

**A FINAL PLAT FOR
SARATOGA COMMONS SUBDIVISION**
A SUBDIVISION OF A TRACT OF LAND LOCATED IN THE
NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, AND
NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
SARATOGA SPRINGS, UTAH COUNTY, UTAH

FOUND UTAH COUNTY SURVEYOR BRASS CAP MONUMENT NORTHEAST CORNER, SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN BENCHMARK=4502.21 (U.C.S. ELEV PLAT)

FOUND UTAH COUNTY SURVEYOR BRASS CAP WITNESS CORNER MONUMENT TO THE NORTHEAST CORNER, SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

20' WATERLINE & SEWER EASEMENT

Line #	Direction	Length
L1	N1°34'12"W	49.00'
L2	S89°28'32"E	50.47'
L3	N0°27'28"E	11.01'
L4	N45°38'20"E	68.87'
L5	N1°34'12"W	27.25'
L6	S49°38'20"W	95.50'
L7	S9°28'28"W	9.41'
L8	S89°28'32"E	20.00'
L9	S1°34'12"E	9.58'
L10	N1°34'12"W	20.02'
L11	N89°28'22"W	648.42'
L12	S89°28'22"E	640.91'

OWNER'S ACKNOWLEDGEMENT

COUNTY OF Utah)
STATE OF UTAH)

ON the 15 DAY OF June, 2023, PERSONALLY APPEARED BEFORE ME Conner Atkin, 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 HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT IS/ARE HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, 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: Patricia Reese
PRINT NAME AS COMMISSIONED: Patricia S. Reese
RESIDENCE: Utah
MY COMMISSION EXPIRES: 01/31/2027
A NOTARY PUBLIC COMMISSIONED IN UTAH.

SURVEYOR'S CERTIFICATE

I, MICHAEL L. WANGEMANN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 6431156, IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT FOUND IN TITLE 58, CHAPTER 22 OF UTAH CODE. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE AN ACCURATE 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 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, 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 AND BELIEF. 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.

#18903

MICHAEL L. WANGEMANN, PLS

Date of Plat or Map: June 14, 2023

PLS# 6431156-2201

SITE DATA

LOTS 1-3 ARE LOCATED IN RC ZONE (REGIONAL COMMERCIAL) AND LOT 4 HEAVY COMMERCIAL. WITHIN THE CITY LIMITS OF SARATOGA SPRINGS, COUNTY OF UTAH, STATE OF UTAH.

LOT #	PARCEL AREA	BUILDING AREA	HARDSHIP AREA	LANDSCAPE AREA
LOT 1	55,406 SF (1.27AC)	5,450 SF (28.5%)	33,402 SF (67.7%)	9,788 SF (20.1%)
LOT 2	48,638 SF (1.11 AC)	5,016 SF (28.5%)	28,865 SF (59.4%)	10,517 SF (20.9%)
LOT 3	52,519 SF (1.21 AC)	15,016 SF (28.5%)	38,802 SF (73.7%)	15,640 SF (29.9%)
LOT 4	76,143 SF (1.75 AC)	21,701 SF (28.5%)	51,016 SF (67.0%)	15,640 SF (20.5%)

TOTAL PROJECT AREA - 244,323.11 SQ/FT OR 5.61 ACRES
SENSITIVE LANDS AREA - NA
OPEN SPACE AREA - NA
ROW AREA TO BE DEDICATED - 11,622.87 SQ/FT OR 0.27 ACRES

DEVELOPER & OWNERS

WDG SARATOGA, LLC
1176 W LEGACY CROSSING BLVD
CENTERTVILLE, UT 84014

CKQ SARATOGA SPRINGS 1 LLC
3072 E 750 N
SAINT GEORGE, UT 84770

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND UTAH COUNTY SURVEY MONUMENTS LOCATED AT THE NORTHEAST CORNER AND THE REFERENCE MONUMENT TO THE EAST QUARTER CORNER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AS SHOWN ON THIS SURVEY PLAT.

GENERAL NOTES

- PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OR RECORDATION OF MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE 15 DAY OF June, 2023.
- 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.
- THIS PLAT IS SUBJECT TO "INSTALLATION OF IMPROVEMENTS AND BOND AGREEMENT NO. 433 LE 009" WHICH REQUIRES 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 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 A.G.E.C. DATED OCTOBER 7, 2021, 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.
- ALL AREAS NOT UNDER A BUILDING ARE AREAS FOR CROSS ACCESS TO ALL AREAS.
- ALL ON-SITE SEWER AND STORM DRAIN IS PRIVATELY OWNED AND MAINTAINED, NO CITY MAINTENANCE WILL BE PROVIDED.

DOMINION ENERGY

QUESTAR GAS COMPANY, DBA DOMINION ENERGY UTAH, HEREBY CONFIRMS THIS PLAT SOLELY FOR THE PURPOSE OF APPROVING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY 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 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'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS 15 DAY OF June, 2023.

BY: Michael Wright
TITLE: Area Mgr

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO 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. 19-9a-601 et seq. 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 EASEMENT 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 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
D. ANY OTHER PROVISION OF LAW

APPROVED THIS 15 DAY OF June, 2023.

