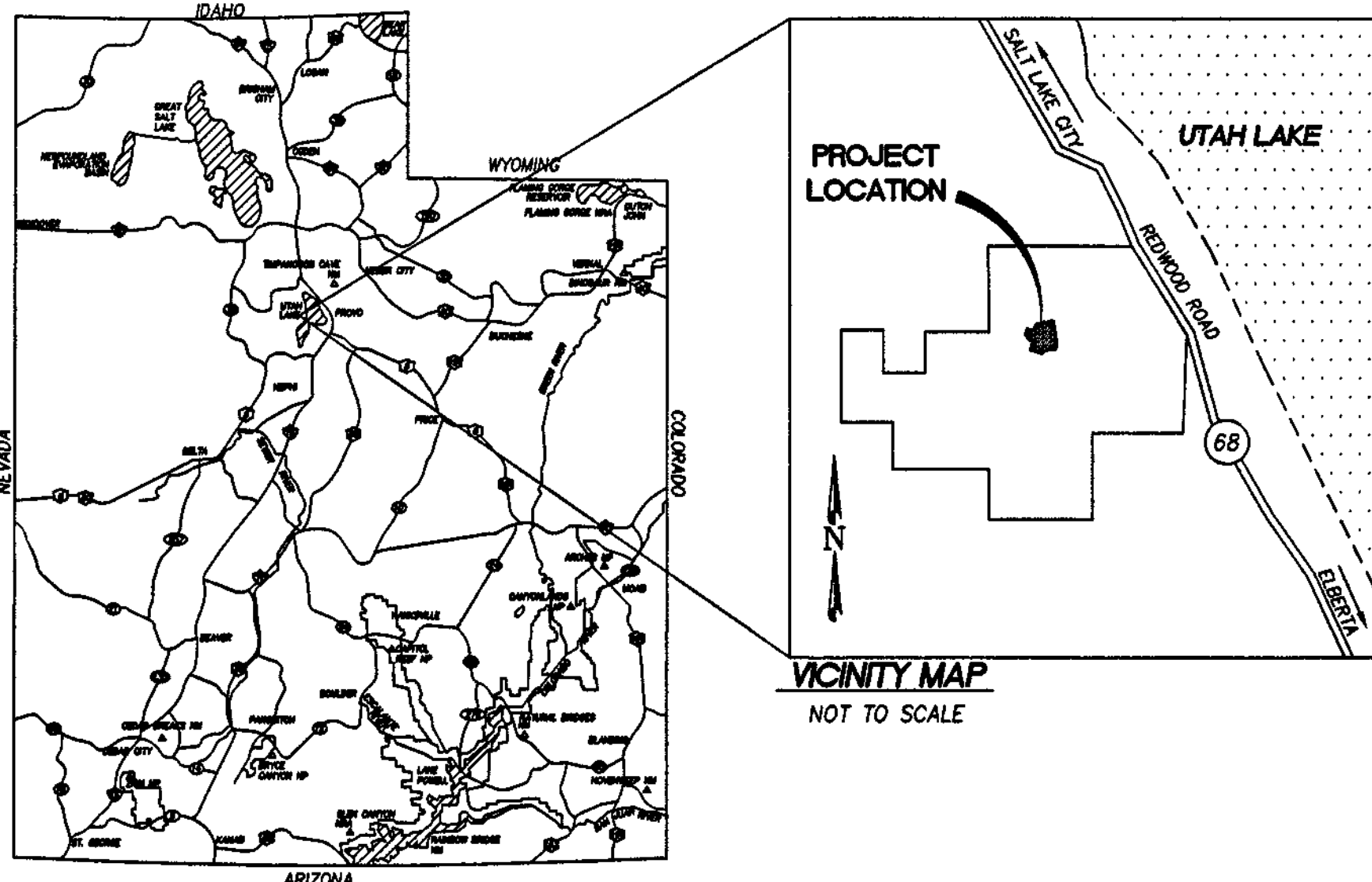
