONED WITH BASEMENT MAY NOT HAVE SENIOR SERVICE AVAILABLE FOR BASEMENT.



- LEGEND:**
- FOUND SECTION CORNER MONUMENT
 - EXISTING SUBDIVISION SURVEY MONUMENT
 - PROPOSED SUBDIVISION SURVEY MONUMENT
 - EXISTING FIRE HYDRANT
 - PROPOSED FIRE HYDRANT
 - EXISTING STREET LIGHT
 - PROPOSED STREET LIGHT



TYPICAL SETBACK & P.U.E. DETAILS



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 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 FACILITIES WITHIN THE SUBDIVISION. APPROVING SHALL HAVE THE RESERVE IN UTAH CODE SECTION 54-84-4 (3)(4)(5). THE FOLLOWING NOTES ARE NOT ENDORSED OR ADOPTED BY SARATOGA SPRINGS AND DO NOT SUPERSEDE CONFLICTING PLAT NOTES OR SARATOGA SPRINGS POLICIES.

ROCKY MOUNTAIN POWER
1. PURSUANT TO UTAH CODE ANN. 54-3-4(7) THIS PLAT CONVEYS TO THE OWNERS OF OPERATIONS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND INTERESTS DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. 17-22-10(2)(3) ROCKY MOUNTAIN POWER ACCEPTS RESPONSIBILITY OF THE FEE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROPRIATES 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 8, RELATIVE TO UNDERGROUND UTILITY FACILITIES OR
D. ANY OTHER PROVISION OF LAW
APPROVED THIS ____ DAY OF _____, 20__
ROCKY MOUNTAIN POWER

QUESTAR GAS COMPANY
QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ENDORSEMENT 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 QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 800-368-6532.
APPROVED THIS ____ DAY OF _____, 20__
BY _____
TITLE
QUESTAR GAS COMPANY

PUBLIC WORKS DIRECTOR
APPROVAL BY THE PUBLIC WORKS DIRECTOR ON THIS ____ DAY OF _____, A.D. 20__
PUBLIC WORKS DIRECTOR _____
CENTURY LINK
APPROVED THIS ____ DAY OF _____, A.D. 20__
CENTURY LINK _____
COMCAST CABLE TELEVISION
APPROVED THIS ____ DAY OF _____, A.D. 20__
COMCAST CABLE TELEVISION _____

PLANNING DIRECTOR
APPROVAL BY THE PLANNING DIRECTOR ON THIS ____ DAY OF _____, A.D. 20__
PLANNING DIRECTOR _____
CITY ENGINEER
APPROVAL BY THE CITY ENGINEER ON THIS ____ DAY OF _____, A.D. 20__
CITY ENGINEER _____

LAND USE AUTHORITY
APPROVED BY THE LAND USE AUTHORITY ON THIS ____ DAY OF _____, A.D. 20__
LAND USE AUTHORITY _____
FIRE CHIEF
APPROVED BY THE FIRE CHIEF ON THIS ____ DAY OF _____, A.D. 20__
CITY FIRE CHIEF _____

SARATOGA SPRINGS ATTORNEY
APPROVAL BY SARATOGA SPRINGS ATTORNEY ON THIS ____ DAY OF _____, A.D. 20__
SARATOGA SPRINGS ATTORNEY _____
LEHI CITY POST OFFICE
APPROVED BY POST OFFICE REPRESENTATIVE ON THIS ____ DAY OF _____, A.D. 20__
LEHI CITY POST OFFICE REPRESENTATIVE _____

