

HARVEST POINT COMMERCIAL PLAT "A"

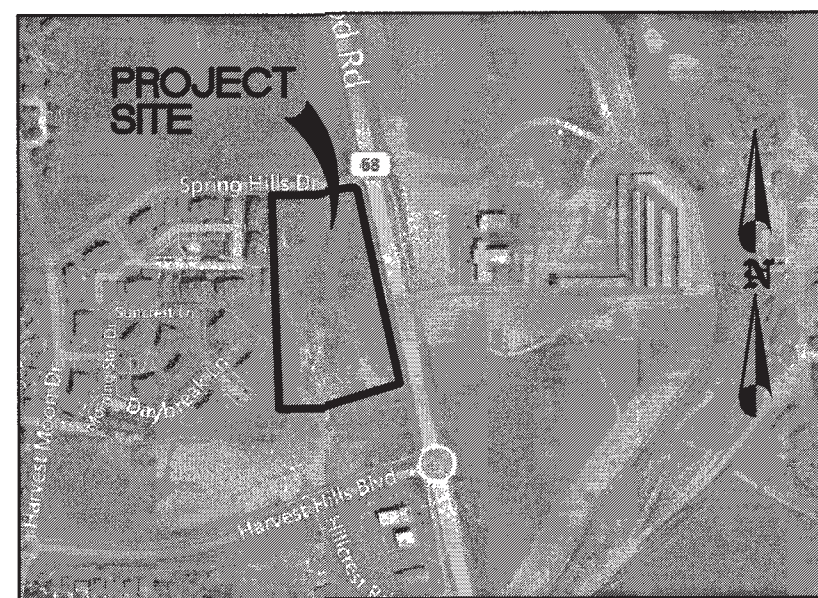
LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST

SALT LAKE BASE AND MERIDIAN

SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

- NOTES:**
1. PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL BY CITY COUNCIL. FINAL PLAT APPROVAL WAS GRANTED ON THE _____ DAY OF _____ 20____.
 2. THE INSTALLATION OF ALL IMPROVEMENTS SHALL CONFORM TO ALL CITY RULES, ORDINANCES, REQUIREMENTS, STANDARDS, AND POLICIES REGARDING THE DEVELOPMENT OF THIS PROPERTY.
 3. PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
 4. PLAT MAY BE SUBJECT TO THE MASTER DEVELOPMENT AGREEMENT, DEVELOPER AGREEMENT, SUBDIVISION AGREEMENT, OR SITE PLAN AGREEMENT. SEE CITY RECORDER FOR MORE INFORMATION.
 5. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING. ALL IMPROVEMENTS CURRENTLY MEET CITY STANDARDS; AND BONDS ARE POSTED BY THE CURRENT OWNER OF THE PROJECT PURSUANT TO CITY CODE.
 6. ALL BONDS AND BOND AGREEMENTS ARE BETWEEN THE CITY, DEVELOPER/OWNER, AND FINANCIAL INSTITUTION. NO OTHER PARTY, INCLUDING UNIT OR LOT OWNERS, SHALL BE DEEMED A THIRD-PARTY BENEFICIARY OR HAVE ANY RIGHTS INCLUDING THE RIGHT TO BRING ANY ACTION UNDER ANY BOND OR BOND AGREEMENT.
 7. THE OWNER OF THIS SUBDIVISION AND ANY SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR ENSURING THAT IMPACT AND CONNECTION FEES ARE PAID AND WATER RIGHTS ARE SECURED FOR EACH INDIVIDUAL LOT. NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL ALL IMPACT AND CONNECTION FEES, AT THE RATES IN EFFECT WHEN APPLYING FOR BUILDING PERMIT, ARE PAID IN FULL AND WATER RIGHTS SECURED AS SPECIFIED BY CURRENT CITY ORDINANCES AND FEE SCHEDULES.
 8. ALL OPEN SPACE AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.
 9. ANY REFERENCE HEREIN TO OWNERS, DEVELOPERS, OR CONTRACTORS SHALL APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
 10. NO DIRECT LOT ACCESS PERMITTED ALONG REDWOOD ROAD AND FALL HARVEST DRIVE.
 11. LOTS 2, 4, 6, & 8 ARE RESTRICTED TO A MAXIMUM STORM WATER RELEASE RATE OF 0.68 CFS/AC. LOTS 1, 3, 5, & 7 ARE RESTRICTED TO A MAXIMUM STORM WATER RELEASE RATE OF 0.20 CFS/AC.
 12. ALL LOTS MUST PROVIDE OIL/WATER SEPARATOR BEFORE DISCHARGE.
 13. DRIVEWAY ACCESS EASEMENT FOR THE BENEFIT AND USE OF THE OWNERS OF ALL LOTS. DRIVEWAY ACCESS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