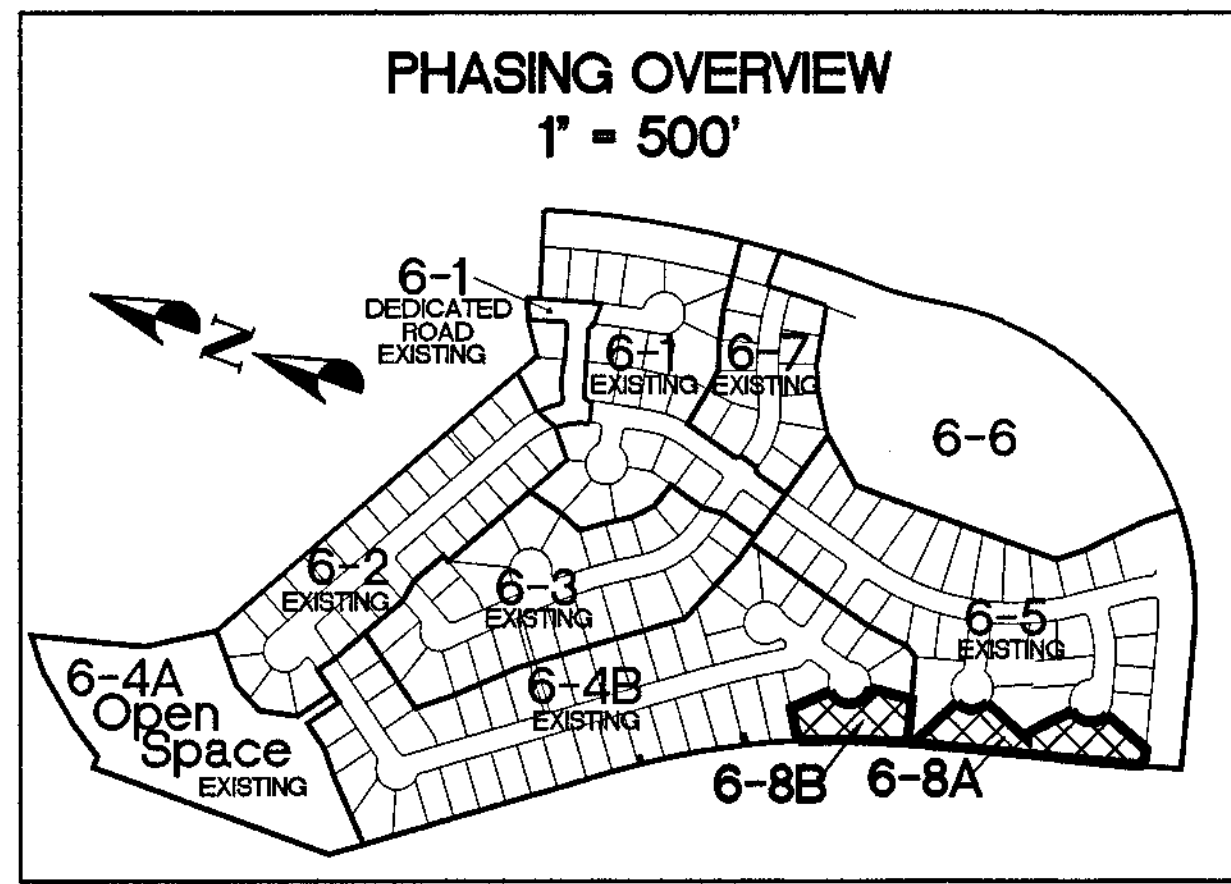


