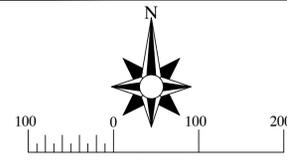
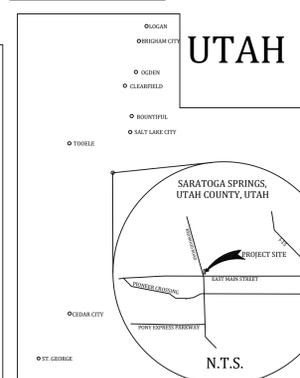


SARATOGA SPRINGS TOWN CENTER NO.2 LOT LINE ADJUSTMENT AMENDING LOTS 3 AND 4

LOCATED IN THE NORTH HALF OF SECTION 14,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH



VICINITY MAP



LEGEND DATE OF PREPARATION

3 2	EXISTING SECTION CORNER (FOUND)
10 11	(AS DESCRIBED)
---	LOT LINE BOUNDARY
---	STREET CENTERLINE
■	PROPOSED STREET MONUMENT
●	MONUMENT TO MONUMENT TIE
○	PROPOSED FIRE HYDRANT
○	PROPOSED STREET LIGHT
■	PARCEL DEDICATION TO SARATOGA SPRINGS
▨	AREA OF LOT ADJUSTMENT
---	BUILDING SETBACK LINE
---	PUBLIC UTILITY EASEMENTS

LEGAL DESCRIPTIONS:

SITUATE IN THE NORTH HALF OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ORIGINAL DESCRIPTION LOT 3: ALL OF LOT 3 SARATOGA TOWN CENTER NO.2

NEW DESCRIPTION: LOT 3 SARATOGA TOWN CENTER NO. 2 AMENDED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 3 SARATOGA TOWN CENTER NO. 2 SAID POINT BEING LOCATED SOUTH 73°15'07" WEST 237.99 FEET AND SOUTH 12°19'24" WEST 288.52 FEET FROM A CENTERLINE PT MONUMENT IN COMMERCE DRIVE, RUNNING THENCE SOUTH 78°48'21" WEST 174.21 FEET; THENCE 174.78 FEET ALONG THE ARC OF A 4,459.29 FOOT RADIUS CURVE TO THE LEFT, (CHORD BEARS NORTH 11°02'36" WEST 174.77 FEET); THENCE NORTH 37°57'20" EAST 29.69 FEET; THENCE NORTH 13°43'35" WEST 6.38 FEET; THENCE NORTH 74°39'51" EAST 148.93 FEET; THENCE SOUTH 15°15'24" WEST 107.89 FEET; THENCE SOUTH 08°38'55" EAST 103.80 FEET; TO THE POINT OF BEGINNING.

ORIGINAL DESCRIPTION LOT 4: ALL OF LOT 4 SARATOGA TOWN CENTER NO.2

NEW DESCRIPTION: LOT 4 SARATOGA TOWN CENTER NO. 2 AMENDED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 3 SARATOGA TOWN CENTER NO. 2 SAID POINT BEING LOCATED SOUTH 73°15'07" WEST 237.99 FEET AND SOUTH 12°19'24" WEST 288.52 FEET FROM A CENTERLINE PT MONUMENT IN COMMERCE DRIVE, RUNNING THENCE THENCE SOUTH 08°38'55" EAST 103.80 FEET; THENCE 203.69 FEET ALONG THE ARC OF A 4,314.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 07°19'39" EAST 203.67 FEET); THENCE SOUTH 85°57'59" WEST 175.01 FEET; THENCE 126.71 FEET ALONG THE ARC OF A 4,314.00 FOOT RADIUS CURVE TO THE LEFT, (CHORD BEARS NORTH 06°51'59" WEST 126.70 FEET); THENCE NORTH 04°06'07" WEST 27.01 FEET; THENCE 66.58 FEET ALONG THE ARC OF A 4,459.29 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 09°29'34" WEST 66.58 FEET); THENCE NORTH 78°48'21" EAST 174.21 FEET TO THE POINT OF BEGINNING.

