

SARATOGA TOWN CENTER OFFICE CONDOMINIUM

AMENDING LOT 8B OF SARATOGA TOWN CENTER LOT 8 MINOR SUBDIVISION

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

Cross Access Easement
Beginning at a point being North 89°51'52" East 149.65 feet along the Section Line and South 89.96 feet from the North Quarter Corner of Section 14, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 74°40'00" East 50.97 feet; thence South 32°27'41" East 56.07 feet; thence Southwesterly 7.58 feet along the arc of a 434.00 foot radius curve to the left (center bears North 34°03'05" West and the chord bears South 56°26'57" West 7.58 feet with a central angle of 01°00'02"); thence Southwesterly 16.43 feet along the arc of a 166.00 foot radius curve to the right (center bears North 34°03'05" West and the chord bears South 58°47'04" West 16.43 feet with a central angle of 05°40'18"); thence North 32°27'41" West 38.14 feet; thence South 74°40'00" West 33.25 feet; thence North 15°20'00" West 24.00 feet to the point of beginning. Contains 2.146 Square Feet or 0.049 Acres

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:

**SARATOGA TOWN CENTER OFFICE CONDOMINIUM
AMENDING LOT 8B OF SARATOGA TOWN CENTER
LOT 8 MINOR SUBDIVISION**

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 **DEC. 16, 2009**

Patrick M. Harris
PATRICK M. HARRIS
P.L.S. 286882

BOUNDARY DESCRIPTION

All of Lot 8B of the Saratoga Town Center Lot 8 Minor Subdivision, a Subdivision within 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 in Utah County, Utah; being more particularly described as follows:

Beginning at a point being North 89°51'52" E 109.99 feet along the Section Line and North 54.77 feet from the North Quarter Corner of Section 14, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 74°40'00" East 330.76 feet to the Westerly Right-of-Way Line of Blue Sky Road; thence South 15°20'00" East 148.57 feet along said Westerly Right-of-Way Line; thence Southeasterly 15.81 feet along the arc of a 57.00 foot radius curve to the right (center bears South 74°40'00" West and the chord bears South 07°23'09" East 15.76 feet with a central angle of 15°53'43") along said Westerly Right-of-Way Line; thence South 00°33'43" West 22.07 feet along said Westerly Right-of-Way Line; thence Southwesterly 23.06 feet along the arc of a 15.00 foot radius curve to the right (center bears North 89°26'17" West and the chord bears South 44°36'34" West 20.86 feet with a central angle of 88°05'43") along said Westerly Right-of-Way Line to the Northerly Right-of-Way Line of Commerce Drive; thence Southwesterly 247.76 feet along the arc of a 434.00 foot radius curve to the left (center bears South 01°20'34" East and the chord bears South 72°18'10" West 244.41 feet with a central angle of 32°42'31") along said Northerly Right-of-Way Line; thence Southwesterly 54.23 feet along the arc of a 166.00 foot radius curve to the right (center bears North 34°03'05" West and the chord bears South 65°18'28" West 53.99 feet with a central angle of 18°43'05") along said Northerly Right-of-Way Line; thence South 74°40'00" West 7.01 feet along said Northerly Right-of-Way Line; thence North 15°20'00" West 214.71 feet to the point of beginning.

Contains 63,899 Square Feet or 1.467 Acres



OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS PLAT, HEREBY TO BE KNOWN AS:

SARATOGA TOWN CENTER OFFICE CONDOMINIUM

HAVE CAUSED A SURVEY TO BE MADE OF SAID LAND AND THIS PLAT AND A DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS (CC&R) TO BE PREPARED AND HEREBY DECLARES ALL DRIVES AND PRIVATE STREETS REFLECTED ON THIS PLAT TO BE PRIVATE AND INTENDED FOR THE USE OF THE OWNERS WITHIN THE DEVELOPMENT, THEIR GUESTS AND INVITEES, AS REFLECTED IN THE PROVISIONS OF THE DECLARATION.

IN WITNESS WHEREOF WE HAVE HEREIN SET OUR HANDS THIS 6th DAY OF JANUARY A.D. 2010

Spencer H. Hess Manager
Spencer H. Hess Saratoga Hills Office LLC
Spencer H. Hess

UTILITY DEDICATION

OWNERS HEREBY OFFERS AND CONVEYS TO ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT AND RIGHT-OF-WAY IN AND TO THOSE AREAS REFLECTED ON THE PLAT AS "COMMON AND LIMITED COMMON AREA" (INCLUDING PRIVATE STREETS AND PRIVATE DRIVES) FOR THE CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILITIES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERETO.

