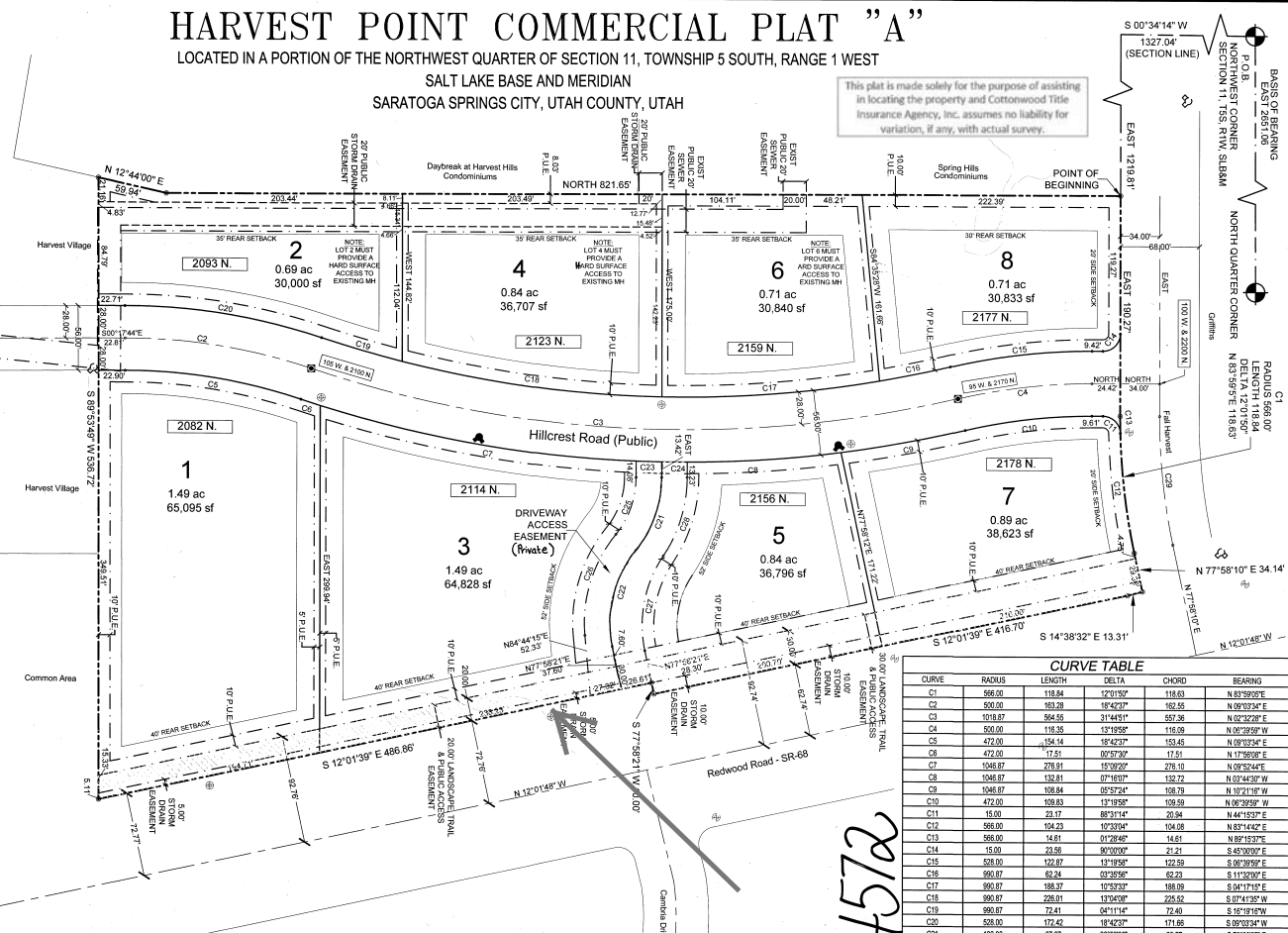


HARVEST POINT COMMERCIAL PLAT "A"

LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH



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

SURVEYOR'S CERTIFICATE

I, **DAVID B. BROWN**, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD A LICENSE, CERTIFICATE NO. **4618780**, IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT FOUND IN TITLE 58, CHAPTER 202 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. I 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 17-217. I HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED CORNER MARKS AS 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 SECTIONS 68-6(A) AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT. I ALSO CERTIFY THAT I HAVE FILED, OR WILL FILE WITHIN 90 DAYS OF THE RECORDATION OF THIS MAP, A MAP OF THE SURVEY I HAVE COMPLETED WITH THE UTAH COUNTY SURVEYOR.

BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT WHICH IS 500' 34" 1/4" W 1327' 04" FEET AND EAST 1218' 81" FEET FROM THE NORTHWEST CORNER OF SECTION 11, T5S, R1W, S18M, SAID POINT BEING ALONG THE SOUTH RIGHT-OF-WAY LINE OF FALL HARVEST DRIVE.
RUNNING THESE EASTERLY ALONG SAID LINE THE FOLLOWING THREE (3) COURSES: EAST 192' 27" FEET, ALONG THE ARC OF A 566.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 114.84 FEET (CENTRAL ANGLE 129°10'7" AND CHORD BEARS N89°35'18" E 194.53 FEET AND N07°02'34.14" E 104.20 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF REDWOOD ROAD, THENCE SOUTHERLY ALONG SAID LINE THE FOLLOWING FOUR (4) COURSES: S44°03'02" E 133.17 FEET, S20°10'30" E 418.70 FEET, S77°05'10" E 100.00 FEET AND S12°01'39" E 406.80 FEET TO THE NORTH BOUNDARY LINE OF HARVEST VILLAGE, THENCE WESTERLY ALONG SAID BOUNDARY LINE S89°58'49" E 512.72 FEET TO A POINT ALONG THE EASTERLY BOUNDARY LINES OF DAYBREAK AT HARVEST HILLS SUBDIVISION AND SPRING HILLS CREEK CONDOMINIUMS THE FOLLOWING TWO (2) COURSES: N12°40'05" E 50.34 FEET AND NORTH 82°15'45" FEET TO THE POINT OF BEGINNING.

CONTAINS: **1.41** ACRES ± OF LOTS ±
BASIS OF BEARING: SECTION LINE BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SECTION 11, T5S, R1W, S18M, BEARING S44°03'02" E
DATE: **Dec 18, 2014**
SURVEYOR: **David B. Brown**
LICENSE NO.: **4618780**

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED (OWNERS) OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREINAFTER KNOWN AS:

HARVEST POINT COMMERCIAL PLAT "A"

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 OWNERS 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 OWNERS VOLUNTARILY DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY FROM ANY DAMAGE CLAIMED BY PERSONS WITHIN OR WITHOUT THIS SUBDIVISION TO BE CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION OR BY ESTABLISHMENT OR CONSTRUCTION OF THE ROADS WITHIN THIS SUBDIVISION.

IN WITNESS WHEREOF, I HAVE HERETO SET THIS **1ST** DAY OF **April**, A.D. 20**15**
AT **SARATOGA SPRINGS, UTAH**
David B. Brown SURVEYOR
Andrew Callister FOR PROGRAM OF COMPANY
Tracy Burman FOR ATC INVESTMENTS LLC

CORPORATE ACKNOWLEDGMENT

CITY OF UTAH COUNTY OF UTAH
ON **1ST** DAY OF **April**, A.D. 20**15** PERSONALLY APPEARED BEFORE ME, **Tracy Burman**, AND WHO BEING BY ME DULY SWORN DID SAY FOR HIMSELF THAT HE, SAID **Andrew Callister** IS THE PRESIDENT AND HE IS THE SECRETARY OF **ATC INVESTMENTS LLC** A LIMITED LIABILITY CORPORATION, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND SAID **Andrew Callister** AND **Tracy Burman** EACH DULY ACKNOWLEDGE TO ME THAT SAID CORPORATION EXECUTED THE SAME AND THAT THE SEAL AFFIXED IS THE SEAL OF SAID CORPORATION.
MY COMMISSION EXPIRES: **7/21/18**
Tracy Burman a notary public duly and lawfully commissioned in Utah (SEE SEAL BELOW)

