



VICINITY MAP
NOT TO SCALE



OFFSITE AND ONSITE IMPROVEMENTS (CIVIL)

SARATOGA SPRINGS, UTAH 84045
(SW CORNER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE MERIDIAN, SARATOGA SPRINGS, UTAH)

SEI PROJECT NO. 06856
CW #18-0933

OWNER / DEVELOPER

COSTCO WHOLESALE
999 LAKE DRIVE
ISSAQUAH, WA 98027
TELEPHONE: (425) 313-6052
CONTACT: PETER KAHN

MUNICIPALITY

SARATOGA SPRINGS CITY
1307 NORTH COMMERCE DR. SUITE 200
SARATOGA SPRINGS, UT 84045
TELEPHONE: (801) 766-9793
CONTACT: GORDON MINER, PE

ENGINEER

SUNRISE ENGINEERING, INC.
2045 SOUTH VINEYARD SUITE 101
MESA, ARIZONA 85210
TELEPHONE: (480) 758-8600
CONTACT: GEOFFRY CHILD, PE

ARCHITECT

MG2
1101 SECOND AVE. SUITE 100, WA 98101
TELEPHONE: (206) 962-6500
CONTACT: CRAIG CHAPMAN

BENCH MARK

WEST 1/4 CORNER OF SAID SECTION 14 ELEVATION = 4599.35
AERIAL UAV & GROUND SURVEY COLLECTED APRIL 2019
DATUM NAVD88

BASIS OF BEARING

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

FLOOD ZONE

THIS PROPERTY IS LOCATED IN ZONE X WHICH IS DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN, ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) FOR SALT LAKE COUNTY, UTAH AND INCORPORATED AREAS (COMMUNITY-PANEL NUMBER 49551701158 WITH THE EFFECTIVE DATE OF JULY 17, 2002).

NOTES.

1. THE EXISTING GROUND TOPOGRAPHY HAS BEEN SHOWN BASED ON THE BEST AVAILABLE INFORMATION PROVIDED TO THE ENGINEER. CONTOUR MAPPING ORIGINATED FROM SUNRISE ENGINEERING IN APRIL 2019.
2. THE INFORMATION ON THESE DRAWINGS CONCERNING THE TYPE, SIZE AND LOCATION OF UTILITIES HAS BEEN SHOWN BASED ON THE BEST INFORMATION AVAILABLE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR IS RESPONSIBLE FOR RETAINING AND PROTECTING ALL IN-PLACE UTILITIES UNLESS SPECIFICALLY NOTED OTHERWISE.

