

**UTAH LAND SURVEYING, LLC**  
 A PROFESSIONAL LICENSED LAND SURVEYING COMPANY  
  
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 FARMINGTON, UT 84025  
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 mike@utahlandsurveying.com  
 www.utahlandsurveying.com

**R & R TACTICAL SUBDIVISION**  
 AMENDING LOTS 1, 2, 10, AND 11 OF STEELE RIDGE PLAZA  
 LOCATED IN THE NORTHEAST QUARTER  
 OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST,  
 SALT LAKE BASE AND MERIDIAN,  
 SARATOGA SPRINGS, UTAH COUNTY, UTAH



**SURVEYOR'S CERTIFICATE**

I, **MICHAEL L. WANGEMANN**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. **6431156**, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. 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, **R & R TACTICAL SUBDIVISION** AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

DATE: \_\_\_\_\_ MICHAEL L. WANGEMANN  
 LICENSE NO. 6431156

**BOUNDARY DESCRIPTION**

BEGINNING AT THE SOUTHWEST CORNER OF LOT 9, STEELE RIDGE PLAZA, ACCORDING TO THE OFFICIAL PLAT THEREOF AND ON FILE IN THE UTAH COUNTY RECORDER'S OFFICE, SAID POINT BEING NORTH 00°01'48" EAST (RECORD- NORTH 803.26 FEET AND WEST 908.63 FEET (RECORD- 908.21 FEET) FROM THE EAST QUARTER CORNER, SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE WEST 426.00 FEET; THENCE NORTH 00°11'42" EAST 385.72 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF CROSSROADS BOULEVARD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 89°24'37" EAST 67.49 FEET TO THE POINT ON A 208.00 FOOT RADIUS NON-TANGENT CURVE (WHICH RADIUS POINT BEARS NORTH 07°48'15" EAST); THENCE EASTERLY 26.32 FEET ALONG THE ARC OF SAID THROUGH A CENTRAL ANGLE OF 07°15'03" (WHICH LONG CHORD BEARS SOUTH 85°49'16" EAST 26.31 FEET); THENCE SOUTH 89°24'37" EAST 203.31 FEET; THENCE SOUTH 87°05'30" EAST 58.94 FEET; THENCE SOUTH 214.77 FEET; THENCE EAST 68.80 FEET; THENCE SOUTH 163.25 FEET TO THE POINT OF BEGINNING.  
 CONTAINS 147,575.23 SQ/FT OR 3.39 ACRES

**OWNER'S DEDICATION**

KNOWN BY ALL PERSONS THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS

**R & R TACTICAL SUBDIVISION**

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. OWNERS HEREBY AGREE TO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET.

IN WITNESS WHEREOF \_\_\_\_\_ HAVE HEREUNTO SET \_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2023.

**LIMITED LIABILITY ACKNOWLEDGEMENT**

**LIMITED LIABILITY COMPANY**  
 STATE OF UTAH )  
 COUNTY OF \_\_\_\_\_ )  
 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR 20\_\_\_\_, BEFORE ME, \_\_\_\_\_ PERSONALLY APPEARED \_\_\_\_\_ WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS A \_\_\_\_\_ [MEMBER WITH MANAGEMENT AUTHORITY] (MANAGER) OF \_\_\_\_\_ A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXCLUDED IT IN SUCH CAPACITY.  
 \_\_\_\_\_  
 NOTARY SIGNATURE

**ACCEPTANCE BY LEGISLATIVE BODY**

THE CITY COUNCIL OF SARATOGA SPRINGS, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSE FOR THE PERPETUAL USE OF PUBLIC THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

APPROVAL BY MAYOR \_\_\_\_\_

ATTEST \_\_\_\_\_  
 APPROVAL BY CITY ENGINEER (SEE SEAL BELOW)