THE VILLAGE OF FOX HOLLOW NEIGHBORHOOD 6-8

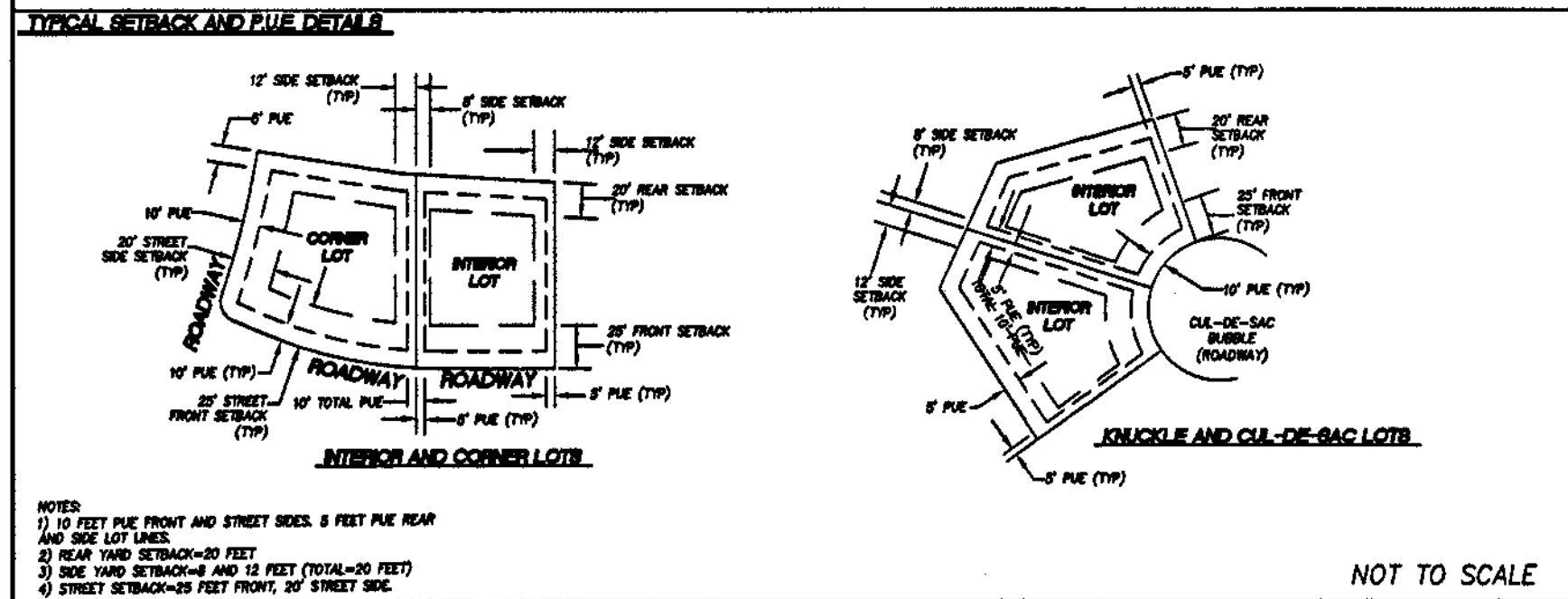
LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.



VICINITY MAP
NOT TO SCALE



PHASING OVERVIEW
1" = 500'



NOT TO SCALE

GATEWAY CONSULTING, INC.
P.O. BOX 5070, SALT LAKE CITY, UT 84155
PH: (801) 488-3848 FAX: (801) 452-7800
www.gatewayconsulting.com

CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

CLIFF PETERSON LAND SERVICES
SURVEYING, PLANNING, ENGINEERING
889 South 1600 East
Springville, Utah 84663
(801) 489-3156 - (801) 372-3810
Cliff Peterson P.L.S.
#167172

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. 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. A RECORDED EASEMENT OR RIGHT-OF-WAY
b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
c. TITLE 54, CHAPTER 88, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
d. ANY OTHER PROVISION OF LAW

Approved this 14th day of June 2016
Cliff Peterson
ROCKY MOUNTAIN POWER

QUESTAR GAS COMPANY

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS 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 QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 800-368-8532.

