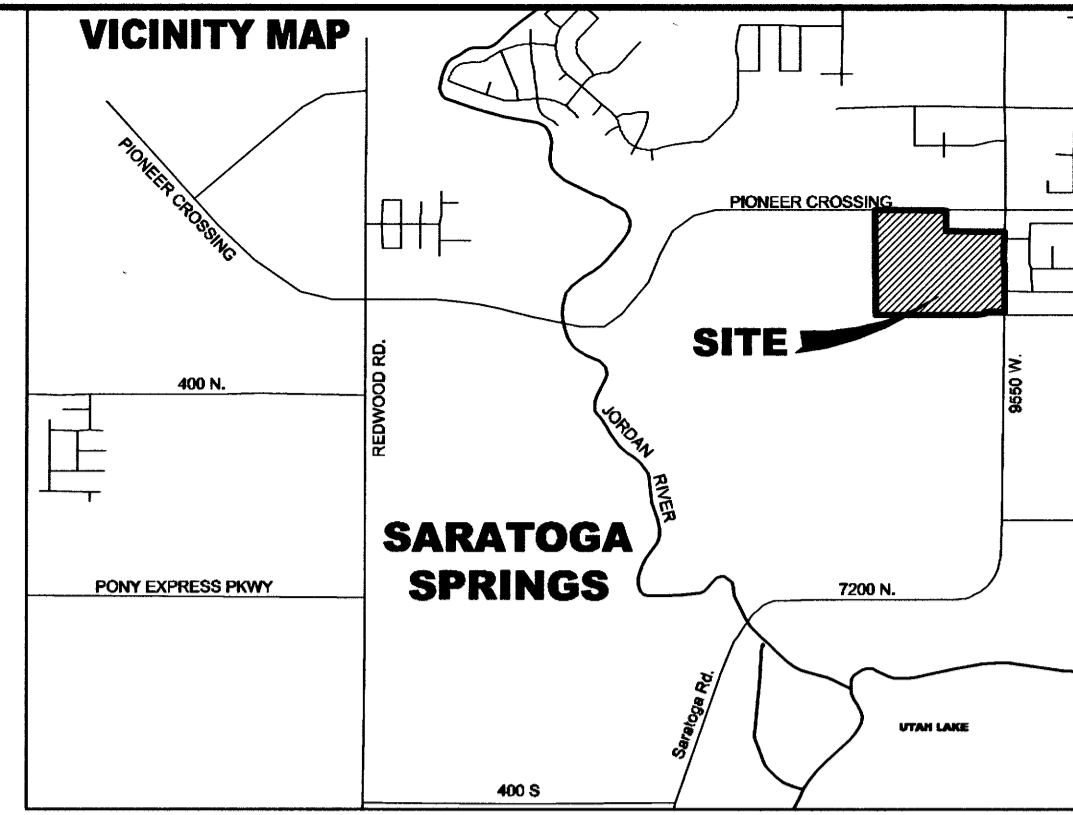


NORTHSHORE COMMERCIAL MINOR SUBDIVISION

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

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.



SURVEYOR'S CERTIFICATE

I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE, CERTIFICATE NO. 501182, 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 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 54-8E, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ALSO CERTIFY THAT I HAVE FILED, OR WILL FILE WITHIN 90 DAYS THE RECORDATION OF THIS PLAT, A MAP OF THE SURVEY I HAVE COMPLETED WITH THE UTAH COUNTY SURVEYOR.

