



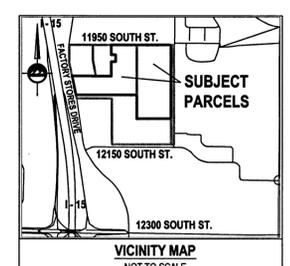
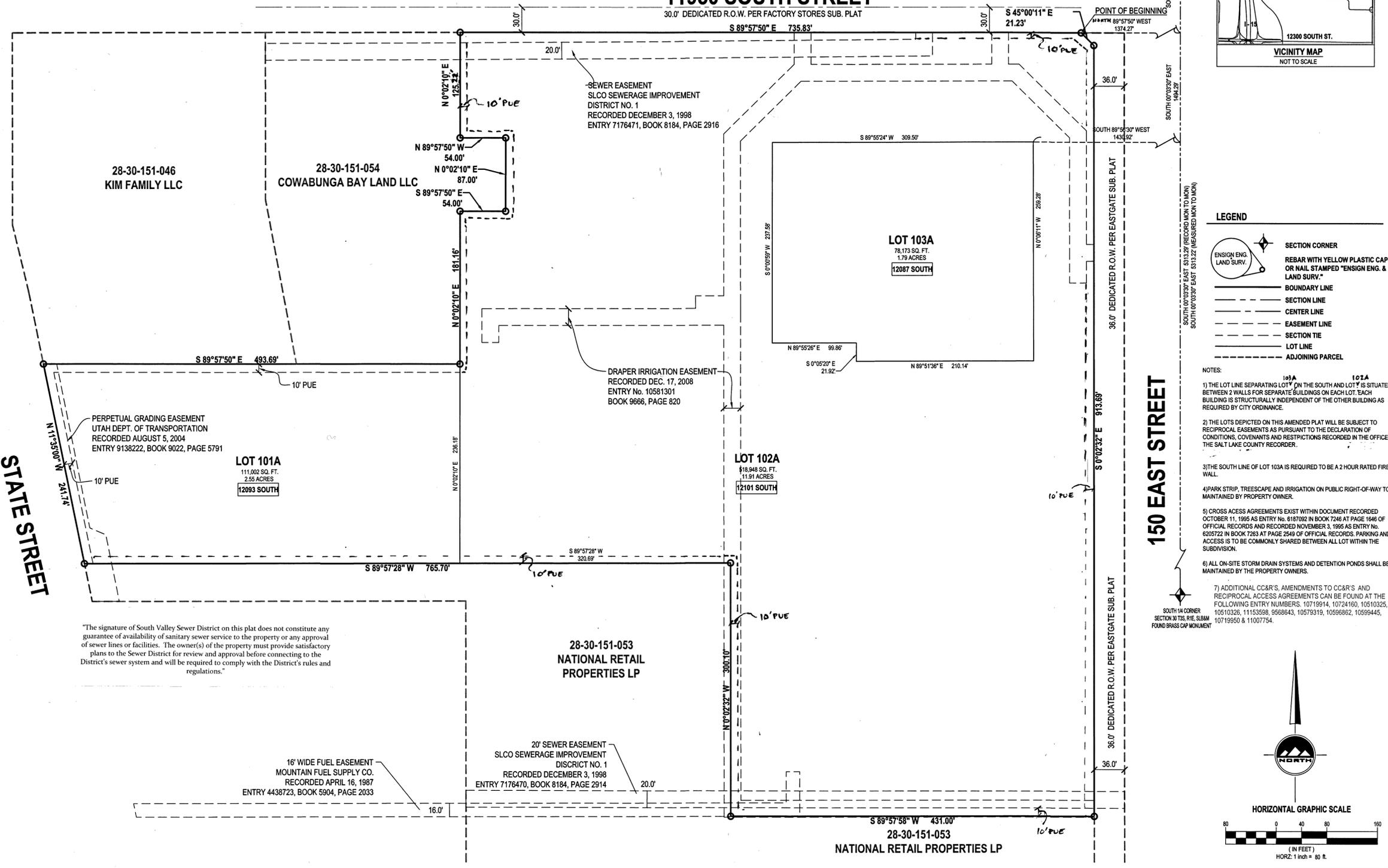
CALL BLUESTAKES
@ 1-800-822-4111 AT LEAST 48
HOURS PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

EASTGATE SUBDIVISION AMENDED

AMENDING LOTS 101 AND 103 OF EASTGATE SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER OF SECTION 30,
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH

11950 SOUTH STREET

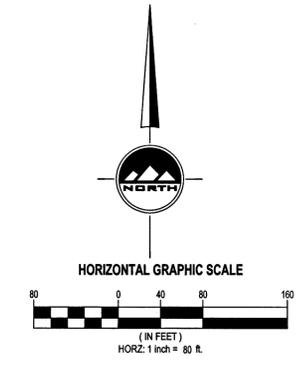
30.0' DEDICATED R.O.W. PER FACTORY STORES SUB. PLAT



