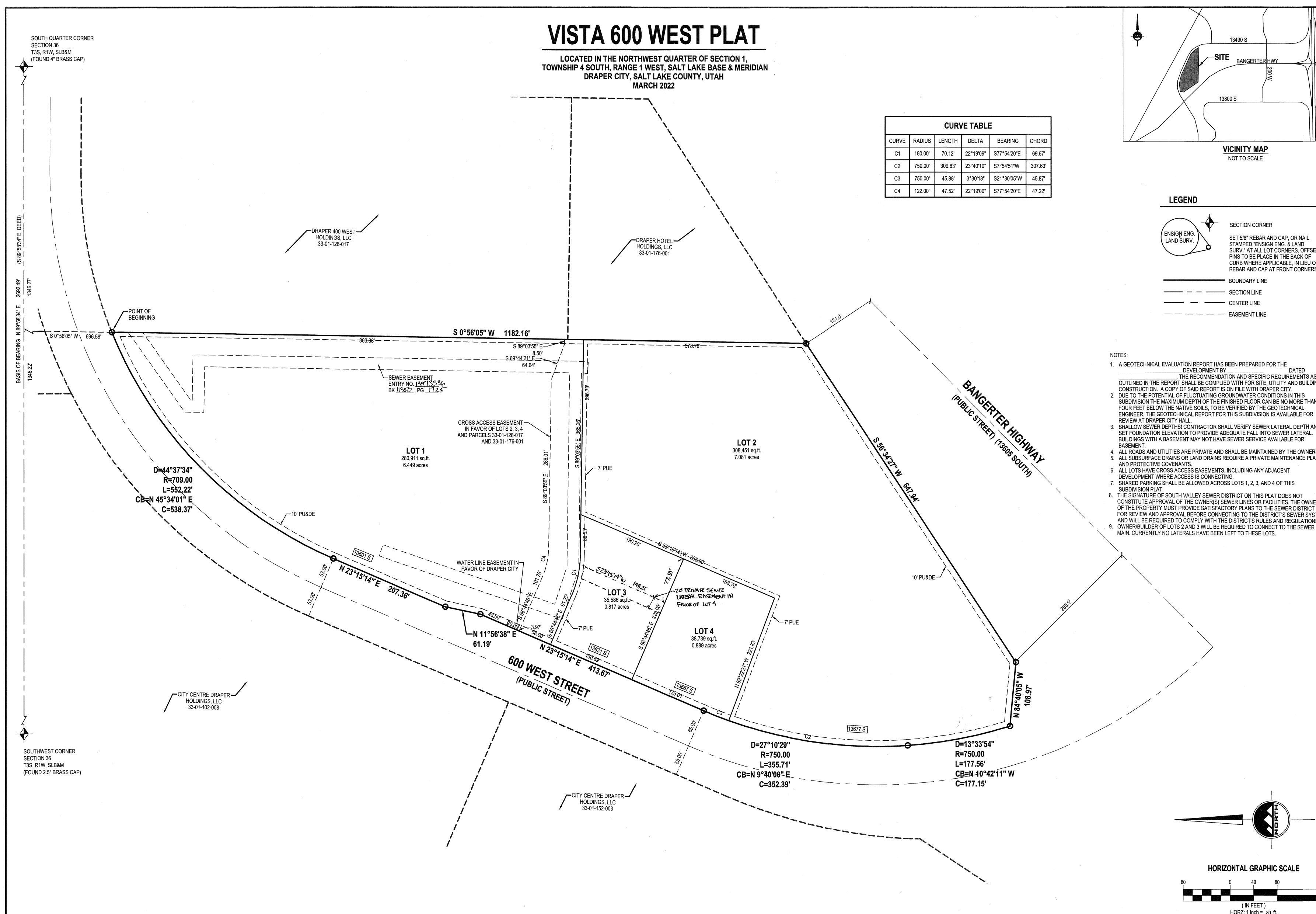


VISTA 600 WEST PLAT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 1,
TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH
MARCH 2022



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 Owner, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-22-17 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 lot meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A tract of land, being part of an entire tract of property situate in Governmental Lot 4 and the Southwest quarter of the Northwest quarter of Section 1, Township 4 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said tract of land are described as follows:

Beginning at a point in the Eastern boundary line of said entire tract which point is 1,346.27 feet South 89°39'34" East along the North line of said Section 1 and 198.58 feet South 10°06'00" West along the Eastern line of said Lot 4 from the Northwest corner of said Section 1, said point is also approximately 53.00 feet radially distant Southwesterly from the 600 West Street control line opposite engineer station 348+00.00; and running thence South 07°30'00" West 1,182.16 feet along said Eastern boundary line to the Northern right of way and no-access line of Bangerter Highway at a point 53.00 feet perpendicularly distant Northwesterly from the Bangerter Highway control line, thence along said Northern right of way and no-access line the following (3) three courses: (1) South 56°34'27" West 547.34 feet to a point 201.30 feet perpendicularly distant Northwesterly from said control line opposite engineer station 157+00.00; (2) thence North 85°40'00" West 168.87 feet to the beginning of a 750.00 foot radius non-tangent curve to the right (Note: center bears North 72°32'52" East) at a point 100.00 feet radially distant Easterly from said 600 West Street control line opposite engineer station 347+00.00; (3) thence Northwesterly along the arc of said curve 177.56 feet through a delta of 1°33'54" (Note: chord to said curve bears North 19°42'11" West for a distance of 177.15 feet) to the Eastern right of way line of 600 West Street and the beginning of a 750.00 foot radius compound curve to the right at a point 88.16 feet radially distant Easterly from said 600 West Street control line opposite engineer station 348+00.00; thence along said Eastern right of way line the following (5) five courses: (1) Northwesterly along the arc of said curve 553.71 feet through a delta of 27°19'28" (Note: chord to said curve bears North 09°40'00" East for a distance of 352.39 feet) to a line parallel with and 65.00 feet perpendicularly distant Easterly from said control line opposite engineer station 353+26.33; (2) thence North 23°15'14" East 413.67 feet along said parallel line to a point opposite engineer station 357+40.00; (3) thence North 11°59'38" East 413.19 feet to a line parallel with and 53.00 feet perpendicularly distant Easterly from said control line opposite engineer station 358+00.00; (4) thence North 29°19'14" East 207.36 feet along said parallel line to the beginning of a 750.00 foot radius curve to the right, coincident with said control line opposite engineer station 360+07.36; (5) thence Northwesterly along the arc of said curve 552.22 feet through a delta of 44°37'39" (Note: chord to said curve bears North 45°34'01" East for a distance of 538.37 feet) to the point of beginning.

Contains 863.887 Square Feet or 15.226 Acres and 4 Lots.

- ### NOTES
- A GEOTECHNICAL EVALUATION REPORT HAS BEEN PREPARED FOR THE DEVELOPMENT BY THE DATED 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.
 - DUE TO THE POTENTIAL OF FLUCTUATING GROUNDWATER CONDITIONS IN THIS SUBDIVISION THE MAXIMUM DEPTH OF THE FINISHED FLOOR CAN BE NO MORE THAN FOUR FEET BELOW THE NATIVE SOILS TO BE VERIFIED BY THE GEOTECHNICAL ENGINEER. THE GEOTECHNICAL REPORT FOR THIS SUBDIVISION IS AVAILABLE FOR REVIEW AT DRAPER CITY HALL.
 - 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.
 - ALL ROADS AND UTILITIES ARE PRIVATE AND SHALL BE MAINTAINED BY THE OWNERS.
 - ALL SURFACE DRAINS OR LAND DRAINS REQUIRE A PRIVATE MAINTENANCE PLAN AND PROTECTIVE COVENANTS.
 - ALL LOTS HAVE CROSS ACCESS EASEMENTS, INCLUDING ANY ADJACENT DEVELOPMENT WHERE ACCESS IS CONNECTING.
 - SHARED PARKING SHALL BE ALLOWED ACROSS LOTS 1, 2, 3, AND 4 OF THIS SUBDIVISION PLAT.
 - THE SIGNATURE OF SOUTH VALLEY SEWER DISTRICT ON THIS PLAT DOES NOT CONSTITUTE APPROVAL OF THE OWNER'S SEWER LINES OR FACILITIES. THE OWNERS 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.
 - OWNER/BUILDER OF LOTS 2 AND 3 WILL BE REQUIRED TO CONNECT TO THE SEWER MAIN. CURRENTLY NO LATERALS HAVE BEEN LEFT TO THESE LOTS.

JUNE 7, 2022
DATE

PATRICK M. HARRIS
P.L.S. 286882

UTILITY DEDICATION

By execution of this plat, the Owner(s) shown below does hereby grant and convey to other public utility companies, a permanent easement and right of way in and to the area reflected on the map where no buildings or structures are being erected within the property located for construction and maintenance of approved public utilities and appurtenances together with right of access thereto.

OWNER'S DEDICATION

Know all men by these presents that I, we, the undersigned owner (s) of the herein described tract of land, hereby set apart and subdivide the same into lots and street as shown on this plat and said plat:

VISTA 600 WEST PLAT

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 we have hereunto set our hand (s) this 8th day of June, A.D. 20 22.

Christian Gardner
By: Christian Gardner

By: _____
NOTARY PUBLIC
CHANTHELLE MARTIN TAYLOR
COUNTY # 773720
MY COMMISSION EXPIRES AUGUST 25, 2024
STATE OF UTAH

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF Salt Lake) S.S.
A.D. 20 22 Christian Gardner, 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 IS THE Owner OF Vista 600 West Plat, 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 THEREIN MENTIONED AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES: 08-25-2024
NAME: Chantelle Martin Taylor
NO. 773720
A NOTARY PUBLIC COMMISSION IN UTAH

Chantelle Martin Taylor
NOTARY PUBLIC
RESIDING IN Utah COUNTY

ROCKY MOUNTAIN POWER NOTES:
1. PURSUANT TO UTAH CODE ANN. § 54-3-27 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. § 17-22-16(A)(3)(IV) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PLAT 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.

Domion Energy Utah - Note:
Quaker Gas Company, dba Domion Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Domion 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 in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Domion Energy Utah's Right-of-Way Department at 800-366-8552.

DEVELOPER
THE BOYER COMPANY
101 SOUTH 200 EAST
SALT LAKE CITY, UT 84111
801.521.4781

RECORD OF SURVEY
ROS NO.: 8-2019-02-0159
COUNTY SURVEYOR REVIEWER DATE

ENSIGN
SALT LAKE CITY
45 W. 1000 S., Suite 500
Sandys, UT, 84070
Phone: 801.255.0529
Fax: 801.255.4489
WWW.ENSIGNENR.COM

LAYTON
Phone: 801.516.1100
TODDLE
Phone: 801.330.3900
CEDAR CITY
Phone: 801.863.8000
RICHFIELD
Phone: 801.332.2500

PROJECT NUMBER: 7028A
MANAGER: RWF
DRAWN BY: SJA
CHECKED BY: PMH
DATE: 6/7/22

VISTA 600 WEST PLAT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 1,
TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH

RECORDED # 13993920

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: WASATCH GROUP
DATE: 8/2/2022 TIME: 9:43 AM BOOK: 2022P PAGE: 180
\$ 58.00
FEE: Andie Thompson
DEPUTY SALT LAKE COUNTY RECORDER

82-0-161-002 33-01-11

EASEMENT APPROVAL
DATE: 6/13/2022
DATE: 6-9-22
DATE: 6-9-22
DATE: 6-16-22

SOUTH VALLEY SEWER DISTRICT APPROVAL
APPROVED THIS 1 DAY OF July, 2022
BY SOUTH VALLEY SEWER DISTRICT.
DATE: 6-9-22
DATE: 6-16-22

ZONING ADMINISTRATOR APPROVAL
APPROVED THIS 7 DAY OF July, 2022
BY DRAPER CITY ZONING ADMINISTRATOR
DATE: 6-16-22

SALT LAKE COUNTY HEALTH DEPARTMENT APPROVAL
APPROVED THIS 6th DAY OF July, 2022
BY SALT LAKE VALLEY HEALTH DEPARTMENT

CITY ENGINEER APPROVAL
APPROVED THIS 29th DAY OF July, 2022
BY DRAPER CITY ENGINEER

CITY MAYOR APPROVAL
PRESENTED TO THE MAYOR AND DRAPER CITY COUNCIL THIS 15th DAY OF July, A.D. 2022, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
ATTEST: CLERK

CITY ATTORNEY APPROVAL
APPROVED THIS 15th DAY OF August, 2022
BY DRAPER CITY ATTORNEY