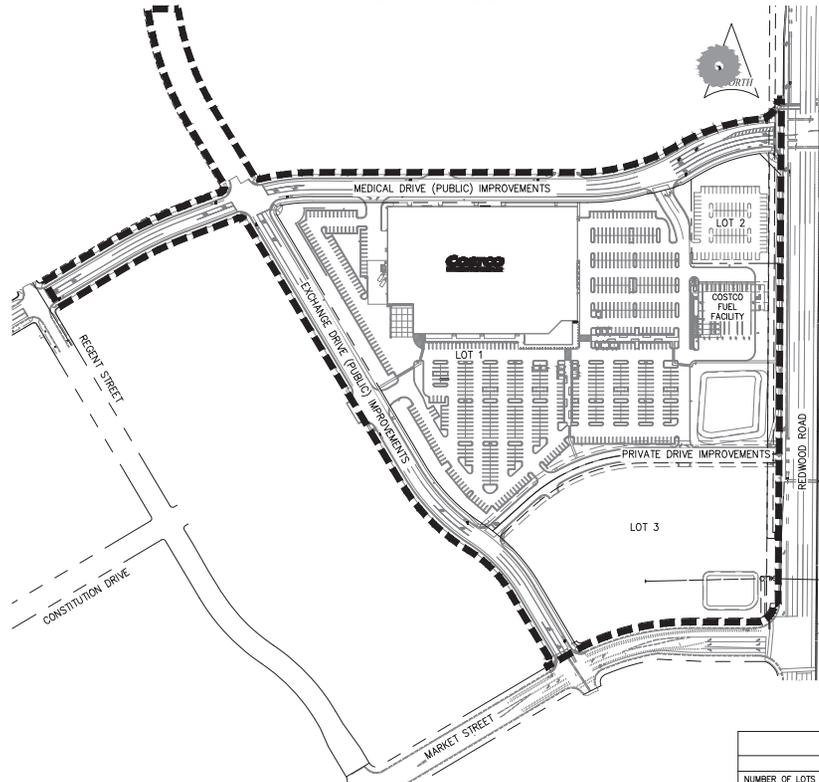
ONSITE DRAINAGE CERTIFICATION

I HEREBY CERTIFY THAT THIS DESIGN FOR THE ONSITE DRAINAGE OF THIS DEVELOPMENT WAS PREPARED BY ME (OR UNDER MY DIRECT SUPERVISION) IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF SARATOGA SPRINGS' STANDARD SPECIFICATIONS AND DRAWINGS, AND WAS DESIGNED TO COMPLY WITH THE PROVISIONS THEREOF. I UNDERSTAND THAT THE CITY ASSUMES NO RESPONSIBILITY OR LIABILITY WHATSOEVER FOR THE DESIGN.

REGISTERED ENGINEER

01-09-2020
DATE

575046
REGISTRATION NUMBER



LOCATION MAP
NOT TO SCALE

SHEET INDEX

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KEY MAP	C200
HORIZONTAL CONTROL PLAN	C201
PAVING & DRAINAGE PLAN & PROFILE (EXCHANGE DRIVE)	C202 - C204
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STORM DRAIN PLAN & PROFILE - 48" (PN8C)	C301 - C303
STORM DRAIN PLAN & PROFILE - 24" (PHASE 2)	C304 - C306
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STORM DRAIN UNDER-DRAIN PLAN	C417
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LANDSCAPE PLAN	L1.1 - L1.4
LANDSCAPE LEGEND	L1.5 - L1.6
SOILS PREPARATION PLAN	L1.7
LANDSCAPE SECTIONS	L1.8
OVERALL IRRIGATION PLAN	L2.0
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ONE-LINE DIAGRAM, LIGHTING FIXTURE SCHEDULE, LEGEND AND GENERAL NOTES	E-1
LIGHTING PLAN	E-3

AREA TABLE

AREA NAME	SQ. FT.	ACRES
LOT 1	739,949	16.99
LOT 2	58,817	1.35
LOT 3	275,407	6.32
RIGHT-OF-WAY	221,523	5.09
TOTAL PROJECT AREA	1,295,687	29.74

DATA TABLE

	REQUIRED	PROPOSED
NUMBER OF LOTS	-	3
NUMBER OF BUILDINGS	-	2
SQUARE FOOTAGE OF BUILDING (LOT 1 & 2)	375,478 (MAX)	158,492
SQUARE FOOTAGE OF BUILDING (LOT 3)	-	N/A
NUMBER OF TOTAL PARKING SPACES	-	739
NUMBER OF ADA PARKING SPACES	-	17
PERCENTAGE OF BUILDABLE LAND	-	82.4
ACREAGE OF SENSITIVE LANDS	-	-
PERCENTAGE OF SENSITIVE LANDS	-	-
SQUARE FOOTAGE OF OPEN SPACE AREA	87,881	140,800
ACREAGE OF OPEN SPACE AREA	87,881	3.2
SQUARE FOOTAGE TO BE DEDICATED AS RIGHT-OF-WAY	-	221,521
PERCENTAGE OF OPEN SPACE	11	17.6

