

STATE OF UTAH



OFFICE OF THE LIEUTENANT GOVERNOR

CERTIFICATE OF ANNEXATION

I, Deidre M. Henderson, Lieutenant Governor of the State of Utah, hereby certify that there has been filed in my office a notice of annexation known as the MEADOWS AT NORTH LAKE ANNEXATION, located in the CITY OF SARATOGA SPRINGS, dated OCTOBER 7, 2025, complying with §10-2-812, Utah Code Annotated, 1953, as amended.

Now, therefore, notice is hereby given to all whom it may concern that the attached is a true and correct copy of the notice of annexation, referred to above, on file with the Office of the Lieutenant Governor pertaining to the MEADOWS AT NORTH LAKE ANNEXATION, located in UTAH COUNTY, State of Utah.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 4th day of November, 2025 at Salt Lake City, Utah.



A handwritten signature in black ink, reading "Deidre M. Henderson".

DEIDRE M. HENDERSON
Lieutenant Governor

ORDINANCE NO. 25-65 (10-07-25)

AN ORDINANCE APPROVING AN ANNEXATION AND DEVELOPMENT AGREEMENT; ANNEXING APPROXIMATELY 7.33 ACRES OF LAND INTO THE CITY PURSUANT TO UTAH CODE SECTION 10-2-812; AND PROVIDING FOR RELATED MATTERS. (Meadows at North Lake)

WHEREAS, Utah Code §§ 10-2-801 to - 817 (the “Act”) constitute the statutory framework for annexation of unincorporated areas of a county into an adjoining Utah municipality; and

WHEREAS, Utah Code § 10-2-812(1) provides that a municipality may annex an unincorporated area that is within the expansion area of more than one municipality, without an annexation petition if the area to be annexed consists an unincorporated island within, or unincorporated peninsula contiguous to, the municipality, and each municipality agrees to the annexation; and

WHEREAS, the proposed Property is included in Lehi City and the City of Saratoga Springs expansion areas, Lehi City agreed to the annexation of the Property into the boundaries of the City of Saratoga Springs; and

WHEREAS, the area proposed to be annexed described in Exhibit A (“Property”) consists of approximately 6.01+/- acres owned by Barbara M. Jones, and constitutes all or part of an unincorporated island or peninsula of Utah County, a county of the second class, contiguous to and/or surrounded by land of the City of Saratoga Springs, Utah (“City”); and

WHEREAS, the Property is situated within a portion of unincorporated Utah County included in the Annexation Policy Plan Map adopted by the City Council of the City of Saratoga Springs on June 7, 2022 as part of Ordinance No. 22-23 (6-7-22) as amended; and

WHEREAS, on July 14, 2025, Keaton Morton filed a “Annexation Application” (“Application”), on file with the City Recorder, seeking to annex the Property into the City pursuant to Utah Code § 10-2-812; and

WHEREAS, on August 19, 2025, the City Council passed resolution R25-41 (08-19-25) indicating its intent to annex the Property; and

WHEREAS, pursuant to Utah Code § 10-2-812, at least three weeks before the public hearing, the City caused notice of the proposed annexation to be published as a Class B notice under Section 63G-30-102; and

WHEREAS, on August 25, 2025, the City Recorder sent written notice of the proposed annexation to the Utah County Commission and the board of each local district and special service district whose boundaries contain some or all of the area proposed for annexation; and

WHEREAS, on October 7, 2025, not less than thirty (30) days after the City Council adopted the resolution indicating its intent to annex the Property, the City Council held a public hearing relating to the proposed annexation, at which public hearing all individuals desiring to express their views relating to the proposed annexation were given the opportunity to be heard on the matter; and

WHEREAS, at its October 7, 2025 meeting, the City Council discussed and considered the Annexation and Development Agreement, attached hereto as Exhibit B, that specifies the conditions of annexation; land use designation, and zoning on the Property; and conditions under which the Property can be developer in accordance with City’s zoning; and

WHEREAS, no protests to the annexation have been filed pursuant to Utah Code § 10-2-812; and

WHEREAS, the City Council has given careful consideration to the views expressed by the public during the public hearing; and

WHEREAS, the City Council has carefully reviewed and considered the Petition and all materials submitted by the petitioner in connection therewith and in support thereof, including materials required to be submitted pursuant to the City’s Annexation Policy Plan Statement and Annexation Petition Requirements and Procedures; and

WHEREAS, in light of the foregoing, and after due deliberation, the City Council desires to approve the Petition and proceed with the proposed annexation and other related matters.

NOW THEREFORE, it is hereby ordained by the City Council of the City of Saratoga Springs, Utah, as follows:

SECTION 1. Findings. The City Council does hereby find and determine that the approval of the Annexation and Development Agreement and the annexation of the Property furthers the health, safety, and general welfare of the City and its residents.

SECTION 2. Approval of Annexation and Development Agreement; Annexation; and Effective Date. The City Council hereby approves the Annexation and Development Agreement, approves the Application, approves the annexation of the Property as described in the Application, and does hereby annex the Property into the City. The effective date of such annexation shall be the date of issuance by the Utah Lieutenant Governor of the Certificate of Annexation, under Utah Code § 10-2-813.

SECTION 3. Land Use and Zoning. The land use and zoning shall be as specified in the Annexation and Development Agreement. Consistent with that agreement, the Property shall be subject to the R1-9 zoning.

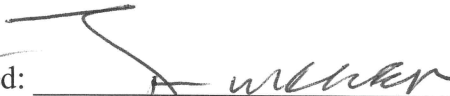
SECTION 4. Authorized Actions. The Mayor, the City Recorder, the City Manager, and all other officers and employees of the City are hereby authorized and directed to take, in a timely manner, any and all actions required or advisable to be taken to give effect to the annexation hereby approved; including, without limitation, the giving of all notices and the filing of all items required pursuant to Sections 10-2-801 et seq. of the Utah Code.

SECTION 5. Publication of Ordinance. A copy of this Ordinance shall be delivered to the City Recorder immediately upon execution by the Mayor, and the City Recorder is hereby authorized and directed to cause a summary thereof to be published in accordance with state law. This Ordinance shall become effective immediately upon such publication.

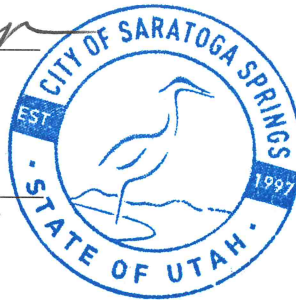
SECTION 6. Amendment of Conflicting Ordinances. If any ordinances, resolutions, policies, or zoning maps of the City of Saratoga Springs heretofore adopted are inconsistent herewith they are hereby amended to comply with the provisions hereof. If they cannot be amended to comply with the provisions hereof, they are hereby repealed.

SECTION 7. Severability. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

ADOPTED AND PASSED by the City Council of the City of Saratoga Springs, Utah, this 7th day of October, 2025.

