

DRAPER CROSSING SUBDIVISION PHASE 2

AMENDING LOTS 2A AND 2C OF AMENDED LOT 2 OF THE DRAPER CROSSING SUBDIVISION AMENDED AND ADDING OTHER PROPERTY NOT CURRENTLY IN A SUBDIVISION.

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30
TOWNSHIP 3 SOUTH, RANGE 1 WEST EAST
SALT LAKE BASE AND MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH

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 **DRAPER CROSSING SUBDIVISION PHASE 2**, 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

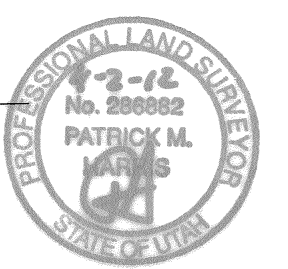
Beginning at a point on the east line of Minuteman Drive, said point being North 1301.70 feet and East 799.57 feet from the Southwest Corner of Section 30, Township 3 South, Range 1 East, Salt Lake Base and Meridian, said Southwest Corner of Section 30 being North 89°48'40" West 163.83 feet along the section line from a Witness Corner for said Southwest Corner of Section 30, with Basis of Bearing being North 89°53'10" East 2476.40 feet from the said Witness Corner on a Sandy City Street Monument in 300 East Street, said Street Monument being North 0°03'00" West 13.10 feet along the quarter section line from the South Quarter Corner of said Section 30, and running:

thence North 89°40'10" East 6.67 feet along the east line of Minuteman Drive;
thence North 170.18 feet along the east line of Minuteman Drive;
thence North 45°16'15" East 39.07 feet along the east line of Minuteman Drive to the south of 12300 South Street, said point being South 89°40'10" East 932.36 feet along the monument line in 12300 South Street and South 0°19'50" West 65.17 feet from a Street Monument in 12300 South Street and west of I-15, not found;
thence South 89°38'44" East 104.13 feet along the south line of 12300 South Street to the Northwest Corner of Lot 1, Summerhays 123rd Subdivision on file and recorded in the Salt Lake County Recorder's Office under Entry No. 10832274 on November 5, 2009 in Book 2009P, at Page 161;
thence South 176.74 feet along the west line to the Southwest corner of Lot 1, said Summerhays 123rd Subdivision;
thence East 192.00 feet along the south line to the Southeast corner of Lot 2, said Summerhays 123rd Subdivision, being on the south line of 12300 South Street;
thence North 89°04'06" East 128.90 feet along the south line of 12300 South Street to a point on the west line of Lot 3, Draper Crossing Subdivision;
thence South 203.48 feet along the west line to an interior corner of said Lot 3, Draper Crossing Subdivision (a found Nail and Washer);
thence North 89°40'10" West 102.64 feet along the north line to a Northwest Corner of said Lot 3, Draper Crossing Subdivision;
thence South 393.99 feet along the west line to the Southwest Corner of said Lot 3, Draper Crossing Subdivision, said point being on the north line of 12450 South Street;
thence South 89°47'00" West 186.83 feet along the north line of 12450 South Street to the Southeast Corner of Lot 2-B, Amended Lot 2 of the Draper Crossing Subdivision Amended;
thence North 211.44 feet along the east line to the Northeast corner of Lot 2-B, Amended Lot 2 of the Draper Crossing Subdivision Amended;
thence West 177.16 feet along the north line of Lot 2-B, Amended Lot 2 of the Draper Crossing Subdivision Amended to the east line of Minuteman Drive;
thence North 11°30'01" East 11.12 feet along the east line of Minuteman Drive;
thence North 2°08'47" West 10.18 feet along the east line of Minuteman Drive;
thence northwesterly 36.73 feet along the arc of a 428.50 foot radius curve to the left, (center bears North 81°32'00" West and the long chord bears North 6°00'31" East 36.72 feet with a central angle of 4°54'41") along the east line of said Minuteman Drive;
thence South 89°25'58" East 6.24 feet along the east line of Minuteman Drive;
thence North 3°04'56" East 3.00 feet along the east line of Minuteman Drive;
thence North 86°49'42" West 6.23 feet along the east line of Minuteman Drive;
thence northwesterly 21.07 feet along the arc of a 428.50 foot radius curve to the left, (center bears North 86°50'33" West and the long chord bears North 1°44'55" East 21.07 feet with a central angle of 2°49'03") along the east line of said Minuteman Drive;
thence North 0°21'13" East 47.52 feet along the east line of said Minuteman Drive;
thence North 10°51'46" East 10.97 feet along the east line of said Minuteman Drive;
thence North 0°21'13" East 30.49 feet along the east line of said Minuteman Drive;
thence North 0°12'07" West 12.40 feet along the east line of said Minuteman Drive;
thence North 4°51'30" East 2.16 feet along the east line of said Minuteman Drive to the point of beginning.

