1B/C

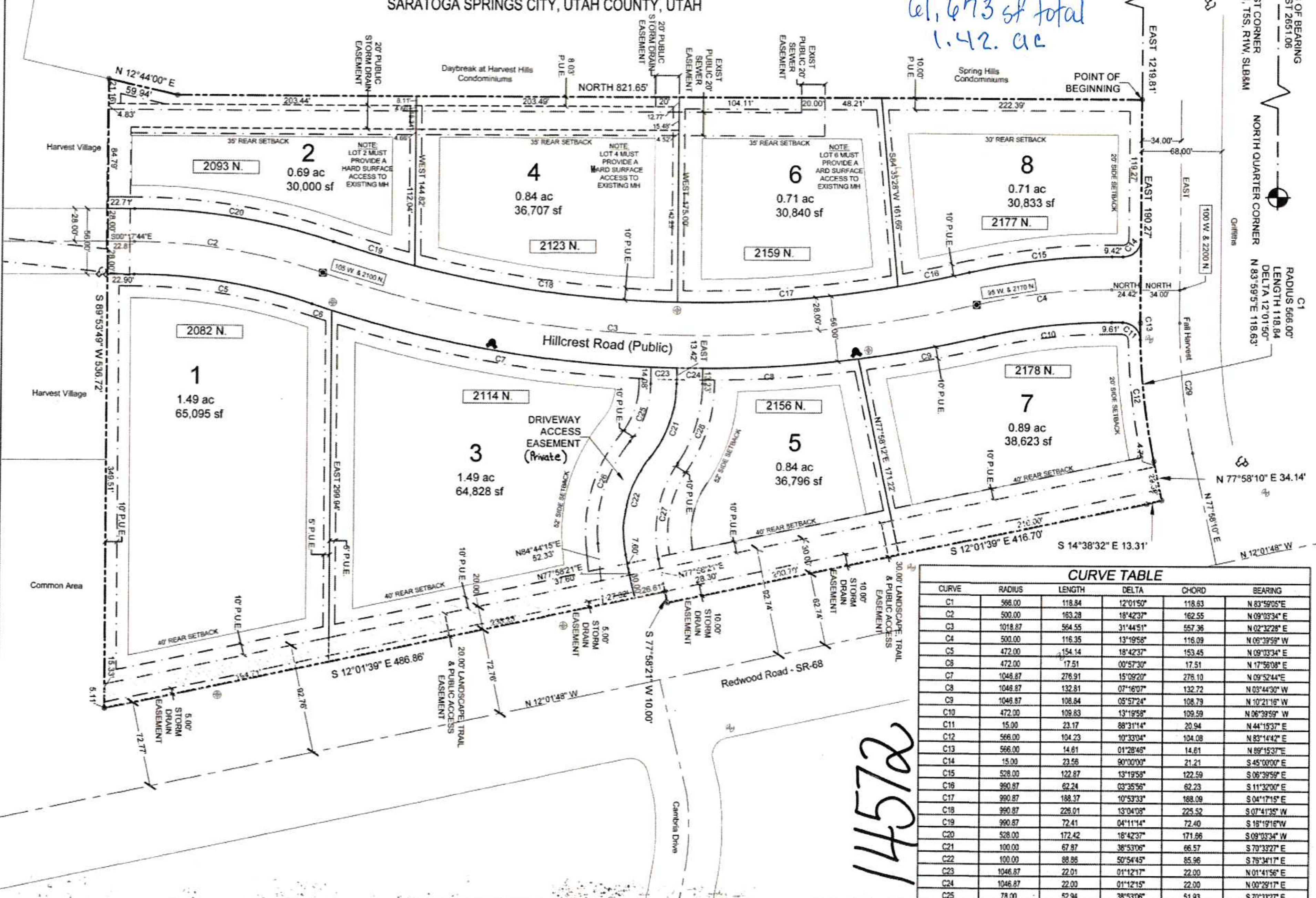
HARVEST POINT COMMERCIAL PLAT "A"

LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

61,673 sf total
1.42 ac

NOTES:

1. PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL BY CITY COUNCIL. FINAL PLAT APPROVAL WAS GRANTED ON THE 1st DAY OF APRIL, 20 14.
2. THE INSTALLATION OF ALL IMPROVEMENTS SHALL CONFORM TO ALL CITY RULES, ORDINANCES, REQUIREMENTS, STANDARDS, AND POLICIES REGARDING THE DEVELOPMENT OF THIS PROPERTY.
3. PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
4. PLAT MAY BE SUBJECT TO THE MASTER DEVELOPMENT AGREEMENT, DEVELOPMENT AGREEMENT, SUBDIVISION AGREEMENT, OR SITE PLAN AGREEMENT, SEE CITY RECORDER FOR MORE INFORMATION.
5. 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.
6. 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 INCLUDING THE RIGHT TO BRING ANY ACTION UNDER ANY BOND OR BOND AGREEMENT.
7. THE OWNER OF THIS SUBDIVISION AND ANY SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR ENSURING THAT IMPACT AND CONNECTION FEES ARE PAID AND WATER RIGHTS ARE SECURED FOR EACH INDIVISUAL LOT. NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL ALL IMPACT AND CONNECTION 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.
8. ALL OPEN SPACE AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.
9. ANY REFERENCE HEREIN TO OWNERS, DEVELOPERS, OR CONTRACTORS SHALL APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
10. NO DIRECT LOT ACCESS PERMITTED ALONG REDWOOD ROAD AND FALL HARVEST DRIVE.
11. LOTS 2, 4, 6, & 8 ARE RESTRICTED TO A MAXIMUM STORM WATER RELEASE RATE OF 0.68 CFS/AC. LOTS 1, 3, 5, & 7 ARE RESTRICTED TO A MAXIMUM STORM WATER RELEASE RATE OF 0.20 CFS/AC.
12. ALL LOTS MUST PROVIDE OIL/WATER SEPARATOR BEFORE DISCHARGE
13. DRIVEWAY ACCESS EASEMENT FOR THE BENEFIT AND USE OF THE OWNERS OF ALL LOTS. DRIVEWAY ACCESS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
14. PARKSTRIPS AND REDWOOD ROAD FRONTAGE IMPROVEMENTS TO BE MAINTAINED BY INDIVIDUAL LOT OWNERS.
15. SHALLOW SEWER DEPTHS! CONTRACTOR SHALL VERIFY SEWER DEPTHS BEFORE EXCAVATING BASEMENTS. BUILDINGS WITH BASEMENT MAY NOT HAVE SERVICE AVAILABLE FOR BASEMENT.



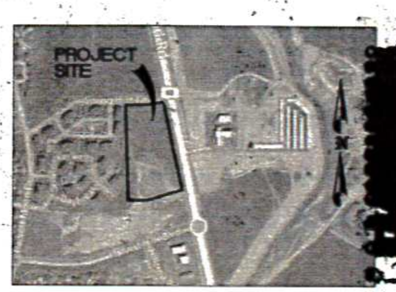
CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	566.00	118.84	12°01'50"	118.63	N 83°59'05"E
C2	500.00	163.28	18°42'37"	162.55	N 09°03'34" E
C3	1018.87	564.55	31°44'51"	557.36	N 02°32'28" E
C4	500.00	116.35	13°19'58"	116.09	N 06°39'59" W
C5	472.00	154.14	18°42'37"	153.45	N 09°03'34" E
C6	472.00	17.51	00°57'30"	17.51	N 17°56'08" E
C7	1046.87	276.91	15°09'20"	276.10	N 09°52'44"E
C8	1046.87	132.81	07°16'07"	132.72	N 03°44'30" W
C9	1046.87	108.84	05°57'24"	108.79	N 10°21'16" W
C10	472.00	109.83	13°19'58"	109.59	N 06°39'59" W
C11	15.00	23.17	88°31'14"	20.94	N 44°15'37" E
C12	566.00	104.23	10°33'04"	104.08	N 83°14'42" E
C13	566.00	14.61	01°28'46"	14.61	N 89°15'37"E
C14	15.00	23.56	90°00'00"	21.21	S 45°00'00" E
C15	528.00	122.87	13°19'58"	122.59	S 06°39'59" E
C16	990.87	62.24	03°35'56"	62.23	S 11°32'00" E
C17	990.87	188.37	10°53'33"	188.09	S 04°17'15" E
C18	990.87	226.01	13°04'08"	225.52	S 07°41'35" W
C19	990.87	72.41	04°11'14"	72.40	S 16°19'16"W
C20	528.00	172.42	18°42'37"	171.66	S 09°03'34" W
C21	100.00	67.87	38°53'06"	66.57	S 70°33'27" E
C22	100.00	88.86	50°54'45"	85.96	S 76°34'17" E
C23	1046.87	22.01	01°12'17"	22.00	N 01°41'56" E
C24	1046.87	22.00	01°12'15"	22.00	N 00°29'17" E
C25	78.00	52.94	38°53'06"	51.93	S 70°33'27" E
C26	122.00	94.00	44°08'51"	91.70	S 73°11'20" E
C27	108.00	86.09	45°40'19"	83.83	N 79°11'29" W
C28	122.00	71.64	33°38'40"	70.61	N 73°10'40" W
C29	532.00	111.70	12°01'50"	111.50	N 83°59'05"E