Signed: 
 Jim Miller, Mayor

Attest: 
 Nicolette Fike, City Recorder



CITY COUNCIL VOTE AS RECORDED

Councilmembers:	Yes	No	Abstain	Excused
Audrey Barton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Carn	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Michael McOmber	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lance Wadman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stephen Willden	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Jim Miller (tie only)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

EXHIBIT A

Annexation Plat and Legal Description

A TRACT OF LAND BEING SITUATE IN THE SOUTH HALF OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARINGS OF NORTH 00°08'54" WEST BETWEEN THE SOUTHWEST CORNER AND THE NORTHWEST QUARTER CORNER OF SAID SECTION 19, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON AN INTERIOR CORNER OF THE TOWN OF SARATOGA SPRINGS INCORPORATION PLAT, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER AS MAP FILING NO. 7374, SAID POINT BEING NORTH 00°08'54" WEST ALONG THE SECTION LINE A DISTANCE OF 967.61 FEET AND EAST 2358.53 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 19, AND RUNNING THENCE ALONG SAID MAP NO. 7374 THE FOLLOWING TWO (2) COURSES, 1) NORTH 00°23'42" EAST 519.38 FEET, 2) NORTH 89°41'12" EAST 616.24 FEET TO A POINT ON THE PROLONGATION THEREOF, SAID POINT BEING ON THE EASTERLY LINE OF 1750 WEST STREET, SAID POINT ALSO BEING ON THE WESTERLY LINE OF THAT CERTAIN WARRANTY DEED ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY 106399:2012; THENCE SOUTH 00°53'26" WEST ALONG SAID LINE, AND A PROLONGATION THEREOF A DISTANCE OF 467.16 FEET TO THE NORTHERLY LINE OF SAID SARATOGA SPRINGS INCORPORATION PLAT; THENCE NORTH 89°00'18" WEST ALONG SAID NORTHERLY LINE A DISTANCE OF 559.17 FEET TO THE POINT OF BEGINNING. CONTAINS 319,388 SQUARE FEET OR 7.332 ACRES, MORE OR LESS.

EXHIBIT B

Annexation and Development Agreement

WHEN RECORDED RETURN TO:

Saratoga Springs City Recorder
1307 N. Commerce Drive, Suite 200
Saratoga Springs, UT 84045

ANNEXATION AND DEVELOPMENT AGREEMENT

THIS ANNEXATION AND DEVELOPMENT AGREEMENT ("Agreement") is made and entered into on 10-07-2025 by and between the City of Saratoga Springs, Utah, a Utah municipal corporation, hereinafter referred to as "City," The Barbara M Jones Trust, hereinafter referred to as "Property Owner," and Morton Development Group, a Utah corporation/limited liability company; hereinafter referred to as "Developer."

RECITALS:

WHEREAS, Developer owns or has the right to purchase 6.1 acres of property located in unincorporated Utah County, Utah, which is more fully described in the property ownership map, vicinity map, and/or legal descriptions attached as Exhibit A ("Property"); and

WHEREAS, the Property is not currently within the municipal boundaries of the City of Saratoga Springs, Property Owner and Developer desires to annex the Property into the City to facilitate development within the city limits ("Annexation Request"); and

WHEREAS, the Property Owner has agreed to allow the Developer to develop the Property and undertake contractual obligations related thereto; and

WHEREAS, Developer intends to develop the Property into a residential neighborhood and seeks zoning of the Property into the R1-9 Zone; and

WHEREAS, City desires to enter into this Agreement to promote the health, welfare, safety, convenience, and economic prosperity of the inhabitants of the City through the establishment and administration of conditions and regulations concerning the use and development of the Property; and

WHEREAS, City desires to enter into this Agreement because the Agreement establishes planning principles, standards, and procedures to eliminate uncertainty in planning and guide the orderly development of the Property consistent with the City General Plan, the City Code, and the conditions imposed by the Planning Commission and City Council; and

WHEREAS, to assist City in its review of the Annexation Request and to ensure development of the Project in accordance with Developer's representations to City, Developer and City desire to enter voluntarily into this Agreement, which sets forth the process and standards whereby Developer may develop the Project; and

WHEREAS, the Concept Plan, attached as Exhibit D, among other things, identifies land uses and required road, landscaping, trail, storm drain, sewer, and water improvements; and

WHEREAS, to allow development of the Property for the benefit of Developer, to ensure City that the development of the Property will conform to applicable policies set forth in the General Plan, and to address concerns of property owners in proximity to the Property, Developer and City are each willing to abide by the terms and conditions set forth herein; and

WHEREAS, pursuant to its legislative authority under Utah Code Annotated § 10-9a-101, et seq., and after all required public notice and hearings and execution of this Agreement by Developer, the City Council, in exercising its legislative discretion, has determined that entering into this Agreement furthers the purposes of the Utah Municipal Land Use, Development, and Management Act, City's General Plan, and Title 19 of the City code (collectively, the "Public Purposes"). As a result of such determination, City has elected to process the Annexation Request and authorize the subsequent development thereunder in accordance with the provisions of this Agreement, and City has concluded that the terms and conditions set forth in this Agreement accomplish the Public Purposes referenced above and promote the health, safety, prosperity, security, and general welfare of the residents and taxpayers of City.

AGREEMENT:

Now, therefore, in consideration of the recitals above and the terms and conditions set forth below, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, City and Developer hereby agree as follows:

1. Effective Date. This Agreement shall become effective on the date it is executed by Developer and City (the "Effective Date"). The Effective Date shall be inserted in the introductory paragraph preceding the Recitals.
2. Annexation. At the request of the Developer, the City has agreed that the Property depicted in Exhibit A shall be annexed into the City of Saratoga Springs by filing, or otherwise cooperating with the filing by Developer of a petition for annexation with the City. Upon incorporation into the City of Saratoga Springs, the City will incorporate the Property into the R1-9 Zone, as further provided in this Agreement.
3. Affected Property. The property ownership map, vicinity map, and/or legal descriptions for the property are attached as Exhibit A. In the event of a conflict between the legal description and the property ownership map, the legal description shall take precedence. No other property may be added to or removed from this Agreement except by written amendment to this Agreement executed and approved by Developer and City.
4. Zoning, Permitted Uses, and City Regulations. Subject to the terms of this Agreement, the future development of the Property shall be subject to the provisions of the R1-9 zone in effect when a complete preliminary or site plan application is filed, except that permitted and prohibited uses shall be determined based on the provisions of the R1-9

zone in effect as of the Effective Date. An application is determined to be complete in accordance with Utah Code § 10-9a-509.

Except to the extent this Agreement is more restrictive, the Property shall comply with all "City Regulations," which is defined either as: (a) "all City ordinances, regulations, specifications, and standards in effect at the time a complete preliminary plat or site plan application is filed and all application fees are paid;" or (b) with respect only to which uses are permitted or prohibited, "all City ordinances, regulations, specifications, and standards in effect on the Effective date." City Regulations may include but are not limited to regulations regarding permitted uses, prohibited uses, setbacks, frontage, height, access, required improvements, landscaping, and architectural and design requirements.