BOUNDARY DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, AND THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN SARATOGA SPRINGS, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 85173.2018, SAID POINT BEING LOCATED S0°08'33"E 773.07 FEET AND EAST 239.89 FEET FROM THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE S0°40'27"W 387.31 FEET; THENCE S89°34'33"E 7.43 FEET; THENCE S0°45'27"W 410.56 FEET TO THE PROPOSED NORTH RIGHT-OF-WAY LINE OF 7750 NORTH STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING SEVEN (7) COURSES: N89°36'58"W 101.16 FEET; THENCE ALONG THE ARC OF A 538.50 FOOT RADIUS CURVE TO THE LEFT 117.67 FEET THROUGH A CENTRAL ANGLE OF 12°31'13" (CHORD: 584'07"26"W 117.44 FEET) TO A POINT OF A REVERSE CURVE; THENCE ALONG THE ARC OF A 161.50 FOOT RADIUS CURVE TO THE RIGHT 157.42 FEET THROUGH A CENTRAL ANGLE OF 11°50'40" (CHORD: 583'47'10"W 157.14 FEET); THENCE S89°42'30"W 610.59 FEET; THENCE N89°57'58"W 328.08 FEET; THENCE ALONG THE ARC OF A 5043.45 FOOT RADIUS CURVE TO THE LEFT 28.65 FEET THROUGH A CENTRAL ANGLE OF 0°19'32" (CHORD: 589°52'16"W 28.65 FEET); THENCE S89°42'30"W 222.06 FEET TO AN EXISTING FENCE LINE; THENCE N0°08'11"W ALONG SAID FENCE LINE 1083.75 FEET TO A FENCE CORNER AND THE NORTH LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 85173.2018; THENCE ALONG SAID REAL PROPERTY AND AN EXISTING FENCE LINE THE FOLLOWING THREE (3) COURSES: S89°25'33"E 863.78 FEET; THENCE S2°20'27"W 248.43 FEET; THENCE S89°28'33"E 715.17 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±34.77 ACRES

DATE: September 29, 2020
SURVEYOR'S NAME: Chad A. Poulsen
LICENSE NO.: 501182

ENT 170316/2020 Map 4 17347
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Oct 29 3:59 PM FEE \$4.00 BY
RECORDED FOR SARATOGA SPRINGS CITY

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS AND RIGHT-OF-WAY, TO BE HEREAFTER KNOWN AS:

NORTHSHORE COMMERCIAL MINOR SUBDIVISION

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) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS VOLUNTARILY DEFEND, INDEMNIFY, AND SAVE HARMLESS THE CITY AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET, EASEMENT, OR RIGHT-OF-WAY THAT WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET OR UTILITIES. THE OWNER(S) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS ASSUME ALL LIABILITY WITH RESPECT TO THE CREATION OF THIS SUBDIVISION, THE ALTERATION OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION, AND THE DEVELOPMENT ACTIVITY WITHIN THIS SUBDIVISION BY THE OWNERS AND ALL AGENTS, SUCCESSORS, AND ASSIGNS.

IN WITNESS WHEREOF, I HAVE HERETO SET THIS 9 DAY OF October, A.D. 2020.

TABULATIONS PARCEL A

	AC	SF	%
TOTAL PROJECT AREA	34.77	1,514,669	100%
BUILDABLE LAND	34.77	1,514,669	100%
SENSITIVE LAND	0	0	0%
OPEN SPACE	0	0	0%
RIGHT-OF-WAY	0	0	0%
TOTAL NUMBER OF LOTS		3	0%
PARKING		N/A	
DENSITY	0.09 LOTS / ACRE		

17347

SIGNATURE: Adam R. Loser PRINT NAME: Adam R. Loser TITLE & ENTITY: VICE PRESIDENT DR HORTON

SIGNATURE: _____ PRINT NAME: _____ TITLE & ENTITY: _____

SIGNATURE: _____ PRINT NAME: _____ TITLE & ENTITY: _____

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THIS 9 DAY OF October, 2020 PERSONALLY APPEARED BEFORE ME _____ WHO BEING BY ME DULY SWORN, DID PROVE TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/IT HEY EXECUTED THE SAME IN HIS/HER/ITHEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/ITHEIR 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 LAWS OF THE STATE OF UTAH THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC FULL NAME: Kristal P. Travis

COMMISSION NUMBER: 704334

MY COMMISSION EXPIRES: January 31, 2023

A NOTARY PUBLIC COMMISSIONED IN UTAH

OWNER'S ACKNOWLEDGMENT

APPROVAL BY LEGISLATIVE BODY

THE CITY COUNCIL OF THE 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 RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC.

THIS 20 DAY OF October, A.D. 2020

CITY MAYOR: Chad A. Poulsen ATTEST: Chad A. Poulsen CLERK-RECORDER (See Seal Below)