RESERVATION OF COMMON AREA

OWNERS, IN RECORDING THIS PLAT, HAS DESIGNATED CERTAIN AREAS OF LAND AS PRIVATE DRIVES OR STREETS OR OTHER COMMON AREAS INTENDED FOR USE BY OWNERS OF THE UNITS WITHIN THE DEVELOPMENT, THEIR GUESTS AND INVITEES, AND THE SAME ARE HEREBY RESERVED FOR THEIR COMMON USE AND ENJOYMENT AS MORE FULLY SET FORTH IN THE PROVISIONS OF THE DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS APPLICABLE TO THIS PROJECT.

ACKNOWLEDGMENT (CORPORATE)

STATE OF UTAH)
COUNTY OF SL) S.S.
ON THE 6 DAY OF Jan A.D. 2010
Spencer H. Hess PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF SL, Spencer H. Hess AND SAID Spencer H. Hess IS THE Managing Member OF Saratoga Hills Office LLC AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID PERSON DULY ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: May 6, 2013
NOTARY PUBLIC: *Julie Duncan*
RESIDING IN SL COUNTY

ACCEPTANCE BY LEGISLATIVE BODY

THE MAYOR OF THE CITY OF SARATOGA SPRINGS, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND PRIVATE DRIVES REFLECTED AND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.

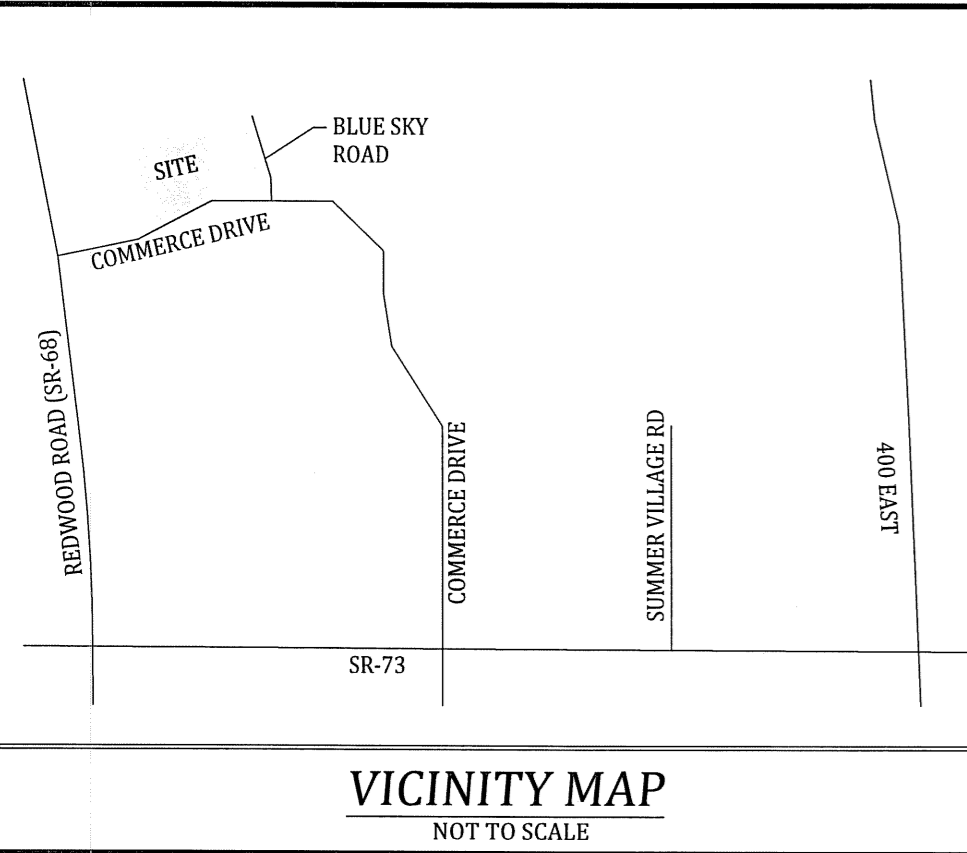
THIS 1st DAY OF April A.D. 2010

Julie Duncan Mayor
Spencer H. Hess Attest
CLERK-RECORDER (SEE SEAL BELOW)

