

NORTHERN FRONTIER BUSINESS PARK

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

SURVEYOR'S CERTIFICATE

I, GARY CHRISTENSEN, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5152617 in accordance with Title 58, Chapter 2, of the Professional Engineers and Land Surveyors Act. I further certify that by authority of the owners I have made a survey of the property described on this plat in accordance with 17-23-17 and have verified all measurements, and have subdivided said property into lots and streets, together with easements, hereafter to be known as **NORTHERN FRONTIER BUSINESS PARK** and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Signed this 21st day of March, 2023 (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

A Parcel of land located in the Northwest Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian in Utah County. The boundary of said Parcel of land is described as follows:
Beginning at a point at the intersection of the easterly right-of-way line of Redwood Road and the southerly right-of-way line of 2400 North Street, said point is 1429.58 feet N. 89°55'02" E. along the North line of said Section 11 from a Utah County Brass Cap Monument marking the Northwest Corner of said Section 11; thence N. 89°55'02" E. 662.79 feet to a point on the westerly boundary line of the Utah Lake Distribution Canal; thence S. 24°54'00" E. 110.10 feet along said Canal; thence S. 89°09'30" W. 107.68 feet; thence S. 24°54'00" E. 110.10 feet; thence N. 89°09'30" E. 107.68 feet to a point on said westerly boundary line of the Utah Lake Distribution Canal; thence along said Canal the following four (4) courses along said Canal (1) S. 24°54'00" E. 385.53 feet; (2) S. 43°13'00" E. 219.14 feet; (3) thence S. 19°19'00" E. 517.15 feet; (4) thence S. 44°42'00" E. 96.49 feet to a northerly corner of Lot 2, North Saratoga Center Plat 'A' recorded as Entry No. 54580-2014 in the Office of said Recorder; thence West 1043.74 feet along the northerly line of said North Saratoga Center Plat 'A' North Saratoga Center Plat 'B' recorded as Entry No. 87590-2018 in the Office of said Recorder to said easterly right-of-way line of Redwood Road; thence along said easterly right-of-way line of Redwood Road the following eight (8) courses: (1) N. 12°01'51" W. 112.75 feet; (2) N. 11°04'32" W. 300.04 feet; (3) N. 12°01'51" W. 179.90 feet; (4) N. 17°02'18" W. 171.84 feet; (5) N. 12°01'51" W. 342.92 feet; (6) N. 02°23'31" W. 75.51 feet; (7) N. 43°34'01" W. 24.36 feet; (8) N. 03°18'18" W. 97.78 feet to the Point of Beginning.
The above-described parcel of land contains 1,076,591 sq. ft. or 24.350 acres, more or less. 8 Lots.

OWNER'S 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:

NORTHERN FRONTIER BUSINESS PARK

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. The owner(s) and all agents, successors, and assigns voluntarily defend, indemnify, and save harmless the city against any easements or other encumbrance on a dedicated street, easement, or right-of-way which 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 hereof I have set forth my hand this 21st day of March, A.D. 2023
Al Rafati Signature
Al Rafati Print Name & Title
22 Redwood, LLC
John D. Hadfield Signature
John D. Hadfield Print Name & Title
22 Redwood, LLC

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH S.S. }
On this 21st day of March, A.D. 2023, personally appeared before me *Al Rafati* who being by me duly sworn, did prove to me on the basis of satisfactory evidence to be the person(s) whose name/s are subscribed to the within instrument, and acknowledged to me that he/she/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 these 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 FULL NAME: *Raynn Rose Rayson*
MY COMMISSION EXPIRES: *March 06, 2027* A NOTARY PUBLIC COMMISSIONED IN UTAH.
COMMISSION NUMBER: *719822*

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH S.S. }
On this 19th day of March, A.D. 2023, personally appeared before me *John D. Hadfield* who being by me duly sworn, did prove to me on the basis of satisfactory evidence to be the person(s) whose name/s are subscribed to the within instrument, and acknowledged to me that he/she/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 these 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 FULL NAME: *Raynn Rose Rayson*
MY COMMISSION EXPIRES: *March 06, 2027* A NOTARY PUBLIC COMMISSIONED IN UTAH.
COMMISSION NUMBER: *719822*

