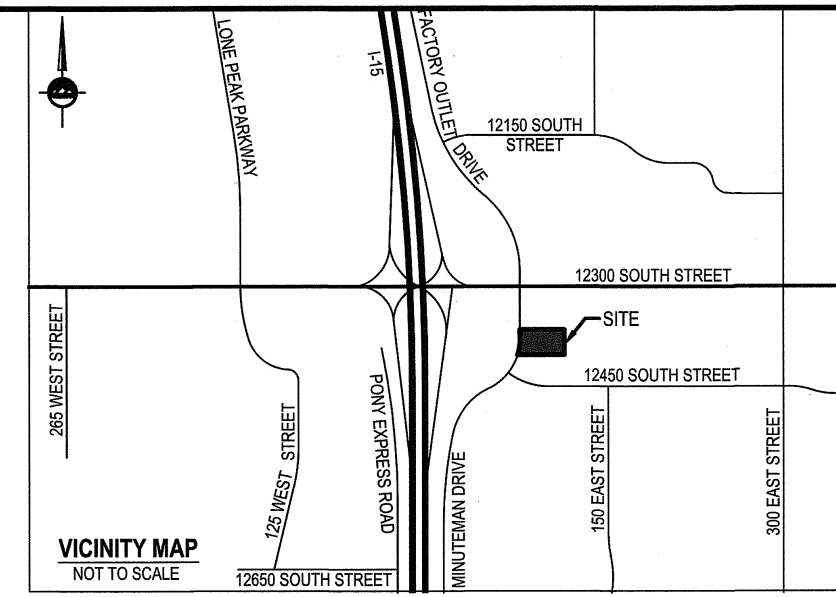
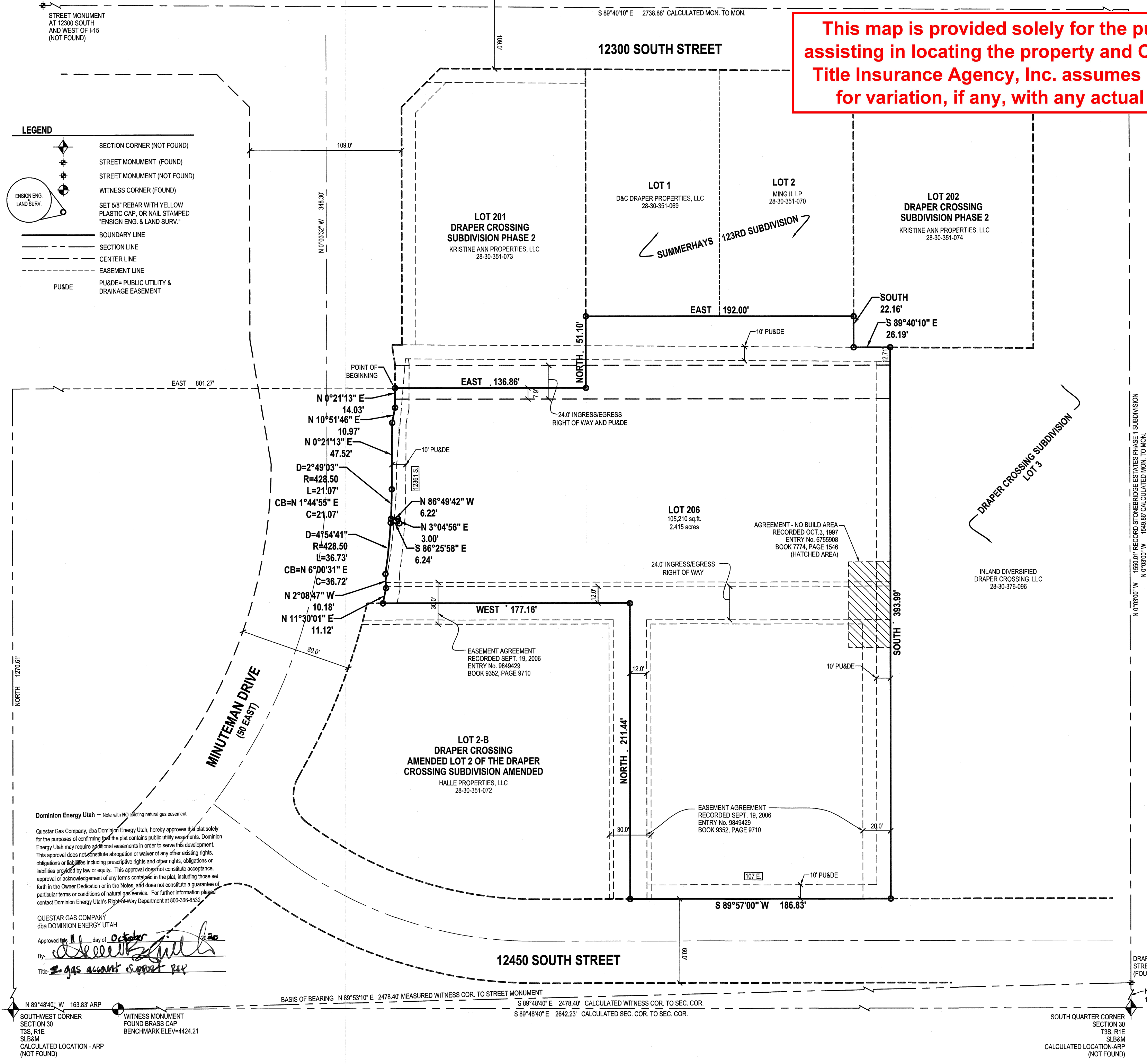


