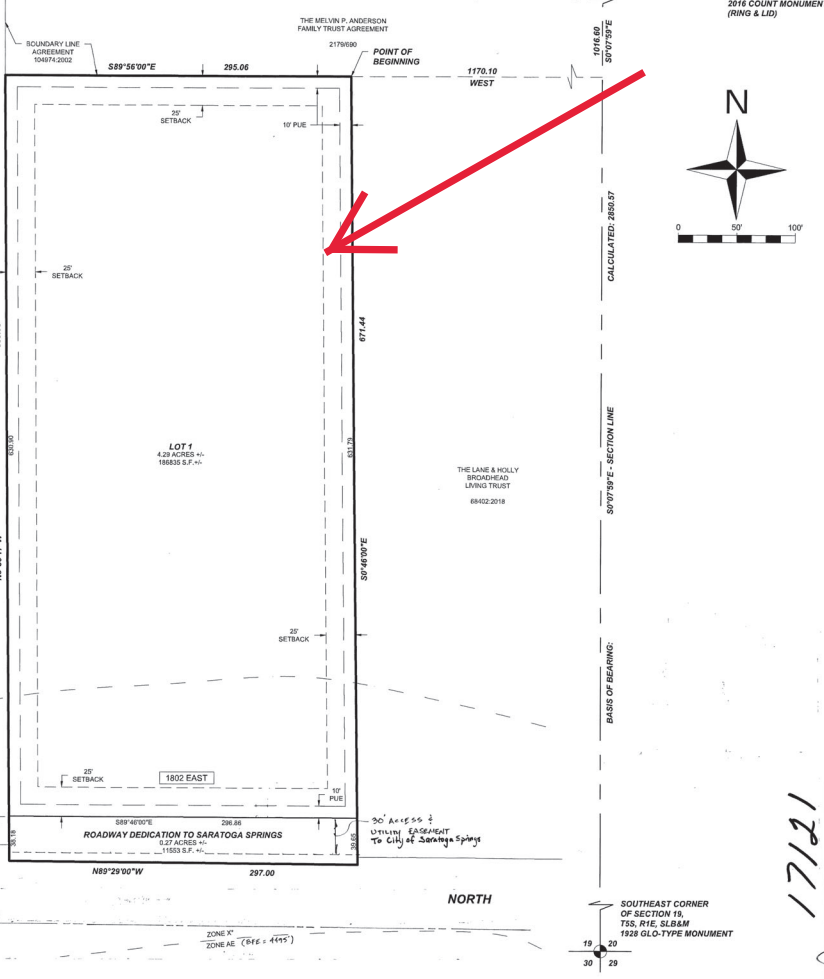


This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

BOYER MSA SUBDIVISION "PLAT A"

LOCATED IN THE SE1/4 OF SECTION 19, T8S, R1E, S18&M SARATOGA SPRINGS, UTAH COUNTY, UTAH



SURVEYOR'S CERTIFICATE
 I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172675 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY THAT AT THE REQUEST OF THE OWNER OF THE BELOW DESCRIBED LAND, I PERFORMED A SURVEY OF THE SAID LAND, THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH WILL BE CONSTRUCTED GRAY FARMS OFFICE CONDOMINIUMS PHASE 1, AND THIS RECORD OF SURVEY MAP, CONSISTING OF TWO (2) PAGES IS ACCURATE AND COMPARES WITH THE PROVISIONS OF SECTION 57-3-13 (1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THE SURVEY.

DENNIS P. CARLISLE
 PROFESSIONAL LAND SURVEYOR
 CERTIFICATE NO. 172675

June 5, 2020
 DATE

BOUNDARY DESCRIPTION
 A portion of the SE1/4 of Section 19, Township 5 South, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows:
 Beginning at a point on the southerly line of a Boundary Line Agreement recorded as Entry No. 104974-2002 of the Official Records of Utah County located S90°27'00\"/>

Contains: 4.55 +/- acres
 1 Lot

OWNER'S 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 PARCEL STREETS, TOGETHER WITH EASEMENTS AND RIGHTS-OF-WAY, TO BE HEREAFTER KNOWN AS:

BOYER MSA SUBDIVISION "PLAT A"
 AND DO HEREBY DEDICATION FOR THE PERPETUAL USE OF THE PUBLIC AND CITY ALL PARCELS, LOTS, STREETS, EASEMENTS, RIGHTS-OF-WAY AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC OR CITY USE, THE OWNERS AND ALL AGENTS, SUCCESSORS, AND ASSIGNS VOLUNTARILY DEFEND, INDEMNIFY, AND SAVE HARMLESS THE CITY AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON A DEDICATED STREET, EASEMENT, OR RIGHT-OF-WAY THAT WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATIONS OF THE STREET OR UTILITIES, THE OWNERS AND ALL AGENTS, SUCCESSORS, AND ASSIGNS ASSUME ALL LIABILITY WITH RESPECT TO THE CREATION OF THIS SUBDIVISION, THE ALTERATIONS 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 AGENTS, SUCCESSORS, AN ASSIGNS.

