



**FIFTH AMENDMENT TO THE VILLAGES AT SARATOGA SPRINGS
(FOX HOLLOW) SECOND MASTER DEVELOPMENT AGREEMENT**

This FIFTH AMENDMENT TO THE VILLAGES AT SARATOGA SPRINGS (FOX HOLLOW) SECOND MASTER DEVELOPMENT AGREEMENT ("**Amendment**") is entered into this 21 day of JUNE, 2022 by Cardinal Land Holdings IV, LLC, a Delaware limited liability company and SCP FOX HOLLOW, LLC, a Utah limited liability company ("**Developers**") and the City of Saratoga Springs, a Utah municipal corporation ("**City**"). Capitalized terms used but not otherwise defined herein shall have the meanings set forth in the Second MDA (as defined below).

RECITALS

A. WHEREAS, Developers and the City, among other parties, are parties to that certain The Villages at Saratoga Springs (Fox Hollow) Second Master Development Agreement, dated April 30, 2013 and recorded on June 20, 2013 as Entry Number 59718:2013 in the offices of the Utah County Recorder (the "Second MDA") and subsequent amendments.

B. WHEREAS, Developers are the only owners of Neighborhood 4 ("N4") within the development known as The Villages at Saratoga Springs in Saratoga Springs, Utah ("Property").

C. WHEREAS, Developers and City desire to amend the Second MDA and subsequent amendments as set forth below.

AGREEMENT

NOW THEREFORE, for valuable consideration received, the receipt and sufficiency of which is hereby acknowledged by all parties, Developers and the City do hereby covenant and agree as follows:

1. Master Plan Development Exhibit "D-1". Exhibit D-1 of the Second MDA and subsequent amendments is hereby amended and restated as attached hereto.
 - a. The boundaries of the residential area and the Community Commercial area are amended as shown in Exhibit "D-1".
2. Zone Classification Modification. The Second MDA and subsequent amendments are hereby amended as follows:
 - a. Neighborhood No. 4. The configuration and location of the Commercial area within N4 is amended as depicted on the attached and amended Exhibit D-1.
 - i. The Community Commercial is increasing from 10 acres to 10.71 acres of Community Commercial zoning with a PUD overlay and the Community Commercial land use.
 - ii. There will be 47.44 acres of R1-10 zoning with a PUD overlay and this area will be shown as High Density Residential on the Land Use Map.
3. Unit Summary Modification. Exhibit "D" and Exhibit "D-1" of the Second MDA and subsequent amendments is hereby amended as follows:
 - a. Neighborhood No. 4. The maximum number of residential units allowed in N4 remains unchanged at three hundred thirty-five (335) units. The maximum allowed density reduces to 7.06 units per acre and the approximate residential acreage within N4 increases to 47.44 acres.

- i. All parcels within N4 and designated as a residential area have the option to develop either as single-family lots or as attached townhomes, regardless of parcel ownership. If developed as single-family lots instead of attached townhomes, developer shall relinquish the corresponding right to develop attached townhomes for that particular area. The maximum number of townhomes shall be as shown on the concept plan; 136 units.
 - ii. As it relates to unused density, the N4 density per acre shall not exceed 7.06 units to the acre. Unused density shall not be credited towards other phases, nor shall the developer be allowed to develop attached units in other phases if single-family lots are developed.
 - iii. As it relates to attached units, the N4 development shall be governed by the Saratoga Springs City MF-10 zoning requirements. Any portion of N4 developed as attached townhome product shall meet the open space and amenity requirements of the MF-10 zone.
 - iv. N4 is required a minimum of 6.14 acres of open space.
4. Terms and Conditions. The above mentioned are the only changes to the MDA—all remaining terms and conditions shall remain the same.
5. Incorporation by Reference. The terms of the Second MDA (as amended hereby) are incorporated herein by reference.
6. Counterparts. This Addendum may be executed and delivered (electronic or otherwise) in two counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.
7. Ratification. Except as set forth herein, all of the terms and conditions of the First and Second MDA are hereby ratified and confirmed.
8. Enactment. The property described in the attached Boundary Description is subject to this fourth amendment.

