CHAIRMAN, PLANNING COMMISSION

L. Har

OMCAST CABLE TELEVISION

#### NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE POSITION OF THE BOUNDARY LINES OF THE SUBJECT PROPERTY ON THE GROUND AND SUBDIVIDE THE SUBJECT PROPERTY INTO 6 LOTS AND PUBLIC DEDICATIONS.

#### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE UTAH COORDINATE SYSTEM NAD 83 (1994) CENTRAL

ZONE. AS DETERMINED BETWEEN THE FOLLOWING THREE NGS HARN STATIONS: RED BUTTE CORS ARP" (PID: AF9633), ADJUSTED BY NGS IN MARCH 2002. "LAKE MOUNTAIN GPS BASE" STATION ARP" (PID: AI5835), ADJUSTED BY NGS IN JUNE 2000, "NORTH ANTELOPE ISLAND GPS BASE STA

ARP" (PID: AI5836), ADJUSTED BY NGS IN JUNE 2000, AND HEBER GPS BASE STATION ARP (PID: AI5834),

THE BASIS OF BEARINGS MAY BE DETERMINED LOCALLY BY THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 14, T.5S., R.1W., S.L.B.&M.: SHOWN HEREON AS S89'51'57"W.

1. COORDINATES SHOWN HEREON ARE BASED ON THE UTAH COORDINATE SYSTEM NAD 83 (1994) CENTRAL ZONE; MULTIPLY GROUND DISTANCES SHOWN HEREON BY 0.99972753675 TO OBTAIN GRID DISTANCES USED

THIS PROPERTY IS IN ZONE X, OF OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, PER THE FLOOD INSURANCE RATE MAP NO. 4902090115C, WHICH BEARS AN EFFECTIVE

3. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND/OR OTHER SUBDIVISION IMPROVEMENTS. THE OWNER OF THIS SUBDIVISION AND ANY SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS, WATER SYSTEMS, WASTEWATER SYSTEMS, AND OTHER FACILITIES NECESSARY TO SERVE THE LOTS WITHIN THE SUBDIVISION. NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL ACCEPTABLE PROVISIONS ARE MADE FOR THE CONSTRUCTION OF ANY APPLICABLE WATER, SEWER, STORM DRAIN, STREET LIGHTS. SIDEWALKS, OR PAVING IMPROVEMENTS, AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF SARATOGA SPRINGS. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY RULES, ORDINANCES, REQUIREMENTS, STANDARDS AND POLICIES REGARDING THE DEVELOPMENT OF THE PROPERTY.

4. THE OWNER OF THIS SUBDIVISION AND ANY SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR ENSURING THAT IMPACT AND CONNECTION FEES ARE PAID AND WATER RIGHTS SECURED FOR EACH INDIVIDUAL LOT. NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL ALL IMPACT FEES AT THE RATES IN EFFECT WHEN APPLYING FOR BUILDING PERMIT ARE PAID IN FULL AND WATER RIGHTS SECURED AS SPECIFIED BY CURRENT CITY ORDINANCES AND FEE SCHEDULES.

5. THE OWNER OF LOT 1, AND ANY SUCCESSORS OR ASSIGNEES ARE RESPONSIBLE FOR THE MAINTENANCE OF ALL PRIVATE ROADS AND PRIVATE UTILITY SYSTEMS INSTALLED FOR THE ACCESS AND SERVICE OF LOTS 2. 3. 4. 5, & 6 OF THIS SUBDIVISION AND LOTS 2, 3, & 4 OF THE SARATOGA TOWN CENTER SUBDIVISION AND LOT 1A OF THE STATIONS WEST MINOR SUBDIVISION PLAT INCLUDING BUT NOT LIMITED TO ROADS. SIDEWALKS, STREET LIGHTS, IRRIGATION MAINS & LATERALS, AND DRAINAGE LINES & BASINS.

