

SARATOGA SPRINGS COSTCO SUBDIVISION

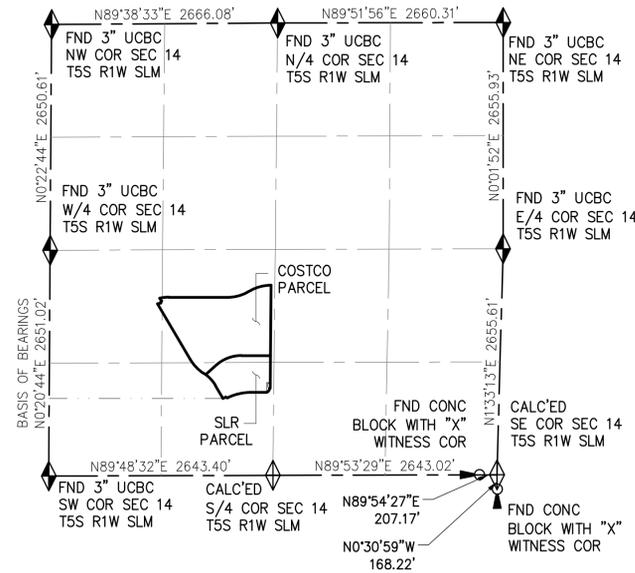
LOCATED IN THE SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, OF THE SALT LAKE MERIDIAN, UTAH

NOTES

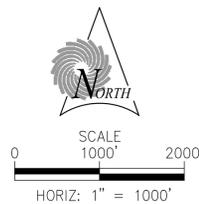
1. PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION OF MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE _____ DAY OF _____ 2019
2. PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL AND/OR GEOTECHNICAL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
3. THIS PLAT MAY BE SUBJECT TO A DEVELOPMENT AGREEMENT THAT SPECIFIES THE CONDITIONS OF DEVELOPING, BUILDING, AND USING PROPERTY WITHIN THIS PLAT. SEE CITY RECORDER FOR DETAILS.
4. PLAT IS SUBJECT TO "INSTALLATION OF IMPROVEMENTS AND BOND AGREEMENT NO. _____" 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.
5. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED PER CITY STANDARDS AND ALL FEES INCLUDING IMPACT AND CONNECTION FEES ARE PAID.
6. ALL OPEN SPACE, COMMON SPACE, AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.
7. REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
8. NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS AND IMPROVEMENTS DESIGNATED AS "PRIVATE" ON THIS PLAT.
9. LOTS/UNITS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S.
10. A GEOTECHNICAL REPORT HAS BEEN COMPLETED _____, WHICH ADDRESSES SOIL AND GROUNDWATER CONDITIONS, PROVIDES ENGINEERING DESIGN CRITERIA, AND RECOMMENDS MITIGATION MEASURES IF PROBLEMATIC CONDITIONS WERE ENCOUNTERED. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ANY RELIANCE ON THE INFORMATION OR LACK THEREOF IN THE REPORT.
11. 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.
12. 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. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.
13. ALL PRIVATE STREETS WITHIN A PUD SHALL BE DEDICATED AS PUBLIC UTILITY EASEMENTS AND ALL UNDERGROUND IMPROVEMENTS SHALL BE CONSTRUCTED PER THE CITY OF SARATOGA SPRINGS ORDINANCES, POLICIES, AND STANDARDS.
14. AREA SHOWN HEREON FALLS WITHIN FLOOD ZONE X, AS PER FIRM MAP NO. 4955170115 B, WTI-1 AN EFFECTIVE DATE OF JULY 17, 2002.
15. A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES, ORDER NO. NCS-952102-B-WA1-SLC1, REVISION 2, EFFECTIVE DATE: SEPTEMBER 2, 2019, WAS USED IN THE PREPARATION OF THIS PLAT AND SUNRISE ENGINEERING, INC. AND SURVEYORS, INC. IS ENTITLED TO RELY ON THE ACCURACY OF THIS REPORT, AND IS NOT LIABLE FOR ERRORS AND OMISSIONS BASED ON THE RELIANCE OF SAID TITLE REPORT. ALL EASEMENTS OF RECORD SHOWN HEREON ARE REFERENCED FROM SAID REPORT.
16. A SITE PLAN THAT IS CONSISTENT WITH THE APPROVED COMMUNITY AND VILLAGE PLANS WILL BE REQUIRED PRIOR TO THE DEVELOPMENT OF THIS SITE.