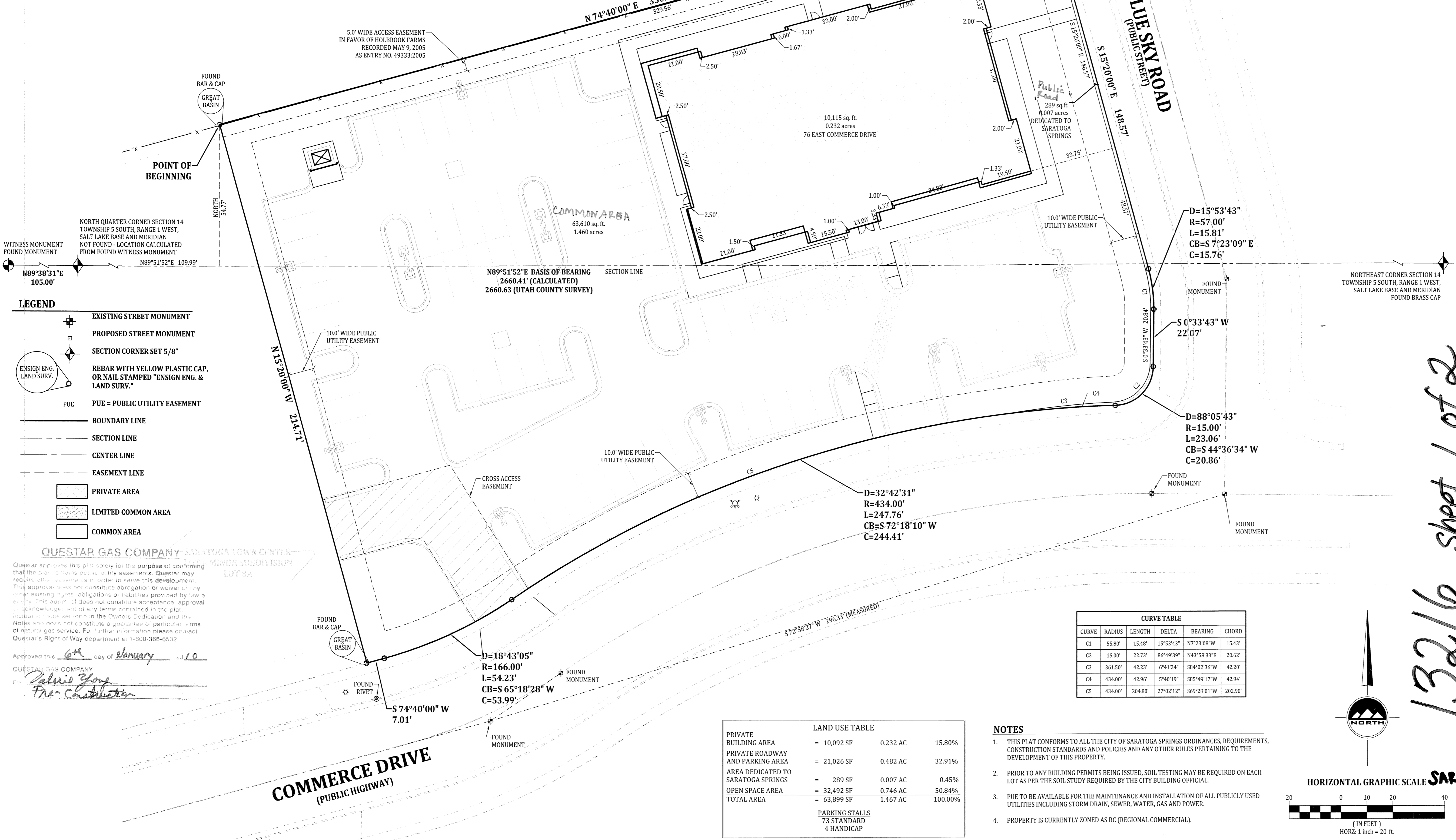
**SARATOGA TOWN CENTER OFFICE CONDOMINIUM
AMENDING LOT 8B OF SARATOGA TOWN CENTER
LOT 8 MINOR SUBDIVISION**

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

SURVEYOR'S SEAL: Patrick M. Harris
NOTARY PUBLIC SEAL: Julie Duncan
CITY ENGINEER'S SEAL: 1/28/10
CLERK-RECORDER SEAL: *Spencer H. Hess*



