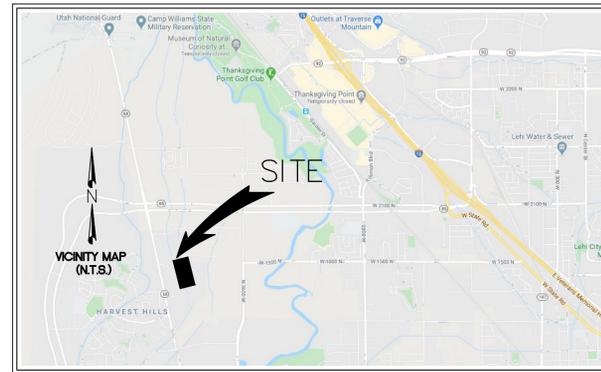


NORTHERN FRONTIER BUSINESS PARK

LOCATED IN THE NORTH WEST QUARTER OF SECTION 11
TOWNSHIP 5 SOUTH, RANGE 1 WEST SALT LAKE BASE & MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH

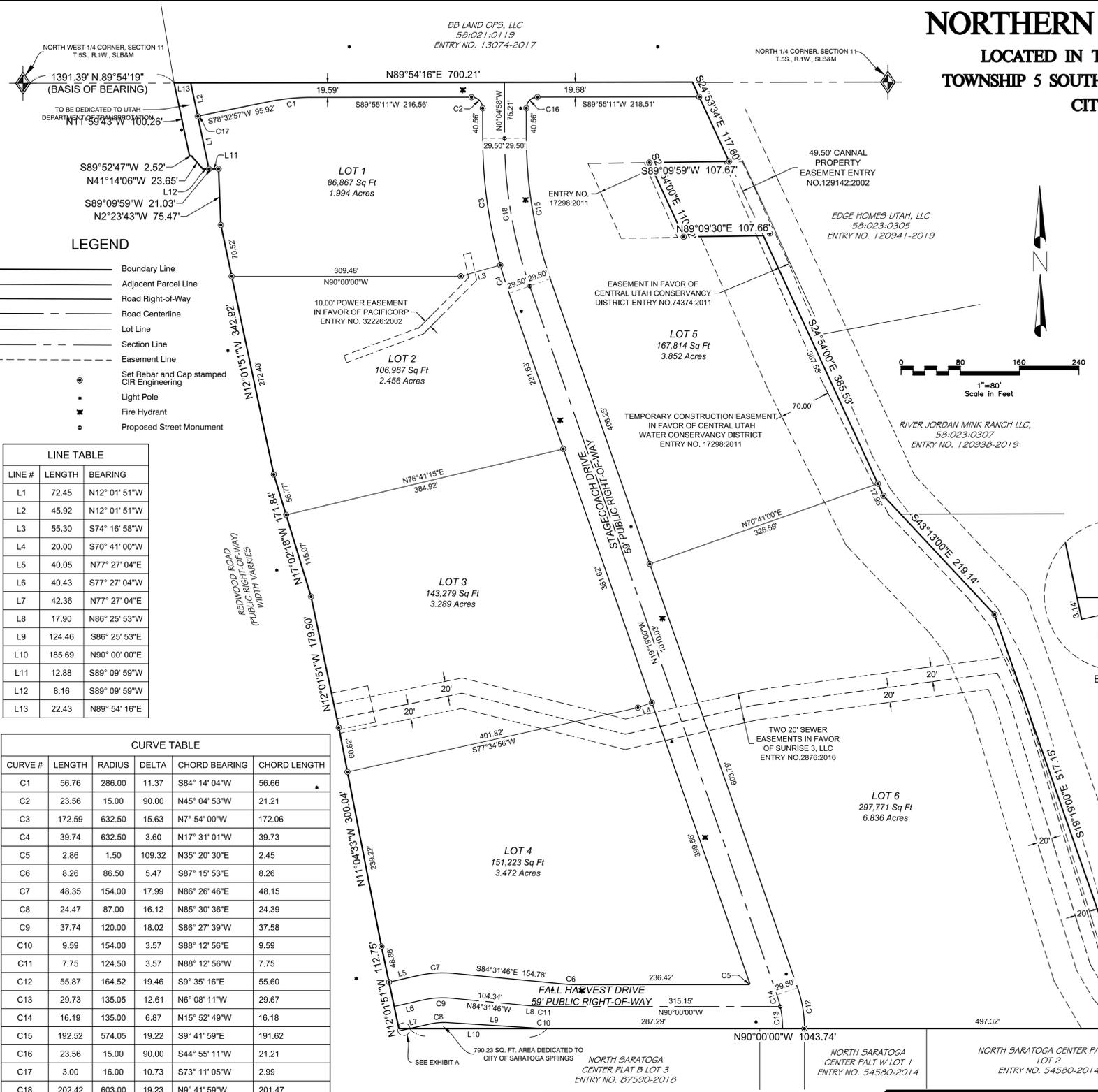
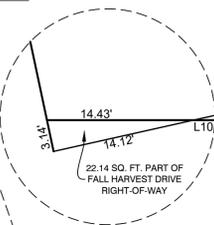
MAY 2020



