



**NOTICE OF APPROVAL  
OF PROPERTY LINE ADJUSTMENT**

ENT 24039-2025 PG 1 of 8  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2025 Apr 4 08:42 AM FEE 40.00 BY AC  
RECORDED FOR LDH TOWN CENTER LLC

In accordance with 19.12.08, Property Line Adjustments, Land Development Code of Saratoga Springs, the property line adjustment is hereby considered for approval for adjacent parcels of land which are currently described as follows:

Parcel No. (66:387:0001):

described as: LOT 1, SARATOGA TOWN CENTER NO.2, ACCORDING TO THE OFFICIAL PLAT THEREOF  
ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE.  
Contains 426,580 S.F. or 9.79 Acres

(Currently recorded legal description)

AND,

Parcel No. (66:387:0002):

described as: LOT 2, SARATOGA TOWN CENTER NO.2, ACCORDING TO THE OFFICIAL PLAT THEREOF  
ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE.  
Contains 261,328 S. F. or 6.00 Acres

(Currently recorded legal description)

Said property line adjustment will result in the following new descriptions of the above described parcels:

New Parcel (Parcel identification no.): LOT 1A

described as: See Legal and Exhibit Below

(Proposed new legal description)

AND

New Parcel (Parcel identification no.): LOT 2A

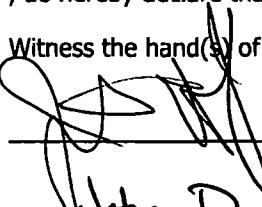
described as: See Legal and Exhibit Below

(Proposed new legal description)

**PROPERTY OWNER APPROVAL**

I (We), the undersigned owner(s) of the herein described property, identified by Parcel Number(s), do hereby declare that I (we) do approve of the property line adjustment as described.

Witness the hand(s) of said owner(s), this 5 day of Feb., 2025.

  
John D. Hadfield

STATE OF Utah )  
 ss  
 COUNTY OF Utah )

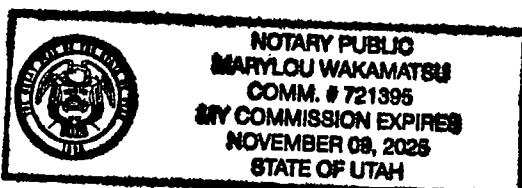
On the 5 day of February, 2025, personally appeared before me (list names) John D. Hadfield the signer(s) of the above instrument, who being by me duly sworn, did acknowledge that he executed the same.

Notary Public

  
 Marylou Wakamatsu

My Commission Expires:

Residing in: Lehi, Utah



**SARATOGA SPRINGS APPROVAL**

I, Sarah Carroll, in accordance with 19.12.08, Property Line Adjustments, Land Development Code of Saratoga Springs, serving in my capacity as the Saratoga Springs Planning Director, approve the above described property line adjustment for portions of parcels by adjacent property owners of record where:

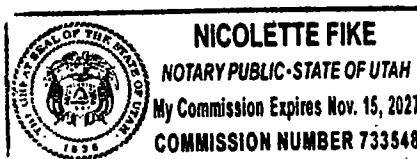
- a. no new dwelling lot or housing unit results from the property line adjustment;
- b. the adjoining property owners consent to the property line adjustment;
- c. the property line adjustment does not result in remnant land that did not previously exist; and
- d. the property line adjustment does not result in a violation of applicable zoning requirements.

Signed this 18 day of March, 2025.

  
Sarah Carroll  
 Saratoga Springs Planning Director  
Sarah Carroll

STATE OF UTAH )  
 )  
 COUNTY OF UTAH )  
 ss

On this 18 day of March, 2025, personally appeared before me, the Saratoga Springs Planning Director, the signer of the above who being duly subscribed and sworn did acknowledge to me that he/she executed the same.