DRAPER CROSSING SUBDIVISION PHASE 2 AMENDED

AMENDING LOTS 203 THRU 205 OF DRAPER CROSSING SUBDIVISION PHASE 2

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30,
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH
OCTOBER 2020

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.



SURVEYOR'S CERTIFICATE
I, **PATRICK M. HARRIS**, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold Certificate No. **286882** in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act. I further certify that by authority of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property; and has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records of the Salt Lake County Recorder's Office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION
A parcel of land being all of Lots 203, 204 and 205 of Draper Crossing Subdivision Phase 2, recorded September 6, 2012 as Entry No. 11465899, in Book 2012P, at Page 136 in the Office of the Salt Lake County Recorder, said parcel being more particularly described as follows:
Beginning at a point on the east line of Minuteman Drive, said point being North 1,270.61 feet and East 801.27 feet from the Southwest Corner of Section 30, Township 3 South, Range 1 East, Salt Lake Base and Meridian, said Southwest Corner of Section 30 being North 89°48'40" West 163.83 feet along the section line from a Witness Corner for said Southwest Corner of Section 30, with the Basis of Bearing being North 89°53'10" East 2478.40 feet from the said Witness Corner to a Sandy City Street Monument in 300 East Street, said Street Monument being North 0°03'00" West 13.10 feet along the quarter section line from the South Quarter Corner of said Section 30; and running
thence East 136.86 feet;
thence North 51.10 feet;
thence East 192.00 feet;
thence South 22.16 feet;
thence South 89°40'10" East 26.19 feet;
thence South 393.99 feet to the Northern Right-of-Way Line of 12450 South Street;
thence South 89°57'00" West 196.83 feet along said Northern Right-of-Way Line;
thence North 211.44 feet;
thence West 177.16 feet to the Eastern Right-of-Way Line of Minuteman Drive;
thence along said Eastern Right-of-Way Line the following ten (10) courses:
(1) North 11°30'01" East 11.12 feet;
(2) North 02°08'47" West 10.18 feet;
(3) Northeastly 36.73 feet along the arc of a 428.50 foot radius curve to the left (center bears North 81°32'09" West and the chord bears North 06°00'31" East 36.72 feet with a central angle of 04°54'11");
(4) South 86°25'58" East 6.24 feet;
(5) North 03°04'59" East 3.00 feet;
(6) North 86°48'42" West 6.22 feet;
(7) Northeastly 21.07 feet along the arc of a 428.50 foot radius curve to the left (center bears North 86°50'33" West and the chord bears North 01°44'55" East 21.07 feet with a central angle of 02°49'03");
(8) North 00°21'13" East 47.52 feet;
(9) North 10°51'48" East 10.97 feet;
(10) North 00°21'13" East 14.03 feet to the point of beginning.

