

SARATOGA TOWN CENTER OFFICE CONDOMINIUM PLAT B

AMENDING UNITS 203 & 204 BY CHANGE TO DEMISING WALL

FINAL PLAT

LOCATED IN THE SOUTH HALF OF SECTION 11 AND THE NORTH HALF OF SECTION 14,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
SARATOGA SPRINGS, UTAH COUNTY, UTAH

- NOTES**
- THIS PLAT CONFORMS TO ALL THE CITY OF SARATOGA SPRINGS ORDINANCES, REQUIREMENTS, CONSTRUCTION STANDARDS AND POLICIES AND ANY OTHER RULES PERTAINING TO THE DEVELOPMENT OF THIS PROPERTY.
 - PRIOR TO ANY BUILDING PERMITS BEING ISSUED, SOIL TESTING MAY BE REQUIRED ON EACH LOT AS PER THE SOIL STUDY REQUIRED BY THE CITY BUILDING OFFICIAL.
 - PUE TO BE AVAILABLE FOR THE MAINTENANCE AND INSTALLATION OF ALL PUBLICLY USED UTILITIES INCLUDING STORM DRAIN, SEWER, WATER, GAS AND POWER.
 - PROPERTY IS CURRENTLY ZONED AS RC (REGIONAL COMMERCIAL).
 - THIS PURPOSE OF THIS PLAT IS TO MODIFY THE LOCATIONS OF THE WALLS BETWEEN THE UNITS OF THE SARATOGA TOWN CENTER OFFICE CONDOMINIUM PLAT.