Approved this 14th day of June 2016
Cliff Peterson
QUESTAR GAS COMPANY

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.

PREPARED FOR

SCP FOX HOLLOW LLC
1148 W LEGACY CROSSING BLVD
Centerville, UT 84104

CENTURY LINK

APPROVED THIS 14th DAY OF JUNE A.D. 2016

Cliff Peterson
CENTURY LINK

COMCAST CABLE TELEVISION

APPROVED THIS 14 DAY OF JUNE A.D. 2016

E Valdeh
COMCAST CABLE TELEVISION

PLANNING DIRECTOR APPROVAL

APPROVED BY THE PLANNING DIRECTOR ON THIS 21 DAY OF JUNE A.D. 2016

Cliff Peterson
PLANNING DIRECTOR

SARATOGA SPRINGS ENGINEER APPROVAL

APPROVED BY THE CITY ENGINEER ON THIS 29 DAY OF JUNE A.D. 2016

Sharon L. Heims
CITY ENGINEER

LAND USE AUTHORITY

APPROVED BY THE LAND USE AUTHORITY ON THIS 21 DAY OF JUNE A.D. 2016

Cliff Peterson
LAND USE AUTHORITY

FIRE CHIEF APPROVAL

APPROVED BY THE FIRE CHIEF ON THIS 21 DAY OF JUNE A.D. 2016

John L. Crum
CITY FIRE CHIEF

SARATOGA SPRINGS ATTORNEY

APPROVED BY THE SARATOGA SPRINGS ATTORNEY ON THIS 23rd DAY OF JUNE A.D. 2016

Cliff Peterson
SARATOGA SPRINGS ATTORNEY

LEHI CITY POST OFFICE

APPROVED BY POST OFFICE REPRESENTATIVE ON THIS 14 DAY OF JUNE A.D. 2016

Bob Hill
LEHI CITY POST OFFICE REPRESENTATIVE

THE VILLAGE OF FOX HOLLOW NEIGHBORHOOD 6-8 SUBDIVISION PLAT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. SARATOGA SPRINGS CITY, UTAH COUNTY, 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 21st DAY OF JUNE A.D. 2016

Cliff Peterson ATTEST *Cliff Peterson*
CITY MAYOR CITY RECORDER (SEE SEAL BELOW)

PROFESSIONAL SEAL
CLIFF PETERSON
#167172
STATE OF UTAH

CITY ENGINEER'S SEAL
GORDON L. MINER
P.E.
ENGINEERING DEPT.

CLERK-RECORDER SEAL
CITY OF SARATOGA SPRINGS
STATE OF UTAH

- 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.
- 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-PLAT IS SUBJECT TO [MASTER] DEVELOPMENT AGREEMENT NO. 85718:2013
- 5-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.
- 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 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 IGES [GEOTECHNICAL ENGINEER] 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 IGES [GEOTECHNICAL ENGINEER] 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-All pedestrian corridors and medians with a public access easement are to be installed by the developer and maintained by the HOA.
- 16-All UPHILL property owners are required to route their roof drains to the frontage ROW and can not have any downspouts on the rear of their house.
- 17-All bonds and bond agreements are between the city, developer/owner and financial institution. No other party, including unit or lot owners, shall be deemed a third-party beneficiary or have any rights, including the right to bring any action under any bond or bond agreement.
- 18-The owner of this subdivision and any successors and assigns are responsible for ensuring that impact and connection fees are paid and water rights are secured for each individual lot. No building permits shall be issued for any lot in this subdivision until all impact and connection fees, at the rates in effect when applying for building permit, are paid in full and water rights secured as specified by current city ordinances and fee schedules.