Contains 105,210 Square Feet or 2.415 Acres and 1 Lot

- GENERAL NOTES:**
- PROPERTY IS ZONED CSD-CP (COMMERCIAL SPECIAL DISTRICT-DRAPER PEAKS).
 - ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (P U & D) ARE 10' FRONT, 10' SIDE AND 10' REAR UNLESS OTHERWISE NOTED HEREON. OTHER EASEMENTS ARE NOTED AND DESCRIBED HEREON.
 - EXISTING BUILDINGS AND/OR EXISTING SITE IMPROVEMENTS ARE CONSTRUCTED ON ALL OF THE LOTS.
 - STORM DRAIN TO BE MAINTAINED BY EACH LOT OWNER. STORM DRAINS IN COMMON DRIVES TO BE MAINTAINED BY LOT OWNER.
 - EACH TENANT/PROPERTY OWNER IS REQUIRED TO MAINTAIN THE ADJACENT PUBLIC PARK STRIP.
 - ALL COMMON LOT LINES MUST HAVE EXPECTABLE CROSS-ACCESS EASEMENT.
 - EACH LOT SHALL HAVE A PERPETUAL, NON-EXCLUSIVE RIGHT-OF-WAY AND EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AND VEHICULAR PARKING (WITHOUT CHARGE) ON, OVER AND ACROSS THOSE AREAS DESIGNED FOR SUCH USE.
- EASEMENT NOTES:**
- Any easement and/or rights of way for the water distribution system and appurtenances of the Draper Irrigation Company, a corporation and for the State of Utah Board of Water Resources, as the same may be found to intersect the herein described property, as disclosed by means of instruments of record, including that certain Easement To Use Distribution System recorded March 25, 1988, as Entry No. 4601931, in Book 6014, at Page 550, of Official Records.
 - Restrictions and Easements Agreement, dated March 6, 1997, by and between Smith's Food & Drug Centers, Inc., West Bench Plaza, L.C., and Boyer - 3300 South Shopping Center Associates, LTD., and endorsed by Guadalupe and Alan Summerhays and Kristina Summerhays, recorded April 3, 1999, as Entry No. 6610999, in Book 7635, at Page 2307.
 - Covenants, Conditions, Restrictions and/or Easements, except color, creed, national origin, religion, sex, handicap or familial status, unless and only to the extent that said Covenants (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons contained in instrument. Amendment to said Covenants, recorded September 14, 2000, Entry No. 7718719, Book/Page 8387/6384.
 - Easement for installation and maintenance of utilities and drainage facilities, and incidental purposes are reserved, as shown on the recorded plat of the Draper Crossing Subdivision, recorded August 5, 1997 as Entry No. 6706850 in Book 9748P at Page 240 and also the recorded plat of Amended Lot 2, Draper Crossing Subdivision Amended recorded January 19, 2007 as Entry No. 9975404 in Book 2007P at Page 24 of Official Records and the terms, conditions and limitations contained therein, and as shown on the PROPOSED Dedication Plat.
 - NOTES as set forth on the recorded plat of the Draper Crossing Subdivision, recorded August 5, 1997 as Entry No. 6706850 in Book 9748P at Page 240 and also the recorded plat of Amended Lot 2, Draper Crossing Subdivision Amended recorded January 19, 2007 as Entry No. 9975404 in Book 2007P at Page 24 of Official Records and the terms, conditions and limitations contained therein, and as shown on the PROPOSED Dedication Plat.
 - AGREEMENT and the terms, condition and limitations contained therein:
Recorded: February 18, 1999, Entry No. 7260396, Book/Page 8250/5185
Recorded: February 18, 1999, Entry No. 7260397, Book/Page 8250/5221

OWNER'S DEDICATION
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 said plat

DRAPER CROSSING SUBDIVISION PHASE 2 AMENDED

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, trails or easements, or of similar designation.

In witness whereof I have hereunto set our hand (s) this 13 day of November, A.D. 2020

By: Alan Melchior

By: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT
STATE OF UTAH
COUNTY OF Salt Lake) S.S.
ON THE 13 DAY OF November, A.D. 2020, Alan Melchior PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF Salt Lake, IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE owner OF Draper Crossing Development LLC A LIMITED LIABILITY COMPANY AND THAT he SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES HEREIN MENTIONED AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES: 3/25/2022
NAME: Cheryl Vincent
NO. 128543
A NOTARY PUBLIC COMMISSION IN UTAH
RESIDING IN Salt Lake COUNTY

CORPORATE ACKNOWLEDGMENT
STATE OF Utah) S.S.
ON THE 13 DAY OF November, A.D. 2020, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____, IN SAID STATE OF _____, WHO BEING DULY SWORN, DID SAY TO ME THAT _____ IS THE _____ OF _____ AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS ORGANIZATIONAL DOCUMENTS; AND SAID _____ DULY ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