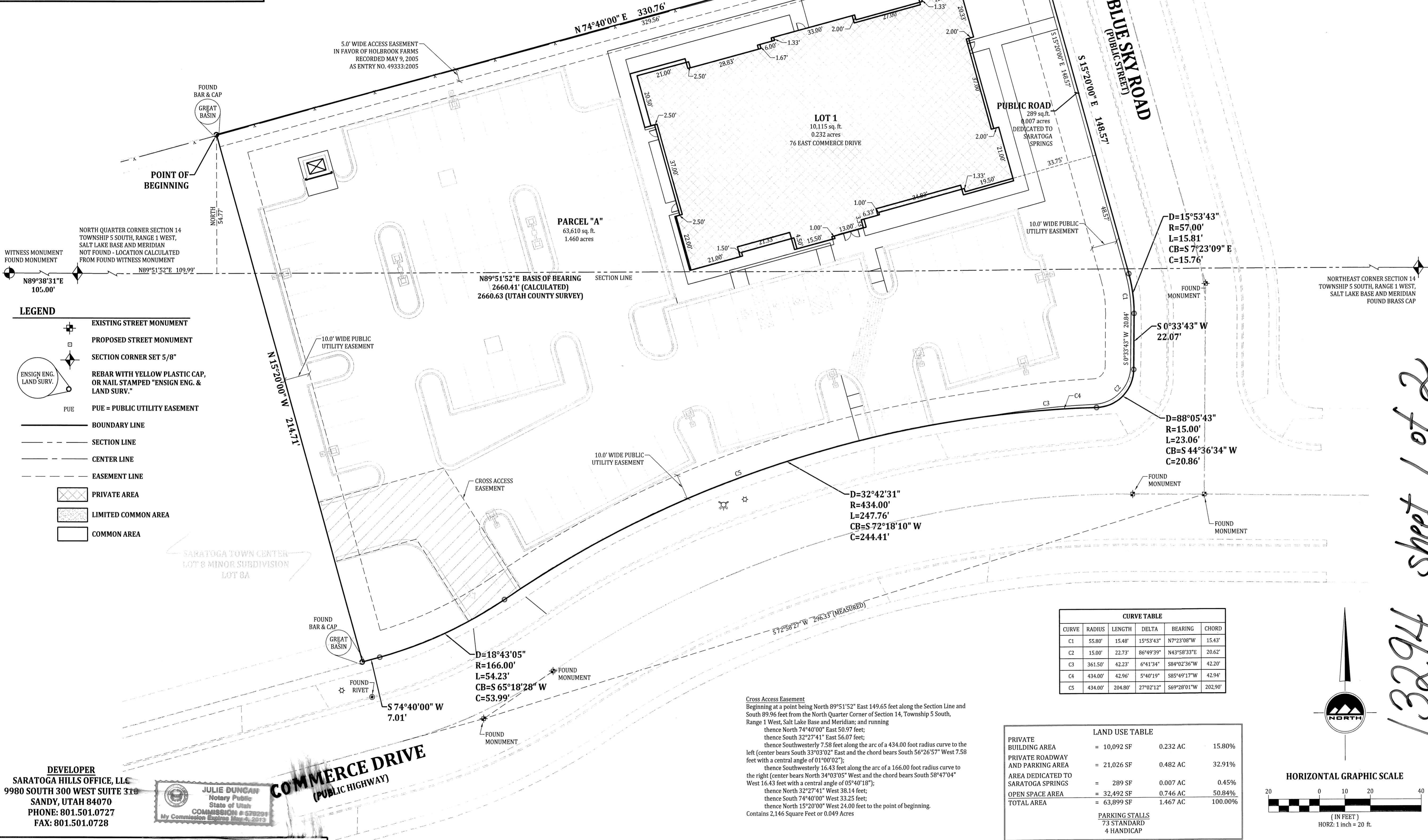
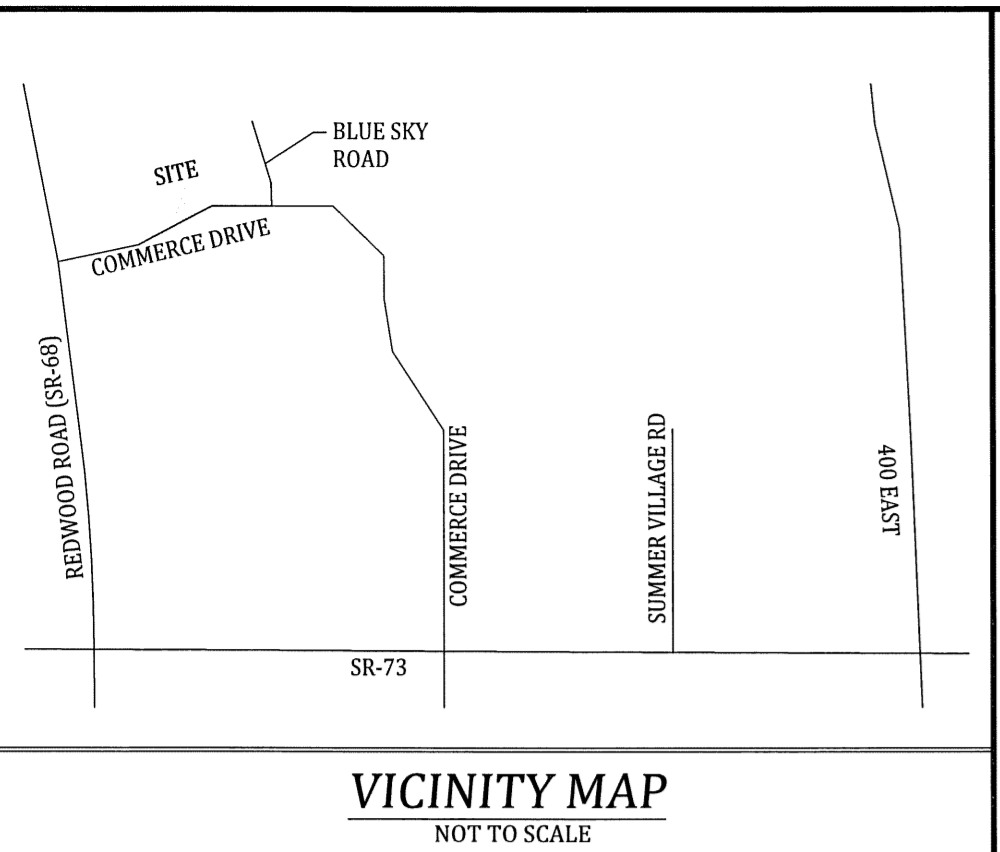
SURVEYOR'S CERTIFICATE

I, Patrick M. Harris, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 286882, as prescribed under the laws of the State of Utah. 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, hereafter to be known as:

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an expandable Utah Condominium Project, consisting of two (2) pages is accurate and complies with the provisions of Section 57-8-13(1) of the Utah Condominium Ownership Act. I further certify that the same has been surveyed and staked on the ground as shown on this plat.