- LEGEND:**
- FOUND SECTION CORNER MONUMENT
 - EXISTING SUBDIVISION SURVEY MONUMENT
 - PROPOSED SUBDIVISION SURVEY MONUMENT
 - EXISTING FIRE HYDRANT
 - PROPOSED FIRE HYDRANT
 - EXISTING STREET LIGHT
 - PROPOSED STREET LIGHT
 - PROPERTY LINE
 - LOT LINE
 - BUILDING SETBACK LINE
 - EASEMENT LINE
 - ROAD CENTERLINE



VICINITY SKETCH

gerg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Orem, UT 84057
Office: (801) 225-1237
Cell: (801) 616-1677

AZTEC ENGINEERING
491 N 450 W
OREM, UT 84057

FIRE CHIEF APPROVAL

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

CITY FIRE CHIEF

PLANNING COMMISSION REVIEW

REVIEWED BY THE PLANNING COMMISSION ON THIS _____ DAY OF _____ A.D. 20____

CHAIRMAN, PLANNING COMMISSION

SARATOGA SPRINGS ENGINEER APPROVAL

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

CITY ENGINEER

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

SURVEYOR'S CERTIFICATE

I, _____ DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD A LICENSE, CERTIFICATE NO. _____, 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 AS 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. I ALSO CERTIFY THAT I HAVE FILED, OR WILL FILE WITHIN 90 DAYS OF THE RECORDATION OF THIS PLAT, A MAP OF THE SURVEY I HAVE COMPLETED WITH THE UTAH COUNTY SURVEYOR.

BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS S00°34'14"W 1327.04 FEET AND EAST 1219.81 FEET FROM THE NORTHWEST CORNER OF SECTION 11, T5S, R1W, SLB8M, SAID POINT BEING ALONG THE SOUTH RIGHT-OF-WAY LINE OF FALL HARVEST DRIVE;

RUNNING THENCE EASTERLY ALONG SAID LINE THE FOLLOWING THREE (3) COURSES: EAST 190.27 FEET, ALONG THE ARC OF A 566.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 118.84 FEET (CENTRAL ANGLE 12°01'50" AND CHORD BEARS N83°59'05"E 118.63 FEET) AND N77°58'10"E 34.14 FEET TO A POINT ALONG THE WEST RIGHT-OF-WAY LINE OF REDWOOD ROAD, THENCE SOUTHERLY ALONG SAID LINE THE FOLLOWING FOUR (4) COURSES: S14°38'32"E 13.31 FEET, S12°01'39"E 416.70 FEET, S77°58'21"W 10.00 FEET AND S12°01'39"E 486.86 FEET TO THE NORTH BOUNDARY LINE OF HARVEST VILLAGE, THENCE WESTERLY ALONG SAID BOUNDARY LINE S89°53'49"W 536.72 FEET TO A POINT ALONG THE EASTERLY BOUNDARY LINES OF DAYBREAK AT HARVEST HILLS SUBDIVISION AND SPRING HILLS CREEK CONDOMINIUMS THE FOLLOWING TWO (2) COURSES: N12°44'00"E 59.94 FEET AND NORTH 821.65 FEET TO THE POINT OF BEGINNING.