LEGEND

- SECTION CORNER
- REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV."
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- SECTION TIE
- LOT LINE
- ADJOINING PARCEL

- NOTES:**
- THE LOT LINE SEPARATING LOT 101A AND LOT 101B IS SITUATED BETWEEN 2 WALLS FOR SEPARATE BUILDINGS ON EACH LOT. EACH BUILDING IS STRUCTURALLY INDEPENDENT OF THE OTHER BUILDING AS REQUIRED BY CITY ORDINANCE.
 - THE LOTS DEPICTED ON THIS AMENDED PLAT WILL BE SUBJECT TO RECIPROCAL EASEMENTS AS PURSUANT TO THE DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.
 - THE SOUTH LINE OF LOT 103A IS REQUIRED TO BE A 2 HOUR RATED FIRE WALL.
 - PARK STRIP, TREESCPE AND IRRIGATION ON PUBLIC RIGHT-OF-WAY TO MAINTAINED BY PROPERTY OWNER.
 - CROSS ACCESS AGREEMENTS EXIST WITHIN DOCUMENT RECORDED OCTOBER 11, 1995 AS ENTRY No. 818782 IN BOOK 726 AT PAGE 1948 OF OFFICIAL RECORDS AND RECORDED NOVEMBER 3, 1995 AS ENTRY No. 620572 IN BOOK 726 AT PAGE 2549 OF OFFICIAL RECORDS. PARKING AND ACCESS IS TO BE COMMONLY SHARED BETWEEN ALL LOT WITHIN THE SUBDIVISION.
 - ALL ON-SITE STORM DRAIN SYSTEMS AND DETENTION PONDS SHALL BE MAINTAINED BY THE PROPERTY OWNERS.
 - ADDITIONAL CC&RS, AMENDMENTS TO CC&RS AND RECIPROCAL ACCESS AGREEMENTS CAN BE FOUND AT THE FOLLOWING ENTRY NUMBERS: 10719514, 10724160, 10510325, 10510326, 11153598, 9568643, 10579319, 10596862, 10596445, 10719950 & 11007754.



SURVEYOR'S CERTIFICATE

I, **PATRICK M. HARRIS**, do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. **28682** as prescribed under 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 below, and have subdivided said tract of land into lots and streets, hereafter to be known as **EASTGATE SUBDIVISION AMENDED**, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A PORTION OF LOTS 101 AND 103 OF EASTGATE SUBDIVISION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY UTAH.
BEGINNING AT A POINT ON THE SOUTH LINE OF 11950 SOUTH STREET AND THE NORTH LINE OF LOT 101 EASTGATE SUBDIVISION, SAID POINT BEING SOUTH 00°03'30" EAST 1368.58 FEET ALONG THE CENTER QUARTER SECTION LINE AND NORTH 89°57'50" WEST 1374.27 FEET FROM THE NORTH QUARTER CORNER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 45°00'11" EAST 21.23 FEET TO A POINT ON THE WEST LINE OF 150 EAST STREET, THENCE SOUTH 0°02'10" EAST 87.00 FEET ALONG SAID WEST LINE OF 150 EAST STREET, THENCE SOUTH 89°57'58" WEST 431.00 FEET; THENCE NORTH 0°02'32" WEST 300.10 FEET; THENCE SOUTH 89°57'28" WEST 765.70 FEET TO THE EAST LINE OF FACTORY OUTLET DRIVE; THENCE NORTH 11°35'00" WEST 241.74 FEET ALONG SAID FACTORY OUTLET DRIVE; THENCE SOUTH 89°57'50" EAST 483.89 FEET; THENCE NORTH 0°02'10" EAST 181.16 FEET; THENCE SOUTH 89°57'50" EAST 54.00 FEET; THENCE NORTH 0°02'10" EAST 87.00 FEET; THENCE NORTH 89°57'50" WEST 54.00 FEET; THENCE NORTH 0°02'10" EAST 125.23 FEET TO THE SOUTH LINE OF 11950 SOUTH STREET; THENCE SOUTH 89°57'50" EAST 735.83 FEET ALONG SAID SOUTH LINE OF 11950 SOUTH STREET TO THE POINT OF BEGINNING
CONTAINS 708,123 SQUARE FEET, 16.256 ACRES

NOV. 6, 2013
Date

Patrick M. Harris
PATRICK M. HARRIS
P.L.S. 28682



OWNER'S DEDICATION

I, the undersigned owner(s) of the hereon described tract of land, hereby set apart and subdivide the same into lots and street as shown on this plat and said plat.

