

SARATOGA SPRINGS COMMERCIAL PLAT F

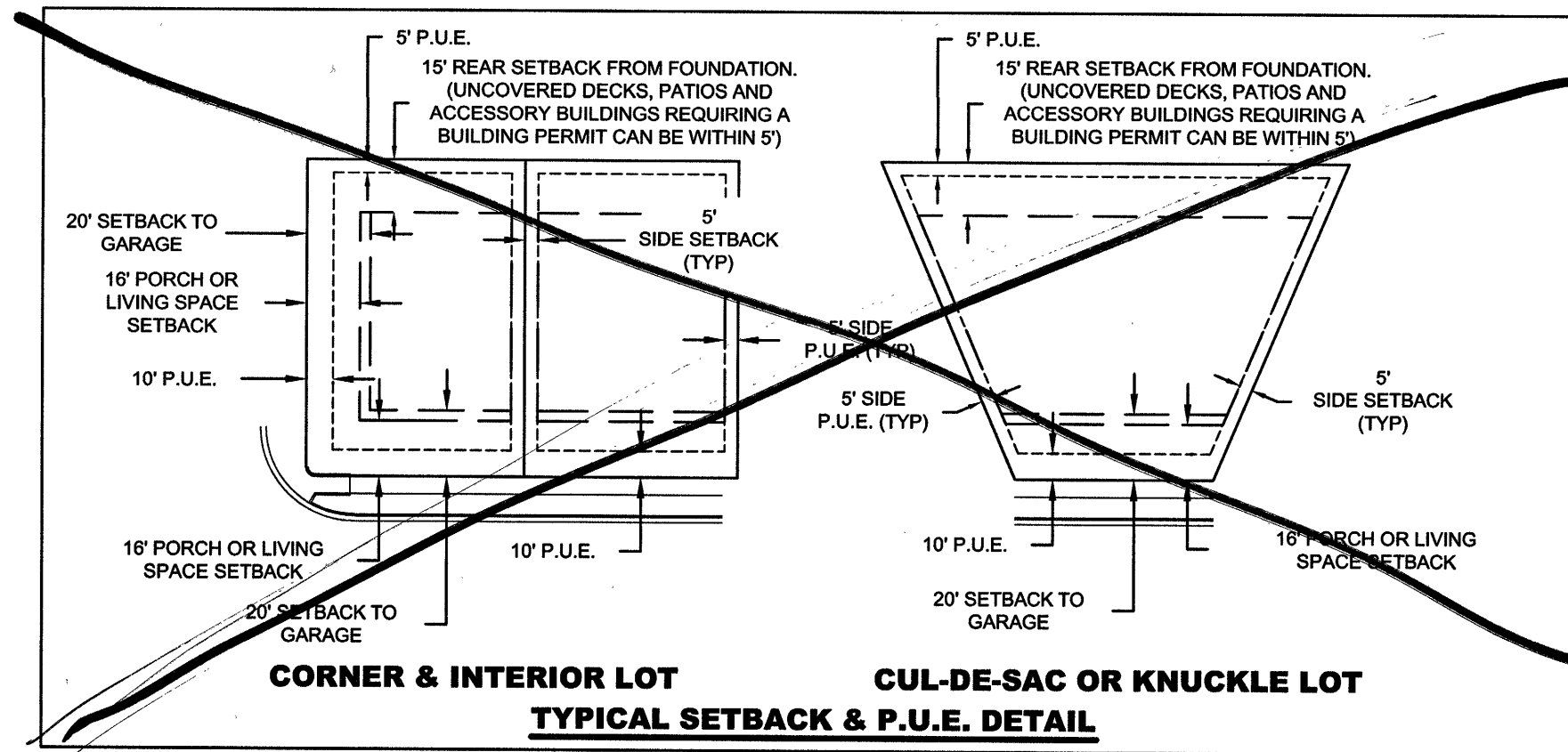
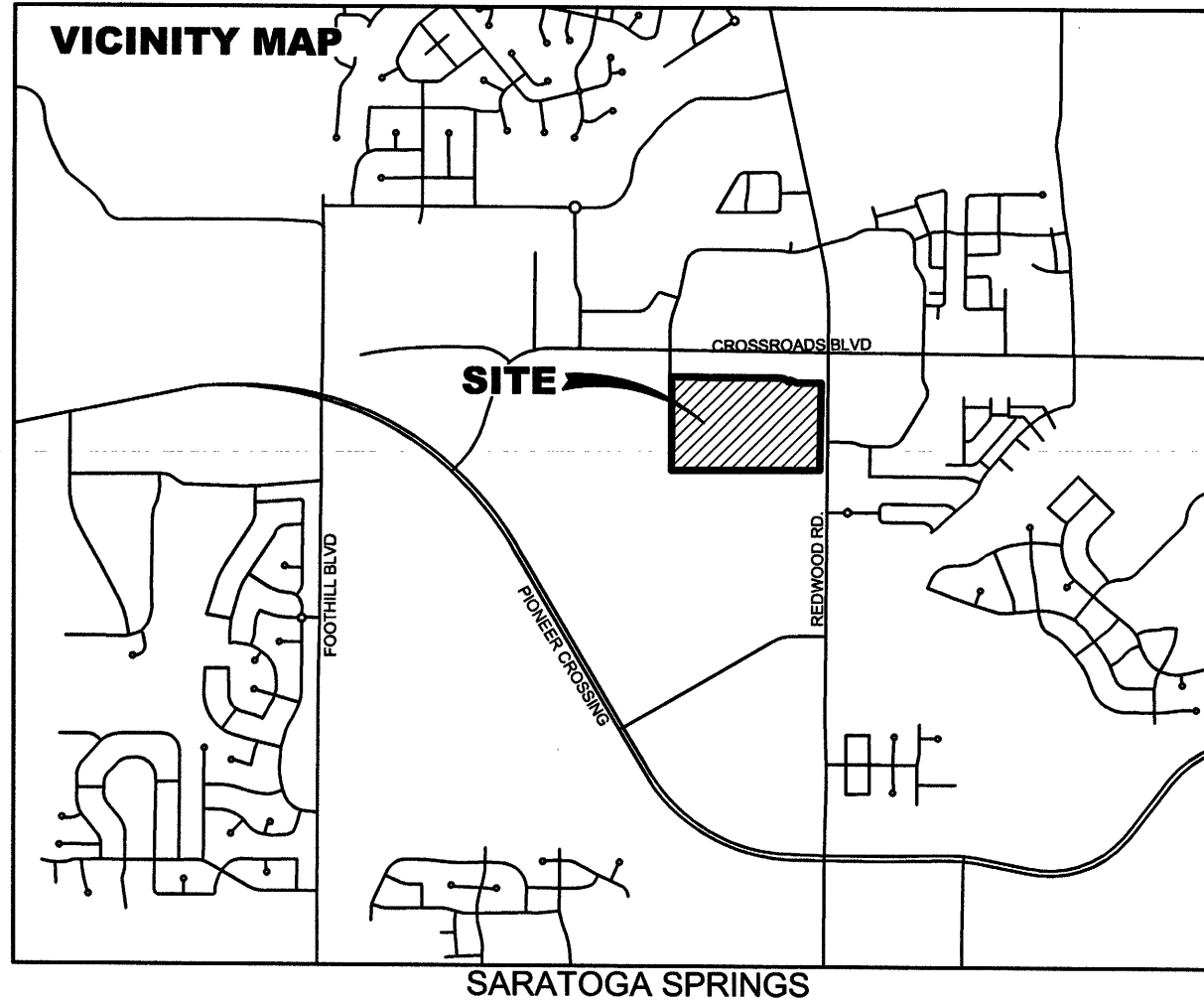
LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 14, T5S, R1W SLB&M SARATOGA SPRINGS CITY, UTAH COUNTRY, UTAH

