SURVEYOR'S CERTIFICATE DRAPER CROSSING SUBDIVISION PHASE 2 do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate 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 DRAPER CROSSING SUBDIVISION PHASE 2 AMENDING LOTS 2A AND 2C OF AMENDED LOT 2 OF THE DRAPER CROSSING SUBDIVISION AMENDED lots and streets, hereafter to be known as the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage AND ADDING OTHER PROPERTY NOT CURRENTLY IN A SUBDIVISION. width and area requirements of the applicable zoning ordinances. LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30 TOWNSHIP 3 SOUTH, RANGE 1 WEST & AST \$ 89°40'10" E 2738.88' CALCULATED MON. TO MON. **BOUNDARY DESCRIPTION** SALT LAKE BASE AND MERIDIAN 772.02' STREET MONUMEN DRAPER CITY, SALT LAKE COUNTY, UTAH - PACIFICORP EASEMEN PACIFICORP EASEMENT AT 12300 SOUTH RECORDED MAY 14, 1995 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 RECORDED MAY 14, 1995 AND WEST OF I-15 Southwest Corner of Section 30, Township 3 South, Range 1 East, Salt Lake Base and Meridian, said Southwest Corner of Section 30 ENTRY No. 6073897 (NOT FOUND) BOOK 7145, PAGE 1228 peing North 89°48'40" West 163.83 feet along the section line from a Witness Corner for said Southwest Corner of Section 30, with BOOK 7145, PAGE 1228 12300 SOUTH STREET the Basis of Bearing being North 89°53'10" East 2478.40 feet from the said Witness Corner to 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 1. PROPERTY IS ZONED CSD-DP, (COMMERCIAL SPECIAL DISTRICT-DRAPER PEAKS). of said Section 30, and running; N 88°04'06" E 128.90' 2. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) ARE 10' FRONT, 10' SIDE AND 10' thence South 89°40'10" East 6.67 feet along the east line of Minuteman Drive; S 89°38'44" E 104.13' REAR UNLESS OTHERWISE NOTED HEREON. OTHER EASEMENTS ARE NOTED AND 95.86' 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 line of 12300 South Street, (said 10.0' PU&DE (TYP) 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 3. EXISTING BUILDINGS AND / OR EXISTING SITE IMPROVEMENTS ARE CONSTRUCTED ON ALL 10.0' PU&DE (TYP) -UDOT EASEMEN 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, RECORDED NOV. 28, 2003 UDOT EASEMENT 4. STORM DRAIN TO BE MAINTAINED BY EACH LOT OWNER. STORM DRAINS IN COMMON Summerhays 123rd Subdivision on file and recorded in the Salt Lake County Recorder's Office under Entry no. 10832274 on ENTRY No. 8907221 RECORDED SEPT. 30, 2003 DRIVES TO BE MAINTAINED BY LOT OWNER BOOK 8916, PAGE 2235 November 5, 2009 in Book 2009P, at Page 161; ENTRY No. 8835743 thence South 176.74 feet along the west line to the Southwest corner of Lot 1, said Summerhays 123rd Subdivision; 5. EACH TENANT/PROPERTY OWNER IS REQUIRED TO MAINTAIN THE ADJACENT PUBLIC PARK BOOK 8889, PAGE 4264 **LEGEND** thence East 192.00 feet along the south line to the Southeast corner of Lot 2, said Summerhays 123rd Subdivision; thence North 176.24 feet along the east line to the Northeast Corner of Lot 2, said Summerhays 123rd Subdivision, being on 6. ALL COMMON LOT LINES MUST HAVE EXPECTABLE CROSS-ACCESS EASEMENT. the south line of 12300 South Street; SECTION CORNER (NOT FOUND) thence North 88°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 7. EACH LOT SHALL HAVE A PERPETUAL, NON-EXCLUSIVE RIGHT-OF-WAY AND EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AND VEHICULAR PARKING (WITHOUT