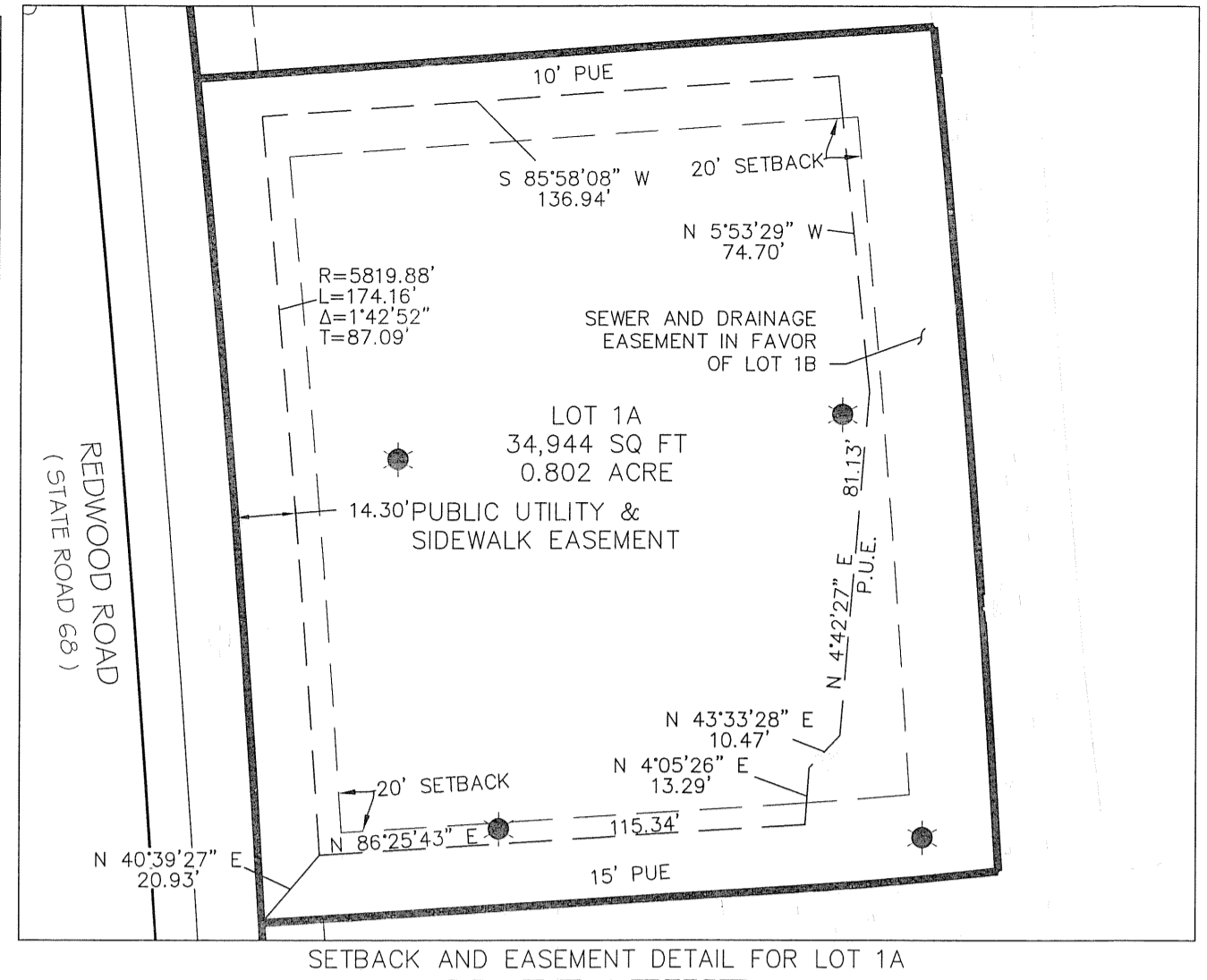
