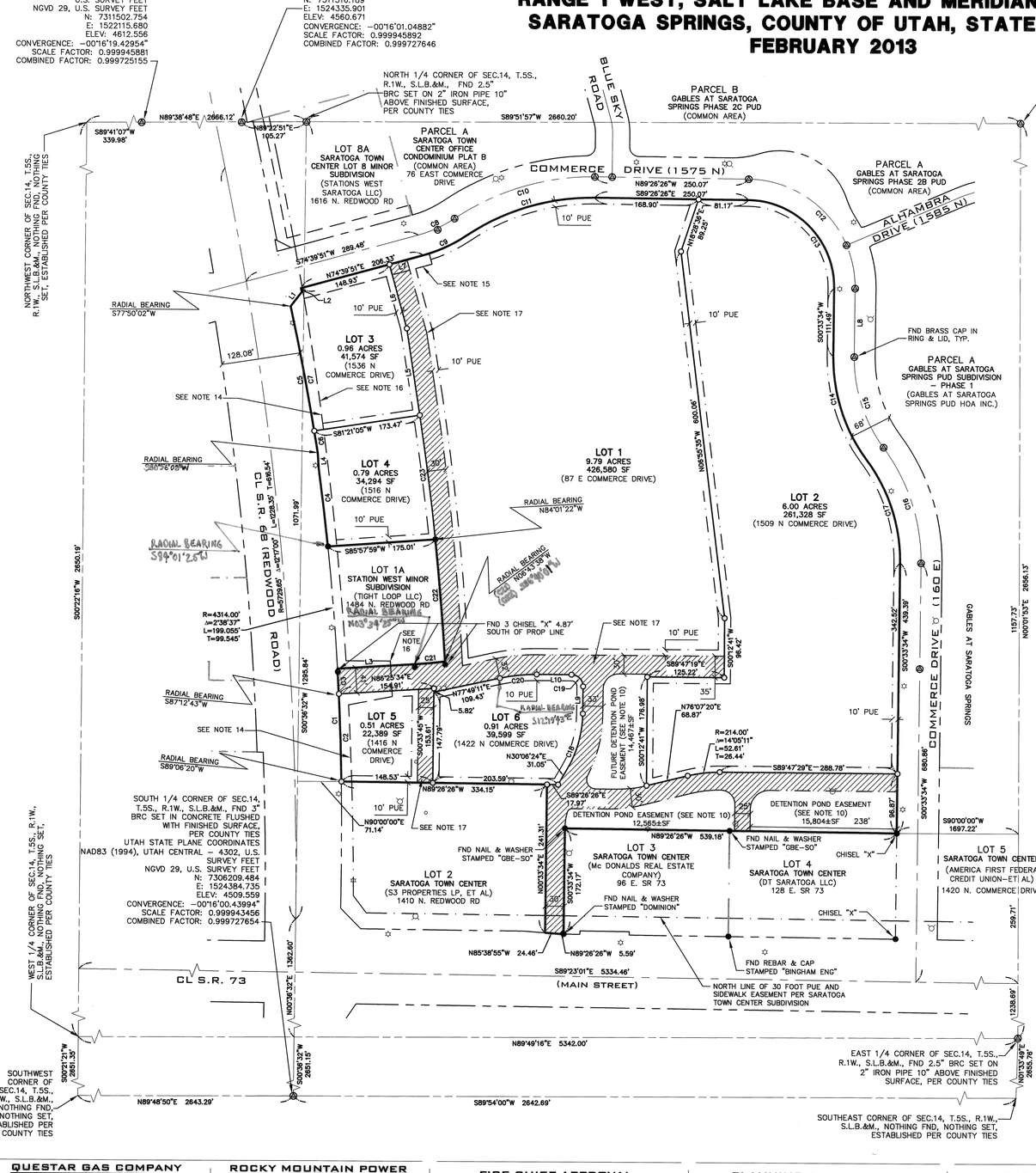
Saratoga Town Center No. 2

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, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, CITY OF SARATOGA SPRINGS, COUNTY OF UTAH, STATE OF UTAH

FEBRUARY 2013


WITNESS CORNER NORTHWEST CORNER OF SEC.14, T.5S., R.1W., S.L.B.&M., FND 2" BRC SET IN CONCRETE, PER COUNTY TIES
UTAH STATE PLANE COORDINATES
NAD83 (1994), UTAH CENTRAL – 4302, U.S. SURVEY FEET
NGVD 29, U.S. SURVEY FEET
N: 7311502.754
E: 1522115.680
ELEV: 4612.556
CONVERGENCE: –00°16'19.42954"
SCALE FACTOR: 0.999945881
COMBINED FACTOR: 0.999725155
WITNESS CORNER NORTH 1/4 CORNER OF SEC.14, T.5S., R.1W., S.L.B.&M., FND 3" BRC SET IN CONCRETE 3" ABOVE FINISHED SURFACE, PER COUNTY TIES
UTAH STATE PLANE COORDINATES
NAD83 (1994), UTAH CENTRAL – 4302, U.S. SURVEY FEET
NGVD 29, U.S. SURVEY FEET
N: 7311516.189
E: 1524335.901
ELEV: 4560.671
CONVERGENCE: –00°16'01.04882"
SCALE FACTOR: 0.999945892
COMBINED FACTOR: 0.999727646
NORTHEAST CORNER OF SEC.14, T.5S., R.1W., S.L.B.&M., FND 2.5" BRC SET ON 2" IRON PIPE 10" ABOVE FINISHED SURFACE, PER COUNTY TIES
UTAH STATE PLANE COORDINATES
NAD83 (1994), UTAH CENTRAL – 4302, U.S. SURVEY FEET
NGVD 29, U.S. SURVEY FEET
N: 7311523.554
E: 1527100.607
ELEV: 4518.079
CONVERGENCE: –00°15'38.16002"
SCALE FACTOR: 0.999945901
COMBINED FACTOR: 0.999729692