VICINITY MAP
NOT TO SCALE



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

QUESTAR GAS COMPANY SARATOGA TOWN CENTER MINOR SUBDIVISION LOT 8A

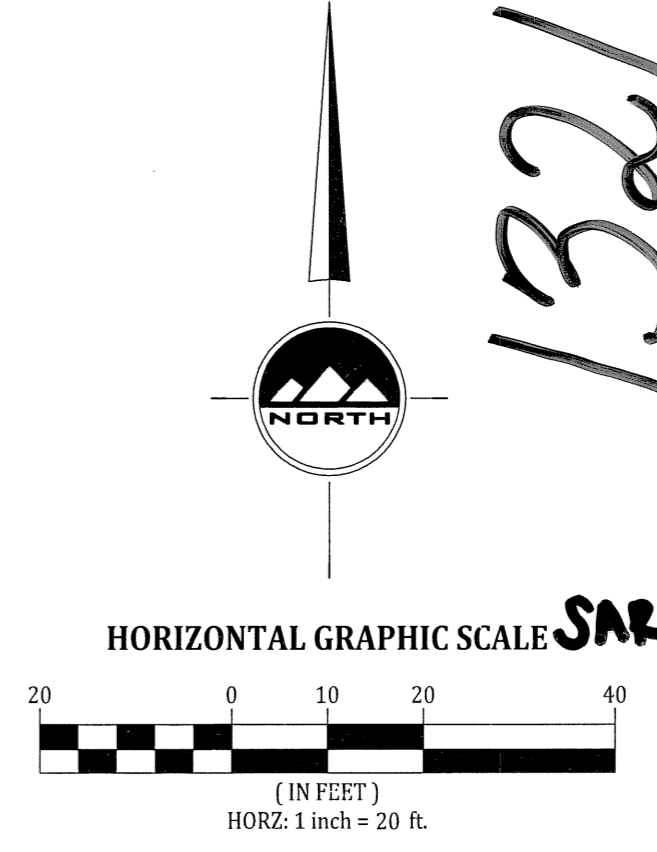
Questar approves this plat solely for the purpose of confirming that the plat shows public utility easements. Questar may require other easements in order to serve this development. This approval does not constitute a guarantee of particular terms of natural gas service. For further information please contact Questar's Right-of-Way department at 1-800-366-6532.

Approved this 6th day of January 2010
Valerie Young Pres. Construction

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		

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°58'33"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'

- 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).



13216 sheet 1 of 2

Sec. 11 & 14, S-1W, T4N-C39 (LOT 8B, SARATOGA TOWN CENTER LOT 8 MINOR SUBDIVISION)

<p>UTILITY APPROVALS</p> <p>QUESTAR: <i>Valerie Young</i></p> <p>ROCKY MOUNTAIN POWER: <i>S. P. ...</i></p> <p>QUESTAR: <i>Valerie Young</i></p>	<p>DEVELOPER</p> <p>SARATOGA HILLS OFFICE, LLC 9980 SOUTH 300 WEST SUITE 310 SANDY, UTAH 84070 PHONE: 801.501.0727 FAX: 801.501.0728</p>	<p>SHEET 1 OF 2</p> <p>PROJECT NUMBER: U1429 MANAGER: BM DRAWN BY: KFW CHECKED BY: PMH DATE: 12/16/09</p>	<p>SALT LAKE CITY 90 E. Fort Union Blvd Suite 100 Midvale UT 84047 Phone: 801.255.0529 Fax: 801.255.4449</p> <p>LAYTON Phone: 801.547.1100</p> <p>PLEASANT GROVE Phone: 801.796.8145</p> <p>TOOELE Phone: 435.843.3590</p>	<p>FIRE CHIEF APPROVAL</p> <p>APPROVED THIS <u>16</u> DAY OF <u>February</u> A.D. 20<u>10</u> BY THE FIRE CHIEF.</p> <p><i>[Signature]</i> CITY FIRE CHIEF</p>	<p>PLANNING COMMISSION APPROVAL</p> <p>APPROVED THIS <u>24</u> DAY OF <u>February</u> A.D. 20<u>10</u> BY THE PLANNING COMMISSION.</p> <p><i>[Signature]</i> CHAIRMAN, PLANNING COMMISSION</p>	<p>SARATOGA SPRINGS ENGINEER APPROVAL</p> <p>APPROVED THIS <u>23</u> DAY OF <u>JANUARY</u> A.D. 20<u>10</u> BY THE CITY ENGINEER.</p> <p><i>[Signature]</i> CITY ENGINEER</p>	<p>SARATOGA SPRINGS ATTORNEY</p> <p>APPROVED THIS <u>24</u> DAY OF <u>March</u> A.D. 20<u>10</u> BY THE CITY ENGINEER.</p> <p><i>[Signature]</i> SARATOGA SPRINGS ATTORNEY</p>
---	---	--	--	---	---	--	---

