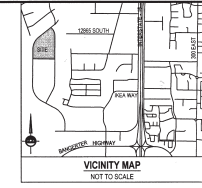


VISTA STATION OFFICE PARK AMENDED

AMENDING VISTA STATION OFFICE PARK

LOCATED IN THE NORTHWEST QUARTER OF SECTION 36,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH
2016

This plan is made solely for the purpose of assisting
in locating the property and Cottonwood Title
Insurance Agency, Inc. assumes no liability for
variation, if any, with actual survey.



SURVEYOR'S CERTIFICATE

I, **KAREN WHITE**, do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. **10338** as prescribed under laws of the State of Utah. Further, I certify that the authority of the Owners, have made a survey of the tract of land shown on this plan and described below, and have ascertained said tract of land into lots and blocks, hereinafter to be known as **VISTA STATION OFFICE PARK AMENDED**, and that the same has been correctly surveyed and staked on the ground as shown on this plan. I further certify that all lots hereon have width and area requirements of the applicable zoning ordinance.

BOUNDARY DESCRIPTION

All of Lots 323 through 329 of Draper TCO Second Amendment Subdivision, as recorded January 20, 2015, as Entry No. 11992007, in Book 2015F, at Page 14 in the Office of the Salt Lake County Recorder, being more particularly described as follows:

Beginning at a point being North 00°19'27" East 155.83 feet along the section line and East 306.01 feet from the West Quarter Corner of Section 36, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running

- thence North 00°19'11" East 353.06 feet,
- thence Northwestly 07°26' East along the arc of a 747.00 foot radius curve to the right (center bears South 89°58'48" East and the chord bears North 20°49'20" East 650.33 feet with a central angle of 51°39'28"),
- thence North 00°17'04" East 631.63 feet,
- thence Southeastly 43.84 feet along the arc of a 26.00 foot radius curve to the right (center bears South 88°22'18" East and the chord bears North 00°22'18" East 26.77 feet with a central angle of 90°00'00"),
- thence South 88°22'18" East 48.34 feet,
- thence Southeastly 276.10 feet along the arc of a 418.00 foot radius curve to the right (center bears South 51°37'48" West and the chord bears South 11°11'58" East 273.42 feet with a central angle of 88°22'18"),
- thence South 1,634.93 feet,
- thence Southeastly 46.25 feet along the arc of a 26.00 foot radius curve to the right (center bears West and the chord bears South 45°02'08" West 36.78 feet with a central angle of 90°00'00"),
- thence Northwestly 45.84 feet along the arc of a 26.00 foot radius curve to the right (center bears North 00°19'10" East and the chord bears North 45°02'08" West 36.78 feet with a central angle of 90°00'00") to the point of beginning.

Contains 1,044,852 Square Feet of 23,264 Acres and 7 Lots

DATE: **Oct 13, 2016**
 KAREN WHITE
 P.L.S. 19120

OWNER'S DEDICATION

I, the undersigned owner of the above described tract of land, hereby set apart and dedicate to the State of Utah and Salt Lake County for public use the same in and to the extent shown on this plan and set out below:

VISTA STATION OFFICE PARK AMENDED

AMENDING VISTA STATION OFFICE PARK

and do hereby dedicate, grant and convey to Draper City, Utah, (1) all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares; (2) those parts, public utility and drainage easements as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainages.

In witness whereof I, the undersigned, have hereunto set our hand this **3** day of **November**, A.D. **2016**

Karen P. Handover
Daniel P. Handover

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
 County of Salt Lake
 On this **17** day of **November**, A.D. **2016**, personally appeared before me **DANIEL P. HANDOVER**, the signor of the foregoing instrument, who duly acknowledged to me that he is the **MANAGER** of **SAVANA VALLEY**, a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he has executed it in such capacity.

MY COMMISSION EXPIRES: **May 24, 2017**
 DANIEL P. HANDOVER RESIDING IN **SALT LAKE COUNTY**
 NOTARY PUBLIC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
 County of Salt Lake
 On this **3** day of **November**, A.D. **2016**, personally appeared before me **DANIEL P. HANDOVER**, the signor of the foregoing instrument, who duly acknowledged to me that he is the **MANAGER** of **SAVANA VALLEY**, a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he has executed it in such capacity.

MY COMMISSION EXPIRES: **10/16/20**
 DANIEL P. HANDOVER RESIDING IN **UTAH**
 NOTARY PUBLIC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
 County of Salt Lake
 On this **3** day of **November**, A.D. **2016**, personally appeared before me **DANIEL P. HANDOVER**, the signor of the foregoing instrument, who duly acknowledged to me that he is the **MANAGER** of **SAVANA VALLEY**, a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he has executed it in such capacity.

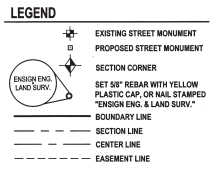
MY COMMISSION EXPIRES: **10/16/20**
 DANIEL P. HANDOVER RESIDING IN **UTAH**
 NOTARY PUBLIC

VISTA STATION OFFICE PARK AMENDED

AMENDING VISTA STATION OFFICE PARK
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 36,
 TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
 DRAPER CITY, SALT LAKE COUNTY, UTAH

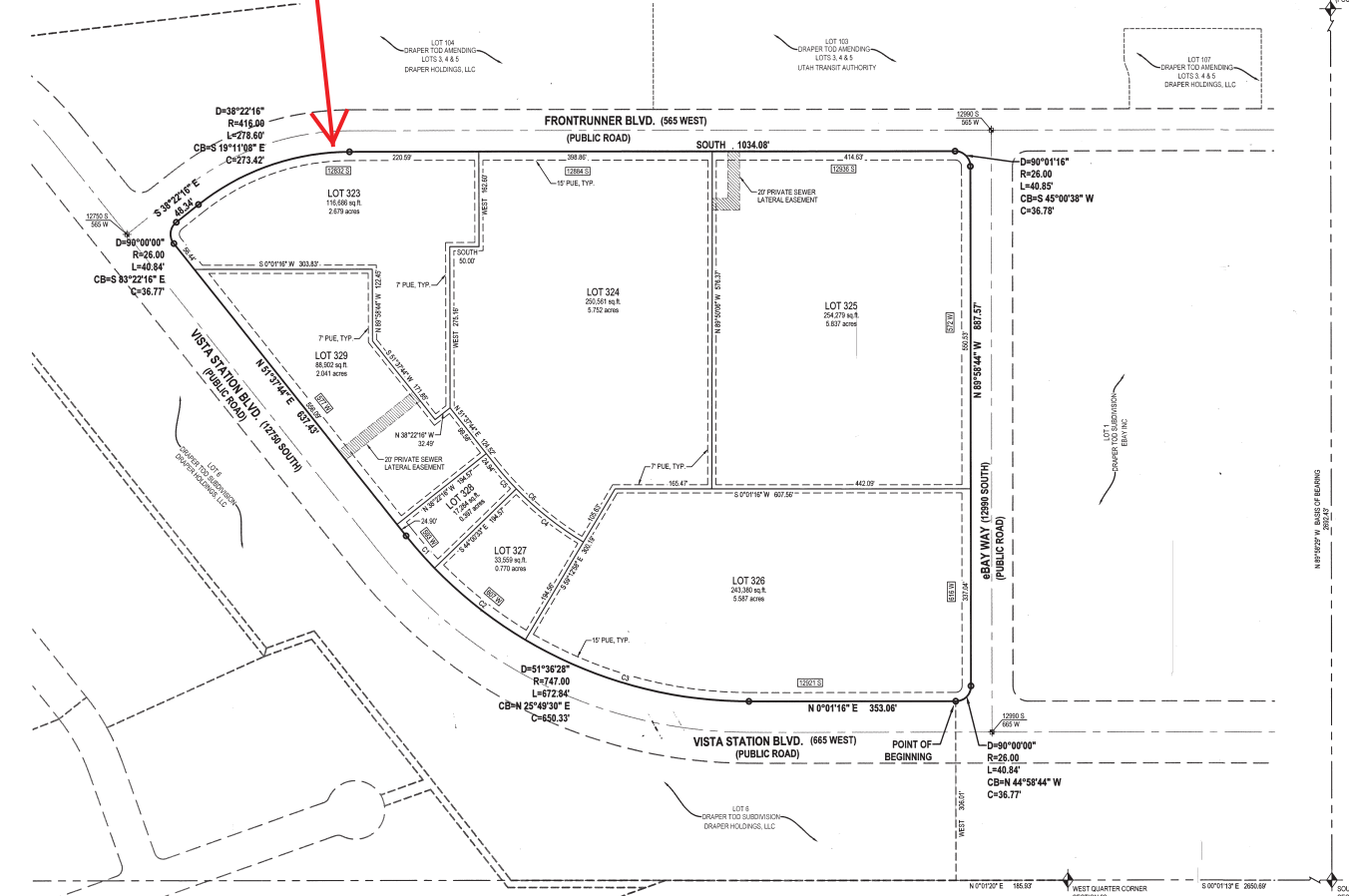
RECORDED: **12425165**

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE OFFICE OF THE COUNTY CLERK, SALT LAKE COUNTY, UTAH, ON **12/16/16** AT **2:31 PM**, BOOK **2016P**, PAGE **305**
\$37.00 FEE
 DEPUTY SALT LAKE COUNTY RECORDER



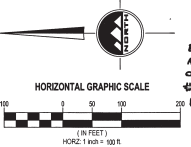
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	747.00	73.57	51°39'28"	S48°48'28"W	74.81
C2	747.00	59.82	15°12'28"	S32°22'09"W	197.72
C3	747.00	451.07	32°42'30"	S19°34'04"W	396.34
C4	362.43	146.62	15°19'42"	S38°22'23"W	146.23
C5	362.43	64.32	3°38'01"	S48°48'43"W	64.32
C6	362.43	200.96	32°59'41"	S41°22'23"W	199.87

- NOTES:
- THE SIGNATURE OF SOUTH VALLEY SEWER DISTRICT ON THIS PLAN DOES NOT CONSTITUTE ANY GUARANTEE OF AVAILABILITY OF SANITARY SEWER SERVICE TO THE PROPERTY OR ANY GUARANTEE OF DEPTH OF LATERALS OR THE NUMBER OF LATERALS. THE PROPERTY MUST PROVIDE SATISFACTORY PLANS TO THE SEWER DISTRICT FOR REVIEW AND APPROVAL, BEFORE CONNECTING TO THE DISTRICT'S SEWER SYSTEM AND WILL BE REQUIRED TO COMPLY WITH THE DISTRICT'S RULES AND REGULATIONS.
 - SHALLOW SEWER DEPTHS: CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTHS AND SET FOUNDATION DEPTHS TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL. BUILDINGS WITH A BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.
 - OWNER/OWNER OF LOTS 323 & 324: BE REQUIRED TO CONNECT TO THE SEWER MAIN LOCATED IN VISTA STATION BLVD. CURRENTLY NO LATERALS HAVE BEEN LEFT TO THESE LOTS.
 - SECONDARY WATER IS NOT AVAILABLE TO THE PROPOSED LOTS. OUTDOOR WATERING SHALL BE PROVIDED THROUGH CULINARY WATER USE. ALL OUTDOOR WATERING CONNECTIONS TO THE CULINARY SERVICE LATERAL SHALL BE ON THE PRIVATE SIDE OF THE CULINARY METER WITH REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTION DEVICES INSTALLED PER DRAPER CITY AND THE MANUFACTURER'S RECOMMENDATIONS, TYPICALLY ABOVE GROUND.
- Private Sewer Lateral Easement Access 326
 Beginning at a point being North 00°19'27" East 601.51 feet along the section line and East 144.23 feet from the West Quarter Corner of Section 36, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 89°58'48" East 200.00 feet.
- Private Sewer Lateral Easement Access 329
 Beginning at a point being North 00°19'27" East 601.51 feet along the section line and East 144.23 feet from the West Quarter Corner of Section 36, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 00°19'27" East 200.00 feet.



ROCKY MOUNTAIN POWER NOTES:
 1. PURSUANT TO IOWA CODE ANN. § 463.27 THIS PLAN 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 IOWA CODE ANN. § 472A.40(3)(C) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE GAS DESCRIBED IN THIS PLAN AND APPROVES THIS PLAN SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAN 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 MAY UNDER:
 1. A RECORDED EASEMENT OR RIGHT OF WAY
 2. THE LAW APPLICABLE TO PREDECEASED RIGHTS
 3. TITLE 54, CHAPTER 6A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 4. ANY OTHER PROVISION OF LAW.

QUESTAR NOTE:
 QUESTAR APPROVES THIS PLAN SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAN CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE AN ASSURANCE OR WARRANTY OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES ASSOCIATED WITH WATER OR ANY OTHER EXISTING RIGHTS. THIS APPROVAL DOES NOT CONSTITUTE AN APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAN, INCLUDING THOSE SET FORTH IN THE OWNER'S DEDICATORY 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 800.366.8832.



BUILDINGS ON LOTS 323, 324, AND 325 OF THIS PLAN ARE SUBJECT TO A COMMERCIAL EMBLEM CONNECTION AGREEMENTS RECORDED AS ENTRY # 12109199, # 12106073 AND # 121059

ENSIGN
 SALT LAKE COUNTY
 40 W. 1000 S. Suite 300
 Sandy, UT 84070
 CHAMBER OF COMMERCE
 Phone: 801.253.4443
 Fax: 801.253.4449
 www.ensignco.com

SHEET 1 OF 1
 PROJECT NUMBER: 654
 DRAWN BY: JF
 CHECKED BY: JF
 DATE: 10/13/16

EASEMENT APPROVAL
 DATE: **10/13/16**
 DATE: **10/13/16**
 DATE: **10/13/16**
 DATE: **10/20/2016**

SOUTH VALLEY SEWER DISTRICT APPROVAL
 APPROVED THIS **2** DAY OF **11**, 20**16**
 DATE: **10/11/16**
 DATE: **10/11/16**
 DATE: **10/20/2016**

PLANNING COMMISSION APPROVAL
 APPROVED THIS **15** DAY OF **November**, 20**16**
 DATE: **10/11/16**
 DATE: **10/11/16**
 DATE: **10/20/2016**

SALT LAKE COUNTY HEALTH DEPARTMENT APPROVAL
 APPROVED THIS **4** DAY OF **November**, 20**16**
 DATE: **10/11/16**
 DATE: **10/11/16**
 DATE: **10/20/2016**

CITY ENGINEER APPROVAL
 APPROVED THIS **22** DAY OF **November**, 20**16**
 DATE: **10/11/16**
 DATE: **10/11/16**
 DATE: **10/20/2016**

CITY MAYOR APPROVAL
 PRESENTED TO THE MAYOR AND DRAPER CITY COUNCIL THE **28** DAY OF **November**, A.D. **2016**, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

CITY ATTORNEY'S APPROVAL
 APPROVED THIS **15** DAY OF **November**, 20**16**
 DATE: **10/11/16**
 DATE: **10/11/16**
 DATE: **10/20/2016**