NOTES

- CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING STORM DRAIN STRUCTURES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW STORM DRAIN LINES.
- ALL CONSTRUCTION SHALL COMPLY TO THE STANDARD TECHNICAL SPECIFICATIONS AND DRAWINGS FOR THE CITY OF SARATOGA SPRINGS, UTAH.
- EXISTING UTILITIES HAVE BEEN NOTED TO THE BEST OF ENGINEERS KNOWLEDGE, HOWEVER IT IS OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO LOCATE UTILITIES IN FIELD AND NOTIFY CITY ENGINEER AND CITY IF DISCREPANCIES EXIST PRIOR TO CONTINUING ANY CONSTRUCTION.
- POST-APPROVAL ALTERATIONS TO LIGHTING PLANS OR INTENDED SUBSTITUTIONS FOR APPROVED LIGHTING EQUIPMENT SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL.
- THE CITY RESERVES THE RIGHT TO CONDUCT POST-INSTALLATION INSPECTIONS TO VERIFY COMPLIANCE WITH THE CITY'S REQUIREMENTS AND APPROVED LIGHTING PLAN COMMITMENTS, AND IF DEEMED APPROPRIATE BY THE CITY, TO REQUIRE REMEDIAL ACTION AT NO EXPENSE TO THE CITY.
- ALL EXTERIOR LIGHTING SHALL MEET IESNA FULL-CUTOFF CRITERIA
- NO SLOPES GREATER THAN 30% ON-SITE.
- NO WETLANDS ON-SITE.
- NO FLOOD PLAINS ON-SITE.

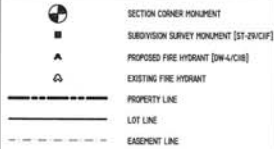
CONTACT LIST

CIVIL ENGINEER
BERG CIVIL ENGINEERING (801) 492-1277

SARATOGA SPRINGS PLANNING DEPT. (801) 766-9793
SARATOGA SPRINGS ENGINEERING DEPT. (801) 766-6506

UTILITIES
POWER: ROCKY MOUNTAIN POWER (801) 756-1361
(DENNIS PATTON)
TELEPHONE: QWEST (DARREN KELLER) (801) 356-6975
CABLE: COMCAST (HEIDI HAWKEY) (801) 401-5023
GAS: QWESTAR (GAYLAN SORENSON) (801) 370-6577

LEGEND



SIERRA ESTATES PLAT "H"
LOCATED IN THE NORTHEAST QUARTER OF SECTION 22,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

SHEET INDEX

C1	PLAT
C2	COVER SHEET
C3	BOUNDARY / TOPOGRAPHICAL SURVEY
C4	OVERALL SITE PLAN
C5A	GENERAL PLAN
C5B	MASTER IRRIGATION PLAN
C6	GRADING & DRAINAGE PLAN
C7	OVERALL UTILITY PLAN
C8-C12	BAXTER LANE PLAN & PROFILE
C8.3	KERN AVE. PLAN & PROFILE
C9	SIGNAGE AND STRIPING PLAN
C9B	SWPPY
C10A	STREET CONSTRUCTION DETAILS
C10B	WATER CONSTRUCTION DETAILS
C10C	P.I. CONSTRUCTION DETAILS
C10D	SEWER & SO CONSTRUCTION DETAILS
C10E	CONSTRUCTION DETAILS SHEET
C10F	CONSTRUCTION DETAILS SHEET

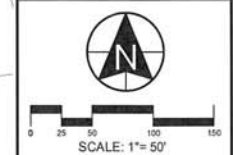
Call Before You Dig
1-800-482-4111

NOTICE
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RECONSTRUCTION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THIS PLAN.

SIERRA ESTATES PLAT "H"



11038 N. Highland Blvd Suite 100
Highland, UT 84003
(801) 642-0119



NO.	DATE	DESCRIPTION	SCALE
1			
2			
3			
4			
5			
6			
7			

ACTION	DATE
FINAL PLANS	12/29/17

SIERRA ESTATES PLAT "H"