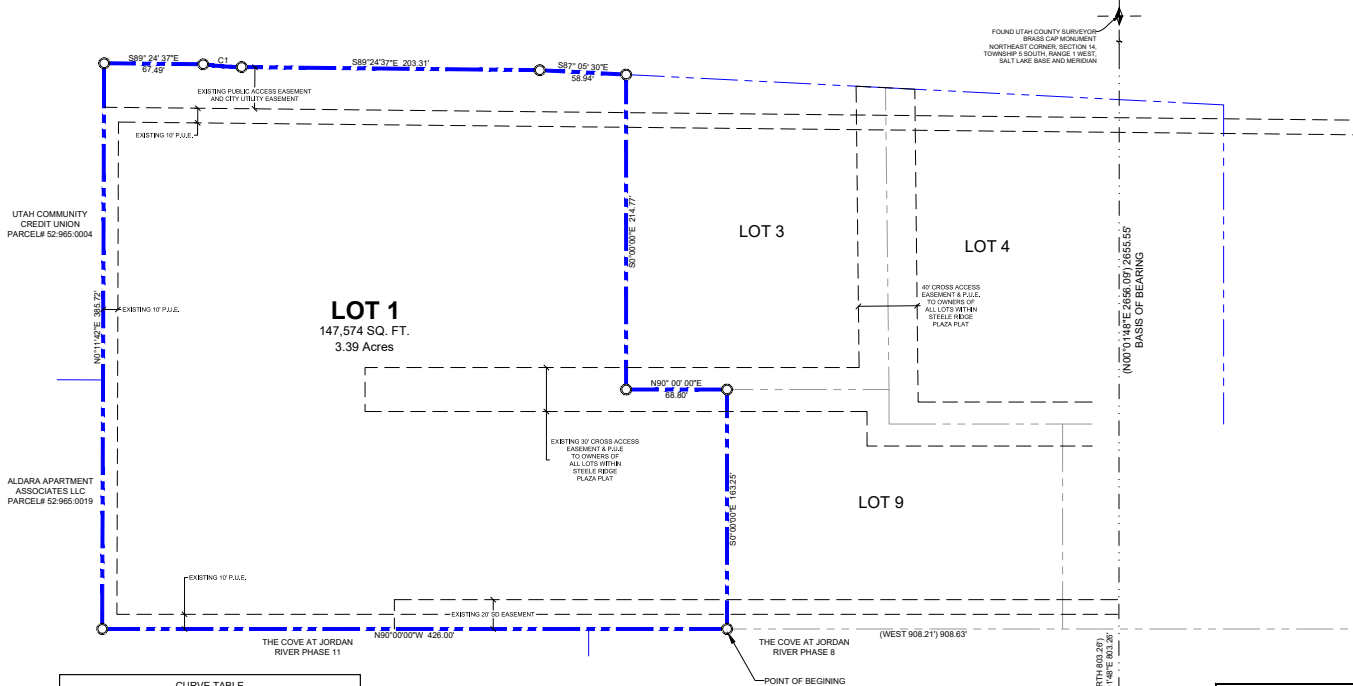
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SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY ENGINEER SEAL RECORDER SEAL

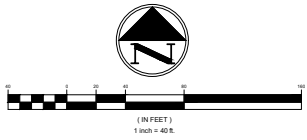


**CROSSROADS BLVD**  
 (A 120' PUBLIC RIGHT-OF-WAY)



**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	TAN	CHORD	CHORD BRG
C1	26.32'	208.00'	7°15'03"	13.18'	26.31'	S85°49'16"E



**LEGEND**

- SECTION CORNER
- NEW STREET MONUMENT
- REFERENCE MONUMENT
- CENTERLINE
- RIGHT OF WAY
- SECTION LINES
- PUBLIC UTILITY AND DRAINAGE EASEMENT (P.U.D.E)
- BOUNDARY LINE
- BOUNDARY PROPERTY CORNER

**DOMINION ENERGY UTAH**  
 DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF THE RIGHT-OF-WAY AND EASEMENTS GRANTED AND EXISTING UNDERGROUND FACILITIES. NOTHING HEREIN SHALL BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHTS-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL 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 OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT COMMON ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8032.

D&A DOMINION ENERGY UTAH  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 BY: \_\_\_\_\_  
 TITLE: \_\_\_\_\_

<b>PLANNING COMMISSION APPROVAL</b> APPROVED THIS _____ DAY OF _____ A.D., 2023 BY THE SARATOGA SPRINGS CITY PLANNING COMMISSION. CHAIR, PLANNING COMMISSION _____	<b>CENTURY LINK</b> APPROVED THIS _____ DAY OF _____ A.D., 2023. CENTURY LINK _____	<b>PLANNING DIRECTOR</b> APPROVED THIS _____ DAY OF _____ A.D., 2023 BY THE SARATOGA SPRINGS PLANNING DIRECTOR. PLANNING DIRECTOR _____	<b>LAND USE AUTHORITY</b> APPROVED THIS _____ DAY OF _____ A.D., 2023 BY THE SARATOGA SPRINGS LAND USE AUTHORITY. LAND USE AUTHORITY _____	<b>CITY ATTORNEY APPROVAL</b> APPROVED THIS _____ DAY OF _____ A.D., 2023 BY THE SARATOGA SPRINGS CITY ATTORNEY. CITY ATTORNEY _____
<b>COMCAST CABLE TELEVISION</b> APPROVED THIS _____ DAY OF _____ A.D., 2023. COMCAST CABLE TELEVISION _____	<b>CITY ENGINEER'S APPROVAL</b> APPROVED THIS _____ DAY OF _____ A.D., 2023 BY THE SARATOGA SPRINGS CITY ENGINEER. CITY ENGINEER _____	<b>FIRE CHIEF</b> APPROVED THIS _____ DAY OF _____ A.D., 2023 BY THE SARATOGA SPRINGS FIRE CHIEF. CITY FIRE CHIEF _____	<b>POST OFFICE</b> APPROVED THIS _____ DAY OF _____ A.D., 2023 BY THE POST OFFICE. POST OFFICE REPRESENTATIVE _____	<b>PUBLIC WORKS DIRECTOR</b> APPROVED THIS _____ DAY OF _____ A.D., 2023 BY THE SARATOGA SPRINGS PUBLIC WORKS DIRECTOR. SARATOGA SPRINGS PUBLIC WORKS DIRECTOR _____

**SHEET 1 OF 1**