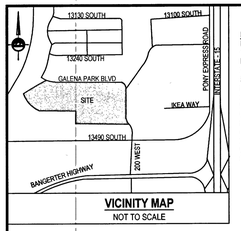
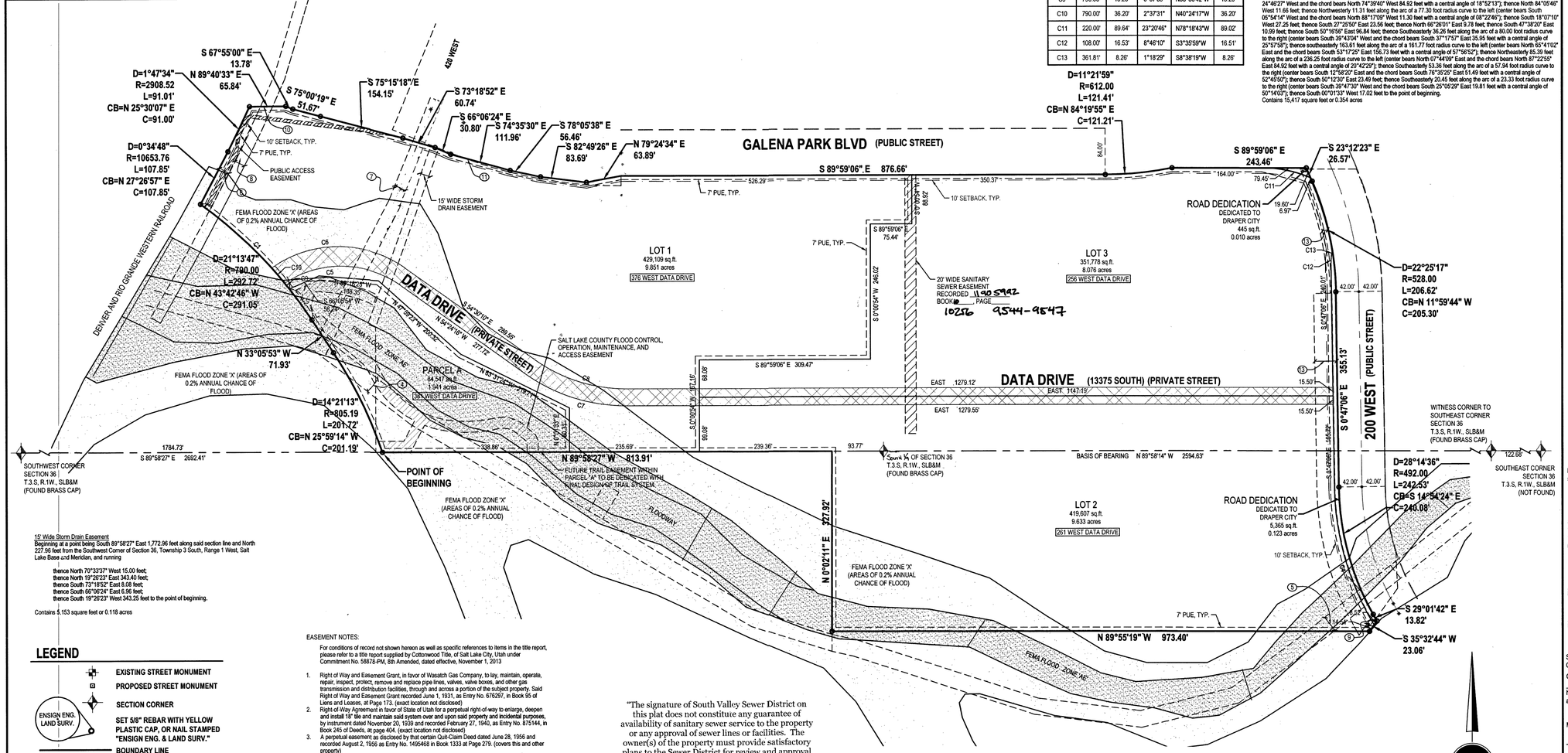
DRAPER POINTE OFFICE PARK SUBDIVISION

LOCATED IN THE SOUTH HALF OF SECTION 36,TOWNSHIP 3 SOUTH, RANGE 1 WEST, AND THE NORTH HALF OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH



VICINITY MAP
NOT TO SCALE

Public Access Easement
Beginning at a point being South 89°58'27" East 1,467.61 feet along said section line and North 442.97 feet from the Southwest Corner of Section 36, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 53°31'02" West 6.00 feet; thence North 35°54'35" East 13.02 feet; thence North 27°26'57" East 104.84 feet; thence North 07°10'24" East 25.75 feet; thence North 25°02'02" East 33.46 feet; thence Northeasterly 17.63 feet along the arc of a 14.00 foot radius curve to the right (center bears South 64°57'56" East and the chord bears North 61°06'18" East 16.49 feet with a central angle of 72°08'32"); thence South 82°49'26" East 216.07 feet; thence South 75°15'18" East 45.55 feet; thence North 82°49'26" West 261.23 feet; thence Southwesterly 10.07 feet along the arc of a 8.00 foot radius curve to the left (center bears South 07°10'34" West and the chord bears South 61°06'18" West 9.42 feet with a central angle of 72°08'32"); thence South 25°02'02" West 32.52 feet; thence South 07°10'34" West 35.01 feet; thence North 82°49'26" West 3.37 feet; thence South 27°26'57" West 96.62 feet; thence South 35°54'35" West 13.53 feet to the point of beginning.
Contains 2,586 Square Feet



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	790.00'	223.32'	16°11'48"	N46°13'46"W	222.58'
C2	790.00'	69.40'	5°01'59"	N35°36'53"W	69.38'
C4	500.00'	263.95'	30°14'48"	S15°54'30"E	260.90'
C5	184.50'	222.31'	69°02'12"	N88°55'22"W	209.10'
C6	207.00'	256.82'	71°05'11"	S89°57'15"W	240.66'
C7	315.50'	196.01'	35°35'44"	S72°12'08"E	192.87'
C8	284.50'	176.75'	35°35'44"	S72°12'08"E	173.92'
C9	790.00'	13.25'	0°57'39"	N38°36'42"W	13.25'
C10	790.00'	36.20'	2°37'31"	N40°24'17"W	36.20'
C11	220.00'	89.64'	23°20'46"	N78°18'43"W	89.02'
C12	108.00'	16.53'	8°46'10"	S3°35'59"W	16.51'
C13	361.81'	8.26'	1°18'29"	S8°38'19"W	8.26'

Salt Lake County Flood Control, Operation, Maintenance, and Access Easement
Beginning at a point on the section line said point being South 89°58'27" East 625.78 feet along said section line from the Southwest Corner of Section 36, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 89°58'27" West 20.00 feet; thence North 00°00'33" East 17.02 feet; thence Northwesterly 2.92 feet along the arc of a 3.33 foot radius curve to the left (center bears North 89°58'27" West and the chord bears North 25°05'28" West 2.83 feet with a central angle of 50°14'03"); thence North 50°12'30" West 23.49 feet; thence Northwesterly 34.94 feet along the arc of a 37.94 foot radius curve to the left (center bears South 39°47'30" West and the chord bears North 76°35'25" West 33.72 feet with a central angle of 52°45'50"); thence Southwesterly 92.61 feet along the arc of a 256.25 foot radius curve to the right (center bears North 12°58'20" West and the chord bears South 87°22'55" West 92.11 feet with a central angle of 20°42'29"); thence Northwesterly 42.94 feet along the arc of a 181.77 foot radius curve to the right (center bears North 07°44'09" East and the chord bears North 75°29'49" West 42.84 feet with a central angle of 13°32'03"); thence South 27°35'13" West 55.12 feet; thence North 89°58'27" West 50.85 feet; thence North 19°33'57" West 21.23 feet; thence South 89°58'27" East 45.85 feet; thence North 27°35'13" East 41.90 feet; thence Northwesterly 120.86 feet along the arc of a 181.77 foot radius curve to the right (center bears North 27°35'13" East and the chord bears North 43°21'53" West 118.65 feet with a central angle of 38°05'40"); thence Northwesterly 27.19 feet along the arc of a 60.00 foot radius curve to the left (center bears South 65°41'02" West and the chord bears North 37°17'57" West 26.96 feet with a central angle of 25°57'58"); thence North 50°16'56" West 107.86 feet; thence North 33°05'53" West 8.79 feet; thence Northwesterly 37.38 feet along the arc of a 790.00 foot radius curve to the left (center bears South 56°54'07" West and the chord bears North 34°27'12" West 37.37 feet with a central angle of 02°42'39"); thence North 18°07'10" East 40.80 feet; thence Northeasterly 28.52 feet along the arc of a 97.30 foot radius curve to the right (center bears South 10°53'35" East and the chord bears North 87°30'19" East 28.42 feet with a central angle of 16°47'50"); thence South 84°10'46" East 11.66 feet; thence Southeasterly 90.02 feet along the arc of a 279.00 foot radius curve to the right (center bears South 05°54'14" West and the chord bears South 74°51'09" East 89.63 feet with a central angle of 18°29'13"); thence South 19°26'23" West 20.08 feet; thence Northwesterly 85.30 feet along the arc of a 259.00 foot radius curve to the left (center bears South 24°46'27" West and the chord bears North 74°39'40" West 84.92 feet with a central angle of 18°52'13"); thence North 84°05'46" West 11.66 feet; thence Northwesterly 11.31 feet along the arc of a 77.30 foot radius curve to the left (center bears South 05°54'14" West and the chord bears North 88°17'09" West 11.30 feet with a central angle of 08°22'46"); thence South 18°07'10" West 27.25 feet; thence South 27°25'50" East 23.56 feet; thence North 66°26'01" East 9.78 feet; thence South 47°38'20" East 10.99 feet; thence South 52°16'56" East 96.84 feet; thence Southeasterly 36.26 feet along the arc of a 80.00 foot radius curve to the right (center bears South 39°43'04" West and the chord bears South 37°17'57" East 35.95 feet with a central angle of 25°57'58"); thence southeasterly 163.61 feet along the arc of a 161.77 foot radius curve to the left (center bears North 65°41'02" East and the chord bears South 53°11'25" East 156.73 feet with a central angle of 57°56'2"); thence Northeasterly 65.39 feet along the arc of a 236.25 foot radius curve to the left (center bears North 07°44'09" East and the chord bears North 87°22'55" East 84.92 feet with a central angle of 20°42'29"); thence Southeasterly 53.36 feet along the arc of a 57.94 foot radius curve to the right (center bears South 12°58'20" East and the chord bears South 78°35'25" East 51.49 feet with a central angle of 52°45'50"); thence South 50°12'30" East 23.49 feet; thence Southeasterly 20.45 feet along the arc of a 23.33 foot radius curve to the right (center bears South 39°47'30" West and the chord bears South 25°05'29" East 19.81 feet with a central angle of 50°14'03"); thence South 00°00'33" West 17.02 feet to the point of beginning.
Contains 15,417 square feet or 0.354 acres