BOUNDARY DESCRIPTION
LOTS 6801 6802 6803 6804

A parcel of land located in the Northwest Quarter of Section 13, Township 6 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point S 00°11'07" W 766.71 feet along the section line and S 89°48'53" E 797.34 feet from the Northwest corner of said Section 13, said point being on the "The Village of Fox Hollow Neighborhood 6-ph5" boundary line and running thence along said boundary the following 7 calls: 1) thence S 62°25'46" E 154.97 feet to a point on a 55-foot radius curve to the left; 2) thence along the arc of said curve 90.73 feet through a delta of 94°31'03" (chord bears S 19°41'18" E 80.79 feet); 3) thence S 23°03'10" W 140.72 feet; 4) thence N 75°32'54" E 16.58 feet; 5) thence S 47°41'43" E 130.32 feet to a point on a 55.00-foot radius curve to the left; 6) thence along the arc of said curve 106.58 feet through a delta of 111°01'51" (chord bears S 13°12'39" E 90.67 feet); 7) thence S 21°16'28" W 135.93 feet; thence S 75°32'54" W 43.52 feet along Village Parkway Right-of-Way; thence N 14°27'06" W 603.90 feet to a point on a 2090-foot radius curve to the left; thence along the arc of said curve 1.92 feet through a delta of 0°03'09" (chord bears N 14°28'41" W 1.92 feet) back to the point of beginning.

Contains 1.19 acres, more or less and 4 lots.

SURVEYOR'S CERTIFICATE

I, CLIFF PETERSON, do hereby certify that I am a registered Land Surveyor and that I hold a license, Certificate No. 167172, 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. 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
LOT 6805 AND 6806

A parcel of land located in the Northwest Quarter of Section 13, Township 6 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point S 00°11'07" W 766.71 feet along the section line, and S 89°48'53" E 797.34 feet to a point on a 2,090.00' radius curve to the left; thence along the arc of said curve 13.31 feet through a delta of 0°21'53" (chord bears N 14°41'12" W 13.31 feet) from the Northwest corner of said Section 13, said point being on the "The Village of Fox Hollow Neighborhood 6-ph5" boundary line to a point of beginning, on a 2,090.00' radius curve to the left; running thence along the arc of said curve 144.41 feet through a delta of 35°7'32" (chord bears N 16°50'54" W 144.38 feet); thence N 71°08'13" E 19.87'; thence N 14°46'56" W 6.42 feet; thence S 75°13'04" W 20.39 feet; to a point on a 2,090.00' radius curve to the left, thence along arc of said curve 134.36 feet through a delta of 3°41'00" (chord bears N 20°53'07" W 134.34 feet to the boundary of "The Village of Fox Hollow Neighborhood 6-ph4B", thence along said boundary the next 4 calls: 1) thence N 57°18'54" E 85.23 feet; 2) thence S 43°36'01" E 111.87' to a point on a 55.00-foot radius curve to the left; 3) thence along the arc of said curve 136.10 feet through a delta of 141°48'35" (chord bears S 24°29'18" E 103.94); 4) thence S 52°23'6" E 112.78 feet; thence S 75°07'51" W 114.06 feet back to the point of beginning.

Contains 0.78 acres more or less, 2 lots.

OWNER'S DEDICATION

Know all men by these presents that the undersigned owner(s) of the above described tract of land having caused same to be subdivided into lots, parcels, and streets together with easements and right-of-way, to be hereafter known as:

THE VILLAGE OF FOX HOLLOW NEIGHBORHOOD 6-8

and do hereby dedicate for the perpetual use of the public and City all parcels, lots, streets, easements, right-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 14 day of June, A.D. 2016

Cliff Peterson Signature
Chad Bessinger Print Name
Chad Bessinger Title
Manager
SCP FOX HOLLOW LLC

15118 sheet 1 of 2

LLC ACKNOWLEDGEMENT

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

On the 14 day of June, 2016, personally appeared before me Cliff Peterson, 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: _____
Commission Number: 067852018 / 678213
My commission expires: 6/7/2018
A Notary Public Commissioned in Utah

OWNER'S ACKNOWLEDGEMENT

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

On the 14 day of June, 2016, personally appeared before me Cliff Peterson, 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.

