

# Saratoga Town Center

A Part of the South Half of Section 11, and the North Half of Section 14,  
Township 5 South, Range 1 West,  
Salt Lake Base and Meridian, U.S. Survey, Saratoga Springs City, Utah County, Utah



Scale: 1" = 100'

### Narrative

This subdivision was ordered by Robert Sherry of Phillips Edison & Company to provide 10 Lots.

This subdivision honors the boundary as surveyed by Great Basin Engineering - South in May 2005.

The North Quarter Corner location was calculated from the found witness monument and the resulting line to the found monument for the Northeast Corner was assigned the Utah County Survey bearing of North 89°51'52" East as the Basis of Bearings for this survey.

### Notes:

The installation of all improvements shall conform to the City of Saratoga Springs ordinances, requirements, construction standards, policies and any other rules pertaining to the development of this property.

Prior to any building permits being issued, soil testing must be required on each lot as per the soil study required by the City of Saratoga Springs, building official.

### Legend

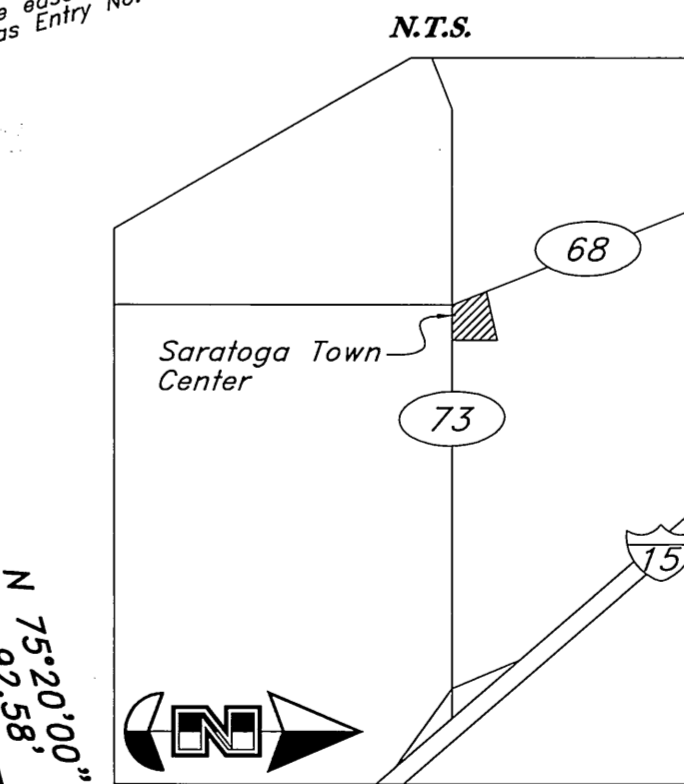
- Lot Line
- Boundary Line
- Right of Way Line
- Easement Line
- Centerline
- Street Light (Proposed)
- Fire Hydrant (Proposed)
- Monument (Proposed)
- Section Corner (As Noted)
- Witness Corner (As Noted)

Curve	Length	Radius	Tangent	Chord	Ch. Brng.	Delta
C1	188.65'	5729.65'	94.33'	188.64'	N 11°02'24" E	1°53'11"
C2	72.45'	175.00'	36.79'	71.94'	N 11°17'55" W	2°34'16"
C3	151.00'	5789.65'	x	150.99'	N 11°14'10" W	1°29'40"
C4	195.77'	5789.65'	x	195.76'	N 0°56'28" W	1°56'15"
C5	50.92'	90.00'	x	50.25'	S 15°38'49" E	3°25'04"
C6	50.92'	90.00'	x	50.25'	S 15°38'49" E	3°25'04"
C7	201.18'	309.00'	104.30'	197.64'	N 18°05'23" W	3°18'12"
C8	156.91'	24.00'	81.35'	154.15'	N 18°05'23" W	3°18'12"
C9	274.89'	175.00'	175.00'	247.49'	N 44°26'17" W	90°00'00"
C10	241.65'	400.00'	124.64'	237.99'	S 73°15'19" W	34°36'48"
C11	65.34'	200.00'	32.96'	65.05'	S 65°18'28" W	18°43'05"
C12	15.81'	57.00'	x	15.76'	S 7°23'09" E	15°53'43"
C13	31.35'	113.00'	x	31.25'	N 7°23'09" W	15°53'43"
C14	23.58'	85.00'	11.87'	23.51'	N 7°23'09" W	15°53'43"
C15	23.56'	15.00'	x	21.21'	N 44°26'17" W	90°00'00"
C16	23.06'	15.00'	x	20.88'	S 44°36'34" W	89°05'43"
C17	179.04'	275.00'	x	175.90'	S 18°05'23" E	3°18'12"
C18	116.77'	275.00'	x	115.90'	S 24°34'37" E	2°19'45"
C19	62.27'	275.00'	x	62.14'	S 5°55'31" E	12°58'27"
C20	202.44'	175.00'	114.25'	191.34'	N 56°17'55" W	66°16'44"
C21	84.18'	200.00'	42.72'	83.56'	N 78°53'55" E	24°06'56"
C22	55.30'	200.00'	27.83'	55.12'	S 81°07'23" E	15°50'28"
C23	28.13'	200.00'	14.59'	29.10'	S 77°22'30" E	8°20'43"

Line	Bearing	Length
L1	N 0°33'43" E	70.82'
L2	N 74°40'00" E	28.00'
L3	N 89°17'41" W	28.08'
L4	S 0°33'43" W	22.07'
L5	N 74°40'00" E	10.02'
L6	S 89°17'41" E	30.16'
L7	S 0°35'11" W	16.17'
L8	S 0°35'11" W	16.14'

SOA Investments  
58:023:0072

### Vicinity Map



### Surveyor's Certificate

I, Bruce D. Pimper do hereby certify that I am a Registered Land Surveyor, and that I hold certificate No. 362256 as prescribed under 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, and have subdivided said tract of land into lots, blocks, streets, and easements and that the same is shown on this plat. I further certify that all lots have been correctly surveyed and staked on the ground, meet frontage width and area requirements of the applicable zoning ordinances.