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 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 16th DAY OF April, A.D. 2023
Mayor Jim Miller ATTEST
City of Saratoga Springs, Utah CITY RECORDER (SEE SEAL BELOW)

NORTHERN FRONTIER BUSINESS PARK
LOCATED IN THE NORTHWEST QUARTER OF SECTION 11
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
SARATOGA SPRINGS, UTAH COUNTY, UTAH

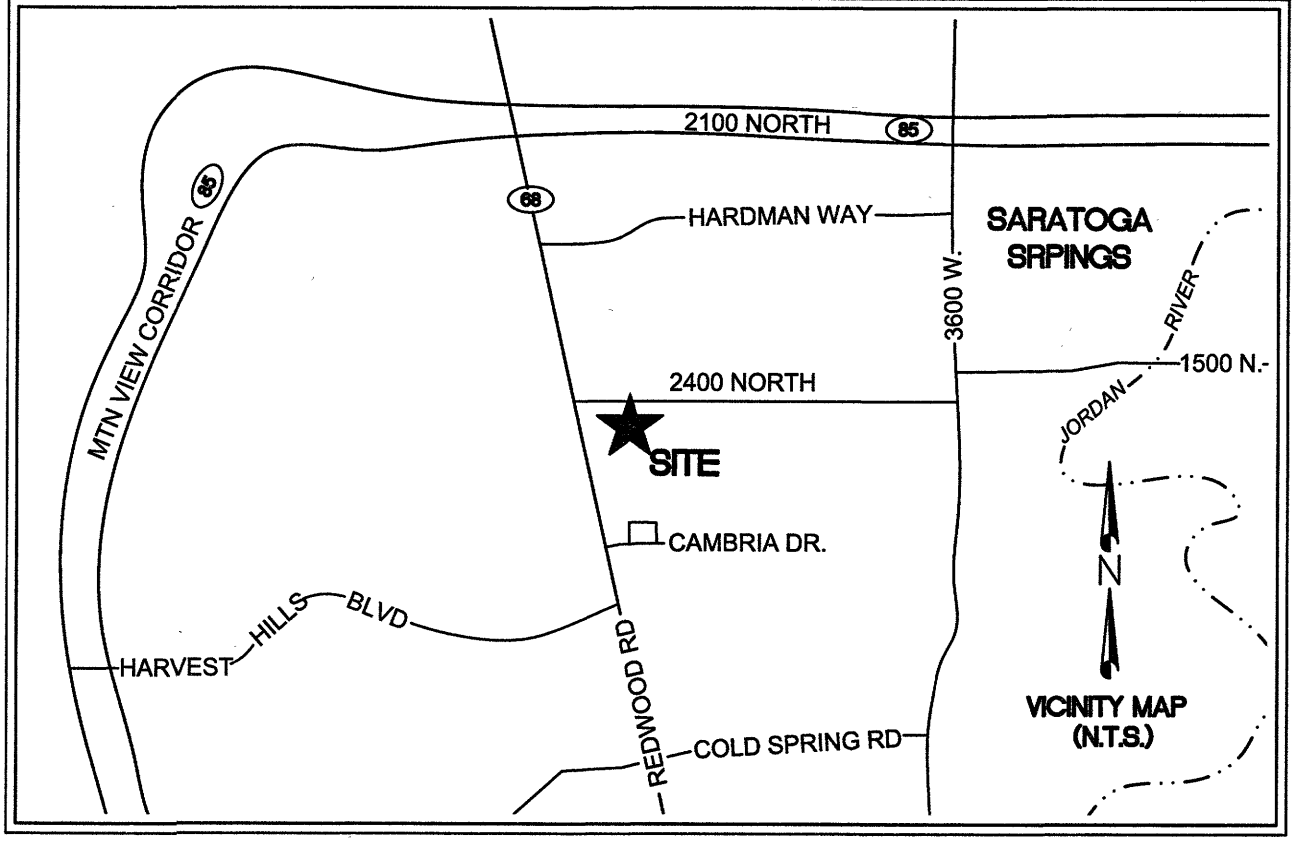
SURVEYOR'S SEAL GARY CHRISTENSEN No. 5152617 03/27/2023 STATE OF UTAH	CITY ENGINEER SEAL DANIEL P. CARROLL	CLERK-RECORDER SEAL CITY OF SARATOGA SPRINGS
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LEGEND