14572

LEGEND:

- FOUND SECTION CORNER MONUMENT
- EXISTING SUBDIVISION SURVEY MONUMENT
- PROPOSED SUBDIVISION SURVEY MONUMENT
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- PROPERTY LINE
- LOT LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- ROAD CENTERLINE



VICINITY SKETCH

State of Utah County of utah
On this 1st Day of April 2015 personally appeared before me Brian Nickols and Tracy Burnham who being duly sworn did say each for himself, that they are the managers of Nichols Enterprises LLC and ATC Investments LLC a Limited liability company and the instrument was signed on behalf of said limited liability companies by authority of its articles of organization and each duly acknowledged to me that said limited liabity companies executed the same. Keeun [signature] notary Public Commisson expires 7/27/18

SCALE 1"=50'

BY SIGNING THIS PLAT THE FOLLOWING UTILITY COMPLANIES ARE APPROVING THE (A) BOUNDARY, COURSE, DIMENSIONS, AND INTENDED USE OF THE RIGHT-OF-WAY AND EASEMENT GRANTS OF RECORD. (B) LOCATION OF EXISTING UNDERGROUND AND UTILITY FACILITIES. (C) CONDITIONS OR RESTRICTIONS GOVERNING THE LOCATION OF THE FACILITIES WITH THE RIGHT-OF-WAY, AND EASEMENT GRANTS OF RECORD, AND UTILITY FACILITIES WITH THE SUBDIVISION. "APPROVING" SHALL HAVE THE MEANING IN UTAH CODE SECTION 10-9a-603(4)(c)(ii).

QUESTAR GAS COMPANY
APPROVED THIS 27 DAY OF March A.D. 2015.
[signature] Pro-Cust
QUESTAR GAS COMPANY

ROCKY MOUNTAIN POWER
APPROVED THIS 13 DAY OF March A.D. 2015.
[signature]
ROCKY MOUNTAIN POWER

COMCAST CABLE TELEVISION
APPROVED THIS 27 DAY OF March A.D. 2015.
[signature]
COMCAST CABLE TELEVISION

CENTURY LINK
APPROVED THIS 27 DAY OF 2015 A.D. 2015.
[signature]
CENTURY LINK

berg CIVIL ENGINEERING
AZTEC ENGINEERING
491 N 450 W
OREM, UT 84057

FIRE CHIEF APPROVAL
APPROVED BY THE FIRE CHIEF ON THIS 1 DAY OF April A.D. 20 15.
[signature]
CITY FIRE CHIEF

PLANNING COMMISSION REVIEW
REVIEWED BY THE PLANNING COMMISSION ON THIS 9th DAY OF April A.D. 20 15.
[signature]
ViceCHAIRMAN, PLANNING COMMISSION

SARATOGA SPRINGS ENGINEER APPROVAL
APPROVAL BY THE CITY ENGINEER ON THIS 1st DAY OF April A.D. 20 15.
[signature]
CITY ENGINEER

SARATOGA SPRINGS ATTORNEY
APPROVAL BY SARATOGA SPRINGS ATTORNEY ON THIS 2nd DAY OF April A.D. 20 15.
[signature]
SARATOGA SPRINGS ATTORNEY

LEHI CITY POST OFFICE
APPROVED BY POST OFFICE REPRESENTATIVE ON THIS ____ DAY OF ____ A.D. 20____.
LEHI CITY POST OFFICE REPRESENTATIVE

SURVEYOR'S CERTIFICATE

I, Aaron Thomas DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD A LICENSE, CERTIFICATE NO. 6418780, IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT FOUND IN TITLE 58, CHAPTER 22 OF THE UTAH CODE. 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, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIVED ON THIS PLAT IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN UTAH CODE SECTION 54-8A-2, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT. I ALSO CERTIFY THAT I HAVE FILED, OR WILL FILE WITHIN 90 DAYS OF THE RECORDATION OF THIS PLAT, A MAP OF THE SURVEY I HAVE COMPLETED WITH THE UTAH COUNTY SURVEYOR.

BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS S00°34'14"W 1327.04 FEET AND EAST 1219.81 FEET FROM THE NORTHWEST CORNER OF SECTION 11, T5S, R1W, SLB&M, SAID POINT BEING ALONG THE SOUTH RIGHT-OF-WAY LINE OF FALL HARVEST DRIVE;

RUNNING THENCE EASTERLY ALONG SAID LINE THE FOLLOWING THREE (3) COURSES: EAST 190.27 FEET, ALONG THE ARC OF A 566.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 118.84 FEET (CENTRAL ANGLE 12°01'50" AND CHORD BEARS N83°59'05"E 118.63 FEET) AND N77°58'10"E 34.14 FEET TO A POINT ALONG THE WEST RIGHT-OF-WAY LINE OF REDWOOD ROAD; THENCE SOUTHERLY ALONG SAID LINE THE FOLLOWING FOUR (4) COURSES:, S14°38'32"E 13.31 FEET, S12°01'39"E 416.70 FEET, S77°58'21"W 10.00 FEET AND S12°01'39"E 486.86 FEET TO THE NORTH BOUNDARY LINE OF HARVEST VILLAGE; THENCE WESTERLY ALONG SAID BOUNDARY LINE S89°53'49"W 536.72 FEET TO A POINT ALONG THE EASTERLY BOUNDARY LINES OF DAYBREAK AT HARVEST HILLS SUBDIVISION AND SPRING HILLS CREEK CONDOMINIUMS THE FOLLOWING TWO (2) COURSES: N12°44'00"E 59.94 FEET AND NORTH 821.65 FEET TO THE POINT OF BEGINNING.

CONTAINS: 8.81 ACRES # OF LOTS: 8

BASIS OF BEARING: SECTION LINE BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SECTION 11 T5S, R2W, SLB&M BEARING EAST 2651.06 FEET

Dec. 18, 2014
DATE

[signature]
SURVEYOR'S NAME
LICENSE NO. 6418780

OWNER'S DEDICATION

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

HARVEST POINT COMMERCIAL PLAT "A"

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC AND/OR CITY ALL PARCELS OF LAND, EASEMENTS, RIGHT-OF-WAY, AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC AND/OR CITY USE. THE OWNER(S) VOLUNTARILY DEFEND, INDEMNIFY, AND SAVE HARMLESS THE CITY AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREET. THE OWNER(S) VOLUNTARILY DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY FROM ANY DAMAGE CLAIMED BY PERSONS WITHIN OR WITHOUT THIS SUBDIVISION TO HAVE BEEN CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION OR BY ESTABLISHMENT OR CONSTRUCTION OF THE ROADS WITHIN THIS SUBDIVISION.

IN WITNESS HEREOF, ____ HAVE HEREUNTO SET ____ THIS 1st DAY OF APRIL A.D. 20 15

[signature] BRIAN NICHOLS FOR NICHOLS ENTERPRISE LLC
[signature] TRACY BURNHAM FOR ATC INVESTMENTS LLC
[signature] ANDREW CALLISTER FOR PREMIUM OIL COMPANY

CORPORATE ACKNOWLEDGMENT

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

ON THE 1st DAY OF APRIL A.D. 2015 PERSONALLY APPEARED BEFORE ME, Andrew Callister and Tracy Burnham AND, WHO BEING BY ME DULY SWORN DID SAY EACH FOR HIMSELF, THAT HE, THE SAID Andrew Callister THE PRESIDENT AND HE THE SAID ____ IS THE SECRETARY OF Premium Oil Company CORPORATION, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND SAID Andrew Callister AND ____ EACH DULY ACKNOWLEDGE TO ME THAT SAID CORPORATION EXECUTED THE SAME AND THAT THE SEAL AFFIXED IS THE SEAL OF SAID CORPORATION

MY COMMISSION EXPIRES 7/27/18 [signature] NOTARY PUBLIC RESIDING AT (SEE SEAL BELOW)
a notary public duly commissioned in Utah #678466

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL 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 PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC.

THIS 20 DAY OF April A.D. 15.