CONTAINS: 8.81 ACRES # OF LOTS: 8

BASIS OF BEARING: SECTION LINE BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SECTION 11 T5S, R2W, SLB&M BEARING EAST 2651.06 FEET

DATE _____ SURVEYOR'S NAME _____
LICENSE NO. _____

OWNER'S 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 TO BE HEREAFTER KNOWN AS

HARVEST POINT COMMERCIAL PLAT "A"

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC AND/OR CITY ALL PARCELS OF LAND, EASEMENTS, RIGHT-OF-WAY, AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC AND/OR CITY USE. THE OWNER(S) VOLUNTARILY DEFEND, INDEMNIFY, AND SAVE HARMLESS THE CITY AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREET. THE OWNER(S) VOLUNTARILY DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY FROM ANY DAMAGE CLAIMED BY PERSONS WITHIN OR WITHOUT THIS SUBDIVISION TO HAVE BEEN CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION OR BY ESTABLISHMENT OR CONSTRUCTION OF THE ROADS WITHIN THIS SUBDIVISION.

IN WITNESS WHEREOF, _____ HAVE HEREUNTO SET _____ THIS _____ DAY OF _____ A.D. 20____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF DRIVE

ON THE _____ DAY OF _____ A.D. 20____, PERSONALLY APPEARED BEFORE ME, _____ AND, WHO BEING BY ME DULY SWORN DID SAY EACH FOR HIMSELF, THAT HE, THE SAID _____ IS THE PRESIDENT AND HE THE SAID _____ IS THE SECRETARY OF _____ CORPORATION, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND SAID _____ AND _____ EACH DULY ACKNOWLEDGE TO ME THAT SAID CORPORATION EXECUTED THE SAME AND THAT THE SEAL AFFIXED IS THE SEAL OF SAID CORPORATION

MY COMMISSION EXPIRES _____ NOTARY PUBLIC RESIDING AT
(SEE SEAL BELOW)

ACCEPTANCE 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 PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC.

THIS _____ DAY OF _____ A.D. _____

ATTEST
CITY MAYOR CITY RECORDER
(SEE SEAL BELOW)

PLAT "A" HARVEST POINT COMMERCIAL

LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 11
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
SARATOGA SPRINGS CITY _____, UTAH COUNTY, STATE OF UTAH

