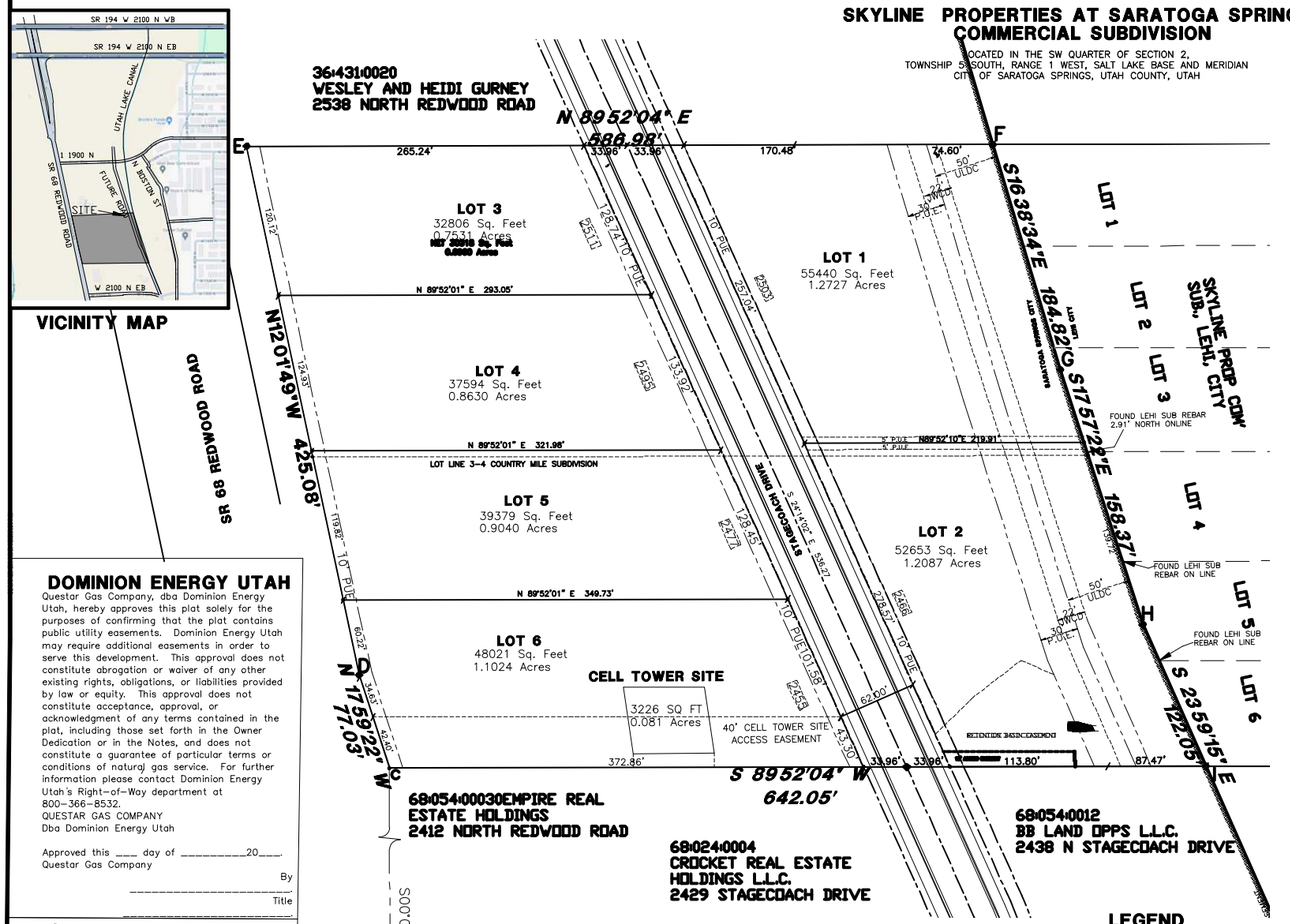
KUNZ ENGINEERING

SKYLINE PROPERTIES AT SARATOGA SPRINGS COMMERCIAL SUBDIVISION

LOCATED IN THE SW QUARTER OF SECTION 2,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH



VICINITY MAP

DOMINION ENERGY UTAH

Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. 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 acknowledgment 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 naturaj gas service. For further information please contact Dominion Energy Utah's Right-of-Way department at 800-366-8532.
QUESTAR GAS COMPANY
Dba Dominion Energy Utah

Approved this ___ day of _____20___.
Questar Gas Company
By
_____
Title
_____

ROCKY MOUNTAIN POWER

1. PERSUANT TO UTAH CODE ANNOTATED 54-3-37 THIS PLAT CONVEYS TO THE OWNERS OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH THE RIGHTS AND DUTIES DESCRIBED THEREON.
2. PERSUANT TO UTAH CODE ANN. 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THIS P.U.E. 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 _____20_____.

