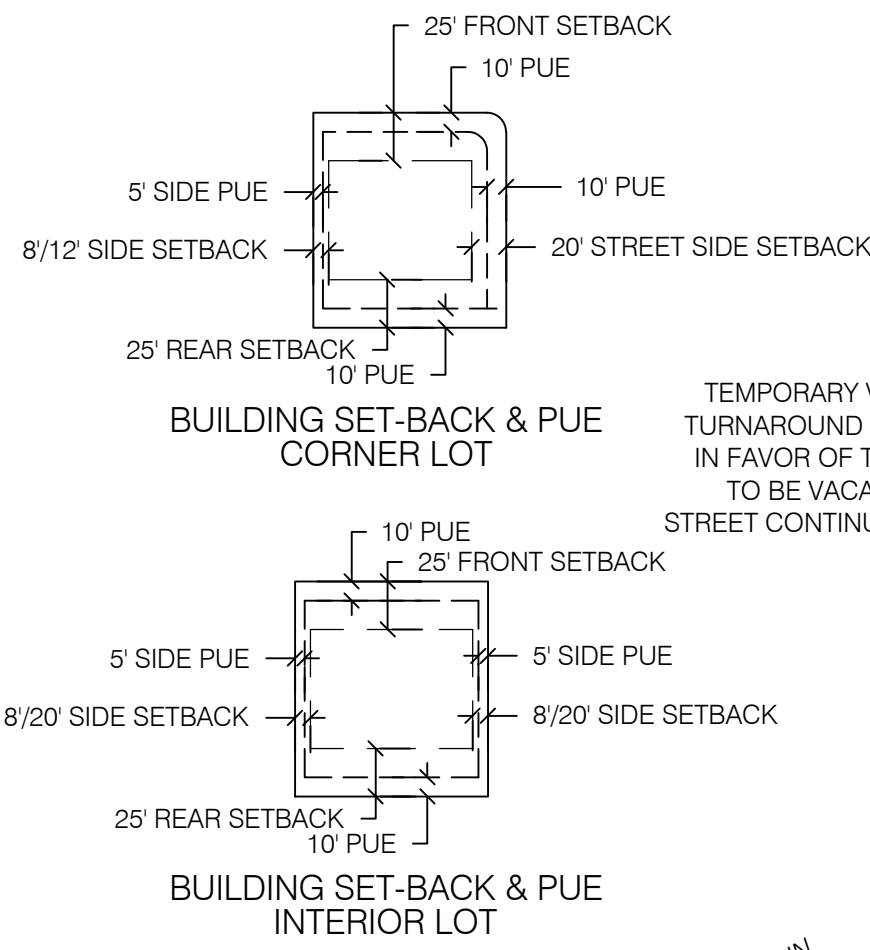


DRYWOOD MEADOWS SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19,
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
& THE SOUTHEAST QUARTER OF SECTION 24,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH



CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	40.99'	26.00'	90°19'17"	N 45°04'48" W	36.87'
C2	40.69'	26.00'	89°40'43"	N 44°55'12" E	36.67'
C3	40.84'	26.00'	90°00'00"	S 44°45'34" W	36.77'
C4	40.84'	26.00'	90°00'00"	N 45°14'24" W	36.77'

OWNER/DEVELOPER
UDA MAN, INC.
13438 S. KINGS PEAK COVE
DRAPER, UT 84020
801-597-9274
KEATON MORTON
KEATON@AND-DEV.COM.COM

REQUIRED PLAT NOTES:

- 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 _____ 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 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/UNITS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&RS.
- A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY _____ (GEOTECHNICAL ENGINEER), 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.