- Boundary Line
- Adjacent Parcel Line
- Road Right-of-Way
- Road Centerline
- Lot Line
- Section Line
- Easement Line
- Area owned by the City of Saratoga Springs
- Public Access & City Utility Easement
- Set Rebar and Cap stamped "CIR"
- Light Pole
- Fire Hydrant
- Proposed Street Monument

LINE #	LENGTH	BEARING
L1	107.68	S89° 09' 30"W
L2	110.00	S24° 54' 00"E
L3	107.66	N89° 09' 30"E
L4	75.51	N2° 23' 31"W
L5	24.36	N43° 34' 01"W
L6	97.78	N3° 16' 18"W
L7	40.43	N77° 27' 04"E
L8	17.90	S86° 25' 53"E
L9	36.97	S77° 27' 04"W
L10	20.00	N70° 41' 00"E
L11	55.30	S74° 16' 58"W

CURVE #	LENGTH	RADIUS	DELTA	CHD BRG	CHD LEN
C1	37.74	120.00	18°01'10"	N86° 27' 39"E	37.58
C2	7.75	124.50	3°34'07"	S88° 12' 56"E	7.75
C3	50.11	135.00	21°16'08"	N8° 40' 57"W	49.83
C4	202.42	603.00	19°14'02"	N9° 41' 59"W	201.47
C5	29.64	135.00	12°34'53"	N4° 20' 22"W	29.58
C6	20.47	135.00	8°41'11"	N14° 58' 25"W	20.45
C7	51.59	155.27	19°02'10"	S87° 00' 43"W	51.35
C8	8.23	86.50	5°28'14"	N87° 15' 53"W	8.26
C9	2.86	1.50	109°19'00"	S35° 20' 30"W	2.45
C10	212.33	632.50	19°14'02"	S9° 41' 59"E	211.33
C11	23.56	15.00	89°59'51"	S45° 04' 53"E	21.21
C12	56.76	286.00	11°22'14"	N84° 14' 04"E	56.66
C13	39.74	632.50	3°35'58"	S17° 31' 01"E	39.73
C14	192.52	573.50	19°14'02"	S9° 41' 59"E	191.62
C15	23.56	15.00	90°00'09"	S44° 55' 07"W	21.21
C16	60.06	164.50	20°55'06"	S8° 51' 27"E	59.72
C17	172.59	632.50	15°38'04"	S7° 54' 00"E	172.06
C18	64.40	324.50	11°22'14"	S84° 14' 04"W	64.29
C18	8.26	86.50	5°28'14"	N87° 15' 53"W	8.26