6. THE OWNER OF LOTS 1, AND ANY SUCCESSORS OR ASSIGNEES ARE RESPONSIBLE FOR MAINTAINING THE LANDSCAPING ALONG THE FRONTAGE OF REDWOOD ROAD AND STATE ROAD 73 FOR THE ENTIRE SARATOGA

7. PLAT AND LOTS ARE SUBJECT TO ANY AND ALL CONDITIONS, SETBACKS, AND RESTRICTIONS CONTAINED WITHIN THOSE CERTAIN MASTER DEVELOPMENT AGREEMENTS, AND DECLARATION AS FOLLOWS: MASTER DEVELOPMENT PLAN AGREEMENT FOR SARATOGA SPRINGS TOWNE CENTRE, RECORDED AUGUST 02, 2005, AS ENTRY #83727: 2005,

AMENDED MASTER DEVELOPMENT PLAN AGREEMENT FOR SARATOGA SPRINGS TOWNE CENTRE RECORDED SEPTEMBER 12, 2006, AS ENTRY #119581: 2006. FIRST AMENDMENT TO AMENDED MASTER DEVELOPMENT PLAN AGREEMENT FOR SARATOGA SPRINGS TOWNE CENTRE, RECORDED DECEMBER 22, 2009, AS ENTRY #130689: 2009, AND THE DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AND COMMON AREA MAINTENANCE AGREEMENT RECORDED OCTOBER 06, 2006 AS ENTRY #132916: 2006.

8. 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.

9. 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 PERTAINING TO BONDS INCLUDING THE RIGHT TO BRING ANY ACTION UNDER ANY BOND OR BOND AGREEMENT.

10. THE OWNER OF LOT 1, AND ANY SUCCESSORS OR ASSIGNEES ARE RESPONSIBLE FOR THE MAINTENANCE OF DETENTION POND EASEMENTS, INCLUDING THE FUTURE DETENTION POND SHOWN HEREON FOR THE PURPOSE OF DETAINING STORM WATER DRAINAGE FOR LOTS 2, 3, 4, 5, & 6 OF THIS SUBDIVISION AND LOTS 2, 3, & 4 OF THE SARATOGA TOWN CENTER SUBDIVISION AND LOT 1A OF THE STATIONS WEST MINOR

11. PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.

12. NO CITY MAINTENANCE IS PROVIDED ON PRIVATE ROADS AND STREETS.

13. ANY REFERENCE HEREIN TO OWNERS, DEVELOPERS, OR CONTRACTORS SHALL APPLY TO SUCCESSORS,

14. EAST LINE OF 30 FOOT PUE AND SIDEWALK EASEMENT PER SARATOGA TOWN CENTER SUBDIVISION.

PERPETUAL EASEMENT GRANTED TO UTAH DEPARTMENT OF TRANSPORTATION PURSUANT TO EASEMENT INSTRUMENT RECORDED AS ENTRY NO. 62975: 2010, OFFICIAL RECORDS.

16. PERPETUAL EASEMENT GRANTED TO UTAH DEPARTMENT OF TRANSPORTATION PURSUANT TO EASEMENT INSTRUMENT RECORDED AS ENTRY NO. 62975: 2010, OFFICIAL RECORDS.

17. ALL PRIVATE ROADS & UTILITY EASEMENTS HAVE PUBLIC ACCESS. AFFECTS AND BENEFITS ALL LOTS OF THIS SUBDIVISION AND LOTS 2, 3, & 4 OF THE SARATOGA TOWN CENTER SUBDIVISION AND LOT 1A OF THE STATIONS WEST MINOR SUBDIVISION PLAT.

O SET 5/8" REBAR AND CAP MARKED
"PLS 643657" UNLESS OTHERWISE NOTED

CENTERLINE MONUMENT PER CITY STANDARDS TO BE SET AFTER

IMPROVEMENT OF ROAL

PIV - POST INDICATOR VALVE

ADJACENT PROPERTY LINES

DRAWN BY:

CHECKED BY:

PROJECT #: 12-0054

FND GOVERNMENT MONUMENT AS NOTED FND MONUMENT AS NOTED

C LIGHT POLE

SECTION LINE

18. FOR BUILDING SETBACK AND HEIGHT RESTRICTIONS REFER TO NOTE #7 AND REFERENCED RECORD

#### SURVEYOR'S CERTIFICATE

, DAVID T. MORTENSEN, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, 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 THAT THE SAME AS SHOWN ON THIS PLAT. IN MY PROFESSIONAL OPINION, AND TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT, AND THE LOTS ARE IN GENERAL CONFORMANCE WITH THE AREA, FRONTAGE AND WIDTH REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