DATE: July 21, 2010 SURVEYOR: Patrick M. Harris
P.L.S. 286882



- LEGEND**
- EXISTING STREET MONUMENT
 - PROPOSED STREET MONUMENT
 - SECTION CORNER SET 5/8"
 - REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
 - PUE = PUBLIC UTILITY EASEMENT
 - BOUNDARY LINE
 - SECTION LINE
 - CENTER LINE
 - EASEMENT LINE
 - PRIVATE AREA
 - LIMITED COMMON AREA
 - COMMON AREA

DEVELOPER
SARATOGA HILLS OFFICE, LLC
9980 SOUTH 300 WEST SUITE 310
SANDY, UTAH 84070
PHONE: 801.501.0727
FAX: 801.501.0728

JULIE DUNCAN
Notary Public
State of Utah
COMMISSION # 672929
My Commission Expires May 4, 2013

COMMERCE DRIVE
(PUBLIC HIGHWAY)

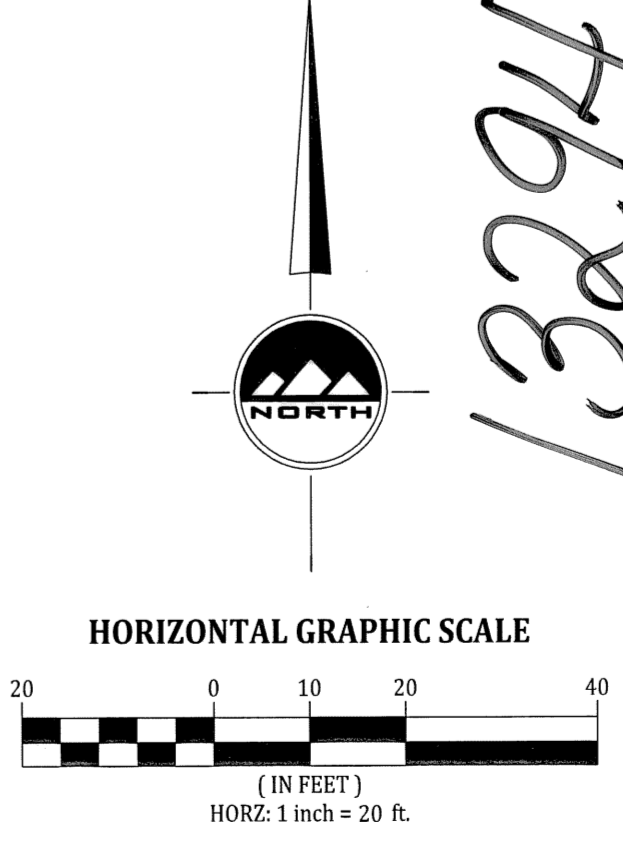
CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	55.80'	15.48'	15°53'43"	N7°23'08" W	15.43'
C2	15.00'	22.73'	86°49'39"	N43°58'38" E	20.62'
C3	361.50'	42.23'	6°41'34"	S84°02'36" W	42.20'
C4	434.00'	42.96'	5°40'19"	S85°49'17" W	42.94'
C5	434.00'	204.80'	27°02'12"	S69°28'01" W	202.90'

LAND USE TABLE

PRIVATE BUILDING AREA	= 10,092 SF	0.232 AC	15.80%
PRIVATE ROADWAY AND PARKING AREA	= 21,026 SF	0.482 AC	32.91%
AREA DEDICATED TO SARATOGA SPRINGS	= 289 SF	0.007 AC	0.45%
OPEN SPACE AREA	= 32,492 SF	0.746 AC	50.84%
TOTAL AREA	= 63,899 SF	1.467 AC	100.00%

PARKING STALLS
73 STANDARD
4 HANDICAP



LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF Salt Lake) S.S.

ON THE 21 DAY OF July, A.D. 2010, Spencer H. Hess, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake, State of Utah, who after being duly sworn, acknowledged to me that he/she is the Manager of Saratoga Hills Office, LLC, a limited liability company and that he/she signed the owner's dedication freely and voluntarily for and in behalf of said limited liability company for the purposes therein mentioned and acknowledged to me that said corporation executed the same.