DESCRIPTION
FINAL CONSTRUCTION PLANS
COVER SHEET

SHEET NAME	SHEET NUMBER
COVER	C2

CURVE TABLE

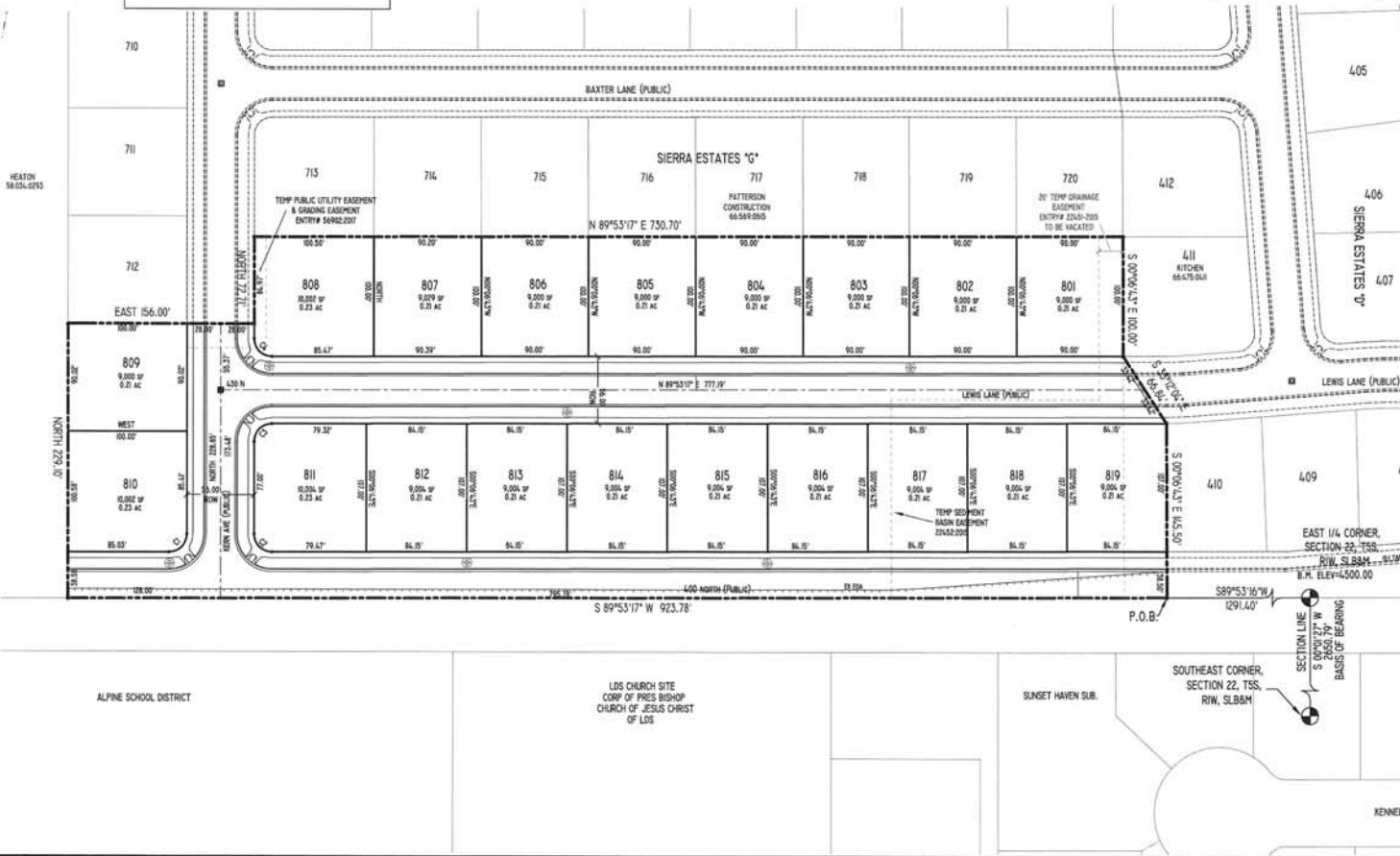
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	18.00	23.53	89°53'17"	21.47	N44°54'38"E
C2	18.00	23.53	90°06'42"	21.47	N45°03'21"W
C3	18.00	23.53	89°53'17"	21.47	N44°54'38"E
C4	18.00	23.53	90°06'42"	21.47	N45°03'21"W

