

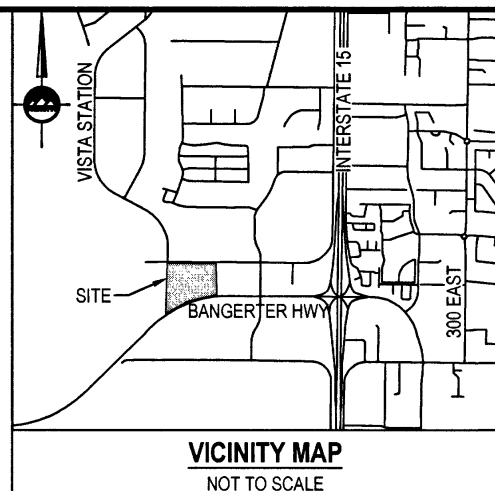
ACADEMY OFFICE PARK

LOCATED IN THE NORTHEAST QUARTER OF SECTION 1,
TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH

NORTHWEST CORNER
SECTION 1
T4S, R1W
SLB&M
(FOUND BRASS CAP)

N 89°58'27" W BASIS OF BEARING
2692.41' (MEASURED)

NORTH QUARTER CORNER
SECTION 1
T4S, R1W
SLB&M
(FOUND BRASS CAP)



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 **ACADEMY OFFICE PARK**, 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 of the South line of 13490 South Street, said point also being North 89°58'27" West 94.48' along the section line and South 62°10'10" East 10.10' from the North quarter corner of Section 1, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 00°03'47" West 626.29 feet to the Northern Right-of-Way Line of the Bangerter Highway;
thence Southwesterly 943.95 feet along the arc of a 2371.56 foot radius curve to the left (center bears South 10°49'38" East and the long chord bears South 67°46'13" West 937.73 feet with a central angle of 22°48'18") along the Northern Right-of-Way Line of said Bangerter Highway;
thence North 00°58'47" East 983.72 feet to the South line of 13490 South Street;
thence South 89°49'48" East 851.90 feet along the South end of said 13490 South Street to the point of beginning.

Contains 661,138 Square Feet or 15.178 Acres and 5 Lots



DATE **July 23, 2015**

PATRICK M. HARRIS
P.L.S. 28682

LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV."
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- PUE PUBLIC UTILITY EASEMENT

NOTE:
ALL LOTS DEVELOPED WITHIN THIS SUBDIVISION SHALL BE REQUIRED TO PROVIDE RECIPROCAL CROSS VEHICULAR AND UTILITY ACCESS TO LOTS WITHIN THE SUBDIVISION ALONG CONSTRUCTED DRIVEWAYS AND ACCESSES.

"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."

OWNER'S DEDICATION

Known all men by these presents that I, we, the undersigned owner (s) of the heron described tract of land, hereby set apart and subdivide the same into lots and street as shown on this plat and said plat

ACADEMY OFFICE PARK

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 **30th** day of **July**, A.D. 20 **15**

Duane Shaw
By **Duane Shaw, Managing member**

By:

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
County of Salt Lake
On the _____ day of _____, A.D. 20____, personally appeared before me _____, the signer of the foregoing instrument, who duly acknowledged to me that he/she is the _____ of _____, 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: _____

RESIDING IN _____ COUNTY, _____
NOTARY PUBLIC *Kellie Hunter*

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of Salt Lake
On the **30th** day of **July**, A.D. 20 **15**, personally appeared before me *Duane Shaw*, the signer of the foregoing instrument, who duly acknowledged to me that he/she is a **Managing member** of **Duane Shaw, LLC**, 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.