MY COMMISSION EXPIRES: May 4, 2013

NOTARY PUBLIC
RESIDING IN Salt Lake COUNTY

UTILITY APPROVALS

QWEST _____

ROCKY MOUNTAIN POWER _____

QUESTAR _____

SHEET 1 OF 2

PROJECT NUMBER: U1429

MANAGER: BM

DRAWN BY: KFW

CHECKED BY: PMH

DATE: 7/21/10



SALT LAKE CITY
90 E. Fort Union Blvd
Suite 100
Midvale UT 84047
Phone: 801.255.0529
Fax: 801.255.4449

LAYTON
Phone: 801.547.1100

PLEASANT GROVE
Phone: 801.796.8145

TOOELE
Phone: 435.843.3590

FIRE CHIEF APPROVAL

APPROVED THIS 28 DAY OF July, A.D. 2010 BY _____

CITY FIRE CHIEF

PLANNING COMMISSION APPROVAL

APPROVED THIS 28 DAY OF July, A.D. 2010 BY _____

THE CITY ENGINEER.

CHAIRMAN, PLANNING COMMISSION

SARATOGA SPRINGS ENGINEER APPROVAL

APPROVED THIS 26 DAY OF July, A.D. 2010 BY _____

CITY ENGINEER

SARATOGA SPRINGS ATTORNEY

APPROVED THIS 27 DAY OF July, A.D. 2010 BY _____

SARATOGA SPRINGS ATTORNEY

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SARATOGA SPRINGS, UTAH COUNTY, UTAH

