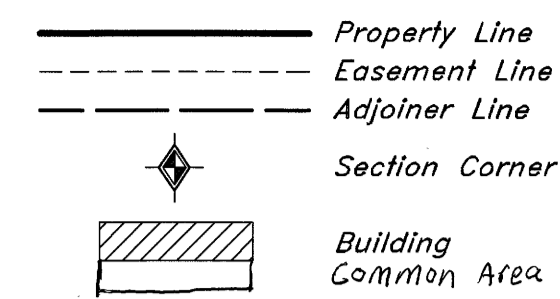


SHC 2 Office Condominiums

Amending of Lot 2 Riverside Crossing Subdivision - Plat A
A part of the Northwest Quarter of Section 23, Township 5 South,
Range 1 West, Salt Lake Base and Meridian, U.S. Survey.
Saratoga Springs, Utah County, Utah

Legend



Scale: 1" = 30'

Required Plat Notes

- Plat must be recorded within 24 months of final plat approval or for phased developments, within 24 months of recordation of most recent phase. The first final plat approval was granted on the 30 day of March, 2021.
- Prior to building permits being issued, soil and/or geotechnical testing studies may be required on each lot as determined by the city building official.
- This plat may be subject to a development agreement that specifies the conditions of developing, building, and using property within this plat. See City Recorder for details.
- Plat is subject to installation of improvements and bond agreement No. 210000 which requires the construction and warranty of improvements in this subdivision. These obligations run with the land and are binding on successors, agents, and assigns of developer. There are no third-party rights or beneficiaries under this agreement.
- Building permits will not be issued until all required improvements have been installed per City standards and all fees including impact and connection fees are paid.
- References herein to developer or owner shall apply to both, and any such reference shall also apply to successors, agents and assigns.
- No City maintenance shall be provided for streets and improvements designated as "private" on this plat.
- A geotechnical report has been completed by: AGEC Applied Geotech which addresses soil and groundwater conditions, provides engineering design criteria, and recommends mitigation measures if problematic conditions were encountered. The City assumes no liability or responsibility for any reliance on the information or lack thereof in this report.
- Agricultural uses, operations, and rights are adjacent to or near the plat and lots. The lots in this plat are subject to the sights, sounds, odors, nuisances and aspects associated with agricultural operations, uses and rights. These uses and operations may occur at all times of the day and night including weekends and holidays. The City is not responsible or liable for these uses and impacts and will not restrict any grandfathered agricultural use from continuing to occur lawfully.
- Drainage across property lines shall not exceed that which existed prior to grading. Excess or concentrated drainage shall be contained on site or directed to an approved drainage facility. 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.
- All open space, common space, and trail improvements located herein are to be installed by owner and maintained by a homeowners association unless specified otherwise on each improvement.
- Lots/Units may be subject to Association bylaws, articles of incorporation and CC&R's.
- Common areas are conveyed to: SHC 2 Office Condominiums Association, Inc.

Benchmark

Brass Cap Monument for the East Quarter Corner of Section 23, T5S, R1W, SLB&M, U.S. Survey with an NGVD Elevation of 4,513.92 feet.
 Temporary Site Benchmark
 A nail found in the future Devonshire Drive Elevation = 4504.82
 Observed 28 October, 2020

Acknowledgment

State of Utah County of Wasatch
 On the 29th day of March, 2021, personally appeared before me, the undersigned Notary Public, Michael Baxter, who being by me duly sworn did say that he/she is/are the V.P. Relationship Manager of Altabank, its successors and/or assigns and that the foregoing instrument was signed in behalf of said corporation by authority of its Board of Directors, and he/she acknowledged to me that said corporation executed the same.

Residing at: MIDVALE, UT Comm. No. 616172
 Commission Expires: Aug 18, 2021
Russ Poulsen
 Print Name A Notary Public