EASTGATE SUBDIVISION AMENDED

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 forever; (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 drainage.

In witness whereof I have hereunto set our hand(s) this **14th** day of **NOVEMBER**, A.D., 2013.

Draper Spectrum, L.C.
By: *John R. Thackeray*
By: *Kevin S. Galun*

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH, County of Salt Lake, J.S.S.
On the **14th** day of **NOVEMBER**, A.D., 2013, personally appeared before me **John R. Thackeray, Kevin S. Galun**, the signer of the foregoing instrument, who duly acknowledged to me that he/she is the **MANAGER** of **DRAPER SPECTRUM, L.C.**, a Utah Corporation, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: **8-7-15**
Judene West RESIDING IN **Salt Lake** COUNTY, UTAH
NOTARY PUBLIC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH, County of Salt Lake, J.S.S.
On the **14th** day of **NOVEMBER**, A.D., 2013, personally appeared before me **John R. Thackeray, Kevin S. Galun**, the signer of the foregoing instrument, who duly acknowledged to me that he/she is a **MANAGER** of **DRAPER SPECTRUM, L.C.**, a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: **8-7-15**
Judene West RESIDING IN **Salt Lake** COUNTY, UTAH
NOTARY PUBLIC

ROCKY MOUNTAIN POWER NOTE:
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

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 ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR COURT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET IN THE OWNERS DEDICATION AND THE 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 1-800-366-8532.

DEVELOPER
DRAPER SPECTRUM
1165 EAST WILMINGTON AVE.
SALT LAKE CITY, UTAH 84106
801-487-6670
ATTN: CINDY COBBLEY

DRAPER IRRIGATION CO.
APPROVED THIS **8** DAY OF **NOVEMBER**, 2013
BY THE DRAPER IRRIGATION CO.
DJH
DRAPER IRRIGATION CO.

SALT LAKE CITY
45 West 10000 South Suite 500
Sandy, UT 84070
Phone: 801.547.1100
Fax: 801.255.0629
www.ensignutah.com

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

SHEET 1 OF 1
PROJECT NUMBER: 5794
MANAGER: P. HARRIS
DRAWN BY: B. CLARK
CHECKED BY: P. HARRIS
DATE: 11/6/13

SURVEY RECORDING DATA
DATE:
DRAWING No.:

EASEMENT APPROVAL
Chad T. Green 11-8-2013
CENTURYLINK
Tommy H. G. S. L. 11/14/2013
ROCKY MOUNTAIN POWER
Tommy H. G. S. L. 11/13/2013
QUESTAR GAS CO.
Tommy H. G. S. L. 11/8/2013
COMCAST

SOUTH VALLEY SEWER DISTRICT APPROVAL
APPROVED THIS **14** DAY OF **NOVEMBER**, 2013
BY THE SOUTH VALLEY SEWER DISTRICT.
Chad T. Green
SOUTH VALLEY SEWER DISTRICT MANAGER

PLANNING COMMISSION APPROVAL
APPROVED THIS **20th** DAY OF **NOVEMBER**, 2013
BY THE DRAPER CITY PLANNING COMMISSION.
Chad T. Green
CHAIR, DRAPER CITY PLANNING COMMISSION

SALT LAKE VALLEY HEALTH DEPARTMENT APPROVAL
APPROVED THIS **14th** DAY OF **NOVEMBER**, 2013
BY THE SALT LAKE VALLEY HEALTH DEPARTMENT.
Jeremy Roberts
SALT LAKE VALLEY HEALTH DEPARTMENT

CITY ENGINEER APPROVAL
APPROVED THIS **21** DAY OF **NOVEMBER**, 2013
BY THE DRAPER CITY ENGINEER.
Tommy H. G. S. L.
DRAPER CITY ENGINEER

CITY MAYOR APPROVAL
PRESENTED TO THE MAYOR AND DRAPER CITY COUNCIL THIS **22nd** DAY OF **NOVEMBER**, A.D., 2013, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
Tommy H. G. S. L.
APTEST CLERK
Parvella D. Smith
MAYOR

CITY ATTORNEY'S APPROVAL
APPROVED THIS **22nd** DAY OF **NOVEMBER**, 2013
BY THE DRAPER CITY ATTORNEY.
Tommy H. G. S. L.
DRAPER CITY ATTORNEY

EASTGATE SUBDIVISION AMENDED
AMENDING LOTS 101 AND 103 OF EASTGATE SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER OF SECTION 30,
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH

RECORDED # **11766290**

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: **Draper Spectrum LC**
DATE: **11/26/2013** TIME: **9:16 AM** BOOK: **2013P** PAGE: **247**
933-00 FEES
Tommy H. G. S. L.
DEPUTY SALT LAKE COUNTY RECORDER