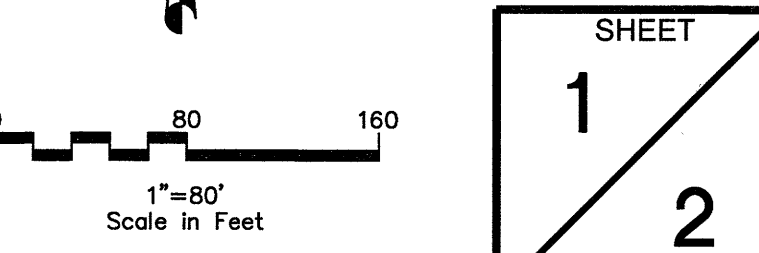
PLAT NOTES

- Plat must be recorded within 24 months of final plat approval. Final plat approval was granted on the 27th day of October, 2021.
- 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. 23LC005," which required the construction and warranty of improvements in this subdivision. These obligations run with the 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 required improvements have been installed per city standards and all fees including impact and connection fees are paid.
- 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.
- A geotechnical report has been completed by GSH Geotechnical Inc. 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 or lack thereof in the report.
- Agricultural uses, operations, and rights are adjacent to or near the plat and lots, the lots in this plat are subject to the sights, sounds, odors, nuisances, and aspects associated with agricultural operations, uses, and rights. These uses and operations may occur at all times of the day and night including weekends and holidays. The City is not responsible or liable for these uses and impacts and will not restrict any grandfathered agricultural use from continuing to occur lawfully.
- 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.
- Lots/Units may be subject to association bylaws, Articles of Incorporation and CC&R's.
- All dimensioned sewer easements are for the benefit of the City of Saratoga Springs.

TOTAL AREA	1080135 SQ.FT.	24.80 ACRES	100.00 %
TOTAL IMPERVIOUS AREA	94971 SQ.FT.	2.18 ACRES	8.79 %
TOTAL LANDSCAPE AREA	51067 SQ.FT.	0.73 ACRES	2.96 %
TOTAL LOT AREA	983197 SQ.FT.	21.88 ACRES	98.25 %
TOTAL R.O.W. AREA	123693 SQ.FT.	2.84 ACRES	
NUMBER OF LOTS	8		

OWNERS:
JDH Development, LLC
John D. Hadfield, Member
Rafati Holdings, LLC
Al Rafati, Member

DEVELOPER:
JDH Development, LLC
John D. Hadfield, Member



ROCKY MOUNTAIN POWER 1. Pursuant to Utah Code Ann. § 54-3-27 this plat conveys to the owner(s) 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 affect any right that Rocky Mountain Power has under (1) a recorded easement or right-of-way (2) the law applicable to prescriptive rights (3) Title 54, Chapter 8a, Damage to Underground Utility Facilities or (4) any other provision of law. Approved this 21st day of March, A.D. 2023. <i>Mark Stahl</i> ROCKY MOUNTAIN POWER	DOMINION ENERGY QUESTAR CORPORATION 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 abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment 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 800-366-8532. Approved this 21st day of March, A.D. 2023. <i>Michael Hunter</i> DOMINION ENERGY QUESTAR CORP.
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CENTURY LINK APPROVED THIS 30 DAY OF MARCH A.D. 2023. <i>[Signature]</i> CENTURY LINK	PLANNING DIRECTOR APPROVED BY THE PLANNING DIRECTOR ON THIS 31st DAY OF March A.D. 2023. <i>[Signature]</i> PLANNING DIRECTOR	LAND USE AUTHORITY APPROVED BY THE LAND USE AUTHORITY ON THIS 31st DAY OF March A.D. 2023. <i>[Signature]</i> LAND USE AUTHORITY	SARATOGA SPRINGS ATTORNEY APPROVAL BY SARATOGA SPRINGS ATTORNEY ON THIS 12 DAY OF April A.D. 2023. <i>[Signature]</i> SARATOGA SPRINGS ATTORNEY
COMCAST CABLE TELEVISION APPROVED THIS 30 DAY OF March A.D. 2023. <i>[Signature]</i> COMCAST CABLE TELEVISION	CITY ENGINEER APPROVAL BY THE CITY ENGINEER ON THIS 31 DAY OF March A.D. 2023. <i>[Signature]</i> CITY ENGINEER	FIRE CHIEF APPROVED BY THE FIRE CHIEF ON THIS 6 DAY OF April A.D. 2023. <i>[Signature]</i> CITY FIRE CHIEF	LEHI CITY POST OFFICE APPROVED BY POST OFFICE REPRESENTATIVE ON THIS 20 DAY OF March A.D. 2023. <i>[Signature]</i> LEHI CITY POST OFFICE REPRESENTATIVE

Prepared by:
CIR CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 - PH: 435-503-7641