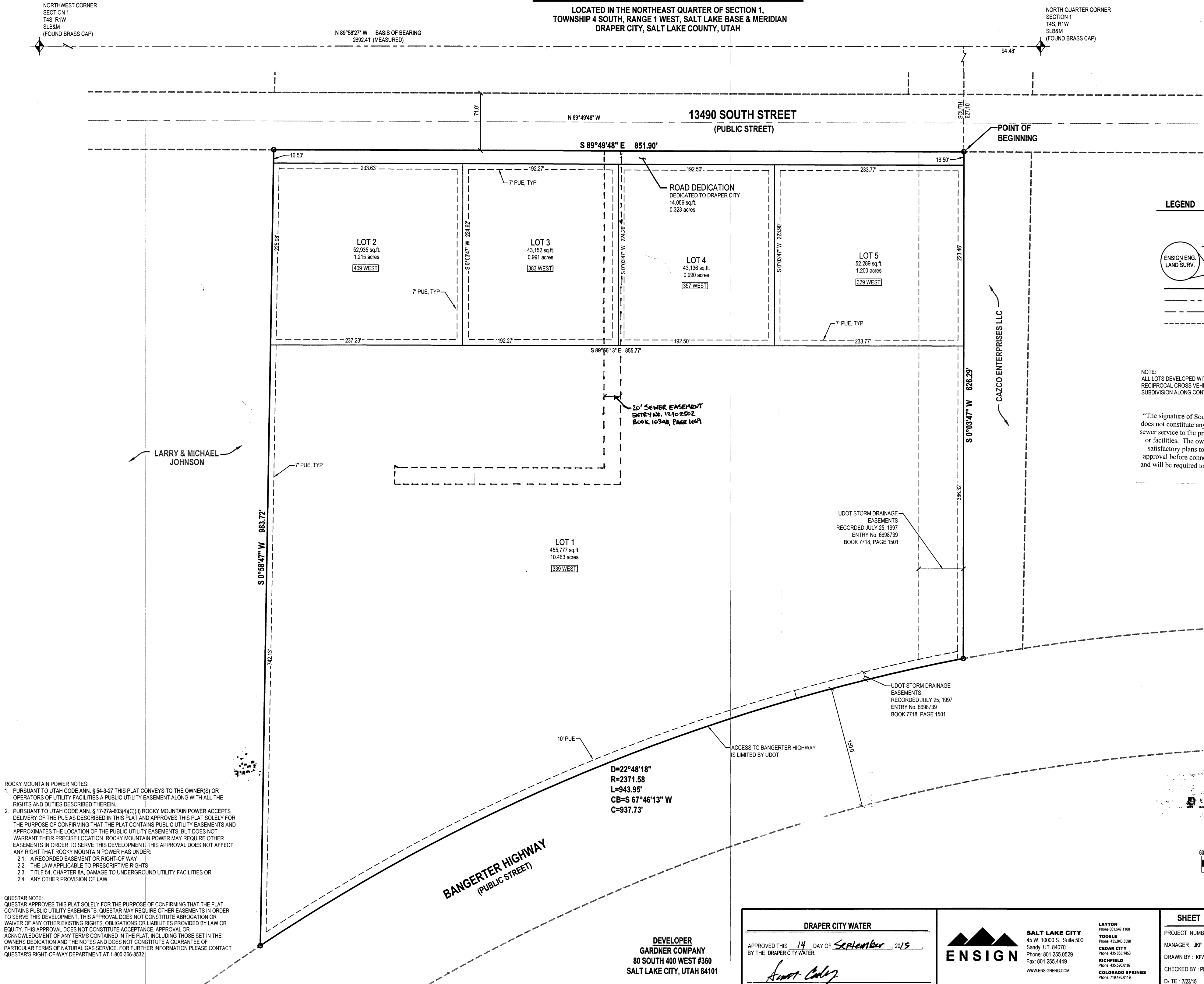
MY COMMISSION EXPIRES: **08/13/2019**
Duane Shaw
NOTARY PUBLIC, RESIDING IN **Salt Lake** COUNTY.

ACADEMY OFFICE PARK

LOCATED IN THE NORTHEAST QUARTER OF SECTION 1,
TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH

RECORDED # **12132573**

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF **Academy Mortgage Corp**
DATE **9/15/2015** TIME **2:38 PM** BOOK **2015P** PAGE **217**
\$35.00 *Barbara Rollins, Deputy*
DEPUTY SALT LAKE COUNTY RECORDER



ROCKY MOUNTAIN POWER NOTES:
1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT; THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
2.1. A RECORDED EASEMENT OR RIGHT-OF-WAY
2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
2.4. ANY OTHER PROVISION OF LAW.

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
80 SOUTH 400 WEST #360
SALT LAKE CITY, UTAH 84101

DRAPER CITY WATER

APPROVED THIS **14** DAY OF **September**, 20**15**
BY THE DRAPER CITY WATER.

Scott Cook
DRAPER CITY WATER



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON
Phone 801.547.1100
TODDLE
Phone 435.943.3090
CEDAR CITY
Phone 435.950.1453
RICHFIELD
Phone 435.500.0187
COLORADO SPRINGS
Phone 719.476.0110

SHEET 1 OF 1

PROJECT NUMBER: 6488
MANAGER: JKF
DRAWN BY: KFW
CHECKED BY: PMH
DATE: 7/23/15

SURVEY RECORDING DATA

DATE:
DRAWING NO.:

EASEMENT APPROVAL

Memo Chan
CENTURION
DATE **7/23/15**
ROCKY MOUNTAIN POWER
DATE **7/23/15**
QUESTAR GAS CO.
DATE **7/23/15**
COMCAST

SOUTH VALLEY SEWER DISTRICT APPROVAL

APPROVED THIS **3** DAY OF **September**, 20**15**
BY THE SOUTH VALLEY SEWER DISTRICT.

South Valley Sewer District Manager
SOUTH VALLEY SEWER DISTRICT MANAGER

ZONING ADMINISTRATOR APPROVAL

APPROVED THIS **14** DAY OF **September**, 20**15**
BY THE DRAPER CITY ZONING ADMINISTRATOR.

Chair, Draper City Zoning Administrator
CHAIR, DRAPER CITY ZONING ADMINISTRATOR

SALT LAKE COUNTY HEALTH DEPARTMENT APPROVAL

APPROVED THIS **4** DAY OF **September**, 20**15**
BY THE SALT LAKE COUNTY HEALTH DEPARTMENT.

Rich Sedberry
SALT LAKE COUNTY HEALTH DEPARTMENT

CITY ENGINEER APPROVAL

APPROVED THIS **14** DAY OF **September**, 20**15**
BY THE DRAPER CITY ENGINEER.

Scott Cook
DRAPER CITY ENGINEER

CITY MAYOR APPROVAL

PRESENTED TO THE MAYOR AND DRAPER CITY COUNCIL THIS **14th** DAY OF **September**, A.D. 20**15**, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

Mayor
ATTTEST: CLERK MAYOR

CITY ATTORNEY'S APPROVAL

APPROVED THIS **14th** DAY OF **September**, 20**15**
BY THE DRAPER CITY ATTORNEY.

Draper City Attorney
DRAPER CITY ATTORNEY