

# BALLARD PROFESSIONAL CENTER SUBDIVISION

LOCATED IN NORTHWEST QUARTER OF SECTION 29,  
TOWNSHIP 3 SOUTH, RANGE 1 EAST,  
SALT LAKE BASE & MERIDIAN

AMENDING LOTS 2, 4, 7, 8 - BLOCK 33 DRAPERVILLE

## SURVEYOR'S CERTIFICATE

I, DALE K. BENNETT DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 103381, AS PRESCRIBED UNDER THE 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:

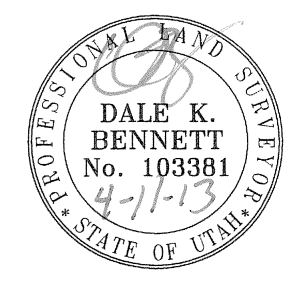
## BALLARD PROFESSIONAL CENTER SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

### BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE EAST LINE OF 700 EAST STREET WHICH IS NORTH 73°58'34" EAST 328.39 FEET TO A STREET MONUMENT AND SOUTH 00°54'24" WEST 1310.14 FEET AND SOUTH 89°53'36" EAST 42.56 FEET FROM THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE: SOUTH 89°20'08" EAST 270.95 FEET TO THE WEST LINE OF UTA RAILROAD RIGHT OF WAY; THENCE SOUTH 34°27'39" EAST, ALONG SAID RIGHT OF WAY, 240.82 FEET TO THE EAST END OF AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE THE FOLLOWING FIVE (5) CALLS: (1) SOUTH 88°02'20" WEST 149.97 FEET, (2) SOUTH 88°51'15" WEST 54.02 FEET; (3) SOUTH 89°54'34" WEST 68.65 FEET; (4) SOUTH 86°08'32" WEST 33.82 FEET; (5) SOUTH 89°44'04" WEST 101.25 FEET TO THE EAST LINE OF 700 EAST STREET; THENCE, NORTH 00°05'29" EAST, ALONG SAID RIGHT OF WAY, 210.77 FEET TO THE POINT OF BEGINNING.

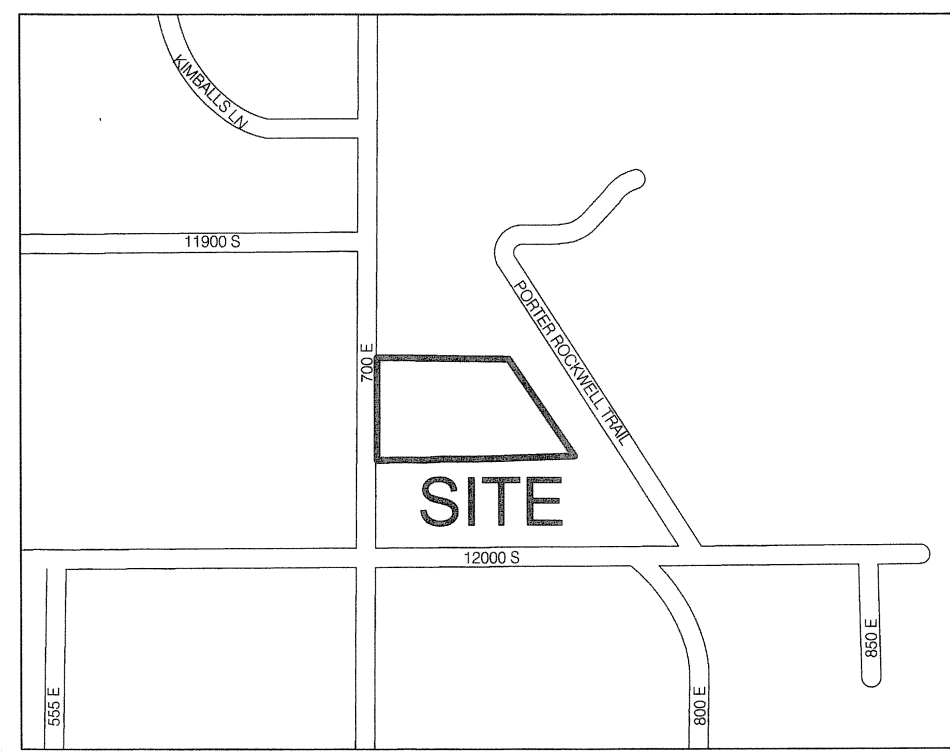
CONTAINS 3 LOTS  
1.608 ACRES, MORE OR LESS  
70,048 SQUARE FEET