VICINITY MAP



SECTION 14 T5S R1W SLM



BOUNDARY LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE MERIDIAN, LOCATED IN SARATOGA SPRINGS, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 14; THENCE NORTH 00°20'44" EAST 911.67 FEET [NORTH 00°20'51" EAST BY RECORD]; THENCE EAST 2049.47 FEET TO THE POINT OF BEGINNING;
 THENCE NORTH 30°42'02" WEST 175.52 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 431.00 FEET, A CENTRAL ANGLE OF 26°21'18" AND A CHORD THAT BEARS NORTH 43°52'41" WEST 196.51 FEET;
 THENCE ALONG SAID CURVE NORTHWESTERLY AN ARC DISTANCE OF 198.25 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 26°21'18" AND A CHORD THAT BEARS NORTH 43°52'41" WEST 227.97 FEET;
 THENCE ALONG SAID CURVE NORTHWESTERLY AN ARC DISTANCE OF 229.99 FEET;
 THENCE NORTH 30°42'02" WEST 760.04 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF INTERMOUNTAIN SARATOGA SUBDIVISION RECORDED MAY 4, 2018 AS MAP 16029 OF OFFICIAL RECORDS;
 THENCE ALONG SAID SOUTHERLY BOUNDARY THROUGH THE FOLLOWING 3 CALLS, TO-WIT:
 1. NORTH 78°17'56" EAST 40.72 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 110°32'01" [110°32'13 BY RECORD] AND A CHORD THAT BEARS NORTH 24°33'59" EAST 24.65 FEET [NORTH 24°34'05" EAST BY RECORD];
 2. THENCE ALONG SAID CURVE NORTHEASTERLY AN ARC DISTANCE OF 28.94 FEET;
 3. THENCE NORTH 37°07'58" WEST 42.78 FEET [NORTH 37°08'01" BY RECORD] TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 12°23'14" AND A CHORD THAT BEARS NORTH 83°48'23" EAST 107.89 FEET;
 THENCE ALONG SAID CURVE EASTERLY AN ARC DISTANCE OF 108.10 FEET;
 THENCE EAST 690.12 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 27°16'24" AND A CHORD THAT BEARS NORTH 76°21'48" EAST 235.76 FEET;
 THENCE ALONG SAID CURVE EASTERLY AN ARC DISTANCE OF 238.00 FEET;
 THENCE NORTH 62°43'36" EAST 63.64 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 27°16'24" AND A CHORD THAT BEARS NORTH 76°21'48" EAST 235.76 FEET;
 THENCE ALONG SAID CURVE EASTERLY AN ARC DISTANCE OF 238.00 FEET;
 THENCE EAST 1.52 FEET TO THE WESTERLY RIGHT OF WAY LINE OF REDWOOD ROAD (STATE ROAD 68);
 THENCE SOUTH 00°22'37" WEST 1209.05 FEET THROUGH TWO EXISTING RIGHT OF WAY MARKER AT STATION ALONG SAID WESTERLY RIGHT OF WAY TO THE NORTHERLY RIGHT OF WAY LINE OF MARKET STREET, AS SHOWN ON MARKET STREET RIGHT OF WAY DEDICATION PLAT RECORDED APRIL 23, 2015 AS MAP 14581 OF OFFICIAL RECORDS;