My Commission Expires: 11-15-25

Notary Public   
Nicolette Fike  
 Residing in: Saratoga Springs, Utah

**Lot Line Adjustment**  
**Saratoga Town Center No.2**  
**Amending Lot 1B of Stations West Minor Subdivision**  
**and Lots 9 & 10 of Saratoga Town Center**

**LOT 1A:**

A portion Lot 1 and Lot 2 of Saratoga Town Center No.2 Amending Lot 1B of Stations West Minor Subdivision and Lots 9 & 10 of Saratoga Town Center recorded April 10, 2013 as Entry No. 34884:2013, Map No. 13866 in the Office of the Utah County Recorder. Said entire tract of land is located in the Northeast Quarter of Section 14, Township 5 South, Range 1 West, Salt Lake Base and Meridian and is described as follows:

**Beginning at a point on the southerly right-of-way line of Commerce Drive, said point being 2,152.63 feet S. 89°51'57" W (Basis of Bearing) along the northerly line of the Northeast Quarter of said Section 14, and 123.01 feet South from the Northeast Quarter Corner of said Section 14; thence S.07°22'52"E. 356.16 feet; thence S.82°37'08"W. 6.98 feet; thence S.07°22'53"E. 294.61 feet; thence South 68.91 feet; thence N.89°58'12"W. 41.42 feet; thence S.00°12'42"W. 235.60 feet; thence easterly 14.32 feet along the arc of a 100.00 foot non-tangent radius curve to the left, having a central angle of 08°12'19", (chord bears N.80°53'01"E. 14.31 feet) Radius point bears N.05°00'50"W.; thence N.76°46'51"E. 14.62 feet; thence N.76°25'36"E. 59.20 feet; thence N.79°27'59"E. 16.50 feet; thence easterly 21.48 feet along the arc of a 107.08 feet non-tangent radius curve to the right, having a central angle of 11°29'34", (chord bears N.85°18'00"E. 21.44 feet) Radius point bears S.10°26'47"E.; thence along a line non-tangent to said curve, S.89°16'02"E., a distance of 297.87 feet to the westerly right-of-way line for Commerce Drive; thence S.00°33'34"W. 99.39 feet along said westerly right-of-way; thence along the existing boundary for said Lot 1 Saratoga Town Center No.2 Amending Lot 1B of Stations West Minor Subdivision and Lots 9 & 10 of Saratoga Town Center the following twenty five (25) courses 1) N.89°26'26"W. 539.18 feet; 2) S.00°33'34"W. 172.17 feet; 3) N.89°26'26"W. 5.59 feet; 4) N.85°38'55"W. 24.46 feet; 5) N.00°33'34"E. 241.31 feet; 6) S.89°26'26"E. 17.97 feet; 7) N.30°17'08"E. 31.29 feet; 8) northerly 92.93 feet along the arc of a 180.00 feet non-tangent radius curve to the left, having a central angle of 29°34'50", (chord bears N.15°19'00"E. 91.90 feet) Radius point bears N.59°53'35"W.; 9) N.00°31'35"E. 44.41 feet; 10) northwesterly 29.97 feet along the arc of a 19.00 feet non-tangent radius curve to the left, having a central angle of 90°22'36", (chord bears N.44°39'07"W. 26.96 feet) Radius point bears N.89°27'49"W.; 11) N.89°50'25"W. 56.67 feet; 12) westerly 60.27 feet along the arc of a 276.50 feet non-tangent radius curve to the left, having a central angle of 12°29'21", (chord bears S.84°03'51"W. 60.15 feet) Radius point bears S.00°18'32"W.; 13) S.77°49'11"W. 109.43 feet; 14) N.00°33'45"E. 5.82 feet; 15) S.86°25'34"W. 154.91 feet; 16) northerly 41.00 feet along the arc of a 4313.98 feet non-tangent radius curve**