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 286882 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 POINTE OFFICE PARK SUBDIVISION, 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 section line said point being South 89°58'27" East 1784.73 feet along said section line from the Southwest Corner of Section 36, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running:

thence Northwesterly 201.72 feet along the arc of a 805.19 foot radius curve to the left (center bears South 71°11'22" West and the chord bears North 25°59'14" West 201.19 feet with a central angle of 14°21'13");
thence North 33°05'53" West 71.93 feet;
thence Northwesterly 292.72 feet along the arc of a 790.00 foot radius curve to the left (center bears South 56°54'07" West and the chord bears North 43°42'46" West 291.05 feet with a central angle of 21°13'47") to a point on the east line of the Denver and Rio Grande Western Railroad;
thence Northeasterly 107.85 feet along the arc of a 10,653.76 foot radius curve to the left (center bears North 62°15'39" West and the chord bears North 27°26'57" East 107.85 feet with a central angle of 00°34'48")along said east line of the Denver and Rio Grande Western Railroad;
thence Northeasterly 91.01 feet along the arc of a 2,908.52 foot radius curve to the left (center bears North 63°36'06" West and the chord bears North 25°30'07" East 91.00 feet with a central angle of 01°47'34") along said east line of the Denver and Rio Grande Western Railroad;
thence North 89°40'33" East 65.84 feet;
thence South 67°55'00" East 13.78 feet;
thence South 75°00'19" East 51.67 feet;
thence South 75°15'18" East 154.15 feet;
thence South 73°18'52" East 60.74 feet;
thence South 66°06'24" East 30.80 feet;
thence South 74°35'30" East 111.96 feet;
thence South 78°05'38" East 56.46 feet;
thence South 82°49'26" East 83.69 feet;
thence North 79°24'34" East 63.89 feet;
thence South 89°59'06" East 876.66 feet;
thence Northeasterly 121.38 feet along the arc of a 612.00 foot radius curve to the left (center bears North 00°00'57" East and the chord bears North 84°19'55" East 121.21 feet with a central angle of 11°21'52");
thence South 89°59'06" East 243.46 feet;
thence South 23°12'23" East 26.57 feet;
thence Southeasterly 206.62 feet along the arc of a 528.00 foot radius curve to the right (center bears South 66°47'37" West and the chord bears South 11°59'45" East 205.30 feet with a central angle of 22°25'17");
thence South 00°47'06" East 355.13 feet;
thence Southeasterly 242.52 feet along the arc of a 492.00 foot radius curve to the left (center bears North 89°12'52" East and the chord bears South 14°54'29" East 240.07 feet with a central angle of 28°14'34");
thence South 29°01'42" East 13.82 feet;
thence South 35°32'44" West 23.06 feet;
thence North 89°55'19" West 973.40 feet;
thence North 00°02'11" East 327.92 feet;
thence North 89°58'27" West 813.91 feet to the point of beginning.