PLAT NOTES

- PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL. FINAL PLAT APPROVAL WAS GRANTED ON THE _____ DAY OF _____, 20____.
- 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 REQUIRED 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 REQUIRED 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 MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S.
- A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY GSH GEOTECHNICAL INC. 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 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 AREAS WITHIN THIS PLAT (EXCEPTING UNIT AREAS AND LIMITED COMMON AREAS) ARE COMMON AREAS.
- THE INSTALLATION OF ALL IMPROVEMENTS SHALL CONFORM TO ALL CITY RULES, ORDINANCES, REQUIREMENTS, STANDARDS, AND POLICIES REGARDING THE DEVELOPMENT OF THIS PROPERTY.
- ALL STREETS ARE PUBLIC UTILITY EASEMENTS IN FAVOR OF THE CITY OF SARATOGA SPRINGS.
- ALL DIMENSIONED SEWER EASEMENTS ARE FOR THE BENEFIT OF THE CITY OF SARATOGA SPRINGS.
- THE PROPERTY LIES IN FLOOD ZONE X ACCORDING TO FEMA MAP NO. 4955170105B EFFECTIVE DATE JULY 17th 2002.
- SHALLOW SEWER DEPTHS CONTRACTOR SHALL VERIFY SEWER DEPTH BEFORE EXCAVATING FOR BASEMENT. HOME(S) WITH BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.

EXHIBIT A



LEGEND

- Boundary Line
- Adjacent Parcel Line
- Road Right-of-Way
- Road Centerline
- Lot Line
- Section Line
- Easement Line
- Set Rebar and Cap stamped CIR Engineering
- Light Pole
- Fire Hydrant
- Proposed Street Monument

