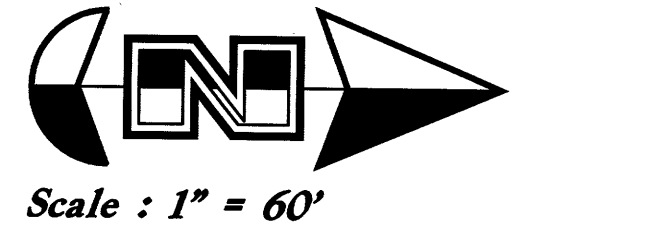


Saratoga Walmart Subdivision Second Amended

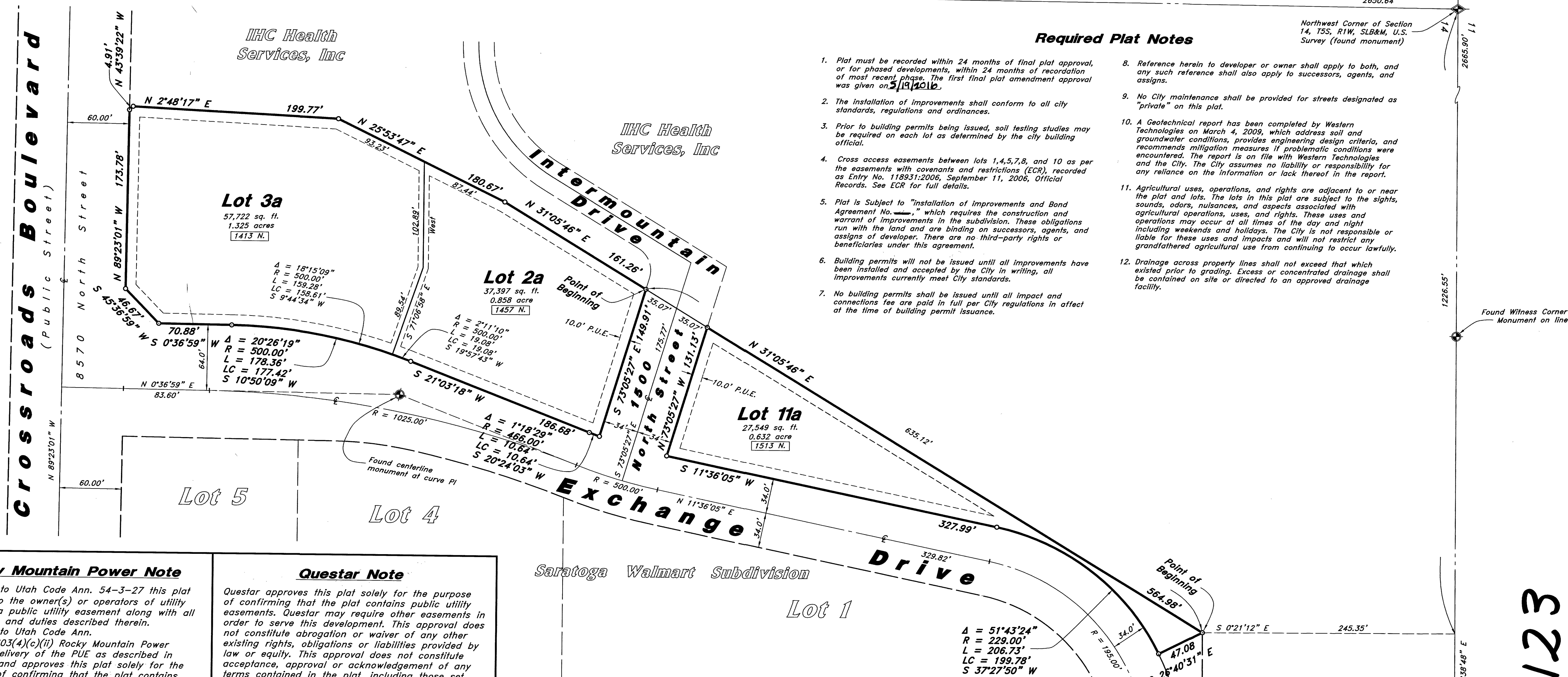
Amending Lots 2, 3, and Parcel B
A part of the Northwest Quarter of Section 14, Township 5 South,
Range 1 West, Salt Lake Base and Meridian, U.S. Survey in
Saratoga Springs, Utah County, Utah

Legend

- PUE Public Utility Easement
- Section Corner
- Property Line
- Centerline
- Section Line
- Easement Line
- Lot Set Back
- Address



West Quarter Corner of Section 14, T5S, R1W, SLB&M, U.S. Survey (Found Monument)
 N 0°22'20" E



