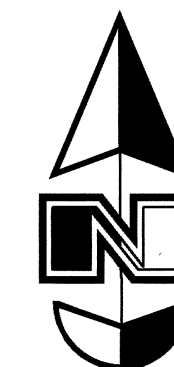


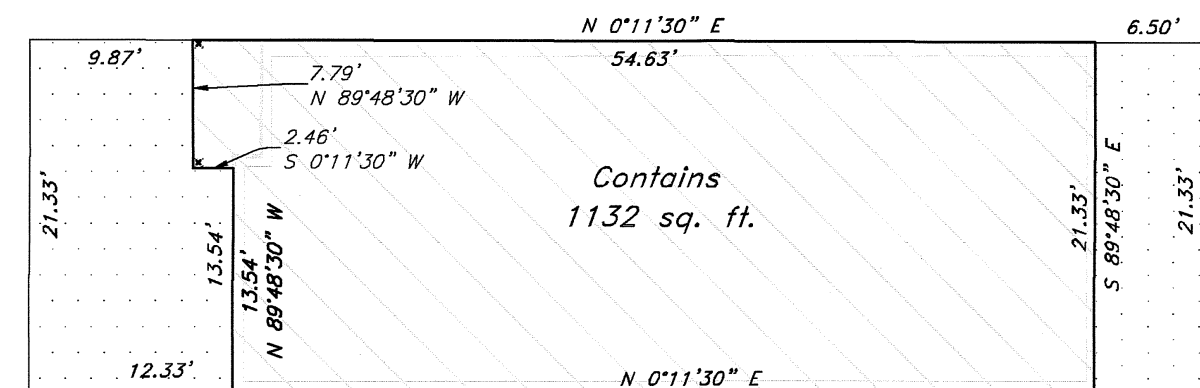
Draper Towns Subdivision

A Part of the Southwest Quarter of Section 24, Township 3 South, Range 1 West
Salt Lake Base and Meridian, U.S. Survey Draper City, Salt Lake County, Utah
June 2019

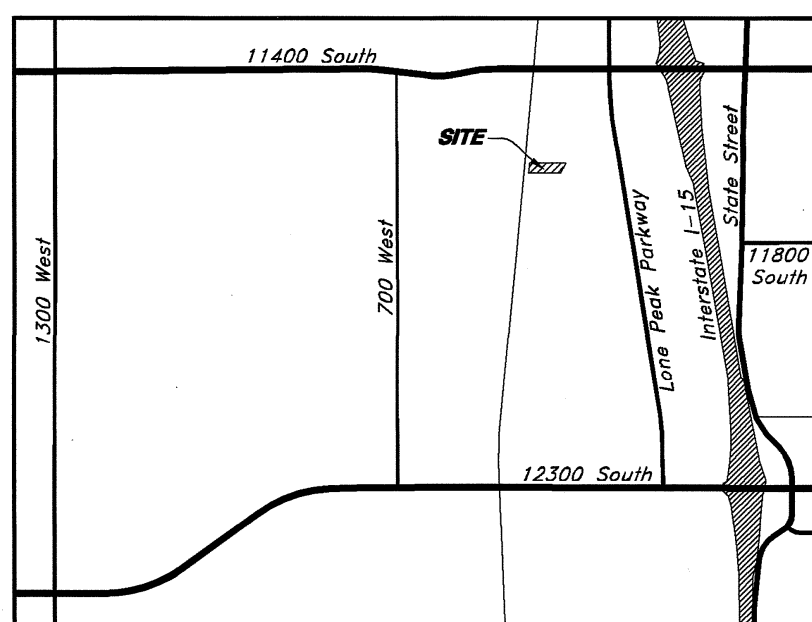
This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.



Scale: 1" = 30'



R = Reversed layout
For Lot 11 through 15 bearings will rotate 90 degrees counter clockwise