SURVEYOR'S SEAL: Patrick M. Harris, P.L.S. 286882

CITY ENGINEER'S SEAL: _____

CLERK-RECORDER SEAL: _____

13294 sheet 1 of 2

SARATOGA TOWN CENTER OFFICE CONDOMINIUM PLAT B

AMENDING SARATOGA TOWN CENTER OFFICE CONDOMINIUM PLAT

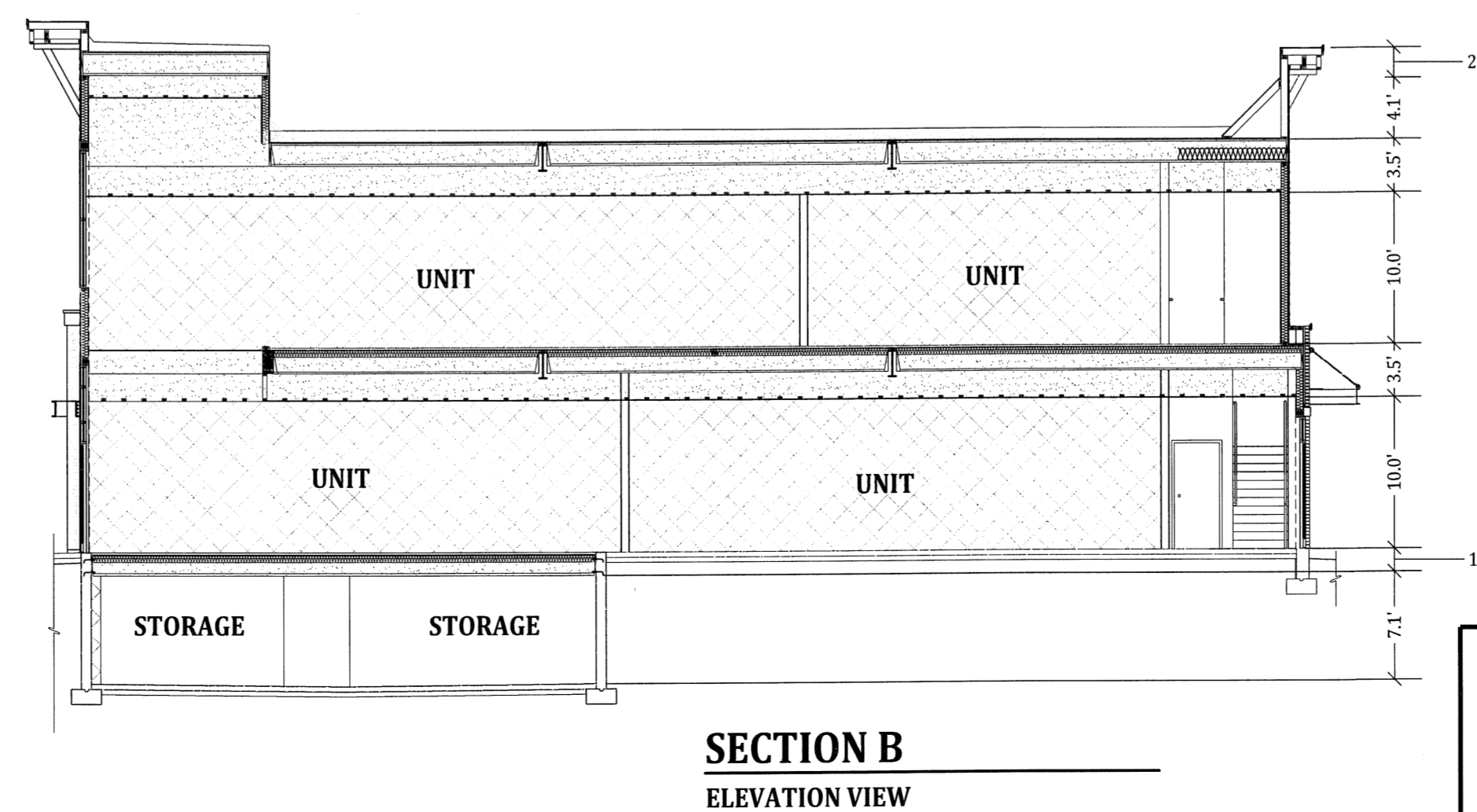
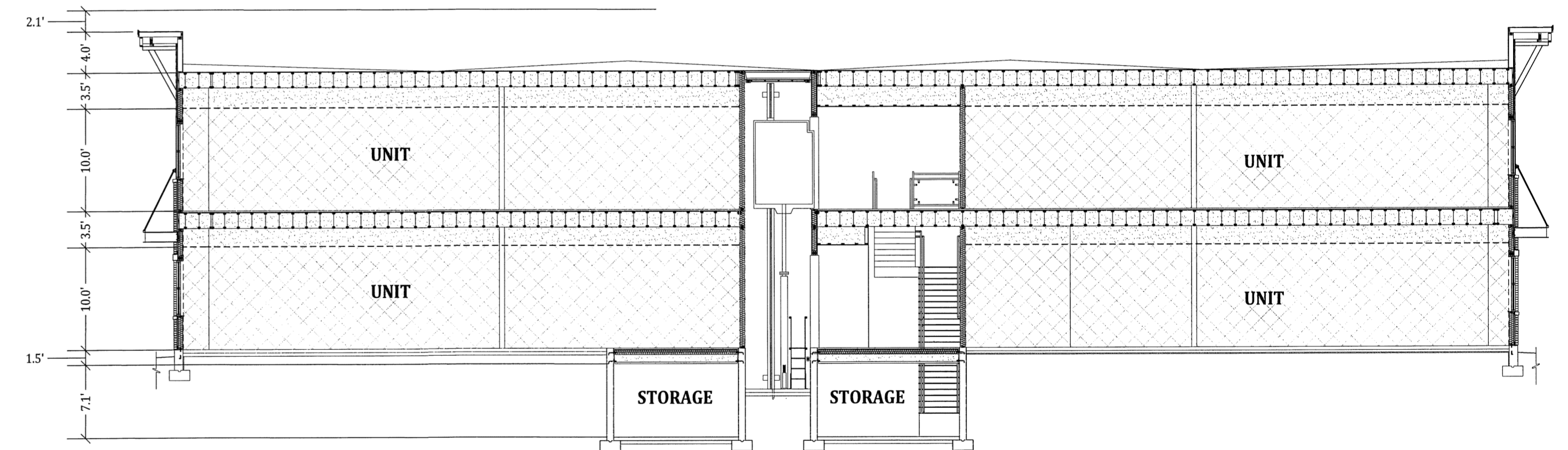