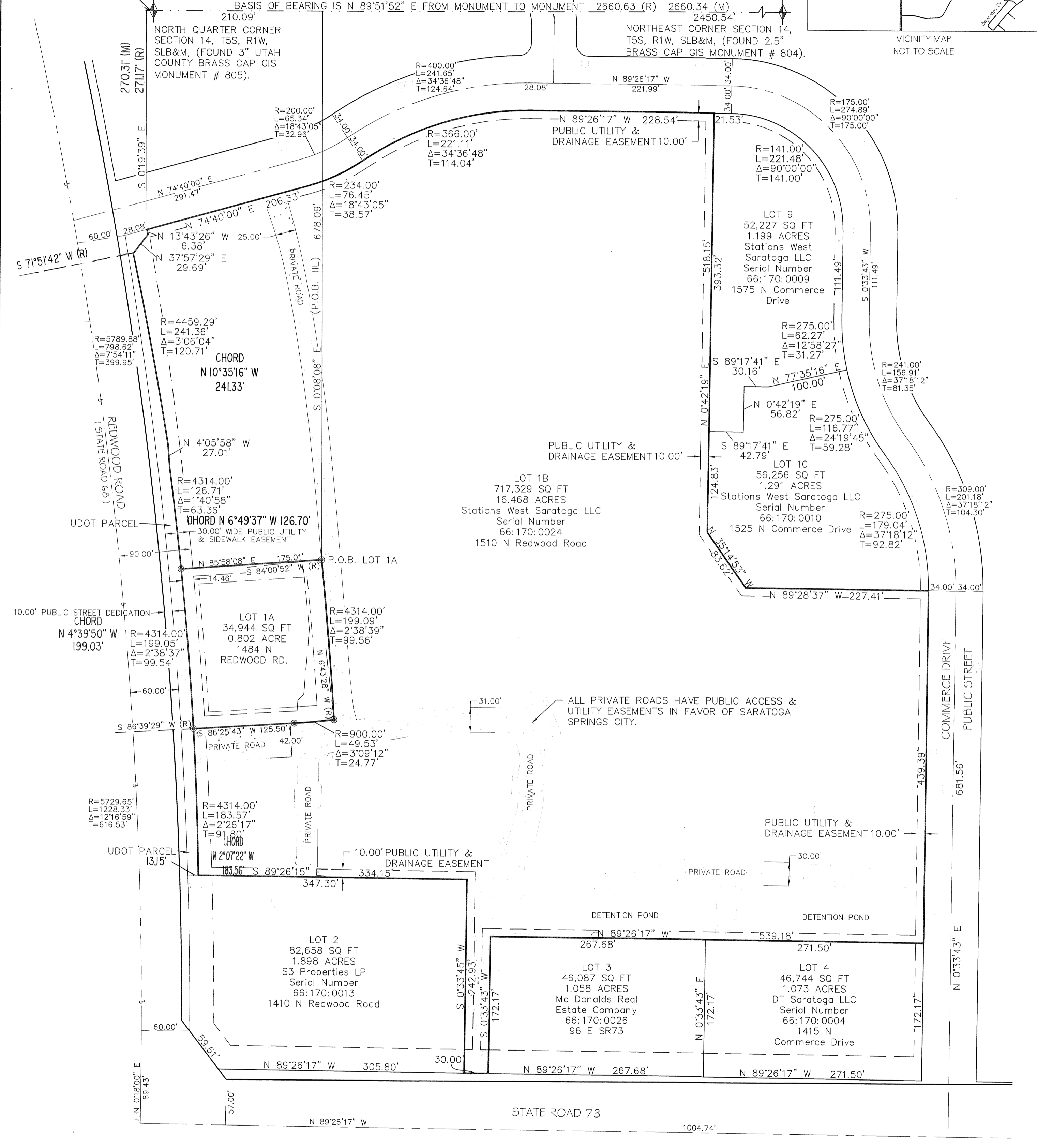