THENCE ALONG SAID RIGHT OF WAY THROUGH THE FOLLOWING SEVEN (7) CALLS, TO-WIT:
 1. NORTH 89°36'11" WEST 10.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 51.51 FEET, A CENTRAL ANGLE OF 65°34'03" AND A CHORD THAT BEARS SOUTH 33°34'47" WEST 55.78 FEET [RADIUS 51.50, CENTRAL ANGLE 65°34'05", AND CHORD NORTH 33°34'29" EAST 55.77 FEET BY RECORD];
 2. THENCE ALONG SAID CURVE SOUTHWESTERLY AN ARC DISTANCE OF 58.95 FEET TO A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 23°38'20" AND A CHORD THAT BEARS SOUTH 78°10'58" WEST 8.19 FEET [CENTRAL ANGLE 23°38'29" AND CHORD NORTH 78°10'46" EAST BY RECORD];
 3. THENCE ALONG SAID CURVE WESTERLY AN ARC DISTANCE OF 8.25 FEET;
 4. THENCE WEST 175.84 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 644.51 FEET, A CENTRAL ANGLE OF 25°16'58" AND A CHORD THAT BEARS SOUTH 77°21'31" WEST 282.10 FEET [RADIUS 644.50', CENTRAL ANGLE 25°17'00", AND CHORD SOUTH 77°21'31" WEST BY RECORD];
 5. THENCE ALONG SAID CURVE WESTERLY AN ARC DISTANCE OF 284.40 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 20.50 FEET, A CENTRAL ANGLE OF 86°52'24" AND A CHORD THAT BEARS NORTH 71°50'46" WEST 28.19 FEET [CENTRAL ANGLE 86°53'26" AND CHORD NORTH 71°50'47" EAST BY RECORD];
 6. THENCE ALONG SAID CURVE WESTERLY AN ARC DISTANCE OF 31.08 FEET;
 7. THENCE SOUTH 61°25'21" WEST 35.77 FEET [SOUTH 61°26'15" WEST BY RECORD] TO THE POINT OF BEGINNING.

CONTAINS 1184874 SQUARE FEET OR 27.201 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, DALE J. ROBINSON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE, CERTIFICATE NO. 189369, 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 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 AND BELIEF. I ALSO CERTIFY THAT I HAVE FILED, OR WILL FILE WITHIN 90 DAYS THE RECORDATION OF THIS PLAT, A MAP OF THE SURVEY I HAVE COMPLETED WITH THE UTAH COUNTY SURVEYOR. ION OF A TRACT OF LAND AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS NAD83, UTAH STATE PLANE, CENTRAL ZONE, USFOOT AND AS NOTED BETWEEN THE SOUTHWEST AND WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE MERIDIAN.

OWNERS' CERTIFICATE/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, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS AND RIGHT-OF-WAY, TO BE HEREAFTER KNOWN AS:

SARATOGA SPRINGS COSTCO SUBDIVISION

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC AND CITY ALL PARCELS, LOTS, STREETS, EASEMENTS, RIGHT-OF-WAY, AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC OR CITY USE. THE OWNER(S) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS VOLUNTARILY DEFEND, INDEMNIFY, AND SAVE HARMLESS THE CITY AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET, THE OWNER(S) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS VOLUNTARILY DEFEND, INDEMNIFY, AND SAVE HARMLESS THE CITY FROM ANY CLAIM ARISING FROM THE OWNER'S CREATION OF THIS SUBDIVISION, THE ALTERATION OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION BY THE OWNER'S AND ALL AGENTS, SUCCESSORS, AND ASSIGNS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS

THIS ____ DAY OF _____ AD _____

SLR

by:

OWNER'S ACKNOWLEDGEMENT

STATE OF UTAH)
) S.S.
 COUNTY OF _____)

ON THE ____ DAY OF _____, 2019 AD 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 ACKNOWLEDGE TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN 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

MY COMMISSION EXPIRES _____ SIGNED (a notary public commissioned in Utah).

MY COMMISSION NUMBER _____ printed name of notary

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 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 _____ AD 20 ____

Approved _____ Attest _____
 CITY ENGINEER CITY RECORDER



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 EFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
 a. A RECORDED EASEMENT OR RIGHT-OF-WAY
 b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 c. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 d. ANY OTHER PROVISION OF LAW
 APPROVED THIS ____ DAY OF _____ 2019AD

 ROCKY MOUNTAIN POWER

DOMINION ENERGY QUESTAR CORPORATION
 DOMINION ENERGY QUESTAR CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY QUESTAR CORPORATION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABOGATION 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 OWNER'S DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY QUESTAR CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.
 APPROVED THIS ____ DAY OF _____ 2019AD