### Boundary Description

A part of the South Half of Section 11, and the North Half of Section 14, Township 5 South, Range 1 West, Salt Lake Base & Meridian, U.S. Survey in Utah County, Utah:

Beginning at a point on the Easterly Line of Redwood Road as it exists at 50.00 foot half-width located 3.33 feet South 0°36'41" West along the Quarter Section Line; and 98.97 feet North 89°23'19" West from the North Quarter Corner of said Section 14; and running thence North 74°40'00" East 1385.67 feet; thence North 75°20'00" East 92.58 feet; thence South 0°35'11" West 769.99 feet; thence South 0°52'43" West 88.87 feet; thence North 87°26'32" East 0.92 feet to the Northwesterly Corner of an existing Boundary Line Agreement as recorded 13 February 2003 as Entry No. 22465:2003 in the Utah County Records; thence South 0°57'23" West 855.18 feet along the Westerly Line of said Agreement and said Agreement Line extended to the Northerly Line of State Road 73 as it exists on the ground; thence along said Northerly Line the following two courses: South 89°43'19" West 314.52 feet; and South 89°59'06" West 893.85 feet; thence North 37°01'53" West 92.65 feet to the Easterly Easterly Line of Redwood Road as it exists at 50.00 foot half-width; thence along said Easterly Line the following two courses: Northwesterly along the arc of a 5779.65 foot radius curve to the left a distance of 1198.31 feet (Central Angle equals 11°52'45" and Long Chord bears North 6°02'37" West 1196.17 feet) to a point of tangency; and North 11°59'00" West 63.63 feet to the point of beginning.

Contains 2,023,433 sq. ft.  
or 46.452 acres  
10 Lots

Date 19 Sept, 2006  
Bruce D. Pimper  
Bruce D. Pimper  
Utah RLS No. 362256

### Owner's Dedication

Know all men by these presents that we, the undersigned owner(s) of the above described tract of land, having caused the same to be subdivided into lots and streets to be hereafter known as

SARATOGA TOWN CENTER

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use or designated for "Dedication", including without limitation Commerce Drive, Blue Sky Road, Alhambra Drive, and the widened SR 73 and Redwood Road. The owner(s) warrant and defend and save the City harmless against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance, and operation of the street.

In witness whereof we have hereunto set our hands this 19 day of SEPTEMBER, A.D. 2006.

Michael C. Phillips  
Authorized Signature

### Acknowledgment

State of UTAH  
County of SALT LAKE, ss  
On the 19 Day of SEPTEMBER, A.D., 2006, Personally appeared before me, the undersigned Notary Public, in and for said State and County, Michael C. Phillips who after being duly sworn, acknowledged to me that he is manager of Stations West - Saratoga, a L.L.C., and has signed the owners dedication freely and voluntarily for and in behalf of said L.L.C. for the purposes therein mentioned and that said L.L.C. executed the same.

My commission expires 2-18-08  
Residing in SALT LAKE county

Sara Kimball  
Notary Public

### Acceptance by Legislative Body

The Mayor 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 19 day of October, A.D. 2006.

Brad Jordison  
Mayor  
Attest: Donn White  
City Recorder  
(See Seal Below)

### Saratoga Town Center

#### A Subdivision

Located in the South Half of Section 11, and the North Half of Section 14, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Saratoga Springs City, Utah County, Utah

04-165-SP2

South Quarter Corner Section 14, T5S, R1W, SLB&M, U.S. Survey (Found monument)

Public Street Dedication to State Road 73

Public Street Dedication to State Road 73

Public Street Dedication to State Road 73

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Public Street Dedication to State Road 73

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Public Street Dedication to State Road 73

**GREAT BASIN ENGINEERING - SOUTH**  
CONSULTING ENGINEERS and LAND SURVEYORS  
2010 North Redwood Road, P.O. Box 16747  
Salt Lake City, Utah 84116  
Salt Lake City (801)521-8529 Ogden (801)394-7288 Fax (801)521-9551

**Fire Chief Approval**  
Approved this 21 day of Sept, A.D. 2006  
by the City Fire Chief.

**Planning Commission Approval**  
Approved this 28 day of Sept, A.D. 2006  
by the Planning Commission.

**Saratoga Springs Engineer Approval**  
Approved this 21 day of Sept, A.D. 2006  
by the City Engineer.

**Saratoga Springs Attorney**  
Approval as to form this 3 day of October, A.D. 2006  
by the Saratoga Springs Attorney.

**SURVEYOR'S SEAL**  
STATE OF UTAH  
REGISTERED LAND SURVEYOR  
BRUCE D. PIMPER  
362256

**NOTARY PUBLIC SEAL**  
SARA KIMBALL  
NOTARY PUBLIC

**CITY ENGINEER SEAL**  
LARRY R. GILSON  
CITY ENGINEER

**CLERK-RECORDER SEAL**  
DONN WHITE  
CITY RECORDER