ENT 33526:2015 Map # 14572
JEFFERY SMITH
UTAH COUNTY RECORDER
RECORDED FOR SARATOGA SPRINGS CITY

[signature] CITY MAYOR
ATTEST [signature] CITY RECORDER (SEE SEAL BELOW)

OCT 3 2013

PLAT "A"
HARVEST POINT COMMERCIAL

LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 11
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
SARATOGA SPRINGS CITY, UTAH COUNTY, STATE OF UTAH

SCALE: 1" = 50 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
12-18-14		4-1-15 REGISTERED PROFESSIONAL ENGINEER 7870724 JEREMY D. LAPIN STATE OF UTAH	

Sec. 11-5-1W 70-039

MY PLACE HOTELS

EXTERIOR

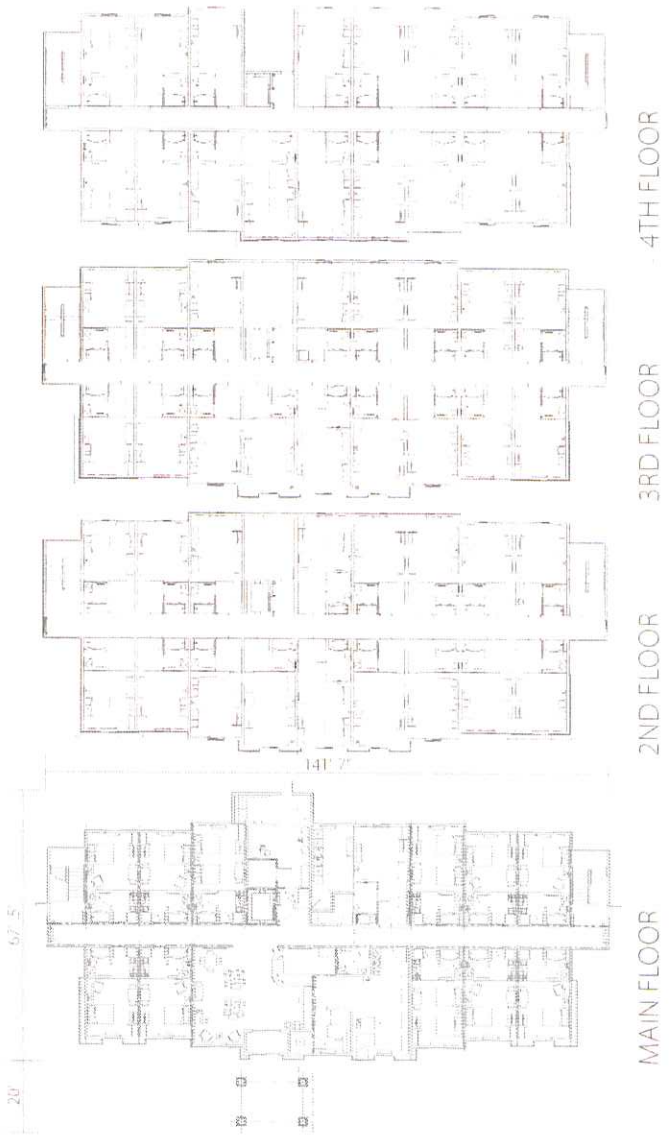
CHALET 4 STORY - 63 UNIT

ISSUE DATE: [illegible] REVISION DATE: 4.27.17

DESIGN GUIDE ROOM MIX

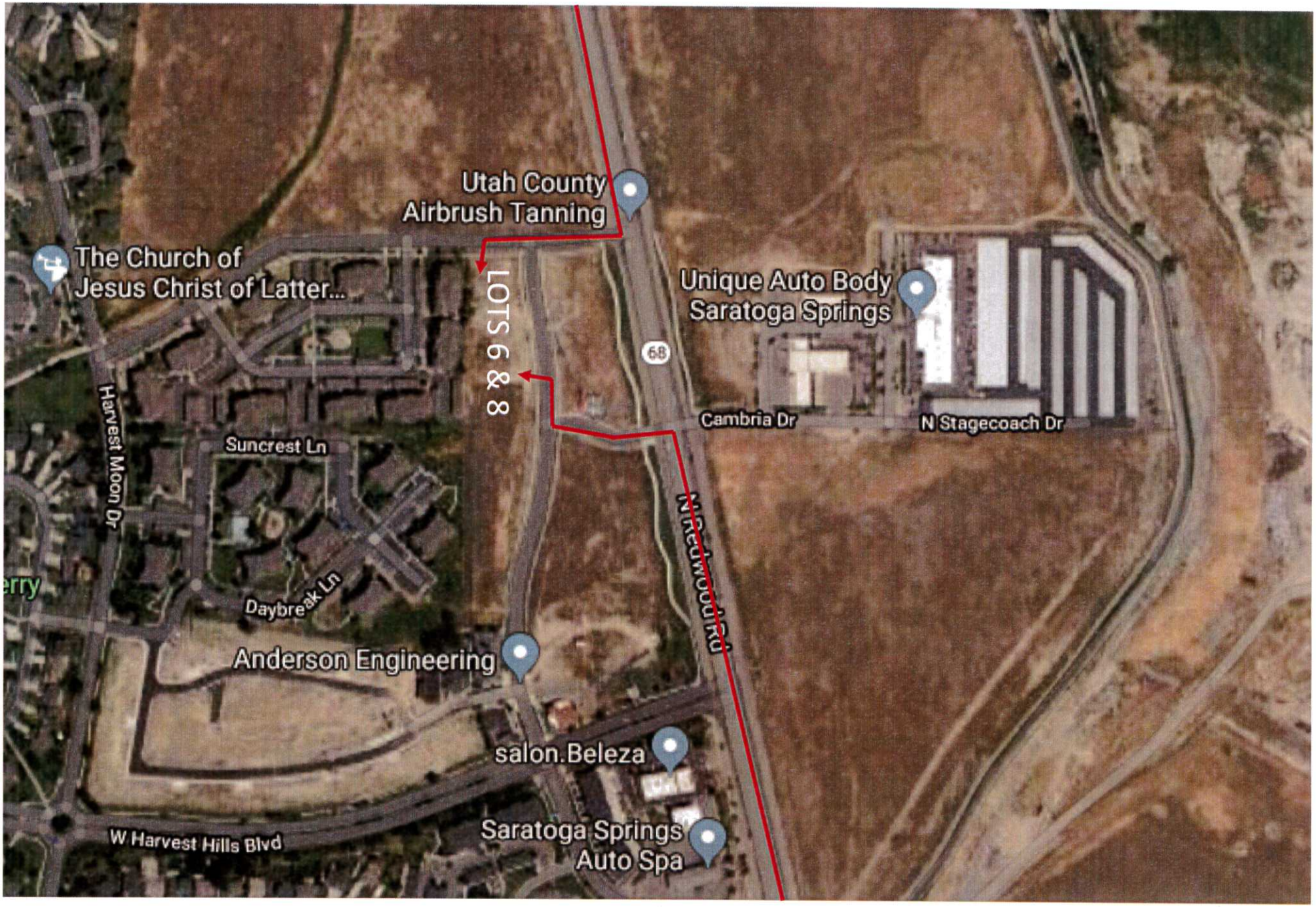
GUEST ROOMS	FLOOR LEVEL	1	2	3	4	TOTALS
STUDIO QUEEN						
STUDIO		8	8	8	8	**32**
ACCESSIBLE STUDIO W/ ROLL IN SHOWER		1	0	0	0	**1**