PERMIT SET	01-09-20
CONSTRUCTION SET	12-23-19
BID SET ADDENDUM 02	11-05-19
BID SET	10-14-19

SUNRISE ENGINEERING
3045 SOUTH VINEYARD, SUITE 101
MESA, ARIZONA 85210
TEL: 480-768-8600
WWW.SUNRISE-ENG.COM

COSTCO WHOLESALE
SARATOGA SPRINGS COSTCO
IMPROVEMENT PLANS
COVER SHEET

REV. NO.	DESIGNED	DRAWN	CHECKED	DATE
06856	JC	JC	GC	01-09-2020

SET NO.	DRAWING	SHEET
06856	C100	1 OF 99

SARATOGA SPRINGS COSTCO MINOR SUBDIVISION

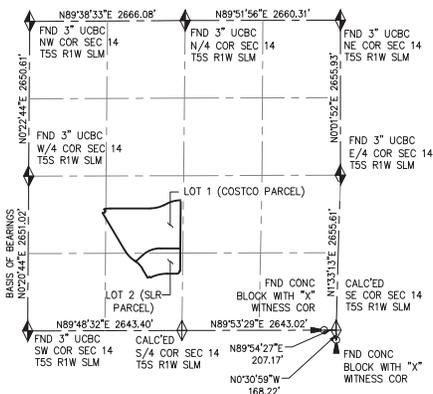
LOCATED IN THE SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, OF THE SALT LAKE MERIDIAN, UTAH

NOTES

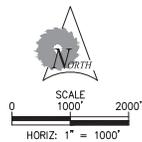
- PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDED OF MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE _____ DAY OF _____ 2019.
- PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL AND/OR GEOTECHNICAL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
- 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.
- 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.
- 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.
- 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.
- REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
- NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS AND IMPROVEMENTS DESIGNATED AS "PRIVATE" ON THIS PLAT.
- LOTS/UNITS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND COA'S.
- 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.
- 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 GRANTEE'S AGRICULTURAL USE FROM CONTINUING TO OCCUR LAWFULLY.
- 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.
- 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, POLICES, AND STANDARDS.
- AREA SHOWN HEREON FALLS WITHIN FLOOD ZONE X-A AS PER FIRM MAP NO. 4955170115 B, WTI-1 AN EFFECTIVE DATE OF JULY 17, 2002.
- 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. ENTITLED TO RELY ON THE ACCURACY OF THIS REPORT. THE CITY 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.
- A SITE PLAN AND PRELIMINARY AND FINAL PLAT IN ACCORDANCE WITH CITY CODE (19.12.07.1.C) 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°20'44" EAST BY RECORD); THENCE EAST 204.47 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 160.04 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:

- 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 24.85 FEET [NORTH 24°34'05" EAST BY RECORD];
- THENCE ALONG SAID CURVE NORTHEASTERLY AN ARC DISTANCE OF 28.94 FEET;
- THENCE NORTH 37°07'58" WEST 42.78 FEET [NORTH 37°08'00" 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 7 CALLS, TO-WIT:

- 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", CHORD NORTH 33°34'29" EAST 55.77 FEET BY RECORD];
- 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];
- THENCE ALONG SAID CURVE WESTERLY AN ARC DISTANCE OF 8.25 FEET;
- THENCE WEST 175.84 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 644.51 FEET, A CENTRAL ANGLE OF 25°18'58" AND A CHORD THAT BEARS SOUTH 77°21'31" WEST 282.10 FEET [RADIUS 644.50, CENTRAL ANGLE 25°17'07", CHORD SOUTH 77°21'31" WEST BY RECORD];
- 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°30'24" AND A CHORD THAT BEARS NORTH 71°50'46" WEST 28.19 FEET [CENTRAL ANGLE 86°33'26" AND CHORD NORTH 71°50'47" EAST BY RECORD];
- THENCE ALONG SAID CURVE WESTERLY AN ARC DISTANCE OF 31.08 FEET; THENCE SOUTH 61°25'21" WEST 35.77 FEET [SOUTH 61°26'19" 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. 1893969, 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 THE SURVEY OF THIS PLAT IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE CONFORMABLY DESCRIBED ON THIS PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OR RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN UTAH CODE SECTION 54-BA-2, ARE SHOWN AND FACILITIES ARE 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 RECORDED OF THIS PLAT, A MAP OF THE SURVEY I HAVE COMPLETED WITH THE UTAH COUNTY SURVEYOR.