Contains 160,984 square feet, 3.696 acres, 5 lots.

Date: May 3, 2012

Patrick M. Harris
Patrick M. Harris
License no. 28682



OWNER'S DEDICATION

Know all men by these presents that I, we, the under-signed owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

DRAPER CROSSING SUBDIVISION PHASE 2

do hereby dedicate for perpetual use of the public all parcels of land shown and/or easements on this plat as intended for Public use. In witness whereof I (we) have hereunto set our hand (s) this 4th day of May, A.D. 20 12.

Kristine Anne Properties LLC
KRISTINE ANNE PROPERTIES LLC
By: ALAN SUMMERHAYS, Trustee

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH, County of SALT LAKE, J.S.S.
On the 4th day of May, A.D. 20 12, ALAN SUMMERHAYS, personally appeared before me, the undersigned Notary Public, in and for said County of SALT LAKE, in the State of Utah, who after being duly sworn, acknowledged to me that he is the MANAGING MEMBER of KRISTINE ANNE PROPERTIES LLC, a Limited Liability Company and that he signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: 02-04-2016 Commission # 65249
Alan Summerhays RESIDING IN Salt Lake COUNTY.

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH, County of SALT LAKE, J.S.S.
On the 4th day of May, A.D. 20 12, ALAN SUMMERHAYS, personally appeared before me, the undersigned Notary Public, in and for said County of SALT LAKE, in the State of Utah, who after being duly sworn, acknowledged to me that he signed the Owner's Dedication, ONE, in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: 02-04-2016 Commission # 65249
Alan Summerhays RESIDING IN Salt Lake COUNTY.

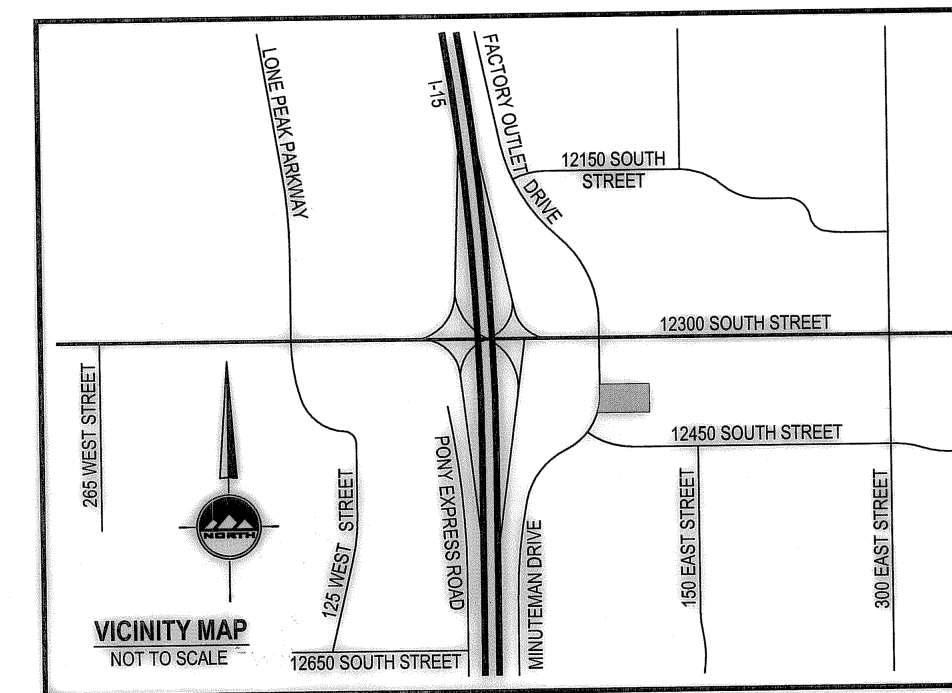
GENERAL NOTES:

- PROPERTY IS ZONED CSD-OP. (COMMERCIAL SPECIAL DISTRICT-DRAPER PEAKS).
- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) ARE 10' FRONT, 10' SIDE AND 10' REAR UNLESS OTHERWISE NOTED HEREON. OTHER EASEMENTS ARE NOTED AND DESCRIBED HEREON.
- EXISTING BUILDINGS AND/OR EXISTING SITE IMPROVEMENTS ARE CONSTRUCTED ON ALL OF THE LOTS.
- STORM DRAIN TO BE MAINTAINED BY EACH LOT OWNER. STORM DRAINS IN COMMON DRIVES TO BE MAINTAINED BY LOT OWNER.
- EACH TENANT/PROPERTY OWNER IS REQUIRED TO MAINTAIN THE ADJACENT PUBLIC PARK STRIP.
- ALL COMMON LOT LINES MUST HAVE EXPECTABLE CROSS-ACCESS EASEMENT.
- EACH LOT SHALL HAVE A PERPETUAL, NON-EXCLUSIVE RIGHT-OF-WAY AND EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AND VEHICULAR PARKING (WITHOUT CHARGE) ON, OVER AND ACROSS THOSE AREAS DESIGNED FOR SUCH USE.

EASEMENT NOTES:

- Any easement and/or rights of way for the water distribution system and appurtenances of the Draper Irrigation Company, a corporation and for the State of Utah Board of Water Resources, as the same may be found to intersect the herein described property, as disclosed by means of instruments of record, including that certain Easement to Use Distribution System recorded March 25, 1986, as Entry No. 4601911, in Book 6014, at Page 550, of Official Records.
- Restrictions and Easements Agreement, dated March 6, 1997, by and between Smith's Food & Drug Centers, Inc., West Bench Plaza, L.C., and Boyer - 3300 Shopping Center Associates, LTD., and enjoined by Guadagnoli's, and Alan Summerhays and Kristine Summerhays, recorded April 3, 1997, as Entry No. 6610999, in Book 7055, at Page 2307.
- Covenants, Conditions, Restrictions and/or Easements, except color, creek, natural origin, religion, sea, handicapped or familial status, unless and only to the extent that said Covenants (a) in exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicapped but does not discriminate against handicapped persons contained in instrument:
Amendment to said Covenants:
Recorded: September 14, 2000
Entry No.: 7118719
Book/Page: 8387/634
- Easement for installation and maintenance of utilities and drainage facilities, and incidental purposes are reserved, as shown on the recorded plat of the Draper Crossing Subdivision, recorded August 5, 1997 as Entry No. 6706860 in Book 97-8P at Page 240 and also the recorded plat Amended Lot 2 Draper Crossing Subdivision Amended January 18, 2007 as Entry No. 9975404 in Book 2007P at Page 24 of Official Records and the terms, conditions and limitations contained therein, and as shown on the PROPOSED Dedication Plat.
- NOTES as set forth on the recorded plat of the Draper Crossing Subdivision, recorded August 5, 1997 as Entry No. 6706860 in Book 97-8P at Page 240 and also the recorded plat Amended Lot 2 Draper Crossing Subdivision Amended January 18, 2007 as Entry No. 9975404 in Book 2007P at Page 24 of Official Records and the terms, conditions and limitations contained therein, and as shown on the PROPOSED Dedication Plat.
- AGREEMENT and the terms, condition and limitations contained therein:
Recorded: February 18, 1999
Entry No. 7260396
Book/Page: 699/65
- EASEMENT AGREEMENT and the terms, conditions and limitations contained therein:
Recorded: February 18, 1999
Entry No. 7260396
Book/Page: 659/6221