#### LEGAL DESCRIPTION

ALL OF LOT 1B STATIONS WEST MINOR SUBDIVISION, AS FOUND IN A PLAT RECORDED AS ENTRY NO. 36842: 2012, MAP NO. 13654, OFFICIAL RECORDS; TOGETHER WITH ALL OF LOTS 9 AND 10 OF SARATOGA TOWN CENTER, AS FOUND IN A PLAT RECORDED AS ENTRY NO. 131021:2006, MAP NO. 11899, OFFICIAL RECORDS; SAID LAND BEING PART OF THE NORTH HALF OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, IN THE STATE OF UTAH, COUNTY OF UTAH, CITY OF SARATOGA SPRINGS.

LESS AND EXCEPTING THE LAND CONVEYED TO THE UTAH DEPARTMENT OF TRANSPORTATION PURSUANT TO HE WARRANTY DEED RECORDED AS ENTRY NO. 62974:2010 ON JULY 29, 2012, MORE PARTICULARLY

BEGINNING AT A POINT ON THE SOUTH LINE OF COMMERCE DRIVE AS SHOWN ON THE PLAT OF SAID

SARATOGA TOWN CENTER SUBDIVISION FILE NUMBER 11899, ON FILE IN THE OFFICE OF THE UTAH COUNTY

RECORDER, UTAH; WHICH IS 84.00 FT. PERPENDICULARLY DISTANT EASTERLY FROM THE CENTERLINE OF SAID PROJECT NO 0066 OPPOSITE FNOINFER STATION 617+64.86 WHICH POINT IS 6.01 FT S89'38'52"W ALONG THE NORTH LINE OF SAID NW1/4 AND 271.17 FT. S00°21'08"E FROM THE NORTH QUARTER CORNER OF SAID SECTION 14; AND RUNNING THENCE S13\*44'55"E 6.37 FT.; THENCE S37\*56'00"W 29.69 FT. TO A POINT 61.73 . PERPENDICULARLY DISTANT EASTERLY FROM THE CENTERLINE OF SAID PROJECT NO. 0068, OPPOSITE ENGINEER STATION 617+39.59 WHICH IS A POINT ON A 4.459.29 FT. RADIUS CURVE TO THE RIGHT (NOTE: RADIUS BEARS S77\*50'13"W) THENCE SOUTHERLY ALONG SAID CURVE 241.36 FT.; THENCE SO4\*07'27"E 27.0' T. TO A POINT ON A 4,314.00 FT. RADIUS CURVE TO THE RIGHT (NOTE: RADIUS BEARS S8218'25"W); THENCE SOUTHERLY ALONG SAID CURVE 509.32 FT. TO THE SOUTH LINE OF LOT 1, OS SAID SARATOĞA TOWN CENTER SUBDIVISION WHICH IS 64.00 FT. PERPENDICULARLY DISTANT EASTERLY FROM THE CENTERLINE OF SAID PROJECT NO 0068 OPPOSITE FNGINFER STATION 609+73.51: THENCE N89°27'44"W ALONG SAID SOUTH LINE 13.15 FT. TO THE SOUTHWEST CORNER OF SAID LOT 1, SARATOGA TOWN CENTER SUBDIVISION WHICH IS A POINT ON A 5,789.88 FT. RADIUS CURVE TO THE LEFT (NOTE: RADIUS BEARS S88'03'54"W); THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 1 AND SAID CURVE 798.62 FT. TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE N74'38'31"E 28.08 FT. TO THE POINT OF BEGINNING.

BEGINNING AT A POINT ON THE EAST LINE OF LOT 2, AS SHOWN ON THE PLAT OF SAID SARATOGA TOWN CENTER SUBDIVISION FILE NUMBER 11899 ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER, UTAH; WHICH IS 396.68 FT. PERPENDICULARLY DISTANT EASTERLY FROM THE CENTERLINE OF SAID PROJECT NO. 0068, OPPOSITE ENGINEER STATION 607+33.63 WHICH POINT IS 392.28 FT. N89'51'45"E ALONG THE NORTH LINE OF SAID NE1/4 AND 1,317.92 FT. S00'08'15"E FROM THE NORTH QUARTER CORNER OF SAID SECTION 14: AND RUNNING THENCE S85'39'30"E 24.46 FT. TO A POINT 421.08 FT. PERPENDICULARLY DISTANT EASTERLY FROM THE CENTERLINE OF SAID PROJECT NO. 0068, OPPOSITE STATION 607+31.99; THENCE N89'27'46"W 24.40 FT.; THENCE N00'32'16"E 1.62 FT. TO THE POINT OF BEGINNING.