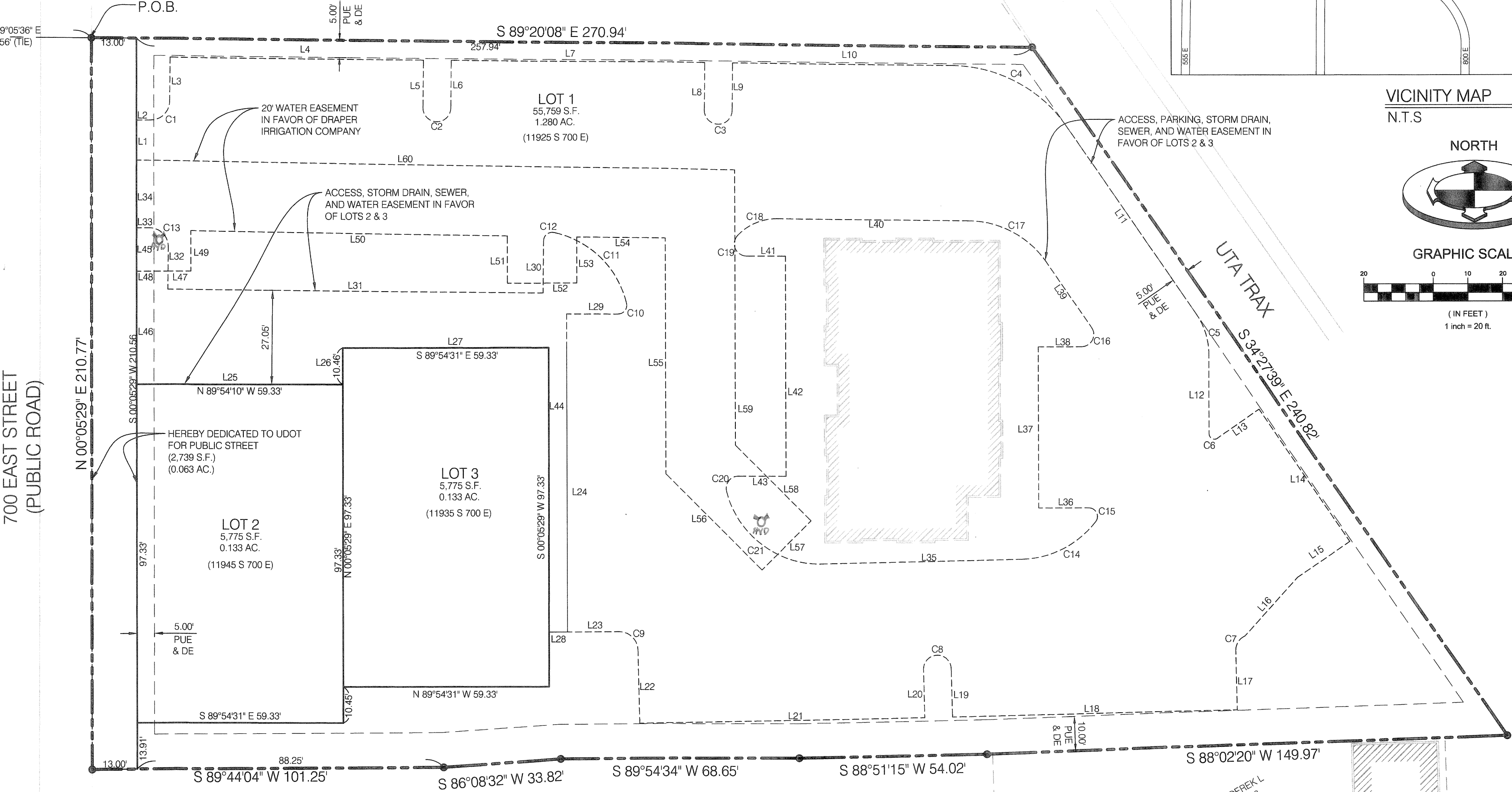
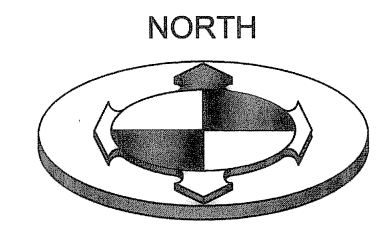
| LINE | LENGTH | BEARING       | LINE | LENGTH | BEARING       |
|------|--------|---------------|------|--------|---------------|
| L1   | 11.52  | N 00°05'29" E | L23  | 14.76  | S 89°58'48" W |
| L2   | 4.12   | S 89°47'28" E | L24  | 81.46  | NORTH         |
| L3   | 12.99  | N 00°39'52" E | L25  | 59.33  | S 89°54'10" E |
| L4   | 73.00  | S 89°20'08" E | L26  | 10.46  | N 00°05'29" E |
| L5   | 14.00  | S 00°39'52" W | L27  | 59.33  | S 89°54'31" E |
| L6   | 14.00  | N 00°39'52" E | L28  | 5.33   | N 89°58'48" E |
| L7   | 73.00  | S 89°20'08" E | L29  | 14.80  | S 89°30'27" E |
| L8   | 14.00  | S 00°39'52" W | L30  | 14.98  | S 00°39'52" W |
| L9   | 14.00  | N 00°39'52" E | L31  | 108.07 | N 89°13'30" W |