STREET MONUMENT (FOUND) CHARGE) ON, OVER AND ACROSS THOSE AREAS DESIGNED FOR SUCH USE. thence South 203.48 feet along the west line to an interior corner of said Lot 3, Draper Crossing Subdivision (a found Nail and ---10.0' PU&DE (TYP) LOT 1 LOT 202 STREET MONUMENT (NOT FOUND) **EASEMENT NOTES:** thence North 89°40'10" West 102.64 feet along the north line to a Northwest Corner of said Lot 3, Draper Crossing **ENSIGN EN** LAND SURV. SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR 0.594 acres 1. Any easement and/ or rights of way for the water distribution system and appurtenances of the Draper Irrigation thence South 393.99 feet along the west line to the Southwest Corner of said Lot 3, Draper Crossing Subdivision, said point Company, a corporation and /or the State of Utah Board of Water Resources, as the same may be found to intersect NAIL STAMPED "ENSIGN ENG. & LAND SURV." **136 EAST** being on the north line of 12450 South Street; the herein described property, as disclosed by mesne instruments of record, including that certain Easement To Use thence South 89°57'00" West 186.83 feet along the north line of 12450 South Street to the Southeast Corner of Lot 2-B, Distribution System recorded March 25, 1988, as Entry No. 4601931, in Book 6014, at Page 550, of Official Records. PU&DE= PUBLIC UTILITY & DRAINAGE EASEMENT 0.686 acres PU&DE 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 2. Restrictions and Easements Agreement, dated March 6, 1997, by and between Smith's Food & Drug Centers, Inc.: 96 EAST EASEMENTS West Bench Plaza, L.C., and Boyer - 3300 South Shopping Center Associates, LTD., and enjoined by 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 Guadalahonky's, and Alan Summerhays and Kristine Summerhays, recorded April3, 1997, as Entry No. 6610999, in WITNESS CORNER (FOUND) east line of Minuteman Drive; thence North 11°30'01" East 11.12 feet along the east line of Minuteman Drive; 3. Covenants, Conditions, Restrictions and/or Easements, except color, creed, national origin, religion, sex, handicap thence North 2°08'47" West 10.18 feet along the east line of Minuteman Drive; or familial status, unless and only to the extent that said Covenants (a) is exempt under Chapter 42, Section 3607 of thence northeasterly 36.73 feet along the arc of a 428.50 foot radius curve to the left, (center bears North 81°32'09" West and the United States Code or (b) relates to handicap but does not discriminate against handicap persons contained in 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; | S 89°40'10" E-EAST 192.00' thence South 86°25'58" East 6.24 feet along the east line of Minuteman Drive; FOUND NAIL & Amendment to said Covenants thence North 3°04'56" East 3.00 feet along the east line of Minuteman Drive; 6.67' WASHER 0.1' EAST OF Recorded: September 14, 2000 thence North 86°49'42" West 6.23 feet along the east line of Minuteman Drive CALCULATED POSITION POINT OF BEGINNING thence northeasterly 21.07 feet along the arc of a 428.50 foot radius curve to the left, (center bears North 86°50'33" West and (ACCEPTED) Book/Page: 8387/6384 10.0' PU&DE (TYP) -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; EAST 799.57' N 89°40'10" 4. Easement for installation and maintenance of utilities and drainage facilities, and incidental purposes are reserved, Thence North 0°21'13" East 47.52 