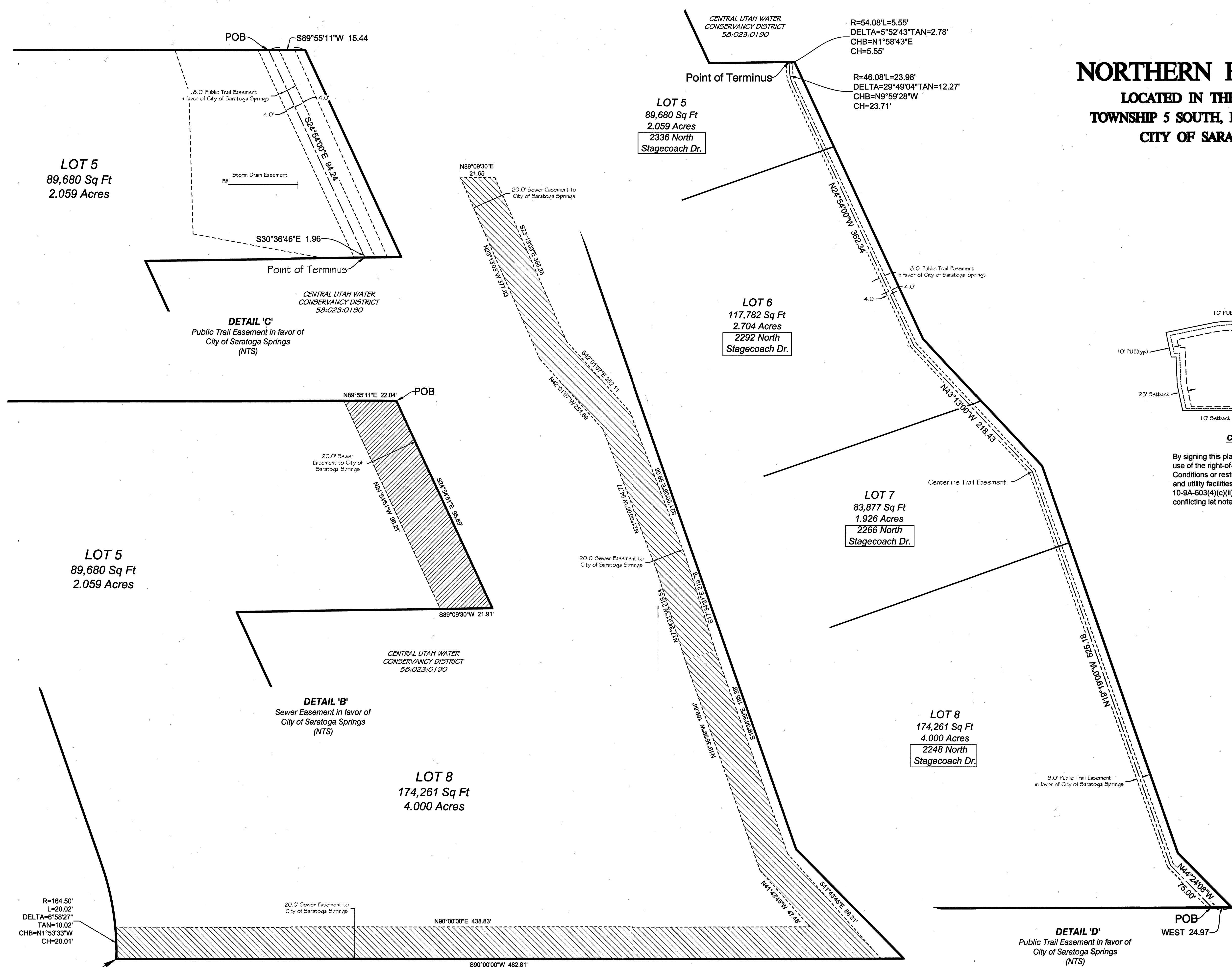
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SHEET 1 2

