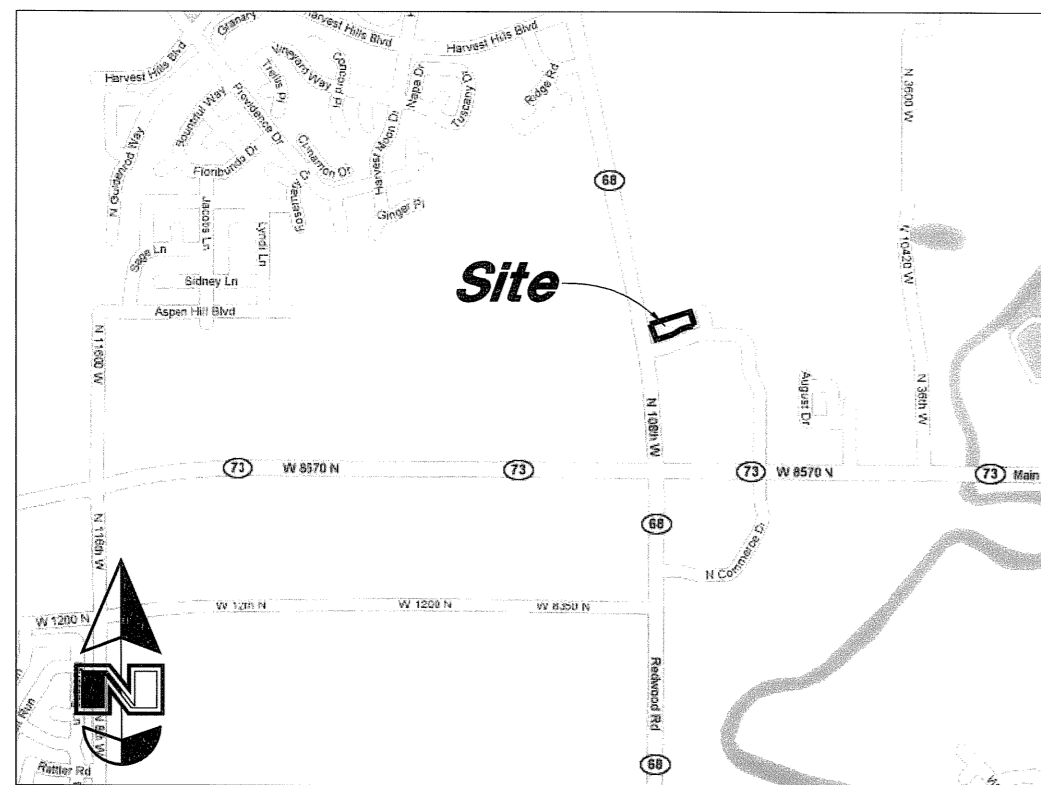
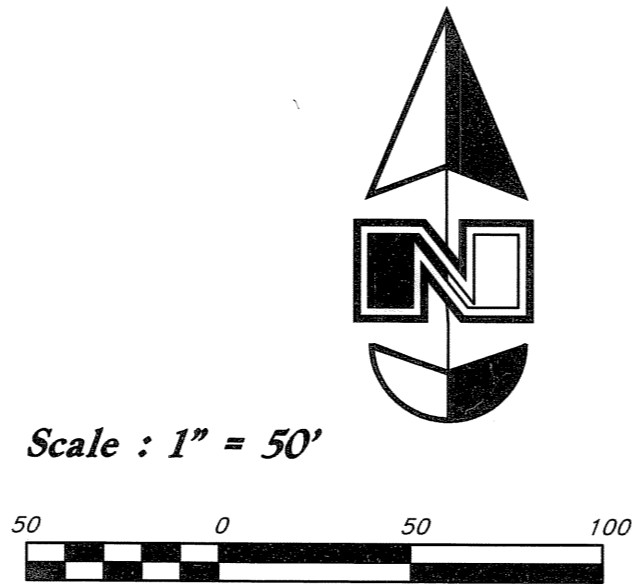


Saratoga Town Center Lot 8 Minor Subdivision

A PART of Lot 8, Saratoga Town Center, a Subdivision within the
South Half of Section 11, and the North Half of Section 14,
Township 5 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey
Saratoga Springs City, Utah County, Utah