Acres: 1.741 more or less. Lots: 2

Date: JUNE 09, 2016

Surveyor's Name: MATT STONES

License no. 7176711

PROJECT DATA TABLE LOT 3

AREA	35,584 SQ.FT. OR 0.817 ACRES
BUILDINGS	1
BUILDABLE LAND	61.25%
SENSITIVE LAND	AS ALREADY DEVELOPED
OPEN SPACE	AS ALREADY DEVELOPED

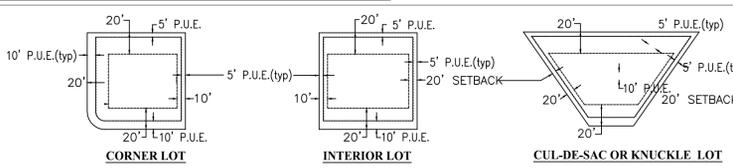
PROJECT DATA TABLE LOT 4

AREA	40,286 SQ.FT. OR 0.924 ACRES
BUILDINGS	1
BUILDABLE LAND	64.71%
SENSITIVE LAND	0.004 AC. OR >3.5%
OPEN SPACE	0.24 AC. OR 26%

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	4459.29	174.78	02°14'45"	87.40	174.77	N11°02'36"W
C2	4314.00	126.71	01°40'58"	63.36	126.70	N06°51'59"W
C3	4459.29	66.58	00°51'19"	33.29	66.58	N09°29'34"W
C4	4314.00	203.69	02°42'19"	101.86	203.67	S07°19'39"E

TYPICAL SETBACK & P.U.E. DETAILS



EXAMPLE ONLY: CHECK CITY ZONING ORDINANCES FOR SETBACK AND P.U.E. STANDARDS

BY SIGNING THIS PLAT, THE FOLLOWING UTILITY COMPANIES 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 WITHIN THE RIGHT-OF-WAY, AND EASEMENT GRANTS OF RECORD, AND UTILITY FACILITIES WITHIN THE SUBDIVISION. "APPROVING" SHALL HAVE THE MEANING IN UTAH CODE SECTION 10-9A-603(4)(c)(ii). THE FOLLOWING NOTES ARE NOT ENDORSED OR ADOPTED BY SARATOGA SPRINGS AND DO NOT SUPERSEDE CONFLICTING PLAT NOTES OR SARATOGA SPRINGS POLICIES.

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:

- A RECORDED EASEMENT OR RIGHT-OF-WAY
- THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
- TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
- ANY OTHER PROVISION OF LAW

APPROVED THIS ____ DAY OF _____, 20__

ROCKY MOUNTAIN POWER

QUESTAR GAS COMPANY

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 800-366-6532.

APPROVED THIS ____ DAY OF _____, 20__

BY _____

TITLE _____

QUESTAR GAS COMPANY

REQUIRED PLAT NOTES

- 1-PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION OF MOST RECENT PHASE. FINAL PLAT APPROVED ON: _____
- 2-THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, REGULATIONS, AND ORDINANCES.
- 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 IS SUBJECT TO MASTER DEVELOPMENT AGREEMENT FOR SARATOGA SPRINGS TOWN CENTRE, RECORDED AUGUST 02, 2005, AS ENTRY NUMBER 83727:2005; AMENDED MASTER DEVELOPMENT AGREEMENT FOR SARATOGA SPRINGS TOWN CENTRE, RECORDED SEPTEMBER 12, 2006, AS ENTRY NUMBER 119581:2006; FIRST AMENDMENT TO AMENDED MASTER DEVELOPMENT AGREEMENT FOR SARATOGA SPRINGS TOWN CENTRE, RECORDED DECEMBER 22, 2009, AS ENTRY NUMBER 130689:2009; AND THE DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AND COMMON AREA MAINTENANCE AGREEMENT RECORDED OCTOBER 06, 2006 AS ENTRY NUMBER 132916:2006.
- 5-PLAT IS SUBJECT TO "INSTALLATION OF IMPROVEMENTS AND BOND AGREEMENT AS STATED ABOVE IN NOTE 4." WHICH REQUIRES THE CONSTRUCTION AND WARRANTY OF IMPROVEMENTS IN THIS SUBDIVISION. THESE OBLIGATIONS RUN WITH THE LAND AND ARE BINDING ON SUCCESSORS, AGENTS, AND ASSIGNS OF DEVELOPER. THERE ARE NO THIRD-PARTY RIGHTS OR BENEFICIARIES UNDER THIS AGREEMENT.
- 6-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.
- 7-NO BUILDING PERMITS SHALL BE ISSUED UNTIL ALL IMPACT AND CONNECTIONS FEES ARE PAID IN FULL PER CITY REGULATIONS IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
- 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-REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
- 10-NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS DESIGNATED AS "PRIVATE" ON THIS PLAT.
- 11-A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY _____ [GEOTECHNICAL ENGINEER], WHICH ADDRESSES SOIL AND GROUNDWATER CONDITIONS, PROVIDES ENGINEERING DESIGN CRITERIA, AND RECOMMENDS MITIGATION MEASURES IF PROBLEMATIC CONDITIONS WERE ENCOUNTERED. THE REPORT IS ON FILE WITH _____ [GEOTECHNICAL ENGINEER] AND THE CITY. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ANY RELIANCE ON THE INFORMATION OR LACK THEREOF IN THE REPORT.
- 12- AGRICULTURAL USES, OPERATIONS, AND RIGHTS ARE ADJACENT TO OR NEAR THE PLAT AND LOTS. THE LOTS IN THIS PLAT ARE SUBJECT TO THE SIGHTS, SOUNDS, ODORS, NUISANCES, AND ASPECTS ASSOCIATED WITH AGRICULTURAL OPERATIONS, USES, AND RIGHTS. THESE USES AND OPERATIONS MAY OCCUR AT ALL TIMES OF THE DAY AND NIGHT INCLUDING WEEKENDS AND HOLIDAYS. THE CITY IS NOT RESPONSIBLE OR LIABLE FOR THESE USES AND IMPACTS AND WILL NOT RESTRICT ANY GRANDFATHERED AGRICULTURAL USE FROM CONTINUING TO OCCUR LAWFULLY.
- 13- DRAINAGE ACROSS PROPERTY LINES SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY.