ROCKY MOUNTAIN POWER

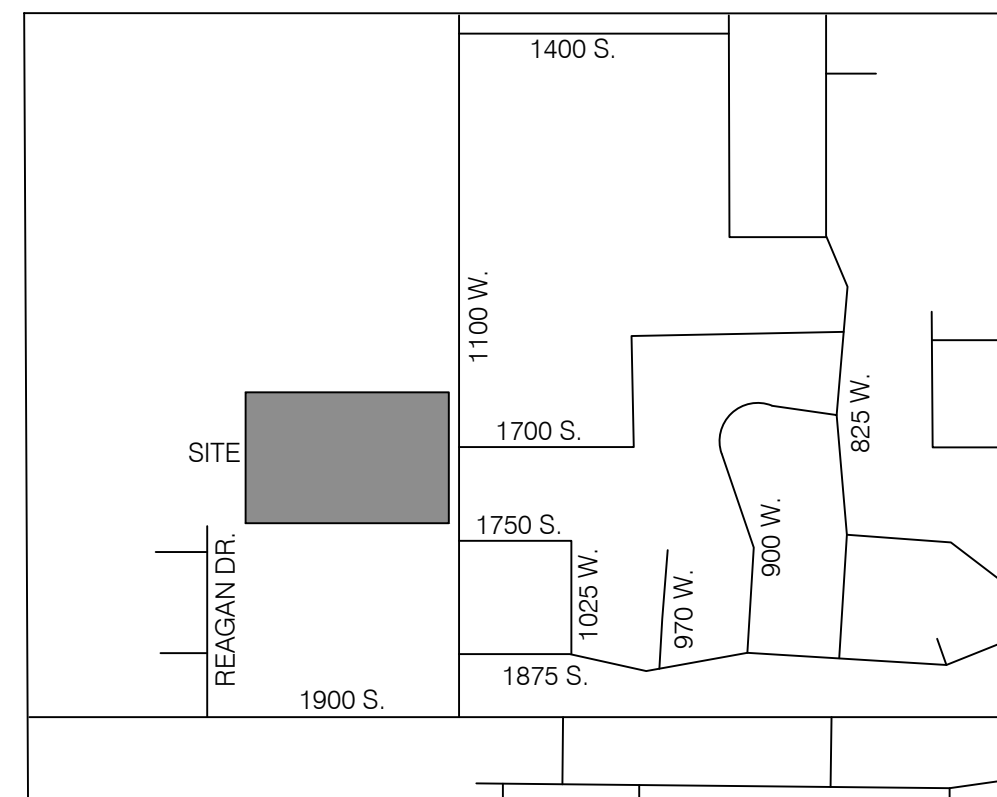
- PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
- PURSUANT TO UTAH CODE ANN. 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN 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:
 - A RECORDED EASEMENT OR RIGHT-OF-WAY
 - THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 - TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 - ANY OTHER PROVISION OF LAW

DOMINION ENERGY QUESTAR CORPORATION

DOMINION ENERGY QUESTAR CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS, DOMINION ENERGY QUESTAR CORPORATION 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 DOMINION ENERGY QUESTAR CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

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 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 SARATOGA SPRINGS POLICIES.

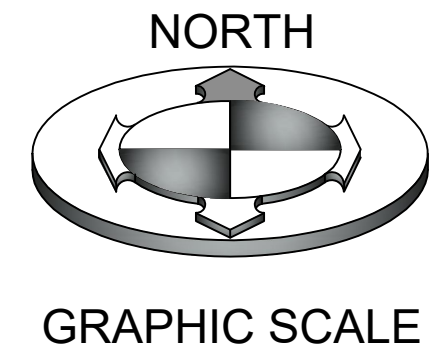
CENTURY LINK APPROVED THIS _____ DAY OF _____, 20____. _____ AUTHORIZED REPRESENTATIVE	PLANNING DIRECTOR APPROVED BY THE PLANNING DIRECTOR ON THIS _____ DAY OF _____, 20____. _____ PLANNING DIRECTOR	LAND USE AUTHORITY APPROVED BY THE LAND USE AUTHORITY ON THIS _____ DAY OF _____, 20____. _____ LAND USE AUTHORITY	SARATOGA SPRINGS ATTORNEY APPROVED BY THE SARATOGA SPRINGS ATTORNEY ON THIS _____ DAY OF _____, 20____. _____ SARATOGA SPRINGS CITY ATTORNEY
COMCAST CABLE TELEVISION APPROVED THIS _____ DAY OF _____, 20____. _____ AUTHORIZED REPRESENTATIVE	CITY ENGINEER APPROVED BY THE CITY ENGINEER ON THIS _____ DAY OF _____, 20____. _____ CITY ENGINEERING	FIRE CHIEF APPROVED BY THE FIRE CHIEF ON THIS _____ DAY OF _____, 20____. _____ CITY FIRE CHIEF	LEHI POST OFFICE APPROVED BY POST OFFICE REPRESENTATIVE ON THIS _____ DAY OF _____, 20____. _____ LEHI CITY POST OFFICE REPRESENTATIVE
PUBLIC WORKS DIRECTOR APPROVED BY THE PUBLIC WORKS DIRECTOR ON THIS _____ DAY OF _____, 20____. _____ PUBLIC WORKS DIRECTOR		BENCHMARK ENGINEERING & SURVEYING 9138 SOUTH STATE STREET SUITE # 100 SANDY, UTAH 84070 (801) 542-7192 www.benchmarkcivil.com	



SURVEYOR'S NOTES:
BASIS OF BEARINGS: GRID NORTH (VRS TURN NETWORK, NAD83)
PLUG & WASHERS WILL BE SET IN THE CURB ON LOT LINES EXTENDED.