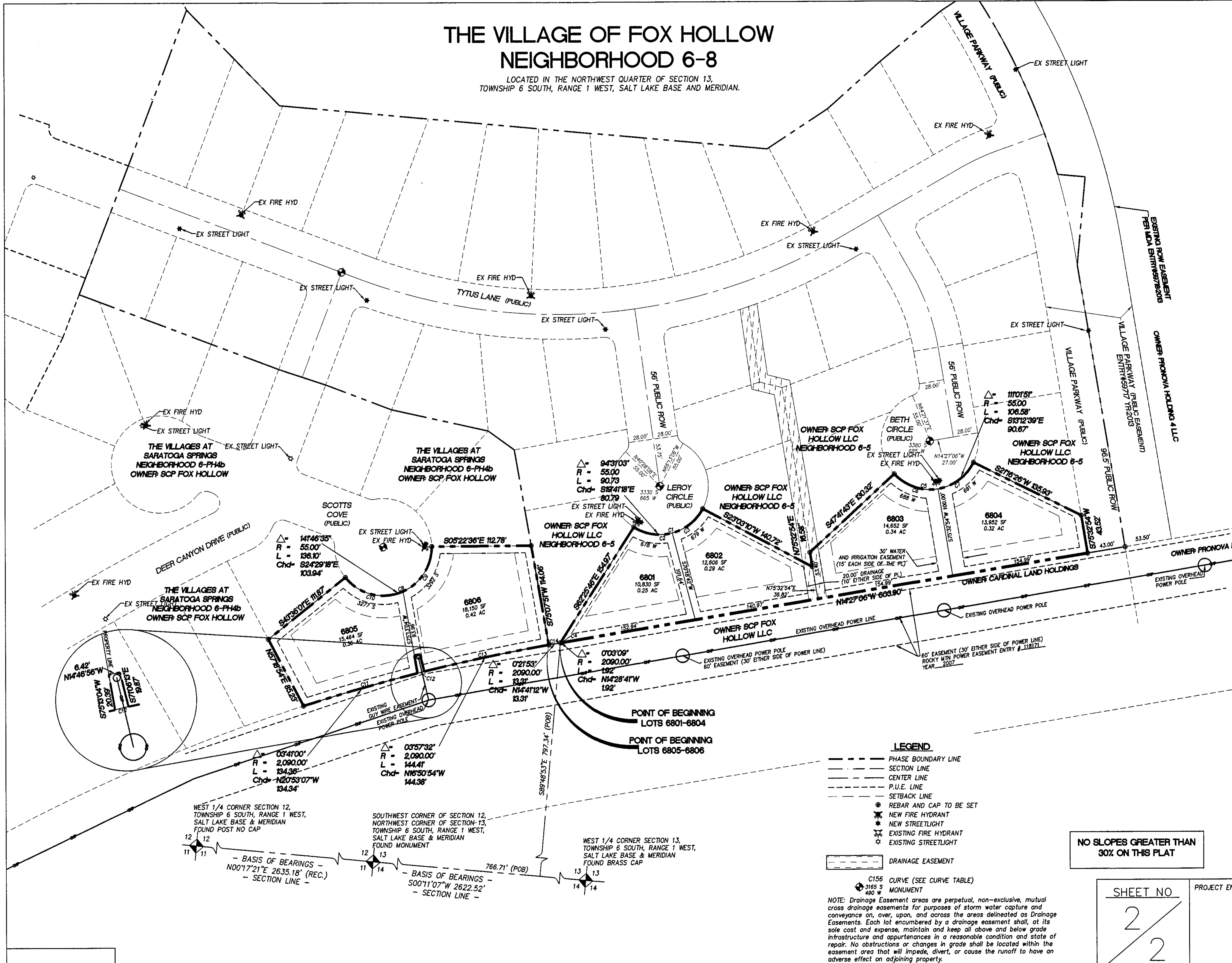
Notary Public Full Name: Michelle Fielding
Commission Number: 067852018 / 678213
My commission expires: 6/7/2018
A Notary Public Commissioned in Utah

