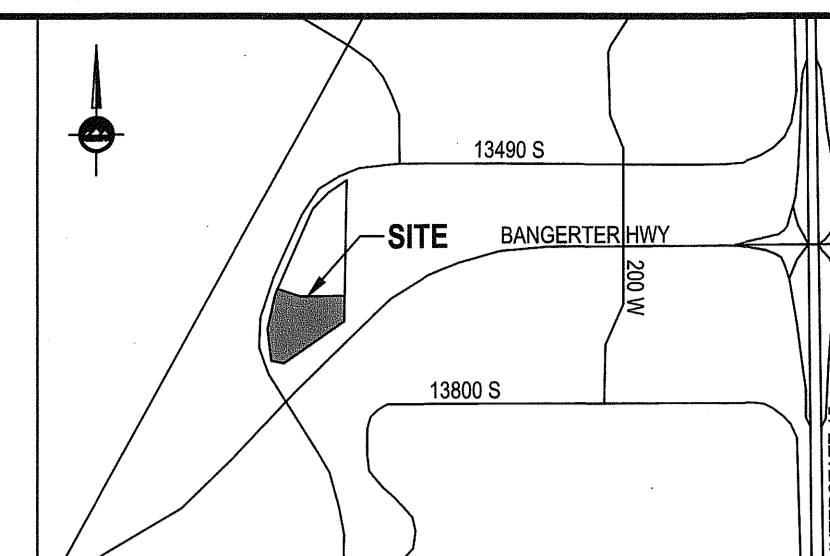


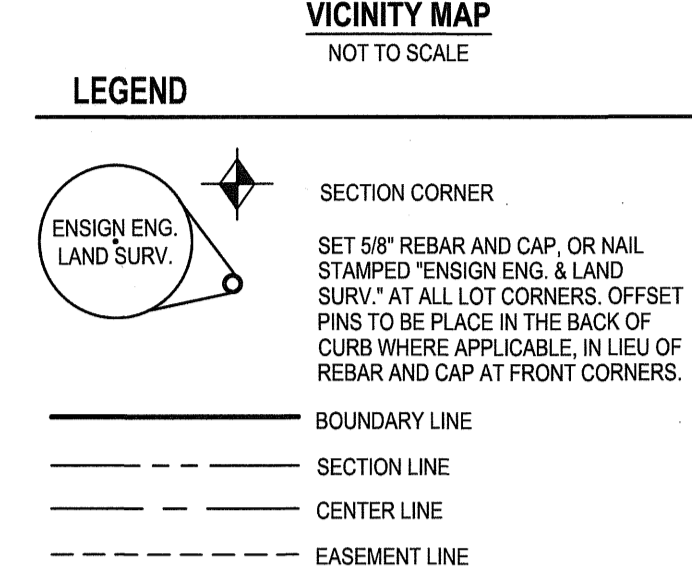
VISTA 11 SOUTH PLAT

AMENDING LOTS 2 THRU 4 OF 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 2024