LINE TABLE

LINE #	LENGTH	BEARING
L1	72.45	N12° 01' 51"W
L2	45.92	N12° 01' 51"W
L3	55.30	S74° 16' 58"W
L4	20.00	S70° 41' 00"W
L5	40.05	N77° 27' 04"E
L6	40.43	S77° 27' 04"W
L7	42.36	N77° 27' 04"E
L8	17.90	N86° 25' 53"W
L9	124.46	S86° 25' 53"E
L10	185.69	N90° 00' 00"E
L11	12.88	S89° 09' 59"W
L12	8.16	S89° 09' 59"W
L13	22.43	N89° 54' 16"E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	56.76	286.00	11.37	S84° 14' 04"W	56.66
C2	23.56	15.00	90.00	N45° 04' 53"W	21.21
C3	172.59	632.50	15.63	N7° 54' 00"W	172.06
C4	39.74	632.50	3.60	N17° 31' 01"W	39.73
C5	2.86	1.50	109.32	N35° 20' 30"E	2.45
C6	8.26	86.50	5.47	S87° 15' 53"E	8.26
C7	48.35	154.00	17.99	N86° 26' 46"E	48.15
C8	24.47	87.00	16.12	N85° 30' 36"E	24.39
C9	37.74	120.00	18.02	S86° 27' 39"W	37.58
C10	9.59	154.00	3.57	S88° 12' 56"E	9.59
C11	7.75	124.50	3.57	N88° 12' 56"W	7.75
C12	55.87	164.52	19.46	S9° 35' 16"E	55.80
C13	29.73	135.05	12.61	N6° 08' 11"W	29.67
C14	16.19	135.00	6.87	N15° 52' 49"W	16.18
C15	192.52	574.05	19.22	S9° 41' 59"E	191.62
C16	23.56	15.00	90.00	S44° 55' 11"W	21.21
C17	3.00	16.00	10.73	S73° 11' 05"W	2.99
C18	202.42	603.00	19.23	N9° 41' 59"W	201.47

SURVEYOR CERTIFICATE

I, GARY CHRISTENSEN, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5152617 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; 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 hereon, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as **NORTHERN FRONTIER BUSINESS PARK** and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Signed this _____ day of _____, 20____
(See Seal Below)

BOUNDARY DESCRIPTION

A Parcel of land located partially in the North West Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian in Utah County, The boundary of said Parcel of land is described as follows:

Commencing at the found Utah County Brass Cap Monument marking the Northwest Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian and running thence 1391.39 feet North 89°54'19" East to the Point of Beginning; thence North 89°54'16" East 700.21 feet to the west line of the Utah Lake Distribution Canal; thence South 24°53'34" East 117.60 feet along said canal; thence South 89°09'59" West 107.67 feet; thence South 24°54'00" East 110.02 feet; thence North 89°09'50" East 107.66 feet to a point on the west line of the Utah Lake Distribution Canal; thence the following four (4) courses along said canal (1) South 24°54'00" East 385.53 feet along; (2) thence South 43°13'00" East 219.14 feet; (3) thence South 19°19'00" East 517.15 feet; (4) thence South 44°42'00" East 96.49 feet; thence leaving west line of canal West 1043.74 feet to a point on the east right-of-way line of Redwood Road; thence following the East right-of-way line of Redwood Road the following six (6) courses (1) thence North 12°01'51" West 112.75 feet; (2) thence North 11°04'33" West 300.04 feet; (3) thence North 12°01'51" West 179.90 feet; (4) thence North 17°02'18" West 171.84 feet; (5) thence North 12°01'51" West 342.92 feet; (6) thence North 02°23'45" West 75.47 feet; thence South 89°09'59" West 21.03 feet; thence North 41°14'06" West 23.65 feet; thence South 89°52'47" West 2.52 feet; thence North 11°59'43" West 100.26 feet to the Point of Beginning.

Containing 1080134 square feet or 24.80 acres, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS AND RIGHTS-OF-WAY, TO BE HEREAFTER KNOWN AS:

NORTHERN FRONTIER BUSINESS PARK

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) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS VOLUNTARILY DEFEND, INDEMNIFY, AND SAVE HARMLESS THE CITY AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET, EASEMENT, OR RIGHT-OF-WAY WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREET OR UTILITIES. THE OWNER(S) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS ASSUME ALL LIABILITY WITH RESPECT TO THE CREATION OF THIS SUBDIVISION, THE ALTERATION OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION, AND THE DEVELOPMENT ACTIVITY WITHIN THIS SUBDIVISION BY THE OWNERS AND ALL AGENTS, SUCCESSORS, AND ASSIGNS.

IN WITNESS WHEREOF I HAVE SET FORTH MY HAND THIS _____ DAY OF _____, A.D. 20____.

SIGNATURE

PRINT NAME & TITLE

OWNER'S ACKNOWLEDGMENT

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

ON THIS _____ DAY OF _____, A.D. 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 IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/ THEY 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 THEIR 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____.