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS NAD83, UTAH STATE PLANE, CENTRAL ZONE, UPSHOOT 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 AND STREETS, TOGETHER WITH EASEMENTS AND RIGHT-OF-WAY, TO BE HEREAFTER KNOWN AS:

SARATOGA SPRINGS COSTCO MINOR 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 OWNERS AND ALL AGENTS, SUCCESSORS, AND ASSIGNS VOLUNTARILY DEFEND, INDEMNIFY, AND SAVE HARMLESS THE CITY VOLUNTARILY DEFEND, INDEMNIFY, AND HOLD 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 _____

SUBURBAN LAND RESERVE, INC ("SLR")

By:

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH _____ J.S.S.
COUNTY OF UTAH _____
ON THE _____ DAY OF _____, 2019, 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 ACKNOWLEDGE TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTIRE 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 THE STATE OF 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 RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC.

THIS _____ DAY OF _____ AD 2020.

CITY MAYOR _____ ATTEST _____ CITY RECORDER (SEE SEAL BELOW)

SUNRISE ENGINEERING
6875 SOUTH 900 EAST
SALT LAKE CITY, UTAH 84047
TEL 801.223.0100 • FAX 801.223.0990
WWW.SUNRISE-ENG.COM

MINOR SUBDIVISION
SUBURBAN LAND RESERVE, INC
SARATOGA SPRINGS, UTAH
IN THE SW/4 OF SEC 14 T5S R1W SLM

SDI NO.	APPROVED	DATE	CHECKED	SHEET NO.	TOTAL SHEETS
06856	BP	NSU	TRE	19-24	1 of 2

APPROVED BY THE PUBLIC WORKS DIRECTOR ON THIS _____ DAY OF _____ 2020 AD	APPROVED BY THE PLANNING DIRECTOR ON THIS _____ DAY OF _____ 2020 AD	APPROVED BY THE LAND USE AUTHORITY ON THIS _____ DAY OF _____ 2020 AD	SARATOGA SPRINGS ATTORNEY APPROVED BY SARATOGA SPRINGS ON THIS _____ DAY OF _____ 2020 AD
APPROVED BY THE CENTURY LINK ON THIS _____ DAY OF _____ 2020 AD	APPROVED BY THE CITY ENGINEER ON THIS _____ DAY OF _____ 2020 AD	APPROVED BY THE FIRE CHIEF ON THIS _____ DAY OF _____ 2020 AD	SARATOGA SPRINGS ATTORNEY APPROVED BY POST OFFICE REPRESENTATIVE ON THIS _____ DAY OF _____ 2020 AD
APPROVED BY THE COMCAST CABLE TELEVISION ON THIS _____ DAY OF _____ 2020 AD	APPROVED BY THE CITY ENGINEER ON THIS _____ DAY OF _____ 2020 AD	APPROVED BY THE FIRE CHIEF ON THIS _____ DAY OF _____ 2020 AD	LEHI CITY POST OFFICE REPRESENTATIVE

ROCKY MOUNTAIN POWER
1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR SUCCESSORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED HEREIN IN ORDER TO SERVE THIS DEVELOPMENT.
2. PURSUANT TO UTAH CODE ANN. 17-27A-603(A)(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 AGREES 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 _____ 2020 AD
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 APPROVE 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 ACKNOWLEDGMENT 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 ROCKY MOUNTAIN POWER AGREES TO SERVE THIS DEVELOPMENT. PLEASE CONTACT DOMINION ENERGY QUESTAR CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.
APPROVED THIS _____ DAY OF _____ 2020 AD
DOMINION ENERGY QUESTAR CORPORATION
By: _____
TITLE: _____

PUBLIC WORKS DIRECTOR APPROVED THIS _____ DAY OF _____ 2020 AD
PUBLIC WORKS DIRECTOR
CENTURY LINK APPROVED THIS _____ DAY OF _____ 2020 AD
CENTURY LINK
COMCAST CABLE TELEVISION APPROVED THIS _____ DAY OF _____ 2020 AD
COMCAST CABLE TELEVISION

PLANNING DIRECTOR APPROVED BY THE PLANNING DIRECTOR ON THIS _____ DAY OF _____ 2020 AD
LAND USE AUTHORITY APPROVED BY THE LAND USE AUTHORITY ON THIS _____ DAY OF _____ 2020 AD
CITY ENGINEER APPROVED BY THE CITY ENGINEER ON THIS _____ DAY OF _____ 2020 AD
CITY ENGINEER
FIRE CHIEF APPROVED BY THE FIRE CHIEF ON THIS _____ DAY OF _____ 2020 AD
FIRE CHIEF