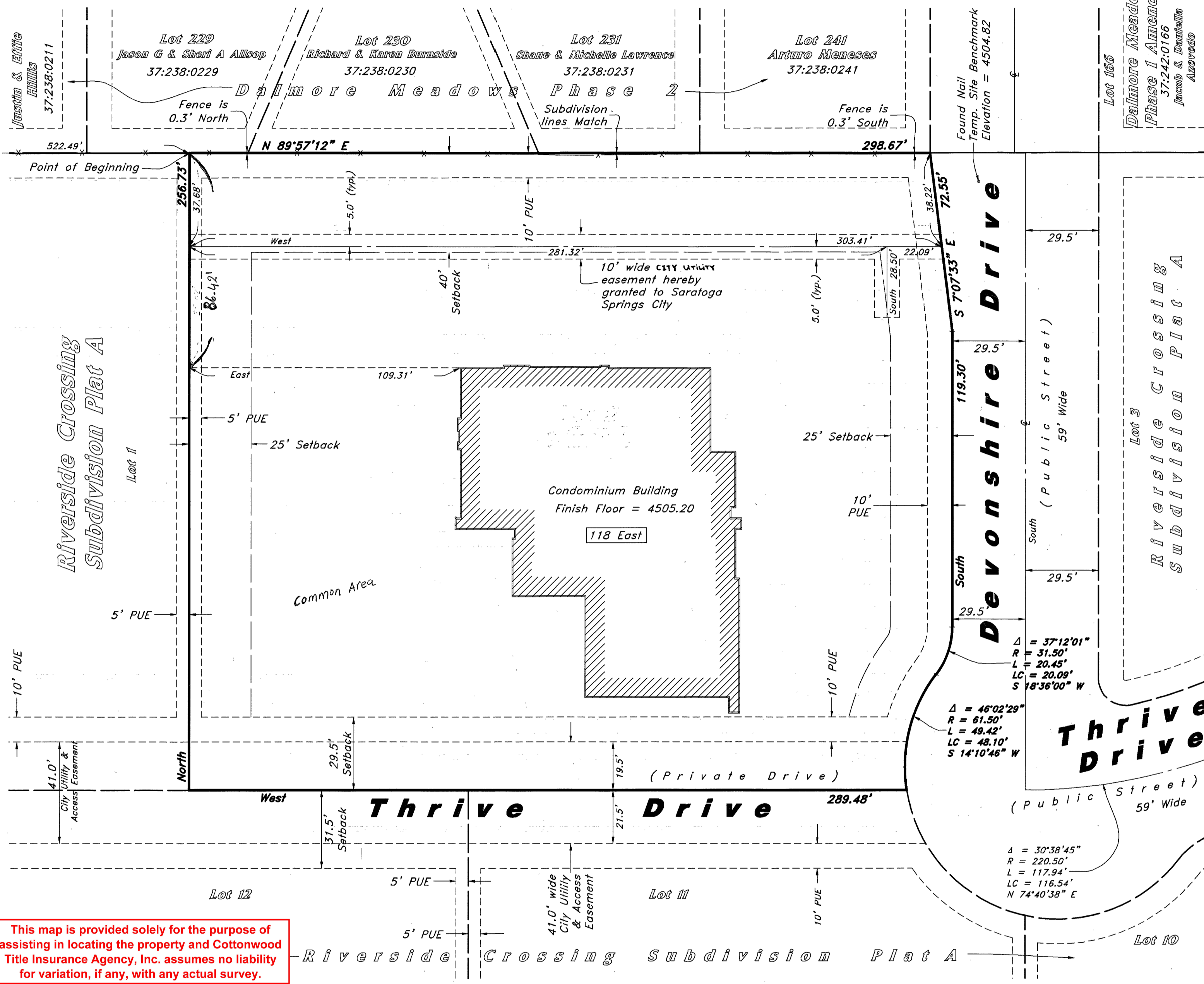
Narrative
 This Condominium Plat was requested by Saratoga HC II, LLC prerequisite to development of this property.
 This Survey retraces and honors the Riverside Crossing Subdivision Plat - A, by LEI Engineering
 A line between monuments found for South Quarter Corner and the North Quarter Corner of Section 23 was assigned the Utah County Survey bearing of South 0°13'38" East as the Basis of Bearings.

Northwest Corner of Riverside Crossing Subdivision, Plat A, found Right-of-Way monument marking East Line of Redwood Road

Dominion Energy
 Questar Gas Company, dba 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 of liabilities including prescriptive rights and other rights, obligations of 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 owner 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 1-800-366-8532.

Rocky Mountain Power
 "Utilities shall have the right to install, maintain and operate their equipment above and below ground and all other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense, or the utility may remove such structure within the PUE at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE."

Notes
 Each Unit will be described after recording as determined by State Code (57-8-14, Legal description of units): "A deed, lease, mortgage, or other instrument may legally describe a unit by its identifying number or symbol as designated in the declaration or as shown on the condominium plat."



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.

By signing this plat, the following utility companies are approving the: (A) boundary, course, dimensions, and intended use of the Right-of-Way and easement grants of record; (B) location of existing underground and utility facilities; (C) conditions or restrictions governing the location of the facilities within the Right-of-Way, and easement grants of record, and utility facilities within the subdivision. "Approving" shall have the meaning in Utah code section 10-9A-603(4)(c)(ii). The following notes are not endorsed or adopted by Saratoga Springs and do not supersede conflicting plat notes or Saratoga Springs policies.

Project Area	=	1.79 acres
Total Lots	=	1
Building Square Footage	=	11,984 sq. ft.
Percentage of Buildable Land	=	N/A
Acres of Sensible Lands	=	N/A
Open Space Percentage	=	N/A
Net Density of Dwellings	=	N/A
Area Dedicated for Right-of-way	=	N/A
Area and % of Landscaping	=	N/A

Owner/Developer
 Saratoga HC II, LLC
 9544 Willow Trail Way
 South Jordan, UT 84095

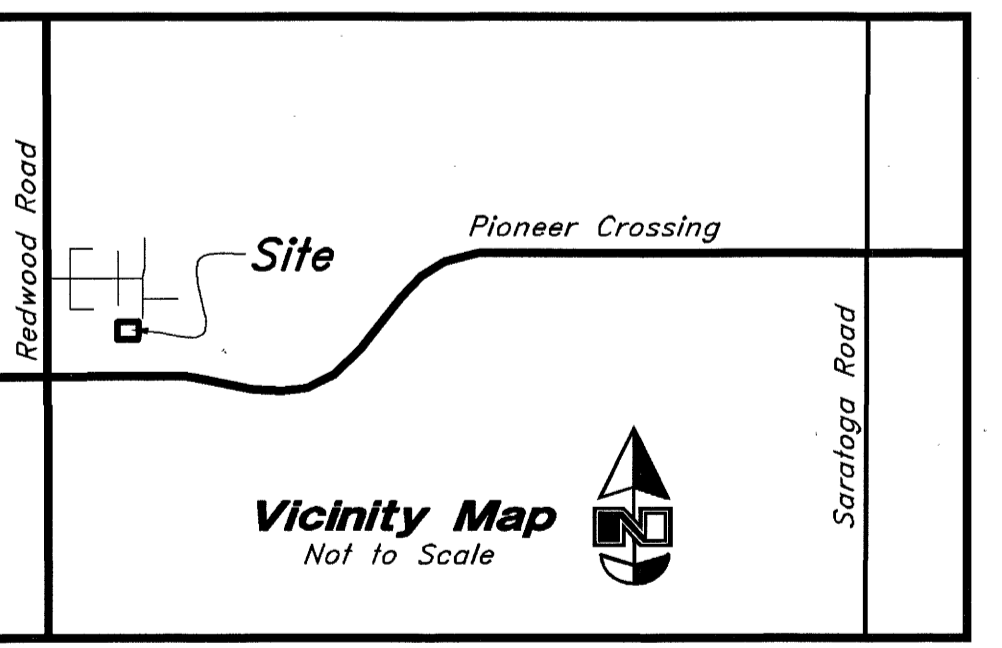
Public Works Director
 Approved by the Public Works Director this 31 Day of March, A.D. 2021
[Signature]
 Public Works Director