STATIONS WEST MINOR SUBDIVISION AMENDING LOT 1 OF SARATOGA TOWN CENTER SUBDIVISION

LOCATED IN
NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 5 SOUTH RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH



NARRATIVE

THE INTENT OF THIS MINOR SUBDIVISION IS TO CREATE 1 LOT WITHIN THE EXISTING LOT 1 OF SARATOGA TOWN CENTER.

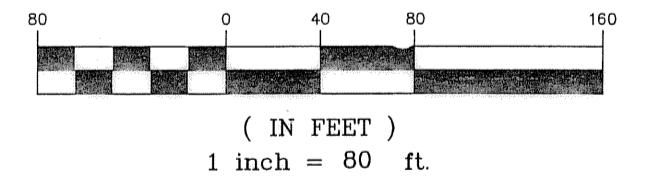
NOTES

- THE INSTALLATION OF 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 OR LOT SOIL STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED AND REQUIRED BY THE CITY OF SARATOGA SPRINGS, BUILDING OFFICIAL.
- THIS SUBDIVISION 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 ASSIGNEES 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 OWNER OF THIS SUBDIVISION AND ANY SUCCESSORS AND ASSIGNEES 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 ON 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.
- THE OWNER OF LOT 1B 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 1, 2, 3, 4, 9 & 10 OF THE TOWN CENTER SUBDIVISION INCLUDING, BUT NOT LIMITED TO, ROADS, SIDEWALKS, STREET LIGHTS, IRRIGATION MAINS & LATERALS & DRAINAGE LINES & BASINS.
- THE OWNER OF LOT 1B 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 TOWN CENTER SUBDIVISION.
- PLAT IS SUBJECT TO MASTER DEVELOPMENT AGREEMENT, SUBDIVISION AGREEMENT, SITE PLAN AGREEMENT, AN ANY OTHER AGREEMENT WITH CITY PERTAINING TO THE DEVELOPMENT OF THE PROPERTY.
- 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 A PERFORMANCE AND WARRANTY BOND ARE POSTED BY THE CURRENT OWNER OF THE PROJECT PURSUANT TO CITY CODE.
- ALL PERFORMANCE AND WARRANTY BONDS AND AGREEMENTS ARE BETWEEN: THE CITY, DEVELOPER, OWNER, OR CONTRACTOR; AND FINANCIAL INSTITUTION. NO OTHER PARTY, INCLUDING UTILITY 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 AS A THIRD-PARTY BENEFICIARY OR OTHERWISE.

LEGEND

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED BUSH & GUDGELL, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
- EXISTING STREET LIGHT
- EXISTING FIREHYDRANT
- PROPOSED STREET LIGHTS
- EXISTING STORM DRAIN MANHOLE
- PROPOSED CATCH BASIN
- P.U.E., PUBLIC UTILITY EASEMENT, DRAINAGE, POWER, SEWER AND WATER

GRAPHIC SCALE



13653

QUESTAR GAS COMPANY APPROVED THIS <u>26</u> DAY OF <u>March</u> , A.D. 2012. <i>Mindy Hendler</i>	ROCKY MOUNTAIN POWER APPROVED THIS <u>26</u> DAY OF <u>March</u> , A.D. 2012. <i>1/10/12 P. Stoltz</i>
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COMCAST CABLE TELEVISION APPROVED THIS <u>26</u> DAY OF <u>March</u> , A.D. 2012. <i>Mindy Hendler</i>	CENTURYLINK APPROVED THIS <u>26</u> DAY OF <u>March</u> , A.D. 2012. <i>1/10/12 P. Stoltz</i>
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SURVEYOR'S CERTIFICATE

I, ROBERT R. HERMANDSON, DO HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER, AND/OR LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NUMBER 6362432, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT, BY AUTHORITY OF THE OWNER(S), 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, BLOCKS, STREETS, AND EASEMENTS AND THAT THE SAME AS 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 PARCEL OF LAND SITUATED ON THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOT 1, "SARATOGA TOWN CENTER", AS RECORDED AND ON FILE WITH THE UTAH COUNTY RECORDER, STATE OF UTAH.

LESS THE FOLLOWING DESCRIBED PROPERTY WHICH WAS CONVEYED TO UDOT PURSUANT TO WARRANTY DEED FILED AS ENTRY 62974-2010 ON JULY 29, 2010.

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. 0068, OPPOSITE ENGINEER STATION 617+64.86, WHICH POINT IS 6.01 FT. S. 89°38'52" W., ALONG THE NORTH LINE OF SAID NW1/4 AND 271.17 FT., S. 0°21'08" E., FROM THE NORTH QUARTER CORNER OF SAID SECTION 14; AND RUNNING THENCE S. 13°44'55" E., 6.37 FT.; THENCE S. 37°56'00" W., 29.69 FT. TO A POINT 61.73 FT. PERPENDICULARLY DISTANT EASTERLY FROM THE CENTERLINE OF PROJECT NO. 0068, OPPOSITE ENGINEER STATION 608+73.51; THENCE N. 89°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 S. 77°50'13" W.); THENCE SOUTHERLY ALONG SAID CURVE 241.36 FT.; THENCE S. 04°07'27" E., 27.01 FT. TO A POINT ON A 4,334.00 FT. RADIUS CURVE TO THE RIGHT, (NOTE: RADIUS BEARS S. 82°18'25" W.); THENCE SOUTHERLY ALONG SAID CURVE 509.32 FT. TO THE SOUTH LINE OF LOT 1, OF SAID SARATOGA TOWN CENTER SUBDIVISION, WHICH IS 64.00 FT. PERPENDICULARLY DISTANT EASTERLY FROM THE CENTERLINE OF SAID PROJECT NO. 0068, OPPOSITE ENGINEER STATION 608+73.51; THENCE N. 89°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 S. 88°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 N. 74°38'31" E., 28.08 FT. TO THE POINT OF BEGINNING.