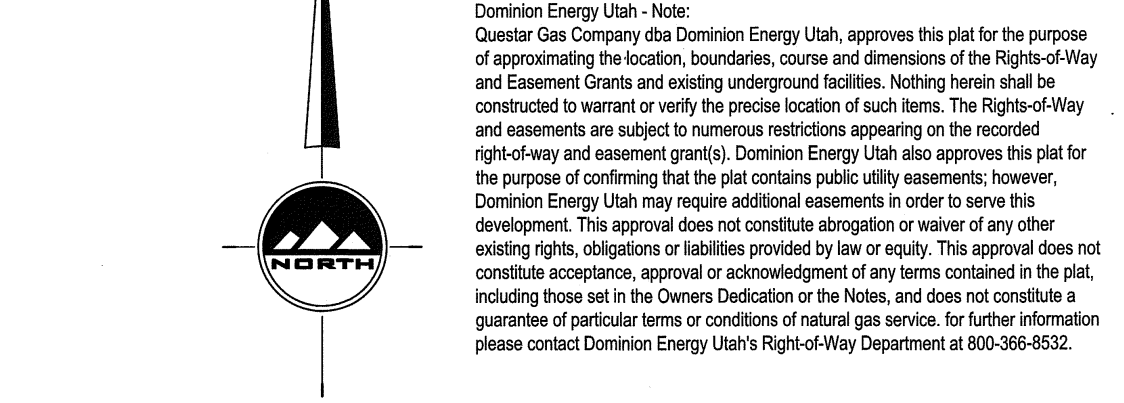
MY COMMISSION EXPIRES: _____
NAME: _____
NO. _____
A NOTARY PUBLIC COMMISSION IN UTAH
RESIDING IN _____ COUNTY

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."

SOUTH VALLEY SEWER DISTRICT NOTE:
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.

ROCKY MOUNTAIN POWER NOTES:
1. PURSUANT TO UTAH CODE ANN. § 54-527 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(9)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PLATE 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.

Domination Energy Utah - Note:
Domination Energy Utah, approves this plat for the purpose of approximating the location, boundaries, course and dimensions of the Rights-of-Way and Easement Grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The Rights-of-Way and easements are subject to numerous restrictions appearing on the recorded right-of-way and easement grant(s). Domination Energy Utah also approves this plat for the purpose of confirming that the plat contains public utility easements; however, Domination 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 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 or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Domination Energy Utah's Right-of-Way Department at 800-366-6532.



<p>EASEMENT APPROVAL</p> <p>DATE: <u>11-10-2020</u></p> <p>DATE: <u>11-11-2020</u></p> <p>DATE: <u>11-10-2020</u></p>	<p>SOUTH VALLEY SEWER DISTRICT APPROVAL</p> <p>APPROVED THIS <u>4</u> DAY OF <u>November</u>, 20<u>20</u></p> <p>BY THE SOUTH VALLEY SEWER DISTRICT.</p>	<p>PLANNING COMMISSION APPROVAL</p> <p>APPROVED THIS <u>17th</u> DAY OF <u>November</u>, 20<u>20</u></p> <p>BY THE DRAPER CITY PLANNING COMMISSION</p>	<p>SALT LAKE COUNTY HEALTH DEPARTMENT APPROVAL</p> <p>APPROVED THIS <u>12</u> DAY OF <u>November</u>, 20<u>20</u></p> <p>BY THE SALT LAKE VALLEY HEALTH DEPARTMENT.</p>	<p>CITY ENGINEER APPROVAL</p> <p>APPROVED THIS <u>9</u> DAY OF <u>December</u>, 20<u>20</u></p> <p>BY THE DRAPER CITY ENGINEER.</p>	<p>CITY MAYOR APPROVAL</p> <p>PRESENTED TO THE MAYOR AND DRAPER CITY COUNCIL THIS <u>14</u> DAY OF <u>December</u>, A.D. 20<u>20</u> AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.</p> <p>ATTEST: CLERK</p>	<p>CITY ATTORNEY'S APPROVAL</p> <p>APPROVED THIS <u>14</u> DAY OF <u>December</u>, 20<u>20</u></p> <p>BY THE DRAPER CITY ATTORNEY.</p>
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DRAPER CROSSING SUBDIVISION PHASE 2 AMENDED

AMENDING LOTS 203 THRU 205 OF DRAPER CROSSING SUBDIVISION PHASE 2
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30,
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH

RECORDED # 13516058

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: ALAN MELCHIOR

DATE: 12/29/2020 TIME: 4:52 PM BOOK: 2020P PAGE: 319

FEES: \$52.00

DEPUTY SALT LAKE COUNTY RECORDER

28-30-31 28-30-351-078