
LINE TABLE

LINE BEARING LENGTH

PL1	N24°07'24" W	69.32'
PL2	N08°15'48" W	163.42'
PL3	N02°46'45" W	113.81'
PL4	N14°02'34" E	84.49'
PL5	N90°00'00" W	39.31'
PL6	N21°38'06" W	35.39'
PL7	S89°26'49" W	65.40'

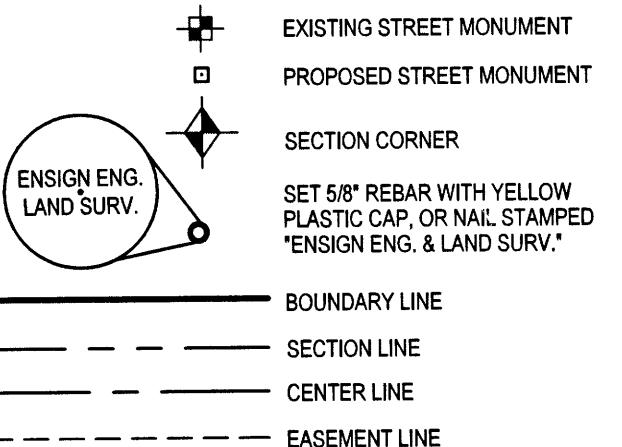
HIGHLINE SUBDIVISION

AMENDING PARCEL 2 AND A PORTION OF PARCEL 3 OF TRITON TERRACE SUBDIVISION

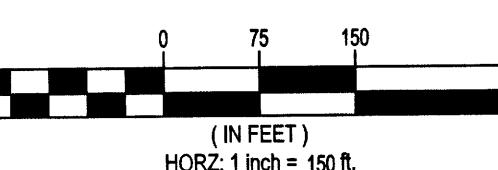
LOCATED IN THE NORTHWEST QUARTER OF SECTION 7,
TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN *

DRAPER CITY, SALT LAKE COUNTY, UTAH

APRIL 2018

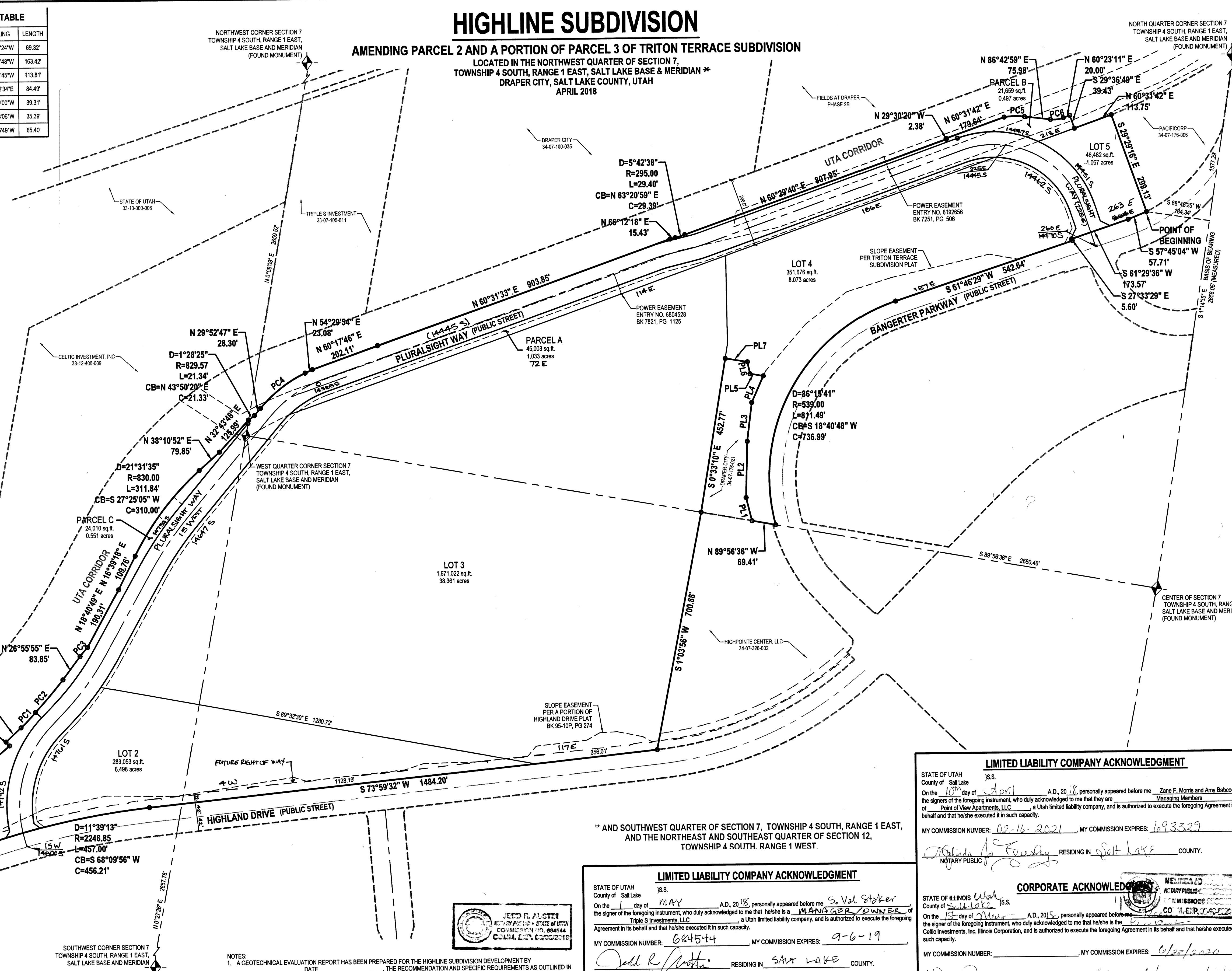
LEGEND

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
PC1	609.21'	61.41'	5°46'31"	N33°53'17"E	61.38'
PC2	1462.92'	123.40'	4°49'58"	N30°34'17"E	123.36'
PC3	183.29'	33.48'	10°27'51"	N31°15'58"E	33.43'
PC4	387.00'	166.28'	24°37'07"	N42°11'20"E	165.01'
PC5	217.50'	59.21'	15°35'51"	N78°55'04"E	59.03'
PC6	82.50'	37.91'	26°19'48"	N73°33'05"E	37.58'

HORIZONTAL GRAPHIC SCALE


(IN FEET)
HORZ: 1 inch = 150 ft.

ROCKY MOUNTAIN POWER NOTES:
1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATOR(S) OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED HEREIN.
2. PURSUANT TO UTAH CODE ANN. § 54-3-27 (C)(V)(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 MAY HAVE IN THE PUE.
3. A RECORDED EASEMENT OR RIGHT-OF-WAY.
4. THE LAW APPLICABLE TO DESCRIPTIVE RIGHTS.
5. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR ANY OTHER PROVISION OF LAW.


NOTES:

1. A GEOTECHNICAL EVALUATION REPORT HAS BEEN PREPARED FOR THE HIGHLINE SUBDIVISION DEVELOPMENT BY DATE THE RECOMMENDATION AND SPECIFIC REQUIREMENTS AS OUTLINED IN THE REPORT SHALL BE COMPLIED WITH FOR SITE, UTILITY AND BUILDING CONSTRUCTION. A COPY OF SAID REPORT IS ON FILE WITH DRAPER CITY.

2. SHALLOW SEWER DEPTH(S) 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. THE SIGNATURE OF SOUTHLAND 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.