to the left, having a central angle of 00°32'40", (chord bears N.03°34'26"W. 41.00 feet) Radius point bears S.86°41'54"W.; 17) along a line non-tangent to said curve, N.86°25'34"E., a distance of 125.50 feet to a point of curvature to the left, 18) easterly 49.53 feet along the arc of a 900.00 feet radius curve, having a central angle of 03°09'11" (chord bears N.84°50'58"E. 49.52 feet); 19) northerly 402.79 feet along the arc of a 4314.00 feet non-tangent radius curve to the left, having a central angle of 05°20'59", (chord bears N.05°59'11"W. 402.64 feet) Radius point bears S.86°41'18"W.; 20) along a line non-tangent to said curve, N.08°38'55"W., a distance of 142.14 feet; 21) N.15°13'23"W. 107.55 feet; 22) N.74°39'36"E. 57.40 feet; 23) northeasterly 76.45 feet along the arc of a 234.00 feet non-tangent radius curve to the left, having a central angle of 18°43'07", (chord bears N.65°18'18"E. 76.11 feet) Radius point bears N.15°20'09"W. to a point of reverse curve to the right 24) said curve having a radius of 366.00 feet and a central angle of 34°36'50"; (chord bears N.73°15'09"E. 217.76 feet) thence Easterly along the arc, a distance of 221.11 feet; 25) S.89°26'26"E. 38.77 feet to the **Point of Beginning**.

The above-described tract of land contains 349,623 sq. ft., in area or 8.026 acres, more or less.

LOT 2A:

A portion Lot 2 and Lot 1 of Saratoga Town Center No.2 Amending Lot 1B of Stations West Minor Subdivision and Lots 9 & 10 of Saratoga Town Center recorded April 10, 2013 as Entry No. 34884:2013, Map No. 13866 in the Office of the Utah County Recorder. Said entire tract of land is located in the Northeast Quarter of Section 14, Township 5 South, Range 1 West, Salt Lake Base and Meridian and is described as follows:

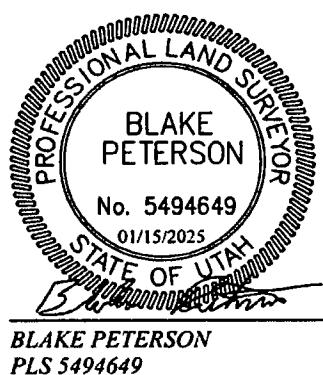
**Beginning** at a point on the southerly right-of-way line of Commerce Drive, said point being 2,152.63 feet S. 89°51'57" W (Basis of Bearing) along the northerly line of the Northeast Quarter of said Section 14, and 123.01 feet South from the Northeast Quarter Corner of said Section 14; thence along the southerly and westerly right-of-way for Commerce Drive the following six (6) courses; 1) S.89°26'26"E. 211.30 feet; 2) southeasterly 221.48 feet along the arc of a 141.00 feet non-tangent radius curve to the right, having a central angle of 89°59'57", (chord bears S.44°26'24"E. 199.40 feet) Radius point bears S.00°33'37"W.; 3) S.00°33'34"W. 111.49 feet to a point of curvature to the left, 4) southerly 179.04 feet along the arc of a 275.00 feet radius curve, having a central angle of 37°18'10" (chord bears S.18°05'31"E. 175.89 feet) to a point of reverse curve to the right, 5) said curve having a radius of 275.00 feet and a central angle of 37°18'10"; (chord bears S.18°05'31"E. 175.89 feet) thence Southerly along the arc, a distance of 179.04 feet; 6) S.00°33'34"W. 340.00 feet; thence N.89°16'02"W. 297.87 feet; thence westerly 21.48 feet along the arc of a 107.08 feet non-tangent radius curve to the left, having a central angle of 11°29'34", (chord bears S.85°18'00"W. 21.44 feet) Radius point bears S.01°02'47"W.; thence along a line non-

tangent to said curve, S.79°27'59"W., a distance of 16.50 feet; thence S.76°25'36"W. 59.20 feet; thence S.76°46'51"W. 14.62 feet to a point of curvature to the right, thence westerly 14.32 feet along the arc of a 100.00 feet radius curve, having a central angle of 08°12'19" (chord bears S.80°53'01"W. 14.31 feet); thence along a line non-tangent to said curve, N.00°12'42"E., a distance of 235.60 feet; thence S.89°58'12"E. 41.42 feet; thence North 68.91 feet; thence N.07°22'53"W. 294.61 feet; thence N.82°37'08"E. 6.98 feet; thence N.07°22'52"W. 356.16 feet to the southerly right-of-way for Commerce Drive and the **Point of Beginning**.