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS 5th DAY OF JUNE, 2020.

[Signature] (SIGNATURE) EIT: 87246620020 Rev 1 1721
 BOYER MSA, L.L.C. UTAH COUNTY RECORDER
 200 S. 201 S. 1121 S. 16 S. 201 S. 16
 RECORDED FOR SARATOGA SPRINGS CITY

BY: *[Signature]* (PRINTED NAME)
 ITS: *[Signature]*

CORPORATE ACKNOWLEDGMENT
 ON THIS 5th DAY OF JUNE, 2020, PERSONALLY APPEARED BEFORE ME *[Signature]* WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE, AND WHO BY ME DULY SWORE/AFFIRMED, DID SAY THAT HE/SHE IS THE *[Signature]* OF BOYER MSA, L.L.C. AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID *[Signature]* ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: 8/28/2021
 NOTARY PUBLIC (SIGNATURE)
[Signature]
 RESIDING IN DAVIS COUNTY
 PRINTED FULL NAME OF NOTARY

MY COMMISSION No. 1691614
 AVER BRINGTON
 Notary Public, State of Utah
 Commission Expires: August 28, 2021 08:00
 County Number: 009044

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 OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE LAND.

THIS 16 DAY OF JUNE, A.D. 20 20.

[Signature] CITY MAYOR
[Signature] CITY RECORDER (SEE SEAL BELOW)

VICINITY MAP
NOTES

1. PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION OF MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE 9 DAY OF JUNE, 2020.
2. 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.
3. THIS PLAT MAY BE SUBJECT TO A DEVELOPMENT AGREEMENT THAT SPECIFIES THE CONDITIONS OF DEVELOPING, BUILDING, AND USING PROPERTY WITH THIS PLAT. SEE RECORDER FOR DETAILS.
4. PLAT IS SUBJECT TO "INSTALLATION OF IMPROVEMENTS AND BOND AGREEMENT" 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.
5. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED PER CITY STANDARDS AND ALL FEES INCLUDING IMPROVED AND CONNECTION FEES ARE PAID.
6. 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.
7. REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCES SHALL ALSO APPLY TO SUCCESSORS, AGENTS AND ASSIGNS.
8. NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS AND IMPROVEMENTS DESIGNATED AS "PRIVATE" ON THIS PLAT.
9. LOTS/UNITS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&RS.
10. A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY *[Signature]* (GEOTECHNICAL ENGINEER), WHICH ADDRESSES SOIL AND GROUNDWATER CONDITIONS, PROVIDED ENGINEERING DESIGN CRITERIA, AND RECOMMENDS MITIGATION MEASURES IF PROBLEMTIC CONDITIONS WERE ENCOUNTERED. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ANY RELIANCE ON THE INFORMATION OR LACK THEREOF IN THE REPORT.
11. AGRICULTURAL USES, OPERATIONS, AND RIGHTS ARE ADJACENT TO OR NEAR THE PLAT AND LOTS. THE LOTS IN THIS PLAT ARE SUBJECT TO THE RIGHTS, SOUNDINGS, ODORS, NEARANCES, AND OPERATIONS MAY OCCUR AT ALL TIMES OF DAY AND NIGHT INCLUDING WEEKENDS AND HOLIDAYS. THE CITY IS NOT RESPONSIBLE OR LIABLE FOR THESE USES AND IMPACTS AND WILL NOT RESTRICT ANY GRANDPARENTED AGRICULTURAL USE FROM CONTINUING TO OCCUR LAWFULLY.
12. 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.
13. VERTICAL DATA FOR THIS SITE IS BASED ON THE NGVD29 ELEVATION 4507.21 PUBLISHED BY THE UTAH COUNTY SURVEYOR ON THE 2016 UTAH COUNTY MONUMENT MARKING THE REFERENCE CORNER TO THE EAST 1/4 CORNER OF SECTION 19, T8S, R1E, S18&M.
14. #5 REBAR & CAP (CSG-PLS 172675) SHALL BE PLACED AT ALL CORNERS UNLESS NOTED OTHERWISE.
15. OWNER INFORMATION:
 BOYER MSA L.L.C.
 101 SOUTH 200, STE 200
 SALT LAKE CITY, UTAH, 84111