(NOTE: ALL BEARINGS AND DISTANCES BASED UPON THE UTAH STATE PLANE COORDINATE SYSTEM OF 1983 AT GROUND, UTAH CENTRAL ZONE BASED UPON UTAH DEPARTMENT OF TRANSPORTATION SURVEY CONTROL SHEETS FOR FEDERAL AID PROJECT STP-0068(42)26 SR-68 REDWOOD ROAD, BANGERTER HWY TO SARATOGA SPRINGS ENVIRONMENTAL ASSESSMENT STUDY DATED FEBRUARY 8, 2008)

CONTAINS 18.96 ACRES, MORE OR LESS

(NOTE: THE NUMBER OF LOTS = SIX (6))

ENT 34884:2013 Mor # 13866 IFFFERY SHITH UTAH COUNTY RECORDER 2013 Apr 10 2:21 pm FEE 36.00 BY CLS RECORDED FOR SARATOGA SPRINGS CITY

#### OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BOOSET F. MYELS UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS

### SARATOGA TOWN CENTER NO. 2

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC AND/OR CITY ALL PARCELS OF LAND, EASEMENTS AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE OWNER(S) WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREET.

AN OHIO LIMITED LIABILITY COMPANY

CORPORATE ACKNOWLEDGMENT

COUNTY OF Jan 18 S.S.

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A,D., 20 \_\_, PERSONALLY APPEARED BEFORE ME, \_\_\_\_\_ WHO BEING BY ME DULY SWORN OR AFFIRMED, DID SAY THAT \_\_\_\_\_ IS THE \_\_\_\_\_ AND THAT THE HEREIN OWNERS'S DEDICATION WAS SIGNED IN BEHALF OF SAID

RESIDING IN ULTURA COUNTY, OHIO

MY COMMISSION EXPIRES: 2-1-2015

## ACCEPTANCE BY LEGISLATIVE BODY

HE 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 \_\_\_\_\_\_, DAY OF \_\_\_\_\_\_, A.D. 20\_\_\_\_.



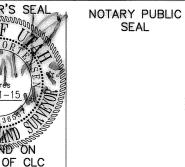


# Saratoga Town Center No. 2

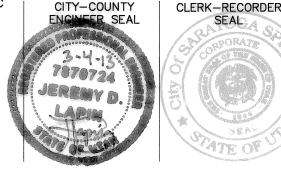
AMENDING LOT 1B OF STATIONS WEST MINOR SUBDIVISION AND LOTS 9 & 10 OF SARATOGA TOWN CENTER

A PART OF THE NORTH HALF OF SEC. 14, T.5S., R.1W., S.L.B.&M.. CITY OF SARATOGA SPRINGS, COUNTY OF UTAH, STATE OF UTAH **FEBRUARY 2013** 

SHEET 1 OF 1







THIS FORM APPROVED BY UTAH COUNTY AND THE MUNICIPALITIES THEREIN.

## SARATOGA SPRINGS ATTORNEY

BY THE CITY ATTORNE SARATOGA SPRINGS ATTORNEY

GRAPHIC SCALE

1 inch = 100 ft.

SITE

CITY ENGINEER

50 100

LEHI CITY POST OFFICE \_\_\_\_ DAY OF 2(0\_ A.D., 2012, APPROVED THIS BY POST OFFICE REPRESENTATIVE

02-04-13

вм

LEH (CITY POST OFFICE REPRESENTATIVE BEHALF OF CLC

CLC ASSOCIATES

231 WEST 800 SOUTH

SUITE A SAL T LAKE CITY UTAH 84101 P 801 363 5605 F 801 363 5604

ENGINEERING PLANNING LANDSCAPE ARCHITECTURE LAND SURVEYING