The above-described tract of land contains 338,263 sq. ft., in area or 7.765 acres, more or less.

**EXHIBIT "B":**

By this reference, made a part hereof.

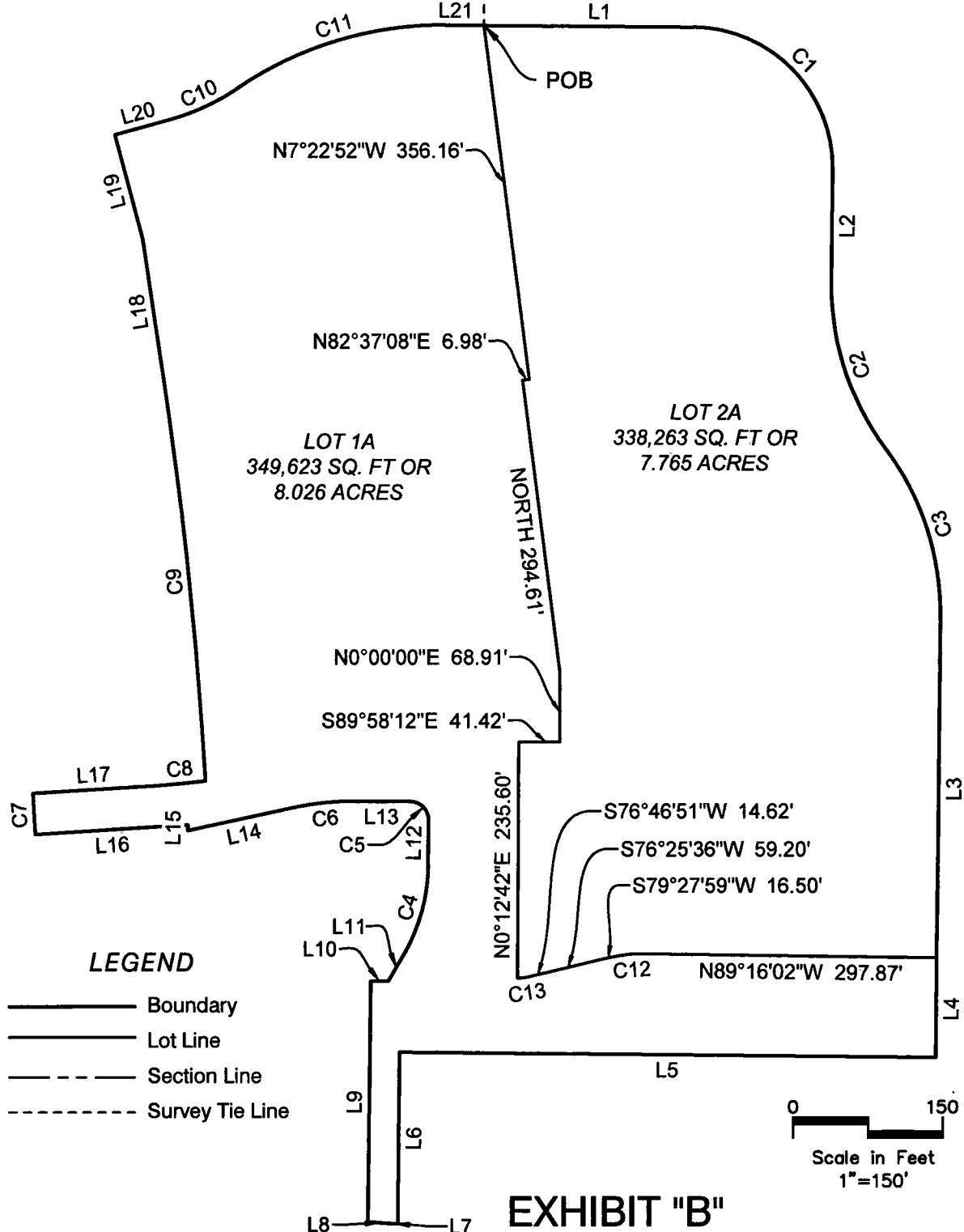


S89°51'57"W 2660.20' BASIS OF BEARING

SOUTH  
123.01' - 2152.63'  
COMMERCE DRIVE  
(Public Right-of-Way)

Found North Quarter Section 14,  
T.5S., R.1W., SLB&M

Found Northeast Corner  
Section 14, T.5S., R.1W., SLB&M



## LEGEND

- Boundary
- Lot Line
- - - Section Line
- Survey Tie Line

## **EXHIBIT "B"**

## Saratoga Town Center No.2 Lot Line Adjustment

Assessor Parcel No:  
66: 387: 0001 & 66: 387: 0002

Part of the Northeast Quarter  
Sec. 14. T.5S. R.1W. S.1.R.&M.

**PREPARED BY:**

**CHIR**

# **CIVIL ENGINEERING + SURVEYING**

10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095  
Phone: 435-503-7641

January 15, 2025

LINE TABLE		
LINE #	LENGTH	BEARING
L1	211.30	S89° 26' 26"E
L2	111.49	S0° 33' 34"W
L3	340.00	S0° 33' 34"W
L4	99.39	N0° 33' 34"E
L5	539.18	N89° 26' 26"W
L6	172.17	S0° 33' 34"W
L7	5.59	N89° 26' 26"W
L8	24.46	N85° 38' 55"W
L9	241.31	N0° 33' 34"E
L10	17.97	S89° 26' 26"E
L11	31.29	N30° 17' 08"E
L12	44.41	N0° 31' 35"E
L13	56.67	N89° 50' 25"W