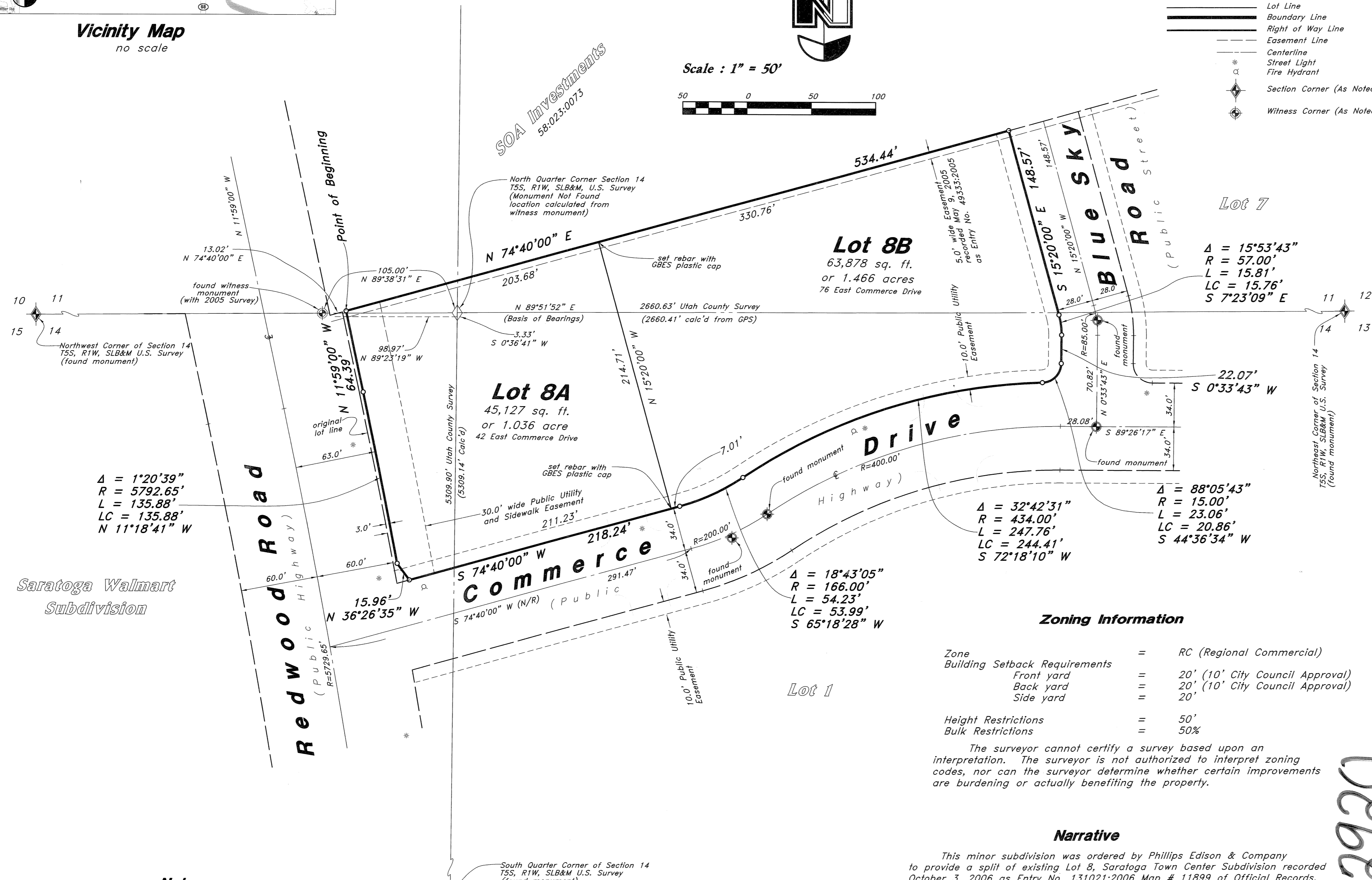
Vicinity Map
no scale



Scale: 1" = 50'

Legend

- Lot Line
- Boundary Line
- Right of Way Line
- Easement Line
- Centerline
- Street Light
- Fire Hydrant
- Section Corner (As Noted)
- Witness Corner (As Noted)



Surveyor's Certificate
I, Bruce D. Pimper do hereby certify that I am a Registered Land Surveyor, and that I hold certificate No. 362256 as prescribed under laws of the State of Utah. 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, and have subdivided said tract of land into lots and easements and that the same is shown on this plat. I further certify that all lots have been correctly surveyed and staked on the ground, meet frontage width and area requirements of the applicable zoning ordinances.