NORTHSHORE COMMERCIAL MINOR SUBDIVISION

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

APPROVED BY THE PUBLIC WORKS DIRECTOR ON THIS 15th DAY OF October, A.D. 2020

APPROVED BY THE PLANNING DIRECTOR ON THIS 10th DAY OF Oct, A.D. 2020

APPROVED BY THE LAND USE AUTHORITY ON THIS 10th DAY OF Oct, A.D. 2020

APPROVED BY SARATOGA SPRINGS ATTORNEY ON THIS 10th DAY OF Oct, A.D. 2020

APPROVED BY THE FIRE CHIEF ON THIS 22 DAY OF Oct, A.D. 2020

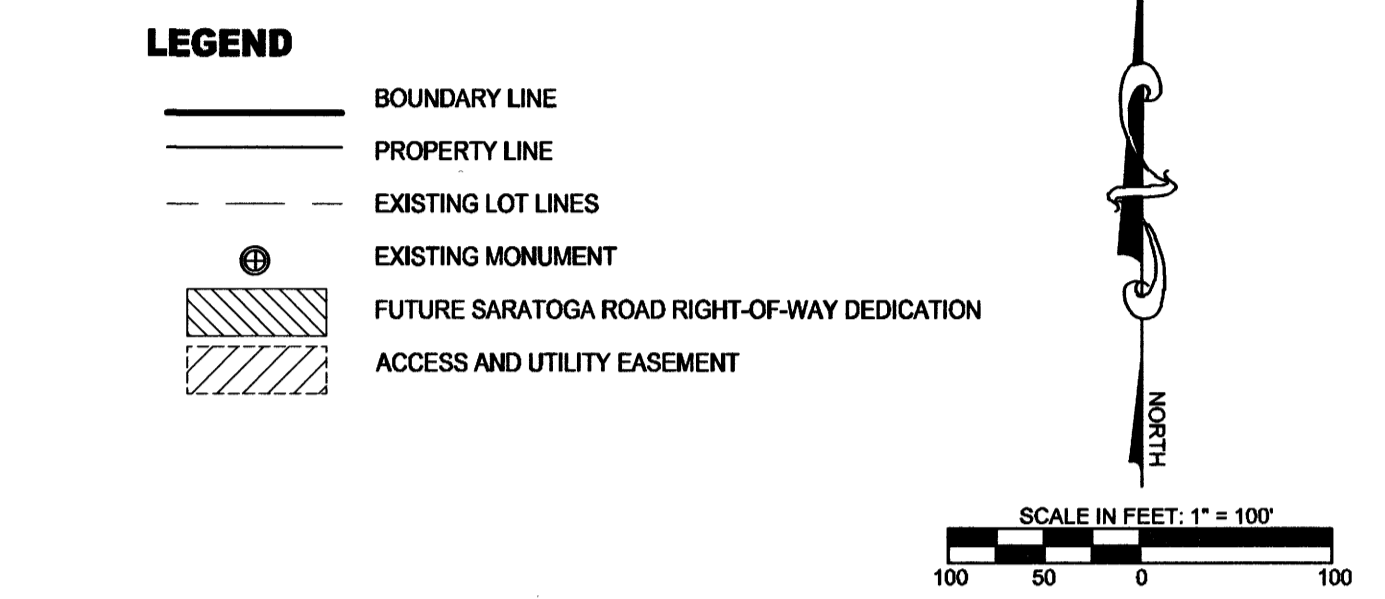
APPROVED BY POST OFFICE REPRESENTATIVE ON THIS 1 DAY OF 10, A.D. 2020

APPROVED THIS 1 DAY OF Oct, A.D. 2020

APPROVED THIS 5 DAY OF 10, A.D. 2020

APPROVED THIS 22 DAY OF Oct, A.D. 2020

APPROVED THIS 1 DAY OF 10, A.D. 2020

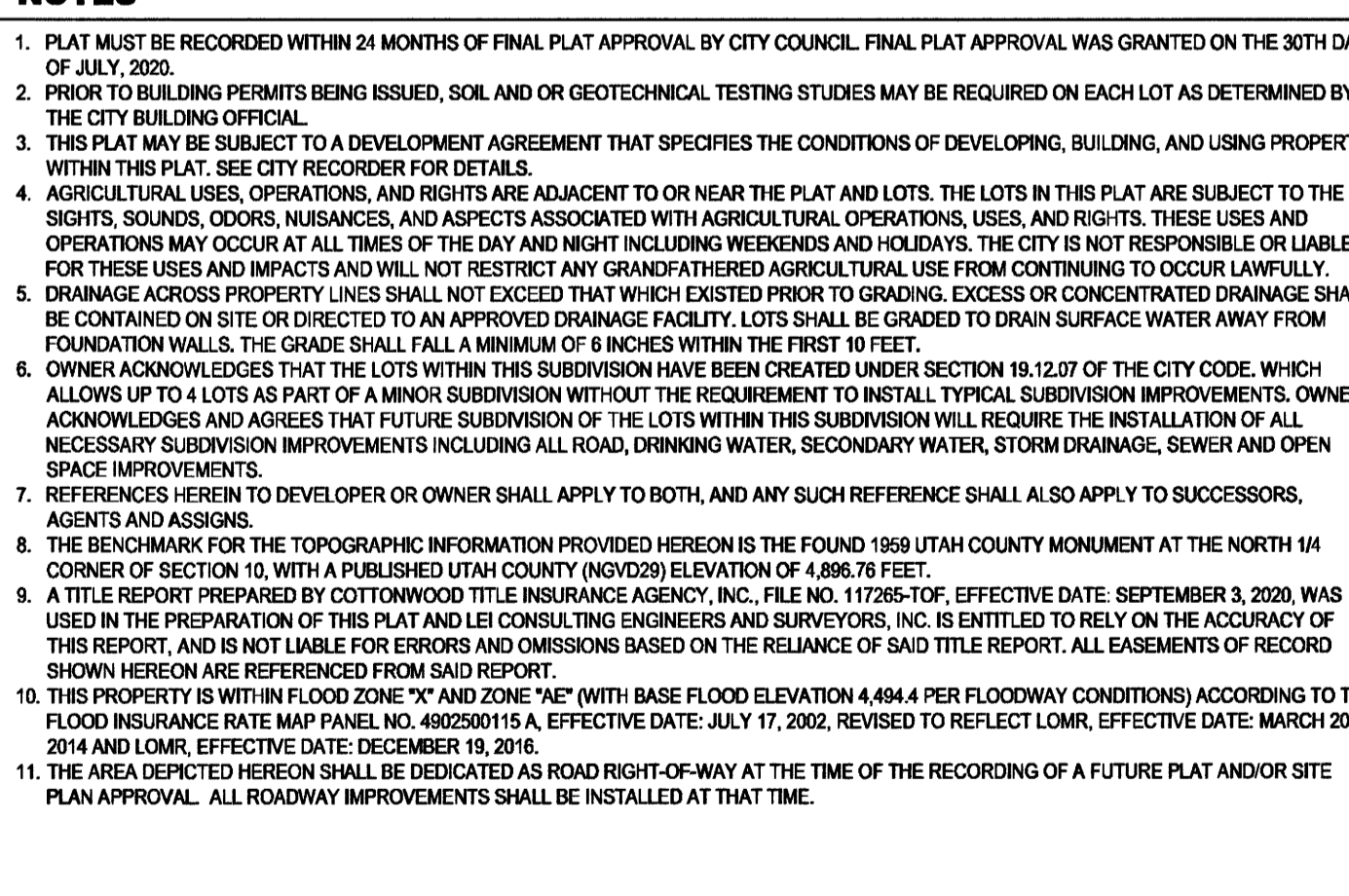


NOTES

- PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL BY CITY COUNCIL. FINAL PLAT APPROVAL WAS GRANTED ON THE 30TH DAY OF JULY, 2020.
- PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL AND/OR GEOTECHNICAL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
- THIS PLAT MAY BE SUBJECT TO A DEVELOPMENT AGREEMENT THAT SPECIFIES THE CONDITIONS OF DEVELOPING, BUILDING, AND USING PROPERTY WITHIN THIS PLAT. SEE CITY RECORDER FOR DETAILS.
- AGRICULTURAL USES, OPERATIONS, AND RIGHTS ARE ADJACENT TO OR NEAR THE PLAT AND LOTS. THE LOTS IN THIS PLAT ARE SUBJECT TO THE SIGHTS, SOUNDS, ODORS, NUISANCES, AND ASPECTS ASSOCIATED WITH AGRICULTURAL OPERATIONS, USES, AND RIGHTS. THESE USES AND OPERATIONS MAY OCCUR AT ALL TIMES OF THE DAY AND NIGHT INCLUDING WEEKENDS AND HOLIDAYS. THE CITY IS NOT RESPONSIBLE OR LIABLE FOR THESE USES AND IMPACTS AND WILL NOT RESTRICT ANY GRANDFATHERED AGRICULTURAL USE FROM CONTINUING TO OCCUR LAWFULLY.