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 OWNERS' EXPENSE. OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNERS' 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.



SALT LAKE CITY
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Sandy, UT 84070
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LAYTON
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TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

SURVEY RECORDING DATA	
QUEST: <i>CRU Reforester</i> DATE: <u>4/3/12</u>	DATE:
ROCKY MOUNTAIN POWER <i>Julie W. Delgado</i> DATE: <u>4/16/12</u>	DRAWING No.:
QUESTAR <i>Valde S. Snaed</i> DATE: <u>4-3-12</u>	
COMCAST CABLE DATE: <u>4-3-12</u>	

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AMENDING LOTS 2A AND 2C OF AMENDED LOT 2 OF THE DRAPER CROSSING SUBDIVISION AMENDED AND ADDING OTHER PROPERTY NOT CURRENTLY IN A SUBDIVISION.
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30
TOWNSHIP 3 SOUTH, RANGE 1 WEST EAST
SALT LAKE BASE AND MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH

RECORDED # 11465899
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: City of Draper
DATE: 9/6/12 TIME: 11:16 am BOOK: 2012P PAGE: 136
\$35.00
FEES
DEPUTY SALT LAKE COUNTY RECORDER

LEGEND

- SECTION CORNER (NOT FOUND)
- STREET MONUMENT (FOUND)
- STREET MONUMENT (NOT FOUND)
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- PU&DE PUBLIC UTILITY & DRAINAGE EASEMENT
- EASEMENTS
- WITNESS CORNER (FOUND)

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

SHEET 1 OF 1		DRAPER IRRIGATION COMPANY		SOUTH VALLEY SEWER IMPROVEMENT DISTRICT		PLANNING COMMISSION APPROVAL		SALT LAKE VALLEY HEALTH DEPARTMENT APPROVAL		CITY ENGINEER APPROVAL		CITY MAYOR APPROVAL		CITY ATTORNEY'S APPROVAL	
PROJECT NUMBER: 5193A	MANAGER: PMH	APPROVED THIS <u>3</u> DAY OF <u>April</u> , 20 <u>12</u>	APPROVED THIS <u>3</u> DAY OF <u>April</u> , 20 <u>12</u>	APPROVED THIS <u>3</u> DAY OF <u>April</u> , 20 <u>12</u>	APPROVED THIS <u>16th</u> DAY OF <u>May</u> , 20 <u>12</u>	APPROVED THIS <u>3</u> DAY OF <u>April</u> , 20 <u>12</u>	APPROVED THIS <u>14</u> DAY OF <u>May</u> , 20 <u>12</u>	APPROVED THIS <u>3</u> DAY OF <u>April</u> , 20 <u>12</u>	APPROVED THIS <u>20</u> DAY OF <u>August</u> , 20 <u>12</u>	APPROVED THIS <u>20</u> DAY OF <u>August</u> , 20 <u>12</u>	APPROVED THIS <u>20</u> DAY OF <u>August</u> , 20 <u>12</u>	APPROVED THIS <u>20</u> DAY OF <u>August</u> , 20 <u>12</u>	APPROVED THIS <u>20</u> DAY OF <u>August</u> , 20 <u>12</u>	APPROVED THIS <u>20</u> DAY OF <u>August</u> , 20 <u>12</u>	APPROVED THIS <u>20</u> DAY OF <u>August</u> , 20 <u>12</u>