

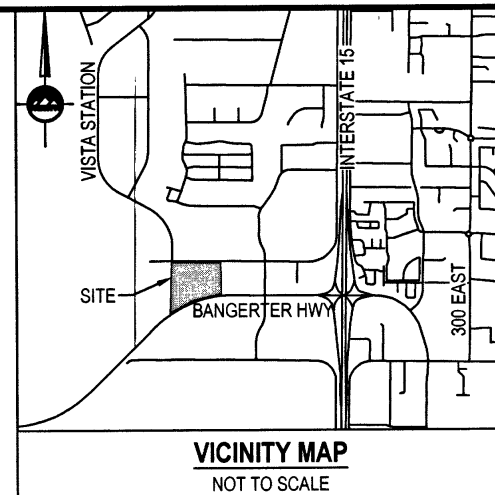
# ACADEMY OFFICE PARK AMENDED

AMENDING LOTS 1 THRU 5 OF 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  
2016

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, **KAREN F. WHITE**, do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. **191326** 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 AMENDED**, 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 feet along the section line and South 643.60 feet 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 609.79 feet to the Northern Right-of-Way Line of the Bangerter Highway;  
thence Southwesterly 943.95 feet along the arc of a 2,371.58 foot radius curve to the left (center bears South 10°49'38" East and the 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 967.22 feet to the South line of 13490 South Street;  
thence South 89°49'48" East 852.17 feet along the South end of said 13490 South Street to the point of beginning.

Contains 647,289 Square Feet or 14.860 Acres and 5 Lots

Sewer District Notes:  
1. Buildings on Lot 1A of this plat are subject to a Commercial Sewer Connection Agreements recorded as Entry #12130013.

2. 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.

## 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 CONTRACTED DRIVEWAYS AND ACCESSES.

## CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	2371.58	588.34	14°12'50"	S72°03'57"W	586.84'
C2	2371.58	355.60	8°35'28"	S60°39'48"W	355.27'

LARRY & MICHAEL  
JOHNSON

Cross Access Easement  
Beginning at a point on the Southerly Right-of-Way Line of 13490 South Street, said point being North 89°58'27" West 507.76 feet along the Section line and South 642.56 feet 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 224.23 feet; thence North 89°58'13" West 26.00 feet; thence North 00°03'47" East 20.00 feet; thence North 89°58'13" West 358.27 feet; thence South 00°03'47" West 216.89 feet; thence South 89°55'55" East 239.25 feet; thence South 00°02'20" West 13.00 feet; thence North 89°55'55" West 239.26 feet; thence South 00°03'47" West 429.61 feet; thence North 89°58'13" West 88.47 feet; thence North 00°58'47" East 24.00 feet; thence South 89°58'13" East 26.58 feet; thence Northeast 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears North 00°03'47" East and the chord bears North 45°03'47" East 21.21 feet with a central angle of 90°00'00"); thence North 00°03'47" East 385.99 feet; thence North 69°20'33" West 18.47 feet; thence Northwesterly 18.17 feet along the arc of a 50.53 foot radius curve to the left (center bears South 21°47'13" West and the chord bears North 78°30'56" West 18.06 feet with a central angle of 20°36'19"); thence North 00°58'47" East 29.80 feet; thence South 89°27'08" East 26.97 feet; thence Northeast 11.84 feet along the arc of a 7.50 foot radius curve to the left (center bears North 00°32'52" East and the chord bears North 45°18'19" East 10.05 feet with a central angle of 90°29'05"); thence North 00°03'47" East 192.46 feet; thence Northwesterly 19.44 feet along the arc of a 98.50 foot radius curve to the left (center bears North 89°58'13" West and the chord bears North 05°35'23" West 19.40 feet with a central angle of 11°18'21"); thence North 11°14'34" West 72.02 feet; thence Northwesterly 20.03 feet along the arc of a 101.50 foot radius curve to the right (center bears North 78°45'28" East and the chord bears North 05°38'22" West 20.00 feet with a central angle of 11°18'21"); thence North 00°03'47" East 90.10 feet to the Southerly Right-of-Way Line of 13490 South Street; thence South 89°49'48" East 47.00 feet along the Southerly Right-of-Way Line of said 13490 South Street; thence South 00°03'47" West 150.95 feet; thence Southwesterly 43.98 feet along the arc of a 28.00 foot radius curve to the left (center bears South 89°58'13" East and the chord bears South 44°56'13" East 39.50 feet with a central angle of 90°00'00"); thence South 89°58'13" East 299.77 feet; thence Northwesterly 43.98 feet along the arc of a 28.00 foot radius curve to the left (center bears North 00°03'47" East and the chord bears North 45°03'47" East 39.50 feet with a central angle of 90°00'00"); thence North 00°03'47" East 150.29 feet to the Southerly Right-of-Way Line of 13490 South Street; thence South 89°49'48" East 26.00 feet along the Southerly Right-of-Way Line of said 13490 South Street to the point of beginning.  
Contains 46,795 Square Feet or 1.074 Acres

