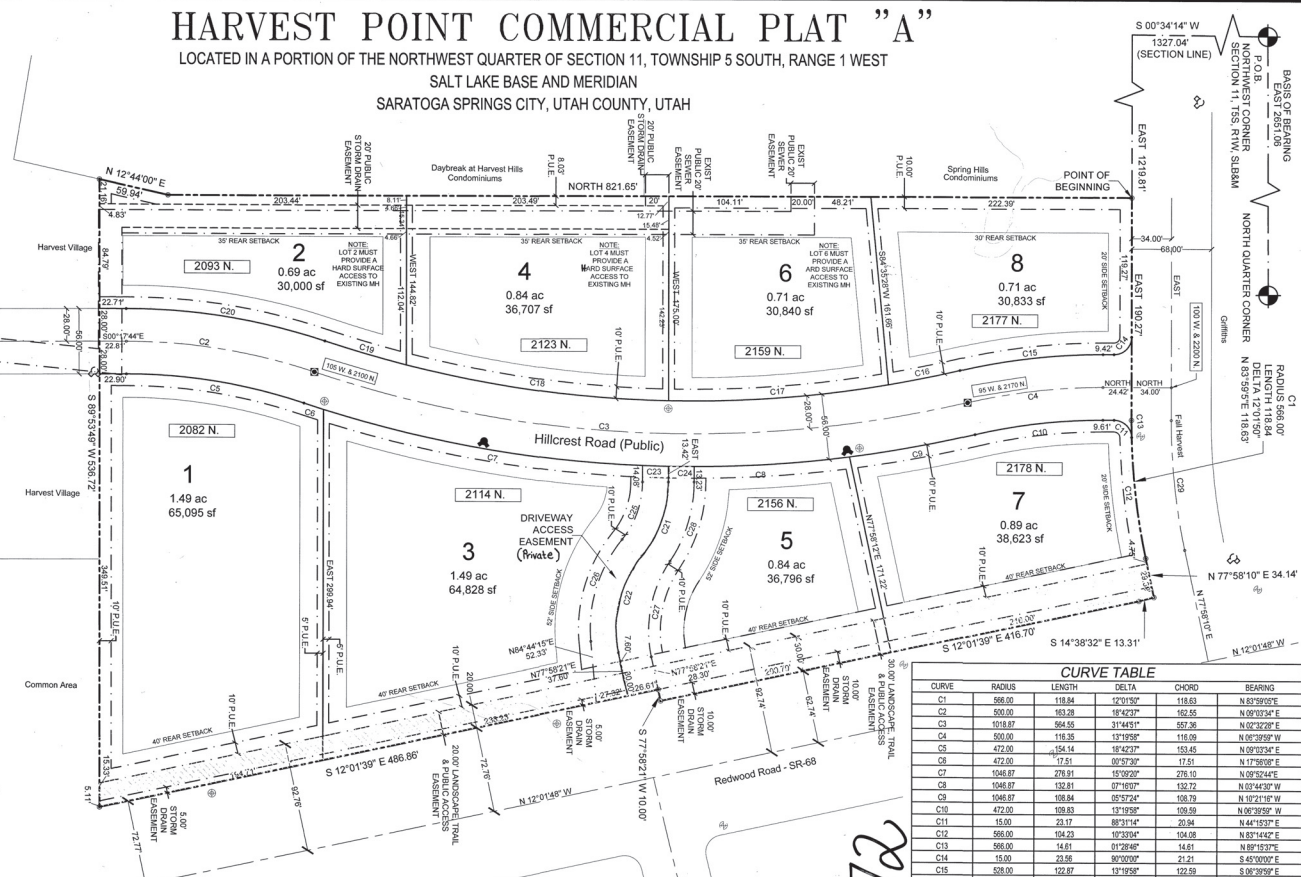


HARVEST POINT COMMERCIAL PLAT "A"

LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST

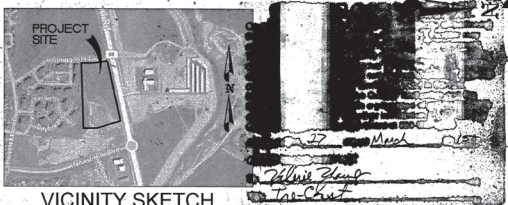
SALT LAKE BASE AND MERIDIAN

SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH



CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	566.00	118.84	127°01'30"	118.83	N 87°59'00"E
C2	500.00	102.28	184°23'17"	102.28	N 00°03'34"E
C3	1018.87	964.56	317°48'11"	559.36	S 02°02'00"E
C4	500.00	116.36	131°19'59"	116.00	N 00°39'59"E
C5	472.00	115.14	184°23'17"	115.14	N 00°03'34"E
C6	472.00	115.14	087°37'39"	115.14	N 17°58'01"E
C7	1046.87	278.81	150°02'02"	278.10	N 02°58'45"E
C8	1046.87	132.81	07°16'01"	132.72	N 00°43'04"E
C9	1046.87	108.84	05°37'24"	108.79	N 10°21'18"W
C10	472.00	108.84	131°19'59"	108.59	N 00°39'59"E
C11	15.00	23.17	89°31'44"	23.94	N 44°15'07"E
C12	566.00	104.23	10°33'54"	104.08	N 87°14'42"E
C13	566.00	14.61	01°28'46"	14.61	N 87°18'37"E
C14	15.00	23.94	90°20'00"	23.21	S 45°00'00"E
C15	500.00	102.27	131°19'59"	102.59	S 02°02'00"E
C16	600.87	62.24	03°38'59"	62.23	S 11°32'00"E
C17	900.87	188.37	10°33'54"	188.09	S 84°17'15"E
C18	900.87	228.01	12°04'00"	225.52	S 07°47'59"E
C19	900.87	72.41	04°11'11"	72.49	S 01°18'18"E
C20	500.00	172.42	184°23'17"	171.66	S 00°03'34"W
C21	100.00	67.87	38°33'06"	66.57	S 70°33'27"E
C22	100.00	66.86	50°54'40"	66.86	S 70°34'17"E
C23	1046.87	23.01	01°21'21"	23.00	N 10°14'58"E
C24	1046.87	22.00	01°12'19"	22.00	N 00°21'21"E
C25	78.00	52.94	38°33'06"	51.93	S 70°33'27"E
C26	122.00	64.00	44°09'51"	61.70	S 73°11'20"E
C27	122.00	65.00	45°02'57"	63.83	S 61°19'20"E
C28	122.00	71.64	33°38'46"	70.61	N 73°19'40"W
C29	532.00	111.70	12°01'50"	111.50	N 87°59'00"E

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.



VICINITY SKETCH

Shirley A. Hahn, County of Utah
 On this 1st day of April, 2015, personally appeared before me Brian Nichols and Tracy Burtman who being duly sworn did each swear to me that they are the managers of Nichols Enterprises LLC and ATC Investments LLC and that they own and control the instrument was signed by them and that they are authorized to sign limited liability companies on behalf of said limited liability companies and each do acknowledged to me that said limited liability companies executed the same.
 My commission expires 7/23/18
 Public

SCALE 1"=50'