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

SURVEYOR'S SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
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DRAWING C104 SHEET 5 OF 99

SARATOGA SPRINGS COSTCO MINOR SUBDIVISION

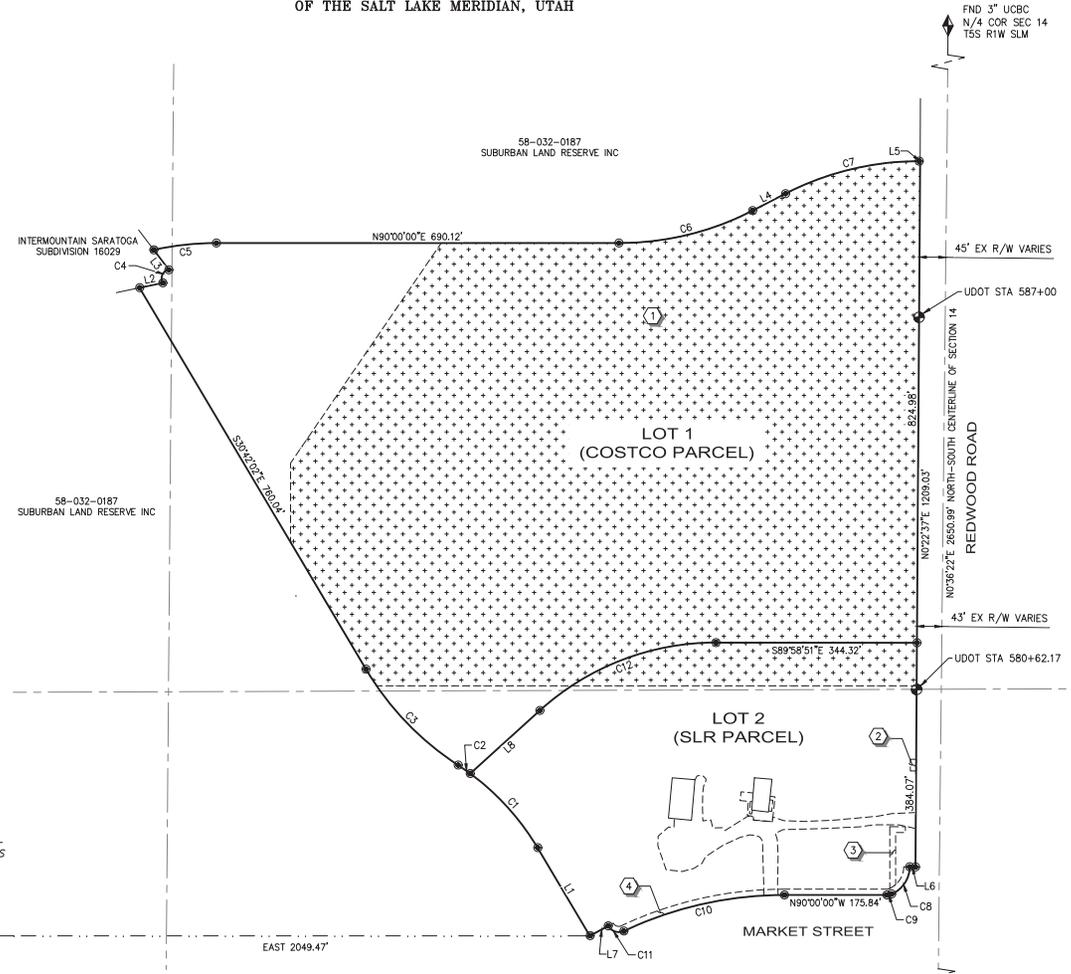
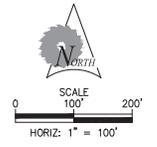
LOCATED IN THE SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST,
OF THE SALT LAKE MERIDIAN, UTAH

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	3°22'31"	431.00'	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	N62°43'36"E	63.64'
L5	N90°00'00"E	1.52'
L6	N89°36'11"W	10.00'
L7	S61°25'21"W	35.77'
L8	N47°52'06"E	160.84'