5. Reserved Legislative Powers. Nothing in this Agreement shall limit the future exercise of the police powers of City in enacting additional City Regulations, zoning, subdivision, development, growth management, platting, environmental, open space, transportation, and other land use plans, policies, ordinances, and regulations after the date of this Agreement. Notwithstanding the retained power of City to enact such legislation under its police power, such legislation shall not modify Developer's rights as set forth herein unless facts and circumstances are present that meet the compelling, countervailing public interest exception to the vested rights doctrine as set forth in *Western Land Equities, Inc. v. City of Logan*, 617 P.2d 388 (Utah 1988), its progeny, or any other exception to the doctrine of vested rights recognized under state or federal law. Any such proposed change affecting Developer's rights shall be of general applicability to all development activity in City. Unless City declares an emergency, Developer shall be entitled to prior written notice and an opportunity to be heard with respect to the proposed change and its applicability to the Project.
6. Required Improvements. This Agreement does not in any way convey to Developer any capacity in any City system or infrastructure or the ability to develop the Property without the need for Developer to install and dedicate to City all required improvements necessary to service the Property, including without limitation the dedication of water rights and sources. Capacity shall only be reserved once a Final Plat is recorded, accepted construction drawings are stamped, and all improvements necessary to resolve any existing system capacity issues are guaranteed to be installed by Developer through an improvement completion assurance or bond. Developer shall be responsible for paying all property taxes, including rollback taxes, prior to dedication or conveyance and prior to acceptance by City. Future development of the Property shall comply in all respects to all City Regulations with respect to the required infrastructure to service the Property, including but not limited to the installation of the City's minimum-sized infrastructure, whether or not the minimum size may have additional capacity. In addition, in consideration of granting the Annexation Request, Developer may be required to upsize certain infrastructure, as specified below. Not by way of limitation, the Developer shall be required to install and dedicate the following:
 - a. **Water Rights and Sources.** Developer shall either convey or purchase from City

sufficient water rights and sources to meet the requirements of City regulations. Any conveyance of water rights and sources shall be subject to a water banking agreement prepared by the City Attorney. Water rights and sources conveyed shall not be recognized as credits in the City's system until a change application is approved by the Utah Division of Water Rights (DWRi). A change application typically takes a minimum of 6 months to be approved by DWRi. If Developer wishes to convey water rights to the City (in lieu of purchasing water from the City), final plats shall not be approved for recordation until a change application is approved. City shall not be obligated to sell Developer water rights and sources unless the City has sufficient unused water rights and sources, which shall be determined in City's sole discretion.

- b. **Water Facilities for Development.** As an express condition of this Agreement and the Zoning Request, Developer shall be required to install a 16-inch secondary waterline along Pony Express Parkway, connecting to the existing 16-inch at the North Lake Meadows 1 development and extending to the east property line of the developer's project, a distance of approximately 600 feet. Developer shall install the secondary waterline along Lehi 1700 W to the City's collector half-width cross section. Developer shall be required to pay all impact fees and shall be entitled to any impact fee credits or reimbursements for the upsizing of the secondary waterline from a 6". At the time of plat recordation or site plan approval, Developer shall be responsible for the installation and dedication to City of all onsite and offsite culinary and secondary water improvements, including but not limited to storage, distribution, treatment, and fire flow facilities sufficient for the development of the Property in accordance with City Regulations. The required improvements for each plat shall be determined by the City and may be adjusted in accordance with City Regulations and any applicable law.
- c. **Sewer.** As an express condition of this Agreement and the Zoning Request, Developer shall be required to connect to the existing 12" sanitary sewer line in the North Lake Meadows 1 development for sewer service. Developer shall be required to pay all impact fees and shall be entitled to impact fee credits or reimbursements for upsizing of the sewer line that exceed the Property's capacity needs, subject to the approval of a reimbursement agreement by the City Council. At the time of plat recordation or site plan approval, Developer shall be responsible for the installation and dedication to City of all onsite and offsite sewer improvements sufficient for the development of the Property in accordance with City Regulations. The required improvements for each plat or site plan shall be determined by the City Engineer at the time of plat or site plan submittal and may be adjusted in accordance with City Regulations and any applicable law.
- d. **Power Lines.** As an express condition of this Agreement and the Annexation Request, Developer shall be required to bury all distribution power lines, and the under-build communication lines attached to the supporting poles at Developer's own expense that are located on the Property, on the immediately-adjacent parcel,

and/or along Pony Express Parkway as more fully shown on Exhibit D. This shall be in addition and not in lieu of all required roadway, landscaping, and trail improvements in accordance with City Regulations. Furthermore, as an express condition of this Agreement and the Annexation Request, Developer shall be required to apply for and receive a permit from Rocky Mountain Power and comply with all necessary requirements at Developer's sole cost. Developer shall also be required to apply with and obtain approval from any government entity for encroachment onto any public right-of-way at Developer's sole cost.

- e. **Roads.** As an express condition of this Agreement and the Zoning Request, Developer shall be required to dedicate and improve Pony Express Parkway/7350 North Street to the City's standard arterial half-width cross section. Developer shall be required to dedicate and improve Lehi 1700 West/9150 West Street, or 1600 East Street as shown in the Saratoga Springs Transportation Master Plan, to the City's collector half-width cross section. It is understood that Developer may connect a road to 1700 West at a point that is less than 250' from Pony Express Parkway, provided the Developer provides a UDOT type B5 curb as a median. Developer will be entitled to impact fee credits for said upsized improvements that exceed the Property's capacity needs, subject to the approval of a reimbursement agreement by the City Council. However, impact fee credits shall not exceed the impact fees for the Property and Developer shall be solely responsible for upsizing costs that exceed the impact fees for the Property. At the time of plat recordation or site plan approval, Developer shall be responsible for the installation and dedication to the City of all onsite and offsite road improvements sufficient for the development of the Property in accordance with City Regulations. The required improvements for each plat or site plan shall be determined by the City Engineer at the time of plat or site plan submittal and may be adjusted in accordance with City Regulations and any applicable law.
- f. **Storm Drainage.** As an express condition of this Agreement and the Zoning Request, Developer shall be required to install a 30-inch storm sewer line (or other pipe size capable of conveying 12 cfs) along Pony Express Parkway, connecting to the existing 30-inch storm sewer pipe in the North Lake Meadows 1 development, and extending to the east property line of the developer's project, a distance of approximately 575 feet. Developer shall be required to pay all impact fees and shall be entitled to impact fee credits or reimbursements for upsizing of the storm sewer line that exceed the Property's capacity needs, subject to the approval of a reimbursement agreement by the City Council. At the time of plat recordation or site plan approval, Developer shall be responsible for the installation and dedication to City of all onsite and offsite storm drainage improvements sufficient for the development of the Property in accordance with City Regulations. The required improvements for each plat or site plan shall be determined by the City Engineer at the time of plat or site plan submittal and may be adjusted in accordance with City Regulations and any applicable law.
- g. **Landscape/Open Space and Trail Improvements.** As an express condition of this Agreement and Zoning Request, Developer shall be required to install and improve the landscaping/open space and the City's Master Plan trail

improvements along Pony Express Parkway. Developer shall be required to pay all impact fees. It is understood that open space trail improvements along Pony Express Parkway will count toward the Developers open space requirements for the Property. In addition, it is understood that the Developer shall be entitled to impact fee credits, reimbursements or credits toward the Properties open space amenity requirements for the installation and improvement of the City's Master Plan trail, but not both. By way of example only, Developer may receive impact fee credits for the Master Plan trail but cannot also count the trail toward Developer's open space acreage or amenity requirements, or on the other hand Developer may count the trail towards its open space acreage and amenity requirements but may not receive impact fee credits. Developer, or future HOA of the Property, shall maintain the Pony Express Parkway trail improvements in perpetuity including repairing and replacing the vegetation, repairing and replacing all necessary infrastructure and improvements, and providing and replacing all necessary infrastructure and improvements, and providing snow removal to ensure that the public is able to safely use and access the trail at all times, except that City shall be responsible for the repair and replacement of the Master Plan trail (except not snow removal). Developer shall also be responsible for installing landscaping and maintaining any unimproved areas between Developer's property and the pavement surface of Pony Express Parkway. City shall be responsible for the perpetual repair and replacement of the trail surface. Developer shall ensure that an owners association maintains the trail landscaping in perpetuity once Developer no longer has a majority ownership interest in the Property.