ACCEPTANCE 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 PUBLIC PURPOSES OF THE PERPETUAL USE OF THE PUBLIC.
THIS **2^D** DAY OF **April**, A.D. **15**

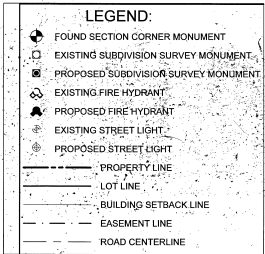
CITY MAYOR: **David B. Brown** ATTEST: **David B. Brown** CITY RECORDER
CITY OF SARATOGA SPRINGS, UTAH COUNTY, STATE OF UTAH

PLAT "A" HARVEST POINT COMMERCIAL

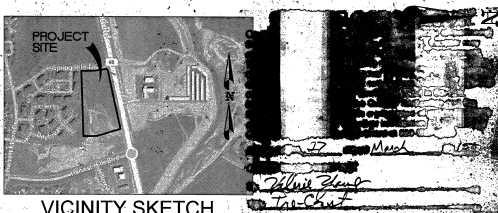
LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN SARATOGA SPRINGS CITY, UTAH COUNTY, STATE OF UTAH

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	566.00	118.84	127°01'30"	114.83	N 89°35'02" E
C2	566.00	192.27	18°42'33"	194.53	N 07°02'34" E
C3	1048.87	964.56	31°44'51"	559.36	N 02°32'08" E
C4	500.00	116.36	13°19'56"	116.00	N 0°39'59" W
C5	472.00	154.14	18°42'33"	153.45	N 0°39'59" W
C6	472.00	173.81	00°37'30"	173.81	N 7°38'00" E
C7	1048.87	276.81	15°00'00"	276.81	N 02°32'08" E
C8	1048.87	132.81	07°16'00"	132.72	N 0°39'59" W
C9	1048.87	108.84	05°32'24"	108.79	N 0°39'59" W
C10	472.00	108.84	13°19'56"	108.59	N 0°39'59" W
C11	15.00	23.17	89°51'44"	23.94	N 44°15'05" E
C12	566.00	194.23	10°33'04"	194.08	N 85°14'42" E
C13	566.00	14.61	01°28'46"	14.61	N 85°14'42" E
C14	15.00	23.96	90°30'00"	27.21	S 45°00'00" E
C15	598.00	192.87	13°19'56"	192.59	S 8°39'59" E
C16	600.87	82.24	03°58'56"	82.23	S 11°30'00" E
C17	600.87	188.37	10°53'53"	188.09	S 84°17'15" E
C18	600.87	228.01	19°04'00"	225.52	S 07°41'59" W
C19	600.87	72.41	04°11'58"	72.49	S 0°10'00" W
C20	538.00	172.42	18°42'33"	171.66	S 09°00'34" W
C21	100.00	87.87	38°33'06"	66.57	S 70°32'27" E
C22	100.00	88.86	50°54'40"	66.56	S 70°34'17" E
C23	1048.87	23.91	01°22'33"	23.90	N 0°14'58" E
C24	1048.87	22.00	01°12'10"	22.00	N 0°21'17" E
C25	78.00	82.84	38°33'06"	51.93	S 70°32'27" E
C26	122.00	84.00	44°08'14"	61.70	S 70°11'00" E
C27	122.00	85.00	45°02'10"	63.83	S 70°10'00" E
C28	122.00	71.64	33°38'54"	70.61	N 71°08'00" W
C29	832.00	111.70	12°01'50"	111.50	N 85°00'00" E