[End of Amendment. Signature Page Follows.]

WHEREFORE, this Amendment has been executed by Developer and the City effective as of the date first set forth above.

CITY OF SARATOGA SPRINGS



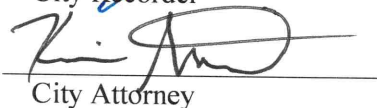
By: Jim Miller
Its: Mayor

ATTEST:

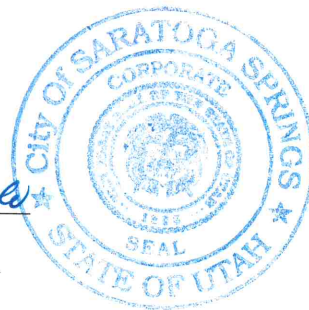


City Recorder

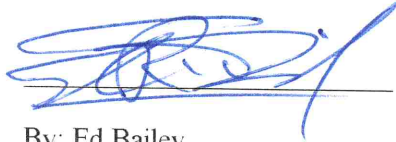
APPROVED AS TO FORM:



City Attorney



CARDINAL LAND HOLDINGS IV, LLC



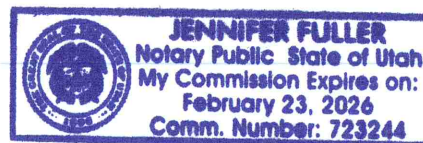
By: Ed Bailey
Its: Manager

State of Utah)
 :SS
County of Salt Lake)

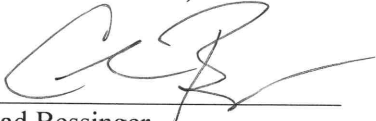
On this 13 day of June, 2022 personally appeared before me of satisfactory evidence, Ed Bailey, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed that he is the Manager of Cardinal Land Holdings IV, LLC, a Delaware limited liability company, and said document was signed by him on behalf of said company by proper authority, and he acknowledged to me that said company executed the same.



Notary Public



SCP FOX HOLLOW, LLC



By: Chad Bessinger
Its: Manager

State of Utah)
 :ss
County of Davis)

On this 13th day of June, 2022, personally appeared before me of satisfactory evidence, Chad Bessinger, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed that he is the Manager of SCP Fox Hollow, LLC, a Utah limited liability company, and said document was signed by him on behalf of said company by proper authority, and he acknowledged to me that said company executed the same.