ENT 59830:2016 Exp 8 15/18
JEFFERY SMITH
UTAH COUNTY RECORDER
2016 JUN 30 11:55 AM FEB 66/00 BY 26
RECORDED FOR SARATOGA SPRINGS CITY

THE VILLAGE OF FOX HOLLOW NEIGHBORHOOD 6-8

LOCATED IN THE NORTHWEST QUARTER OF SECTION 13,
TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

Curve Table					
Curve #	Length	Radius	Delta	CHORD	CH LENGTH
C1	90.73'	55.00'	94°31'03"	N19° 41' 18"W	80.79'
C2	45.37'	55.00'	47°15'32"	S3° 56' 28"W	44.09'
C3	45.37'	55.00'	47°15'32"	S43° 19' 04"E	44.09'
C4	1.92'	2090.00'	0°03'09"	N14° 28' 41"W	1.92'
C5	106.58'	55.00'	111°01'51"	N13° 12' 39"W	90.67'
C6	54.48'	55.00'	56°45'23"	S13° 55' 36"W	52.28'
C7	52.10'	55.00'	54°16'28"	S41° 35' 20"E	50.17'
C8	136.10'	55.00'	141°46'35"	S24° 29' 18"E	103.94'
C9	63.65'	55.00'	66°18'39"	S62° 13' 16"E	60.16'
C10	72.44'	55.00'	75°27'55"	S8° 40' 01"W	67.32'
C11	134.36'	2090.00'	3°41'00"	N20° 53' 07"W	134.34'
C12	7.87'	2613.40'	0°10'21"	N18° 56' 48"W	7.87'
C13	144.41'	2090.00'	3°57'32"	N16° 50' 54"W	144.38'
C14	13.31'	2090.00'	0°21'53"	N14° 41' 12"W	13.31'



15118 sheet 2 of 2

- LEGEND**
- PHASE BOUNDARY LINE
 - SECTION LINE
 - CENTER LINE
 - P.U.E. LINE
 - SETBACK LINE
 - REBAR AND CAP TO BE SET
 - ★ NEW FIRE HYDRANT
 - ★ NEW STREETLIGHT
 - ★ EXISTING FIRE HYDRANT
 - ★ EXISTING STREETLIGHT
 - DRAINAGE EASEMENT

**NO SLOPES GREATER THAN
30% ON THIS PLAT**

SHEET NO
2
/ 2

SURVEYOR OF RECORD:

CLIFF PETERSON LAND SERVICES
- SURVEYING, PLANNING, ENGINEERING -

889 South 1600 East
Springville, Utah 84663
(801) 489-3156 - (801) 372-3810

Cliff Peterson P.L.S.
#167172

PROJECT ENGINEER:

GATEWAY CONSULTING, inc.

P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848 FAX: (801) 432-7050
paul@gatewayconsultingllc.com

CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

NOTE: Drainage Easement areas are perpetual, non-exclusive, mutual cross drainage easements for purposes of storm water capture and conveyance on, over, upon, and across the areas delineated as Drainage Easements. Each lot encumbered by a drainage easement shall, at its sole cost and expense, maintain and keep all above and below grade infrastructure and appurtenances in a reasonable condition and state of repair. No obstructions or changes in grade shall be located within the easement area that will impede, divert, or cause the runoff to have an adverse effect on adjoining property.

ENT 59830:2016 Map # 15118
JEFFERY SMITH
UTAH COUNTY RECORDER
2016 Jun 30 11:55 am FEE 66.00 BY SS
RECORDED FOR SARATOGA SPRINGS CITY