DATA TABLE

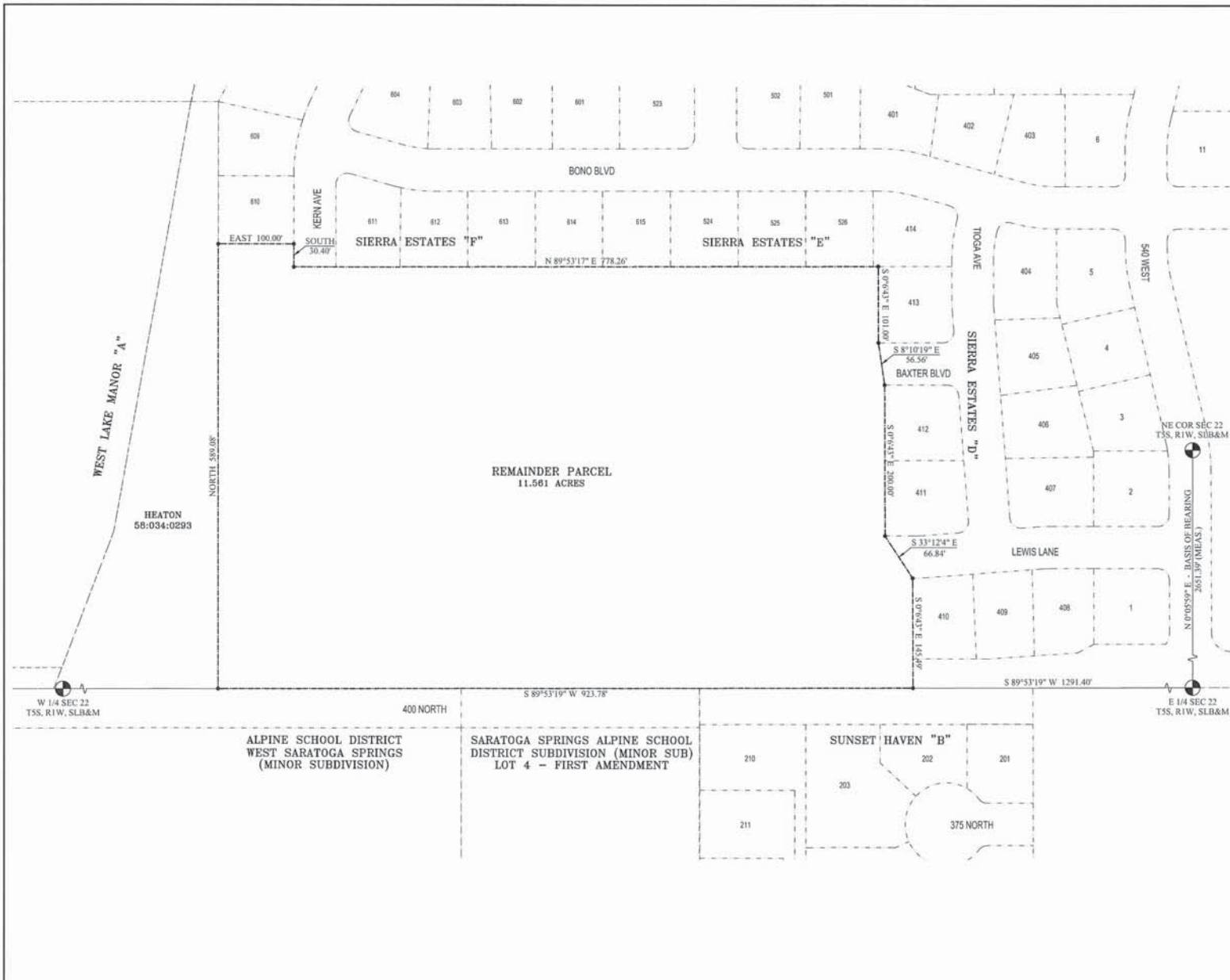
(1) TOTAL DEVELOPMENT:	232,444 SF	5.32 AC (100%)
(2) TOTAL IMPERVIOUS AREA:	50,299 SF	1.15 AC (29%)
(3) TOTAL LOT BUILDING AREA:	174,078 SF	4.00 AC (86%)
(4) TOTAL LANDSCAPE AREA:	0 SF	0.00 AC (0%)
(5) TOTAL ROW AREA:	88,363 SF	2.03 AC (34%)
(6) TOTAL SENSITIVE LANDS:	0 SF	0.00 AC (0%)

TOTAL LOTS: 19
OF GARAGE PARKING: 38
TOTAL PARCELS: 0
ZONE: R-3
DENSITY: 3.16 DU/ACRE

BOUNDARY DESCRIPTION
A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SUDAN PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT WHICH IS 89°53'17" IN CORNER 1/4 CORNER OF SAID SECTION 22, RUNNING THENCE S 89°53'17" W 82.78 FEET; THENCE NORTH 28.18 FEET TO A POINT ALONG THE SOUTHERN BOUNDARY LINE OF SIERRA ESTATES PLAT "D"; THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING THREE (3) COURSES: (1) EAST 26.18 FEET; (2) NORTH 72.1 FEET AND (3) N 89°53'17" E 23.0 FEET TO A POINT ALONG THE WESTERN BOUNDARY LINE OF SIERRA ESTATES PLAT "D"; THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING THREE (3) COURSES: (1) S 89°53'17" W 82.78 FEET; (2) S 89°53'17" W 82.78 FEET; AND (3) S 89°53'17" W 82.78 FEET TO THE POINT OF BEGINNING.
CONTAINS 8.21 ACRES
OF LOTS: 18
BASIS OF BEARING: SECTION LINE BETWEEN THE EAST 1/4 CORNER AND THE SOUTHWEST CORNER OF SECTION 22 188.18 W. S. 89°53'17" E 23.0 FEET.



KENNEDY



COMBINED DESCRIPTION
 Beginning at a point located South 89°53'19" West along quarter section line 1291.40 feet from the East Quarter Corner of Section 22, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 89°53'19" West along quarter section line 923.78 feet; thence North 589.08 feet; thence East 100.00 feet; thence South 30.40 feet; thence North 89°53'17" East 778.26 feet; thence South 0°08'43" East 151.00 feet; thence South 81°10'19" East 56.56 feet; thence South 0°08'43" East 200.00 feet; thence South 33°12'04" East 66.84 feet; thence South 0°06'43" East 145.49 feet to the point of beginning.
 Area = 11.561 Acres

NARRATIVE
 The Basis of Bearing for this survey is North 0°05'59" East along Section Line from the East Quarter Corner of Section 22, Township 5 South, Range 1 West, Salt Lake Base and Meridian to the Northeast Corner of said Section 22. Both monuments were located in April 2006 and were found as shown on county tax sheets. The purpose of this survey was to determine a remainder boundary to be subdivided with the future subdivision. There are no fence lines along property line and neighboring line lines match.
 Final boundary markers are to be set with construction of the future development.

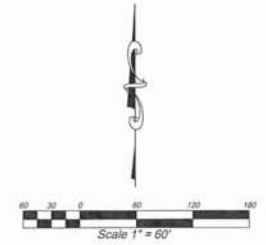
SURVEYOR'S CERTIFICATION
 I, Aaron D. Thomas, do hereby certify that I am a Registered Land Surveyor, licensed to practice in the State of Utah, holding license number 6418785, and that between April 2006 and May 2017, I made a survey of the property described on this plat.
 This survey was made in conformity with generally accepted local surveying practices. It does not guarantee title to the lines set, nor purport to show all easements of record nor is a proof of ownership.

Aaron D. Thomas
 AARON D. THOMAS - PLS NO. 6418785



PLAT LEGEND

--- PARCEL BOUNDARIES
 - - - NEIGHBOR TITLES



SURVEY TYPE RECORD OF SURVEY				LAND SURVEYOR AZTEC ENGINEERING INC. 450 N. 450 W. OREM, UT 84057 (801) 224-1308		CIVIL ENGINEER CIVIL ENGINEERING 11038 N. Highland Blvd. Suite 400 Highland, UT, 84003 office (801) 482-1277 cell (801) 818-1617		PATTERSON HOMES INC PARCEL LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SLB&M		SHEET 1 OF 1 DATE: MAY 26, 2017 SCALE: 1"=60' DRAFTED BY: A.D.T.	
ADDRESS - 70 WEST 400 NORTH CITY - SARATOGA SPRINGS COUNTY - UTAH STATE - UTAH											

STREET SIGNS

REFER TO SHEET C1E FOR RESIDENTIAL STREET SIGN
DETAIL [ST-28]

LOCATION	QUANTITY
KERN 0449 (21' L)	1
KERN 1439 (21' R)	1

STREET LIGHTS

REFER TO SHEET C1E FOR RESIDENTIAL STREET LIGHT
DETAILS [LP-1, LP-1B, LP-1C, LP-4, LP-6]

REFER TO SHEET C1E FOR RESIDENTIAL STREET LIGHT
DETAILS [LP-1, LP-1B, LP-1C, LP-4, LP-6]

Call Before You Dig
1-800-882-8111

NOTICE
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES SHOWN OR NOT SHOWN ON THE PLANS.