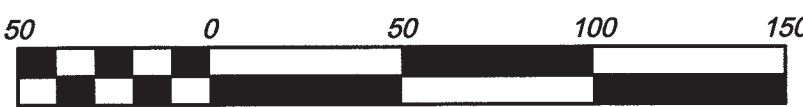
SCALE: 1" = 50 FEET

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

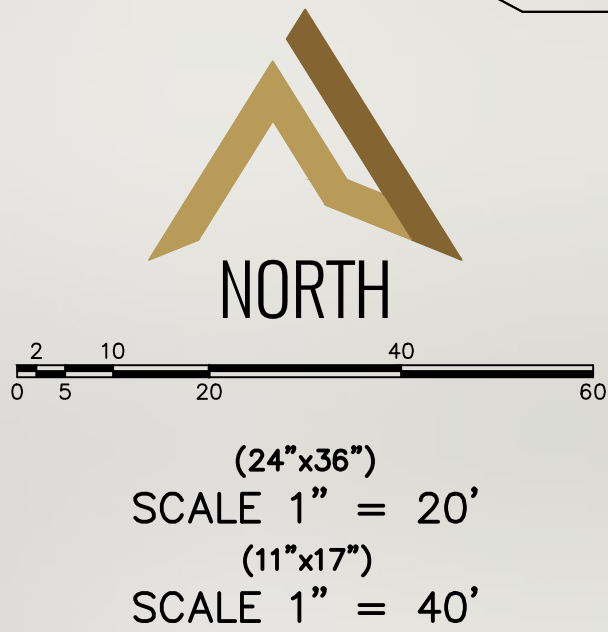
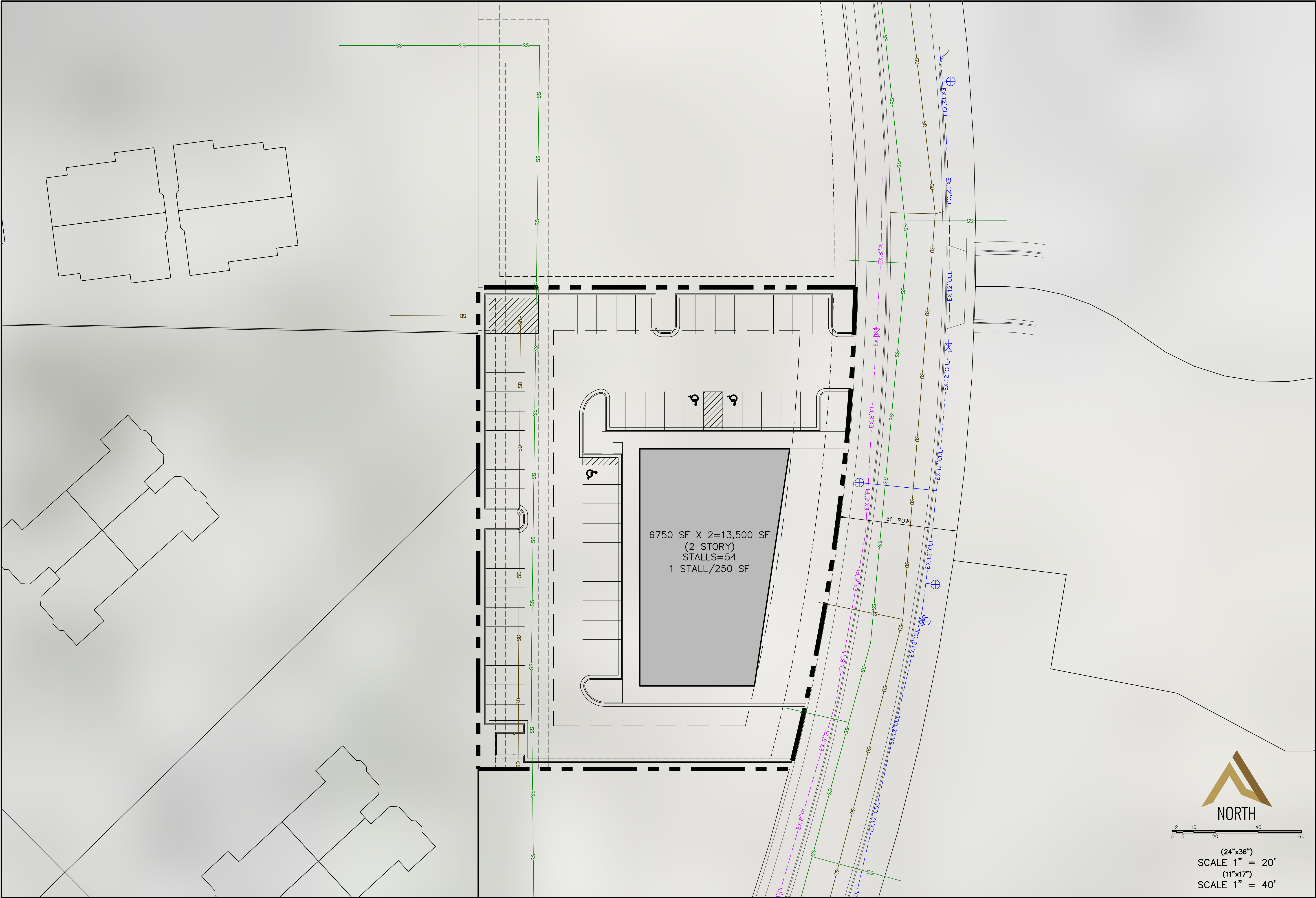
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	566.00	118.84	12°01'50"	118.63	N 83°59'05"E
C2	500.00	163.28	18°42'37"	162.55	N 09°03'34"E
C3	1018.87	564.55	31°44'51"	557.36	N 02°32'28"E
C4	500.00	116.35	13°19'58"	116.09	N 06°39'59"W
C5	472.00	154.14	18°42'37"	153.45	N 09°03'34"E
C6	472.00	17.51	00°57'30"	17.51	N 17°58'08"E
C7	1046.87	276.91	15°09'20"	276.10	N 09°52'44"E
C8	1046.87	132.81	07°16'07"	132.72	N 03°44'30"W
C9	1046.87	108.84	05°57'24"	108.79	N 10°21'18"W
C10	472.00	109.83	13°19'58"	109.59	N 06°39'59"W
C11	15.00	23.17	88°31'14"	20.94	N 44°15'37"E
C12	566.00	104.23	10°33'04"	104.08	N 83°14'42"E
