

VICINITY MAP
N.T.S.

- NOTES:**
- PARK STRIP ALONG ENGELMANN DRIVE CONNECTING TO 11400 SOUTH SHALL BE MAINTAINED BY THE HOA. RIGHT OF WAY ALONG ROAD CONNECTING TO 11400 SOUTH SHALL HAVE SIDEWALK OF MINIMUM 5' PARK STRIP SHALL HAVE STREET TREES.
 - PARCELS A & B ARE DESIGNATED AS UNBUILDABLE PARCELS UNTIL SUCH A TIME AS A PLAT AMENDMENT IS RECORDED AMENDING THE PARCELS INTO LOTS AND A SECONDARY ACCESS IS OBTAINED.
 - DEFENTION PONDS ARE LOCATED WITHIN STORM DRAIN EASEMENTS DEDICATED TO DRAPER CITY INCLUDING ACCESS AND MAINTENANCE. DRAPER CITY WILL MAINTAIN STORM DRAIN STRUCTURES LOCATED WITHIN DEFENTION PONDS. LOT OWNERS WITH DEFENTION POND EASEMENTS ON THEIR PROPERTY ARE NOT PERMITTED TO FENCE OFF DEFENTION PONDS. LOT OWNERS ARE NOT PERMITTED TO ALTER DEFENTION PONDS IN ANY WAY. NO LANDSCAPING IS ALLOWED TO IMPACT THE PURPOSE AND OPERATION OF THE DEFENTION PONDS. LOT OWNERS ARE RESPONSIBLE TO MAINTAIN LANDSCAPING (XERISCAPING IS USED) WITHIN STORM DRAIN EASEMENTS. NO FENCES SHALL BE PERMITTED THROUGH STORM DRAIN EASEMENTS.
 - HOA IS TO MAINTAIN THE LANDSCAPING OF THE DRAPER CITY STORM DRAIN EASEMENT AND THE DRAPER CITY IS TO MAINTAIN THE STRUCTURES OF THE DRAPER CITY STORM DRAIN EASEMENT.

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	250.00	172230"	76.03	S41°44'47"E	75.74
C2	220.00	87800"	31.23	N13°39'21"W	31.20
C3	250.00	502119"	219.72	S25°16'57"E	212.71
C4	1470.00	370712"	131.36	S02°27'23"W	131.32
C5	220.00	502119"	193.35	S25°16'57"E	187.19
C6	250.00	872513"	36.74	S46°14'55"E	36.71
C7	250.00	415606"	182.98	S21°04'16"E	178.92
C8	1500.00	12148"	35.69	S00°34'41"W	35.69
C9	280.00	345158"	170.39	N17°12'12"W	167.77
C10	15.00	823959"	21.64	N06°21'48"E	19.81
C11	15.00	841728"	22.07	S89°50'32"W	20.13
C12	15.00	900000"	23.56	S45°06'13"E	21.21
C13	15.00	900000"	23.56	S44°53'47"W	21.21
C14	1500.00	370712"	134.04	S02°27'23"W	134.00
C15	220.00	324411"	125.70	N34°05'26"W	124.00
C16	280.00	87540"	43.63	S45°59'42"E	43.59
C17	1500.00	34524"	98.35	S03°08'17"W	98.33
C18	1500.00	071132"	5.14	S00°02'27"E	5.14
C19	15.00	871919"	22.86	S46°14'07"W	20.71
C20	15.00	871919"	22.86	S46°14'07"W	20.71
C21	1530.00	22631"	65.21	S03°47'43"W	65.20

Boundary Curve Table

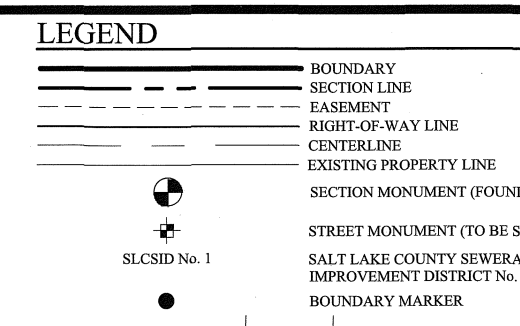
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C22	15.00	950712"	24.90	S42°32'37"E	22.14
C23	15.00	845247"	22.22	S47°27'22"W	20.24
C24	220.00	87800"	31.23	N13°39'21"W	31.20
C25	15.00	950712"	24.90	N42°32'37"W	22.14