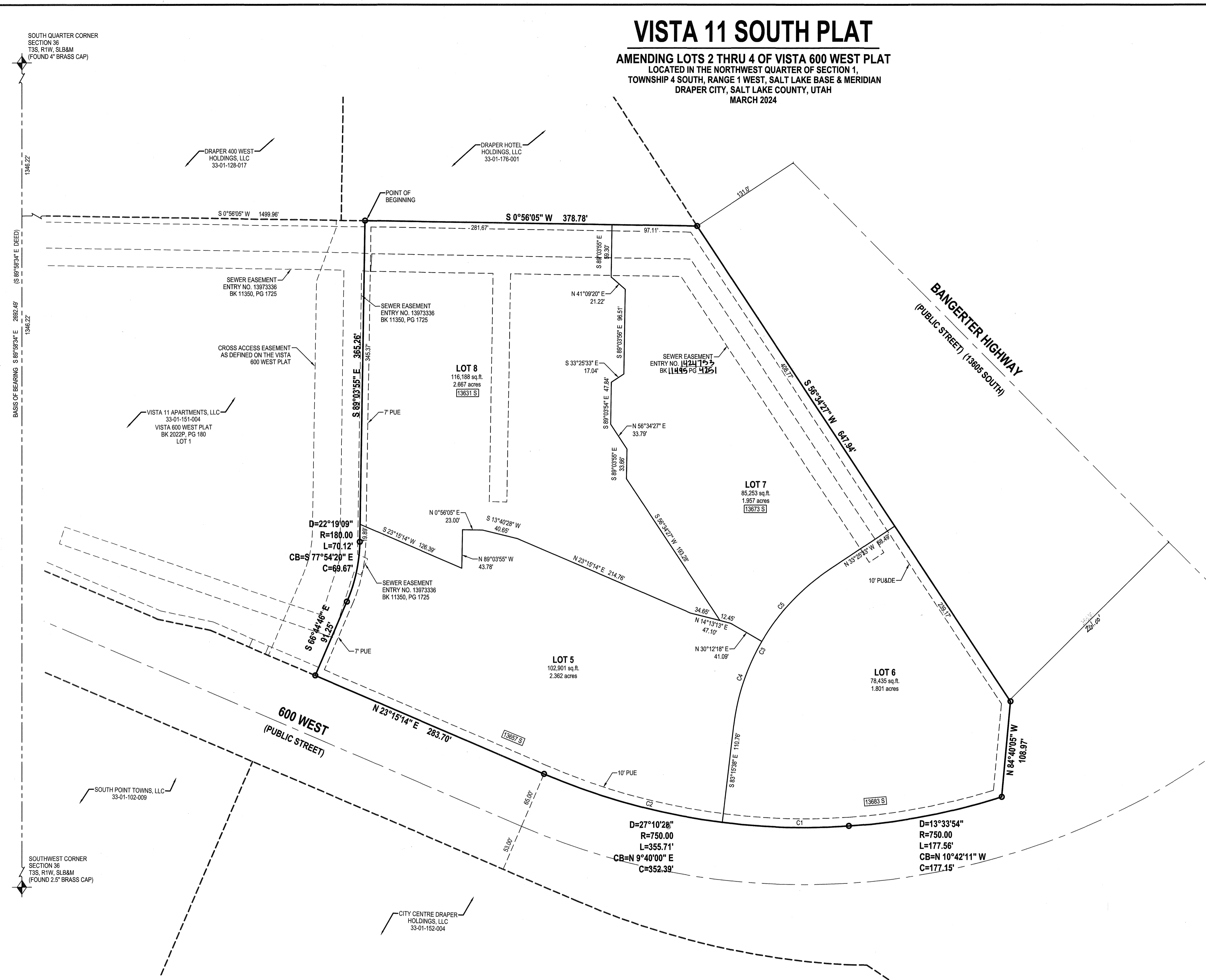


SURVEYOR'S CERTIFICATE
 I, PATRICK M. HARRIS, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold Certificate No. 286882 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act. I further certify that by authority 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
 All of Lots 2 thru 4 of Vista 600 West Plat, recorded August 2, 2022 in Book 2022P at Page 180 in the Office of the Salt Lake County Recorder, said 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 Easterly boundary line of said entire tract which point is South 89°58'34" East 1,346.22 feet along the North line of said Section 1 and South 00°56'05" West 1,499.96 feet along the Easterly line of said Lot 1 from the Northwest corner of said Section 1; and running
 thence South 00°56'05" West 378.78 feet along said Easterly boundary line to the Northerly right of way and no-access line of Bangerter Highway at a point 131.00 feet perpendicularly distant Northerly from the Bangerter Highway control line;
 thence along said Northerly right of way and no-access line the following three (3) courses:
 (1) South 56°34'27" West 647.94 feet to a point 261.00 feet perpendicularly distant Northerly from said control line opposite engineer station 157+00.00;
 (2) thence North 84°40'05" West 108.97 feet to the beginning of a 750.00 foot radius non-tangent curve to the right (Note: center bears North 72°30'52" East) at a point 100.00 feet radially distant Easterly from said 600 West Street control line opposite engineer station 347+40.00;
 (3) thence Northerly along the arc of said curve 177.56 feet through a delta of 13°33'54" (Note: chord to said curve bears North 10°42'11" West for a distance of 177.15 feet) to the Easterly 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 349+40.00;
 thence along said Easterly right of way line the following two (2) courses:
 (1) Northerly along the arc of said curve 355.71 feet through a delta of 27°11'02" (Note: chord to said curve bears North 09°40'00" East for a distance of 352.03 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 283.70 feet along said parallel line to a point opposite engineer station 356+10.03;
 thence South 66°44'46" East 91.25 feet;
 thence Easterly 70.12 feet along the arc of a 180.00 foot radius curve to the left (center bears North 23°15'14" East and the chord bears South 77°54'20" East 69.67 feet with a central angle of 22°19'09");
 thence South 89°03'55" East 365.26 feet to the point of beginning.