ATTEST
CITY RECORDER (SEE SEAL BELOW)

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:
(1) a recorded easement or right-of-way
(2) the law applicable to prescriptive rights
(3) Title 54, Chapter 8a, Damage to Underground Utility Facilities or
(4) any other provision of law.

APPROVED THIS _____ DAY OF _____, A.D. 20____.

ROCKY MOUNTAIN POWER

DOMINION ENERGY QUESTAR CORPORATION

The following note is not endorsed or adopted by Saratoga Springs and does not supersede conflicting plat notes or Saratoga Springs policies:

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 acknowledgment 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 1-800-366-6532.

APPROVED THIS _____ DAY OF _____, A.D. 20____.

QUESTAR GAS COMPANY

PUBLIC WORKS DIRECTOR

APPROVED THIS _____ DAY OF _____, A.D. 20____.

PUBLIC WORKS DIRECTOR

CENTURY LINK

APPROVED THIS _____ DAY OF _____, A.D. 20____.

CENTURY LINK

COMCAST CABLE TELEVISION

APPROVED THIS _____ DAY OF _____, A.D. 20____.

COMCAST CABLE TELEVISION

PLANNING DIRECTOR

APPROVED BY THE PLANNING DIRECTOR ON THIS _____ DAY OF _____, A.D. 20____.

PLANNING DIRECTOR

CITY ENGINEER

APPROVAL BY THE CITY ENGINEER ON THIS _____ DAY OF _____, A.D. 20____.

CITY ENGINEER

LAND USE AUTHORITY

APPROVED BY THE LAND USE AUTHORITY ON THIS _____ DAY OF _____, A.D. 20____.

LAND USE AUTHORITY

FIRE CHIEF

APPROVED BY THE FIRE CHIEF ON THIS _____ DAY OF _____, A.D. 20____.

CITY FIRE CHIEF

SARATOGA SPRINGS ATTORNEY

APPROVAL BY SARATOGA SPRINGS ATTORNEY ON THIS _____ DAY OF _____, A.D. 20____.

SARATOGA SPRINGS ATTORNEY

LEHI CITY POST OFFICE

APPROVED BY POST OFFICE REPRESENTATIVE ON THIS _____ DAY OF _____, A.D. 20____.

LEHI CITY POST OFFICE REPRESENTATIVE

NORTHERN FRONTIER BUSINESS PARK

LOCATED IN THE NORTH WEST QUARTER OF SECTION 11 TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN SARATOGA SPRINGS, UTAH
APRIL 2020

SURVEYOR'S SEAL 	CITY ENGINEER SEAL	CLERK/RECORDER SEAL
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APPROVED THIS _____ DAY OF _____, A.D. 20____.

PUBLIC WORKS DIRECTOR

APPROVED THIS _____ DAY OF _____, A.D. 20____.

CENTURY LINK

APPROVED THIS _____ DAY OF _____, A.D. 20____.

COMCAST CABLE TELEVISION

APPROVED THIS _____ DAY OF _____, A.D. 20____.

PLANNING DIRECTOR

APPROVAL BY THE CITY ENGINEER ON THIS _____ DAY OF _____, A.D. 20____.

CITY ENGINEER

APPROVED BY THE LAND USE AUTHORITY ON THIS _____ DAY OF _____, A.D. 20____.

LAND USE AUTHORITY

APPROVED BY THE FIRE CHIEF ON THIS _____ DAY OF _____, A.D. 20____.

CITY FIRE CHIEF

APPROVAL BY SARATOGA SPRINGS ATTORNEY ON THIS _____ DAY OF _____, A.D. 20____.

SARATOGA SPRINGS ATTORNEY

APPROVED BY POST OFFICE REPRESENTATIVE ON THIS _____ DAY OF _____, A.D. 20____.

LEHI CITY POST OFFICE REPRESENTATIVE