 DOMINION ENERGY QUESTAR CORPORATION
 BY: _____

 TITLE: _____

PUBLIC WORKS DIRECTOR
 APPROVED THIS ____ DAY OF _____ 2019 AD

 PUBLIC WORKS DIRECTOR

CENTURY LINK
 APPROVED THIS ____ DAY OF _____ 2019 AD

 CENTURY LINK

COMCAST CABLE TELEVISION
 APPROVED THIS ____ DAY OF _____ 2019 AD

 COMCAST CABLE TELEVISION

PLANNING DIRECTOR
 APPROVED BY THE PLANNING DIRECTOR ON THIS ____ DAY OF _____ 2019 AD

 THE PLANNING DIRECTOR

CITY ENGINEER
 APPROVED BY THE CITY ENGINEER ON THIS ____ DAY OF _____ 2019 AD

 CITY ENGINEER

LAND USE AUTHORITY
 APPROVED BY THE LAND USE AUTHORITY ON THIS ____ DAY OF _____ 2019 AD

 LAND USE AUTHORITY

FIRE CHIEF
 APPROVED BY THE FIRE CHIEF ON THIS ____ DAY OF _____ 2019 AD

 FIRE CHIEF

SARATOGA SPRINGS ATTORNEY
 APPROVED BY SARATOGA SPRINGS ON THIS ____ DAY OF _____ 2019 AD

 SARATOGA SPRINGS ATTORNEY

LEHI CITY POST OFFICE
 APPROVED BY POST OFFICE REPRESENTATIVE ON THIS ____ DAY OF _____ 2019 AD

 LEHI CITY POST OFFICE REPRESENTATIVE

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
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**SARATOGA SPRINGS
 COSTCO**

LOCATED IN THE SW QUARTER OF SECTION 14,
 TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE MERIDIAN,
 UTAH COUNTY, UTAH

SARATOGA SPRINGS COSTCO SUBDIVISION

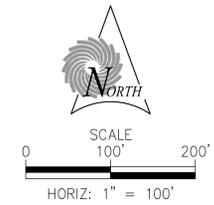
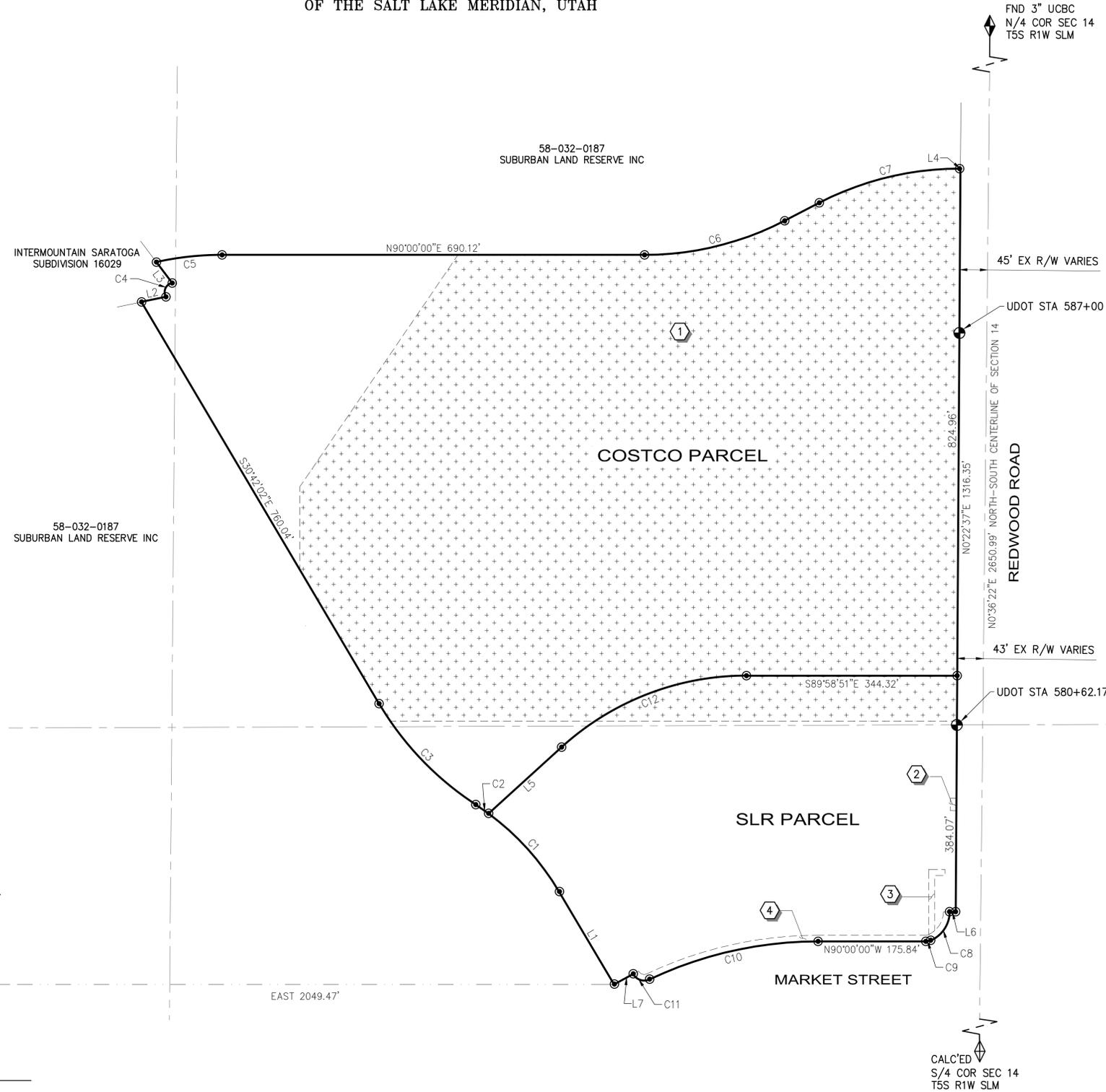
LOCATED IN THE SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST,
OF THE SALT LAKE MERIDIAN, UTAH

CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	22°58'47"	431.00'	172.86'	N42°11'26"W	171.71'
C2	2°15'49"	642.63'	25.39'	N55°22'05"W	25.39'
C3	26°21'18"	500.00'	229.99'	S43°52'41"E	227.97'
C4	110°32'01"	15.00'	28.94'	S24°33'59"W	24.65'
C5	12°23'14"	500.00'	108.10'	S83°48'23"W	107.89'
C6	27°16'24"	500.00'	238.01'	N76°21'48"E	235.76'
C7	27°16'24"	500.00'	238.01'	S76°21'48"W	235.76'
C8	65°34'03"	51.51'	58.94'	N33°34'46"E	55.78'
C9	23°38'20"	20.00'	8.25'	N78°10'58"E	8.19'
C10	25°16'58"	644.51'	284.40'	S77°21'31"W	282.10'
C11	86°52'24"	20.50'	31.08'	S71°50'46"E	28.19'
C12	42°08'58"	450.03'	331.06'	S68°56'35"W	323.64'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N30°42'02"W	175.52'
L2	N78°17'56"E	40.72'
L3	N37°07'58"W	42.78'
L4	N90°00'00"E	1.52'
L5	N47°52'06"E	160.84'
L6	N89°36'11"W	10.00'
L7	S61°25'21"W	35.04'

LOT AREA SUMMARY		
COSTCO PARCEL	895783 SQUARE FEET	20.564 ACRES
SLR PARCEL	288921 SQUARE FEET	6.633 ACRES

- ENCUMBRANCES**
- ① UNDERGROUND OIL & GAS LEASE
 - ② UDOT 10'X20' STORM DRAIN EASEMENT
 - ③ 10' ROCKY MOUNTAIN POWER LINE EASEMENTS
 - ④ 10' PUBLIC UTILITY & DRAINAGE EASEMENT



- SURVEY MONUMENT LEGEND**
- ◆ SET
 - ◆ FIND
 - ◆ CALC
 - ◆ SECTION MONUMENT
 - PROPERTY CORNER
 - ⊕ RIGHT OF WAY MARKER
 - ⊙ INTERSECTION MONUMENT
 - ⊗ WITNESS MONUMENT
- LINE TYPE LEGEND**
- SUBJECT BOUNDARY LINE
 - - - OTHER PROPERTY LINE
 - - - EASEMENT LINE
 - - - SECTION LINE
 - - - SUB-SECTION LINE
 - - - RIGHT OF WAY LINE
 - - - SURVEY TIE LINE

0	final draft	09/25/19
REV NO.	COMMENT	DATE
SUNRISE ENGINEERING		
8875 SOUTH 900 EAST SALT LAKE CITY, UTAH 84047 TEL 801.523.0100 ZFAX 801.523.0990 www.sunrise-eng.com		
MINOR SUBDIVISION		
SLR SARATOGA SPRINGS, UTAH IN THE SW/4 OF SEC 14 T5S R1W SLM		
SET NO. 06856	SURVEYED BP	DRAWN NSJ
CHECKED TPE	SHEET NO. 2 of 2	DATE 19-24

P:\Costco\Saratoga Springs-UT\Survey\dwg\Revised-SaratogaCostcoMS.dwg Oct 03, 2019 10:22am tallej