Notary Public

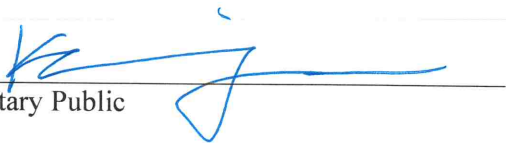


EXHIBIT A
Legal Descriptions

COMMUNITY COMMERCIAL ZONING AND LAND USE

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH $00^{\circ}13'25''$ WEST 2673.61 FEET, MEASURED BETWEEN THE FOUNDS AT THE EAST QUARTER CORNER AND SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 1 WEST SLB&M. UTAH STATE PLANE CENTRAL ZONE, NAD83, U.S. SURVEY FEET. BEGINNING AT A POINT WHICH IS SOUTH $0^{\circ}13'25''$ EAST 826.12 FEET, ALONG THE SECTION LINE AND NORTH $89^{\circ}46'35''$ WEST 1201.15 FEET FROM THE FOUND BRASS CAP AT THE EAST QUARTER CORNER OF CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 1 WEST, AND RUNNING THENCE SOUTH $35^{\circ}52'22''$ EAST 635.51 FEET; THENCE SOUTH $35^{\circ}49'02''$ EAST 93.89 FEET; THENCE SOUTH $35^{\circ}52'22''$ EAST 487.40 FEET; THENCE SOUTH $36^{\circ}14'56''$ EAST 24.74 FEET; THENCE SOUTH $34^{\circ}47'06''$ EAST 151.19 FEET; THENCE SOUTH $33^{\circ}08'46''$ EAST 79.66 FEET; THENCE SOUTH $32^{\circ}03'42''$ EAST 64.17 FEET; THENCE SOUTH $39^{\circ}10'35''$ WEST 178.23 FEET; THENCE SOUTH $48^{\circ}21'37''$ EAST 25.02 FEET; THENCE SOUTH $39^{\circ}10'35''$ WEST 246.85 FEET; THENCE SOUTH $49^{\circ}26'31''$ WEST 76.61 FEET; THENCE NORTHWESTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 968.00 FEET, THROUGH A CENTRAL ANGLE OF $10^{\circ}07'04''$ (CHORD BEARS N $26^{\circ}41'52''$ W 170.72 FEET), FOR AN ARC DISTANCE OF 170.94 FEET; THENCE NORTHWESTERLY ALONG A NON-TANGENT COMPOUND CURVE TO THE RIGHT RADIUS OF 2,516.00 FEET; THROUGH A CENTRAL ANGLE OF $2^{\circ}39'22''$ (CHORD BEARS N $22^{\circ}58'01''$ W 116.63 FEET), FOR AN ARC DISTANCE OF 116.64 FEET; THENCE NORTHWESTERLY ALONG A NON-TANGENT COMPOUND CURVE TO THE RIGHT A RADIUS OF 168.00 FEET, THROUGH A CENTRAL ANGLE OF $37^{\circ}01'15''$ (CHORD BEARS N $5^{\circ}47'04''$ W 106.67 FEET), FOR AN ARC DISTANCE OF 108.55 FEET;

THENCE NORTHWESTERLY ALONG A NON-TANGENT REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 532.00 FEET, THROUGH A CENTRAL ANGLE OF $48^{\circ}14'19''$, (CHORD BEARS N $11^{\circ}23'37''$ W 434.79 FEET), FOR AN ARC DISTANCE OF 447.90 FEET ; THENCE NORTHWESTERLY ALONG A NON-TANGENT CURVE TO THE LEFT RADIUS OF 2,698.50 FEET; THROUGH A CENTRAL ANGLE OF $13^{\circ}09'43''$, (CHORD BEARS N $42^{\circ}05'38''$ W 618.54 FEET), FOR AN ARC DISTANCE OF 619.90 FEET; THENCE NORTH $46^{\circ}27'09''$ WEST 85.70 FEET; THENCE NORTHWESTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 486.50 FEET, THROUGH A CENTRAL ANGLE OF $17^{\circ}31'06''$, (CHORD BEARS N $33^{\circ}05'36''$ W 148.17 FEET), FOR AN ARC DISTANCE OF 148.75 FEET OF TANGENCY; THENCE NORTH $24^{\circ}20'04''$ WEST 64.87 FEET; THENCE NORTH $47^{\circ}37'00''$ EAST 55.82 FEET; THENCE NORTH $54^{\circ}43'01''$ EAST 29.89 FEET; THENCE NORTH $57^{\circ}21'00''$ EAST 183.13 FEET, TO THE POINT OF BEGINNING.

CONTAINING 466,827 SQUARE FEET OR 10.716 ACRES.