Required Plat Notes

- Plat must be recorded within 24 months of final plat approval, or for phased developments, within 24 months of recordation of most recent plat. The first final plat amendment approval was given on 5/19/2016.
- The installation of improvements shall conform to all city standards, regulations and ordinances.
- Prior to building permits being issued, soil testing studies may be required on each lot as determined by the city building official.
- Cross access easements between lots 1, 4, 5, 7, 8, and 10 as per the easements with covenants and restrictions (ECR), recorded as Entry No. 118931:2006, September 11, 2006, Official Records. See ECR for full details.
- Plat is Subject to "Installation of Improvements and Bond Agreement No. _____" which requires the construction and warrant of improvements in the 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 improvements have been installed and accepted by the City in writing, all improvements currently meet City standards.
- No building permits shall be issued until all impact and connections fee are paid in full per City regulations in effect at the time of building permit issuance.
- Reference 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 designated as "private" on this plat.
- A Geotechnical report has been completed by Western Technologies on March 4, 2009, which address soil and groundwater conditions, provides engineering design criteria, and recommends mitigation measures if problematic conditions were encountered. The report is on file with Western Technologies and the City. 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, 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.

Surveyor's Certificate

I, Bruce D. Pimper, do hereby certify that I am a Professional Land Surveyor and that I hold a license, Certificate No. 362256, 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 of the recordation of this plat, a map of the survey I have completed with the Utah County Surveyor.

All of Lot 2, part of Lot 3 and all of Parcel B of the Saratoga Wal-Mart Subdivision lying within the Northwest Quarter of Section 14, Township 5 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in the City of Saratoga Springs, Utah County, Utah:

Beginning at the Northwest Corner of said Subdivision located 1226.55 feet North 89°38'48" East along the Section Line, and 245.35 feet South 0°21'12" East from the Northwest Corner of said Section 14; and running thence South 26°40'31" East 47.08 feet along the Westerly Line of Parcel A to the Westerly Line of West Commerce Drive; thence Southwesterly along the arc of a 229.00 foot radius curve to the left a distance of 206.73 feet (Center bears South 37°27'50" West 199.78 feet) along said Southwesterly Line of West Commerce Drive to a point of tangency; thence South 51°43'24" East Long Chord bears South 37°27'50" West 199.78 feet) along said Southwesterly Line of West Commerce Drive to a point of tangency; thence South 11°36'05" West 327.99 feet along said Southwesterly Line to the Northernly Line of 1500 North Street; thence North 73°05'27" West 131.13 feet along said Northernly Line to the Westerly Line of the Subdivision; thence North 31°05'46" East 564.98 feet along said Westerly Line to the point of beginning.

Contains 27,549 sq. ft.

ALSO:
 Beginning at a point on the Southerly Line of 1500 North Street on the Westerly Line of said Subdivision located 1226.55 feet North 89°38'48" East along the Section Line, 245.35 feet South 0°21'12" East, and 835.12 feet South 31°05'46" West along said Westerly Line the Subdivision from the Northwest Corner of said Section 14; and running thence South 73°05'27" East 149.91 feet along said Southerly Line of 1500 North Street to the Westerly Line of West Commerce Drive (250 West Street); thence along said Westerly Line the following four courses: Southwesterly along the arc of a 466.00 foot radius curve to the left a distance of 10.64 feet (Center bears North 70°15'11" West, Central Angle equals 1°18'29" and Long Chord bears South 20°24'03" West 10.64 feet) to a point of tangency; South 21°03'18" West 186.68 feet to a point of tangency; Southwesterly along the arc of a 500.00 foot radius curve to the left a distance of 178.36 feet (Central Angle equals 20°28'19" and Long Chord bears South 10°50'09" West 177.42 feet) to a point of tangency; and South 0°36'59" West 70.88 feet) thence South 45°36'59" West 46.67 feet to the North Line of Crossroads Boulevard (1400 North Street) as it exists at 60.00 foot half-width; thence North 89°23'01" West 173.78 feet along said North Line to the Westerly Line of the Subdivision; thence along said Westerly Line the following four courses: North 43°39'22" West 4.91 feet; North 2°48'17" East 199.77 feet; North 25°53'47" East 180.67 feet; and North 31°05'46" East 161.26 feet to the point of beginning.

Contains 95,121 sq. ft.
 Total Area is 122,670 sq. ft. or 2.816 acres or 3 Lots

23 May, 2016
 Date

Bruce D. Pimper
 Bruce D. Pimper
 Utah PLS No. 362256

Owner's Dedication

Know all men by these presents that Amsource Saratoga NWC, LLC, the undersigned owner 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 Walmart Subdivision Second Amended
 and do hereby dedicate for 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 voluntarily defend, indemnify, and save harmless the City against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance, and operation of the street. The owner voluntarily defend, indemnify, and hold harmless the City from any claim arising from the owner's creation of this subdivision, the alteration of the ground surface, vegetation, drainage, or surface or sub-surface water flows within this subdivision, or by owner's development activity within this subdivision.
 In witness whereof I have hereunto set my hand this 26 day of May, A.D. 2016.