4. PARCELS A, B, AND C ARE TO BE OWNED BY DRAPER CITY AND TO BE MAINTAINED BY THE LOT OWNERS OF HIGHLINE SUBDIVISION.

5. PARKSTRIP ALONG UTA PROPERTY TO BE MAINTAINED BY THE LOT OWNERS OF HIGHLINE SUBDIVISION.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of Salt Lake
On the 10th day of April, A.D. 2018, personally appeared before me Zane F. Morris and Amy Babcock, the signers of the foregoing instrument, who duly acknowledged to me that they are Managing Members of Point of View Apartments, 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 NUMBER: 02-16-2021, MY COMMISSION EXPIRES: 1693329

Melinda J. Stoker RESIDING IN Salt Lake COUNTY.
NOTARY PUBLIC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of Salt Lake
On the 1st day of May, A.D. 2018, personally appeared before me *S. Val Stoker*, the signers of the foregoing instrument, who duly acknowledged to me that he/she is a MEMBER OWNER of Triple S Investments, 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 NUMBER: 684544, MY COMMISSION EXPIRES: 9-6-19

Jess R. Morris RESIDING IN Salt Lake COUNTY.
NOTARY PUBLIC

CORPORATE ACKNOWLEDGMENT

STATE OF ILLINOIS
County of *Illinois*
On the 1st day of May, A.D. 2018, personally appeared before me *Troy K. Walker*, the signers of the foregoing instrument, who duly acknowledged to me that he/she is a MEMBER OWNER of Celtic Investments, Inc., Illinois Corporation, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION NUMBER: 694561, MY COMMISSION EXPIRES: 6/28/2020

Rachelle Conner RESIDING IN Salt Lake COUNTY.
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

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 have subdivided said tract into lots and sections, hereafter to be known as HIGHLINE 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