NOTES

- 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 31 DAY OF Nov, 2022.
- 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.
- THIS PLAT MAY BE SUBJECT TO A DEVELOPMENT AGREEMENT THAT SPECIFIES THE CONDITIONS OF DEVELOPING, BUILDING, AND USING PROPERTY WITHIN THIS PLAT. SEE CITY RECORDER FOR DETAILS.
- PLAT IS SUBJECT TO "INSTALLATION OF IMPROVEMENTS AND BOND AGREEMENT NO 23 CAD001," WHICH REQUESTS THE CONSTRUCTION AND WARRANTY OF IMPROVEMENTS IN THE SUBDIVISION. THESE OBLIGATIONS RUN WITH LAND AND ARE BINDING ON SUCCESSORS, AGENTS, AND ASSIGNS OF DEVELOPER. THERE ARE NO THIRD-PARTY RIGHTS OR BENEFICIARIES UNDER THIS AGREEMENT.
- BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED PER CITY STANDARDS AND ALL FEES INCLUDING IMPACT AND CONNECTION FEES ARE PAID.
- ALL OPEN SPACE, COMMON AREA, AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.
- REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
- NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS AND IMPROVEMENTS DESIGNATED AS "PRIVATE" ON THIS PLAT.
- LOTS/UNITS MAY BE SUBJECT TO ASSOCIATION BY LAWS, ARTICLES OF INCORPORATION AND CCAR'S.
- A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY IGES PROJECT NO. 01973-003 DATED AUGUST 24, 2015, WHICH ADDRESSES SOIL AND GROUNDWATER CONDITIONS, PROVIDES ENGINEERING DESIGN CRITERIA, AND RECOMMENDS MITIGATION MEASURES IF PROBLEMATIC CONDITIONS WERE ENCOUNTERED. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ANY RELIANCE ON THE INFORMATION OF LACK THEREOF IN THE REPORT.
- 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.
- THE BENCHMARK FOR THE TOPOGRAPHIC INFORMATION PROVIDED HEREON IS THE FOUND 2008 UTAH COUNTY

* 23 CAD001

- MONUMENT AT THE EAST QUARTER CORNER OF SECTION 26 TOWNSHIP 5 SOUTH & RANGE 1 WEST WITH AN ELEVATION OF 4,513.92 FEET.
- AREA SHOWN HEREON FALLS WITHIN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN) AS PER FIRM MAP NO. 49025001158 WITH AN EFFECTIVE DATE OF JULY 17, 2002.
- A TITLE REPORT PREPARED BY BACKMAN TITLE SERVICES LTD., ORDER NO. 7-049465 (REVISED #1), EFFECTIVE DATE: NOVEMBER 20, 2022 WAS USED IN THE PREPARATION OF THIS PLAT AND LEI CONSULTING ENGINEERS AND SURVEYORS, INC. IS ENTITLED TO RELY ON THE ACCURACY OF THIS REPORT, AND IS NOT LIABLE FOR ERRORS AND OMISSIONS BASED ON THE RELIANCE OF SAID TITLE REPORT. ALL EASEMENTS OF RECORD SHOWN HEREON ARE REFERENCED FROM SAID REPORT.
- ALL PRIVATE ROADWAYS ARE PERPETUAL UTILITY EASEMENTS (CITY) FOR DRINKING WATER, AND SECONDARY WATER.
- SHALLOW SEWER DEPTHS! CONTRACTOR SHALL VERIFY SEWER DEPTHS BEFORE EXCAVATING FOR BASEMENT. BUILDINGS WITH BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.
- NO ACCESS PERMITTED ON LOTS ADJACENT TO COLLECTOR ROADS, ALL LOTS TO ACCESS FROM INTERIOR ROADS. LOTS ARE MARKED N/A FOR "NO ACCESS".
- ALL LOTS TO HAVE A CROSS ACCESS EASEMENT THROUGH DESIGNATED DRIVE AISLES AS ESTABLISHED BY CITY APPROVED SITE PLANS PER CITY CODE SECTION 19.16.04.10.
- FINAL GRADING OF INDIVIDUAL LOTS TO BE DETERMINED AND APPROVED WITH SITE PLAN APPROVALS FOR EACH LOT.
- ALL STORM DRAIN AND SEWER IN PRIVATE STREETS AND IN PARKING LOT AREAS SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER.