R1-10 PUD ZONING AND HIGH DENSITY RESIDENTIAL LAND USE

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH $00^{\circ}13'25''$ WEST 2673.61 FEET, MEASURED BETWEEN THE FOUNDS AT THE EAST QUARTER CORNER AND SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 1 WEST SLB&M. UTAH STATE PLANE CENTRAL ZONE, NAD83, U.S. SURVEY FEET. BEGINNING AT A POINT WHICH IS SOUTH $0^{\circ}13'25''$ EAST 800.68 FEET, ALONG THE SECTION LINE AND NORTH $89^{\circ}46'35''$ WEST 2392.40 FEET FROM THE FOUND BRASS CAP AT THE EAST QUARTER CORNER OF CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 1 WEST, AND RUNNING THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 653.00 FEET, THROUGH A CENTRAL ANGLE OF $32^{\circ}47'58''$, (CHORD BEARS N $82^{\circ}03'56''$ E 368.73 FEET), FOR AN ARC DISTANCE OF 373.81 FEET; THENCE NORTH $65^{\circ}39'57''$ EAST, 650.70 FEET; THENCE NORTHEASTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,104.29 FEET, THROUGH A CENTRAL ANGLE OF $9^{\circ}36'53''$, (CHORD BEARS S $31^{\circ}02'03''$ E 185.09 FEET), FOR AN ARC DISTANCE OF 185.31 FEET; THENCE SOUTH $35^{\circ}50'39''$ EAST 235.02 FEET; THENCE SOUTH $57^{\circ}21'00''$ WEST 183.13 FEET; THENCE SOUTH $54^{\circ}43'01''$ WEST 29.89 FEET; THENCE SOUTH $47^{\circ}37'00''$ WEST 55.82 FEET; THENCE SOUTH $24^{\circ}20'04''$ EAST 64.87 FEET; THENCE SOUTHEASTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 486.50 FEET, THROUGH A CENTRAL ANGLE OF $17^{\circ}31'06''$, (CHORD BEARS S $33^{\circ}05'36''$ E 148.17 FEET), FOR AN ARC DISTANCE OF 148.75 FEET; THENCE SOUTH $46^{\circ}27'09''$ EAST 85.70 FEET; THENCE SOUTHEASTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING RADIUS OF 2,698.50 FEET, THROUGH A CENTRAL ANGLE OF $13^{\circ}09'43''$, (CHORD BEARS S $42^{\circ}05'38''$ E 618.54 FEET), FOR AN ARC DISTANCE OF 619.90 FEET; THENCE SOUTHEASTERLY ALONG A COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 532.00 FEET, THROUGH A CENTRAL ANGLE OF $48^{\circ}14'19''$, (CHORD BEARS S $11^{\circ}23'37''$ E 434.79 FEET), FOR AN ARC DISTANCE OF 447.90 FEET; THENCE SOUTHEASTERLY ALONG A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 168.00 FEET, THROUGH A CENTRAL ANGLE OF $37^{\circ}01'15''$, (CHORD BEARS S $5^{\circ}47'04''$ E 106.67 FEET), FOR AN ARC DISTANCE OF 108.55 FEET; THENCE SOUTHEASTERLY ALONG A COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF 2,516.00 FEET, THROUGH A CENTRAL ANGLE OF $2^{\circ}39'22''$, (CHORD BEARS S $22^{\circ}58'01''$ E 116.63 FEET), FOR AN ARC DISTANCE OF 116.64 FEET; THENCE SOUTHEASTERLY ALONG A COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF 968.00 FEET, THROUGH A CENTRAL ANGLE OF $10^{\circ}07'04''$, (CHORD BEARS S $26^{\circ}41'52''$ E 170.72 FEET), FOR AN ARC DISTANCE OF 170.94 FEET; THENCE SOUTH $49^{\circ}26'31''$ WEST 35.19 FEET; THENCE SOUTH $64^{\circ}29'47''$ WEST 180.06 FEET; THENCE SOUTH $75^{\circ}18'36''$ WEST 532.78 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 963.00 FEET, THROUGH A CENTRAL ANGLE OF $0^{\circ}44'16''$, (CHORD BEARS N $22^{\circ}55'39''$ W 12.40 FEET), FOR AN ARC DISTANCE OF 12.40 FEET; THENCE NORTH $22^{\circ}30'06''$ WEST 50.47 FEET; THENCE NORTHEASTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF $97^{\circ}17'18''$, (CHORD BEARS N $26^{\circ}04'50''$ E 22.52 FEET), FOR AN ARC DISTANCE OF 25.47 FEET; THENCE NORTH $25^{\circ}48'49''$ WEST 67.13 FEET; THENCE NORTHWESTERLY ALONG A NON-TANGENT CURVE THE THE RIGHT, HAVING A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF $82^{\circ}39'31''$, (CHORD BEARS N $63^{\circ}56'20''$ W 19.81 FEET), FOR AN ARC DISTANCE OF 21.64 FEET THENCE NORTHWESTERLY ALONG A NON-TANGENT CURVE THE THE LEFT HAVING A RADIUS OF 1,787.00 FEET, THROUGH A CENTRAL ANGLE OF $16^{\circ}37'38''$, (CHORD BEARS N $30^{\circ}55'23''$ W 516.77 FEET), FOR AN ARC DISTANCE OF 518.59 FEET; THENCE NORTHEASTERLY ALONG A REVERSE NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET,