NORTH 1/4 CORNER OF SEC.14, T.5S., R.1W., S.L.B.&M., FND 2.5" BRC SET ON 2" IRON PIPE 10" ABOVE FINISHED SURFACE, PER COUNTY TIES
NORTHWEST CORNER OF SEC.14, T.5S., R.1W., S.L.B.&M., NOTHING FND, NOTHING SET, ESTABLISHED PER COUNTY TIES
SOUTH 1/4 CORNER OF SEC.14, T.5S., R.1W., S.L.B.&M., FND 3" BRC SET IN CONCRETE FLUSHED WITH FINISHED SURFACE, PER COUNTY TIES
UTAH STATE PLANE COORDINATES
NAD83 (1994), UTAH CENTRAL – 4302, U.S. SURVEY FEET
NGVD 29, U.S. SURVEY FEET
N: 7306209.484
E: 1524384.735
ELEV: 4509.559
CONVERGENCE: –00°16'00.43994"
SCALE FACTOR: 0.999943456
COMBINED FACTOR: 0.999727654
WEST 1/4 CORNER OF SEC.14, T.5S., R.1W., S.L.B.&M., NOTHING FND, NOTHING SET, ESTABLISHED PER COUNTY TIES
SOUTHWEST CORNER OF SEC.14, T.5S., R.1W., S.L.B.&M., NOTHING FND, NOTHING SET, ESTABLISHED PER COUNTY TIES
EAST 1/4 CORNER OF SEC.14, T.5S., R.1W., S.L.B.&M., FND 2.5" BRC SET ON 2" IRON PIPE 10" ABOVE FINISHED SURFACE, PER COUNTY TIES
SOUTHEAST CORNER OF SEC.14, T.5S., R.1W., S.L.B.&M., NOTHING FND, NOTHING SET, ESTABLISHED PER COUNTY TIES
PARCEL B
GABLES AT SARATOGA SPRINGS PHASE 2C PUD
(COMMON AREA)
PARCEL A
SARATOGA TOWN CENTER OFFICE CONDOMINIUM PLAT B
(COMMON AREA)
76 EAST COMMERCE DRIVE
LOT 8A
SARATOGA TOWN CENTER LOT 8 MINOR SUBDIVISION
(STATIONS WEST SARATOGA LLC)
1616 N. REDWOOD RD
PARCEL A
GABLES AT SARATOGA SPRINGS PHASE 2B PUD
(COMMON AREA)
PARCEL A
GABLES AT SARATOGA SPRINGS PUD SUBDIVISION PHASE 1
(GABLES AT SARATOGA SPRINGS PUD HOA INC.)