BY: Mark Stoltz
ROCKY MOUNTAIN POWER

PLANNING DIRECTOR

APPROVED BY THE PLANNING DIRECTOR ON THIS 22 DAY OF June, 2023.

BY: Annex Coull
PLANNING DIRECTOR

CENTURY LINK

APPROVED ON THIS 15 DAY OF June, 2023.

BY: Walter Ellis
CENTURY LINK

CITY ENGINEER

APPROVED BY THE CITY ENGINEER ON THIS 20 DAY OF June, 2023.

BY: Debi McRee
CITY ENGINEER

COMCAST CABLE TELEVISION

APPROVED ON THIS 15 DAY OF June, 2023.

BY: Walter Ellis
COMCAST CABLE TELEVISION

LAND USE AUTHORITY

APPROVED BY THE LAND USE AUTHORITY ON THIS 22 DAY OF June, 2023.

BY: Annex Coull
LAND USE AUTHORITY

SARATOGA SPRINGS ATTORNEY

APPROVED BY SARATOGA SPRINGS ATTORNEY ON THIS 15 DAY OF June, 2023.

BY: Frankie Doble Sr
SARATOGA SPRINGS ATTORNEY

FIRE CHIEF

APPROVED BY POST OFFICE REPRESENTATIVE ON THIS 22 DAY OF June, 2023.

BY: Kenny Johnson
LEHI CITY POST OFFICE REPRESENTATIVE

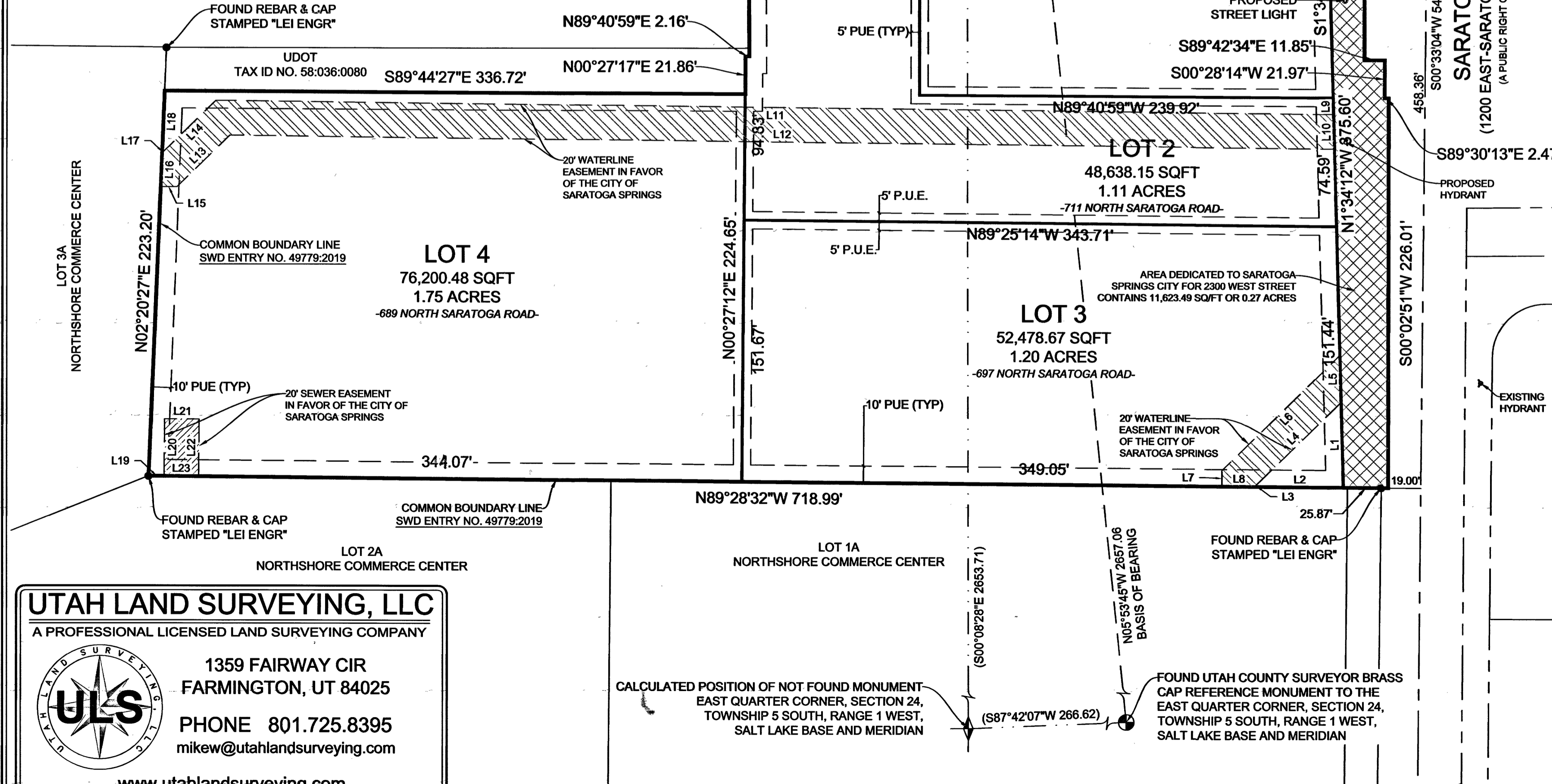
LEHI CITY POST OFFICE

APPROVED BY POST OFFICE REPRESENTATIVE ON THIS 15 DAY OF June, 2023.