- NOTES:**
1. PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL BY CITY COUNCIL. FINAL PLAT APPROVAL WAS GRANTED ON THE **1ST** DAY OF **April**.
 2. THE INSTALLATION OF ALL IMPROVEMENTS SHALL CONFORM TO ALL CITY RULES, ORDINANCES, REQUIREMENTS, STANDARDS, AND POLICIES REGARDING THE DEVELOPMENT OF THIS PROPERTY.
 3. PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
 4. PLAT MAY BE SUBJECT TO THE MASTER DEVELOPMENT AGREEMENT, DEVELOPMENT AGREEMENT, SUBDIVISION AGREEMENT, OR SITE PLAN AGREEMENT. SEE CITY RECORDER FOR MORE INFORMATION.
 5. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING. ALL IMPROVEMENTS CURRENTLY MEET CITY STANDARDS, AND BONDS ARE POSTED BY THE CURRENT OWNER OF THE PROJECT PURSUANT TO CITY CODE.
 6. ALL BONDS AND BOND AGREEMENTS ARE BETWEEN THE CITY, DEVELOPER/OWNER, AND FINANCIAL INSTITUTION, NO OTHER PARTY, INCLUDING UNIT OR LOT OWNERS, SHALL BE DEEMED A THIRD-PARTY BENEFICIARY OR HAVE ANY RIGHTS INCLUDING THE RIGHT TO BRING ANY ACTION UNDER ANY BOND OR BOND AGREEMENT.
 7. THE OWNER OF THIS SUBDIVISION AND ANY SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR ENSURING THAT IMPACT AND CONNECTION FEES ARE PAID AND WATER RIGHTS ARE SECURED FOR EACH INDIVIDUAL LOT. NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL ALL IMPACT AND CONNECTION FEES, AT THE RATES IN EFFECT WHEN APPLYING FOR BUILDING PERMIT, ARE PAID IN FULL AND WATER RIGHTS SECURED AS SPECIFIED BY CURRENT CITY ORDINANCES AND FEE SCHEDULES.
 8. ALL OPEN SPACE AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.
 9. ANY REFERENCE HEREIN TO OWNERS, DEVELOPERS, OR CONTRACTORS SHALL APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
 10. NO DIRECT LOT ACCESS PERMITTED ALONG REDWOOD ROAD AND FALL HARVEST DRIVE.
 11. LOTS 2, 4, 6, 8 & 9 ARE RESTRICTED TO A MAXIMUM STORM WATER RELEASE RATE OF 0.68 CFS/AC. LOTS 1, 3, 5, 7 & 8 ARE RESTRICTED TO A MAXIMUM STORM WATER RELEASE RATE OF 1.20 CFS/AC.
 12. ALL LOTS MUST PROVIDE OIL/WATER SEPARATOR BEFORE DISCHARGE.
 13. DRIVEWAY ACCESS EASEMENT FOR THE BENEFIT AND USE OF THE OWNERS OF ALL LOTS. DRIVEWAY ACCESS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 14. PARKSTRIPS AND REDWOOD ROAD FRONTAGE IMPROVEMENTS TO BE MAINTAINED BY INDIVIDUAL LOT OWNERS.
 15. SHALLOW SEWER DEPTHS BEFORE EXCAVATING BASEMENTS. BUILDINGS WITH BASEMENT MAY NOT HAVE SERVICE AVAILABLE FOR BASEMENT.