Planning Director Approval
 Approved by the Planning Director this 30 Day of March, A.D. 2021
[Signature]
 Planning Director

Saratoga Springs Engineer Approval
 Approved by the City Engineer on this 30 Day of March, A.D. 2021
[Signature]
 City Engineer

Acknowledgment
 State of Utah County of Wasatch
 On the 29th day of March, 2021, personally appeared before me, the undersigned Notary Public, Michael Baxter, who being by me duly sworn did say that he/she is/are the V.P. Relationship Manager of Altabank, its successors and/or assigns and that the foregoing instrument was signed in behalf of said corporation by authority of its Board of Directors, and he/she acknowledged to me that said corporation executed the same.

Residing at: MIDVALE, UT Comm. No. 616172
 Commission Expires: Aug 18, 2021
Russ Poulsen
 Print Name A Notary Public



Comcast
 Approved this 30 Day of March, A.D. 2021
[Signature]
 Comcast

Centurylink
 Approved this 26 Day of March, A.D. 2021
[Signature]
 CenturyLink

Dominion Energy
 Approved this 29 Day of March, A.D. 2021
[Signature]
 Dominion Energy

Rocky Mountain Power
 Approved this 26 Day of March, A.D. 2021
[Signature]
 Rocky Mountain Power

ANDERSON WAHLEN & ASSOCIATES
 2010 North Redwood Road, Salt Lake City, Utah 84116
 801 521-8529 - AWAengineering.net

Fire Chief Approval
 Approved by the Fire Chief on this 30 Day of March, A.D. 2021
[Signature]
 City Fire Chief

Land Use Authority
 Approved by the Land Use Authority on this 30 Day of March, A.D. 2021
[Signature]
 Land Use Authority

Saratoga Springs Attorney Approval
 Approved by the City Engineer on this 30 Day of March, A.D. 2021
[Signature]
 City Engineer

Saratoga Springs Attorney
 Approved by Saratoga Springs Attorney on this 30 Day of March, A.D. 2021
[Signature]
 Saratoga Springs Attorney

Lehi City Post Office
 Approved by Post Office Representative on this 26 Day of March, A.D. 2021
[Signature]
 Lehi City Post Office Representative

Surveyor's Certificate
 I, Ken B. Hawkes, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold Certificate No. 8707113 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; I further certify for, and on behalf of Anderson Wahlen & Associates that by authority of the owners I have completed a survey of the property described on this Condominium Plat and this Condominium Plat. The Plat is a part of Section 23, Township 5 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey. The information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property; hereafter known as SHC 2 Office Condominiums.

Boundary Description
 All of Lot 2, Riverside Crossing Subdivision - Plat A located in the Northeast Quarter of Section 23, Township 5 South, Range 1 West, Salt Lake Base and Meridian, being described meels and bounds as follows:
 Beginning at a point located 866.50 feet South 0°13'38" East along the Quarter Section Line, 99.61 feet East to a Right-of-Way Monument found marking the Eastern Line of Redwood Road and 552.49 feet North 89°57'12" East from a Brass Cap Monument found marking the North Quarter Corner of said Section 23; and running thence North 89°57'12" East 298.67 feet to the Westerly Line of the future Devonshire Drive; thence along said Westerly Line the following 4 courses: South 7°07'33" East 72.55 feet; South 119.30 feet to a point of curvature; Southwesterly along the arc of a 31.50 foot radius curve to the right a distance of 20.45 feet (Central Angle equals 37°12'01" and Long Chord bears South 18°36'00" West 20.09 feet) to a point of reverse curvature; and Southwesterly along the arc of a 61.50 foot radius curve to the left a distance of 49.42 feet (Central Angle equals 46°02'29" and Long Chord bears South 14°10'46" West 48.10 feet); thence West 289.48 feet; thence North 256.73 feet to the point of beginning.

Contains 77,933 sq. ft.
 Or 1.79 acres
 1 Lot
 3 Units
 Common Area

Date: 26 Mar, 2021
 Signature: [Signature]
 Ken B. Hawkes
 Utah PLS No. 8707113

Owner's Dedication
 Know all men by these presents that We, the undersigned owners of the above described tract of land, having caused the same to be subdivided into Lots to be hereafter known as SHC 2 Office Condominiums and do hereby dedicate for perpetual use of the public and/or City all parcels of land, easements, right-of-way, and public amenities shown on this plat as intended for public and/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 which will interfere with the City's use, maintenance, and operation of the street and do hereby dedicate for the perpetual use of the public and City all Parcels, Lots, Street, Easements, Rights-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 which will interfere with the City's use, maintenance, and operation of the street. The owner(s) and all agents, successors, and assigns voluntarily defend, indemnify, and hold harmless the City from any claim arising from the owner's creation of this subdivision, the alteration of the ground surface, vegetation, drainage, or surface or sub-surface water flows within this subdivision, and the development activity within this subdivision by the owners and all agents, successors, and assigns. The Owner hereby conveys the Common Area, as indicated herein, to SHC 2 Office Condominiums Association, a Utah Nonprofit Corporation, with a registered address of T5S S. 4000 E. 1000 N. Saratoga Springs, UT 84095.