Vicinity Map
Not to Scale

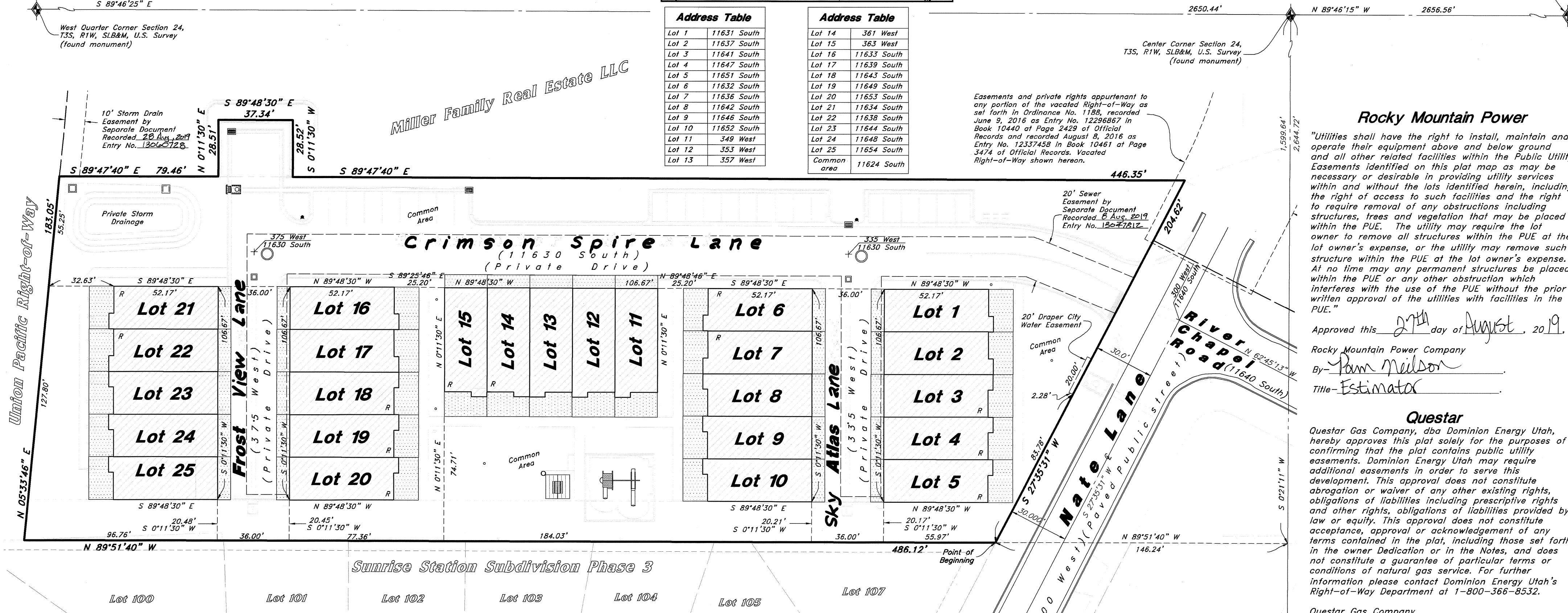
Narrative

This Survey and Subdivision was requested by Miller Family Real Estate.
This Survey retraces and honors previous Larry H. Miller Surveys and the Subdivision to the North, as well as an unrecorded 2015 subdivision plat for River Chapel Subdivision by Diamond Land Surveying.
A line between monuments found for The Southeast Corner and the South Quarter Corner of Section 24 was assigned the bearing of South 89°32'31" East as the Basis of Bearings to retrace the previous surveys and Subdivision.

East Quarter Corner Section 24, T3S, R1W, SLB&M, U.S. Survey (found monument)

Address Table		Address Table	
Lot 1	11631 South	Lot 14	361 West
Lot 2	11637 South	Lot 15	363 West
Lot 3	11641 South	Lot 16	11633 South
Lot 4	11647 South	Lot 17	11639 South
Lot 5	11651 South	Lot 18	11643 South
Lot 6	11632 South	Lot 19	11649 South
Lot 7	11636 South	Lot 20	11653 South
Lot 8	11642 South	Lot 21	11634 South
Lot 9	11646 South	Lot 22	11638 South
Lot 10	11652 South	Lot 23	11644 South
Lot 11	349 West	Lot 24	11648 South
Lot 12	353 West	Lot 25	11654 South
Lot 13	357 West	Common area	11624 South

Easements and private rights appurtenant to any portion of the vacated Right-of-Way as set forth in Ordinance No. 1188, recorded June 9, 2016 as Entry No. 12296867 in Book 10440 of Page 2429 of Official Records and recorded August 8, 2016 as Entry No. 12337458 in Book 10461 of Page 3474 of Official Records, Vacated Right-of-Way shown hereon.



Rocky Mountain Power

"Utilities shall have the right to install, maintain and operate their equipment above and below ground and all other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense, or the utility may remove such structure within the PUE at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE."

Approved this 27th day of August, 2019.
By: Pam Wilson
Title: Estimator

Questar

Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations of liabilities including prescriptive rights and other rights, obligations of liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the owner Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 1-800-366-8532.

Approved this 26th day of Aug, 2019.
By: [Signature]
Title: [Signature]

Surveyor's Certificate

I, Bruce D. Pimper, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 362256 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 Draper Towns Subdivision.
And that the same has been correctly surveyed and staked on the ground as shown on this plat.