- NOTES:**
1. PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL BY CITY COUNCIL. FINAL PLAT APPROVAL WAS GRANTED ON THE 1ST DAY OF APRIL.
 2. THE INSTALLATION OF ALL IMPROVEMENTS SHALL CONFORM TO ALL CITY RULES, ORDINANCES, REQUIREMENTS, STANDARDS, AND POLICIES REGARDING THE DEVELOPMENT OF THIS PROPERTY.
 3. PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY OFFICIAL.
 4. NO LOT SHALL BE SUBJECT TO THE MASTER DEVELOPMENT AGREEMENT, DEVELOPMENT AGREEMENT, SUBDIVISION AGREEMENT, OR SITE PLAN AGREEMENT. SEE CITY RECORDER FOR MORE INFORMATION.
 5. 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, AND BONDS ARE POSTED BY THE CURRENT OWNER OF THE PROJECT PURSUANT TO CITY CODE.
 6. ALL BONDS AND BOND AGREEMENTS ARE BETWEEN THE CITY, DEVELOPER/OWNER, AND FINANCIAL INSTITUTION, NO OTHER PARTY, INCLUDING UNIT OR LOT OWNERS, SHALL BE DEEMED A THIRD-PARTY BENEFICIARY OR HAVE ANY RIGHTS INCLUDING THE RIGHT TO BRING ANY ACTION UNDER ANY BOND OR BOND AGREEMENT.
 7. THE OWNER OF THIS SUBDIVISION AND ANY SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR ENSURING THAT IMPACT AND CONNECTION FEES ARE PAID AND WATER RIGHTS ARE SECURED FOR EACH INDIVIDUAL LOT. NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL ALL IMPACT AND CONNECTION FEES, AT THE RATES IN EFFECT WHEN APPLYING FOR BUILDING PERMITS, ARE PAID IN FULL AND WATER RIGHTS SECURED AS SPECIFIED BY CURRENT CITY ORDINANCES AND FEE SCHEDULES.
 8. ALL OPEN SPACE AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.
 9. ANY REFERENCE HEREIN TO OWNERS, DEVELOPERS, OR CONTRACTORS SHALL APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
 10. NO DIRECT LOT ACCESS PERMITTED ALONG REDWOOD ROAD AND FALL HARVEST DRIVE.
 11. LOTS 2, 4, 6, 8 & 9 ARE RESTRICTED TO A MAXIMUM STORM WATER RELEASE RATE OF 0.68 CFS/AC. LOTS 1, 3, 5, 7 & 10 ARE RESTRICTED TO A MAXIMUM STORM WATER RELEASE RATE OF 1.20 CFS/AC.
 12. ALL LOTS MUST PROVIDE OIL/WATER SEPARATOR BEFORE DISCHARGE.
 13. DRIVEWAY ACCESS EASEMENT FOR THE BENEFIT AND USE OF THE OWNERS OF ALL LOTS. DRIVEWAY ACCESS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 14. PARKSTRIPS AND REDWOOD ROAD FRONTAGE IMPROVEMENTS TO BE MAINTAINED BY INDIVIDUAL LOT OWNERS.
 15. SHALLOW SEWER DEPTHS CONTRACTOR SHALL VERIFY SEWER DEPTHS BEFORE EXCAVATING BASEMENTS. BUILDINGS WITH BASEMENT MAY NOT HAVE SERVICE AVAILABLE FOR BASEMENT.

- LEGEND:**
- FOUND SECTION CORNER MONUMENT
 - EXISTING SUBDIVISION SURVEY MONUMENT
 - PROPOSED SUBDIVISION SURVEY MONUMENT
 - EXISTING FIRE HYDRANT
 - PROPOSED FIRE HYDRANT
 - EXISTING STREET LIGHT
 - PROPOSED STREET LIGHT
 - PROPERTY LINE
 - LOT LINE
 - BUILDING SETBACK LINE
 - EASEMENT LINE
 - ROAD CENTERLINE

SURVEYOR'S CERTIFICATE

I, ANDREW COLLIER, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD A LICENSE, CERTIFICATE NO. 418780, 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 INTO LOTS, SHOWN 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 17-25-7, 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 SECTIONS 16A-2 AND 16B-2 AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT. I ALSO CERTIFY THAT I HAVE FILED, OR WILL FILE WITHIN 90 DAYS OF THE RECORDED DATE OF THIS PLAT, A MAP OF THE SURVEY I HAVE COMPLETED WITH THE UTAH COUNTY SURVEYOR.

BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 500'34"41" W 1327'04" FEET AND EAST 1218'81" FEET FROM THE NORTHWEST CORNER OF SECTION 11, T5S, R1W, S18M, SAID POINT BEING ALONG THE SOUTH RIGHT-OF-WAY LINE OF FALL HARVEST DRIVE;

RUNNING THESE EASTERLY ALONG SAID LINE THE FOLLOWING THREE (3) COURSES: EAST 190'27" FEET, ALONG THE ARC OF A 566.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 118.84 FEET (CENTRAL ANGLE 127°01'30" AND CHORD BEARS N87°59'00"E 118.83 FEET) AND N 00°03'34" FEET 104.00 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF REDWOOD ROAD; THENCE SOUTHERLY ALONG SAID LINE THE FOLLOWING FOUR (4) COURSES: S 47°02'00" E 131.37 FEET, S 12°01'50" E 416.70 FEET, S 70°33'27" E 100.00 FEET AND S 12°01'39" E 416.70 FEET TO THE NORTH BOUNDARY LINE OF HARVEST VILLAGE; THENCE WESTERLY ALONG SAID BOUNDARY LINE S87°59'00"E 108.72 FEET TO A POINT ALONG THE EASTERLY BOUNDARY LINES OF DAYBREAK AT HARVEST HILLS SUBDIVISION AND SPRING HILLS CREEK CONDOMINIUMS THE FOLLOWING TWO (2) COURSES: N12°40'00" E 94.34 FEET AND NORTH 82°15'85" FEET TO THE POINT OF BEGINNING.