| L10  | 62.95  | S 89°20'08" E | L32  | 12.18  | N 00°39'52" E |
| L11  | 66.11  | S 34°27'39" E | L33  | 3.72   | N 89°47'28" W |
| L12  | 22.60  | SOUTH         | L34  | 19.48  | S 00°05'29" E |
| L13  | 14.64  | N 55°32'21" E | L35  | 57.81  | N 88°46'07" E |
| L14  | 46.00  | S 34°27'39" E | L36  | 14.37  | WEST          |
| L15  | 18.29  | S 55°32'21" W | L37  | 46.00  | NORTH         |
| L16  | 22.77  | S 42°00'31" W | L38  | 12.48  | S 88°56'42" E |
| L17  | 17.23  | S 01°15'17" E | L39  | 22.96  | N 34°27'39" W |
| L18  | 82.00  | S 88°44'43" W | L40  | 54.95  | N 89°22'09" W |
| L19  | 14.01  | N 01°22'43" W | L41  | 11.21  | EAST          |
| L20  | 14.06  | S 01°17'32" E | L42  | 63.00  | SOUTH         |
| L21  | 82.00  | S 88°46'54" W | L43  | 13.78  | WEST          |
| L22  | 21.25  | N 01°12'47" W | L44  | 81.47  | S 00°05'29" W |