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

- ENCUMBRANCES**
- UNDERGROUND OIL & GAS LEASE RECORDED DECEMBER 23, 1960 AS ENTRY NO. 17944 IN BOOK 862 AT PAGE 367 OF OFFICIAL RECORDS
 - UDOT 10'x20' STORM DRAIN EASEMENT RECORDED JULY 20, 2009 AS ENTRY NO. 79201:2009 OF OFFICIAL RECORDS
 - 10' ROCKY MOUNTAIN POWER LINE EASEMENTS RECORDED APRIL 20, 2015 AS ENTRY NO. 32773:2015 OF OFFICIAL RECORDS
 - 10' PUBLIC UTILITY & DRAINAGE EASEMENT MARKET STREET RIGHT OF WAY DEDICATION PLAT RECORDED APRIL 23, 2015 AS ENTRY NO. 34053:2015 AS MAP FILING NO. 14591 OF PLATS



- SURVEY MONUMENT LEGEND**
- 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 • FAX 801.523.0990
www.sunrise-eng.com

MINOR SUBDIVISION

SUBURBAN LAND RESERVE, INC
SARATOGA SPRINGS, UTAH
IN THE SW/4 OF SEC 14 T5S R1W SLM

SD NO. 06856	SURVEYED BP	DRAWN NSJ	CHECKED TPE	SHEET NO. 2 of 2	19-24
DRAWING C105				SHEET 6 OF 99	

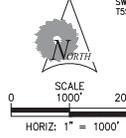
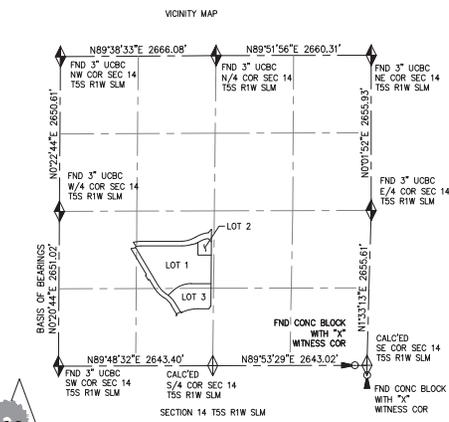
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SARATOGA SPRINGS COSTCO SUBDIVISION

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

NOTES

- 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 _____, 2020.
- 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.
- 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.
- 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.
- 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.
- 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.
- REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
- NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS AND IMPROVEMENTS DESIGNATED AS "PRIVATE" ON THIS PLAT.
- LOTS/UNITS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&RS.
- A GEOTECHNICAL REPORT HAS BEEN COMPLETED _____ WHICH ADDRESSES SOIL AND GROUNDWATER CONDITIONS, PROVIDES ENGINEERING DESIGN CRITERIA, AND RECOMMENDS MITIGATION MEASURES IF PROBLEMTIC CONDITIONS WERE ENCOUNTERED. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ANY RELIANCE ON THE INFORMATION OR LACK THEREOF IN THIS REPORT.
- AGRICULTURAL USES, OPERATIONS, AND RIGHTS ARE ADJACENT TO OR NEAR THE PLAT AND LOTS. THE LOTS IN THIS PLAT ARE SUBJECT TO THE RIGHTS, 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 WEEKDAYS 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.
- 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.
- 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, POLICES, AND STANDARDS.
- AREA SHOWN HEREON FALLS WITHIN FLOOD ZONE X, AS PER FIRM MAP NO. 4955170115 B, WITH AN EFFECTIVE DATE OF JULY 17, 2002.
- A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES, ORDER NO. NOS-952102-B-WA-SLCI, REVISION 2, EFFECTIVE DATE: SEPTEMBER 2, 2019, WAS USED IN THE PREPARATION OF THIS PLAT AND SUNRISE ENGINEERING, 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.
- A SITE PLAN AND PRELIMINARY AND FINAL PLAT IN ACCORDANCE WITH CITY CODE (19.12.07.1.C) THAT IS CONSISTENT WITH THE APPROVED COMMUNITY AND VILLAGE PLANS WILL BE REQUIRED PRIOR TO THE DEVELOPMENT OF THIS SITE.



