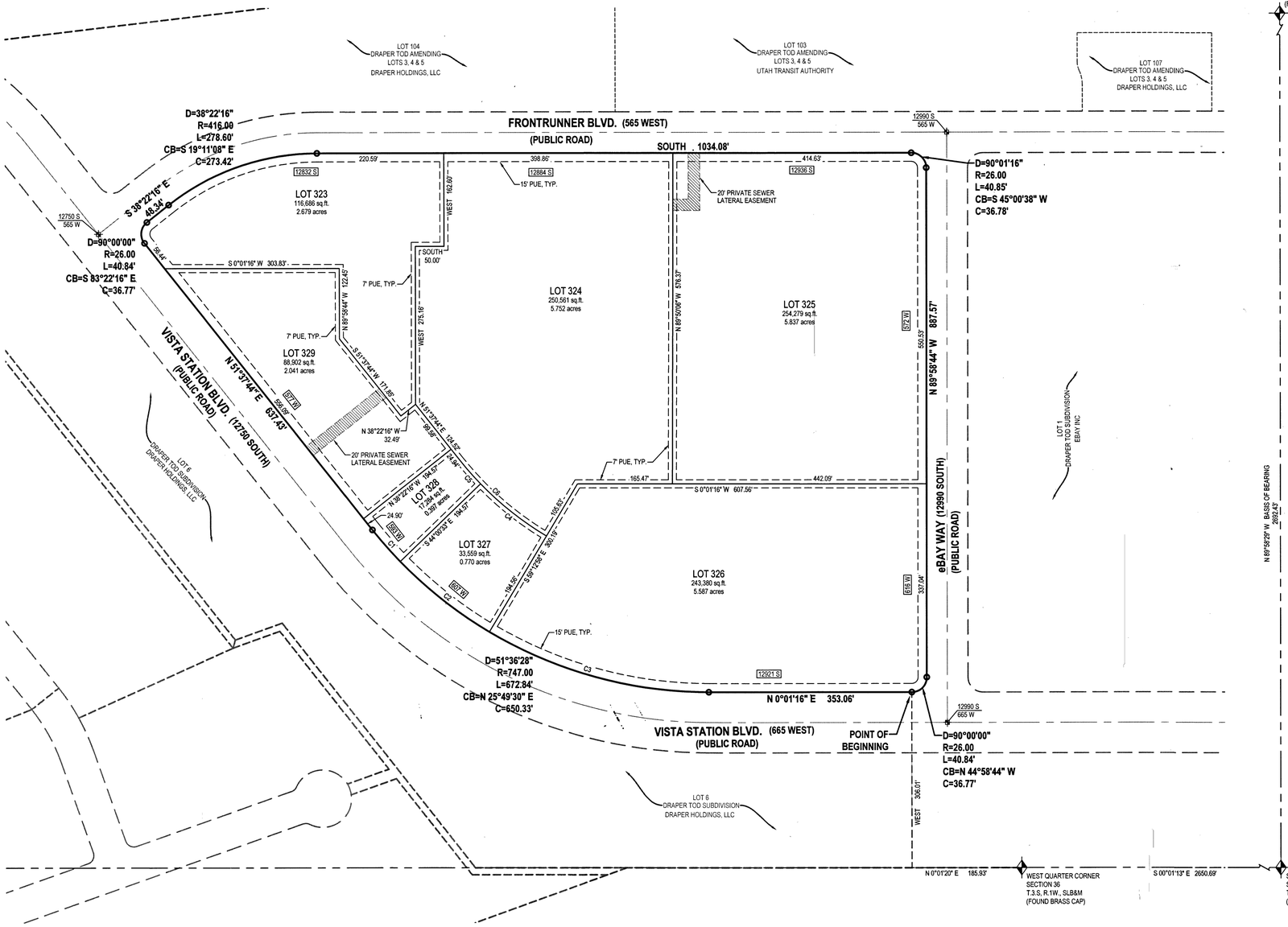
VISTA STATION OFFICE PARK AMENDED

AMENDING VISTA STATION OFFICE PARK

LOCATED IN THE NORTHWEST QUARTER OF SECTION 36,
TOWNSHIP 3 SOUTH, RANGE 1 WEST,SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH
2016



VICINITY MAP
NOT TO SCALE

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

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	747.00'	73.51'	5°38'17"	S48°48'36"W	73.48'
C2	747.00'	198.30'	15°12'36"	S38°23'09"W	197.72'
C3	747.00'	401.03'	30°45'35"	S15°24'04"W	396.24'
C4	552.43'	146.66'	15°12'40"	S38°23'23"W	146.23'
C5	552.43'	54.32'	5°38'01"	S48°48'43"W	54.30'
C6	552.43'	200.98'	20°50'41"	S41°12'23"W	199.87'