| LINE | LENGTH | BEARING       |
|------|--------|---------------|
| L45  | 12.48  | S 00°05'29" W |
| L46  | 32.49  | S 00°05'29" W |
| L47  | 6.60   | EAST          |
| L48  | 9.06   | EAST          |
| L49  | 11.66  | NORTH         |
| L50  | 91.18  | S 88°56'42" E |
| L51  | 13.60  | SOUTH         |
| L52  | 20.00  | EAST          |
| L53  | 13.24  | NORTH         |
| L54  | 25.48  | S 88°56'42" E |
| L55  | 67.53  | SOUTH         |
| L56  | 38.96  | S 45°00'00" E |
| L57  | 20.00  | N 45°00'00" E |
| L58  | 30.67  | N 45°00'00" W |
| L59  | 78.88  | NORTH         |
| L60  | 185.27 | N 88°56'42" W |

| CURVE | LENGTH | RADIUS | BEARING       | DELTA      |
|-------|--------|--------|---------------|------------|
| C1    | 8.47   | 5.42   | N 45°26'12" E | 89°32'40"  |
| C2    | 12.57  | 4.00   | S 89°20'08" E | 180°00'00" |
| C3    | 12.57  | 4.00   | S 89°20'08" E | 180°00'00" |
| C4    | 38.79  | 40.50  | N 61°53'33" W | 54°52'29"  |
| C5    | 12.33  | 20.50  | N 17°13'49" W | 34°27'39"  |
| C6    | 3.26   | 1.50   | S 62°13'50" E | 124°27'39" |
| C7    | 5.25   | 4.50   | S 32°09'07" W | 66°48'48"  |
| C8    | 12.47  | 3.99   | S 89°05'42" W | 179°01'09" |
| C9    | 8.53   | 5.50   | N 45°36'39" W | 88°47'45"  |
| C10   | 4.33   | 2.50   | N 38°45'17" E | 103°50'25" |
| C11   | 30.88  | 27.50  | N 45°20'16" W | 64°20'42"  |
| C12   | 4.44   | 2.50   | S 51°34'37" W | 101°49'31" |
| C13   | 8.55   | 5.42   | N 44°33'48" W | 90°27'20"  |
| C14   | 24.52  | 27.50  | N 63°13'31" E | 51°05'11"  |
| C15   | 5.57   | 2.50   | N 26°09'32" W | 127°40'56" |
| C16   | 7.60   | 3.50   | N 27°46'11" E | 124°27'39" |
| C17   | 26.43  | 27.50  | N 61°59'50" W | 55°04'22"  |
| C18   | 12.77  | 15.52  | S 67°03'28" W | 47°08'49"  |
| C19   | 8.15   | 3.50   | S 23°16'30" E | 133°31'03" |
| C20   | 6.36   | 3.50   | S 37°58'04" W | 104°03'51" |
| C21   | 38.37  | 27.54  | S 53°58'33" E | 79°49'22"  |



VICINITY MAP  
N.T.S.



### LEGEND

- COFOUND SECTION CORNER
- FOUND WITNESS CORNER
- BOUNDARY CORNER (SET 3/4 REBAR AND CAP)
- FOUND (SET REBAR AND CAP)
- SECTION LINE
- EASEMENT IN FAVOR OF LOTS 2 & 3 AS INDICATED ON PLAT
- BOUNDARY LINE
- ADJACENT PROPERTY
- STREET CENTERLINE EXISTING
- EASEMENT LINE
- FIRE HYDRANT
- PUBLIC UTILITY EASEMENT & DRAINAGE EASEMENT

DEVELOPER/OWNER:  
NAME: LIGHTHOUSE PINNACLE  
C/O REJ HINTZE  
ALTA COMMERCIAL  
EMAIL: rej@altacommercial.com  
TELEPHONE: (801) 898-1515

N73°58'34" E 328.39  
FOUND STREET MONUMENT (RING & LID)  
NORTHWEST CORNER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN FOUND CONCRETE BASE OF MONUMENT.  
S 00°54'24" W 1310.14 (TIE)  
N 00°05'45" E MEASURED 2648.78 BASIS OF BEARINGS  
S 00°54'24" W 2619.11  
WEST QUARTER CORNER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN FOUND BRASS CAP MONUMENT.  
S 66°17'18" W 303.85  
FOUND STREET MONUMENT (RING & LID)

ACKNOWLEDGMENT  
State of Utah } S.S.  
County of Salt Lake }  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, THE SIGNER(S) OF THE ABOVE OWNERS' DEDICATION, \_\_\_\_\_ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT \_\_\_\_\_ SIGNED IT FREELY AND VOLUNTARILY AND FOR USES AND PURPOSES THEREIN MENTIONED.  
MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC  
RESIDING IN SALT LAKE COUNTY

NOTE: 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 APPROVAL OF SEWER LINES OR FACILITIES. THE OWNER(S) OF THE PROPERTY MUST PROVIDE SATISFACTORY PLANS TO THE SEWER DISTRICT FOR REVIEW AND APPROVAL BEFORE CONECTING TO THE DISTRICTS SEWER SYSTEM AND WILL BE REQUIRED TO COMPLY WITH THE DISTRICTS RULES AND REGULATIONS.