7. Final Project/Plat or Development Plan Approval. Developer shall cause final plat and final project plans and specifications (including but not limited to site and building design plans) (the "Plans") to be prepared for the Project meeting City Regulations, this Agreement, including all exhibits, and any conditions of approval as specified in Exhibits B and C. In determining whether the Plans meet all requirements, Developer shall provide all information required by City Regulations, as well as any information which City staff reasonably requests.
8. Dedication of Property. If the Developer is required to dedicate property to the City as a condition of this Agreement or as part of this Project, the Developer shall ensure that all such property is transferred to the City free and clear of any encumbrances, liens, claims, or other legal or financial liabilities. On a limited basis and only as approved in writing, the City may allow certain encumbrances, such as utility easements, to remain on the property if it furthers a legitimate governmental purpose and is in the best interests of the City.
9. Standards for Approval. City shall approve the Plans if such Plans meet the requirements of this Agreement and City Regulations. Developer shall be required to proceed through the Preliminary Plat, Final Plat, and Site Plan approval process as specified by City Regulations and, if a plat is required, record a Final Plat with the Utah County Recorder and pay all recording fees.

10. Term. The term of this Agreement shall commence on the effective date of this Agreement and shall continue for a period of ten years. However, this Agreement shall terminate earlier: (i) when certificates of occupancy have been issued for all buildings and/or dwelling units in the Project; provided, however, that any covenant included in this Agreement which is intended to run with the land shall survive this Agreement; or (ii) if Developer fails to proceed with the Project within a period of two years. "Failure to proceed with development" shall be defined as failure to submit a complete site plan or preliminary plat application meeting all current City regulations and failure to pay the City's application fees for such. Unless otherwise agreed to by City and Developer, Developer's vested interests and rights contained in this Agreement expire at the end of the Term, or upon termination of this Agreement approved by City and Developer in writing. However, this Agreement shall continue for perpetuity for any portions of the property contained in a final plat approved by City and recorded on the property in the county recorder's office by Developer, unless City and Developer mutually agree otherwise in writing. This Section and Developer's vested rights are subject at all times to the City's reserved Legislative Powers in Section 4 of this Agreement.

11. Successors and Assigns.

a. Change in Developer. This Agreement shall be binding on the successors and assigns of Developer. If the Property is transferred ("Transfer") to a third party ("Transferee"), Developer and the Transferee shall be jointly and severally liable for the performance of each of the obligations contained in this Agreement unless, prior to such Transfer, Developer provides to City a letter from Transferee acknowledging the existence of this Agreement and agreeing to be bound thereby. Said letter shall be signed by the Transferee, notarized, and delivered to City prior to the Transfer. Upon execution of the letter described above, the Transferee shall be substituted as Developer under this Agreement and the persons and/or entities executing this Agreement as Developer shall be released from any further obligations under this Agreement as to the transferred Property.

b. Individual Lot or Unit Sales. Notwithstanding the provisions of Subparagraph 11.a., a transfer by Developer of a lot or unit located on the Property within a City approved and recorded plat shall not be deemed a Transfer as set forth above so long as Developer's obligations with respect to such lot or dwelling unit have been completed. In such event, Developer shall be released from any further obligations under this Agreement pertaining to such lot or dwelling unit.

12. Default.

a. Events of Default. Upon the happening of one or more of the following events or conditions Developer or City, as applicable, shall be in default ("Default") under this Agreement:

i. a warranty, representation, or statement made or furnished by Developer

under this Agreement is intentionally false or misleading in any material respect when it was made;

- ii. a determination by City made upon the basis of substantial evidence that Developer has not complied in good faith with one or more of the material terms or conditions of this Agreement;
- iii. any other event, condition, act, or omission, either by City or Developer that violates the terms of, or materially interferes with the intent and objectives of this Agreement.

b. Procedure Upon Default.

- i. Upon the occurrence of Default, the non-defaulting party shall give the other party thirty days written notice specifying the nature of the alleged Default and, when appropriate, the manner in which said Default must be satisfactorily cured. In the event the Default cannot reasonably be cured within thirty days, the defaulting party shall have such additional time as may be necessary to cure such Default so long as the defaulting party takes significant action to begin curing such Default with such thirty day period and thereafter proceeds diligently to cure the Default. After proper notice and expiration of said thirty day or other appropriate cure period without cure, the non-defaulting party may declare the other party to be in breach of this Agreement and may take the action specified in Paragraph 12.c. herein. Failure or delay in giving notice of Default shall not constitute a waiver of any Default.
- ii. Any Default or inability to cure a Default caused by strikes, lockouts, labor disputes, acts of God, inability to obtain labor or materials or reasonable substitutes, governmental restrictions, governmental regulations, governmental controls, enemy or hostile governmental action, civil commotion, fire or other casualty, and other similar causes beyond the reasonable control of the party obligated to perform, shall excuse the performance by such party for a period equal to the period during which any such event prevented, delayed, or stopped any required performance or effort to cure a Default.

- c. Breach of Agreement. Upon Default as set forth in Subparagraphs 12.a. and 12.b. above, City may declare Developer to be in breach of this Agreement and City: (i) may withhold approval of any or all building permits or certificates of occupancy applied for in the Project, but not yet issued; and (ii) shall be under no obligation to approve or to issue any additional building permits or certificates of occupancy for any building within the Project until the breach has been corrected by Developer. In addition to such remedies, City or Developer may pursue whatever additional remedies it may have at law or in equity, including injunctive and other equitable relief.