COMMERCE DRIVE (1575 N)
ALTAMBRA DRIVE (1585 N)
BLUE SKY ROAD
LOT 3
0.96 ACRES
41,574 SF
(1536 N COMMERCE DRIVE)
LOT 4
0.79 ACRES
34,294 SF
(1516 N COMMERCE DRIVE)
LOT 1
9.79 ACRES
426,580 SF
(87 E COMMERCE DRIVE)
LOT 2
6.00 ACRES
261,328 SF
(1509 N COMMERCE DRIVE)
LOT 1A
STATION WEST MINOR SUBDIVISION
(TIGHT LOOP LLC)
1484 N. REDWOOD RD
LOT 5
0.51 ACRES
22,389 SF
(1416 N COMMERCE DRIVE)
LOT 6
0.91 ACRES
39,599 SF
(1422 N COMMERCE DRIVE)
FUTURE DETENTION POND EASEMENT (SEE NOTE 10)
DETENTION POND EASEMENT (SEE NOTE 10)
12,565±SF
DETENTION POND EASEMENT (SEE NOTE 10)
15,804±SF
LOT 2
SARATOGA TOWN CENTER
(S3 PROPERTIES LP, ET AL)
1410 N. REDWOOD RD
LOT 3
SARATOGA TOWN CENTER
(Mc DONALDS REAL ESTATE COMPANY)
96 E. SR 73
LOT 4
SARATOGA TOWN CENTER
(DT SARATOGA LLC)
128 E. SR 73
LOT 5
SARATOGA TOWN CENTER
(AMERICA FIRST FEDERAL CREDIT UNION–ET AL)
1420 N. COMMERCE DRIVE
GABLES AT SARATOGA SPRINGS
COMMERCE DRIVE (1600 E)
REDWOOD ROAD
CL S.R. 73 (REDWOOD ROAD)
CL S.R. 73
(MAIN STREET)
NORTH LINE OF 30 FOOT PUE AND SIDEWALK EASEMENT PER SARATOGA TOWN CENTER SUBDIVISION
FND BRASS CAP IN RING & LID, TYP.
FND NAIL & WASHER STAMPED "GBE–SO"
FND NAIL & WASHER STAMPED "DOMINION"
FND REBAR & CAP STAMPED "BINGHAM ENG"
FND 3 CHISEL "X" 4.87' SOUTH OF PROP LINE
SEE NOTE 14
SEE NOTE 15
SEE NOTE 16
SEE NOTE 17
10' PUE
RADIAL BEARING S77°50'02"W
RADIAL BEARING S89°51'57"E
RADIAL BEARING N84°01'22"W
RADIAL BEARING S84°01'26"W
RADIAL BEARING S87°12'43"W
RADIAL BEARING S89°06'20"W
R=4314.00'
Δ=2°38'37"
L=199.055'
T=99.545'
R=214.00'
Δ=14°05'11"
L=52.61'
T=26.44'
S89°47'29"E–288.78'
S89°50'25"E 56.67'
N89°48'50"E 2643.29'
S89°54'00"W 2642.69'
N89°49'16"E 5342.00'
S00°22'16"W 2650.19'
S00°22'21"W 2651.35'
S00°22'38"W 2651.15'
N00°33'46"E 2655.76'
N00°01'53"E 2656.13'
S89°51'57"W 2660.20'
N89°38'48"E 2666.12'
S89°41'07"W 339.98'
N89°22'51"E 105.27'
S74°39'51"W 289.48'
N74°39'51"E 206.33'
S81°21'05"W 173.47'
S85°57'59"W 175.07'
N89°26'26"W 334.15'
N89°26'26"W 539.16'
N89°26'26"W 5.59'
N85°38'55"W 24.46'
S89°23'01"E 5334.46'
S89°47'19"E 125.22'
N76°07'20"E 68.87'
N89°26'26"E 17.87'
N90°00'00"E 71.14'
N30°06'24"E 31.05'
N77°49'11"E 109.43'
N86°25'34"E 154.91'
S00°33'34"W 439.39'
S00°33'34"W 680.86'
S00°33'34"W 111.49'
S00°33'34"W 172.17'
N00°33'34"E 244.31'
N00°33'34"E 172.17'
N00°33'34"E 600.00'
S90°00'00"W 1697.22'
S89°26'26"E 86.25'
S89°26'26"E 86.67'
S89°26'26"E 238'
S89°47'29"E 342.52'
S89°47'29"E 342.39'
S89°47'29"E 153.52'
S89°47'29"E 153.39'
S89°47'29"E 153.73'
S89°47'29"E 153.86'
S89°47'29"E 153.99'
S89°47'29"E 154.12'
S89°47'29"E 154.25'
S89°47'29"E 154.38'
S89°47'29"E 154.51'
S89°47'29"E 154.64'
S89°47'29"E 154.77'
S89°47'29"E 154.90'
S89°47'29"E 155.03'
S89°47'29"E 155.16'
S89°47'29"E 155.29'
S89°47'29"E 155.42'
S89°47'29"E 155.55'
S89°47'29"E 155.68'
S89°47'29"E 155.81'
S89°47'29"E 155.94'
S89°47'29"E 156.07'
S89°47'29"E 156.20'
S89°47'29"E