feet along the east line of said Minuteman Drive N 4°51'30" E as shown on the recorded plat of the Draper Crossing Subdivision, recorded August 5, 1997 as Entry No. 6706850 in Thence North 10°51'46" East 10.97 feet along the east line of said Minuteman Drive Book 97-8P at Page 240 and also the recorded plat Amended Lot 2 Draper Crossing Subdivision Amended January Thence North 0°21'13" East 30.49 feet along the east line of said Minuteman Drive; 2.16' S 89°40'10" E-18, 2007 as Entry No. 9975404 in Book 2007P at Page 24 of Official Records and as shown on the PROPOSED Thence North 9°12'07" West 12.40 feet along the east line of said Minuteman Drive; N 9°12'07" V Thence North 4°51'30" East 2.16 feet along the east line of said Minuteman Drive to the point of beginning. 136.86' 12.40' WEST 260.16' 5. NOTES as set forth on the recorded plat of the Draper Crossing Subdivision, recorded August 5, 1997 As Entry No. Contains 160,984 square feet, 3.696 acres, 5 lots. 6706850 in Book 97-8P at Page 240 and also the recorded plat of Amended Lot 2, Draper Crossing Subdivision Amended recorded January 18, 2007 as Entry No. 9975404 in Book 2007P at Page 24 of Official Records and the S 76°36'52" E-~24.0' INGRESS/EGRESS terms, conditions and limitations contained therein, and as shown on the PROPOSED Dedication Plat. RIGHT OF WAY AND PU&DE 10.0' PU&DE (TYP) Date: 49214 2, 2012 UTILITY EASEMENT / N 13°23'08" E-10.97 - UDOT TEMP EASEMENT 6. AGREEMENT and the terms, condition and limitations contained therein RECORDED MARCH 10, 2011 Patrick M. Harris Recorded: February 18, 1999 License no. 286882 FNTRY No. 11155473 Entry No. 7260396 **LOT 204** BOOK 9913, PAGE 5094 25,174 sq.ft. EASEMENT AGREEMENT and the terms, conditions and limitations contained therein: 0.578 acres LOT 203 ---10.0' PU&DE (TYP) D=2°49'03"-Recorded: February 18, 1999 12353 SOUTH Entry No: 7260397 R = 428.50OWNER'S DEDICATION Book/Page: 8250/5221 N 86°49'42" W L=21.07' inown all men by these presents that I / we, the under- signed owner (s) of the above described tract of land, having caused same to 12361 SOUTH 6.23' ROCKY MOUNTAIN POWER NOTE CB#N 1°44'55" E UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW −N 3°04'56" E GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT C=21.07 DRAPER CROSSING SUBDIVISION PHASE 2 MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS 3.00' R = 428.50IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL L=36.73' -S 86°25'58" E 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 24.0' INGRESS/EGRESS CB=N 6°00'31" E n witness whereof I / we have hereunto set our hand (s) this _____day of____ RIGHT OF WAY EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY C=36.72' PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH HORIZONTAL GRAPHIC SCALE THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E. RISTINE AND Properties U.S. NO BUILD AREA 10.18 RECORDED OCT.3, 1997 WEST 177.16' V'ALAN SUMMERHAYS TYTUGTOR FNTRY No. 6755908 T- -- 12.0-BOOK 7774, PAGE 1546 (HATCHED AREA) HORZ: 1 inch = 40 ft. FASEMENT AGREEMENT RECORDED SEPT. 19, 2006 180 LIMITED LIABILITY COMPANY ACKNOWLEDGMENT ENTRY No. 9849429 10.0' PU&DE (TYP) -----BOOK 9352, PAGE 9710 STATE OF UTAH MINUTEMAN 12.0' INGRESS/EGRESS RIGHT OF WAY peared before me, the undersigned Notary Public, in and for said County of SALT LAKE in the State of Utah, who after being duly 12300 SOUTH STREET orn, acknowledged to me that He is the MANAGING MEMBER , of KRISTINE ANNE PROPERTIES L.L.C. 