Amsource Saratoga NWC, LLC,*

David Gaskill
 David Gaskill, President Manager

*A Utah limited liability company, by its Manager, Amsource Realty Advisors, LLC, a Utah limited liability company

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 21st day of June, A.D. 2016.

City Mayor Attest *City Recorder*
 City Mayor City Recorder (See Seal Below)

Saratoga Walmart Subdivision Second Amended

Amending Lots 2, 3, and Parcel B
A part of the Northwest Quarter of Section 14, Township 5 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Saratoga Springs, Utah County, Utah

Acknowledgment

State of Utah
 County of Utah } ss
 On this 26 day of May, 2016, personally appeared before me, the undersigned Notary Public, David Gaskill, who being by me duly sworn, did prove to me on the basis of satisfactory evidence to be the President Manager of Amsource Saratoga NWC, LLC, is subscribed to the within instrument and acknowledgement to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed this plat with full authority of the owner.

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.

Residing at: SLC, Utah
 Notary Public Full Name: Melanie Child
 Commission Number: 673977 My Commission Expires: 2/1/18
 A Notary Public Commissioned in Utah
 (If above information is provided, no stamp required per Utah Code, Title 46, Chapter 1, Section 16)



Melanie Child *Melanie Child*
 Print Name A Notary Public

Rocky Mountain Power Note

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:
 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 8 day of June 2016
Mark Stille
 Rocky Mountain Power

Questar Note

Questar approves this plat solely for the purpose of confirming that the plat contains public utility easements. Questar 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 Questar's Right-of-Way department at 1-800-366-6532.
 Approved this 7 day of June 2016
 By *Querry Eldredge*
 Title *Pre-Com Specialist*
 Questar Gas Company

COMCAST CABLE TELEVISION

Approved this 10 Day of June, A.D. 2016
Erica
 COMCAST CABLE TELEVISION

CENTURYLINK

Approved this 3 Day of June, A.D. 2016
CenturyLink
 CENTURYLINK

PLANNING DIRECTOR APPROVAL

Approved by the Planning Director this 19 Day of May, A.D. 2016
Planning Director
 PLANNING DIRECTOR

ANA
ANDERSON WAHLEN & ASSOCIATES
 2010 North Redwood Road, Salt Lake City, Utah 84116
 801 521-8529 - AWEngineering.net

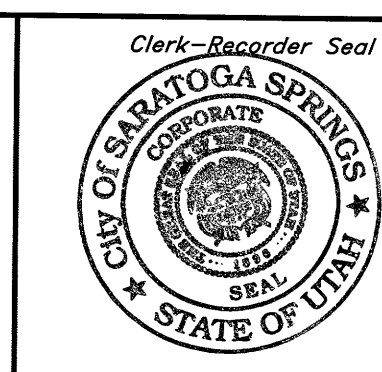
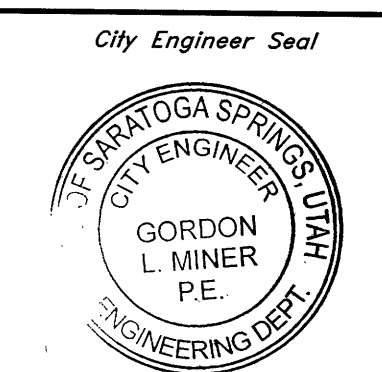
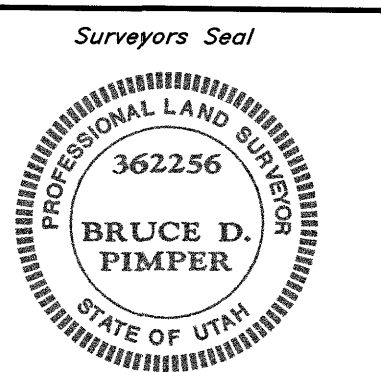
FIRE CHIEF APPROVAL
 Approved by the Fire Chief on this 21 Day of June, A.D. 2016
Fire Chief
 CITY FIRE CHIEF

LAND USE AUTHORITY
 Approved by the Land Use Authority on this 21 Day of June, A.D. 2016
Land Use Authority
 LAND USE AUTHORITY

SARATOGA SPRINGS ENGINEER APPROVAL
 Approved by the City Engineer on this 14 Day of June, A.D. 2016
City Engineer
 CITY ENGINEER

SARATOGA SPRINGS ATTORNEY
 Approved by Saratoga Springs Attorney on this 13th Day of June, A.D. 2016
Saratoga Springs Attorney
 SARATOGA SPRINGS ATTORNEY

LEHI CITY POST OFFICE
 Approved by Post Office Representative on this 21 Day of June, A.D. 2016
Lehi City Post Office Representative
 LEHI CITY POST OFFICE REPRESENTATIVE



Sec. 14-5-1N 7U-03
 (PARCEL B, LOT PT LOT 3
 SARATOGA 444444T SUB)