C13	566.00	14.61	01°28'46"	14.61	N 89°15'37"E
C14	15.00	23.56	90°00'00"	21.21	S 45°00'00"E
C15	528.00	122.87	13°19'58"	122.59	S 06°39'59"E
C16	990.87	62.24	03°35'56"	62.23	S 11°32'00"E
C17	990.87	188.37	10°53'33"	188.09	S 04°17'15"E
C18	990.87	226.01	13°04'08"	225.52	S 07°41'03"W
C19	990.87	72.41	04°11'14"	72.40	S 16°19'18"W
C20	528.00	172.42	18°42'37"	171.66	S 09°03'34"W
C21	100.00	67.87	38°53'06"	66.57	S 70°33'27"E
C22	100.00	88.86	50°54'45"	85.96	S 76°34'17"E
C23	1046.87	22.01	01°12'17"	22.00	N 01°41'58"E
C24	1046.87	22.00	01°12'15"	22.00	N 00°29'17"E
C25	78.00	52.94	38°53'06"	51.93	S 70°33'27"E
C26	122.00	94.00	44°08'51"	91.70	S 73°11'20"E
C27	108.00	86.09	45°40'19"	83.83	N 79°11'29"W
C28	122.00	71.64	33°38'40"	70.61	N 73°10'40"W
C29	532.00	111.70	12°01'50"	111.50	N 83°59'05"E