THROUGH A CENTRAL ANGLE OF $88^{\circ}27'53''$, (CHORD BEARS N $4^{\circ}59'44''$ E 20.93 FEET), FOR AN ARC DISTANCE OF 23.16 FEET; THENCE NORTH $40^{\circ}46'30''$ WEST, 66.00 FEET; THENCE NORTHWESTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF $88^{\circ}27'53''$, (CHORD BEARS N $86^{\circ}31'34''$ W 20.93 FEET), FOR AN ARC DISTANCE OF 23.16 FEET; THENCE NORTHWESTERLY ALONG A NON-TANGENT REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 1,787.00 FEET, THROUGH A CENTRAL ANGLE OF $12^{\circ}34'55''$, (CHORD BEARS N $48^{\circ}35'05''$ W 391.63 FEET), FOR AN ARC DISTANCE OF 392.42 FEET; THENCE NORTHWESTERLY ALONG A COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 963.00 FEET, THROUGH A CENTRAL ANGLE OF $66^{\circ}31'06''$, (CHORD BEARS N $21^{\circ}36'49''$ W 1056.27 FEET), FOR AN ARC DISTANCE OF 1,118.01 FEET; THENCE NORTH $11^{\circ}38'44''$ EAST 9.10 FEET, TO THE POINT OF BEGINNING;

CONTAINING 2,066,450 SQUARE FEET, OR 47.439 ACRES

THE VILLAGES AT SARATOGA SPRINGS (FOX HOLLOW) SECOND MASTER DEVELOPMENT AGREEMENT, OVERALL AREA

BEGINNING AT A POINT THAT IS THE WEST $\frac{1}{4}$ CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN.

Thence, N 89° 47' 35" E for a distance of 3913.08 feet to a point on a line.
Thence, S 25° 31' 48" E for a distance of 855.08 feet to a point on a line.
Thence, S 36° 18' 52" E for a distance of 815.90 feet to a point on a line.
Thence, S 35° 16' 57" E for a distance of 239.67 feet to a point on a line.
Thence, S 34° 43' 05" E for a distance of 330.70 feet to a point on a line.
Thence, S 34° 12' 26" E for a distance of 263.40 feet to a point on a line.
Thence, S 30° 17' 05" E for a distance of 481.06 feet to a point on a line.
Thence, S 00° 16' 18" W for a distance of 2767.90 feet to a point on a line.
Thence, N 89° 43' 17" W for a distance of 2556.15 feet to a point on a line.
Thence, N 22° 47' 26" W for a distance of 112.63 feet to a point on a line.
Thence, N 72° 00' 31" W for a distance of 76.81 feet to a point on a line.
Thence, N 36° 20' 45" W for a distance of 118.61 feet to a point on a line.
Thence, S 00° 17' 17" W for a distance of 222.28 feet to a point on a line.
Thence, S 00° 13' 46" W for a distance of 2623.94 feet to a point on a line.
Thence, N 89° 47' 50" W for a distance of 2747.36 feet to a point on a line.
Thence, N 00° 19' 30" E for a distance of 1317.08 feet to a point on a line.
Thence, N 89° 45' 29" W for a distance of 2671.17 feet to a point on a line.
Thence, N 00° 55' 09" W for a distance of 1314.77 feet to a point on a line.
Thence, N 89° 40' 29" W for a distance of 1347.81 feet to a point on a line.
Thence, N 01° 27' 21" W for a distance of 2618.47 feet to a point on a line.
Thence, S 89° 47' 56" E for a distance of 1373.08 feet to a point on a line.
Thence, S 00° 54' 59" E for a distance of 1310.02 feet to a point on a line.
Thence, S 89° 41' 58" E for a distance of 1360.21 feet to a point on a line.
Thence, N 00° 21' 49" W for a distance of 1310.39 feet to a point on a line.
Thence, S 89° 43' 24" E for a distance of 1372.83 feet to a point on a line.
thence N 00° 17' 26" E a distance of 2634.31 feet to the POINT OF BEGINNING