- DRAINAGE ACROSS PROPERTY LINES SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.
- OWNER ACKNOWLEDGES THAT THE LOTS WITHIN THIS SUBDIVISION HAVE BEEN CREATED UNDER SECTION 18.12.07 OF THE CITY CODE, WHICH ALLOWS UP TO 4 LOTS AS PART OF A MINOR SUBDIVISION WITHOUT THE REQUIREMENT TO INSTALL TYPICAL SUBDIVISION IMPROVEMENTS. OWNER ACKNOWLEDGES AND AGREES THAT FUTURE SUBDIVISION OF THE LOTS WITHIN THIS SUBDIVISION WILL REQUIRE THE INSTALLATION OF ALL NECESSARY SUBDIVISION IMPROVEMENTS INCLUDING ALL ROAD, DRINKING WATER, SECONDARY WATER, STORM DRAINAGE, SEWER AND OPEN SPACE IMPROVEMENTS.
- REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS AND ASSIGNS.
- THE BENCHMARK FOR THE TOPOGRAPHIC INFORMATION PROVIDED HEREON IS THE FOUND 1959 UTAH COUNTY MONUMENT AT THE NORTH 1/4 CORNER OF SECTION 10, WITH A PUBLISHED UTAH COUNTY (NOV029) ELEVATION OF 4,888.78 FEET.
- A TITLE REPORT PREPARED BY COTTONWOOD TITLE INSURANCE AGENCY, INC., FILE NO. 117285-10F, EFFECTIVE DATE: SEPTEMBER 3, 2020, WAS USED IN THE PREPARATION OF THIS PLAT AND LEI CONSULTING ENGINEERS AND SURVEYORS, INC. IS ENTITLED TO RELY ON THE ACCURACY OF THIS REPORT, AND IS NOT LIABLE FOR ERRORS AND OMISSIONS BASED ON THE RELIANCE OF SAID TITLE REPORT. ALL EASEMENTS OF RECORD SHOWN HEREON ARE REFERENCED FROM SAID REPORT.
- THIS PROPERTY IS WITHIN FLOOD ZONE "X" AND ZONE "AE" WITH BASE FLOOD ELEVATION 4,884.4 PER FLOODWAY CONDITIONS ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NO. 48020015-A, EFFECTIVE DATE: JULY 17, 2002, REVISED TO REFLECT LOMR, EFFECTIVE DATE: MARCH 20, 2014 AND LOMR, EFFECTIVE DATE: DECEMBER 19, 2016.