13. Entire Agreement. This Agreement shall supersede all prior agreements with respect to

the subject matter hereof, not incorporated herein, and all prior agreements and understandings are merged, integrated, and superseded by this Agreement. The following exhibits are attached to this Agreement and incorporated herein for all purposes:

Exhibit A: Property Ownership map, Vicinity Map, and/or Legal Descriptions

Exhibit B: Staff Report with Adopted City Council Findings and Conditions of Approval, Report of Action (if applicable), and City Council Written Minutes

Exhibit C: Concept Plan

Exhibit D: Power Poles Required to be Buried

14. General Terms and Conditions.

- a. Incorporation of Recitals. The Recitals contained in this Agreement, and the introductory paragraph preceding the Recitals, are hereby incorporated into this Agreement as if fully set forth herein.
- b. Recording of Agreement. This Agreement shall be recorded at Developer's expense to put prospective purchasers or other interested parties on notice as to the terms and provisions hereof.
- c. Severability. Each and every provision of this Agreement shall be separate, several, and distinct from each other provision hereof, and the invalidity, unenforceability, or illegality of any such provision shall not affect the enforceability of any other provision hereof.
- d. Time of Performance. Time shall be of the essence with respect to the duties imposed on the parties under this Agreement. Unless a time limit is specified for the performance of such duties, each party shall commence and perform its duties in a diligent manner in order to complete the same as soon as reasonably practicable.
- e. Construction of Agreement. This Agreement shall be construed so as to effectuate its public purpose of ensuring the Property is developed as set forth herein to protect health, safety, and welfare of the citizens of City.
- f. State and Federal Law; Invalidity. The parties agree, intend, and understand that the obligations imposed by this Agreement are only such as are consistent with state and federal law. The parties further agree that if any provision of this Agreement becomes, in its performance, inconsistent with state or federal law or is declared invalid, this Agreement shall be deemed amended to the extent necessary to make it consistent with state or federal law, as the case may be, and the balance of the Agreement shall remain in full force and effect. If City's

approval of the Project is held invalid by a court of competent jurisdiction this Agreement shall be null and void.

- g. Enforcement. The parties to this Agreement recognize that City has the right to enforce its rules, policies, regulations, ordinances, and the terms of this Agreement by seeking an injunction to compel compliance. In the event Developer violates the rules, policies, regulations, or ordinances of City or violates the terms of this Agreement, City may, without declaring a Default hereunder or electing to seek an injunction, and after thirty days written notice to correct the violation (or such longer period as may be established in the discretion of City or a court of competent jurisdiction if Developer has used its reasonable best efforts to cure such violation within such thirty days and is continuing to use its reasonable best efforts to cure such violation), take such actions as shall be deemed appropriate under law until such conditions have been rectified by Developer. City shall be free from any liability arising out of the exercise of its rights under this paragraph.
- h. No Waiver. Failure of a party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such party to exercise at some future time said right or any other right it may have hereunder. Unless this Agreement is amended by vote of the City Council taken with the same formality as the vote approving this Agreement, no officer, official, or agent of City has the power to amend, modify, or alter this Agreement or waive any of its conditions as to bind City by making any promise or representation not contained herein, except for minor amendments allowed per City Regulations.
- i. Amendment of Agreement. This Agreement shall not be modified or amended except in written form mutually agreed to and signed by each of the parties. No change shall be made to any provision of this Agreement unless this Agreement is amended pursuant to a vote of the City Council taken with the same formality as the vote approving this Agreement, except for minor amendments allowed per City regulations.
- j. Attorney Fees. Should any party hereto employ an attorney for the purpose of enforcing this Agreement or any judgment based on this Agreement, for any reason or in any legal proceeding whatsoever, including insolvency, bankruptcy, arbitration, declaratory relief or other litigation, including appeals or rehearings, and whether or not an action has actually commenced, the prevailing party shall be entitled to receive from the other party thereto reimbursement for all attorneys' fees and all costs and expenses. Should any judgment or final order be issued in any proceeding, said reimbursement shall be specified therein.
- k. Notices. Any notices required or permitted to be given pursuant to this Agreement shall be deemed to have been sufficiently given or served for all purposes when presented personally, or four days after being sent by registered or certified mail, properly addressed to the parties as follows (or to such other address as the

receiving party shall have notified the sending party in accordance with the provisions hereof):

To the Developer:

Morton Development Group, LLC
Attn: Dave Morton
1756 East Jane Circle
Sandy, Utah 84092

To the City:

City Manager
City of Saratoga Springs
1307 N. Commerce Drive, Suite 200
Saratoga Springs, UT 84045

- l. Applicable Law. This Agreement and the construction thereof, and the rights, remedies, duties, and obligations of the parties which arise hereunder are to be construed and enforced in accordance with the laws of the State of Utah.
- m. Execution of Agreement. This Agreement may be executed in multiple parts as originals or by facsimile copies of executed originals; provided, however, if executed and evidence of execution is made by facsimile copy, then an original shall be provided to the other party within seven days of receipt of said facsimile copy.
- n. Hold Harmless and Indemnification. Developer agrees to defend, indemnify, and hold harmless City and its elected officials, officers, agents, employees, consultants, special counsel, and representatives from liability for claims, damages, just compensation restitution, inverse condemnation, or any judicial or equitable relief which may arise from or are related to any activity connected with the Project, including approval of the Project, the direct or indirect operations of Developer or its contractors, subcontractors, agents, employees, or other persons acting on its behalf which relates to the Project, or which arises out of claims for personal injury, including health, and claims for property damage. This includes any claims or suits related to the existence of hazardous, toxic, and/or contaminating materials on the Project and geological hazards.
 - i. Nothing in this Agreement shall be construed to mean that Developer shall defend, indemnify, or hold the City or its elected and appointed representatives, officers, agents and employees harmless from any claims of personal injury, death or property damage or other liabilities arising from: (i) the willful misconduct or negligent acts or omissions of the City, or its boards, officers, agents, or employees; and/or (ii) the negligent

maintenance or repair by the City of improvements that have been offered for dedication and accepted by the City for maintenance

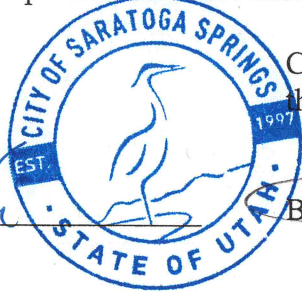
- ii. City shall give written notice of any claim, demand, action or proceeding which is the subject of Developer's hold harmless agreement as soon as practicable but not later than thirty (30) days after the assertion or commencement of the claim, demand, action or proceeding. If any such notice is given, Developer shall be entitled to participate in the defense of such claim. Each party agrees to cooperate with the other in the defense of any claim and to minimize duplicative costs and expenses.
- o. Relationship of Parties. The contractual relationship between City and Developer arising out of this Agreement is one of independent contractor and not agency. This Agreement does not create any third-party beneficiary rights. It is specifically understood by the parties that: (i) all rights of action and enforcement of the terms and conditions of this Agreement shall be reserved to City and Developer, (ii) the Project is a private development; (iii) City has no interest in or responsibilities for or duty to third parties concerning any improvements to the Property; and (iv) Developer shall have the full power and exclusive control of the Property subject to the obligations of Developer set forth in this Agreement.
- p. Annual Review. City may review progress pursuant to this Agreement at least once every twelve (12) months to determine if Developer has complied with the terms of this Agreement. If City finds, on the basis of substantial evidence, that Developer has failed to comply with the terms hereof, City may declare Developer to be in Default as provided in Paragraph 12 herein. City's failure to review at least annually Developer's compliance with the terms and conditions of this Agreement shall not constitute or be asserted by any party as a Default under this Agreement by Developer or City.
- q. Institution of Legal Action. In addition to any other rights or remedies, either party may institute legal action to cure, correct, or remedy any Default or breach, to specifically enforce any covenants or agreements set forth in this Agreement or to enjoin any threatened or attempted violation of this Agreement; or to obtain any remedies consistent with the purpose of this Agreement. However, any remedy against the City shall be limited to specific performance only. Legal actions shall be instituted in the Fourth District Court, State of Utah, or in the Federal District Court for the District of Utah.
- r. Title and Authority. Developer expressly warrants and represents to City that Developer (i) owns all right, title and interest in and to the Property, or (ii) has the exclusive right to acquire such interest, and (iii) that prior to the execution of this Agreement no right, title or interest in the Property has been sold, assigned or otherwise transferred to any entity or individual other than to Developer. Developer further warrants and represents that no portion of the Property is subject to any lawsuit or pending legal claim of any kind. Developer warrants that

the undersigned individuals have full power and authority to enter into this Agreement on behalf of Developer. Developer understands that City is relying on these representations and warranties in executing this Agreement.

