

VICINITY MAP
N.T.S.

NOTES:

- PARK STRIP ALONG WILDRIE WAY CONNECTING TO 11400 SOUTH (NORTH OF LOT 101) AND ALONG ANY OPEN SPACE SHALL BE MAINTAINED BY DRAPER CITY. RIGHT OF WAY ALONG ROAD CONNECTING TO 11400 SOUTH SHALL HAVE SIDEWALK OF MINIMUM 6' PARK STRIP SHALL BE STAMPED CONCRETE AND SHALL HAVE STREET TREES.
- ALL STREETS IN THIS SUBDIVISION ARE PUBLIC RIGHT-OF-WAYS.
- PARCEL B (15,999 SF) TO BE DEDICATED TO DRAPER CITY.
- 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.
- SEWER EASEMENT IN FAVOR OF SOUTH VALLEY SEWER DISTRICT ENTRY NO. 2545242, 2627167 & 2470367.

6. THE OWNERSHIP OF PARCEL A WILL BE RETAINED BY IVORY DEVELOPMENT, LLC.

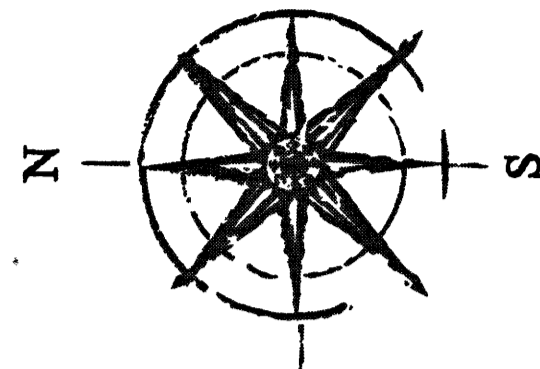
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	250.00	60°55'32"	265.84	N23°58'25"E	253.49
C2	250.00	27°07'37"	118.36	S40°52'23"W	117.26
C3	280.00	48°22'48"	236.43	S17°42'03"W	229.47
C4	280.00	27°07'37"	132.57	S40°52'23"W	131.33
C5	220.00	60°55'32"	233.94	N23°58'25"E	223.07
C6	250.00	0°44'24"	3.23	N06°07'09"W	3.23
C7	250.00	60°11'08"	262.61	N24°20'37"E	250.70
C8	220.00	2°42'36"	10.41	N05°08'03"W	10.40
C9	220.00	58°12'56"	223.53	N25°19'43"E	214.04

BIG WILLOW CREEK

PHASE 1A

LOCATED IN THE SW 1/4 OF SECTION 24, T3S, R1W,
SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH

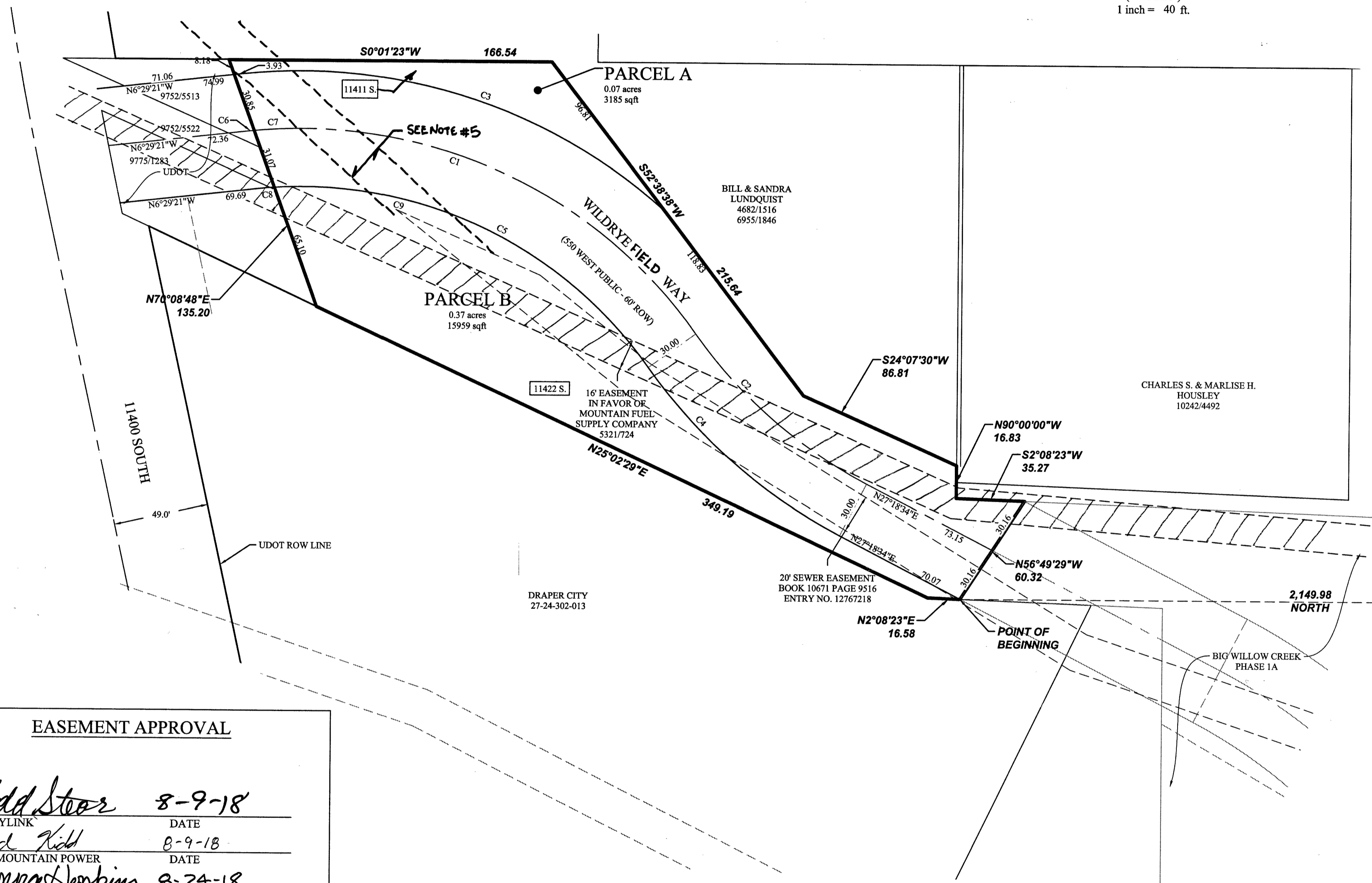
08/01/18



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.



LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- EXISTING MOUNTAIN FUEL SUPPLY COMPANY EASEMENT

ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF SALT LAKE

ON THE 27TH DAY OF August, 2018 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, BILL LUNDQUIST THE PERSON SIGNING THE FOREGOING OWNER'S DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN DESCRIBED.

MY COMMISSION EXPIRES: 01-10-2022

MY COMMISSION No. #698412

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN SALT LAKE COUNTY
PETER STEVEN GAMVROULAS
PRINTED FULL NAME OF NOTARY

ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF SALT LAKE

ON THE 27TH DAY OF August, 2018 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, SANDRA LUNDQUIST THE PERSON SIGNING THE FOREGOING OWNER'S DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN DESCRIBED.

MY COMMISSION EXPIRES: 01-10-2022

MY COMMISSION No. #698412

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN SALT LAKE COUNTY
PETER STEVEN GAMVROULAS
PRINTED FULL NAME OF NOTARY

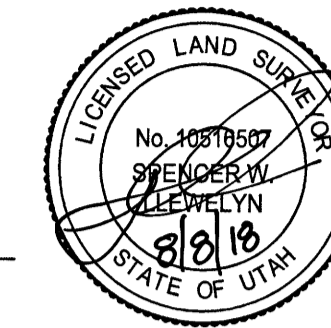
SURVEYOR'S CERTIFICATE

I, SPENCER W. LLEWELYN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NUMBER 10516507 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE 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:

BIG WILLOW CREEK
PHASE 1A

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

Spencer W. Llewelyn
Professional Land Surveyor
Certificate No. 10516507



Date 8/1/18

BOUNDARY DESCRIPTION

A portion of the SW1/4 of Section 24, Township 3 South, Range 1 West, Salt Lake Base & Meridian, located in Draper, Utah, more particularly described as follows:

Beginning at a point on the Easterly line of that Real Property described in Deed Book 8431 Page 156 of the Official Records of Salt Lake County located N89°54'32"E along the Section line 1,046.20 feet and North 2,149.98 from the Southwest Corner of Section 24, T3S, R1W, S.L.B. & M.; thence N2°08'23"E along said deed 16.58 feet; thence N25°02'29"E along said deed 349.19 feet; thence N7°08'48"E 135.20 feet; thence S0°01'23"W 166.54 feet; thence S52°38'38"W 215.64 feet; thence S24°07'30"W 86.81 feet to the North line of that Real Property described in Deed Book 10242 Page 4492 of the Official Records of Salt Lake County; thence West along said deed and extension thereof 16.83 feet; thence S2°08'23"W 35.27 feet; thence N56°49'29"W 60.32 feet to the point of beginning.

Contains: 1.05 acres +/-

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE HEREOF DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID PLAT

BIG WILLOW CREEK
PHASE 1A

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; AND (3) THOSE PARCELS DESIGNATED AS PUBLIC OPEN SPACE, PARKS, TRAIL OR EASEMENTS, OR OF SIMILAR DESIGNATION. IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HANDS THIS 27TH DAY OF August, A.D. 2018.

Christopher P. Gamvroulas
CHRISTOPHER P. GAMVROULAS
PRESIDENT, IVORY DEVELOPMENT LLC

Bill Lundquist
BILL LUNDQUIST

Sandra Lundquist
SANDRA LUNDQUIST

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF SALT LAKE

ON THE 27TH DAY OF August, A.D. 2018 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AN FOR THE COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, CHRISTOPHER P. GAMVROULAS, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT OF IVORY DEVELOPMENT LLC, A UTAH LLC AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 01-10-2022

MY COMMISSION No. #698412

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN SALT LAKE COUNTY
PETER STEVEN GAMVROULAS
PRINTED FULL NAME OF NOTARY

BIG WILLOW CREEK
PHASE 1A

LOCATED IN THE SW 1/4 OF SECTION 24, T3S, R1W,
SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH

RECORDED # 12819205
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF:
Ivory Development
DATE: 10-17-2018 TIME: 8:37 am BOOK: 2018 P PAGE: 351
\$ 37.00 FEE
Connie McCall
SALT LAKE COUNTY RECORDER

EASEMENT APPROVAL

Todd Steer 8-9-18
CENTURYLINK DATE
Brad Kild 8-9-18
ROCKY MOUNTAIN POWER DATE
Deannan Hopkins 8-24-18
DOMINION ENERGY DATE
Michael 8-10-18
COMCAST CABLE CO. DATE

OWNER / DEVELOPER

IVORY
DEVELOPMENT
LLC
978 WOODOAK LANE
SLC, UTAH 84117

COUNTY HEALTH DEPARTMENT

APPROVED THIS 27 DAY OF August, A.D.,
2018.
Rick Seibetter
DIRECTOR, SALT LAKE COUNTY BOARD OF HEALTH

SALT LAKE COUNTY FLOOD CONTROL

APPROVED THIS 14th DAY OF August, A.D.,
2018.
Kade Monney
SALT LAKE COUNTY FLOOD CONTROL

PREPARED BY

FOCUS
ENGINEERING AND SURVEYING, LLC
32 WEST CENTER STREET
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

SOUTH VALLEY SEWER DISTRICT

APPROVED THIS 24 DAY OF August, A.D.,
2018.
General Manager
GENERAL MANAGER, SOUTH VALLEY SEWER DISTRICT

PLANNING COMMISSION

APPROVED THIS 16 DAY OF October, A.D.,
2018 BY THE DRAPER CITY PLANNING COMMISSION
Chairman
CHAIRMAN, DRAPER CITY PLANNING COMMISSION

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
10/16/18 Kurt Cook
DATE DRAPER CITY ENGINEER

CITY ATTORNEY

APPROVED AS TO FORM THIS 16 DAY
OF October, A.D., 2018.
Draper City Attorney
DRAPER CITY ATTORNEY

CITY MAYOR

PRESENTED TO DRAPER CITY THIS 16th DAY OF October,
A.D., 2018. AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND
ACCEPTED.
Draper City Mayor
ATTES: DRAPER CITY CLERK MAYOR, DRAPER CITY