SARATOGA TOWN CENTER OFFICE CONDOMINIUM

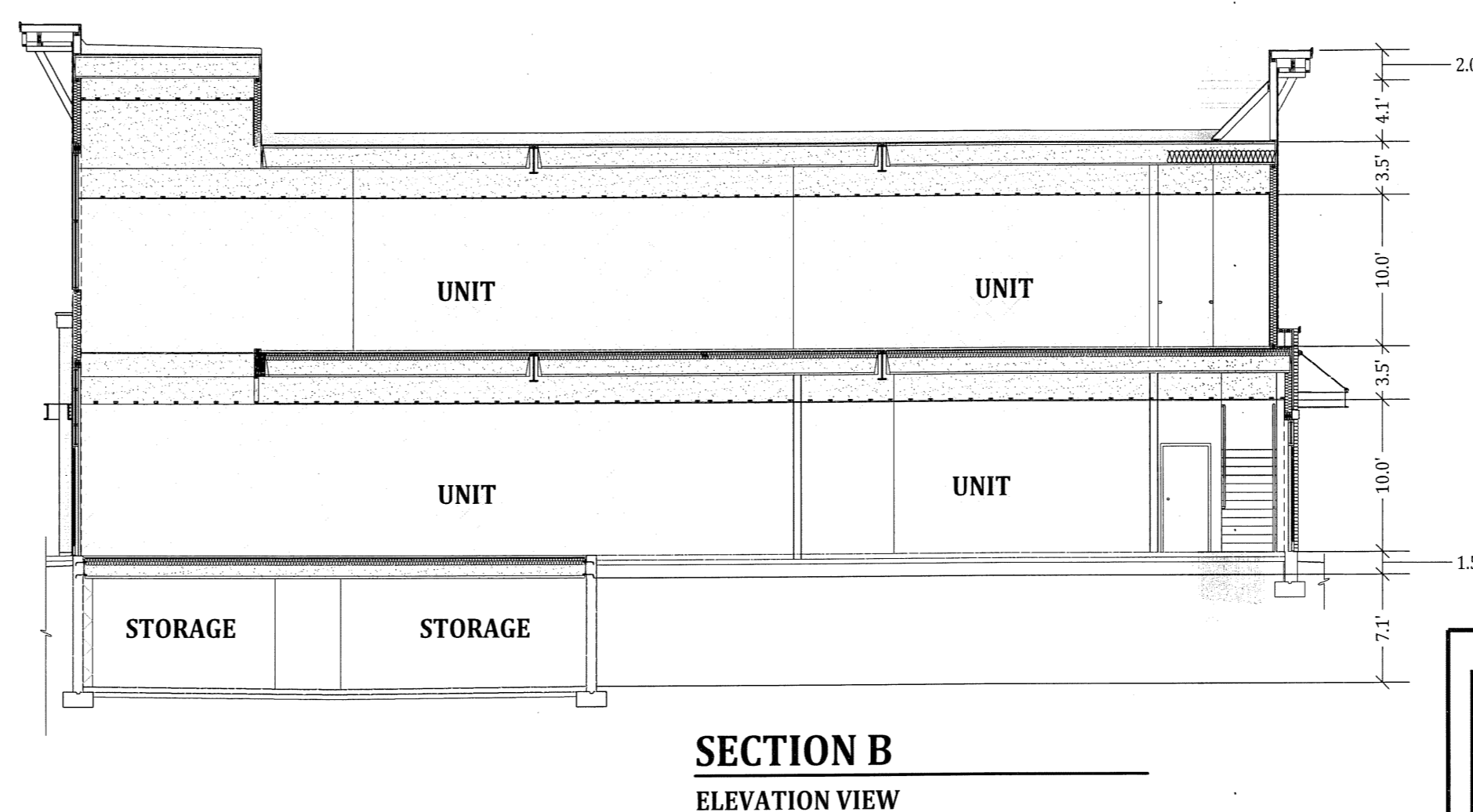
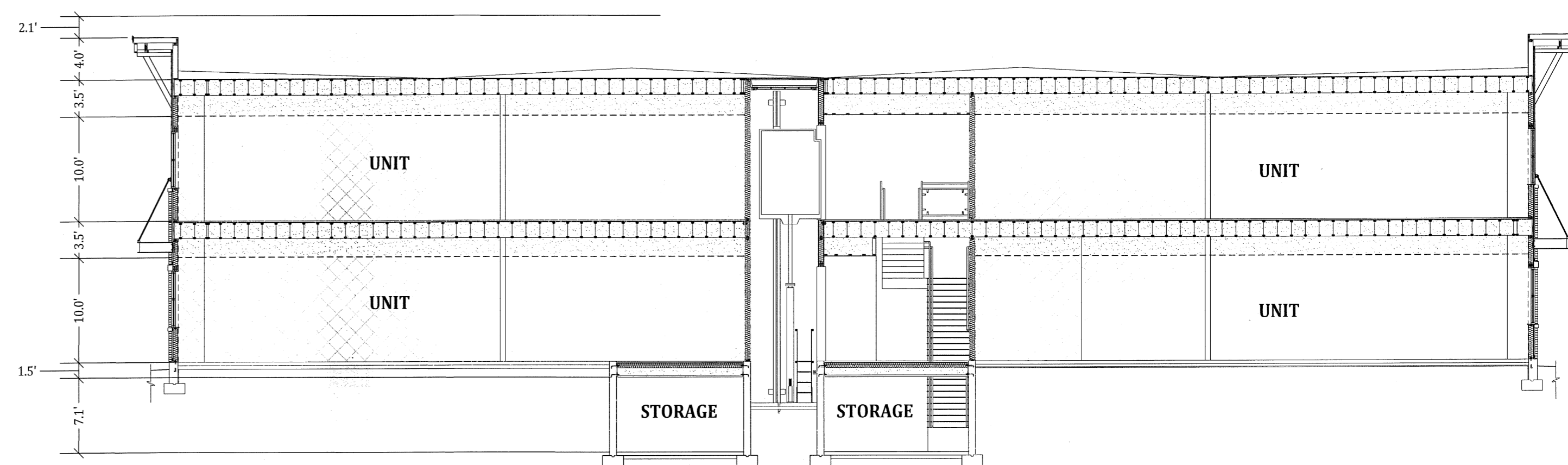
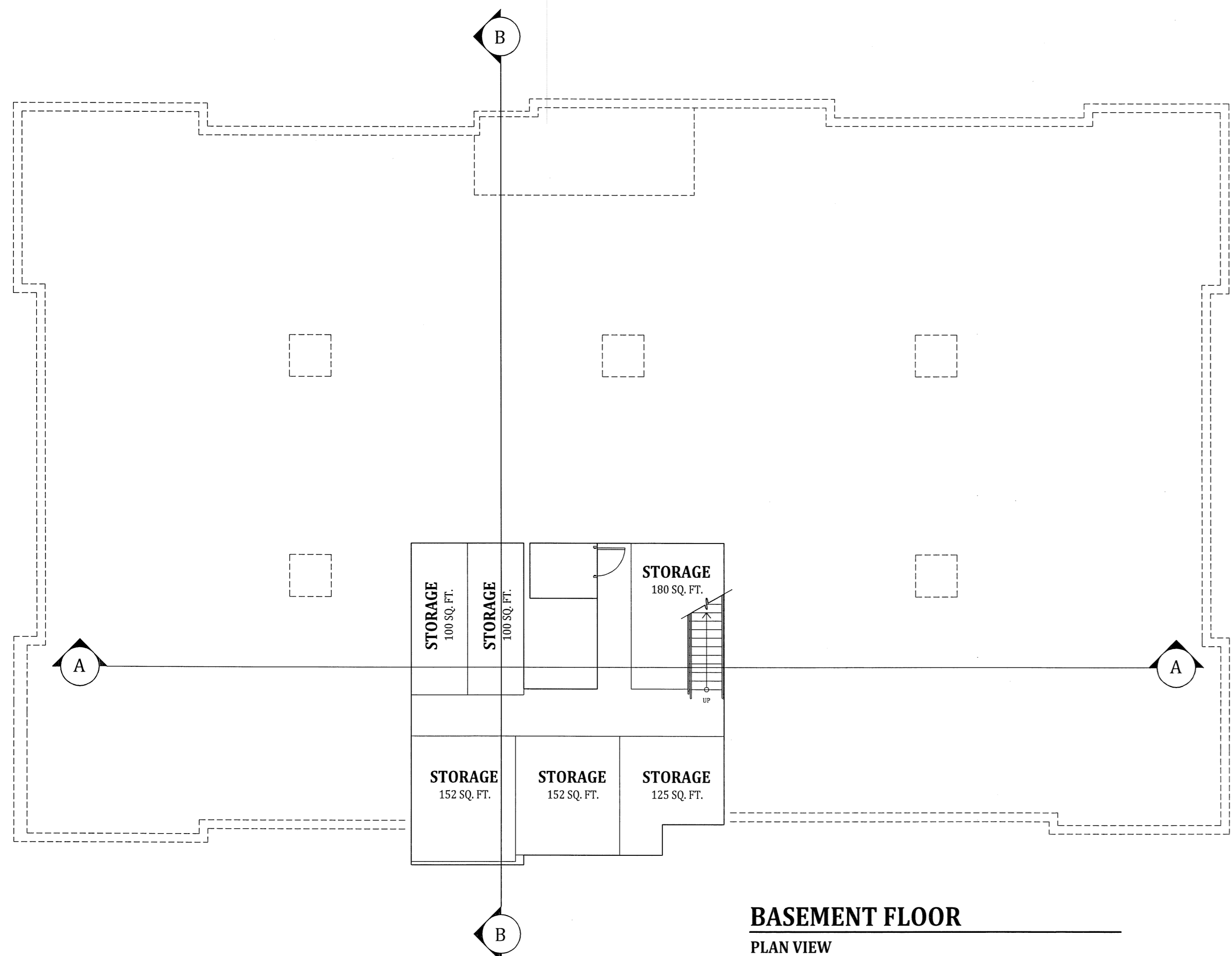
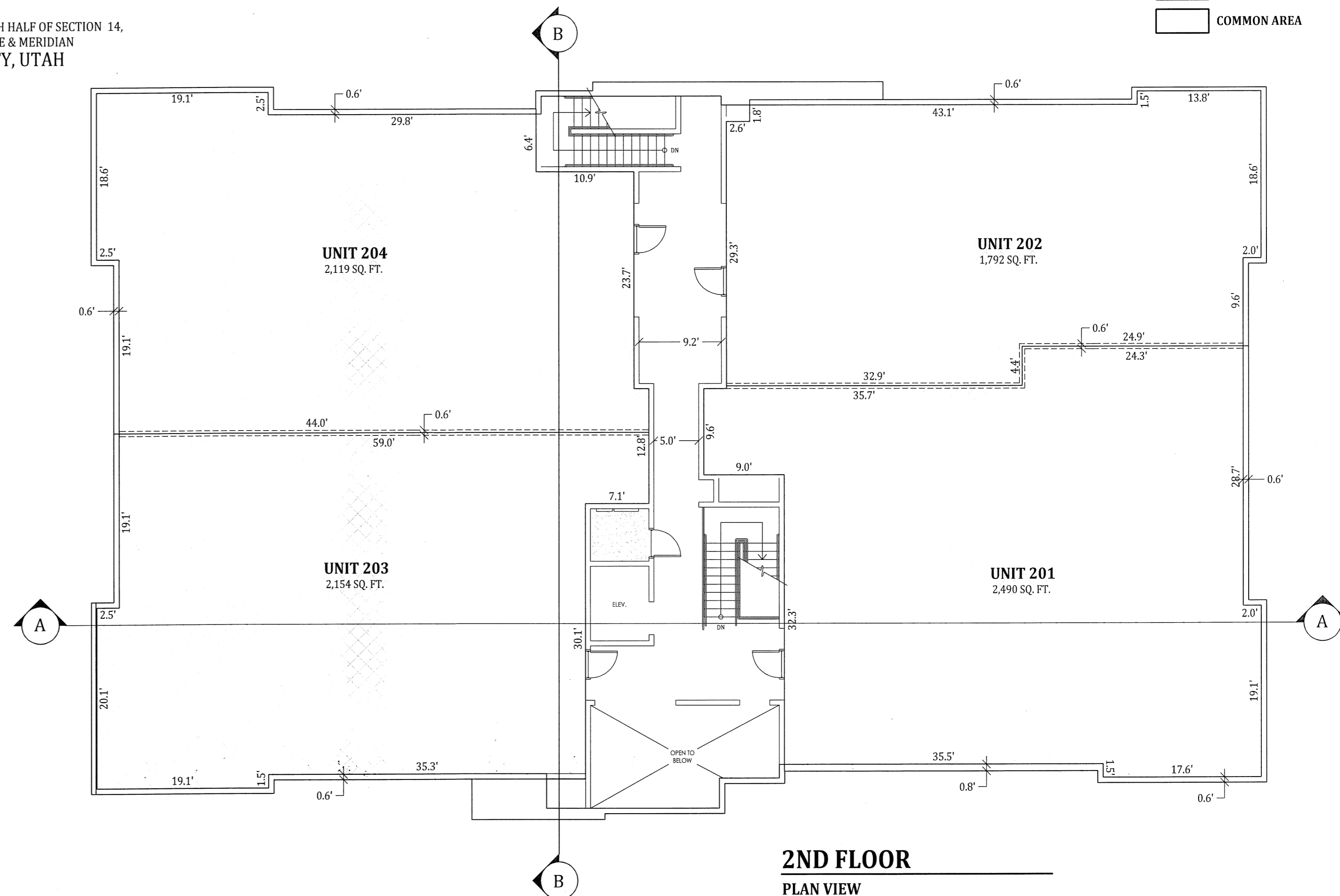
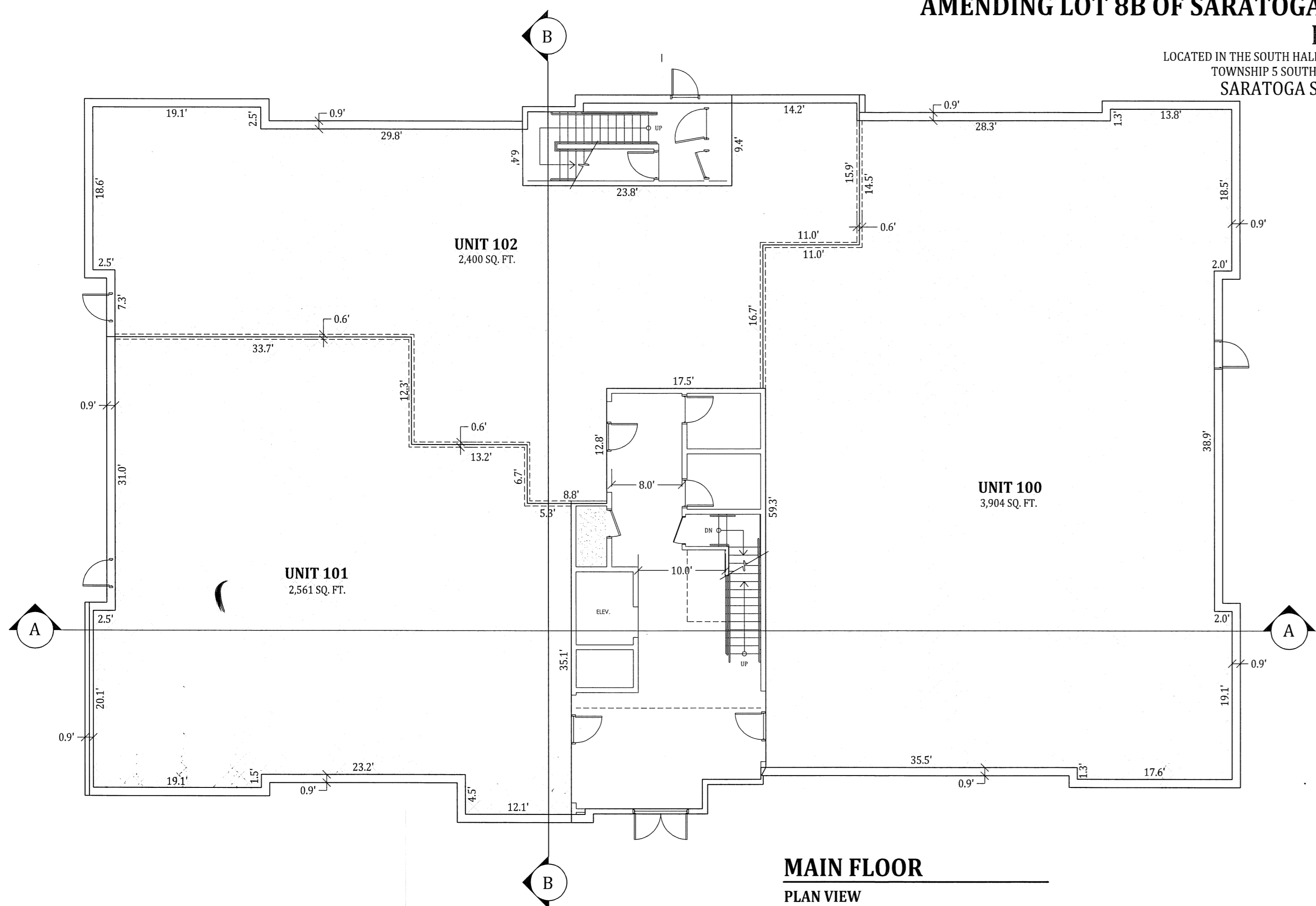
AMENDING LOT 8B OF SARATOGA TOWN CENTER LOT 8 MINOR SUBDIVISION

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

LEGEND

	PRIVATE AREA
	LIMITED COMMON AREA
	COMMON AREA



13216 sheet 2 of 2

ENT 27789:2010 Map # 13216
RODNEY D. CAMPBELL
UTAH COUNTY RECORDER
2010 APR 06 2:11 PM FEE \$1.00 BY EO
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

SARATOGA
TOWN CENTER OFFICE CONDOMINIUM
AMENDING LOT 8B OF SARATOGA TOWN CENTER
LOT 8 MINOR 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 & MERIDIAN
SARATOGA SPRINGS, UTAH COUNTY, UTAH

SHEET 2 OF 2
PROJECT NUMBER: U1429
MANAGER: BM
DRAWN BY: KFW
CHECKED BY: PMH
DATE: 3/25/10

SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY ENGINEER'S SEAL CLERK-RECORDER SEAL

ENSIGN
SALT LAKE CITY
90 E. Fort Union Blvd
Suite 100
Midvale UT 84047
Phone: 801.255.0629
Fax: 801.255.4449
WWW.ENSIGNUTAH.COM

LAYTON
Phone: 801.547.1100
PLEASANT GROVE
Phone: 801.796.8145
TOOLE
Phone: 435.843.3590