- s. Headings for Convenience. All headings and captions used herein are for convenience only and are of no meaning in the interpretation or effect of this Agreement.

IN WITNESS WHEREOF, this Agreement has been executed by City and by a duly authorized representative of Developer as of the date first written above.

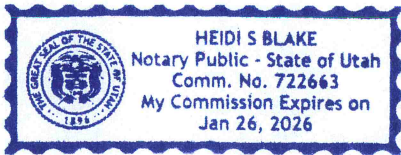
Attest:



City of Saratoga Springs, a political subdivision of the State of Utah

[Signature]
City Recorder

By: [Signature]
Mayor



Property Owner, The Barbara M Jones Trust.

By: Kimberly Kirks Personal Representative of The Estate of Barbara Mary Jones.
Its: _____

State of Utah

County of Grand

The foregoing instrument was acknowledged before me this 3 day of October 2025 by Kim Kirks, of personal Rep of Estate a Utah corporation/limited liability company/partnership.

[Signature]
Notary Public

DEVELOPER, Morton Development Group, a Utah limited liability company.

By: Dave Morton

Its: _____

State of Utah

County of Salt Lake

The foregoing instrument was acknowledged before me this 06th day of October 2025 by David Morton, of Morton Development Group, a Utah corporation/limited liability company/partnership.

[Signature]

Notary Public

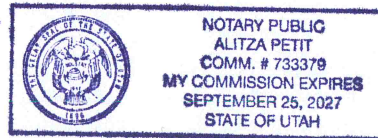


Exhibit "A"

Property Ownership map, Vicinity Map, and/or Legal Descriptions

A TRACT OF LAND BEING SITUATE IN THE SOUTH HALF OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARINGS OF NORTH 00°08'54" WEST BETWEEN THE SOUTHWEST CORNER AND THE NORTHWEST QUARTER CORNER OF SAID SECTION 19, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON AN INTERIOR CORNER OF THE TOWN OF SARATOGA SPRINGS INCORPORATION PLAT, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER AS MAP FILING NO. 7374, SAID POINT BEING NORTH 00°08'54" WEST ALONG THE SECTION LINE A DISTANCE OF 967.61 FEET AND EAST 2358.53 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 19, AND RUNNING THENCE ALONG SAID MAP NO. 7374 THE FOLLOWING TWO (2) COURSES, 1) NORTH 00°23'42" EAST 519.38 FEET, 2) NORTH 89°41'12" EAST 616.24 FEET TO A POINT ON THE PROLONGATION THEREOF, SAID POINT BEING ON THE EASTERLY LINE OF 1750 WEST STREET, SAID POINT ALSO BEING ON THE WESTERLY LINE OF THAT CERTAIN WARRANTY DEED ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY 106399:2012; THENCE SOUTH 00°53'26" WEST ALONG SAID LINE, AND A PROLONGATION THEREOF A DISTANCE OF 467.16 FEET TO THE NORTHERLY LINE OF SAID SARATOGA SPRINGS INCORPORATION PLAT; THENCE NORTH 89°00'18" WEST ALONG SAID NORTHERLY LINE A DISTANCE OF 559.17 FEET TO THE POINT OF BEGINNING. CONTAINS 319,388 SQUARE FEET OR 7.332 ACRES, MORE OR LESS.

Exhibit "B"

Staff Report with Adopted City Council Findings and Conditions of Approval, Report of Action (if applicable), City Council Written Minutes.

[ON FILE WITH THE CITY RECORDER]

Exhibit "C" Concept Plan

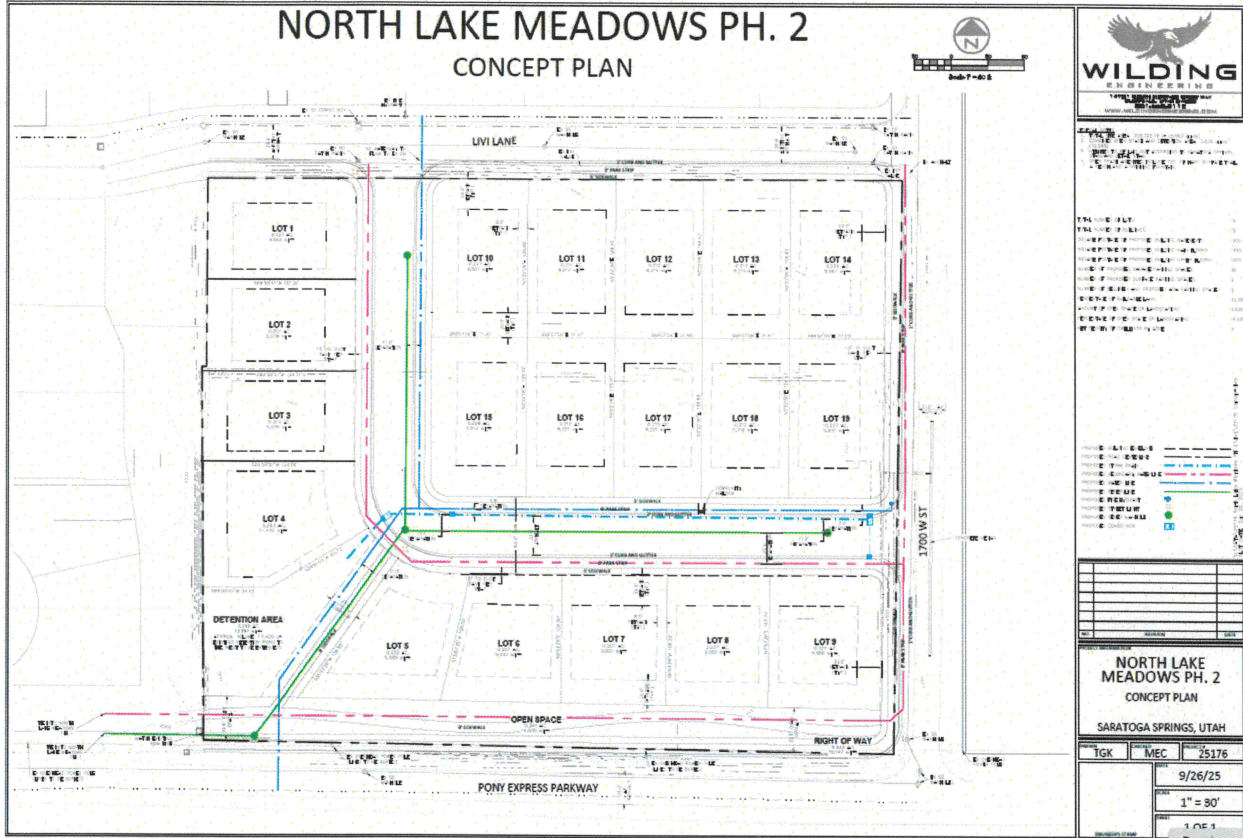
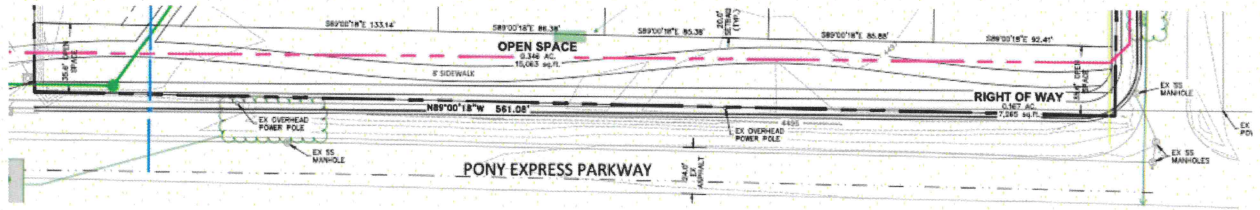


