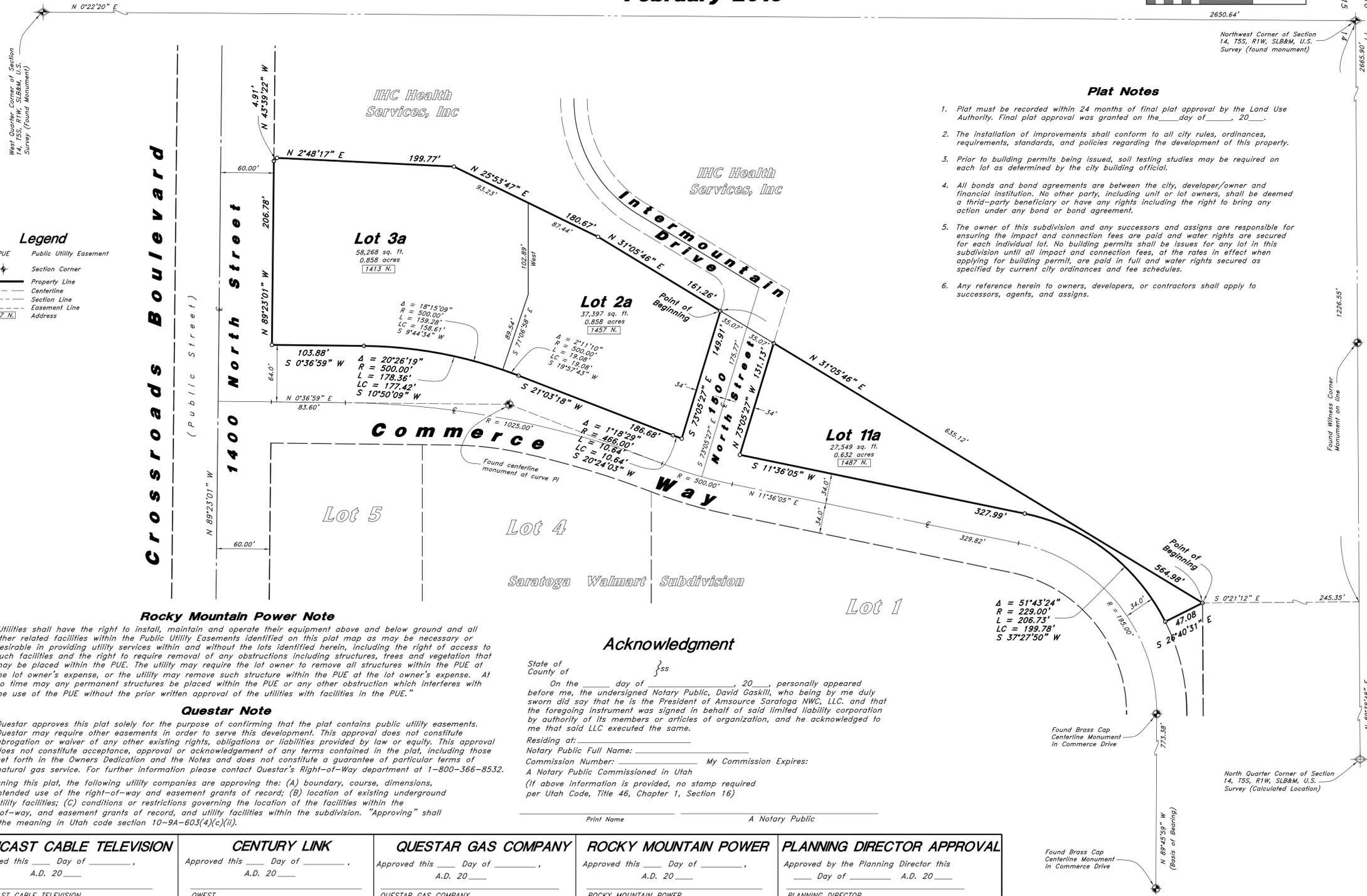
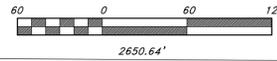