- THE AREA DEPICTED HEREON SHALL BE DEDICATED AS ROAD RIGHT-OF-WAY AT THE TIME OF THE RECORDING OF A FUTURE PLAT AND/OR SITE PLAN APPROVAL. ALL ROADWAY IMPROVEMENTS SHALL BE INSTALLED AT THAT TIME.

D R HORTON
12351 S. GATEWAY PARK PLACE
SUITE D-100
DRAPER, UT 84020
801-571-7101

LEI ENGINEERS PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801-798-0580
Fax: 801-798-0930
office@leinc.com
www.lei-inc.com



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 THE UTAH CODE SECTION 10-9A-603(4)(C)(i). THE FOLLOWING NOTES ARE NOT ENDORSED OR ADOPTED BY SARATOGA SPRINGS AND DO NOT SUPERSEDE CONFLICTING PLAT NOTES OR SARATOGA SPRINGS POLICIES.

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)(b)(i) 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 EFFECT 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 86, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
d. ANY OTHER PROVISION OF LAW

No Easements
Approved This 1 Day of Oct, A.D. 2020

DOMINION ENERGY UTAH

QUESTAR GAS COMPANY, d/b/a DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-369-8532.

APPROVED THIS 5 DAY OF 10, A.D. 2020

By: Deborah Eldredge
DOMINION ENERGY QUESTAR CORPORATION TITLE: Pro-Con

APPROVED THIS 29th DAY OF Sept, A.D. 2020

APPROVED THIS 2 DAY OF Oct, A.D. 2020

APPROVED BY THE PLANNING DIRECTOR ON THIS 10th DAY OF Oct, A.D. 2020

APPROVED BY THE LAND USE AUTHORITY ON THIS 10th DAY OF Oct, A.D. 2020

APPROVED BY THE CITY ENGINEER ON THIS 22 DAY OF Oct, A.D. 2020

APPROVED BY THE FIRE CHIEF ON THIS 22 DAY OF Oct, A.D. 2020

APPROVED BY POST OFFICE REPRESENTATIVE ON THIS 1 DAY OF 10, A.D. 2020