Exhibit "D"

Power Poles Required to be Buried





NOTICE OF IMPENDING BOUNDARY ACTION

October 7, 2025

The Honorable Deidre M. Henderson
Lieutenant Governor of the State of Utah
Lt. Governor's Office
PO Box 142325
Salt Lake City, Utah 84114-2325

Subject: Notice of Impending Boundary Action – Meadows at North Lake Annexation – Saratoga Springs Annexation of 7.332 +/- Acres of Land

Dear Lieutenant Governor Henderson,


On October 7, 2025, pursuant to Utah Code § 10-2-812, the City Council of the City of Saratoga Springs, Utah adopted Ordinance 25-65 (10-07-25) to annex approximately 7.332 acres of land situated outside of the current boundaries of the City of Saratoga Springs, Utah within portions of unincorporated Utah County, which property is contiguous to the boundaries of the City and identified in the City's Annexation Policy Plan.

A copy of the Ordinance and supporting documents are provided with this Notice setting forth the revised boundaries of the City of Saratoga Springs, Utah. Also provided with this Notice is an Approved Final Local Entity Plat, as defined in Utah Code § 67-1a-6.5(1)(b), certified by the Utah County Surveyor.

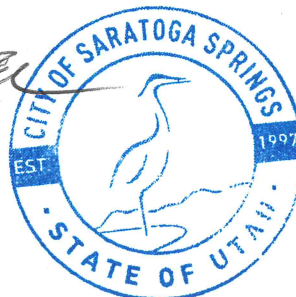
In accordance with Utah Code § 67-1a-6.5(3)(e), I hereby certify that all requirements applicable to this annexation have been met. I also respectfully request that your office issue a Certificate of Annexation to the City of Saratoga Springs in accordance with Utah Code § 67-1a-6.5(2). Pursuant to Utah Code § 10-2-813(4)(b), the effective date of the annexation will be the date of the Lieutenant Governor's issuance of a certificate of annexation.

If you have any questions or need additional information, please do not hesitate to contact me at any time.

Respectfully,

Signed: 
Jim Miller, Mayor

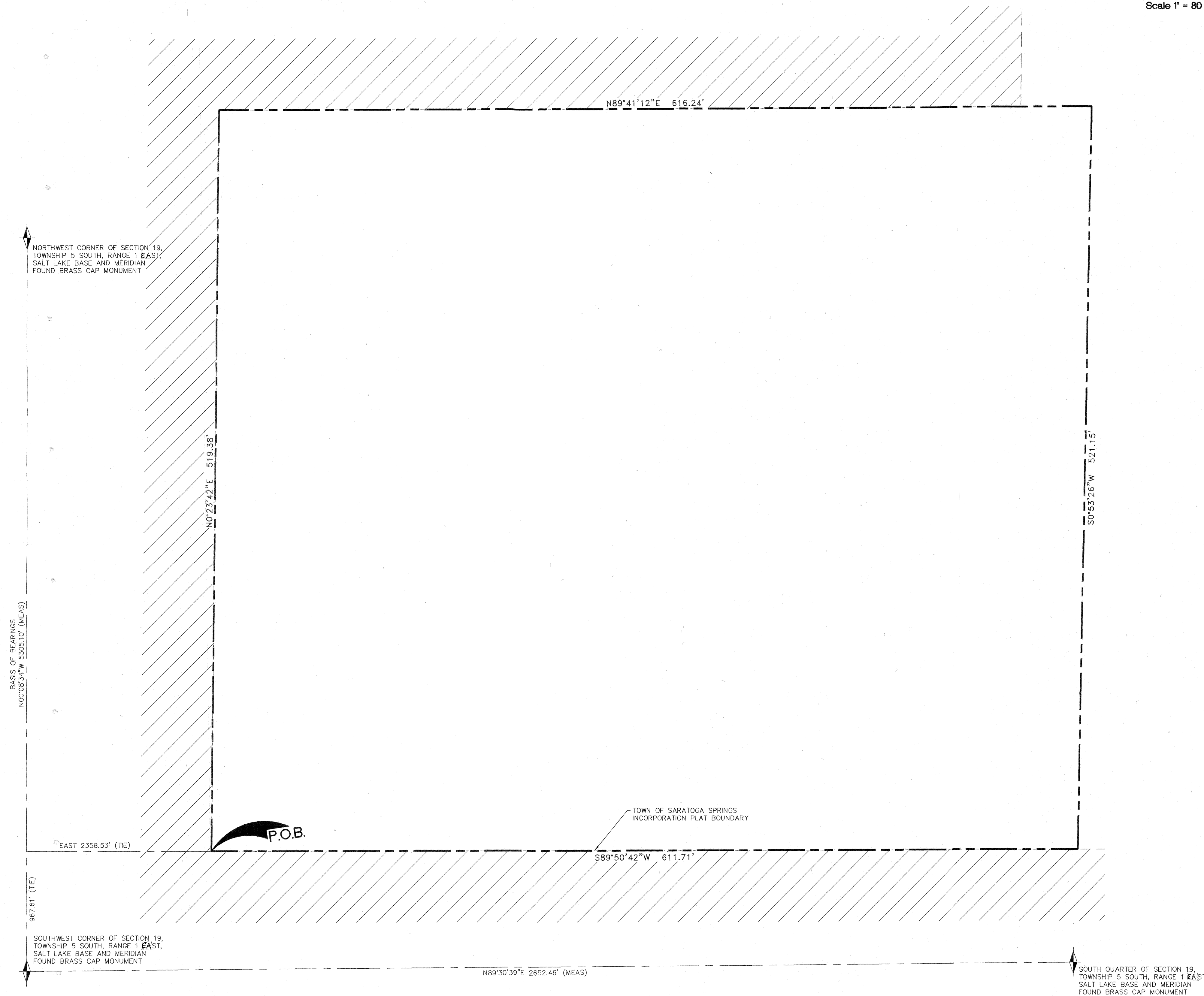
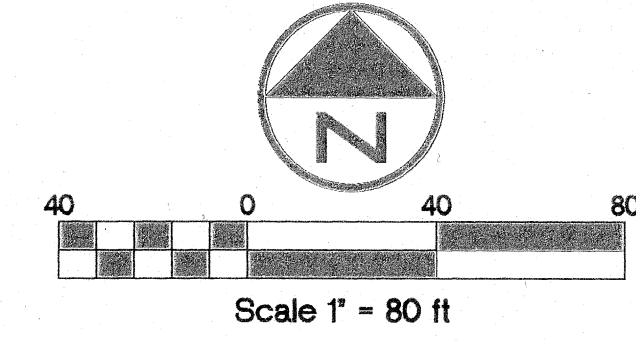
Attest: 
Nicolette Fike, City Recorder