Saratoga HC II, LLC
 3-29-2021
 By: [Signature]
 G. C. Johnson
 Manager

Acknowledgment
 State of Utah County of Wasatch
 On the 29th day of March, 2021, personally appeared before me, the undersigned Notary Public, G. C. Johnson, who being by me duly sworn did say that he/she/they is/are the Manager of Saratoga HC II, LLC by authority of its members or its articles of organization, and he/she acknowledged to me that said limited liability company executed the same.

Residing at: MIDVALE, UT Comm. No. 616172
 Commission Expires: Aug 18, 2021
Russ Poulsen
 Print Name A Notary Public

Consent to Record
 Altabank, a holder of a legal or equitable interest in the property described herein hereby consents to the recordation of this Condominium Plat and hereby consents to the dedication of all easements and other properties so designated to be dedicated to the City of Saratoga Springs.

By: [Signature]
 Michael Baxter
 V.P. Relationship Manager

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 herein, 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 1st day of April, A.D. 2021

[Signature]
 City Mayor
 Attest: [Signature]
 City Recorder (See Seal Below)

SHC 2 Office Condominiums
 Amending Lot 2 Riverside Crossing Subdivision - Plat A
 A part of the Northwest Quarter of Section 23, Township 5 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey.
 Saratoga Springs, Utah County, Utah

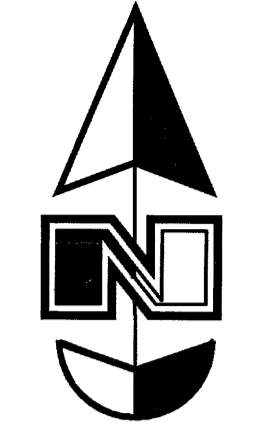
Surveyors Seal: [Signature]
 Notary Public Seal: [Signature]
 City Engineer Seal: [Signature]
 Clerk-Recorder Seal: [Signature]

T V 034
 (Lot 2 Riverside Crossing - PLAT A)
 SEC 23, T5S, R1W

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.