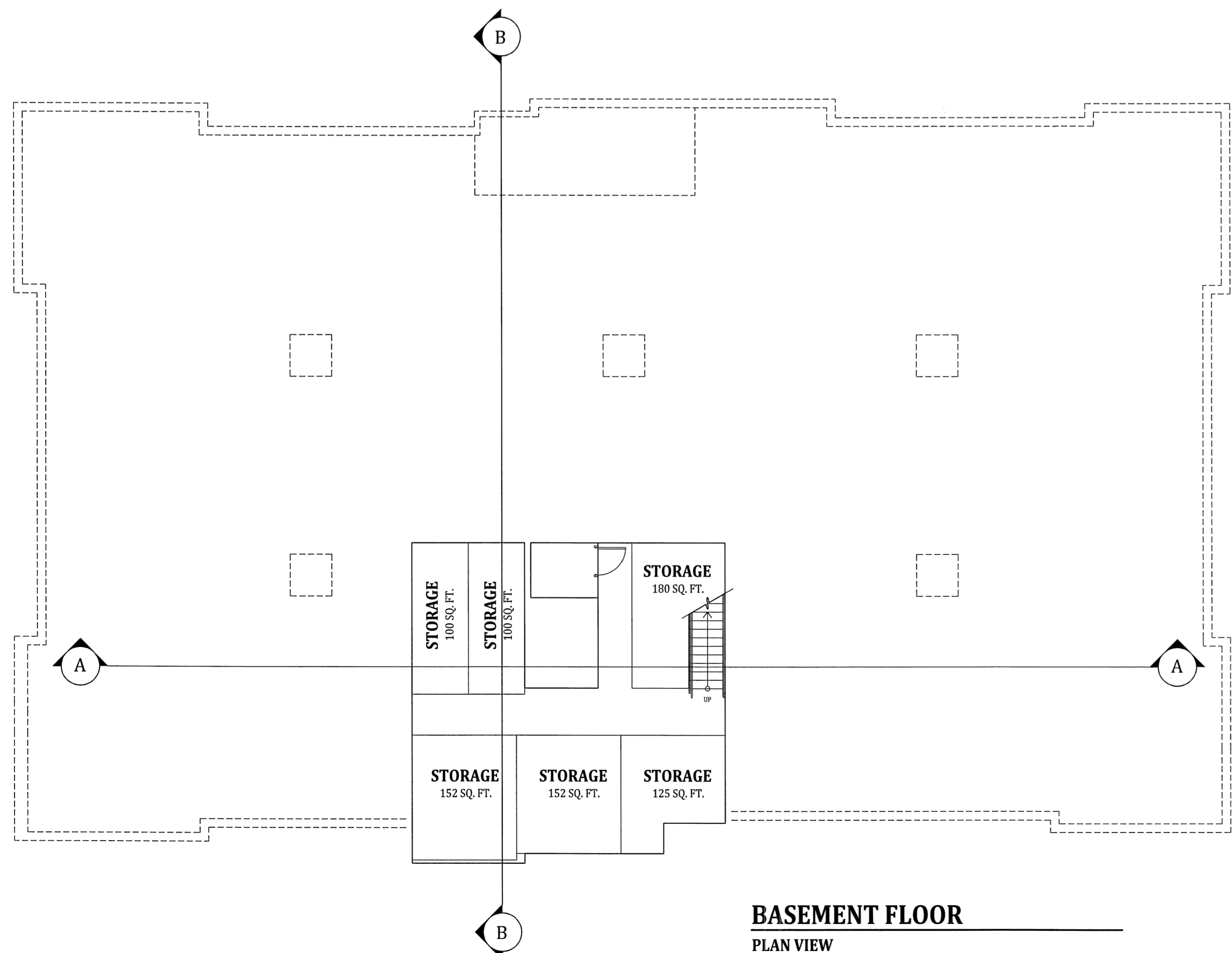
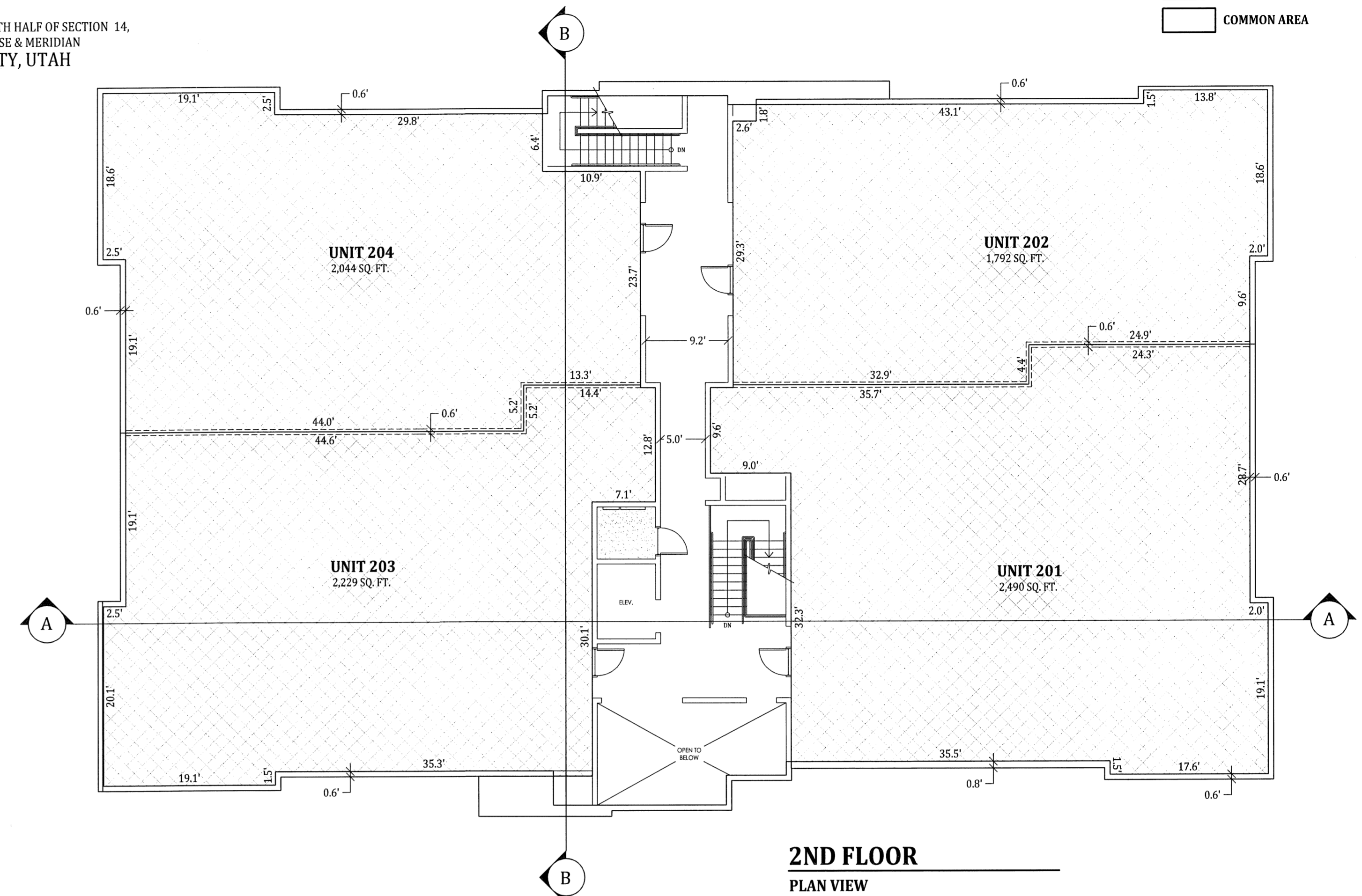
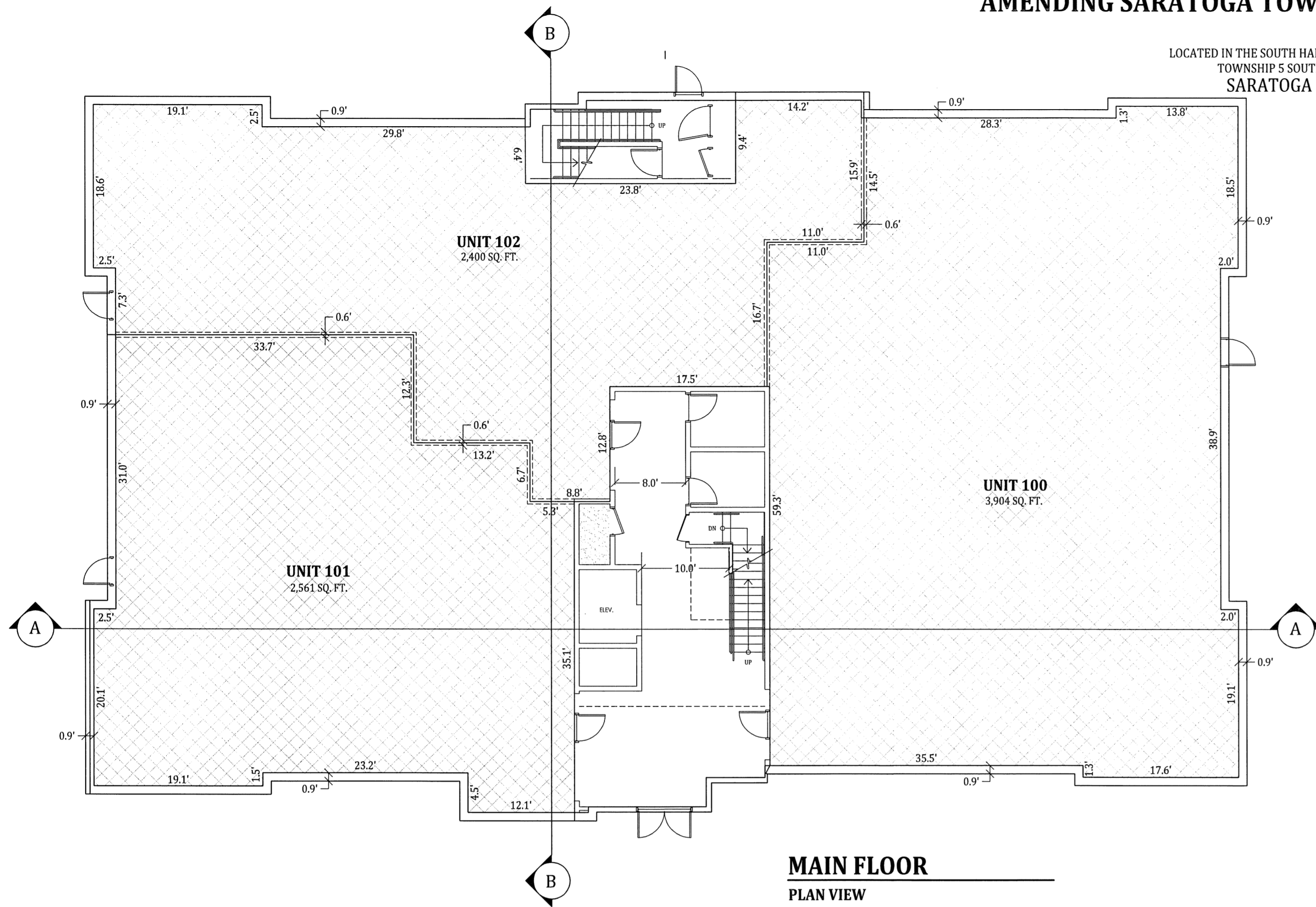
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LEGEND

	PRIVATE AREA
	LIMITED COMMON AREA
	COMMON AREA



13294 sheet 2 of 2

ENT: 6378412010 Map 13294
RODNEY D. CAMPBELL
UTAH COUNTY RECORDER
2010 Aug 02 10:53 AM FEE 67.00 BY SS
RECORDED FOR SARATOGA SPRINGS CITY

DEVELOPER
SARATOGA HILLS OFFICE, LLC
9980 SOUTH 300 WEST SUITE 310
SANDY, UTAH 84070
PHONE: 801.501.0727
FAX: 801.501.0728

SHEET 2 OF 2
PROJECT NUMBER: U1429
MANAGER: BM
DRAWN BY: KFW
CHECKED BY: PMH
DATE: 7/21/10

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Phone: 801.547.1100

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Phone: 801.796.8145

TOOLE
Phone: 435.843.3590

SURVEYOR'S SEAL 7-21-10 No. 20382 KFW K.F. WILSON REGISTERED SURVEYOR UTAH	NOTARY PUBLIC SEAL	CITY ENGINEER'S SEAL 7/26/10 James J. Melis	CLERK-RECORDER SEAL
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T1023 56L11755/4110