L14	109.43	S77° 49' 11"W
L15	5.82	N0° 33' 45"E
L16	154.91	S86° 25' 34"W
L17	125.50	N86° 25' 34"E
L18	142.14	N8° 38' 55"W
L19	107.55	N15° 13' 23"W
L20	57.40	N74° 39' 36"E
L21	38.77	N89° 26' 26"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	221.48	141.00	89°59'57"	S44° 26' 24"E	199.40
C2	179.04	275.00	37°18'10"	S18° 05' 31"E	175.89
C3	179.04	275.00	37°18'10"	S18° 05' 31"E	175.89
C4	92.93	180.00	29°34'50"	N15° 19' 00"E	91.90
C5	29.97	19.00	90°22'36"	N44° 39' 07"W	26.96
C6	60.27	276.50	12°29'21"	S84° 03' 51"W	60.15
C7	41.00	4313.98	0°32'40"	N3° 34' 26"W	41.00
C8	49.53	900.00	3°09'11"	N84° 50' 58"E	49.52
C9	402.79	4314.00	5°20'59"	N5° 59' 11"W	402.64
C10	76.45	234.00	18°43'07"	N65° 18' 18"E	76.11
C11	221.11	366.00	34°36'50"	N73° 15' 09"E	217.76
C12	21.48	107.08	11°29'34"	S85° 18' 00"W	21.44
C13	14.32	100.00	8°12'19"	S80° 53' 01"W	14.31

## EXHIBIT "B"

Saratoga Town Center No.2 Lot Line Adjustment Assessor Parcel No: 66: 387: 0001 & 66: 387: 0002 Part of the Northeast Quarter Sec. 14, T.5S., R.1W., S.L.B.&M.	PREPARED BY:	 <b>CIVIL ENGINEERING</b> <b>+ SURVEYING</b> 10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095 Phone: 435-503-7641
January 15, 2025		Page 5 of 5