SHC 2 Office Condominiums

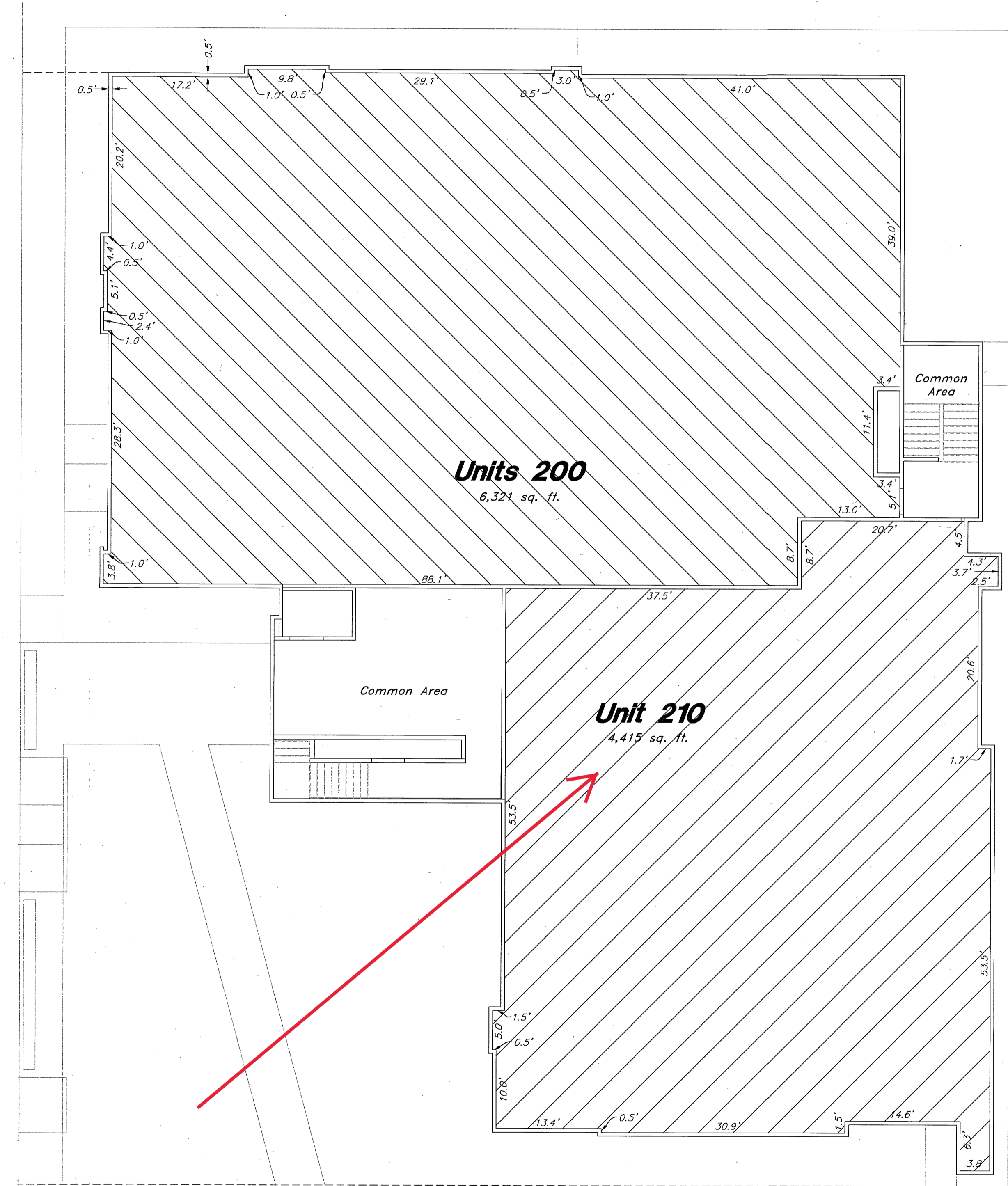
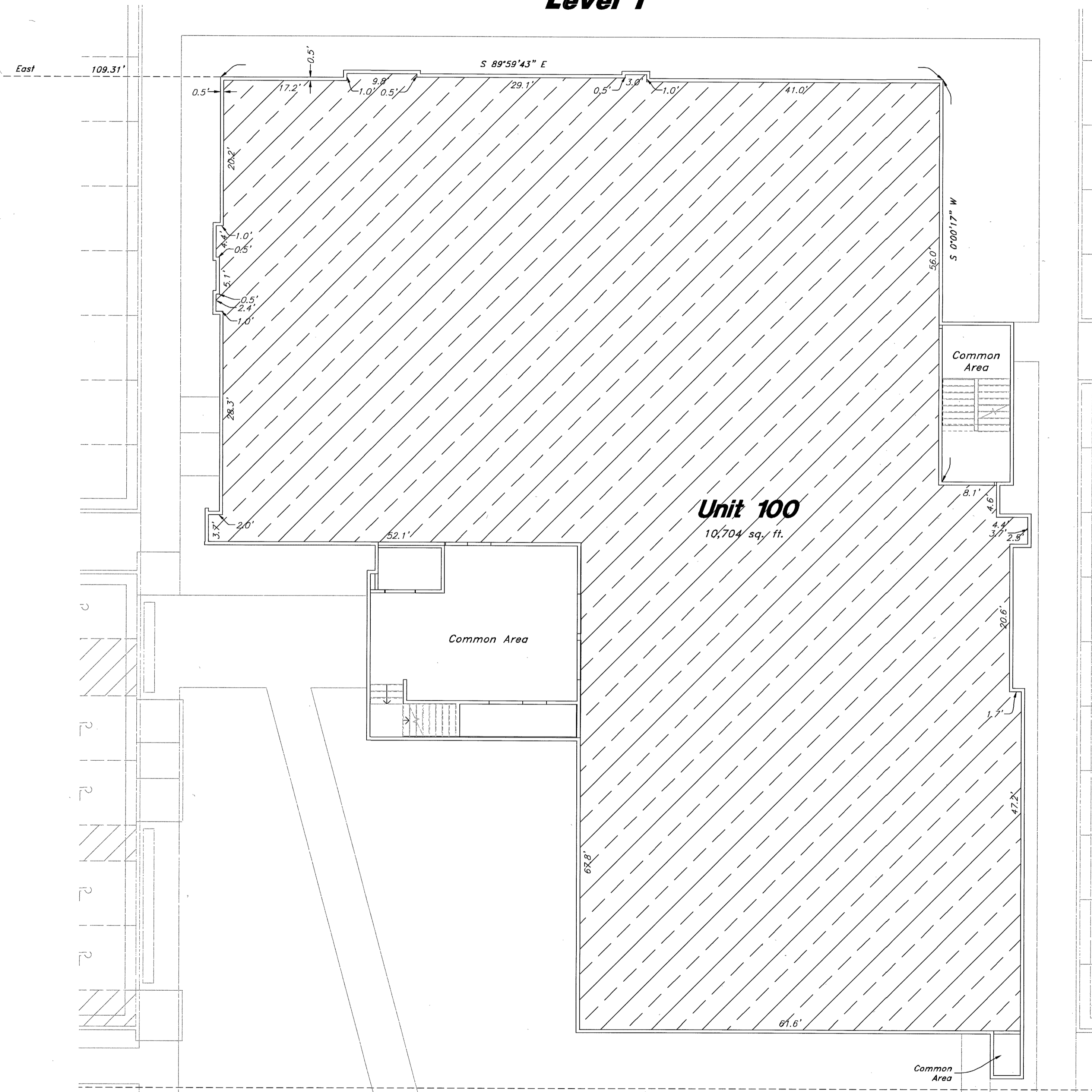
All of Lot 2 of the forthcoming Riverside Crossing Subdivision - Plat A
A part of the Northwest Quarter of Section 23, Township 5 South,
Range 1 West, Salt Lake Base and Meridian, U.S. Survey.
Saratoga Springs, Utah County, Utah



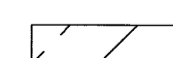
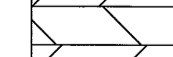
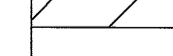

Scale: 1" = 10'

Level 1

Level 2



Legend

-  Unit 100
-  Unit 200
-  Unit 210
-  Common Area

All layout, and dimensions shown herein reflect original electronic architectural drawings provided to Anderson Wahlen & Associates October of 2020 and do not reflect actual construction.

ENT 66195:2021 Map # 17634
ANDREA ALLEN
UTAH COUNTY RECORDER
RECORDED FOR SARATOGA SPRINGS CITY, UT

ENT 66195:2021 Map # 17634
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 APR 08 11:50 AM FEE \$50.00 BY JR
RECORDED FOR SARATOGA SPRINGS CITY