ACCESSIBLE STUDIO		0	1	0	0	**1**
DOUBLE QUEEN						
DOUBLE		3	5	6	6	**20**
EXTENDED DOUBLE		0	2	2	3	**7**
ACCESSIBLE DOUBLE		0	1	1	0	**2**
ACCESSIBLE ROOMS W/ MOBILITY FEATURES						
ROOMS W/ TUBS		0	1	1	1	**3**
ROOMS W/ ROLL IN SHOWER		1	0	0	0	**1**
ACCESSIBLE ROOMS W/ COMMUNICATION FEATURES						
HEARING IMPAIRED ROOMS		1	2	2	2	**7**
TOTAL SINGLE QUEENS		9	9	8	8	**34**
TOTAL DOUBLE QUEENS		3	8	9	9	**29**
TOTAL ROOMS		12	17	17	17	**63**
AREA / SQUARE FT.		7,579	7,419	7,419	7,419	**29,836**

ISSUE DATE: 1-16-16 REVISION DATE: 7-27-17



MY PLACE HOTELS

UNIT PLANS
4 STORY 63 UNIT


Utah County
Airbrush Tanning
The Church of
Jesus Christ of Latter...
LOTS 6 & 8
Unique Auto Body
Saratoga Springs
68
Cambria Dr
N Stagecoach Dr
Harvest Moon Dr
Suncrest Ln
Daybreak Ln
Anderson Engineering
salon.Beleza
W Harvest Hills Blvd
Saratoga Springs
Auto Spa