BY: Benji Allen
LEHI CITY POST OFFICE REPRESENTATIVE

LEGEND

Section Monument	Reference/Witness Monument
Property Corner	Break Line
Existing Hydrant	Existing Street Lighting
Property Line	Section Line
Center Line	Easement Line
Roadway Dedication	20' Sewer Easement in favor of the City of Saratoga Springs
20' Waterline Easement in favor of the City of Saratoga Springs	



UTAH LAND SURVEYING, LLC
A PROFESSIONAL LICENSED LAND SURVEYING COMPANY

1359 FAIRWAY CIR
FARMINGTON, UT 84025

PHONE 801.725.8395
mikew@utahlandsurveying.com
www.utahlandsurveying.com

LEGAL DESCRIPTION

BEGINNING AT A POINT THAT IS SOUTH 00°08'28" EAST ALONG THE SECTION LINE 311.62 FEET AND SOUTH 89°17'35" EAST 230.57 FEET FROM THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 00°04'04" EAST 210.58 FEET; THENCE SOUTH 89°42'34" EAST 11.85 FEET; THENCE SOUTH 00°28'14" WEST 21.97 FEET; THENCE SOUTH 89°30'13" EAST 2.47 FEET; THENCE SOUTH 00°02'51" WEST 28.01 FEET TO THE EXTENSION OF THE NORTH LINE OF NORTHSORE COMMERCE CENTER SUBDIVISION AS RECORDED ON AUGUST 2, 2022 AS ENTRY NO. 86520.2022 IN THE UTAH COUNTY RECORDER'S OFFICE; THENCE ALONG THE NORTH AND EAST LINES OF SAID NORTHSORE COMMERCE CENTER THE FOLLOWING TWO (2) COURSES: THENCE NORTH 89°28'32" WEST 718.99 FEET; THENCE NORTH 02°20'27" EAST 223.20 FEET; THENCE SOUTH 89°44'27" EAST 336.72 FEET; THENCE NORTH 00°27'17" EAST 21.86 FEET; THENCE NORTH 89°40'59" EAST 2.16 FEET; THENCE NORTH 00°22'34" WEST 213.12 FEET TO THE SOUTH RIGHT OF WAY LINE OF PIONEER CROSSING (HIGHWAY 145); THENCE SOUTH 89°17'35" EAST 358.02 FEET TO THE POINT OF BEGINNING.

CONTAINS 244,346.71 SQ/FT OR 5.61 ACRES AND 4 LOTS

OWNERS DEDICATION

KNOWN BY ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS AND RIGHTS-OF-WAY, TO BE HEREAFTER KNOWN AS **SARATOGA COMMONS SUBDIVISION** AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC AND CITY ALL PARCELS, LOTS, STREETS, EASEMENTS, RIGHTS-OF-WAY, AND PUBLIC UTILITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC OR CITY USE. THE OWNERS(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 THAT WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET OR UTILITIES. THE OWNERS(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 HEREUNTO SET MY HAND THIS 15 DAY OF June, 2023.

BY: Spencer Wright BY: Conner Atkin
COMPANY: WDG SARATOGA, LLC COMPANY: CKQ Saratoga Springs 1, LLC
ITS: Manager ITS: Owner, Manager
Spencer Wright Conner Atkin

OWNER'S ACKNOWLEDGEMENT

COUNTY OF Davis)
STATE OF UTAH)

ON the 15 DAY OF June, 2023, PERSONALLY APPEARED BEFORE ME Spencer Wright, 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: Erica Williams
PRINT NAME AS COMMISSIONED: Erica Williams
RESIDENCE: Davis County, Utah
MY COMMISSION EXPIRES: 5-31-27
A NOTARY PUBLIC COMMISSIONED IN UTAH.

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 20 DAY OF June, A.D. 2023.

BY: Spencer Wright ATTEST: Conner Atkin
CITY MAYOR CLERK/RECORDER (SEE SEAL BELOW)

SARATOGA COMMONS SUBDIVISION

A SUBDIVISION OF A TRACT OF LAND LOCATED IN THE
NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, AND
NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
SARATOGA SPRINGS, UTAH COUNTY, UTAH

SURVEYOR'S SEAL MICHAEL L. WANGEMANN No. 6431156 1/14/23 STATE OF UTAH	CITY ENGINEER SEAL PROFESSIONAL ENGINEER No. 8159673-2202 DANIEL P. MCRAE STATE OF UTAH	CLERK-RECORDER SEAL CITY OF SARATOGA SPRINGS STATE OF UTAH
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Sec 19, T5S, R. 1E + Sec 24, T5S, 1W
5:28pm, TU 042 D.D.