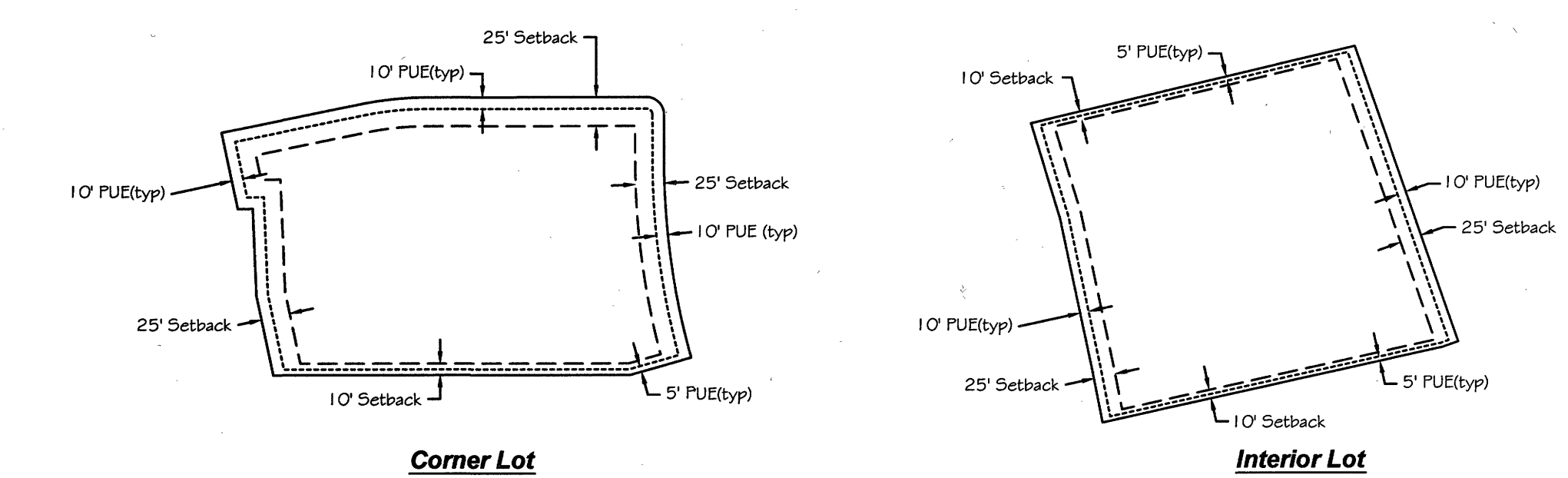
See 11, T.S.S., R.1W, S.L.B.&M., T.U. 039 DT

NORTHERN FRONTIER BUSINESS PARK

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



TYPICAL SETBACK & P.U.E. DETAILS



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 within the subdivision. "Approving" shall have the meaning in Utah State Code section 10-9A-603(4)(c)(ii). The following notes are not endorsements or adopted by Saratoga Springs and do not supercede conflicting plat notes or Saratoga Springs policies.

ENT 28027-2023 Map # 8735
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Nov 03 12:58 PM FEE 110.00 BY MC
RECORDED FOR SARATOGA SPRINGS CITY

OWNER'S 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:

NORTHERN FRONTIER BUSINESS PARK
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. The owner(s) and all agents, successors, and assigns voluntarily defend, indemnify, and save harmless the city against any easements or other encumbrance on a dedicated street, easement, or right-of-way which 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 hereof I have set forth my hand this 26th day of April, A.D. 2023

Signature Jim Miller, Mayor
Print Name & Title
City of Saratoga Springs, UT

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH S.S. }

On this 26 day of April, A.D. 2023, personally appeared before me Jim Miller, who being by me duly sworn, did prove to me on the basis of satisfactory evidence to be the person(s) whose name is/are subscribed to the within instrument, and acknowledged to me that he/she/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 these 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 FULL NAME: Luciana Lopiccolo
MY COMMISSION EXPIRES: 04-12-2024 A NOTARY PUBLIC COMMISSIONED IN UTAH
COMMISSION NUMBER: 71276

DETAIL 'D'
Public Trail Easement in favor of City of Saratoga Springs (NTS)

POB
WEST 24.97'

SHEET
2
2

PREPARED BY:
CIR CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 - PH: 435-503-7641

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See 11, 755, 81W SLBEM, Tu 029 DT