Contains 1,290,851 Square Feet or 29.634 Acres

8-21-14

AUG. 21, 2014
Date

PATRICK M. HARRIS
P.L.S. 286882

15' Wide Storm Drain Easement
Beginning at a point being South 89°58'27" East 1,772.96 feet along said section line and North 227.96 feet from the Southwest Corner of Section 36, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running

thence North 70°33'37" West 15.00 feet;
thence North 19°26'23" East 343.40 feet;
thence South 73°18'52" East 8.08 feet;
thence South 66°06'24" East 6.96 feet;
thence South 19°26'23" West 343.25 feet to the point of beginning.

Contains 5,153 square feet or 0.118 acres

LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- ENSIGN ENG. LAND SURV. — SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- PUBLIC ACCESS EASEMENT
- DATA DRIVE (PRIVATE STREET)
- SLCO FLOOD CONTROL EASEMENT

NOTES
1. ALL LOTS AND PARCEL "A" IDENTIFIED ON THIS PLAT ARE SUBJECT TO A PERPETUAL SHARED ACCESS (DATA DRIVE), CROSS ACCESS, AND SHARED PARKING EASEMENT AS FURTHER IDENTIFIED IN THE CC&RS TO BE RECORDED WITH THIS PLAT.
2. ALL LOTS AND PARCEL "A" IDENTIFIED ON THIS PLAT ARE SUBJECT TO A MAINTENANCE AGREEMENT AS FURTHER IDENTIFIED IN THE CC&RS TO BE RECORDED WITH THIS PLAT.

EASEMENT NOTES:
For conditions of record not shown hereon as well as specific references to items in the title report, please refer to a title report supplied by Cottonwood Title, of Salt Lake City, Utah under Commitment No. 58878-PM, 8th Amended, dated effective, November 1, 2013

1. Right of Way and Easement Grant, in favor of Wasatch Gas Company, to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes, and other gas transmission and distribution facilities, through and across a portion of the subject property. Said Right of Way and Easement Grant recorded June 1, 1931, as Entry No. 676297, in Book 55 of Liens and Leases, at Page 173. (exact location not disclosed)
2. Right-of-Way Agreement in favor of State of Utah for a perpetual right-of-way to enlarge, deepen and install 18" tile and maintain said system over and upon said property and incidental purposes, by instrument dated November 20, 1939 and recorded February 27, 1940, as Entry No. 875144, in Book 245 of Deeds, at page 404. (exact location not disclosed)
3. A perpetual easement as disclosed by that certain Quit-Claim Deed dated June 28, 1956 and recorded August 2, 1956 as Entry No. 1495468 in Book 1333 at Page 279. (covers this and other property)
4. Easement in favor of Salt Lake County Sewerage Improvement District No. 1, recorded July 22, 1988, as Entry No. 4653369, in Book 6049, at Page 1108. (Shown on survey)
5. Easement in favor of Salt Lake County Sewerage Improvement District No. 1, recorded July 22, 1988, as Entry No. 4653370, in Book 6049, at page 1111. (Shown on survey)
6. Easement in favor of Salt Lake County Sewerage Improvement District No. 1, recorded July 22, 1988, as Entry No. 4653371, in Book 6049, at page 1114. (Shown on survey)
7. Easement in favor of Salt Lake County Sewerage Improvement District No. 1, recorded June 23, 1992, as Entry No. 5278836, in Book 6475, at page 1453. (Shown on survey)
8. Grant of Storm Drain Line Easement recorded October 15, 1998, as Entry No. 7120838, in Book 8126, at Page 2215. Grant of Storm Drain Line recorded October 16, 1998, as entry No. 7121554, in Book 8127, at Page 1608.
9. Overhang Easement in favor of PacifiCorp, recorded September 9, 2011, as Entry No. 11240995, in Book 9949, at Page 360.
10. Lot Line recorded July 20, 2007 as Entry No. 10169501 in Book 9493 at Page 5241. Re-recorded December 3, 2007 as Entry No. 10290055 in Book 9543 at Page 6420.
11. Any and all easements as shown on Allegro at Corner Canyon Street Dedication Right of Way and Slope Easement plat recorded April 3, 2001 as Entry No. 7861052 on Book 2001-P at Page 75 of official records of the Salt Lake County Recorder's office.
12. For conditions of record not shown hereon as well as specific references to items in the title report, please refer to a title report supplied by Cottonwood Title, of Salt Lake City, Utah under Commitment No.58878-PM, 8th Amended, dated effective, November 1, 2013.
13. Easements as shown upon and dedicated by that certain plat know as Allegro at Corner Canyon Street Dedication Right of Way and Slope Easement plat recorded April 3, 2001 as Entry No. 7861052 on Book 2001-P at Page 75 of official records of the Salt Lake County Recorder's office.