Exhibit D Amended

UNIT SUMMARY

Neighborhood	Maximum Number of Units (1)	Maximum Density (Units/Acre) (1)	Approximate Area
No. 1	27	4.0	6.75
No. 4	335	7.59 7.06 (2)	44.15 (47.44 based on survey)
No. 5	146	4.0	36.43
No. 6	144	3.5	39.43
No. 7	200	3.0	66.55
No. 8	165	4.0	41.55
No. 10	142	12 (2)	11.88
No. 11	226	10 (2)	16.53
No. 12	217	3.86	56.2
No. 13	0	0	10.76
No. 14	122	2.0	65.73
No. 15	88	6.0	14.72
No. 16	110	2.0	55.35
No. 17	180	3.0	60.15
Open Space (3)			217.75
Totals	2,089		743.93

- (1) The referenced unit counts and densities represent the maximum available to individual neighborhoods. The actual number of units obtained is subject to an approved site layout, City Engineer approval, resolution of physical constraint issues, and ability to provide infrastructure and utilities.
- (2) The maximum overall density for the Fox Hollow development is three (3) units per acre based on the R-3 Zone. Upon meeting the requirements of the PUD Zoning Ordinance, including the improvements and dedication of additional public improvements required to offset the increased density, the maximum overall density may be increased to four (4) units per acre. Neighborhoods with higher densities than three (3) and four (4) units per acre will be responsible for additional public improvements to offset the increased densities.
- (3) The Open Space total shown is less the acreage shown in OS-7, OS-8, and OS-9 as these acreages are included in the Approximate Area for N-14, N-16, and N-17. Per Exhibit "I", the total Open Space acreage is 217.75 acres.
- (4) The total allowable number of units for the remaining development under the Land Use Code based on the R-3 PUD Overlay Zone (up to 4 dwelling units per acre) is as follows:
- | | |
|---|-----------------------|
| Total Villages at Saratoga Springs Acreage- | 1,069.91 acres |
| Existing Recorded Plat Acreage- | <u>(240.98) acres</u> |
| Total Remaining MDA Acreage- | 828.93 acres |
| Sensitive Lands (slopes > 30%)- | <u>(87.20) acres</u> |
| Total MDA Net Acreage- | 741.73 acres |

Total Allowable Units Based on R-3 PUD Overlay Zone:

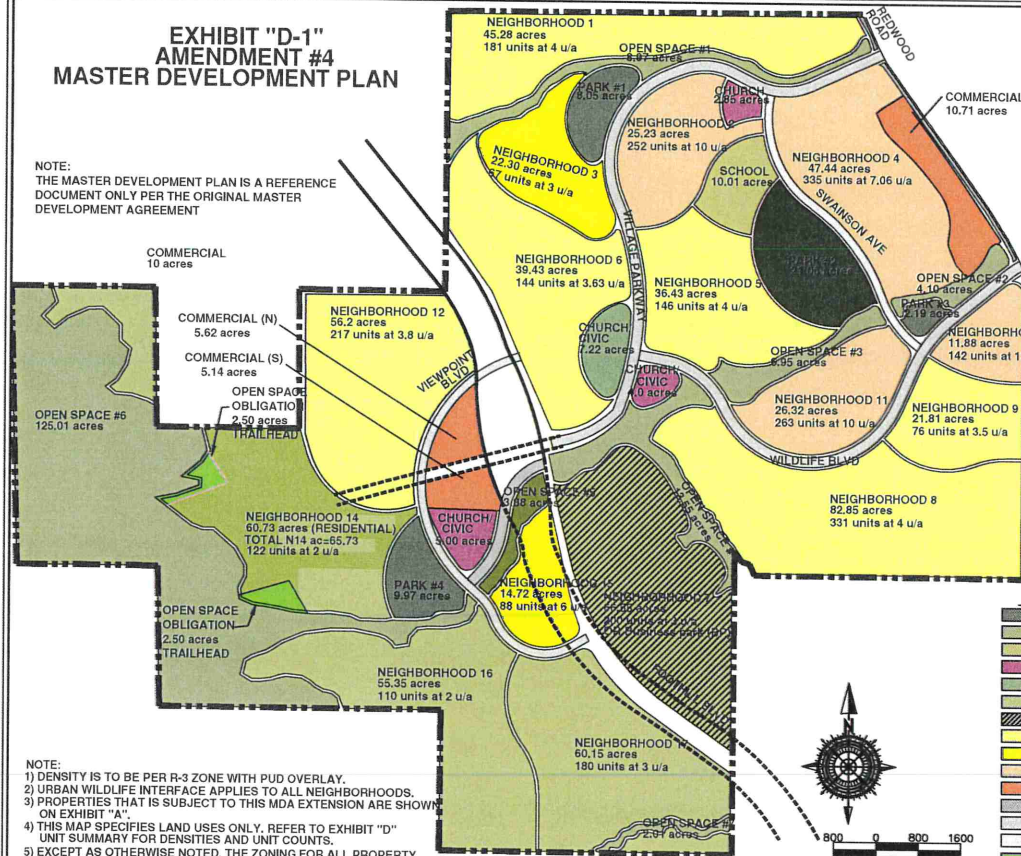
741.73 acres x 4 dwelling units per acre = **2,967 units**

Total Unit Summary Dwelling Units = 2,227

EXHIBIT D-1 AMENDED

EXHIBIT "D-1"
AMENDMENT #4
MASTER DEVELOPMENT PLAN

NOTE:
THE MASTER DEVELOPMENT PLAN IS A REFERENCE
DOCUMENT ONLY PER THE ORIGINAL MASTER
DEVELOPMENT AGREEMENT



Neighborhood Densities			
Neighborhood	Acres	Units/acre	# of Units
1	45.28	4	181
2	25.30	10	252
3	22.30	3	67
4	47.44	7.06	335
5	36.43	4	146
6	39.43	3.83	144
★ ★ 7	66.55	3	200
8	92.85	4	331
9	21.81	3.5	76
10	11.88	12	142
11	26.32	10	263
12	56.2	3.86	217
13	10.76	COMMERCIAL	
★ ★ ★ 14	65.73	2	122
15	14.72	6	88
16	55.35	2	110
17	60.15	3	180
			Total=2,979
















* PER 2-19-2020 MDA AMENDMENT
 ** Neighborhood 7 dual zoning use as a Business Park
 ** 60,73 residential and 5 ac open space

Land-Use Inventory

1076.67 acres in The Villages at Saratoga Springs
20.00 acres for Commercial space
66.55 acre Business Park N-7 (alternative use)

10.01 acres for school site
19.83 acres for Church / Civic uses
239.22 acres for open space
798.66 acres for residential development
3252 homes in The Villages at Saratoga Springs