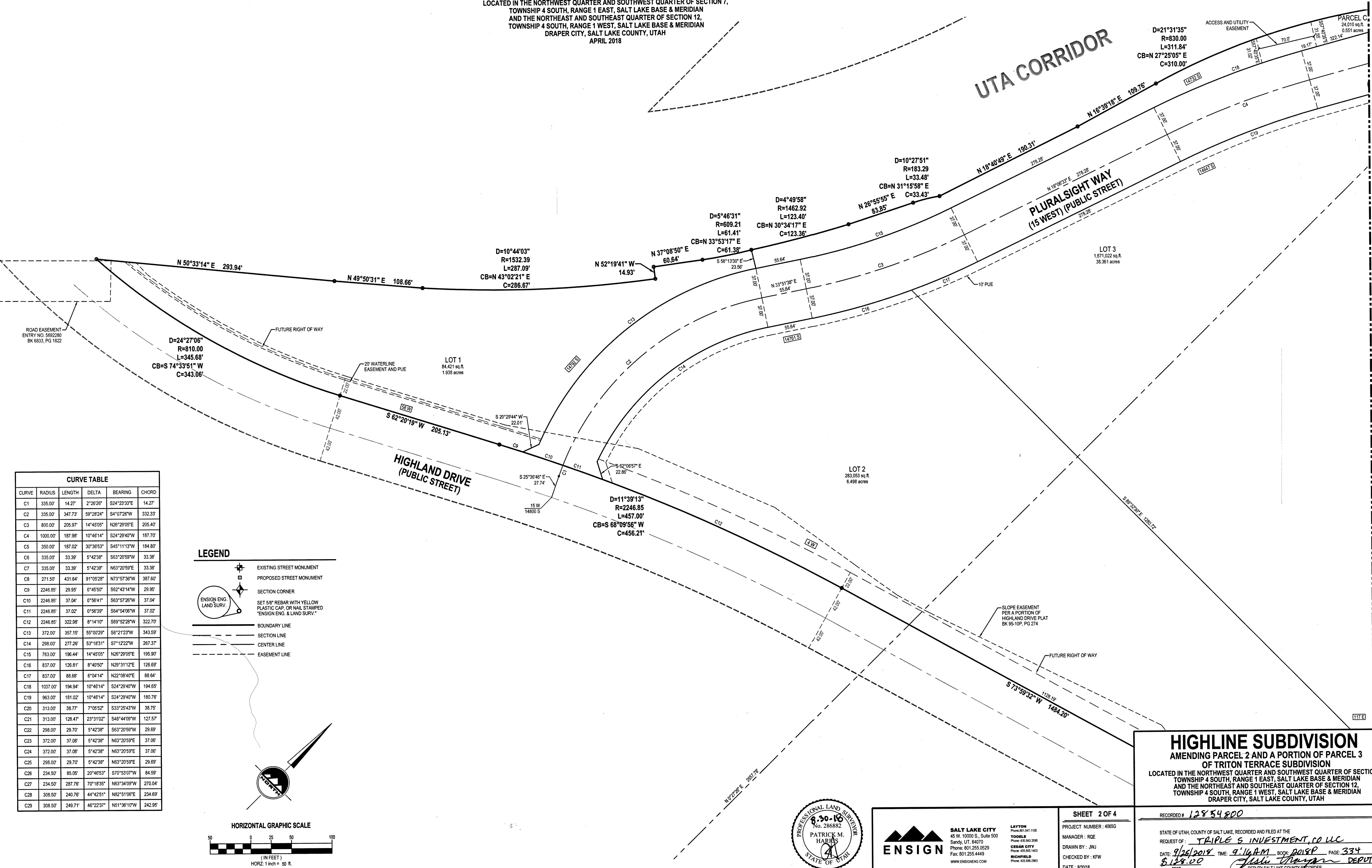
Beginning at a point on the Westerly Right-of-Way Line of Bangerter Parkway, said point being South 01°43' East 1,577.29 feet along the Section line and South 88°45' West 184.34 feet from the North Quarter Corner of Section 7, Township 4 South, Range 1 East, Salt Lake Base and Meridian, and running North 27°40'48" West 57.98 feet along the Westerly Right-of-Way Line of said Bangerter Parkway; thence South 01°23'29" East 173.57 feet along the Westerly Right-of-Way Line of said Bangerter Parkway; thence South 6°14'25" West 542.64 feet along the Westerly Right-of-Way Line of said Bangerter Parkway; thence Southwesterly 811.49 feet along the arc of a 539.00 foot radius curve to the left (center bears South 28°11'22" East and the chord bears South 18°40'48" West 35.89 feet with a central angle of 86°15'41") along the Westerly Right-of-Way Line of said Bangerter Parkway; thence North 02°24'45" West 113.81 feet; thence North 14°07'34" East 84.49 feet; thence North 21°31'30" West 35.39 feet; thence South 89°56'49" West 65.40 feet; thence South 03°33'11" East 452.77 feet; thence North 01°03'59" West 700.00 feet; thence North 22°44'20" West 44.20 feet along the Northwesterly Right-of-Way Line of said Highland Drive; thence Southwesterly 457.00 feet along the Northwesterly Right-of-Way Line of said Highland Drive; thence South 68°09'56" West 455.21 feet with a central angle of 11°39'13" along the Northwesterly Right-of-Way Line of said Highland Drive; thence North 02°45'13" West 205.13 feet along the Northwesterly Right-of-Way Line of said Highland Drive; the chord bears South 68°20'19" West 105.13 feet with a central angle of 10°27'51" along the Southwesterly Right-of-Way Line of said Highland Drive; the chord bears South 68°20'19" West 105.13 feet with a central angle of 10°44'03"; thence North 22°19'41" West 60.44 feet; thence North 33°17' East 61.38 feet with a central angle of 05°45'49"; thence North 15°58' East 33.43 feet with a central angle of 10°27'51"; thence North 38°10'52" East 23.08 feet along the arc of a 610.00 foot radius curve to the right (center bears North 45°31'11" East and the chord bears North 30°34'17" West 123.35 feet with a central angle of 04°45'58"); thence North 26°55'57" East 83.85 feet; thence Northeast 33.48 feet along the arc of a 183.29 foot radius curve to the right (center bears South 63°57'58" East and the chord bears North 31°58' East 33.43 feet with a central angle of 05°45'49"); thence North 38°10'52" East 79.85 feet; thence Northeast 31.84 feet along the arc of a 630.00 foot radius curve to the right (center bears South 73°20'42" East and the chord bears North 43°50'20" East 21.33 feet with a central angle of 01°28'25"); thence North 29°52'47" East 28.30 feet; thence Northeast 165.28 feet along the arc of a 387.00 foot radius curve to the right (center bears South 60°07'13" East and the chord bears North 42°11'20" East 14.33 feet with a central angle of 24°37'07"); thence North 27°25'05" East 109.76 feet; thence Northeast 37.91 feet along the arc of a 250.50 foot radius curve to the left (center bears North 03°17'01" West and the chord bears North 27°25'05" East 31.00 feet with a central angle of 05°45'49"); thence North 30°32'00" East 78.95 feet; thence North 15°31'30" East 109.76 feet; thence North 30°31'11" East 123.35 feet; thence North 43°50'20" East 21.33 feet with a central angle of 01°28'25"; thence North 29°52'47" East 28.30 feet; thence Northeast 165.28 feet along the arc of a 387.00 foot radius curve to the right (center bears South 60°07'13" East and the chord bears North 42°11'20" East 14.33 feet with a central angle of 24°37'07"); thence North 27°25'05" East 109.76 feet; thence Northeast 37.91 feet along the arc of a 250.50 foot radius curve to the left (center bears North 03°17'01" West and the chord bears North 27°25'05" East 31.00 feet with a central angle of 05°45'49"); thence North 30°32'00" East 78.95 feet; thence North 15°31'30" East 109.76 feet; thence North 30°31'11" East 123.35 feet; thence North 43°50'20" East 21.33 feet with a central angle of 01°28'25"; thence North 29°52'47" East 28.30 feet; thence Northeast 165.28 feet along the arc of a 387.00 foot radius curve to the right (center bears South 60°07'13" East and the chord bears North 42°11'20" East 14.33 feet with a central angle of 24°37'07"); 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HIGHLINE SUBDIVISION