# Saratoga Walmart Subdivision Second Amended

**Amending Lots 2, 3, and Parcel B**  
**A part of the Northwest Quarter of Section 14, Township 5 South,**  
**Range 1 West, Salt Lake Base and Meridian, U.S. Survey in**  
**Saratoga Springs, Utah County, Utah**  
**February 2016**



Scale : 1" = 60'



### Plat Notes

1. Plat must be recorded within 24 months of final plat approval by the Land Use Authority. Final plat approval was granted on the \_\_\_ day of \_\_\_, 20\_\_.
2. The installation of 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. 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.
5. The owner of this subdivision and any successors and assigns are responsible for ensuring the impact and connection fees are paid and water rights are secured for each individual 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.
6. Any reference herein to owners, developers, or contractors shall apply to successors, agents, and assigns.

### Legend

- PUE Public Utility Easement
- Section Corner
- Property Line
- Centerline
- Section Line
- Easement Line
- Address

### Rocky Mountain Power Note

"Utilities shall have the right to install, maintain and operate their equipment above and below ground and all other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense, or the utility may remove such structure within the PUE at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE."

### Qwestar Note

Qwestar approves this plat solely for the purpose of confirming that the plat contains public utility easements. Qwestar 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 Qwestar's Right-of-Way department at 1-800-366-8532.

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).

### Acknowledgment

State of \_\_\_\_\_ } ss  
 County of \_\_\_\_\_ }  
 On the \_\_\_ day of \_\_\_, 20\_\_\_, personally appeared before me, the undersigned Notary Public, David Gaskill, who being by me duly sworn did say that he is the President of Amsource Saratoga NWC, LLC, and that the foregoing instrument was signed in behalf of said limited liability corporation by authority of its members or articles of organization, and he acknowledged to me that said LLC executed the same.  
 Residing at: \_\_\_\_\_  
 Notary Public Full Name: \_\_\_\_\_  
 Commission Number: \_\_\_\_\_ My Commission Expires: \_\_\_\_\_  
 A Notary Public Commissioned in Utah  
 (If above information is provided, no stamp required per Utah Code, Title 46, Chapter 1, Section 16)

Print Name \_\_\_\_\_ A Notary Public

### Surveyor's Certificate

I, Bruce D. Pimper, do hereby certify that I am a Professional Land Surveyor and that I hold a license No. 362256, 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 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 recording of this plat, a map of the survey I have completed with the Utah County Surveyor.

All of Lots 2 and 3 and Parcel B of the Saratoga Wal-Mart Subdivision lying within the Northwest Quarter of Section 14, Township 5 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in the City of Saratoga Springs, Utah County, Utah:

Beginning at the Northwest Corner of said Subdivision located 1226.55 feet North 89°38'48" East along the Section Line, and 245.35 feet South 0°21'12" East from the Northwest Corner of said Section 14; and running thence South 28°40'31" East 47.08 feet along the Westerly Line of Parcel A to the Westerly Line of Commerce Drive; thence Southwesterly along the arc of a 229.00 foot radius curve to the left a distance of 206.73 feet (Center bears South 26°40'31" East, Central Angle equals 51°43'24" and Long Chord bears South 37°27'50" West 199.78 feet) along said Southwesterly Line of Commerce Drive to a point of tangency; thence South 11°36'05" West 327.99 feet along said Southwesterly Line to the Northern Line of 1500 North Street; thence North 73°05'27" West 131.13 feet along said Northern Line to the Westerly Line of the Subdivision; thence North 31°05'46" East 564.98 feet along said Westerly Line to the point of beginning.  
 Contains 27,549 sq. ft.