TABULATIONS

	ACRES	SQ. FT.	PERCENT
ZONING: RC - REGIONAL COMMERCIAL			
# OF LOTS: 13			
# OF PARCELS: 1			
ANTICIPATED # OF BUILDINGS: 13			
TOTAL PROJECT AREA	34.85	1,518,274	100%
PUBLIC RIGHT-OF-WAY AREA	0.64	27,731	1.8%
PRIVATE RIGHT-OF-WAY AREA	3.44	150,030	9.9%
LOT AREA	23.13	1,007,417	66.4%
OPEN SPACE AREA		232,000	15.3%
SENSITIVE LANDS	0.00	0	0%
NON SENSITIVE LANDS	34.85	1,518,274	100%
BUILDABLE LAND	34.85	1,518,274	100%
LANDSCAPE AREA	7.85	333,096	21.9%
HARDSCAPE AREA	3.69	160,768	10.6%



OWNERS ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF UTAH
 ON THIS 12th DAY OF DECEMBER, 2022 PERSONALLY APPEARED BEFORE ME Christopher Aslam WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/ THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THIS PLAT WITH FULL AUTHORITY OF THE OWNER(S).

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF UTAH THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.
 NOTARY PUBLIC SIGNATURE: [Signature]
 PRINT NAME AS COMMISSIONED: Daniel Leu Jr.
 COMMISSION NUMBER: 133831040
 MY COMMISSION EXPIRES: 02/27/2024
 A NOTARY PUBLIC COMMISSIONED IN UTAH TEXAS

SURVEYOR'S CERTIFICATE

I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE, CERTIFICATE NO. 501182, IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT FOUND IN TITLE 58, CHAPTER 22 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, 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 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS 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 SECTION 54-8A-2, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I ALSO CERTIFY THAT I HAVE FILED, OR WILL FILE WITHIN 90 DAYS THE RECORDATION OF THIS PLAT, A MAP OF THE SURVEY I HAVE COMPLETED WITH THE UTAH COUNTY SURVEYOR.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, IN SARATOGA SPRINGS, UTAH, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF LOT 301, SARATOGA SPRINGS COMMERCIAL, PLAT C, ENTRY NUMBER 62087/2019, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT BEING LOCATED N00°22'47"E ALONG THE SECTION LINE 991.05 FEET AND EAST 1039.26 FEET FROM THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE ALONG THE SOUTH LINE OF SAID LOT 301, AND LOTS 401 THROUGH 406, SARATOGA SPRINGS COMMERCIAL, PLAT D, ENTRY NUMBER 195354/2020, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER, THE FOLLOWING FOUR (4) COURSES: THENCE S89°43'27"E 1133.51 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT OF 11 FEET THROUGH A RADIUS OF 123.00 FEET THROUGH A CENTRAL ANGLE OF 41°58'23", CHORD: S68°44'15"E 88.10 FEET; THENCE S47°45'04"E 15.06 FEET; THENCE N42°14'56"E 28.88 FEET TO THE SOUTHWEST CORNER OF LOT 1, GATEWAY AT SARATOGA SPRINGS, PLAT A, ENTRY NUMBER 92097/2013, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG THE SOUTH LINE OF LOTS 1 AND 2 OF SAID PLAT THE FOLLOWING TWO (2) COURSES: THENCE S89°23'39"E 254.95 FEET TO THE WEST LINE OF REDWOOD ROAD, STATE ROUTE 68; THENCE ALONG SAID WEST LINE THE FOLLOWING THREE (3) COURSES: THENCE S00°30'32"W 483.35 FEET; THENCE S01°24'07"W 300.11 FEET; THENCE S00°22'43"W 140.69 FEET TO THE QUARTER SECTION LINE; THENCE S89°48'52"W ALONG SAID QUARTER SECTION LINE 1557.19 FEET TO THE EAST LINE OF EXCHANGE DRIVE; THENCE NORTH ALONG SAID EAST LINE 987.64 FEET TO THE POINT OF BEGINNING.