NOTES:

1. 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.
2. SHALLOW SEWER DEPTHS! CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL. BUILDINGS WITH A BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.
3. OWNER/BUILDER OF LOTS ~~200, 208, 209~~ 323, 324 & 326 WILL BE REQUIRED TO CONNECT TO THE SEWER MAIN LOCATED IN VISTA STATION BLVD. CURRENTLY NO LATERALS HAVE BEEN LEFT TO THESE LOTS.
4. SECONDARY WATER IS NOT AVAILABLE TO THE PROPOSED LOTS. OUTDOOR WATERING SHALL BE PROVIDED THROUGH CULINARY WATER USE. ALL OUTDOOR WATERING CONNECTIONS TO THE CULINARY SERVICE LATERAL SHALL BE ON THE PRIVATE SIDE OF THE CULINARY METER WITH REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTION DEVICES INSTALLED PER DRAPER CITY AND THE MANUFACTURER RECOMMENDATIONS, TYPICALLY ABOVE GROUND.

~~325~~ 326
Private Sewer Lateral Easement Across Lot ~~325~~ 326:
Beginning at a point being North 0°01'20" East 600.51 feet along the section line and East 1,144.73 feet from the West Quarter Corner of Section 36, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running
thence South 89°50'06" East 20.00 feet;
thence South 26.87 feet;
thence East 80.68 feet to the Westerly Right-of-Way Line of Frontrunner Boulevard;
thence South 20.00 feet along the Westerly Right-of-Way Line of said Frontrunner Boulevard;
thence West 100.68 feet;
thence North 46.93 feet to the point of beginning.
Contains 2,552 Square Feet

~~326~~ 329
Private Sewer Lateral Easement Across Lot ~~326~~ 329:
Beginning at a point on the Southerly Right-of-Way Line of Vista Station Boulevard, said point being North 0°01'20" East 1,227.01 feet along the section line and East 718.68 feet from the West Quarter Corner of Section 36, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running
thence North 51°37'44" East 20.00 feet along the Southerly Right-of-Way Line of said Vista Station Boulevard;
thence South 38°22'16" East 162.09 feet;
thence South 51°37'44" West 20.00 feet;
thence North 38°22'16" West 162.09 feet to the point of beginning.
Contains 3,242 Square Feet

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 VISTA STATION 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

All of Lots 123 through 129 of Draper TOD Second Amendment Subdivision, as recorded January 26, 2015 as Entry No. 11982207, in Book 2015P, at Page 14 in the Office of the Salt Lake County Recorder, being more particularly described as follows:

Beginning at a point being North 00°01'20" East 185.93 feet along the section line and East 306.01 feet from the West Quarter Corner of Section 36, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running

thence North 00°01'16" East 353.06 feet;
thence Northeasterly 672.84 feet along the arc of a 747.00 foot radius curve to the right (center bears South 89°58'44" East and the chord bears North 25°49'30" East 650.33 feet with a central angle of 51°36'28");
thence North 51°37'44" East 637.43 feet;
thence Southeasterly 40.84 feet along the arc of a 26.00 foot radius curve to the right (center bears South 38°22'16" East and the chord bears South 83°22'16" East 36.77 feet with a central angle of 90°00'00");
thence South 38°22'16" East 48.34 feet;
thence Southeasterly 278.60 feet along the arc of a 416.00 foot radius curve to the right (center bears South 51°37'44" West and the chord bears South 19°11'08" East 273.42 feet with a central angle of 38°22'16");
thence South 1,034.08 feet;
thence Southwesterly 40.85 feet along the arc of a 26.00 foot radius curve to the right (center bears West and the chord bears South 45°00'38" West 36.78 feet with a central angle of 90°01'16");
thence North 89°58'44" West 887.57 feet;
thence Northwesterly 40.84 feet along the arc of a 26.00 foot radius curve to the right (center bears North 00°01'16" East and the chord bears North 44°58'44" West 36.77 feet with a central angle of 90°00'00") to the point of beginning.

Contains 1,004,652 Square Feet or 23.064 Acres and 7 Lots

Oct 13, 2016
DATE

KAREN F. WHITE
P.L.S. 191326

LICENSED PROFESSIONAL LAND SURVEYOR — KAREN F. WHITE — 191326 — State of Utah

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

VISTA STATION OFFICE PARK AMENDED
AMENDING VISTA STATION 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 / we have hereunto set our hand (s) this 3 day of NOVEMBER A.D., 20 16.