ALSO:  
 Beginning at a point on the Southerly Line of 1500 North Street on the Westerly Line of said Subdivision located 1226.55 feet North 89°38'48" East along the Section Line, 245.35 feet South 0°21'12" East, and 635.12 feet South 31°05'46" West along said Westerly Line of the Subdivision from the Northwest Corner of said Section 14; and running thence South 73°05'27" East 149.91 feet along said Southerly Line of 1500 North Street to the Westerly Line of Commerce Drive (250 West Street); thence along said Westerly Line the following four courses: Southwesterly along the arc of a 466.00 foot radius curve to the left a distance of 10.64 feet (Center bears North 70°15'11" West, Central Angle equals 118°23'23" and Long Chord bears South 20°24'03" West 10.64 feet) to a point of tangency; South 21°03'18" West 186.68 feet to a point of curvature; Southwesterly along the arc of a 500.00 foot radius curve to the left a distance of 178.36 feet (Central Angle equals 20°26'19" and Long Chord bears South 10°50'09" West 177.42 feet) to a point of tangency; and South 0°36'59" West 103.88 feet to the North Line of Cross Roads Boulevard (1400 North Street) as it exists at 60.00 foot half-width; thence North 89°23'01" West 206.78 feet along said North Line to the Westerly Line of the Subdivision; thence along said Westerly Line the following four courses: North 43°39'22" West 4.91 feet; North 2°48'17" East 199.77 feet; North 25°34'47" East 180.67 feet; and North 31°05'46" East 161.26 feet to the point of beginning.  
 Contains 95,665 sq. ft.  
 Total Area is 123,214 sq. ft.  
 or 2.829 acres

Date \_\_\_\_\_ Bruce D. Pimper  
 Utah PLS No. 362256

### Owner's Dedication

Know all men by these presents that Amsource Saratoga NWC, LLC, the undersigned owner of the above described tract of land, having caused the same to be subdivided into lots and Streets to be hereafter known as Saratoga Walmart Subdivision Second Amended 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 the drainage, or surface or sub-surface water flows within this subdivision or by owner's establishment of construction of the roads within this subdivision.  
 In witness whereof I have hereunto set my hand this 21st day of January, A.D. 2016.

Amsource Saratoga NWC, LLC,

David Gaskill, President

### Approval By Legislative Body

The Land Use Authority 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 \_\_\_\_\_ Attest \_\_\_\_\_ City Recorder (See Seal Below)

### Saratoga Walmart Subdivision Second Amended

**Amending Lots 3, 2, and Parcel B**  
**A part of the Northwest Quarter of Section 14, Township 5 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Saratoga Springs, Utah County, Utah**

Sheet 1 of 1

<b>COMCAST CABLE TELEVISION</b> Approved this ___ Day of ___, A.D. 20___	<b>CENTURY LINK</b> Approved this ___ Day of ___, A.D. 20___	<b>QUESTAR GAS COMPANY</b> Approved this ___ Day of ___, A.D. 20___	<b>ROCKY MOUNTAIN POWER</b> Approved this ___ Day of ___, A.D. 20___	<b>PLANNING DIRECTOR APPROVAL</b> Approved by the Planning Director this ___ Day of ___, A.D. 20___
COMCAST CABLE TELEVISION	QWEST	QUESTAR GAS COMPANY	ROCKY MOUNTAIN POWER	PLANNING DIRECTOR

<b>ANA</b> ANDERSON WAHLEN & ASSOCIATES 2010 North Redwood Road, Salt Lake City, Utah 84116 801 521-8529 - AWAengineering.net	<b>FIRE CHIEF APPROVAL</b> Approved by the Fire Chief on this ___ Day of ___, A.D. 20___ CITY FIRE CHIEF	<b>LAND USE AUTHORITY</b> Approved by the Land Use Authority on this ___ Day of ___, A.D. 20___ LAND USE AUTHORITY	<b>SARATOGA SPRINGS ENGINEER APPROVAL</b> Approved by the City Engineer on this ___ Day of ___, A.D. 20___ CITY ENGINEER	<b>SARATOGA SPRINGS ATTORNEY</b> Approved by Saratoga Springs Attorney on this ___ Day of ___, A.D. 20___ SARATOGA SPRINGS ATTORNEY	<b>LEHI CITY POST OFFICE</b> Approved by Post Office Representative on this ___ Day of ___, A.D. 20___ LEHI CITY POST OFFICE REPRESENTATIVE
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Surveyors Seal: [Seal of Bruce D. Pimper, Utah PLS No. 362256]  
 Notary Public Seal: [Seal of David Gaskill, Notary Public]  
 City Engineer Seal: [Seal of City Engineer]  
 Clerk-Recorder Seal: [Seal of City Recorder]  
**PRELIMINARY**