SITE DATA TABLE

1. TOTAL PROJECT ACREAGE	4.55 ACRES
2. TOTAL NUMBER OF LOTS, DWELLINGS, AND BUILDINGS	1 LOT, 0 DWELLINGS, & 1 BUILDING
3. BUILDING SQUARE FOOTAGE	26,127 S.F.
1 ST FLOOR S.F.	26,127 S.F.
2 ND FLOOR S.F.	13,968 S.F.
4. PARKING STALLS	101 STALLS (3 ADA STALLS)
5. PERCENTAGE OF BUILDABLE LAND	72% (3.28 ACRES)
6. ACREAGE OF SENSITIVE LANDS	0%
7. AREA & PERCENTAGE OF OPEN SPACE OR LANDSCAPING	42% (1.89 ACRES)
8. AREA TO BE DEDICATED AS RIGHT-OF-WAY	6% (0.27 ACRES)
9. NET DENSITY OF DWELLINGS BY ACRE	N/A

LEGEND

SECTION MONUMENT	ZONE X*: AREAS OF 500-YEAR FLOOD, AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
BUILDING SETBACK	ZONE X**: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN
PUBLIC UTILITY EASEMENT (PUE)	
FEMA FLOOD ZONE BOUNDARY	

UTILITY COMPANIES NOTE
 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 UTILITIES WITHIN THE RIGHT-OF-WAY, AND EASEMENT GRANTS OF RECORD, AND UTILITY FACILITIES WITHIN THE SUBDIVISION. "APPROVING" SHALL HAVE THE MEANING IN UTAH SECTION 19A-601(6)(b). 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. § 53-2-27 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)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
 (1) A RECORDED EASEMENT OR RIGHT OF WAY
 (2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 (3) TITLE 54, CHAPTER 8, DAMAGE TO UNDERGROUND FACILITIES OR
 (4) ANY OTHER PROVISION OF LAW.
[Signature] Jun 9, 2020

DOMINION ENERGY
 *DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFORMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8313.
[Signature] Jun 8, 2020

COMCAST CABLE TELEVISION
 APPROVED THIS 9 DAY OF JUNE A.D. 20 20
[Signature]

PUBLIC WORK DIRECTOR
 APPROVED BY THE PUBLIC WORKS DIRECTOR ON THIS 16 DAY OF JUNE A.D. 20 20
[Signature]

CENTURY LINK
 APPROVED THIS 9 DAY OF JUNE A.D. 20 20
[Signature]

COMCAST CABLE TELEVISION
 APPROVED THIS 9 DAY OF JUNE A.D. 20 20
[Signature]

PLANNING DIRECTOR
 APPROVED BY THE PLANNING DIRECTOR ON THIS 19 DAY OF JUNE A.D. 20 20
[Signature]

CITY ENGINEER
 APPROVED BY THE CITY ENGINEER ON THIS 10 DAY OF JUNE A.D. 20 20
[Signature]

LAND USE AUTHORITY
 APPROVED BY THE LAND USE AUTHORITY ON THIS 19 DAY OF JUNE A.D. 20 20
[Signature]

FIRE CHIEF
 APPROVED BY THE FIRE CHIEF ON THIS 16 DAY OF JUNE A.D. 20 20
[Signature]

SARATOGA SPRINGS ATTORNEY
 APPROVED BY SARATOGA SPRINGS ATTORNEY ON THIS 19 DAY OF JUNE A.D. 20 20
[Signature]

LEHI CITY POST OFFICE
 APPROVED BY THE POST OFFICE REPRESENTATIVE ON THIS 22 DAY OF JUNE A.D. 20 20
[Signature]

BOYER MSA SUBDIVISION "PLAT A"
 LOCATED IN THE SE1/4 OF SECTION 19, T8S, R1E, S18&M SARATOGA SPRINGS, UTAH COUNTY, UTAH

SURVEYOR SEAL CITY ENGINEER SEAL CITY RECORDER SEAL

[Seals]

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 UTAH VALLEY | P: 801.874.1422
 info@civilsolutionsgroup.net
 www.civilsolutionsgroup.net

SEC. 19, T8S, R1E, S18&M, 04