LEGEND:
 FOUND SECTION CORNER MONUMENT
 EXISTING SUBDIVISION SURVEY MONUMENT
 PROPOSED SUBDIVISION SURVEY MONUMENT
 EXISTING FIRE HYDRANT
 PROPOSED FIRE HYDRANT
 EXISTING STREET LIGHT
 PROPOSED STREET LIGHT
 PROPERTY LINE
 LOT LINE
 BUILDING SETBACK LINE
 EASEMENT LINE
 ROAD CENTERLINE



14572

State of Utah, County of Utah
 On this 1st day of April, 2015, personally appeared before me **Brian Nichols** and **Tracy Burman**, who being duly sworn, did declare for myself that they are the manager of **Nichols Enterprises LLC** and **ATC Investments LLC**, a limited liability company, and the instrument was signed on behalf of said limited liability companies by **Andrew Callister** and **Tracy Burman**, who are duly authorized officers of said limited liability companies, acknowledged to me that said limited liability companies acknowledged the same.
 My commission expires 7/21/18
Brian Nichols Notary Public

ATZTEC ENGINEERING
 CIVIL ENGINEERS
 491 N 450 W
 OREM, UT 84057

FIRE CHIEF APPROVAL
 APPROVED BY THE FIRE CHIEF ON THIS DAY OF **April**, A.D. 20**15**
Chris L. Gable FIRE CHIEF

PLANNING COMMISSION REVIEW
 REVIEWED BY THE PLANNING COMMISSION ON THIS DAY OF **April**, A.D. 20**15**
Shawn Hill VICE CHAIRMAN, PLANNING COMMISSION

SARATOGA SPRINGS ENGINEER APPROVAL
 APPROVAL BY THE CITY ENGINEER ON THIS DAY OF **April**, A.D. 20**15**
Shawn Hill CITY ENGINEER

SARATOGA SPRINGS ATTORNEY
 APPROVAL BY SARATOGA SPRINGS ATTORNEY ON THIS DAY OF **April**, A.D. 20**15**
Shawn Hill SARATOGA SPRINGS ATTORNEY

QUESTAR GAS COMPANY
 APPROVED THIS **2^D** DAY OF **March**, A.D. 20**15**
Mark Stubb QUESTAR GAS COMPANY

ROCKY MOUNTAIN POWER
 APPROVED THIS **2^D** DAY OF **March**, A.D. 20**15**
Mark Stubb ROCKY MOUNTAIN POWER

COMCAST CABLE TELEVISION
 APPROVED THIS **2^D** DAY OF **March**, A.D. 20**15**
Mark Stubb COMCAST CABLE TELEVISION

CENTURY LINK
 APPROVED THIS **2^D** DAY OF **March**, A.D. 20**15**
Mark Stubb CENTURY LINK

ATZTEC ENGINEERING
 CIVIL ENGINEERS
 491 N 450 W
 OREM, UT 84057

FIRE CHIEF APPROVAL
 APPROVED BY THE FIRE CHIEF ON THIS DAY OF **April**, A.D. 20**15**
Chris L. Gable FIRE CHIEF

PLANNING COMMISSION REVIEW
 REVIEWED BY THE PLANNING COMMISSION ON THIS DAY OF **April**, A.D. 20**15**
Shawn Hill VICE CHAIRMAN, PLANNING COMMISSION

SARATOGA SPRINGS ENGINEER APPROVAL
 APPROVAL BY THE CITY ENGINEER ON THIS DAY OF **April**, A.D. 20**15**
Shawn Hill CITY ENGINEER

SARATOGA SPRINGS ATTORNEY
 APPROVAL BY SARATOGA SPRINGS ATTORNEY ON THIS DAY OF **April**, A.D. 20**15**
Shawn Hill SARATOGA SPRINGS ATTORNEY

QUESTAR GAS COMPANY
 APPROVED THIS **2^D** DAY OF **March**, A.D. 20**15**
Mark Stubb QUESTAR GAS COMPANY

ROCKY MOUNTAIN POWER
 APPROVED THIS **2^D** DAY OF **March**, A.D. 20**15**
Mark Stubb ROCKY MOUNTAIN POWER

COMCAST CABLE TELEVISION
 APPROVED THIS **2^D** DAY OF **March**, A.D. 20**15**
Mark Stubb COMCAST CABLE TELEVISION

CENTURY LINK
 APPROVED THIS **2^D** DAY OF **March**, A.D. 20**15**
Mark Stubb CENTURY LINK

SEC. 11-5-140 70-107