Easement Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
(C26)	220.00	274539"	10.60	S10°38'51"E	10.60
(C27)	220.00	239724"	96.47	S24°52'27"E	95.70

Line Table

LINE	DIRECTION	LENGTH
(L1)	S37°50'09"E	116.39
(L2)	S49°59'07"W	20.01
(L3)	S37°50'09"E	110.66
(L4)	N34°10'55"E	21.03

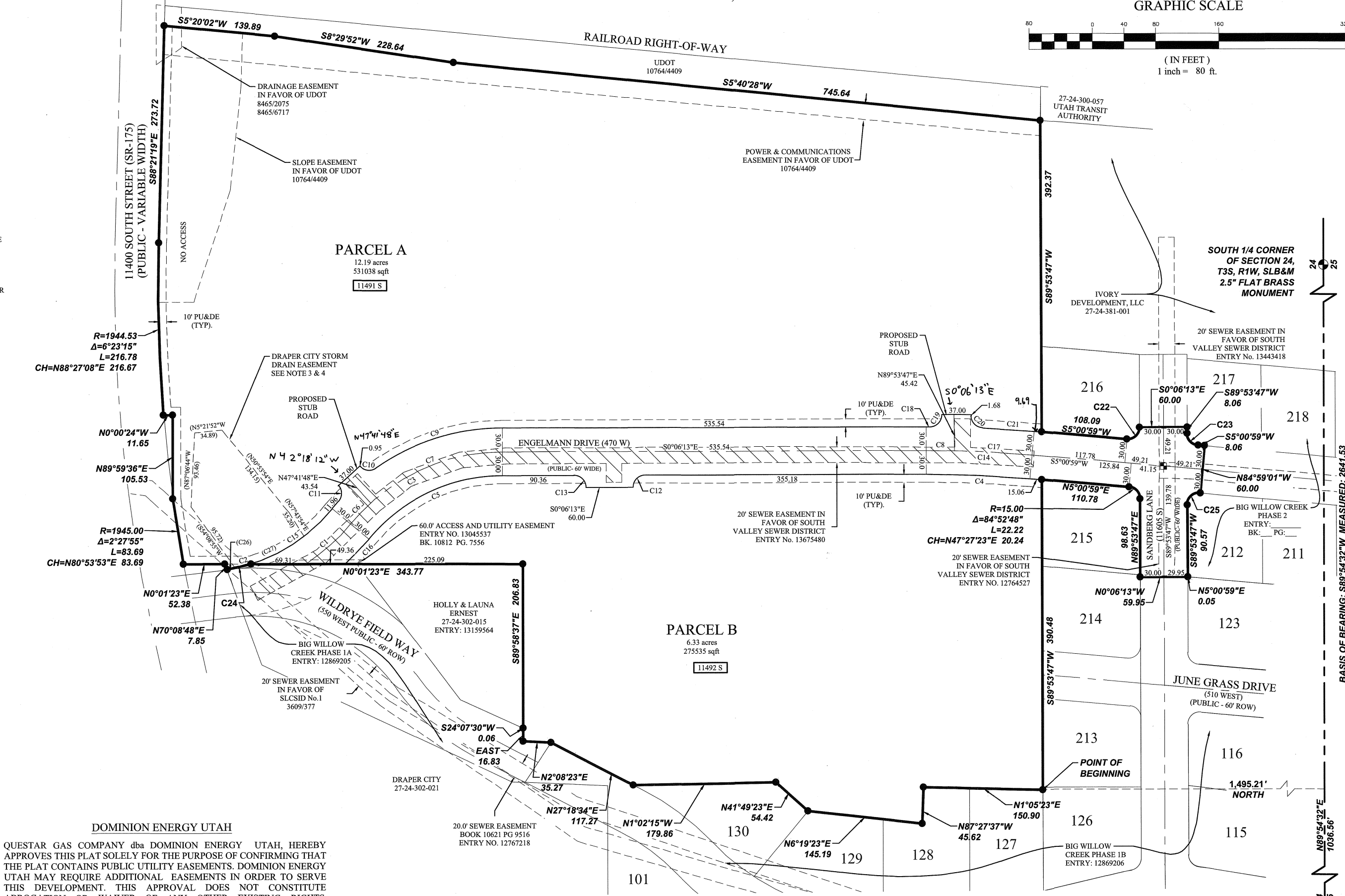
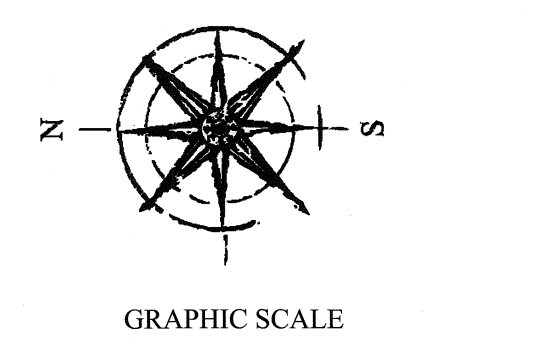