Contains: 434.85 Acres
1,518,274 Sq. Ft.

DATE: December 12, 2022
 SURVEYOR: [Signature]
 LICENSE NO. 501182

OWNERS 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 LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS AND RIGHTS-OF-WAY, TO BE HEREAFTER KNOWN AS:

SARATOGA SPRINGS COMMERCIAL PLAT F

AND DO HEREBY DEDICATE 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 AND AS ALL AGENTS, SUCCESSORS, AND ASSIGNS VOLUNTARILY DEFEND, INDEMNIFY, AND SAVE HARMLESS THE CITY AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES, OR RIGHT-OF-WAY THAT WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET OR UTILITIES. THE OWNER(S) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS ASSUME ALL LIABILITY WITH RESPECT TO THE CREATION OF THIS SUBDIVISION, THE ALTERATION 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 ALL AGENTS, SUCCESSORS, AND ASSIGNS.

IN WITNESS WHEREOF I HAVE SET FORTH MY HAND THIS 12 DAY OF DECEMBER, A.D. 2022.

[Signature] RICHARD MENDENHALL, MANAGER, WESTLAKE PARTNERS PHASE FULL
 SIGNATURE PRINT NAME TITLE & ENTITY

[Signature] Christopher Aslam, Manager, Salt Rock Holdings LLC
 SIGNATURE PRINT NAME TITLE & ENTITY

OWNERS ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF UTAH

ON THIS 12 DAY OF DECEMBER, 2022 PERSONALLY APPEARED BEFORE ME RICHARD MENDENHALL WHO BEING BY ME DULY SWORN, DID PROVE TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/ THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THIS PLAT WITH FULL AUTHORITY OF THE OWNER(S).

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF UTAH THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.
 NOTARY PUBLIC SIGNATURE: [Signature]
 PRINT NAME AS COMMISSIONED: DANIEL SCHMIDT
 COMMISSION NUMBER: 718380
 MY COMMISSION EXPIRES: 6/3/25
 A NOTARY PUBLIC COMMISSIONED IN UTAH

ENT 2555/2023 (up to 1861)
 ANDREA ALLEN
 UTAH COUNTY RECORDER
 2023 Jan 17 9:45 AM FEE: 22.00 \$1.00
 RECORDED FOR SARATOGA SPRINGS CITY

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 PUBLIC.

THIS 3 DAY OF JANUARY, A.D. 2023.

CITY MAYOR: [Signature] ATTEST: [Signature] CITY RECORDER (See Seal Below)

PLAT F

SARATOGA SPRINGS COMMERCIAL

CITY OF SARATOGA SPRINGS UTAH COUNTY, UTAH

LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SARATOGA SPRINGS CITY, UTAH COUNTRY, UTAH

SHEET 1 OF 2

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 FACILITIES WITHIN THE RIGHT-OF-WAY, AND EASEMENT GRANTS OF RECORD; AND UTILITY FACILITIES OF RECORD, AND UTILITY FACILITIES OF RECORD, "APPROVING" SHALL HAVE THE MEANING IN THE UTAH CODE SECTION 15-6A-603(1)(C). THE FOLLOWING NOTES ARE NOT ENDORSED OR ADOPTED BY SARATOGA SPRINGS AND DO NOT SUPERSEDE CONFLICTING PLAT NOTES OR SARATOGA SPRINGS POLICIES.