Land-Use Table

	regional open space - parks
	regional open space - corridors and preserves
	schools
	civic sites/ church
	churches/ civic site
	VLDR 1-3.0 u/a
	business park
	LDR 3.1-5.0 u/a
	MDR 5.1-8.0 u/a
	VDR 9.1-15.0 u/a
	Commercial
	arterial roadways - 225 ft or 180 ft right of way
	major collector roads - 96.5 ft right of way
	minor (neighborhood) collector roads - 74 ft or 77 ft right of way
	Additional Trail Head area



800 0 800 1600

SCALE IN FEET

1"=800' (11"x17" SHEET ONLY)

NOTE:

- 1) DENSITY IS TO BE PER R-3 ZONE WITH PUD OVERLAY.
- 2) URBAN WILDLIFE INTERFACE APPLIES TO ALL NEIGHBORHOODS.
- 3) PROPERTIES THAT IS SUBJECT TO THIS MDA EXTENSION ARE SHOWN ON EXHIBIT "A".
- 4) THIS MAP SPECIFIES LAND USES ONLY. REFER TO EXHIBIT "D" UNIT SUMMARY FOR DENSITIES AND UNIT COUNTS.
- 5) EXCEPT AS OTHERWISE NOTED, THE ZONING FOR ALL PROPERTY IS R-3 PUD OVERLAY.

VILLAGES OF FOX HOLLOW
VILLAGES AT SARATOGA SPRINGS
HAWKS LANDING

SARATOGA

SHEET NO. D-1 AMEND #4

BOUNDARY DESCRIPTION**MDA – OVERALL**

BEGINNING AT A POINT THAT IS THE WEST ¼ CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN.

Thence, N 89° 47' 35" E for a distance of 3913.08 feet to a point on a line.
Thence, S 25° 31' 48" E for a distance of 855.08 feet to a point on a line.
Thence, S 36° 18' 52" E for a distance of 815.90 feet to a point on a line.
Thence, S 35° 16' 57" E for a distance of 239.67 feet to a point on a line.
Thence, S 34° 43' 05" E for a distance of 330.70 feet to a point on a line.
Thence, S 34° 12' 26" E for a distance of 263.40 feet to a point on a line.
Thence, S 30° 17' 05" E for a distance of 481.06 feet to a point on a line.
Thence, S 00° 16' 18" W for a distance of 2767.90 feet to a point on a line.
Thence, N 89° 43' 17" W for a distance of 2556.15 feet to a point on a line.
Thence, N 22° 47' 26" W for a distance of 112.63 feet to a point on a line.
Thence, N 72° 00' 31" W for a distance of 76.81 feet to a point on a line.
Thence, N 36° 20' 45" W for a distance of 118.61 feet to a point on a line.
Thence, S 00° 17' 17" W for a distance of 222.28 feet to a point on a line.
Thence, S 00° 13' 46" W for a distance of 2623.94 feet to a point on a line.
Thence, N 89° 47' 50" W for a distance of 2747.36 feet to a point on a line.
Thence, N 00° 19' 30" E for a distance of 1317.08 feet to a point on a line.
Thence, N 89° 45' 29" W for a distance of 2671.17 feet to a point on a line.
Thence, N 00° 55' 09" W for a distance of 1314.77 feet to a point on a line.
Thence, N 89° 40' 29" W for a distance of 1347.81 feet to a point on a line.
Thence, N 01° 27' 21" W for a distance of 2618.47 feet to a point on a line.
Thence, S 89° 47' 56" E for a distance of 1373.08 feet to a point on a line.
Thence, S 00° 54' 59" E for a distance of 1310.02 feet to a point on a line.
Thence, S 89° 41' 58" E for a distance of 1360.21 feet to a point on a line.
Thence, N 00° 21' 49" W for a distance of 1310.39 feet to a point on a line.
Thence, S 89° 43' 24" E for a distance of 1372.83 feet to a point on a line.
thence N 00° 17' 26" E a distance of 2634.31 feet to the POINT OF BEGINNING

MAP OF SUBJECT PROPERTY

Map showing Overall Legal Description for Fox Hollow, new N4 residential legal description, and new N4 commercial legal description.