"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 connecting to the District's sewer system and will be required to comply with the District's rules and regulations."

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 EQUITY. 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
GARDNER COMPANY
90 SOUTH 400 WEST, STE 360
SALT LAKE CITY, UTAH
(801) 915-1822

OWNER'S DEDICATION

Known all men by these presents that I / we, 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

DRAPER POINTE OFFICE PARK SUBDIVISION

and do hereby dedicate, grant and convey to Draper City, Utah: (1) a'l 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. Parcel A to be owned and maintained by DRAPER 603, L.C.

In witness whereof I / we have hereunto set our hand (s) this 25 day of AUGUST A.D., 2014

By Kem C. Gardner
By Mike Dulgarian

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
County of Salt Lake } S.S.

On the 25 day of AUGUST A.D., 20 14, personally appeared before me MIKE DULGARIAN, the signer of the foregoing instrument, who duly acknowledged to me that he/she is the VICE PRESIDENT of WELLS FARGO, 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: 10.16.16
NOTARY PUBLIC RESIDING IN DAVIS COUNTY.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of Salt Lake } S.S.

On the 25 day of AUGUST A.D., 20 14, personally appeared before me KEMC. GARDNER, the signer of the foregoing instrument, who duly acknowledged to me that he/she is a manager of DRAPER 603, 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: 10/13/2015
NOTARY PUBLIC RESIDING IN SALT LAKE COUNTY.

CONSTANCE MILLER
NOTARY PUBLIC - STATE OF UTAH
My Comm. Exp. 10/13/2015
Commission # 649247

ENSIGN
SALT LAKE CITY
45 West 10000 South Suite 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4449
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 : 5825
MANAGER : JKF
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 8/20/14

SURVEY RECORDING DATA
DATE:
DRAWING No.

DRAPER POINTE OFFICE PARK SUBDIVISION

LOCATED IN THE SOUTH HALF OF SECTION 36,TOWNSHIP 3 SOUTH, RANGE 1 WEST, AND THE NORTH HALF OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH

EASEMENT APPROVAL
CENTURYLINK — DATE 8-27-14
ROCKY MOUNTAIN POWER — DATE 8-26-14
QUESTAR GAS — DATE 8-27-14
COMCAST — DATE 8-27-14

SOUTH VALLEY SEWER DISTRICT APPROVAL
APPROVED THIS 3 DAY OF Sept, 20 14 BY THE SOUTH VALLEY SEWER DISTRICT.
Wayne H Ballard
SOUTH VALLEY SEWER DISTRICT MANAGER

PLANNING COMMISSION APPROVAL
APPROVED THIS 17 DAY OF September, 20 14 BY THE DRAPER CITY PLANNING COMMISSION.
VICE CHAIR, DRAPER CITY PLANNING COMMISSION

SALT LAKE VALLEY HEALTH DEPARTMENT APPROVAL
APPROVED THIS 4 DAY OF September 20 14 BY THE SALT LAKE VALLEY HEALTH DEPARTMENT.
SALT LAKE VALLEY HEALTH DEPARTMENT

CITY ENGINEER APPROVAL
APPROVED THIS 12 DAY OF September, 20 14 BY THE DRAPER CITY ENGINEER.
DRAPER CITY ENGINEER

CITY MAYOR APPROVAL
PRESENTED TO THE MAYOR AND DRAPER CITY COUNCIL THIS 9 DAY OF Sept, 20 14, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
ATTEST: CLERK — MAYOR

CITY ATTORNEY'S APPROVAL
APPROVED THIS 15 DAY OF September, 20 14 BY THE DRAPER CITY ATTORNEY
DRAPER CITY ATTORNEY

27-36-376-020 27-36-32,41 33-01-12,21

RECORDED # 11915614
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: DRAPER 603 LC
DATE: 09/18/14 TIME: 2:35 PM BOOK: 2014P PAGE: 244
$ 34.00 — FEES
DEPUTY SALT LAKE COUNTY RECORDER
$ 34.00