A TRACT OF LAND BEING SITUATE IN THE SOUTH HALF OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARINGS OF NORTH 00°08'54" WEST BETWEEN THE SOUTHWEST CORNER AND THE NORTHWEST QUARTER CORNER OF SAID SECTION 19, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON AN INTERIOR CORNER OF THE TOWN OF SARATOGA SPRINGS INCORPORATION PLAT, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER AS MAP FILING NO. 7374, SAID POINT BEING NORTH 00°08'54" WEST ALONG THE SECTION LINE A DISTANCE OF 967.61 FEET AND EAST 2358.53 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 19, AND RUNNING THENCE ALONG SAID MAP NO. 7374 THE FOLLOWING TWO (2) COURSES, 1) NORTH 00°23'42" EAST 519.38 FEET, 2) NORTH 89°41'12" EAST 616.24 FEET TO A POINT ON THE PROLONGATION THEREOF, SAID POINT BEING ON THE EASTERLY LINE OF 1750 WEST STREET, SAID POINT ALSO BEING ON THE WESTERLY LINE OF THAT CERTAIN WARRANTY DEED ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY 106399:2012; THENCE SOUTH 00°53'26" WEST ALONG SAID LINE, AND A PROLONGATION THEREOF A DISTANCE OF 467.16 FEET TO THE NORTHERLY LINE OF SAID SARATOGA SPRINGS INCORPORATION PLAT; THENCE NORTH 89°00'18" WEST ALONG SAID NORTHERLY LINE A DISTANCE OF 559.17 FEET TO THE POINT OF BEGINNING. CONTAINS 319,388 SQUARE FEET OR 7.332 ACRES, MORE OR LESS.

MEADOWS AT NORTH LAKE ANNEXATION

LOCATED IN THE SOUTH HALF OF SECTION 19,
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH



SURVEYOR'S CERTIFICATE
I, KAGAN M. DIXON DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 9061091 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT THIS IS A TRUE AND ACCURATE MAP OF THE TRACT OF LAND TO BE ANNEXED TO SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH.

PROPERTY DESCRIPTION:
A TRACT OF LAND BEING SITUATE IN THE SOUTH HALF OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARINGS OF NORTH 00°08'54" WEST BETWEEN THE SOUTHWEST CORNER AND THE NORTHWEST QUARTER CORNER OF SAID SECTION 19, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON AN INTERIOR CORNER OF THE TOWN OF SARATOGA SPRINGS INCORPORATION PLAT, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER AS MAP FILING NO. 7374, SAID POINT BEING NORTH 00°08'54" WEST ALONG THE SECTION LINE A DISTANCE OF 967.61 FEET AND EAST 2358.53 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 19, AND RUNNING THENCE ALONG SAID MAP NO. 7374 THE FOLLOWING TWO (2) COURSES, 1) NORTH 00°23'42" EAST 519.38 FEET, 2) NORTH 89°41'12" EAST 616.24 FEET TO A POINT ON THE PROLONGATION THEREOF, SAID POINT BEING ON THE EASTERLY LINE OF 1750 WEST STREET, SAID POINT ALSO BEING ON THE WESTERLY LINE OF THAT CERTAIN WARRANTY DEED ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY 106399/2012; THENCE SOUTH 00°53'26" WEST ALONG SAID LINE, AND A PROLONGATION THEREOF A DISTANCE OF 521.15 FEET TO THE NORTHERLY LINE OF SAID SARATOGA SPRINGS INCORPORATION PLAT; THENCE SOUTH 89°50'42" WEST ALONG SAID NORTHERLY LINE A DISTANCE OF 611.71 FEET TO THE POINT OF BEGINNING.
CONTAINS 319,388 SQUARE FEET OR 7.332 ACRES, MORE OR LESS.

ACCEPTANCE BY LEGISLATIVE BODY
WE, THE DULY ELECTED COUNCIL OF THE CITY OF SARATOGA SPRINGS, UTAH HAVE RECEIVED A REQUEST TO INITIATE PROCEDURES FOR THE ANNEXATION OF THE TRACT OF LAND SHOWN HEREON, WHICH TRACT CONSTITUTES A PORTION OF AN EXISTING ISLAND OR PENINSULA WITHIN OR CONTIGUOUS TO THE CITY, AND DO HEREBY CERTIFY: (1) THE COUNCIL HAS ADOPTED RESOLUTION SETTING FORTH ITS INTENT TO ANNEX THE TRACT, PROVIDED NOTICE AND CONDUCTED HEARINGS ON THE MATTER AND ADOPTED AN ORDINANCE PROVIDING FOR THE ANNEXATION OF THE TRACT TO THE CITY, ALL IN ACCORDANCE WITH THE PROVISIONS OF SECTION 10-2-403, UTAH CODE ANNOTATED, AS AMENDED, AND (2) THAT THE COUNCIL DOES HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT OF LAND SHOWN HEREON AS PART OF SARATOGA SPRINGS CITY, TO BE KNOWN HEREAFTER AS THE MEADOWS AT NORTH LAKE ANNEXATION.

DATED THIS 7th DAY OF October, 2025
MAYOR [Signature]

ATTEST: [Signature]

APPROVAL BY COUNTY SURVEYOR
THIS PLAT HAS BEEN REVIEWED BY THE UTAH COUNTY SURVEYOR AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO UTAH CODE ANN. 17-23-20 AS AMENDED.
[Signature] 10/22/2025
UTAH COUNTY SURVEYOR

FINAL LOCAL ENTITY PLAT

SURVEYOR'S SEAL 	CITY RECORDER SEAL 	COUNTY RECORDER
---------------------	------------------------	-----------------

WILDING ENGINEERING
14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

LEGEND

- SECTION LINE (dashed line)
- FOUND SECTION CORNER (arrowhead symbol)
- BOUNDARY LINE (solid line)
- ADJACENT CITY BOUNDARY LINE (dashed line)