_____
ROCKY MOUNTAIN POWER

CELL BOUNDARY DESCRIPTION

PART OF LOT 4 OF COUNTRY MILE SUBDIVISION LOCATED IN THE SW QUARTER OF SECTION 2, T.5S., R.1W., S.L.B.&M., U.S. SURVEY. DESCRIBED AS FOLLOWS:
BEGINNING AT THE S ¼ CORNER OF SECTION 2 AND PROCEEDING S89°55'06"W 650.70 FEET ALONG THE SOUTH LINE OF SAID SECTION 2 AND N00°04'54"W 349.51 FEET TO THE CORNER OF GRANTOR'S PROPERTY AND THENCE ALONG GRANTOR'S SOUTH LINE S89°51'27"W 454.5 FEET AND N00°08'33"W 11.00 FEET TO THE TRUE POINT OF BEGINNING THENCE N08°21'04"W 52.43 FEET; THENCE N89°51'27"E 61.89; THENCE S08°21'04"E 52.43 FEET; THENCE N89°51'27"W 61.89 FEET WHICH IS TRUE THE POINT OF BEGINNING, HAVING AN AREA OF 3226.6 SQUARE FEET, 0.081 ACRES

LEGEND

- = SECTION CORNER
- = SET STREET MONUMENT
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "KUNZ ENGINEERING"
- = BOUNDARY LINE
- = SARATOGA/LEHI BOUNDARY
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- P.U.E. = PUBLIC UTILITY EASEMENT

EXISTING CONTOUR INTERVAL 1'

50 0 50 100 150
Scale: 1" = 50'

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE S QUARTER CORNER AND THE SW CORNER OF SECTION 2, T5S, R1W S.L.B.&M SHOWN HERE ON AS S89°55'06"W, 2652.52 FEET.

PROPERTY OWNERS

PARCEL 36-431-0023 - AARON LARSON
MAILING ADDRESS: 15782 S WOOD HOLLOW DR
BLUFFDALE, UT 84065

PARCEL 36-431-0021 - SL0013 L.L.C.
MAILING ADDRESS: 15782 S WOOD HOLLOW DR
BLUFFDALE, UT 84065.

DEVELOPER

DEVELOPER - SL0013 L.L.C.
MAILING ADDRESS -15782 S WOOD HOLLOW DR
BLUFFDALE, UT 84065.

NOTES

1. THE CANAL EASEMENT IS AS SHOWN ON THE COUNTRY MILES SUBDIVISION PLAT. ANY STRUCTURES WITHIN THE 100 FOOT BUILDING EASEMENT WILL NEED TO BE REVIEWED BY FRANSON ENGINEERING FOR THE UTAH LAKE CANAL COMPANY. CONTACT THEM AT 1276 S. 820 E, AMERICAN FORK, UTAH 84003 - PHONE 801-756-0309
2. THE AREA SHOWN AS STAGECOACH DRIVE TO BE DEDICATED TO SARATOGA SPRINGS CITY FOR PUBLIC ROAD RIGHT OF WAY.
3. THIS SUBDIVISION WILL BE VACATING A PART OF LOT 3 AND LOT 4 OF COUNTRY MILE SUBDIVISION (#59381, MAP 4759) IN THE UTAH COUNTY RECORDER'S OFFICE.

STATE PLANE COORDINATES			
Point	Northing(Y)	Easting(X)	Description
A	7316842.27	1524469.92	S 1/4 CORNER SEC 2
B	7316838.59	1521816.75	SW CORNEWR SEC 2
C	7317189.37	1523176.67	PTY COR
D	7317262.63	1523152.88	PTY COR
E	7317678.39	1523064.28	PTY COR
F	7317679.73	1523651.26	PTY COR
G	7317502.65	1523704.19	PTY COR
H	7317352.00	1523753.02	PTY COR
I	7317190.85	1523818.72	PTY COR

DOMINION ENERGY UTAH

OWNER'S ACKNOWLEDGMENT

State of Utah
County of Utah

on the ___ day of _____, a.d. 20_____, personally appeared before me

_____ _____ _____
Signature Print Name Title & Entity

who being by me duly sworn, did prove to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his authorized capacity and that by his signature in the instrument on this instrument the person or entity upon behalf of which the persons acted, executed this plat will full authority of the owners

I certify under penalty of perjury under the laws of the State of Utah the the foregoing paragraph is true and correct.'