BIG WILLOW CREEK PHASE 6

FINAL PLAT

VACATING AND AMENDING A PART OF LOT 130 BIG WILLOW CREEK PHASE 1B AND AMENDING PART OF PARCEL "A" 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

NOVEMBER, 2021



DOMINION ENERGY UTAH

QUESTAR GAS COMPANY dba DOMINION ENERGY UTAH HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSE 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 OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR 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 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 DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

APPROVED THIS 13 DAY OF January A.D. 2022

BY: *Gina B. Smith*

TITLE: Sr gas account support rep

OWNER / DEVELOPER

IVORY DEVELOPMENT LLC
978 WOODOAK LANE
SLC, UTAH 84117

COUNTY HEALTH DEPARTMENT

APPROVED THIS 21 DAY OF December A.D. 2021

Matthew Yeall
DIRECTOR, SALT LAKE COUNTY BOARD OF HEALTH

SALT LAKE COUNTY FLOOD CONTROL

APPROVED THIS 21 DAY OF December A.D. 2021

Shirley Allen
SALT LAKE COUNTY FLOOD CONTROL

EASEMENT APPROVAL

Paul Bieing 11-12-2021
ROCKY MOUNTAIN POWER

Paul Bieing 11-16-2021
COMCAST CABLE CO.

Eladell 11-23-21

SOUTH VALLEY SEWER DISTRICT

APPROVED THIS 17 DAY OF December A.D. 2021

[Signature]
DIRECTOR, SOUTH VALLEY SEWER DISTRICT

PLANNING COMMISSION

APPROVED THIS 13 DAY OF January A.D. 2022

[Signature]
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.

1/14/2022 *[Signature]*
DATE DRAPER CITY ENGINEER

CITY ATTORNEY

APPROVED AS TO FORM THIS 14 DAY OF January A.D. 2022

[Signature]
DRAPER CITY ATTORNEY

PRESENTED TO DRAPER CITY THIS 19 DAY OF January A.D. 2022. AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

[Signature] ATTEST: DRAPER CITY CLERK

[Signature] MAYOR, DRAPER CITY

PREPARED BY

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 HIGH TECH DRIVE
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusslc.com

SURVEYOR'S CERTIFICATE

I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 183395 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 retrace or reestablish this plat; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property; hereafter known as BIG WILLOW CREEK PHASE 6

[Signature]
Evan J. Wood
Professional Land Surveyor
License No. 183395

Date: 11/04/2021

BOUNDARY DESCRIPTION

A portion of the Southwest Quarter of Section 24, Township 3 South, Range 1 West, Salt Lake Base & Meridian, Draper, Utah, more particularly described as follows:

Beginning at the southeasterly corner of Lot 127, BIG WILLOW CREEK PHASE 1B Subdivision, according to the official plat thereof recorded October 17, 2018 as Entry No. 12869206 in Book 2018 P at Page 352 in the office of the Salt Lake County Recorder, said corner located N89°54'32"E 1,036.56 feet along the Section line and North 1,495.21 feet from the Southwest Corner of Section 24, T3S, R1W, S.L.B.&M.; running thence along said plat the following four (4) courses: (1) N01°05'23"E 150.90 feet; thence (2) N87°27'37"W 45.62 feet; thence (3) N06°19'23"E 145.19 feet; thence (4) N41°49'23"E 54.42 feet; thence N01°02'15"W 179.86 feet to the easterly right-of-way line of Wildrye Field Way; thence along said easterly right-of-way line N27°18'34"E 117.27 feet to a southeasterly corner of BIG WILLOW CREEK PHASE 1A Subdivision, according to the official plat thereof recorded October 17, 2018 as Entry No. 12869205 in Book 2018 P at Page 351; thence along said plat the following three (3) courses: (1) N02°08'23"E 35.27 feet; thence (2) East 16.83 feet; thence (3) S24°07'30"W 0.06 feet to the southerly line of a boundary determined by that certain Conservator's Deed recorded December 30, 2019 as Entry No. 13159564 in Book 10879 at Page 579 in the office of the Salt Lake County Recorder; thence along said deed S89°58'37"E 206.83 feet to the 1/16th (40 acre) line; thence along the 1/16th (40 acre) line N00°01'23"E 343.77 feet; thence northerly along the arc of a non-tangent curve to the right having a radius of 220.00 feet (radius bears: N72°16'59"E a distance of 31.23 feet through a central angle of 08°08'00" Chord: N13°39'21"W 31.20 feet to a northerly line of said BIG WILLOW CREEK PHASE 1A Subdivision; thence along said plat N70°08'48"E 7.85 feet to the 1/16th (40 acre) line; thence along the 1/16th (40 acre) line N00°01'23"E 52.38 feet to the southerly right-of-way line of 11400 South Street (State Route 175) as established by UDOT Project No. SP-15-050293; thence along said right-of-way line the following five (5) courses: (1) easterly along the arc of a non-tangent curve to the right having a radius of 1,945.00 feet (radius bears: S10°20'05"E a distance of 83.69 feet through a central angle of 02°27'53" Chord: N89°53'37"E 83.69 feet; thence (2) N89°59'05"E 105.53 feet; thence (3) N00°02'41"W 11.65 feet; thence (4) easterly along the arc of a non-tangent curve to the right having a radius of 1,944.53 feet (radius bears: S04°44'30"E a distance of 216.78 feet through a central angle of 06°23'15" Chord: N88°27'08"E 216.67 feet; thence (5) S88°21'19"E 273.72 feet to a fence line on the westerly line of UDOT Parcel 15-73402 determined by that certain Final Judgment recorded October 30, 2019 as Entry No. 1311652 in Book 10852 at Page 9054 in the office of the Salt Lake County Recorder; thence along said westerly line the following three (3) courses: (1) S05°20'02"W 139.89 feet; thence (2) S08°25'32"W 228.64 feet; thence (3) S05°40'28"W 745.64 feet; thence S05°34'7"W 392.37 feet; thence S05°00'59"W 108.09 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 24.90 feet through a central angle of 95°07'12" Chord: S42°32'37"E 22.14 feet; thence S05°00'59"W 8.06 feet; thence N84°59'01"W 60.00 feet; thence Northwesterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: S00°01'41"E a distance of 22.22 feet through a central angle of 84°52'47" Chord: S47°27'22"W 20.24 feet; thence S05°00'59"W 8.06 feet; thence N84°59'01"W 60.00 feet; thence Northwesterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: N8°59'01"W a distance of 24.90 feet through a central angle of 95°07'12" Chord: N42°32'37"E 22.14 feet; thence S89°53'47"W 90.57 feet to said BIG WILLOW CREEK PHASE 1B; thence along said plat the following two (2) courses: (1) N05°00'59"E 0.05 feet; thence (2) N00°00'13"W 59.95 feet; thence N89°53'47"E 98.63 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 22.22 feet through a central angle of 84°52'48" Chord: N47°27'23"E 20.24 feet; thence N05°00'59"E 110.78 feet; thence to and along said BIG WILLOW CREEK PHASE 1B Subdivision S89°53'47"W 390.48 feet to the point of beginning.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED OWNER(S) OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID PLAT BIG WILLOW CREEK PHASE 6 SUBDIVISION, 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 (2) 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 12TH DAY OF November, 2020.

[Signature]
CHRISTOPHER P. GAMVROULAS
PRESIDENT, IVORY DEVELOPMENT LLC

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF Salt Lake

ON THE 12TH DAY OF November A.D. 2021, 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

[Signature]
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN SALT LAKE COUNTY
Peter Steven Gamvroulas
PRINTED FULL NAME OF NOTARY

MY COMMISSION No. # 698472

BIG WILLOW CREEK PHASE 6

VACATING AND AMENDING A PART OF LOT 130 BIG WILLOW CREEK PHASE 1B AND AMENDING PART OF PARCEL "A" 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

SALT LAKE COUNTY RECORDER

RECORDED # 13874054

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF:
Ivory Development

DATE: 1-20-22 TIME: 1:03 PM BOOK: 2022 P PAGE: 024

54.00
[Signature]
SALT LAKE COUNTY DEPUTY RECORDER

354.00 27-42-31.32 27-24-327-004.006-009