Boundary Description

A part of the Southwest Quarter of Section 24, Township 3 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Draper City, Salt Lake County, Utah:
Beginning at the Northeast Corner of Lot 107, Sunrise Station Phase 3 Subdivision as it exists on the ground located 1599.64 feet South 0°21'11" West along the Quarter Section Line; and 146.24 feet North 89°51'40" West from the Center of said Section 24; and running thence North 89°51'40" West 486.12 feet along said North Boundary Line to the Southeasterly Line of the Railroad Right-of-Way; thence North 5°33'46" East 183.05 feet along said Railroad Right-of-Way Line; thence South 89°47'40" East 79.46 feet along the South Side of an existing wall; thence North 0°11'30" East 28.51 feet; thence South 89°48'30" East 37.34 feet; thence South 0°11'30" West 28.52 feet; thence South 89°47'40" East 446.35 feet along the South Side of an existing wall; thence South 27°35'31" West 204.62 feet to the point of beginning.
Contains 96,517 sq. ft. or 2.216 acres

27 Aug, 2019
Date
Bruce D. Pimper
Bruce D. Pimper
Utah PLS No. 362256

Draper City Mayor

Presented to the Draper City Mayor this 27th day of September A.D., 2019.
At which time this subdivision was approved and accepted.
[Signature]
Affect: City Recorder
Draper City Mayor

Owner's Dedication

Know all men by these presents that I, the undersigned owner(s) of the herein described tract of land, hereby set apart and subdivide the same into lots and streets as shown on this plat and name said plat Subdivision Name, 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 hereunto set our hands this day of 20

In witness whereof I have hereunto set my hand this 27th day of August AD, 2019.

[Signature]
Miller Family Real Estate, LLC
By: Brad Holmes
Its: President

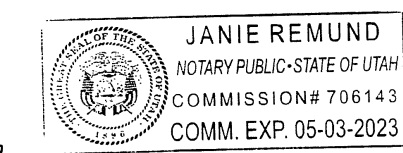
Acknowledgment

State of Utah
County of Salt Lake } ss
On the 27th day of August, 2019, personally appeared before me, the undersigned Notary Public, Brad Holmes, who being by me duly sworn did say that he is the President, and that this plat of subdivision was signed in behalf of said LLC by authority of its organizational documents, and he acknowledged to me that said LLC executed the same.

Residing at: State of Utah
Notary Public Full Name: Janie Remund
Commission Number: 706143 My Commission Expires: 05-03-2023
A Notary Public Commissioned in Utah
(If above information is provided, no stamp required per Utah Code, Title 46, Chapter 1, Section 16)
Janie Remund
Print Name A Notary Public

Owner/ Developer

Miller Family Real Estate, LLC
9350 South 150 East Suite 100
Sandy, Utah 84070
Phone: 801-563-4236



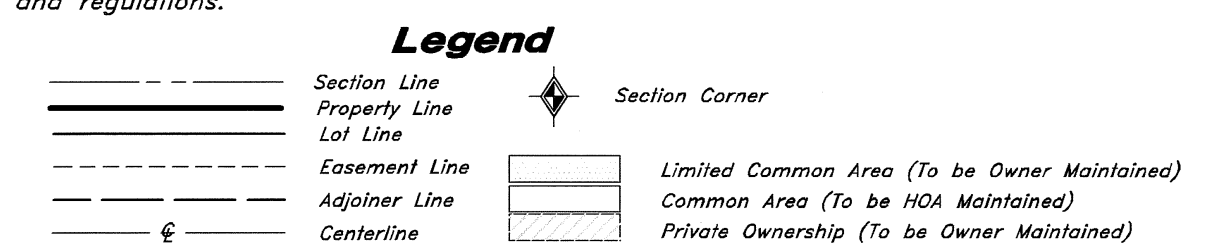
Sheet No. 1 of 1

South Valley Sewer District Notes:
- 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.
- 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.



Notes

Reciprocal access easements are in effect per the Grant of Easements and Declaration of Covenants, Conditions & Restrictions recorded _____ as Entry No. _____, in Book _____, at Page _____, of Official Records. This Declaration provides public utility easements over all Common Areas.
Detention Basin and Storm Drain piping onsite are required and are to be maintained by Home Owners Association.
Common area and Private streets to be dedicated as Public Utility Easements per DCMC 17-5-050(G)



Board of Health Approved this 9th Day of September A.D., 2019. [Signature] Salt Lake City and County Board of Health	Draper City Engineer Approved this 23rd Day of September A.D., 2019. [Signature] Draper City Engineer	Planning Commission Approved this 12th Day of Sept A.D., 2019. [Signature] Planning Commission	Draper Towns Subdivision A Part of the Southwest Quarter of Section 24, Township 3 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, Draper City, Salt Lake County, Utah
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South Valley Sewer District Approved this 9th Day of Sept A.D., 2019. [Signature] South Valley Sewer District	Comcast Approved this 28th Day of August A.D., 2019. [Signature] Comcast
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CenturyLink Approved this 29th Day of August A.D., 2019. [Signature] CenturyLink	Draper City Water Approved this 23rd Day of September A.D., 2019. [Signature] Draper City Water
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Approval as to Form Approved as to Form this 24th Day of September A.D., 2019. [Signature] Draper City Attorney	Recorded # 13083392 State of Utah, County of Salt Lake, Recorded and Filed at the Request of MILLER FAMILY REAL ESTATE Date 09/25/2019 Time 09:35PM Book 2019P Page 270 \$102.00 Fee \$ [Signature] Salt Lake County Recorder
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