|  |  |  |  |
|--|--|--|--|
| <b>COMCAST</b><br>APPROVED THIS 19th DAY OF April, A.D. 2013 BY COMCAST. | <b>WATER PRO</b><br>APPROVED THIS 12th DAY OF May, A.D. 2013 BY WATER PRO. | <b>ROCKY MOUNTAIN POWER</b><br>APPROVED THIS 9th DAY OF April, A.D. 2013 BY UTAH POWER & LIGHT CO. | <b>CENTURY LINK</b><br>APPROVED THIS 13th DAY OF April, A.D. 2013 BY CENTURY LINK. |
|--|--|--|--|

### OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED OWNER(S) OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID PLAT  
**BALLARD PROFESSIONAL CENTER SUBDIVISION**  
AND DO HEREBY DEDICATE, GRANT AND CONVEY TO UDOT: (1) ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND TO DRAPER CITY, UTAH: (1) 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, WE HAVE HEREUNTO SET OUR HANDS THIS 10th DAY OF May, 2013.  
By: John L. Leage, Manager  
Lighthouse Pinnacle, LLC

### ACKNOWLEDGMENT

State of Utah } S.S.  
County of Salt Lake }  
ON THE 10th DAY OF May, A.D. 2013, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, THE SIGNER(S) OF THE ABOVE OWNERS' DEDICATION, \_\_\_\_\_ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT \_\_\_\_\_ SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.  
MY COMMISSION EXPIRES: 6-18-2014  
ROBERT M. FETZER  
NOTARY PUBLIC  
RESIDING IN SALT LAKE COUNTY

### ACKNOWLEDGMENT

State of Utah } S.S.  
County of Salt Lake }  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF \_\_\_\_\_ IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT \_\_\_\_\_ SIGN THE OWNERS' DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN MENTIONED.  
MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC  
RESIDING IN SALT LAKE COUNTY

## BALLARD PROFESSIONAL CENTER SUBDIVISION

LOCATED IN NORTHWEST QUARTER OF SECTION 29,  
TOWNSHIP 3 SOUTH, RANGE 1 EAST,  
SALT LAKE BASE & MERIDIAN

**BENCHMARK ENGINEERING & LAND SURVEYING**  
9130 SOUTH STATE STREET SUITE # 100  
SANDY, UTAH 84070 (801) 542-1192  
www.benchmarkcivil.com

**SOUTH VALLEY SEWER DISTRICT**  
APPROVED THIS 10th DAY OF April, A.D. 2013 BY THE IMPROVEMENT DISTRICT.  
W. H. Ballard  
SOUTH VALLEY SEWER DISTRICT DIRECTOR

**QUESTAR GAS**  
APPROVED THIS 11th DAY OF April, A.D. 2013 BY MOUNTAIN FUEL SUPPLY CO.  
Caleb Sneed

**DRAPER CITY**  
APPROVED THIS 14th DAY OF May, A.D. 2013 BY THE DRAPER CITY ZONING ADMINISTRATOR.  
Russell Lee  
DRAPER CITY ZONING ADMINISTRATOR

**SALT LAKE VALLEY HEALTH DEPT.**  
APPROVED THIS 18th DAY OF April, A.D. 2013 BY THE SALT LAKE VALLEY HEALTH DEPARTMENT.  
Rick Kessler

**CITY ENGINEER'S CERTIFICATE**  
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.  
10 May 2013  
DRAPER CITY ENGINEER

**APPROVAL AS TO FORM**  
APPROVED AS TO FORM THIS 15th DAY OF May, A.D. 2013.  
Douglas G. Allerton  
DRAPER CITY ATTORNEY

**DRAPER CITY MAYOR'S APPROVAL**  
PRESENTED TO THE DRAPER CITY MAYOR THIS 14th DAY OF May, A.D. 2013 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.  
Attest: Recorder  
MAYOR

**RECORDED # 116A5327**  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF NATIONAL TITLE AGENCY LLC  
DATE 5/20/2013 TIME 2:28 PM BOOK 2013 P PAGE 90  
\$33.00 FEE \$  
K. P. L. Dwyer  
SALT LAKE COUNTY RECORDER