NOTES:
 1. A GEOTECHNICAL EVALUATION REPORT HAS BEEN PREPARED FOR THE VISTA 600 WEST DEVELOPMENT BY GSH GEOTECHNICAL, INC DATED DECEMBER 18, 2017. THE 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.
 2. 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.
 3. 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.
 4. ALL ROADS AND UTILITIES ARE PRIVATE AND SHALL BE MAINTAINED BY THE OWNERS.
 5. ALL SUBSURFACE DRAINS OR LAND DRAINS REQUIRE A PRIVATE MAINTENANCE PLAN AND PROTECTIVE COVENANTS.
 6. ALL LOTS WITHIN SUBDIVISION SHALL HAVE A CROSS ACCESS EASEMENTS, INCLUDING ANY ADJACENT DEVELOPMENT WHERE ACCESS IS CONNECTING, SHARED PARKING SHALL BE ALLOWED ACROSS ALL LOTS WITHIN SUBDIVISION PLAT. SEE CCARS RECORDED CONCURRENTLY FOR DETAILS.
 7. THE SIGNATURE OF SOUTH VALLEY SEWER DISTRICT ON THIS PLAT DOES NOT CONSTITUTE APPROVAL OF THE OWNER(S) 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.
 8. OWNER/BUILDER OF LOTS WILL BE REQUIRED TO CONNECT TO THE SEWER MAIN. CURRENTLY NO LATERALS HAVE BEEN LEFT TO THESE LOTS.
 9. GARDNER EIGHTH AND MAIN VISTA, LLC, A UTAH LIMITED LIABILITY COMPANY, GRANTOR, DOES HEREBY DEDICATE A NON-EXCLUSIVE, LIMITED PUBLIC UTILITY EASEMENT, OVER THE PROPERTY (TO BE LOCATED OUTSIDE OF BUILDING FOOTPRINTS AND STRUCTURES) DESCRIBED HEREIN, FOR THE USE AND INSTALLATION OF PUBLIC UTILITY FACILITIES ACCORDING TO THE PROVISIONS OF UTAH CODE ANN. § 54-3-27 WHICH DEFINES PUBLIC UTILITY EASEMENTS AND THE RIGHTS TO WHICH PUBLIC UTILITY COMPANIES MAY PLACE THEIR PUBLIC UTILITY FACILITIES. THIS PUBLIC UTILITY EASEMENT IS SOLELY FOR THE USE OF ROCKY MOUNTAIN POWER AND DOMINION ENERGY TO PROVIDE PUBLIC UTILITY SERVICES TO THE PROPERTY AND SHALL ONLY BE LOCATED OUTSIDE OF BUILDING FOOTPRINTS AND STRUCTURES.



CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	750.00'	144.58'	11°02'44"	S1°36'08"W	144.38'
C2	750.00'	211.13'	16°07'45"	S15°11'22"W	210.43'
C3	248.50'	216.14'	49°50'05"	N58°20'35"W	209.39'
C4	248.50'	101.77'	23°27'56"	N71°31'40"W	101.06'
C5	248.50'	114.37'	26°22'09"	N46°36'38"W	113.30'

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. § 17-27A-802(4)(C)(III) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUBLIC 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 PRESCRIPTION RIGHTS
 2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 2.4. ANY OTHER PROVISION OF LAW

Dominion Energy Utah - Note:
 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 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 Dominion 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.: S-2018-02-0150
 Kait Sattler 6-24-24
 COUNTY SURVEYOR REVIEWER DATE

ENSIGN
 SALT LAKE CITY
 45 W. 10300 S., Suite 500
 Sandy, UT 84070
 Phone: 801.255.0529
 Fax: 801.255.4449
 WWW.ENSIGNENG.COM

LAYTON
 Phone: 801.547.1100
TOOELE
 Phone: 435.935.3300
CEDAR CITY
 Phone: 435.935.1433
RICHLAND
 Phone: 435.896.2883

SHEET 1 OF 1
 PROJECT NUMBER: 72226
 MANAGER: RWF
 DRAWN BY: SJL
 CHECKED BY: PMH
 DATE: 5/23/24

VISTA 11 SOUTH PLAT
 AMENDING LOTS 2 THRU 4 OF 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

EASEMENT APPROVAL
 DATE: 5-30-24
 DATE: 5-30-24
 DATE: 6-3-24

SOUTH VALLEY SEWER DISTRICT APPROVAL
 APPROVED THIS 5th DAY OF June, 2024
 SOUTH VALLEY SEWER DISTRICT MANAGER

PLANNING COMMISSION ZONING ADMINISTRATOR APPROVAL
 APPROVED THIS 13th DAY OF June, 2024
 VICE CHAIR - Lisa L. Fowler
 DRAPER CITY PLANNING COMMISSION

SALT LAKE COUNTY HEALTH DEPARTMENT APPROVAL
 APPROVED THIS 6th DAY OF June, 2024
 SALT LAKE VALLEY HEALTH DEPARTMENT

CITY ENGINEER APPROVAL
 APPROVED THIS 17th DAY OF June, 2024
 DRAPER CITY ENGINEER

CITY MAYOR APPROVAL
 PRESENTED TO THE MAYOR AND DRAPER CITY COUNCIL THIS 18th DAY OF June, A.D. 2024, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED
 ATTEST: CLERK MAYOR

CITY ATTORNEY'S APPROVAL
 APPROVED THIS 17th DAY OF June, 2024
 DRAPER CITY ATTORNEY

RECORDED # 14255640
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: Vista 11, LLC
 DATE: 6-24-2024 TIME: 10:15 AM BOOK: 2024 PAGE: 156
 \$58.00 FEES
 DEPUTY SALT LAKE COUNTY RECORDER