<h3>ROCKY MOUNTAIN POWER</h3> <p>1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNERS 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)(C)(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 EFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER: a. A RECORDED EASEMENT OR RIGHT-OF-WAY b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS c. TITLE 54, CHAPTER 86, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR d. ANY OTHER PROVISION OF LAW</p> <p>APPROVED THIS <u>21</u> DAY OF <u>December</u>, A.D. 20<u>22</u> <u>[Signature]</u> ROCKY MOUNTAIN POWER</p>	<h3>DOMINION ENERGY QUESTAR CORPORATION</h3> <p>DOMINION ENERGY QUESTAR CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY QUESTAR CORPORATION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABRIGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY QUESTAR CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 800-368-8532.</p> <p>APPROVED THIS <u>21</u> DAY OF <u>December</u>, A.D. 20<u>22</u> <u>[Signature]</u> DOMINION ENERGY QUESTAR CORP. TITLE: <u>Pre-Com</u></p>
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<h3>PUBLIC WORKS DIRECTOR</h3> <p>APPROVED BY THE PUBLIC WORKS DIRECTOR ON THIS <u>3</u> DAY OF <u>Jan</u>, A.D. 20<u>23</u> <u>[Signature]</u> PUBLIC WORKS DIRECTOR</p>	<h3>DEVELOPER / OWNER</h3> <p>WPI ENTERPRISES INC. 5455 WEST 11000 NORTH SUITE 202 HIGHLAND, UT 84003 (801) 487-7000</p>
<h3>CENTURY LINK</h3> <p>APPROVED THIS <u>21</u> DAY OF <u>December</u>, A.D. 20<u>22</u> <u>[Signature]</u> CENTURY LINK</p>	<h3>PLANNING DIRECTOR</h3> <p>APPROVED BY THE PLANNING DIRECTOR ON THIS <u>21</u> DAY OF <u>Dec</u>, A.D. 20<u>22</u> <u>[Signature]</u> PLANNING DIRECTOR</p>
<h3>COMCAST CABLE TELEVISION</h3> <p>APPROVED THIS <u>20</u> DAY OF <u>December</u>, A.D. 20<u>22</u> <u>[Signature]</u> COMCAST CABLE TELEVISION</p>	<h3>CITY ENGINEER</h3> <p>APPROVED BY THE CITY ENGINEER ON THIS <u>23</u> DAY OF <u>December</u>, A.D. 20<u>22</u> <u>[Signature]</u> CITY ENGINEER</p>

<h3>LAND USE AUTHORITY</h3> <p>APPROVED BY THE LAND USE AUTHORITY ON THIS <u>21</u> DAY OF <u>Dec</u>, A.D. 20<u>22</u> <u>[Signature]</u> LAND USE AUTHORITY</p>	<h3>SARATOGA SPRINGS ATTORNEY</h3> <p>APPROVED BY SARATOGA SPRINGS ATTORNEY ON THIS <u>3</u> DAY OF <u>Jan</u>, A.D. 20<u>23</u> <u>[Signature]</u> SARATOGA SPRINGS ATTORNEY</p>
<h3>FIRE CHIEF</h3> <p>APPROVED BY THE FIRE CHIEF ON THIS <u>31st</u> DAY OF <u>Jan</u>, A.D. 20<u>23</u> <u>[Signature]</u> CITY FIRE CHIEF</p>	<h3>LEHI CITY POST OFFICE</h3> <p>APPROVED BY POST OFFICE REPRESENTATIVE ON THIS <u>24th</u> DAY OF <u>December</u>, A.D. 20<u>22</u> <u>[Signature]</u> LEHI CITY POST OFFICE REPRESENTATIVE</p>

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This form approved by Utah County and the municipalities therein. LEI #14-1089

18619 10f2

See 14, T5S, R1W SLB&M T-0039

NORTHWEST CORNER OF SECTION 14, T5S, R1W, SLB&M (2002 UTAH COUNTY MONUMENT)

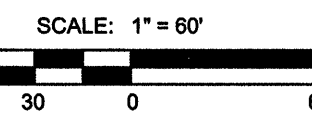
10 11
15 14

NOTES

1. ALL DIMENSIONS SHOWN IN PARENTHESIS () ARE EASEMENT LABELS.
2. ALL PRIVATE DRIVES SHOWN HEREON ARE ACCESS & UTILITY EASEMENTS IN FAVOR OF THE CITY OF SARATOGA SPRINGS

LEGEND

- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- FUTURE LOT LINES
- PROPOSED LOT LINES
- EXISTING MONUMENT
- PROPOSED MONUMENT
- NO ACCESS