OWNERS / DEVELOPERS
 COSTCO WHOLESALE CORPORATION
 999 LAKE DRIVE
 ISSAQUAH, WA 98027
 SUBURBAN LAND RESERVE, INC
 51 SOUTH MAIN STREET, SUITE 301
 SALT LAKE CITY, UT 84111

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 892.71 FEET [NORTH 00°20'51" EAST BY RECORD];
 THENCE EAST, A DISTANCE OF 2016.07 FEET TO THE POINT OF BEGINNING;
 THENCE NORTH 30°42'02" WEST, 174.71 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 392.50 FEET, A CENTRAL ANGLE OF 26°21'18" AND A CHORD THAT BEARS NORTH 43°52'41" WEST, A DISTANCE OF 178.96 FEET;
 THENCE ALONG THE ARC OF SAID CURVE 180.54 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 538.50 FEET, A CENTRAL ANGLE OF 26°21'18" AND A CHORD THAT BEARS NORTH 43°52'41" WEST 245.52 FEET;
 THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 247.70 FEET;
 THENCE NORTH 30°42'02" WEST, 146.00 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 16.00 FEET, A CENTRAL ANGLE OF 0°00'13" AND A CHORD THAT BEARS NORTH 75°42'35" WEST, A DISTANCE OF 22.63 FEET;
 THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 25.14 FEET;
 THENCE SOUTH 59°16'54" WEST A DISTANCE OF 4.49 FEET;
 THENCE NORTH 30°42'02" WEST A DISTANCE OF 69.00 FEET;
 THENCE NORTH 44°48'35" WEST, 4.51 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 16.00 FEET, A CENTRAL ANGLE OF 89°58'56" AND A CHORD THAT BEARS NORTH 14°17'26" EAST 22.62 FEET;
 THENCE ALONG THE ARC OF SAID CURVE 25.13 FEET;
 THENCE NORTH 30°42'02" WEST, 507.49 FEET TO THE SOUTHERLY LINE OF LOT 1 AS SHOWN ON THE "INTERMOUNTAIN SARATOGA SUBDIVISION" PLAT RECORDED MAY 4, 2018 AS MAP NUMBER 2018-41806 - MAP NUMBER 16029;
 THENCE ALONG SAID SOUTHERLY LINE THROUGH THE FOLLOWING 3 CALLS, TO-WIT:
 1. NORTH 78°17'56" EAST, 81.44 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" AND A CHORD THAT BEARS NORTH 24°33'59" EAST 24.65 FEET;
 2. THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 28.94 FEET;
 3. THENCE NORTH 37°07'58" WEST, 84.85 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 538.50 FEET, A CENTRAL ANGLE OF 14°15'41" AND A CHORD THAT BEARS NORTH 82°52'09" EAST 133.69 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 134.04 FEET;
 THENCE EAST, 690.12 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 449.50 FEET, A CENTRAL ANGLE OF 32°35'40" AND A CHORD THAT BEARS NORTH 73°42'10" EAST, A DISTANCE OF 252.28 FEET;
 THENCE ALONG THE ARC OF SAID CURVE 255.71 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 504.36 FEET, A CENTRAL ANGLE OF 26°44'23" AND A CHORD THAT BEARS NORTH 70°46'32" EAST 233.25 FEET;
 THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 235.38 FEET;
 THENCE NORTH 41°35'46" EAST, 82.30 FEET TO THE WEST LINE OF REDWOOD ROAD (STATE ROAD 68);
 THENCE SOUTH 00°22'37" WEST 1316.37 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 NINE (9) 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 60°54'03" AND A CHORD THAT BEARS SOUTH 33°34'47" WEST 55.78 FEET BY RECORD;
 2- THENCE ALONG SAID CURVE SOUTHWESTERLY 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 81.91 FEET [CENTRAL ANGLE 23°38'29" AND CHORD NORTH 78°10'46" EAST BY RECORD];
 3- THENCE ALONG SAID CURVE WESTERLY 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°21'30" WEST BY RECORD];
 5- THENCE ALONG SAID CURVE WESTERLY 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 289.19 FEET [CENTRAL ANGLE 86°52'28" AND CHORD NORTH 71°50'47" EAST BY RECORD];
 6- THENCE ALONG SAID CURVE WESTERLY OF 31.08 FEET;
 7- THENCE SOUTH 61°25'21" WEST, 71.55 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 20.50 FEET, A CENTRAL ANGLE OF 91°25'08" AND A CHORD THAT BEARS SOUTH 13°34'26" WEST 28.35 FEET;
 8- THENCE ALONG THE ARC OF SAID CURVE 32.71 FEET;
 9- THENCE SOUTH 59°17'00" WEST, 2.76 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 20.50 FEET, A CENTRAL ANGLE OF 89°59'02" AND A CHORD THAT BEARS NORTH 14°17'29" EAST 28.99 FEET;
 THENCE ALONG THE ARC OF SAID CURVE 32.20 FEET TO THE POINT OF BEGINNING.
 CONTAINS 129587 SQUARE FEET OR 29.744 ACRES, MORE OR LESS.
 # OF LOTS: 3

