



**PLAT "A"**  
**TALONS COVE DRIVE**  
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1,  
 TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN  
 CITY OF SARATOGA SPRINGS, UTAH

**PLAT NOTES**

- PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL. 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 REQUIRED 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 REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED PER CITY STANDARDS AND ALL FEES INCLUDING IMPACT AND CONNECTION FEES ARE PAID.
- 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.
- REFERENCES HEREIN 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 MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S.
- A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY GSH GEOTECHNICAL 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.
- 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.
- 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.
- ALL AREAS WITHIN THIS PLAT (EXCEPTING UNIT AREAS AND LIMITED COMMON AREAS) ARE COMMON AREAS.
- THE INSTALLATION OF ALL IMPROVEMENTS SHALL CONFORM TO ALL CITY RULES, ORDINANCES, REQUIREMENTS, STANDARDS, AND POLICIES REGARDING THE DEVELOPMENT OF THIS PROPERTY.
- ALL STREETS ARE PUBLIC UTILITY EASEMENTS IN FAVOR OF THE CITY OF SARATOGA SPRINGS.
- ALL DIMENSIONED SEWER EASEMENTS ARE FOR THE BENEFIT OF THE CITY OF SARATOGA SPRINGS.
- THIS PLAT LIES ADJACENT TO AN ESTABLISHED GOLF COURSE AND HAS THE INHERENT RISK ASSOCIATED WITH ERRANT OR STRAY GOLF BALLS.
- SHALLOW SEWER DEPTHS! CONTRACTOR SHALL VERIFY SEWER DEPTH BEFORE EXCAVATING FOR BASEMENT. HOME(S) WITH BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.

**SURVEYOR'S CERTIFICATE**

I, AARON THOMAS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD A LICENSE, CERTIFICATE NO. 6418780, 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 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 PLAT 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 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.

**BOUNDARY DESCRIPTION**

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT LOCATED SOUTH 89°44'12" EAST ALONG SECTION LINE 1819.10 FEET AND NORTH 834.13 FEET FROM THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE ARC OF A 261.50 FOOT RADIUS CURVE TO THE LEFT 225.21 FEET THROUGH A CENTRAL ANGLE OF 49°20'36" (CHORD BEARS SOUTH 82°29'18" WEST 218.31 FEET); THENCE SOUTH 57°49'00" WEST 155.66 FEET; THENCE NORTH 31°35'02" WEST 371.26 FEET; THENCE NORTH 41°27'44" EAST 380.99 FEET; THENCE SOUTH 53°14'41" EAST 475.31 FEET; THENCE SOUTH 23°43'00" WEST 224.90 FEET TO THE POINT OF BEGINNING.  
 AREA = 4.836 ACRES  
 CONTAINS: 4.836 ACRES WITH 2 LOTS.

**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:  
**TALONS COVE DRIVE PLAT "A"**  
 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 OWNERS(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, EASEMENT, OR RIGHT-OF-WAY WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREET OR UTILITIES. THE OWNER(S) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS ASSUME ALL LIABILITY WITH RESPECT TO THE 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.

**TALONS COVE DRIVE PLAT "A"**

IN WITNESS WHEREOF I HAVE SET FORTH MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

\_\_\_\_\_  
 SIGNATURE PRINT NAME & TITLE

\_\_\_\_\_  
 SIGNATURE PRINT NAME & TITLE

**OWNER'S ACKNOWLEDGMENT**

STATE OF UTAH } S.S.  
 COUNTY OF UTAH }

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ PERSONALLY APPEARED BEFORE ME \_\_\_\_\_ WHO BEING BY ME DULY SWORN, DID PROVE TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME 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 THEIR PERSON(S) ACTED, EXECUTED THIS PLAT WITH FULL AUTHORITY OF THE OWNER(S).

**APPROVAL BY LEGISLATIVE BODY**

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: \_\_\_\_\_  
 COMMISSION NUMBER: \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_  
 A NOTARY PUBLIC COMMISSIONED IN UTAH

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	261.50	225.21	49°20'36"	218.31	S 82°29'18" W
C2	261.50	181.70	39°48'44"	178.07	S 87°15'14" W
C3	261.50	43.50	9°31'52"	43.45	S 62°34'56" W
C4	149.00	138.77	53°21'46"	133.81	N 58°51'0" W
C5	149.00	140.31	53°57'19"	135.19	N 58°33'14" W
C6	212.50	21.98	5°55'31"	21.97	S 60°46'46" W
C7	212.50	157.22	42°23'28"	153.66	N 84°56'15" E

**LEGEND**

- FOUND SECTION CORNER MONUMENT
- SUBDIVISION SURVEY MONUMENT
- FIRE HYDRANT
- STREET LIGHT

**DATA TABLE**

TOTAL LOTS: 2  
 ZONE: RC  
 DEVELOPMENT AREA: 210,661 SF 4.836 AC. (100%)  
 ROAD DEDICATION: 0 SF 0.0 AC. (0%)  
 TOTAL LOT AREA: 210,661 SF 4.836 AC. (100%)  
 DENSITY: 0.41 DU/ACRE

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 with the right-of-way, and easement grants of record, and utility facilities within the subdivision. "Approving" shall have the meaning in Utah Code Section 10-9A-603 (4)(c)(ii).

<p><b>ROCKY MOUNTAIN POWER</b></p> <p>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. § 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 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          (1) a recorded easement or right-of-way          (2) the law applicable to prescriptive rights          (3) Title 54, Chapter 8a, Damage to Underground Utility Facilities or          (4) any other provision of law.</p> <p>APPROVED THIS _____ DAY OF _____          A.D. 20____</p> <p>ROCKY MOUNTAIN POWER</p>	<p><b>DOMINION ENERGY QUESTAR CORPORATION</b></p> <p>The following note is not endorsed or adopted by Saratoga Springs and does not supersede conflicting plat notes or Saratoga Springs policies:          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 abrogation or waiver of any other existing rights, obligations or liabilities provided 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 Questar's right-of-way department at 1-800-366-6532.</p> <p>APPROVED THIS _____ DAY OF _____          A.D. 20____</p> <p>QUESTAR GAS COMPANY</p>
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<p><b>PUBLIC WORKS DIRECTOR</b></p> <p>APPROVED THIS _____ DAY OF _____          A.D. 20____</p> <p>PUBLIC WORKS DIRECTOR</p>	<p><b>PLANNING DIRECTOR</b></p> <p>APPROVED BY THE PLANNING DIRECTOR ON THIS _____ DAY OF _____          A.D. 20____</p> <p>PLANNING DIRECTOR</p>	<p><b>LAND USE AUTHORITY</b></p> <p>APPROVED BY THE LAND USE AUTHORITY ON THIS _____ DAY OF _____          A.D. 20____</p> <p>LAND USE AUTHORITY</p>	<p><b>SARATOGA SPRINGS ATTORNEY</b></p> <p>APPROVAL BY SARATOGA SPRINGS ATTORNEY ON THIS _____ DAY OF _____          A.D. 20____</p> <p>SARATOGA SPRINGS ATTORNEY</p>
<p><b>CENTURY LINK</b></p> <p>APPROVED THIS _____ DAY OF _____          A.D. 20____</p> <p>CENTURY LINK</p>	<p><b>CITY ENGINEER</b></p> <p>APPROVAL BY THE CITY ENGINEER ON THIS _____ DAY OF _____          A.D. 20____</p> <p>CITY ENGINEER</p>	<p><b>FIRE CHIEF</b></p> <p>APPROVED BY THE FIRE CHIEF ON THIS _____ DAY OF _____          A.D. 20____</p> <p>CITY FIRE CHIEF</p>	<p><b>LEHI CITY POST OFFICE</b></p> <p>APPROVED BY POST OFFICE REPRESENTATIVE ON THIS _____ DAY OF _____          A.D. 20____</p> <p>LEHI CITY POST OFFICE REPRESENTATIVE</p>
<p><b>COMCAST CABLE TELEVISION</b></p> <p>APPROVED THIS _____ DAY OF _____          A.D. 20____</p> <p>COMCAST CABLE TELEVISION</p>	<p><b>CITY ENGINEER</b></p> <p>APPROVAL BY THE CITY ENGINEER ON THIS _____ DAY OF _____          A.D. 20____</p> <p>CITY ENGINEER</p>	<p><b>FIRE CHIEF</b></p> <p>APPROVED BY THE FIRE CHIEF ON THIS _____ DAY OF _____          A.D. 20____</p> <p>CITY FIRE CHIEF</p>	<p><b>LEHI CITY POST OFFICE</b></p> <p>APPROVED BY POST OFFICE REPRESENTATIVE ON THIS _____ DAY OF _____          A.D. 20____</p> <p>LEHI CITY POST OFFICE REPRESENTATIVE</p>

SURVEYOR: \_\_\_\_\_ CIVIL ENGINEER:

**AZTEC ENGINEERING INC.**  
 491 N. 450 W.  
 OREM, UT. 84057  
 (801) 224-7308

**CIR ENGINEERING, L.L.C.**  
 3032 SOUTH 1030 WEST, SUITE 202  
 SLC, Utah 84119 - 801-949-6296

**PLAT "A"**  
**TALONS COVE DRIVE**  
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1,  
 TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN  
 CITY OF SARATOGA SPRINGS, UTAH COUNTY, STATE OF UTAH

SCALE: 1" = 40 FEET

<p>SURVEYOR'S SEAL</p>	<p>CITY ENGINEER SEAL</p>	<p>CLERK/RECORDER SEAL</p>
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