

ACADEMY OFFICE PARK

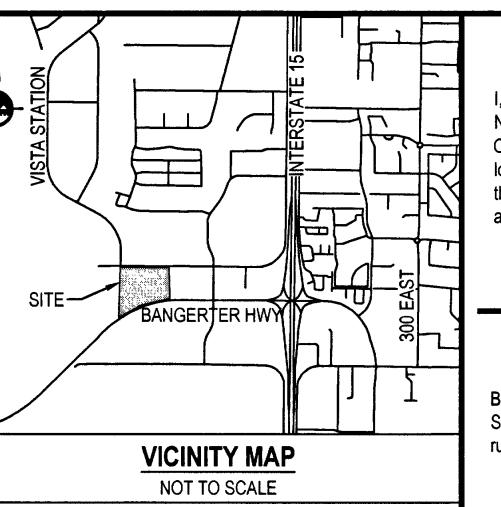
LOCATED IN THE NORTHEAST QUARTER OF SECTION 1,
TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH

NORTHWEST CORNER
SECTION 1
T4S, R1W
SLBM
(FOUND BRASS CAP)

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

NORTH QUARTER CORNER
SECTION 1
T4S, R1W
SLBM
(FOUND BRASS CAP)

94.48'



SURVEYOR'S CERTIFICATE

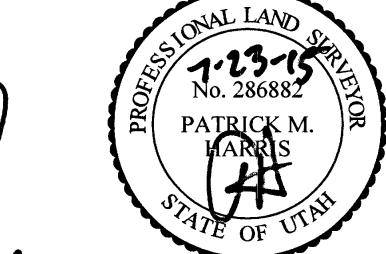
I, PATRICK M. HARRIS do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 286882 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as 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 621.10 feet from the North quarter corner of Section 1, Township 4 South, Range 1 West, Salt Lake 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 Southwestly 543.95 feet along the arc of a 237.58 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 963.72 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



Jun 23, 2015

PATRICK M. HARRIS
P.L.S. 286882

LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- SET 58" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN 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 CONTRACTED 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 herein 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 herein, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage.

In witness whereof I / we have hereunto set our hand(s) this 30th day of July A.D. 2015

Deanne Shaw
By: *Dumar, L.C.*, Managing member

By:

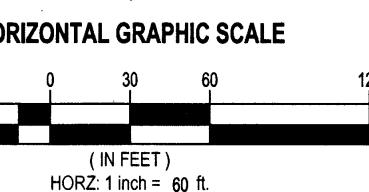
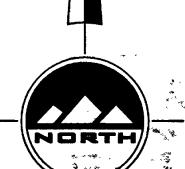
CORPORATE ACKNOWLEDGMENT

STATE OF UTAH J.S.
County of Salt Lake
On the _____ day of _____ A.D. 20____, personally appeared before me
he/she is the _____ of _____
a Utah Corporation, and is authorized to execute the foregoing instrument in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

RESIDING IN _____ COUNTY _____



LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH J.S.
County of Salt Lake
On the 30th day of July A.D. 2015, personally appeared before me
he/she is a _____ of _____
a Utah limited liability company, and is authorized to execute the foregoing instrument in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: 08/13/2019

NOTARY PUBLIC

RESIDING IN _____ 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

EASEMENT APPROVAL

Marie Chen 7/23/15
CENTRILINK DATE 7/13/15
ROCKY MOUNTAIN POWER DATE 7/13/15
DUSTAR GAS CO DATE 7/23/15
COMCAST DATE 7/23/15

SOUTH VALLEY SEWER DISTRICT APPROVAL
APPROVED THIS 3rd DAY OF September 2015
BY THE SOUTH VALLEY SEWER DISTRICT.
Deanne Shaw
SOUTH VALLEY SEWER DISTRICT MANAGER

ZONING ADMINISTRATOR APPROVAL
APPROVED THIS 1st DAY OF September 2015
BY THE DRAPER CITY ZONING ADMINISTRATOR.
Deanne Shaw
CHAIR, DRAPER CITY ZONING ADMINISTRATOR

SALT LAKE COUNTY HEALTH DEPARTMENT APPROVAL
APPROVED THIS 4th DAY OF September 2015
BY THE SALT LAKE COUNTY HEALTH DEPARTMENT.
Rich Tedder
SALT LAKE COUNTY HEALTH DEPARTMENT

CITY ENGINEER APPROVAL
APPROVED THIS 14th DAY OF September 2015
BY THE DRAPER CITY ENGINEER.
Deanne Shaw
DRAPER CITY ENGINEER

CITY MAYOR APPROVAL
PRESENTED TO THE MAYOR AND DRAPER CITY COUNCIL THIS 14th DAY OF September 2015, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
Deanne Shaw
CITY CLERK
MAYOR

CITY ATTORNEY'S APPROVAL
APPROVED THIS 14th DAY OF September 2015
BY THE DRAPER CITY ATTORNEY.
Deanne Shaw
DRAPER CITY ATTORNEY

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 2015 PAGE 217
\$135.00 FEES
DEPUTY SALT LAKE COUNTY RECORDER
Burton Rollins, Deputy