By: Kem C. Gardner
By: Daniel P. Hammond
By:

CORPORATE ACKNOWLEDGMENT

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

On the 7th day of November A.D., 20 16, personally appeared before me Daniel Stan Worth, 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: May 24, 2017
NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

Notary Public State of Utah Comm. No. 666669 My Comm. Expires May 24, 2017

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

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

On the 3 day of NOVEMBER A.D., 20 16, personally appeared before me Kem Gardner, the signer of the foregoing instrument, who duly acknowledged to me that he/she is a MANAGER of BG VISTA STATION LC, 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: 10.16.20
NOTARY PUBLIC
RESIDING IN DAVIS COUNTY

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT #660063

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

On the 3 day of NOVEMBER A.D., 20 16, personally appeared before me Kem Gardner, the signer of the foregoing instrument, who duly acknowledged to me that he/she is a MANAGER of GARDNER BUCKHAM JUNCTION HOLDINGS, LC, 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: 10.16.20
NOTARY PUBLIC
RESIDING IN DAVIS COUNTY

SONIA PEREZ #660063

DEVELOPER
GARNDER COMPANY
400 WEST 90 SOUTH, SUITE 360
SALT LAKE CITY, UTAH 84101
801.915.1822

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.

HORIZONTAL GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
HORZ: 1 inch = 100 ft.

BUILDINGS ON LOTS 323, 324, AND 325 OF THIS PLAT ARE SUBJECT TO A COMMERCIAL SEWER CONNECTION AGREEMENT RECORDED AS ENTRY # 12189781, # 12166073 AND #12169 RESPECTIVELY.

ENSIGN
SALT LAKE CITY: 45 W. 10000 S., Suite 500, Sandy, UT. 84070, Phone: 801.255.0529, Fax: 801.255.4449
LAYTON Phone: 801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983
WWW.ENSIGNENG.COM

SHEET 1 OF 1
PROJECT NUMBER : 6454
MANAGER : JKF
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 10/13/16

SURVEY RECORDING DATA
DATE:
DRAWING No.

VISTA STATION OFFICE PARK AMENDED
AMENDING VISTA STATION OFFICE PARK
LOCATED IN THE NORTHWEST QUARTER OF SECTION 36,
TOWNSHIP 3 SOUTH, RANGE 1 WEST,SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH

EASEMENT APPROVAL

	DATE
CENTURYLINK	10/13/16
ROCKY MOUNTAIN POWER	10/13/16
QUESTAR GAS CO.	10/21/16
COMCAST	10/20/2016

SOUTH VALLEY SEWER DISTRICT APPROVAL
APPROVED THIS 2 DAY OF 11, 20 16 BY THE SOUTH VALLEY SEWER DISTRICT.
SOUTH VALLEY SEWER DISTRICT MANAGER

PLANNING COMMISSION APPROVAL
APPROVED THIS 15th DAY OF November, 20 16 BY THE DRAPER CITY PLANNING COMMISSION
CHAIR, DRAPER CITY PLANNING COMMISSION

SALT LAKE COUNTY HEALTH DEPARTMENT APPROVAL
APPROVED THIS 4 DAY OF November, 20 16 BY THE SALT LAKE COUNTY HEALTH DEPARTMENT.
SALT LAKE COUNTY HEALTH DEPARTMENT

CITY ENGINEER APPROVAL
APPROVED THIS 22 DAY OF November, 20 16 BY THE DRAPER CITY ENGINEER.
DRAPER CITY ENGINEER

CITY MAYOR APPROVAL
PRESENTED TO THE MAYOR AND DRAPER CITY COUNCIL THIS 28th DAY OF November A.D.,20 16, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
ATTEST: CLERK — MAYOR

CITY ATTORNEY'S APPROVAL
APPROVED THIS 23rd DAY OF November, 20 16 BY THE DRAPER CITY ATTORNEY
DRAPER CITY ATTORNEY

RECORDED # 12425765
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: BG VISTA STATION LC & GARDNER BUCKHAM JUNCTION HOLDINGS, LC
DATE: 12/2/16 TIME: 2:31 PM BOOK: 2016P PAGE: 305
$37.00 FEES — DEPUTY
DEPUTY SALT LAKE COUNTY RECORDER

$37.00 27-36-11 27-36-151-030, -031, -034 THRU -038 2016P-305