LINE TABLE

LINE	DIRECTION	LENGTH
(L3)	N89°54'36"E	10.28
(L4)	S45°06'46"E	14.73
(L5)	S0°04'38"W	35.17
(L6)	S44°57'08"E	9.99
(L7)	S89°58'36"E	428.94
(L8)	N45°01'06"E	5.75
(L9)	N0°00'00"E	22.63
(L10)	N90°00'00"W	10.00
(L11)	N90°00'00"W	90.53
(L12)	N0°00'00"E	10.00
(L13)	N90°00'00"E	85.17
(L14)	S0°00'00"E	10.00
(L15)	N90°00'00"W	85.17
(L16)	N0°00'00"E	107.83
(L17)	N90°00'00"E	10.00
(L18)	S0°00'00"E	107.83
(L19)	N90°00'00"E	174.91
(L21)	N75°10'27"E	266.42
(L22)	N90°00'00"E	65.13
(L23)	S45°00'00"E	12.50
(L24)	S0°00'00"W	622.44
(L25)	S45°00'00"E	19.09
(L26)	N90°00'00"W	53.23
(L27)	N0°00'00"E	15.00
(L28)	S55°01'07"W	3.68
(L29)	N90°00'00"W	62.60
(L30)	S0°26'48"W	5.00
(L33)	S0°00'00"E	24.15
(L34)	N83°33'02"W	409.65
(L36)	N0°00'00"E	24.00
(L37)	N90°00'00"W	10.11
L1	N71°09'28"W	40.22
L2	S0°00'00"E	8.65
L31	N90°00'00"E	31.63
L32	N90°00'00"E	30.46
L38	S0°00'00"E	9.50

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
(C6)	988.00	6°26'58"	111.21	N86°48'31"W 111.15
(C8)	201.00	14°49'33"	52.01	N82°35'13"E 51.87
(C13)	5.00	34°58'53"	3.05	S72°30'34"W 3.01
(C14)	28.00	89°33'12"	43.76	S45°13'24"W 39.44
(C29)	154.50	9°16'35"	25.10	S30°30'43"E 25.00
C1	418.00	18°50'32"	137.48	N80°34'44"W 136.84
C2	128.00	47°45'04"	106.68	N23°52'32"W 103.62
C3	50.00	9°49'39"	8.58	S4°42'57"E 8.57
C4	45.00	9°37'47"	7.56	N4°48'53"W 7.55
C5	196.00	14°49'33"	50.72	S82°35'13"W 50.58

EXCHANGE DRIVE (PUBLIC - 77' WIDE)

EXCHANGE DRIVE CENTERLINE

10' PUE

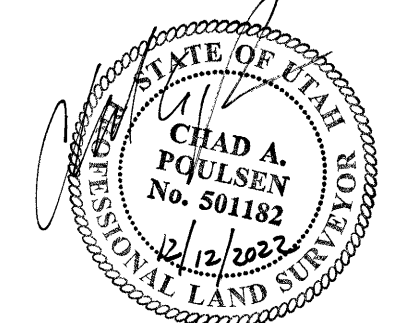
10' UTILITY EASEMENT TO SARATOGA SPRINGS CITY OF SARATOGA SPRINGS

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10' UTILITY EASEMENT TO SARATOGA SPRINGS CITY OF SARATOGA SPRINGS

LEI
ENGINEERS SURVEYORS PLANNERS
3302 W. Main Street
South Fork, UT 84600
Phone: 801.798.0555
Fax: 801.798.9313
office@lei-eng.com
www.lei-eng.com

WEST 1/4 CORNER OF SECTION 14, T5S, R1W, SLB&M (FOUND 1990 UTAH COUNTY MONUMENT)



18619 2 of 2

PLAT F
SARATOGA SPRINGS COMMERCIAL
CITY OF SARATOGA SPRINGS UTAH COUNTY, UTAH

LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH SHEET 2 OF 2

This form approved by Utah County and the municipalities therein. LEI #14-1089

ENT 2555-2023 Map # 18619
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Jun 17 8:45 am FEE 128.00 BY AR
RECORDED FOR SARATOGA SPRINGS CITY