DEVELOPMENT

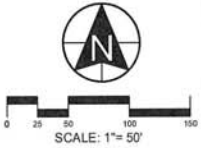
SIERRA ESTATES PLAT "H"

DEVELOPER



PATTERSON HOMES
www.phutah.com

11038 N. Highland Blvd Suite 100
Highland, UT 84003
(801) 642-0119



SCALE: 1" = 50'



BERG
CIVIL ENGINEERING

11038 N Highland Blvd Suite 400
Highland, UT, 84003
office (801) 642-1777
cell (801) 616-1477

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1	6/15/17	ISSUE FOR PERMITS	
2			
3			
4			
5			
6			
7			

ACTION	DATE
FINAL PLANS	12/20/17

PROJECT

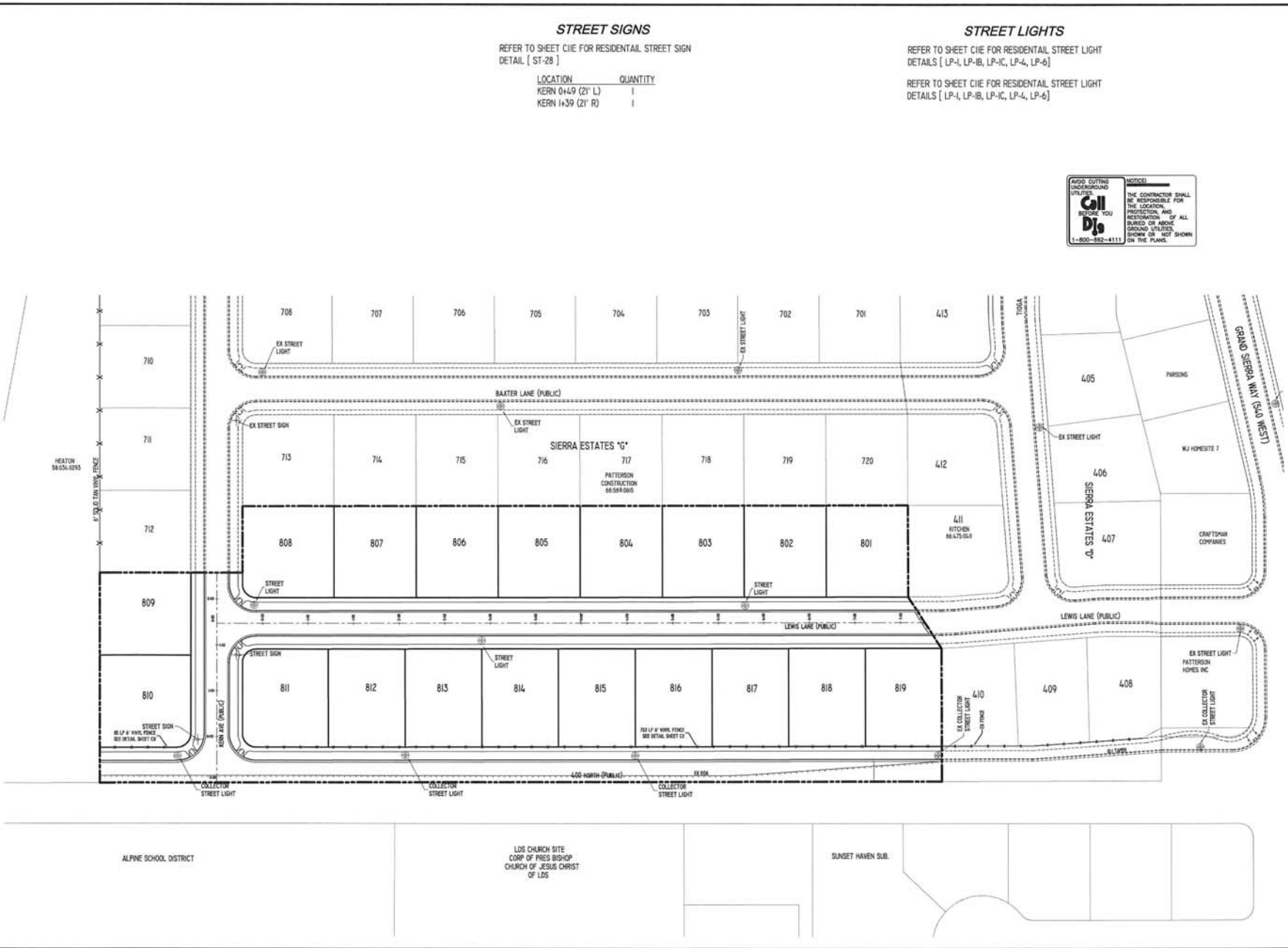
SIERRA ESTATES PLAT "H"