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 purpo ein mentioned and acknowledged to me that said Corporation executed the same. LOT 205 LOT 2-B COMMISSIN # 652409 DRAPER CROSSING AMENDED LOT 2 OF THE DRAPER 107 EAST CROSSING SUBDIVISION AMENDED alan & Kristine Symmer Charitable Remainder "The signature of South Valley Sewer District on this RECORDED SEPT, 19, 2006 plat does not constitute any guarantee of ENTRY No. 9849429 availability of sanitary sewer service to the property BOOK 9352, PAGE 9710 County of SALT LAKE or any approval of sewer lines or facilities. The ALAN SUMMERHAYS ♥ personally appeared before owner(s) of the property must provide satisfactory in said State of Utah, who after being duly sworn, This map is provided solely for the purpose of plans to the Sewer District for review and approval cknowledged to me that He signed the Owner's Dedication, ONE in number, freely and voluntarily for the purposes therein mentioned before connecting to the District's sewer system SALT LAKE CITY 45 West 10000 South ~ 10.0' PU&DE (TYP) | Commission #652409 LAYTON and will be required to comply with the District's assisting in locating the property and Cottonwood rules and regulations.' **TOOELE** Sandy, UT 84070 Title Insurance Agency, Inc. assumes no liability Phone: 801.255.0529 Fax: 801.255.4449 **CEDAR CITY** for variation, if any, with any actual survey. 12450 SOUTH STREET DRAPER CROSSING SUBDIVISION PHASE 2 STREET MONUM **SURVEY RECORDING DATA** AMENDING LOTS 2A AND 2C OF AMENDED LOT 2 OF THE DRAPER CROSSING SUBDIVISION AMENDED __N 0°03'00" W ROCKY MOUNTAIN POWER JULIE WORLD TO BATE WISH TO AND ADDING OTHER PROPERTY NOT CURRENTLY IN A SUBDIVISION. BASIS OF BEARING N 89°53'10" E 2478.40' MEASURED WITNESS COR. TO STREET MONUMENT LOCATED IN THE SOUTHWEST QUARTER S 89°48'40" E 2478.40' CALCULATED WITNESS COR. TO SEC. COR. SOUTH QUARTER CORNER N 89°48'40" W 163.83' ARP S 89°48'40" E 2642.23' CALCULATED SEC. COR. TO SEC. COR. OF SECTION 30 TOWNSHIP 3 SOUTH, RANGE 1 WEST CAST WITNESS MONUMENT SOUTHWEST CORNER SALT LAKE BASE AND MERIDIAN FOUND BRASS CAP SECTION 30 DRAPER CITY, SALT LAKE COUNTY, UTAH BENCHMARK ELEV=4424.2 T3S, R1E CALCULATED LOCATION-ARP COMCAST CABLE DATE 4-3-12 CALCULATED LOCATION - ARP RECORDED# 11465899 (NOT FOUND) SALT LAKE VALLEY HEALTH CITY ATTORNEY'S APPROVAL **SOUTH VALLEY SEWER** CITY ENGINEER APPROVAL CITY MAYOR APPROVAL DEPARTMENT APPROVAL PLANNING COMMISSION APPROVAL SHEET 1 OF 1 IMPROVEMENT DISTRICT APPROVED THIS DAY OF DAY OF 20 22. STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE DRAPER IRRIGATION COMPANY REQUEST OF: City of Draper PRESENTED TO THE MAYOR AND DRAPER CITY COUNCIL THIS 🎎 DAY APPROVED THIS 16 DAY OF 10 9 PROJECT NUMBER: 5193A APPROVED THIS 3 DAY OF April OF ______, 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. APPROVED THIS 3 DAY OF APPLEAD 11: 16 am BOOK: 1 2012 P PAGE: BY THE SALT LAKE VALLEY HEALTH DEPARTMENT. MANAGER: PMH 3Y THE DRAPER CITY PLANNING COMMISSION. 35.00 Lowin Dans DRAWN BY: AS DEPUTY SALT LAKE COUNTY RECORDER CHECKED BY: KRR SALT LAKE VALLEY HEALTH DEPARTMENT DIRECTOR, SOUTH VALLEY SEWER IMPROVEMENT DISTRICT CHAIR, DRAPER CITY PLANNING COMMISSION 28-30-351-027,056,063,064,067,068,071 DATE: 4/2/12