LEGEND

- STREET MON. (TO BE CONST.)
- SALT LAKE COUNTY SECTION CORNER
- STREET MONUMENT
- BOUNDARY CORNER (SET 1/2" REBAR AND CAP OR PLUG AND WASHER STAMPED "BENCHMARK ENG.")
- SECTION LINE
- BOUNDARY LINE
- ADJACENT PROPERTY
- STREET CENTERLINE EXISTING
- EASEMENT LINE
- PUBLIC UTILITY EASEMENT EASEMENT
- EXISTING FIRE HYDRANT
- EXISTING LIGHT POLE
- AREA HEREBY DEDICATED TO SARATOGA SPRINGS FOR PUBLIC RIGHT OF WAY AND EXTENSION OF EXISTING ROAD



INFORMATION	AC.	SQ. FT.	%TOTAL
TOTAL PROJECT AREA	6.185	269,407	100
SENSITIVE LANDS	0		
OPEN SPACE	0.673	27,658	10.9%
BUILDABLE LAND	4.224	184,016	68.3%
ROW AREA	1.287	56,068	20.8%
LOTS			#18
NET DENSITY DWELLINGS BY ACRE			#0.34 LOTS PER ACRE

- NOTES:
1- PARCEL 'A' & 'B' ARE TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
2- LOTS 101 & 118 SHALL HAVE ACCESS FROM 1100 SOUTH.

SURVEYOR'S CERTIFICATE

I, BRIAN A. LINAM THE UNDERSIGNED SURVEYOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NUMBER 7240531 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.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT SOUTH 00°22'04" EAST (DEED = SOUTH 0°07'59" EAST) ALONG THE SECTION LINE 691.106 FEET FROM THE EAST QUARTER CORNER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN TO A POINT ON AN EXISTING FENCE LINE (BASIS OF BEARINGS - NORTH 89°55'46" EAST FROM THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN - BASED OFF OF GRID NORTH (NAD83)); AND RUNNING THENCE NORTH 89°45'34" EAST 314.34 FEET TO A COUNTY ROAD; THENCE SOUTH 0°07'42" WEST 406.65 FEET ALONG SAID COUNTY ROAD TO AN EXISTING FENCE LINE; THENCE CONTINUING ALONG EXISTING FENCE LINES THE FOLLOWING FOUR (4) COURSES: 1) NORTH 89°52'18" WEST 663.89 FEET; 2) NORTH 00°57'44" WEST 75.94 FEET; 3) NORTH 00°13'30" WEST 326.43 FEET; 4) NORTH 89°45'34" EAST 353.02 FEET TO THE POINT OF BEGINNING.

CONTAINS: 269,407 SQ. FT. OR 6.185 ACRES, MORE OR LESS
18 LOTS & 2 PARCELS

DATE: 8-16-2020 BRIAN A. LINAM, PLS
LICENSE NO: 7240531

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE HEREAFTER KNOWN AS THE

DRYWOOD MEADOWS SUBDIVISION

DO HEREBY DEDICATE FOR 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 AND ALL AGENTS, SUCCESSORS, AND ASSIGNS VOLUNTARILY DEFINED, INDEMNIFY, AND SAVE HARMLESS THE CITY AGAINST ANY EASEMENT OR OTHER ENCUMBRANCE ON A DEDICATED STREET, THE OWNER(S) AND ALL SUCCESSORS, AND ASSIGNS VOLUNTARILY DEFEND, INDEMNIFY, AND HOLD HARMLESS THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION, END THE DEVELOPMENT ACTIVITY WITHIN THIS SUBDIVISION BY THE OWNERS AND ALL AGENTS, SUCCESSORS, AND ASSIGNS.

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

OWNER NAME _____
SIGNATURE: _____
PRINT NAME: _____
TITLE: _____

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH }
County of _____ } S.S.

ON THIS _____ DAY OF _____, 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(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.

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

APPROVAL BY LEGISLATIVE BODY

THE CITY COUNCIL OF 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 PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.
THIS _____ DAY OF _____, 20____.

CITY MAYOR _____ ATTEST BY CITY RECORDER _____
(SEE SEAL BELOW)

DRYWOOD MEADOWS SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19,
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
& THE SOUTHEAST QUARTER OF SECTION 24,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

SHEET 1 OF 1

SURVEYOR'S SEAL 	CITY ENGINEER SEAL _____	CLERK - RECORDER SEAL _____
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