AMENDING PARCEL 2 AND A PORTION OF PARCEL 3 OF TRITON TERRACE SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 7,
TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
AND THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 12,
TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH
APRIL 2018

UTA CORRIDOR



HIGHLINE SUBDIVISION

AMENDING PARCEL 2 AND A PORTION OF PARCEL 3 OF TRITON TERRACE SUBDIVISION

**LOCATED IN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 7,
TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
AND THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 12,
TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH
APRIL 2018**

DRAPER CITY
34-07-100-035

MATCH LINE - SEE SHEET 2

A horizontal graphic scale with a black background. It features a series of alternating black and white rectangular blocks. Numerical markings are placed above the scale: '50' at the far left, '0' in the middle, '25' to the right of '0', '50' to the right of '25', and '100' at the far right. Below the scale, the text '(IN FEET)' is centered. At the bottom, the text 'HORZ: 1 inch = 50 ft.' is centered.

LEGEND

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

LOT 3
1,671,022 sq.ft.
38.361 acres

A circular seal with a scalloped outer edge. The words "PROFESSIONAL LAND SURVEYOR" are written in a circular pattern along the top and bottom. In the center, the number "8-30-18" is written vertically, with "No. 286882" written horizontally below it. Below that, the name "PATRICK M. HARRIS" is written in a large, bold, serif font. At the bottom, the words "STATE OF UTAH" are written in a smaller, serif font. A signature of "HARRIS" is written across the center of the seal, overlapping the name and the numbers.

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

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

SHEET 3 OF 4
PROJECT NUMBER : 4065G
MANAGER : RQE
DRAWN BY : JWJ
CHECKED BY : KFW
DATE : 8/30/18

**HIGHLINE SUBDIVISION
AMENDING PARCEL 2 AND A PORTION OF PARCEL 3
OF TRITON TERRACE SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION
TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
AND THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 12,
TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH**

RECORDED # 12854800
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: TRIPLE S INVESTMENT CO, LLC
DATE: 9/25/2018 TIME: 9:16 AM BOOK: 2018P PAGE: 334
\$128.00 DEPUTY
FEES Jessie Thompson DEPUTY
DEPUTY SALT LAKE COUNTY RECORDER