ROCKY MOUNTAIN POWER NOTES:  
1. PURSUANT TO UTAH CODE ANN. § 54-3-2 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



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45 W. 10000 S., Suite 500  
Sandy, UT 84070  
Phone: 801.255.0529  
Fax: 801.255.4449  
WWW.ENSGNENG.COM

LAYTON  
Phone: 801.447.1100  
TOOELE  
Phone: 435.943.3500  
CEDAR CITY  
Phone: 435.865.1403  
RICHFIELD  
Phone: 435.900.0167  
COLORADO SPRINGS  
Phone: 719.470.0119

## SHEET 1 OF 1

PROJECT NUMBER: 6488  
MANAGER: JKF  
DRAWN BY: KFW  
CHECKED BY: PMH  
DATE: 8/16/16

## SURVEY RECORDING DATA

DATE:  
DRAWING No.:

## ACADEMY OFFICE PARK AMENDED AMENDING LOTS 1 THRU 5 OF 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 # **12352399**  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE  
REQUEST OF: **Dumar, LLC**  
DATE: **8/24/2016** TIME: **4:14 PM** BOOK: **2016P** PAGE: **240**  
# **35-00** FEES: **Banza Ralins, Deputy**  
DEPUTY SALT LAKE COUNTY RECORDER

EASEMENT APPROVAL  
DATE: **8/19/16**  
DATE: **8/19/16**  
DATE: **8/19/16**

SOUTH VALLEY SEWER DISTRICT APPROVAL  
APPROVED THIS **24** DAY OF **August**, 20**16**  
DATE: **8/19/16**  
DATE: **8/19/16**

PLANNING COMMISSION APPROVAL  
APPROVED THIS **24** DAY OF **August**, 20**16**  
BY THE DRAPER CITY PLANNING COMMISSION  
CHAIR, DRAPER CITY PLANNING COMMISSION

SALT LAKE COUNTY  
HEALTH DEPARTMENT APPROVAL  
APPROVED THIS **24** DAY OF **August**, 20**16**  
BY THE SALT LAKE COUNTY HEALTH DEPARTMENT  
SALT LAKE COUNTY HEALTH DEPARTMENT

CITY ENGINEER APPROVAL  
APPROVED THIS **25** DAY OF **August**, 20**16**  
BY THE DRAPER CITY ENGINEER  
DRAPER CITY ENGINEER

CITY MAYOR APPROVAL  
PRESENTED TO THE MAYOR AND DRAPER CITY COUNCIL THIS **25** DAY OF **August**, 20**16**, AT WHICH TIME THIS SUBDIVISION WAS  
APPROVED AND ACCEPTED  
ATTEST: **Deputy Recorder** MAYOR

CITY ATTORNEY'S APPROVAL  
APPROVED THIS **25** DAY OF **August**, 20**16**  
BY THE DRAPER CITY ATTORNEY  
DRAPER CITY ATTORNEY

33-01-126-005,-006,-007,-009 E-010

33-01-12

\$35.00