<p>CENTURY LINK</p> <p>Approved this ____ day of _____, A.D. 20__</p> <p>CENTURY LINK</p>	<p>PLANNING DIRECTOR APPROVAL</p> <p>Approved by the Planning Director on this ____ day of _____, A.D. 20__</p> <p>PLANNING DIRECTOR</p>	<p>LAND USE AUTHORITY</p> <p>Approved by the Land Use Authority on this ____ day of _____, A.D. 20__</p> <p>LAND USE AUTHORITY</p>	<p>SARATOGA SPRINGS ATTORNEY</p> <p>Approved by Saratoga Springs Attorney on this ____ day of _____, A.D. 20__</p> <p>SARATOGA SPRINGS ATTORNEY</p>
<p>COMCAST CABLE TELEVISION</p> <p>Approved this ____ day of _____, A.D. 20__</p> <p>COMCAST CABLE TELEVISION</p>	<p>SARATOGA SPRINGS ENGINEER APPROVAL</p> <p>Approved by the City Engineer on this ____ day of _____, A.D. 20__</p> <p>CITY ENGINEER</p>	<p>FIRE CHIEF APPROVAL</p> <p>Approved by the Fire Chief on this ____ day of _____, A.D. 20__</p> <p>CITY FIRE CHIEF</p>	<p>LEHI CITY POST OFFICE</p> <p>Approved by Post Office Representative on this ____ day of _____, A.D. 20__</p> <p>LEHI CITY POST OFFICE REPRESENTATIVE</p>

SURVEYOR'S CERTIFICATE

I, MATT STONES, do hereby certify that I am a registered Land Surveyor and that I hold a license, Certificate No. 7176711, 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 completed a survey of the property described 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 to the best of my knowledge. 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 (SEE 'LEGAL DESCRIPTIONS' TO THE LEFT) OWNER'S DEDICATION

Know all men by these presents that the undersigned owner(s) of the described parcels of land have caused the same to be adjusted as shown hereon, and do hereby dedicate for the perpetual use of the public and City all parcels, lots, streets, easements, rights-of-way, and public amenities shown on this plat as intended for public 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 claim arising from the owner's amendment of these two lots, the alteration of the ground surface, vegetation, drainage, or surface or sub-surface water flows within these two lots, or by owner's development activity within this subdivision.

In witness whereof I have set forth my hand this ____ day of _____, A.D. 20__.

Signature _____ Print Name _____ Title and Entity _____

Signature _____ Print Name _____ Title and Entity _____

OWNER'S ACKNOWLEDGMENT TFC SARATOGA DNI LLC

STATE OF UTAH
County of Utah

_____ } S.S.

On this ____ day of _____, 20__, personally appeared before me _____, who being by me duly sworn, did prove to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed this plat with full authority of the owner(s).

I certify under PENALTY OF PERJURY under the laws of the State of Utah that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public Full Name: _____

Commission Number: _____

My commission expires: _____

A Notary Public Commissioned In Utah

OWNER'S ACKNOWLEDGMENT AUTOZONE PARTS INC

STATE OF UTAH
County of Utah

_____ } S.S.

On this ____ day of _____, 20__, personally appeared before me _____, who being by me duly sworn, did prove to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed this plat with full authority of the owner(s).

I certify under PENALTY OF PERJURY under the laws of the State of Utah that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public Full Name: _____

Commission Number: _____

My commission expires: _____

A Notary Public Commissioned In Utah

APPROVAL 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 the public purpose of the perpetual use of the public.

This ____ day of _____, A.D. 20__.

City Mayor

City Recorder (See Seal Below)

SARATOGA SPRINGS TOWN CENTER NO. 2
LOT LINE ADJUSTMENT, AMENDING LOTS 3 AND 4
LOCATED IN THE NORTH HALF SECTION 14, TOWNSHIP 5 SOUTH,
RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH



CITY ENGINEER
SEAL

CLERK-RECORDER
SEAL

SP-1