Boundary Description

A part of Lot 8 of the Saratoga Town Center, a Subdivision within the South Half of Section 11, and the North Half of Section 14, Township 5 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Utah County, Utah:
Beginning at a point on the Easterly Line of Redwood Road as it exists at 63.00 foot half-width located 3.33 feet South 0°36'41" West along the Quarter Section Line; 98.97 feet North 89°23'19" West; and 13.02 feet North 74°40'00" East from the North Quarter Corner of said Section 14; and running thence North 74°40'00" East 534.44 feet to the Westerly Line of Blue Sky Road as it exists at 28.00 foot half-width; thence along said Westerly Line the following three courses: South 15°20'00" East 148.57 feet to a point of curvature; Southeasterly along the arc of a 57.00 foot radius curve to the right a distance of 15.81 feet (Central Angle equals 15°53'43" and Long Chord bears South 7°23'09" East 15.76 feet) to a point of tangency; and South 0°33'43" West 22.07 feet to a point of curvature; thence Southwesterly along the arc of a 15.00 foot radius curve to the right a distance of 23.06 feet (Central Angle equals 88°05'43" and Long Chord bears South 44°36'34" West 20.86 feet) to a point of reverse curvature on the Northerly Line of Commerce Drive as it exists at 34.00 foot half-width; thence along said Northerly Line the following three courses: Southwesterly along the arc of a 434.00 foot radius curve to the left a distance of 247.76 feet (Central Angle equals 32°42'31" and Long Chord bears South 72°18'10" West 244.41 feet) to a point of reverse curvature; Southwesterly along the arc of a 166.00 foot radius curve to the right a distance of 54.23 feet (Central Angle equals 18°43'05" and Long Chord bears South 65°18'28" West 53.99 feet) to a point of tangency; and South 74°40'00" West 218.24 feet to the Easterly Line of said Redwood Road; thence North 36°26'35" West 15.96 feet; thence Northwesterly along the arc of a 5792.65 foot radius curve to the left a distance of 135.88 feet (Center bears South 79°21'39" West; Central Angle equals 1°20'39" and Long Chord bears North 11°18'41" West 135.88 feet) to a point of tangency; thence North 11°59'00" West 64.39 feet to the point of beginning.
Contains 109,005 sq. ft. or 2,502 acres

Date 27 Aug, 2008
Signature: Bruce D. Pimper
Bruce D. Pimper
Utah RLS No. 362256

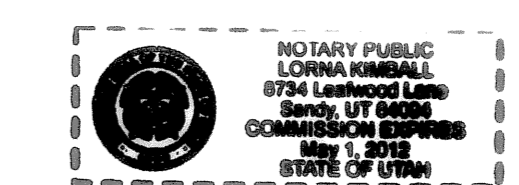
Owner's Dedication

Know all men by these presents that we, the undersigned owner(s) of the above described tract of land, having caused the same to be subdivided into two Lots to be hereafter known as
SARATOGA TOWN CENTER
LOT 8, MINOR SUBDIVISION
In witness whereof we have hereunto set our hands this 15, day of SEPT, A.D. 20 08.
Stations West - Saratoga, LLC

Signature: [Signature]
By:
Its:

Acknowledgment

State of UTAH County of SALT LAKE } ss
On the 15 Day of SEPT, A.D. 2008, Personally appeared before me, the undersigned Notary Public, in and for said State and County, Michael C. Phillips who after being duly sworn, acknowledged to me that he is Member of Stations West - Saratoga, a L.L.C., and has signed the owners dedication freely and voluntarily for and in behalf of said L.L.C. for the express therein mentioned and that said L.L.C. executed the same.
My commission expires 5-1-2012
Residing in SALT LAKE county
Signature: Lorna Kimball
Notary Public



Acceptance by Legislative Body

The Mayor 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 15, day of SEPT, A.D. 20 08.
Signature: [Signature]
Attest: [Signature]
City Recorder
(See Seal Below)

Saratoga Town Center Lot 8, Minor Subdivision

VACATING
A PART of Lot 8, Saratoga Town Center, a Subdivision within the South Half of Section 11, and the North Half of Section 14, Township 5 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey Saratoga Springs City, Utah County, Utah

Zoning Information

Zone	=	RC (Regional Commercial)
Building Setback Requirements	=	
Front yard	=	20' (10' City Council Approval)
Back yard	=	20' (10' City Council Approval)
Side yard	=	20'
Height Restrictions	=	50'
Bulk Restrictions	=	50%

The surveyor cannot certify a survey based upon an interpretation. The surveyor is not authorized to interpret zoning codes, nor can the surveyor determine whether certain improvements are burdening or actually benefiting the property.