CONTAINS: 1.11 ACRES # OF LOTS: 10

BASIS OF BEARING: SECTION LINE BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SECTION 11, T5S, R1W, S18M, BEARING S47°02'00" E

DATE: Dec 18, 2014

Andrew Collier
 LICENSE NO. 418780

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED (OWNERS) OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREINAFTER KNOWN AS:

HARVEST POINT COMMERCIAL PLAT "A"

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC AND/OR CITY ALL PARCELS OF LAND, EASEMENTS, RIGHT-OF-WAY, AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC AND/OR CITY USE. THE OWNERS VOLUNTARILY OPERATE, 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 OWNERS VOLUNTARILY DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY FROM ANY DAMAGE CLAIMED BY PERSONS WITHIN OR WITHOUT THIS SUBDIVISION TO BE CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION OR BY ESTABLISHMENT OF THE ROADS WITHIN THIS SUBDIVISION.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL OF OFFICE ON THIS 1ST DAY OF April, A.D. 2015.

Andrew Collier (Signature)
 Andrew Collier, Surveyor
 License No. 418780

Tracy Burtman (Signature)
 Tracy Burtman, Owner
 For ATC INVESTMENTS LLC

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
 COUNTY OF UTAH) ss.
 I, Andrew Collier, a duly sworn public official, do hereby certify that Tracy Burtman and Andrew Collier are the duly authorized officers of ATC INVESTMENTS LLC, a corporation organized under the laws of the State of Utah, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and read Andrew Collier and Tracy Burtman each duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.

MY COMMISSION EXPIRES: 7/23/18
Andrew Collier (Signature)
 a notary public duly qualified and commissioned in Utah (SEE SEAL BELOW)

ACCEPTANCE 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 PUBLIC PURPOSES OF THE PERPETUAL USE OF THE PUBLIC.

THIS 22 DAY OF April, A.D. 15.

Andrew Collier (Signature) ATTEST: Jeremy D. Jereby (Signature)
 CITY MAYOR CITY RECORDER
 (SEE SEAL BELOW)

PLAT "A"

HARVEST POINT COMMERCIAL

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

SCALE 1" = 50 FEET

RECORDED IN UTAH COUNTY RECORDER OFFICE BOOK 2014-2015 PAGE 1497

RECORDED IN UTAH COUNTY RECORDER OFFICE BOOK 2014-2015 PAGE 1497

BERG CIVIL ENGINEERS
 491 N 450 W
 OREM, UT 84057

AZTEC ENGINEERING
 APPROVED BY THE FIRE CHIEF ON THIS DAY OF April, A.D. 2015.

FIRE CHIEF APPROVAL

Chris L. Gabel
 FIRE CHIEF

PLANNING COMMISSION REVIEW

REVIEWED BY THE PLANNING COMMISSION ON THIS DAY OF April, A.D. 2015.

Shirley A. Hahn
 VICE CHAIRMAN, PLANNING COMMISSION

SARATOGA SPRINGS ENGINEER APPROVAL

APPROVAL BY THE CITY ENGINEER ON THIS DAY OF April, A.D. 2015.

Shirley A. Hahn
 CITY ENGINEER

SARATOGA SPRINGS ATTORNEY

APPROVAL BY SARATOGA SPRINGS ATTORNEY ON THIS DAY OF April, A.D. 2015.

Shirley A. Hahn
 SARATOGA SPRINGS ATTORNEY

LEHI CITY POST OFFICE

APPROVED BY POST OFFICE REPRESENTATIVE ON THIS DAY OF April, A.D. 2015.

Jeremy D. Jereby
 LEHI CITY POST OFFICE REPRESENTATIVE

98-11-514W 70-107