ANDERSON WAHLEN & ASSOCIATES

2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 - AWAengineering.net

17634 2.23

SHC 2 Office Condominiums

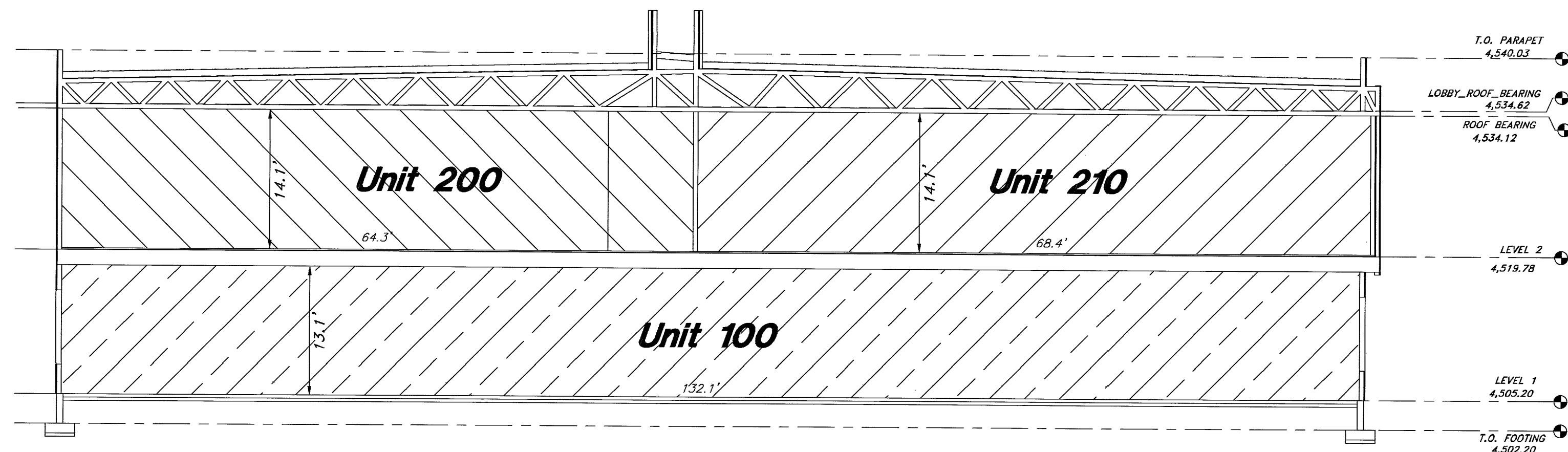
All of Lot 2 of the forthcoming Riverside Crossing Subdivision - Plat A
A part of the Northwest Quarter of Section 23, Township 5 South,
Range 1 West, Salt Lake Base and Meridian, U.S. Survey.
Saratoga Springs, Utah County, Utah

SHC 2 Office Condominiums

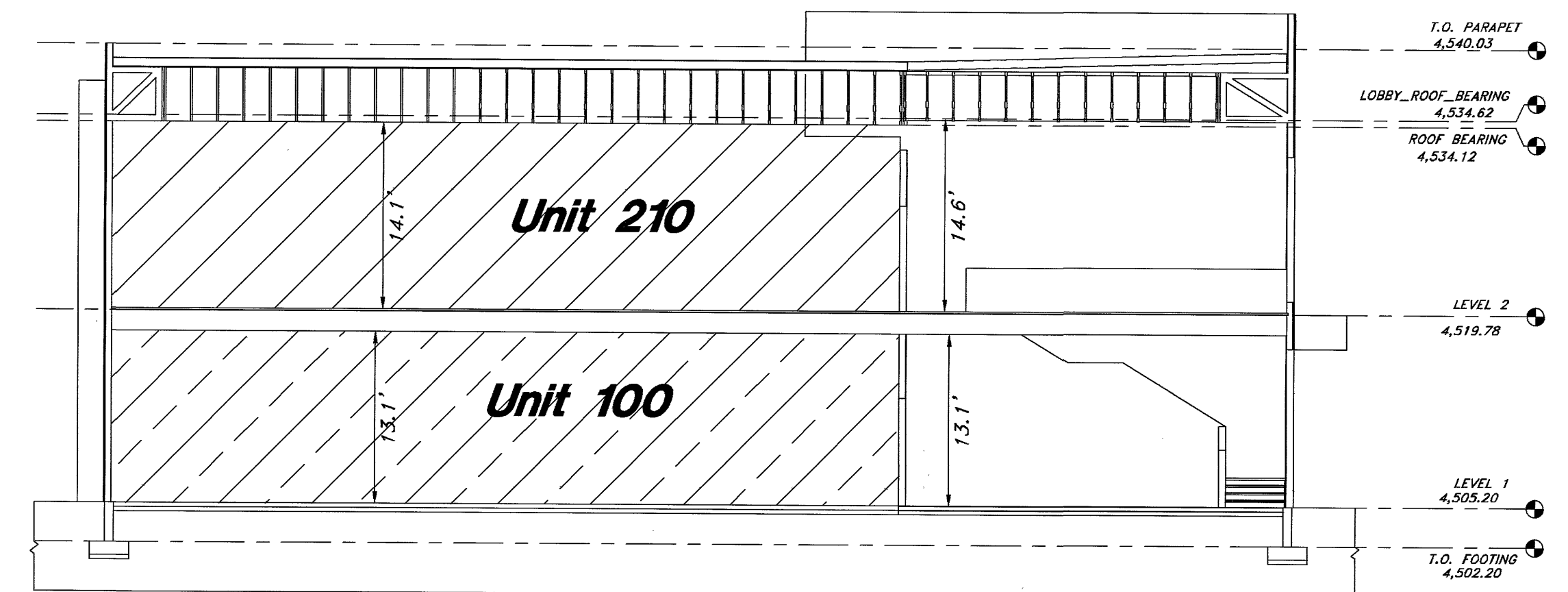
All of Lot 2 of the forthcoming Riverside Crossing Subdivision - Plat A
A part of the Northwest Quarter of Section 23, Township 5 South,
Range 1 West, Salt Lake Base and Meridian, U.S. Survey.
Saratoga Springs, Utah County, Utah