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. 189366, 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, AND 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 GRANTED OR 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.

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS NAD83, UTAH STATE PLANE, CENTRAL ZONE, USTPOD 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 COSTCO WHOLESALE, BEING THE OWNER OF LOT 1 AND LOT 2, AND SUBURBAN LAND RESERVE, BEING THE OWNER OF LOT 3, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACTS 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 OWNERS(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 USE, MAINTENANCE, AND OPERATION OF THE STREET, THE OWNER(S) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS VOLUNTARILY DEFEND, INDEMNIFY, AND SAVE HARMLESS THE CITY VOLUNTARILY DEFEND, INDEMNIFY, AND HOLD 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 HERETOSET OUR HANDS

THIS _____ DAY OF _____, 2020 AD.

SUBURBAN LAND RESERVE, INC ("SLR")

BY:

COSTCO WHOLESALE CORPORATION

BY:

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH _____
 COUNTY OF UTAH _____ J.S.
 COUNTY OF UTAH _____
 ON THE _____ DAY OF _____, 2020, 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 ACKNOWLEDGE TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIE(S), 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 HEREBY 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 THE STATE OF 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 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 _____, 2020 AD.

CITY MAYOR _____ ATTEST _____ CITY RECORDER (SEE SEAL BELOW)

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OWNER'S ACKNOWLEDGMENT

STATE OF UTAH _____
 COUNTY OF UTAH _____ J.S.
 COUNTY OF UTAH _____
 ON THE _____ DAY OF _____, 2020, 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 ACKNOWLEDGE TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIE(S), 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 HEREBY 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 THE STATE OF UTAH

ROCKY MOUNTAIN POWER
 1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNERS 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) 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 _____, 2020 AD

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 ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT 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 800-366-8832.

APPROVED THIS _____ DAY OF _____, 2020 AD

DOMINION ENERGY QUESTAR CORPORATION _____

BY: _____

TITLE: _____

PUBLIC WORKS DIRECTOR		PLANNING DIRECTOR	
APPROVED THIS _____ DAY OF _____, 2020 AD		APPROVED BY THE PLANNING DIRECTOR ON THIS _____ DAY OF _____, 2020 AD	
CENTURY LINK		LAND USE AUTHORITY	
APPROVED THIS _____ DAY OF _____, 2020 AD		APPROVED BY THE LAND USE AUTHORITY ON THIS _____ DAY OF _____, 2020 AD	
COMCAST CABLE TELEVISION		CITY ENGINEER	
APPROVED THIS _____ DAY OF _____, 2020 AD		APPROVED BY THE CITY ENGINEER ON THIS _____ DAY OF _____, 2020 AD	
COMCAST CABLE TELEVISION		CITY ENGINEER	
			FIRE CHIEF



SARATOGA SPRINGS COSTCO SUBDIVISION	
COSTCO WHOLESALE SUBURBAN LAND RESERVE, INC SARATOGA SPRINGS, UTAH	
SET NO. 06856	SURVISED BY: DR/AMW
CHECKED: T/RE	SHEET NO. 1 of 2
19-028	



SURVEYOR'S SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL