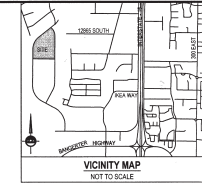
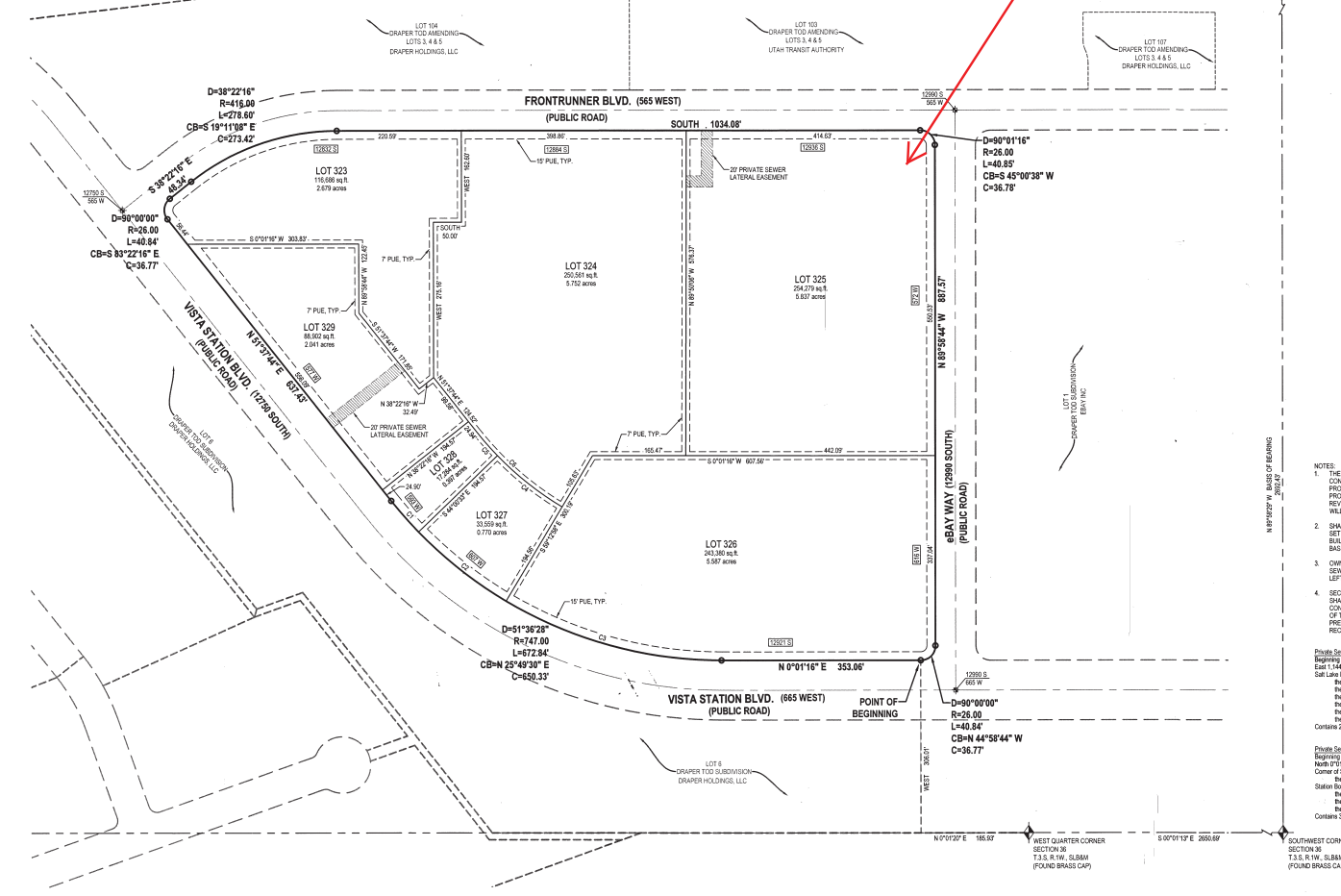


This plat is made solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with actual survey.

VISTA STATION OFFICE PARK AMENDED

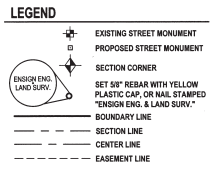
AMENDING VISTA STATION OFFICE PARK
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 36,
 TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
 DRAPER CITY, SALT LAKE COUNTY, UTAH
 2016



SURVEYOR'S CERTIFICATE
 I, **KAREN WHITE**, do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. **3533**, 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 plat and described below, and have subdivided 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 plat. Further, I certify that all lots hereon have been surveyed and staked on the ground as shown on this plat. Further, I certify that all lots hereon have been surveyed and staked on the ground as shown on this plat. Further, I certify that all lots hereon have been surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION
 All of Lots 323 through 326 of Draper City Ordinance 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°10'27" 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°10'11" East 353.00 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 07°17'44" East 63.63 feet,
 thence Southeastly 43.84 feet along the arc of a 26.00 foot radius curve to the right (center bears South 38°22'10" East and the chord bears South 27°22'10" East 36.77 feet with a central angle of 90°00'00"),
 thence South 38°22'10" 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°37'44" West and the chord bears South 11°11'57" East 273.42 feet with a central angle of 38°22'10"),
 thence South 1,634.93 feet,
 thence Southeastly 46.25 feet along the arc of a 25.00 foot radius curve to the right (center bears West and the chord bears South 45°02'28" West 36.76 feet with a central angle of 90°00'00"),
 thence North 07°58'48" West 892.87 feet,
 thence Northwestly 43.84 feet along the arc of a 26.00 foot radius curve to the right (center bears North 00°10'11" East and the chord bears North 45°02'28" West 36.77 feet with a central angle of 90°00'00") to the point of beginning.

Contains 1,044,852 Square Feet of 23,064 Acres and 7 Lots



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°23'29"W	197.72
C3	747.00	451.07	30°49'30"	S19°54'04"W	396.34
C4	362.43	146.62	15°19'42"	S38°23'29"W	146.23
C5	362.43	64.32	9°38'01"	S48°48'43"W	64.30
C6	362.43	290.96	30°59'41"	S41°22'29"W	198.87

- NOTES:**
- THE SIGNATURE OF SOUTH VALLEY SEWER DISTRICT ON THIS PLAT DOES NOT CONSTITUTE ANY GUARANTEE OF AVAILABILITY OF SANITARY SEWER SERVICE TO THE PROPERTY OR ANY GUARANTEE OF AVAILABILITY OF PUBLIC UTILITY SERVICES TO THE PROPERTY. 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/BUILDER OF LOTS 323 & 326 IS 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 SEWER 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.
- 326**
 Private Sewer Lateral Easement Access to 326
 Beginning at a point being North 00°10'27" East 80.01 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,
 thence East 82.88 feet to the Westerly Right of Way Line of FrontRunner Boulevard,
 thence North 00°10'11" East 353.00 feet,
 thence West 100.00 feet,
 thence North 00°10'11" East 353.00 feet to the point of beginning.
 Contains 2,550 Square Feet
- 329**
 Private Sewer Lateral Easement Access to 329
 Beginning at a point on the Southern Right of Way Line of Vista Station Boulevard, said point being North 07°58'48" West 127.01 feet along the section line and East 158.08 feet from the West Quarter Corner of Section 36, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 07°58'48" East 50.00 feet along the Southern Right of Way Line of Vista Station Boulevard,
 thence South 38°22'10" East 162.08 feet,
 thence South 51°37'44" West 22.00 feet,
 thence North 07°58'48" West 127.01 feet to the point of beginning.
 Contains 3,242 Square Feet

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 installation, maintenance, and operation of public utility service lines and facilities.

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 certain 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 facilities.

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

Karen P. Handover
Daniel P. Handover

CORPORATE ACKNOWLEDGMENT
 STATE OF UTAH, County of Salt Lake, I, DAVID S. LAM, MAYOR, do hereby certify that I am the duly authorized and lawful Mayor of the City of Draper, Utah, and I am authorized to execute the foregoing Agreement in its entirety and to bind the City of Draper, Utah, to the same.

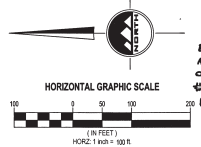
LIMITED LIABILITY COMPANY ACKNOWLEDGMENT
 STATE OF UTAH, County of Salt Lake, I, DAVID S. LAM, MAYOR, do hereby certify that I am the duly authorized and lawful Mayor of the City of Draper, Utah, and I am authorized to execute the foregoing Agreement in its entirety and to bind the City of Draper, Utah, to the same.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT
 STATE OF UTAH, County of Salt Lake, I, DAVID S. LAM, MAYOR, do hereby certify that I am the duly authorized and lawful Mayor of the City of Draper, Utah, and I am authorized to execute the foregoing Agreement in its entirety and to bind the City of Draper, Utah, to the same.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT
 STATE OF UTAH, County of Salt Lake, I, DAVID S. LAM, MAYOR, do hereby certify that I am the duly authorized and lawful Mayor of the City of Draper, Utah, and I am authorized to execute the foregoing Agreement in its entirety and to bind the City of Draper, Utah, to the same.

ROCKY MOUNTAIN POWER NOTES:
 1. PURSUANT TO IUTAH CODE ANN. § 46-3-27 THIS PLAT 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 IUTAH CODE ANN. § 17-2A-303(4)(C) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE GAS 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 MAY HAVE 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 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 AN ASSURANCE OF AVAILABILITY OF SERVICE OR ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES ASSOCIATED WITH WATER OR ANY OTHER EXISTING RIGHTS. APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THIS PLAT, INCLUDING THIS APPROVAL, DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THIS PLAT, INCLUDING THIS APPROVAL, DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S REGISTRY DEPARTMENT AT 1-800-366-8832.



BUILDINGS ON LOTS 323, 324, AND 325 OF THIS PLAT 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: 801-253-0520
 Fax: 801-253-4449
 www.ensignco.com

DEVELOPER
GARDNER COMPANY
 400 WEST 90 SOUTH, SUITE 350
 SALT LAKE CITY, UTAH 84101
 801.915.1822

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

EASEMENT APPROVAL
 10/13/16
 10/13/16
 10/13/16
 10/20/2016

SOUTH VALLEY SEWER DISTRICT APPROVAL
 APPROVED THIS 2 DAY OF 11 20 16
 APPROVED THIS 15th DAY OF November 20 16

SALT LAKE COUNTY HEALTH DEPARTMENT APPROVAL
 APPROVED THIS 4 DAY OF November 20 16

CITY ENGINEER APPROVAL
 APPROVED THIS 22 DAY OF November 20 16

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

CITY ATTORNEY'S APPROVAL
 APPROVED THIS 23rd DAY OF November 20 16

RECORDED 12425165
 STATE OF UTAH, COUNTY OF SALT LAKE, I, DAVID S. LAM, MAYOR, do hereby certify that I am the duly authorized and lawful Mayor of the City of Draper, Utah, and I am authorized to execute the foregoing Agreement in its entirety and to bind the City of Draper, Utah, to the same.