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Cross-Section A-A

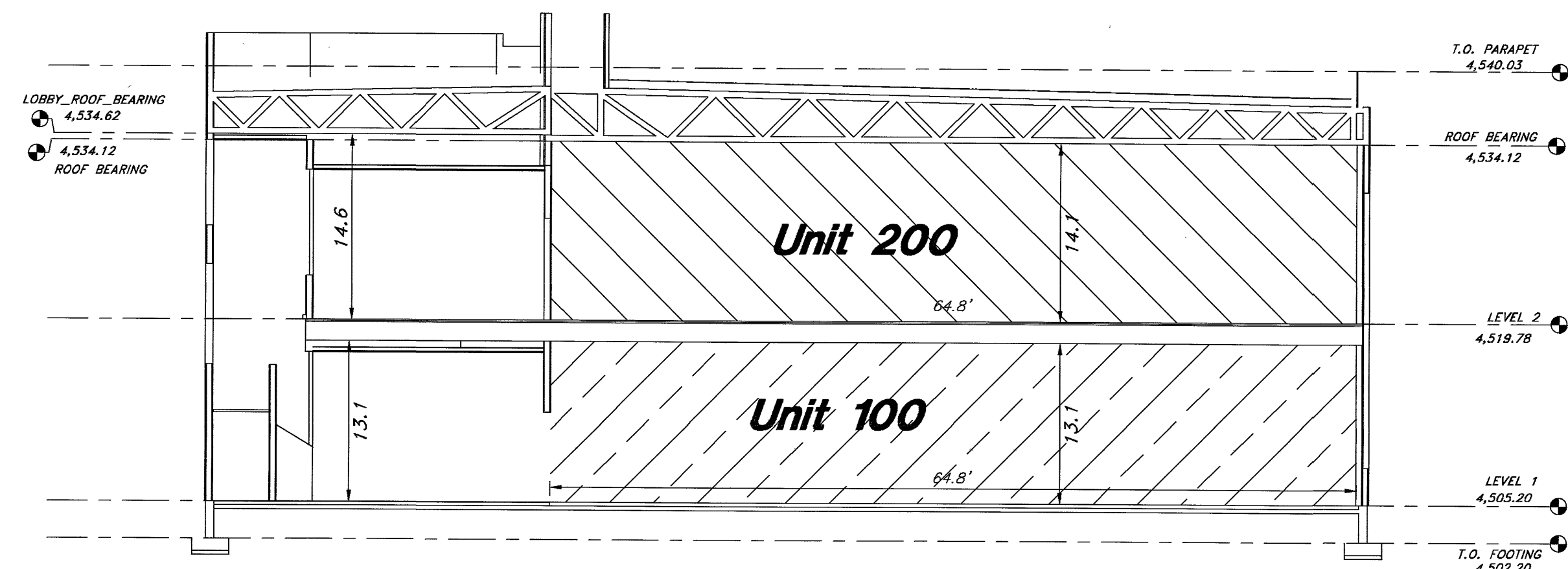


Cross-Section B-B

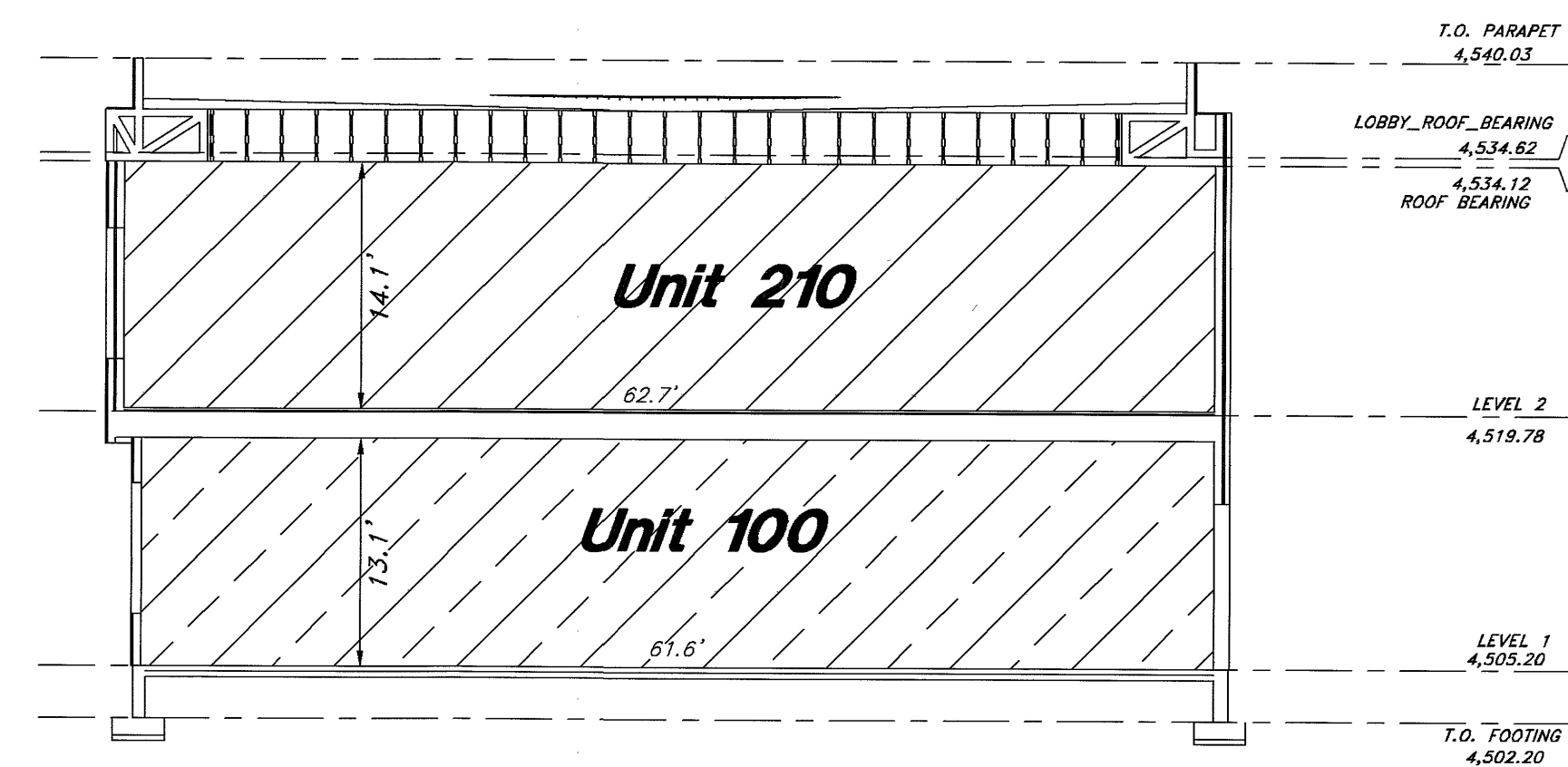


ENT 66195:2021 Map # 17634
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Mar 08 11:50 am FEE 150.00 BY JR
RECORDED FOR SARATOGA SPRINGS CITY

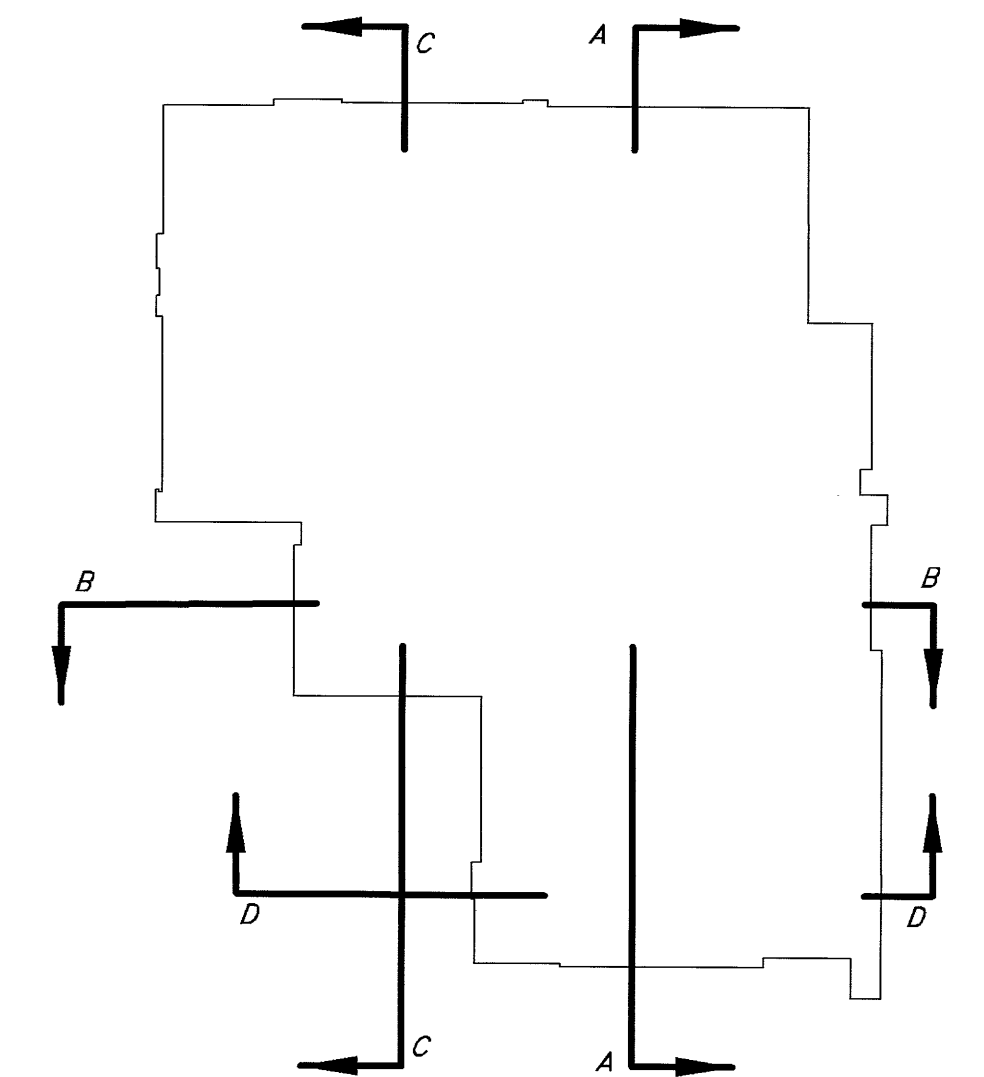
Cross-Section C-C



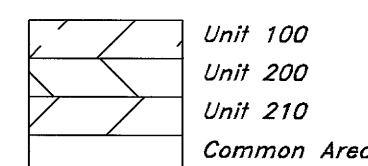
Cross-Section D-D



Cross-Section



Legend



All layout, and dimensions shown hereon reflect original electronic architectural drawings provided to Anderson Wahlen & Associates October of 2020 and do not reflect actual construction.



ANDERSON WAHLEN & ASSOCIATES

2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 - AWAengineering.net



17634
3 of 3

SHC 2 Office Condominiums

All of Lot 2 of the forthcoming Riverside Crossing Subdivision - Plat A
A part of the Northwest Quarter of Section 23, Township 5 South,
Range 1 West, Salt Lake Base and Meridian, U.S. Survey.
Saratoga Springs, Utah County, Utah