BY SIGNING THIS PLAT THE FOLLOWING UTILITY COMPANIES ARE APPROVING THE (A) BOUNDARY, COURSE, DIMENSIONS, AND INTENDED USE OF THE RIGHT-OF-WAY AND EASEMENT GRANTS OF RECORD, (B) LOCATION OF EXISTING UNDERGROUND AND UTILITY FACILITIES, (C) CONDITIONS OR RESTRICTIONS GOVERNING THE LOCATION OF THE FACILITIES WITH THE RIGHT-OF-WAY, AND EASEMENT GRANTS OF RECORD, AND UTILITY FACILITIES WITH THE SUBDIVISION.


QUESTAR GAS COMPANY	ROCKY MOUNTAIN POWER
APPROVED THIS _____ DAY OF _____ A.D. 20____	APPROVED THIS _____ DAY OF _____ A.D. 20____
QUESTAR GAS COMPANY	ROCKY MOUNTAIN POWER
COMCAST CABLE TELEVISION	CENTURY LINK
APPROVED THIS _____ DAY OF _____ A.D. 20____	APPROVED THIS _____ DAY OF _____ A.D. 20____
COMCAST CABLE TELEVISION	CENTURY LINK



SCALE 1"=50'



HARVEST POINT LOT 4



ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

PHONE 801-655-0666
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

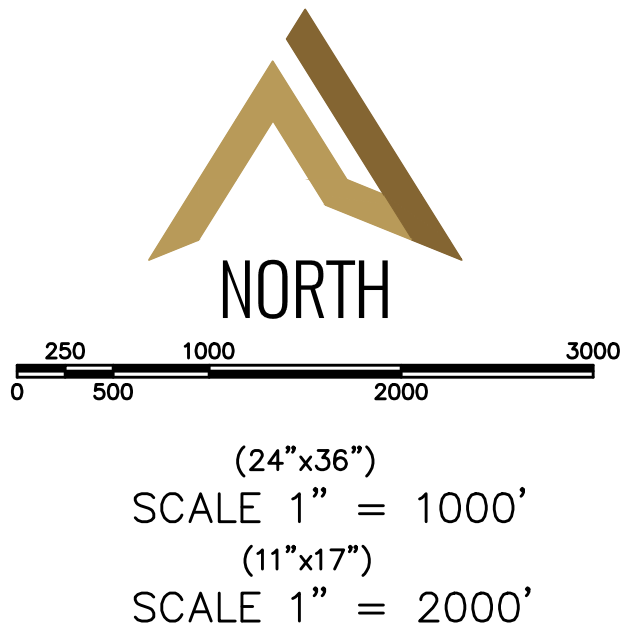
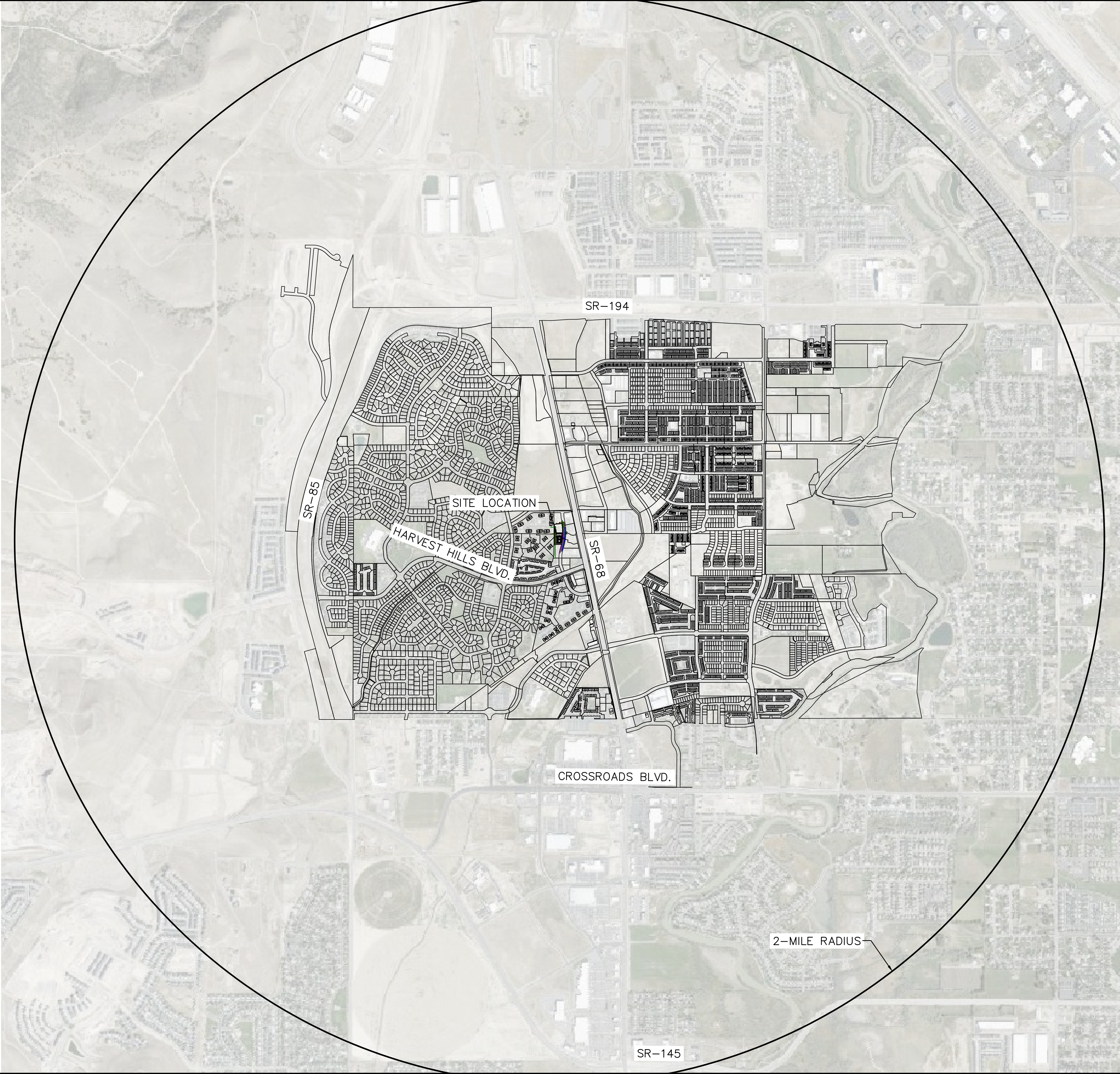
CONCEPTUAL PLAN
JANUARY 27, 2026

SARATOGA SPRINGS, UTAH

SHEET NO.

1

NO.	REVISIONS	BY	DATE
12			
11			
10			
9			
8			
7			
6			
5			
4			
3			
2			
1			



HARVEST POINT LOT 4

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

PHONE 801-655-0555
946 E. 800 N. SUITE A
SPANISH FORK, UT 84601

SITE LOCATION PLAN
JANUARY 27, 2026

SARATOGA SPRINGS, UTAH

REVISIONS												BY		DATE		SHEET NO.	
12																	2
11																	
10																	
9																	
8																	
7																	
6																	
5																	
4																	
3																	
2																	
1																	