ACRES: 17.270 # OF LOTS 2

DATE: 3/22/2012
 SURVEYOR: ROBERT R. HERMANDSON REGISTERED LAND SURVEYOR UTAH LICENSE NUMBER 6362432

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENT THAT THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS

STATIONS WEST MINOR SUBDIVISION AMENDING LOT 1 OF SARATOGA TOWN CENTER SUBDIVISION

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL EASEMENTS AND ALL PARCELS OF LAND 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 USE, MAINTENANCE AND OPERATION OF THE STREET.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER(S) HAVE HERETO SET THIS 22ND DAY OF March, A.D. 2012.

STATIONS WEST-SARATOGA, LLC
 ROBERT R. HERMANDSON, AUTHORIZED SIGNATORY

MORTGAGEE'S CONSENT TO RECORD

BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, A MORTGAGEE OF SAID TRACT OF LAND DOES HEREBY GIVE CONSENT FOR SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAT, TO RECORDING PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS AND JOINS IN ALL DEDICATIONS AND CONVEYANCES.

MANAGER: BANK OF AMERICA, N.A.

MORTGAGEE ACKNOWLEDGMENT

STATE OF INDIANA } S.S.
 COUNTY OF MARION }

ON THE 27 DAY OF March, 2012, PERSONALLY APPEARED BEFORE ME, Steven L. Karn, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE MANAGER OF BANK OF AMERICA, N.A., AND THAT HE EXECUTED THE FOREGOING DOCUMENT ON BEHALF OF SAID BANK OF AMERICA, N.A. BEING AUTHORIZED AND EMPLOYED TO DO SO BY THE OPERATING AGREEMENT OF BANK OF AMERICA, N.A. AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH BANK OF AMERICA, N.A. EXECUTED THE SAME FOR THE PURPOSES STATED THEREIN.

September 13, 2012
 MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC
 RESIDING IN: Morgan County

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH } S.S.
 COUNTY OF UTAH }

ON THE 27 DAY OF March, 2012, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, Robert R. Hermandson WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE AUTHORIZED SIGNATORY OF STATIONS WEST-SARATOGA, LLC, AN OHIO LIMITED LIABILITY COMPANY, AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPLOYED TO DO SO BY THE OPERATING AGREEMENT OF STATIONS WEST-SARATOGA, LLC, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

9/18/14
 MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC
 RESIDING AT: SALT LAKE

ACCEPTANCE BY LEGISLATIVE BODY

THE MAYOR 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 27 DAY OF April, A.D. 2012.

JEFFERY S. TITHE
 UTAH COUNTY RECORDER
 2012 Map 03 12134 on Fee 32.00 BY SM
 RECORDED FILE SARATOGA SPRINGS CITY

ATTEST: April Tithe
 CITY RECORDER

STATIONS WEST MINOR SUBDIVISION AMENDING LOT 1 OF SARATOGA TOWN CENTER SUBDIVISION

LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

SURVEYORS SEAL	NOTARY PUBLIC SEAL	CITY ENGINEERS SEAL	CLERK-RECORDER SEAL

BUSH & GUDGELL, INC.
 Engineers - Planners - Surveyors
 655 East 4500 South
 Salt Lake City, Utah 84107
 Phone (801) 685-6194 / Fax (801) 685-6195
 www.bushandgudgell.com

FIRE CHIEF APPROVAL
 APPROVED THIS 26 DAY OF April, A.D. 2012, BY THE FIRE CHIEF.
Jimmy Paul
 CITY FIRE CHIEF

PLANNING COMMISSION APPROVAL
 APPROVED THIS 26 DAY OF April, A.D. 2012, BY THE PLANNING COMMISSION.
Chris Stickle
 CHAIRMAN, PLANNING COMMISSION

SARATOGA SPRINGS ENGINEER APPROVAL
 APPROVED THIS 25 DAY OF April, A.D. 2012, BY THE CITY ENGINEER.
Justin
 CITY ENGINEER

SARATOGA SPRINGS ATTORNEY
 APPROVED THIS 25 DAY OF April, A.D. 2012, BY SARATOGA SPRINGS ATTORNEY.
Kim A. C. [Signature]
 SARATOGA SPRINGS ATTORNEY

LEHI CITY POST OFFICE
 APPROVED THIS 26 DAY OF April, A.D. 2012, BY POST OFFICE REPRESENTATIVE.
[Signature]
 LEHI CITY POST OFFICE REPRESENTATIVE

SEC. 14-5-1W 70-639 (LOT 1, SARATOGA TOWN CENTER SUBDIVISION)