DESCRIPTION

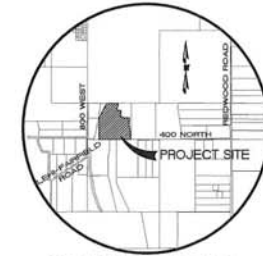
FINAL CONSTRUCTION PLANS

OVERALL SITE PLAN

SHEET NAME	SHEET NUMBER
SIGNAGE	C9



SIERRA ESTATES



VICINITY SKETCH
NOT TO SCALE

DATA TABLE

TOTAL PHASE ACREAGE	28.28	100%
SENSITIVE LANDS	0.00	0%
NET PROJECT AREA	28.28	100%
TOTAL OPEN SPACE REQUIRED* (= 15% OF TOTAL PHASE AREA)	4.24	15%
EXISTING NEPTUNE PARK	10.87	

LOTS

RANGE	#	%
9,000 to 9,400	60	54%
9,400 to 10,000	9	27%
10,000+	19	19%
Ave Lot Size	9,400 sf	
TOTAL LOTS	88	

PHASE DENSITY	94/28.28	3.32 DU/AC
PREVIOUS PLAT A DEDICATED ALL OPEN SPACE REQ'D ALLOWED		3.00 DU/AC
AREA OF ROADWAYS	9.65 ac	20%

- LEGEND:**
- FOUND SECTION CORNER MONUMENT
 - EXISTING STREET LIGHT
 - PROPOSED STREET LIGHT

- NOTES**
- NO SLOPES GREATER THAN 10% ONSITE
 - NO WETLANDS ON-SITE
 - NO FLOOD PLAINS ON-SITE
 - UDOT REVIEW AND APPROVAL IS NOT REQUIRED FOR THIS SITE
 - ALL SENSITIVE LANDS INCLUDING EXISTING STORM DRAINAGE BASIN WITHIN NEPTUNE PARK HAVE BEEN INCLUDED IN OPEN SPACE PARCELS
 - NO PROMINENT NATURAL FEATURES SUCH AS ROCK OUTCROPPINGS, WOODLANDS, STEEP SLOPES EXIST ON THIS PARCEL. THIS PARCEL HAS BEEN IN THE PRODUCTION OF ALFALFA FOR MANY YEARS.
 - NO SENSITIVE LANDS EXISTING ON SITE AND THEREFORE NO PRESERVATION OR PROTECTION IS PROPOSED.
 - THE ADJOINING PATTERSON HOMES, INC PARCEL LABELED UDOT PRESERVATION FOR MOUNTAIN VIEW CORRIDOR HAS BEEN IDENTIFIED AND RESERVED FOR FUTURE SALE TO UDOT FOR ROADWAY PURPOSES.
 - NO NEW PROJECT FENCING IS BEING PROPOSED AT THIS TIME.

PHASING PLAN

PHASE	AC	SF	# OF LOTS	OPEN SPACE	
				Req'd 15% at	Provided at
Prev Plats	44.01	1,916,897	14	6.00	30.87
PLAT D	4.69	204,320	14	0.70	0
PLAT E	7.72	336,156	26	1.16	0
PLAT F	4.29	187,055	15	0.64	0
PLAT G	5.54	241,162	20	0.83	0
PLAT H	6.04	263,762	19	0.91	0
Total	72.29	3,148,852	94	10.84	0



DEVELOPMENT

SIERRA ESTATES

DEVELOPER

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SURVEYOR

AZTEC ENGINEERING

CITY COUNCIL APPROVAL

PLANNING COMMISSION APPROVAL

SIERRA ESTATES

PRELIMINARY PLAN

PHASING PLAN