Narrative

This minor subdivision was ordered by Phillips Edison & Company to provide a split of existing Lot 8, Saratoga Town Center Subdivision recorded October 3, 2006 as Entry No. 131021:2006 Map # 11899 of Official Records.
This minor subdivision retraces and honors the original boundary as surveyed by Great Basin Engineering - South in May 2005.
The North Quarter Corner location was calculated from the found witness monument and the resulting line to the found monument for the Northeast Corner was assigned the Utah County Survey bearing of North 89°51'52" East as the Basis of Bearings for this survey.

Notes:
The installation of all improvements shall conform to the City of Saratoga Springs ordinances, requirements, construction standards, policies and any other rules pertaining to the development of this property.
Prior to any building permits being issued, soil testing must be required on each lot as per the soil study required by the City of Saratoga Springs, building official.

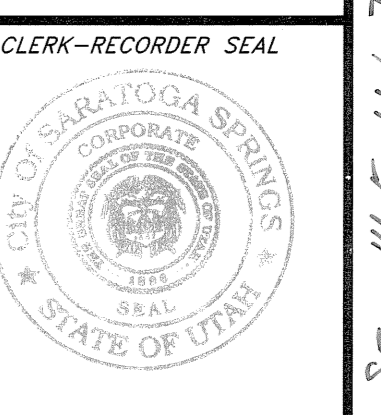
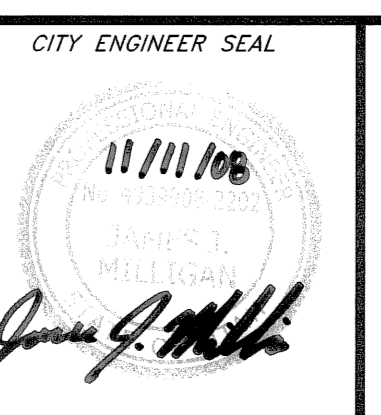
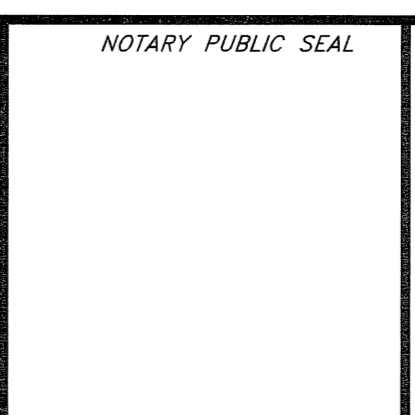
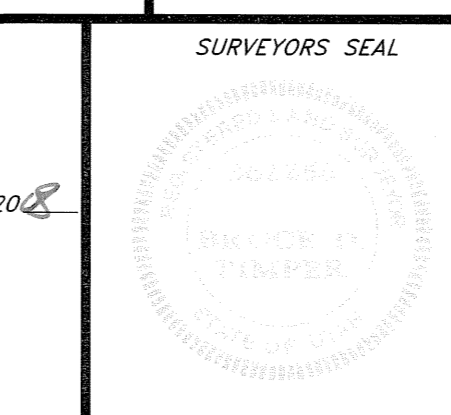
GREAT BASIN ENGINEERING - SOUTH
CONSULTING ENGINEERS and LAND SURVEYORS
2010 North Redwood Road, P.O. Box 16747
Salt Lake City, Utah 84116
Salt Lake City (801)521-8529 Ogden (801)394-7288 Fax (801)521-9551

Fire Chief Approval
Approved this 2 day of Dec, A.D. 2008
by the City Fire Chief.
Signature: [Signature]
City Fire Chief

Planning Commission Approval
Approved this 3rd day of December, A.D. 2008
by the Planning Commission.
Signature: [Signature]
Chairman, Planning Commission

Saratoga Springs Engineer Approval
Approved this 11 day of 11, A.D. 2008
by the City Engineer.
Signature: [Signature]
City Engineer

Saratoga Springs Attorney
Approval as to form this 4th day of March, A.D. 2008
by the Saratoga Springs Attorney.
Signature: [Signature]
Saratoga Springs Attorney



SEC. 14-5-1W TU-037
(PT LOT 8, SARATOGA TOWN CENTER)

ENT 129328:2008 No. 1290
RANDALL A. EDINGTON
UTAH COUNTY RECORDER
BOOK 10: 274-275, 28-29, 31-32
RECORDED FOR SARATOGA SPRINGS CITY