_____ _____
Notary Public Signature Commission Number

_____ _____
Print name as Commissioned My Commission Expires

BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SW QUARTER OF SECTION 2, T5S, R1W, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING DESCRIBED AS FOLLOWS:
PART OF LOTS 3 AND 4 OF COUNTRY MILE SUBDIVISION, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTH QUARTER OF SAID SECTION 2, AND PROCEEDING S89°55'02"W 1292.75' ALONG THE SOUTH LINE OF SECTION 2 AND N00°04'55"W 348.96' TO A POINT ON THE EASTERLY ROW LINE OF REDWOOD ROAD (SR-68), THE TRUE POINT OF BEGINNING THENCE ALONG SAID RIGHT OF WAY LINE N17°59'22"W 77.03' AND N12°01'49"W 425.08' TO THE NORTH LINE OF LOT3, COUNTRY MILE SUBDIVISION; THENCE N89°52'04"E 586.98' TO THE SARATOGA SPRINGS CITY BOUNDARY; THENCE ALONG SAID BOUNDARY S16°38'34"E 184.82' AND S17°57'12"E 158.37' AND S23°59'15"E 122.05' TO THE SOUTH LINE OF LOT 4 COUNTRY MILE SUBDIVISION; THENCE S89°52'04"W 642.05' TO THE TRUE POINT OF BEGINNING. HAVING AN AREA OF 299124.9 SQUARE FEET, 6.867 ACRES

LESS THE FOLLOWING CELL TOWER SITE:
PART OF LOT 4 OF COUNTRY MILE SUBDIVISION LOCATED IN THE SW QUARTER OF SECTION 2, T.5S., R.1W., S.L.B.&M., U.S. SURVEY. DESCRIBED AS FOLLOWS:
BEGINNING AT THE S QUARTER CORNER OF SECTION 2 AND PROCEEDING S89°55'06"W 650.70 FEET ALONG THE SOUTH LINE OF SAID SECTION 2 AND N00°04'54"W 349.51 FEET TO THE CORNER OF GRANTOR'S PROPERTY AND THENCE ALONG GRANTOR'S SOUTH LINE S89°51'27"W 454.5 FEET AND N00°08'33"W 11.00 FEET TO THE TRUE POINT OF BEGINNING THENCE N08°21'04"W 52.43 FEET; THENCE N89°51'27"E 61.89; THENCE S08°21'04"E 52.43 FEET; THENCE N89°51'27"W 61.89 FEET WHICH IS TRUE THE POINT OF BEGINNING, HAVING AN AREA OF 3226.6 SQUARE FEET, 0.081 ACRES

ACRES: 6.79 # OF LOTS 6

DATE:_____
ROBERT D. KUNZ, P.E., L.S. 150228-2201,150228-2202

OWNER'S CERTIFICATE AND DEDICATION

Know all by these presents that the undersigned owners 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:

Skyline Properties at Saratoga Springs
Commercial Subdivision

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 that 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, and the development activity within the subdivision by the owners and all agents. Successors, and assigns.
In witness whereof I have hereunto set forth my hand this ___day of _____, 20__ .

For SLC0013 (parcel 36:431:0021):

_____Know all by these presents that the undersigned owners 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:

Skyline Properties at Saratoga Springs
Commercial Subdivision

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 that 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, and the development activity within the subdivision by the owners and all agents. Successors, and assigns.
In witness whereof I have hereunto set forth my hand this __day of _____, 20__ .

For SLC0013 (parcel 36:431:0021):

_____ _____ _____
Signature Print Name Title & Entity

for Harvest View (36:431:0023):

_____ _____ _____
.Signature Print Name Title & Entity

APPROVAL BY LEGISLATIVE BODY

THE CITY COUNCIL OF 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 PURPOSES OF THE PERPETUAL USE OF THE PUBLIC.
THIS _____DAY OF _____, A.D. 20_____.

APPROVED_____ ATTEST:_____
CITY MAYOR CITY CLERK

CENTURY LINK	PLANNING DIRECTOR	LAND USE AUTHORITY	SARATOGA SPRINGS ATTORNEY
APPROVED THIS___DAY OF _____, A.D. 20___	APPROVED THIS___DAY OF _____, A.D. 20___	APPROVED THIS___DAY OF _____, A.D. 20___	APPROVED THIS___DAY OF _____, A.D. 20___
CENTRUY LINK	PLANNING DIRECTOR	LAND USE AUTHORITY	SARATOGA SPRINGS ATTORNEY
COMCAST CABLE TELEVISION	**CITY ENGINEER**	**FIRE CHIEF**	**LEHI POST OFFICE**
APPROVED THIS___DAY OF _____, A.D. 20___	APPROVED THIS___DAY OF _____, A.D. 20___	APPROVED THIS___DAY OF _____, A.D. 20___	APPROVED THIS___DAY OF _____, A.D. 20___
COMCAST CABLE TELEVISION	CITY ENGINEER	FIRE CHIEF	LEHI POST OFFICE REPRESENTATIVE

KUNZ ENGINEERING
ENGINEERING * SURVEYING * LAND PLANNING
280 EAST 260 SOUTH, OREM, UTAH 84058 CELL NUMBER (801)-830-9896
PHONE: (801) 225-8232 EMAIL: ROBERTDKUNZ@GMAIL.COM

SKYLINE PROPERTIES AT SARATOGA SPRINGS COMMERCIAL SUBDIVISION

LOCATED IN THE SW QUARTER OF SECTION 2,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	CITY ENGINEER'S SEAL	CLERK/RECORDER SEAL	
REGISTERED LAND SURVEYOR 150228-2201 ROBERT KUNZ STATE OF UTAH DRAFT			