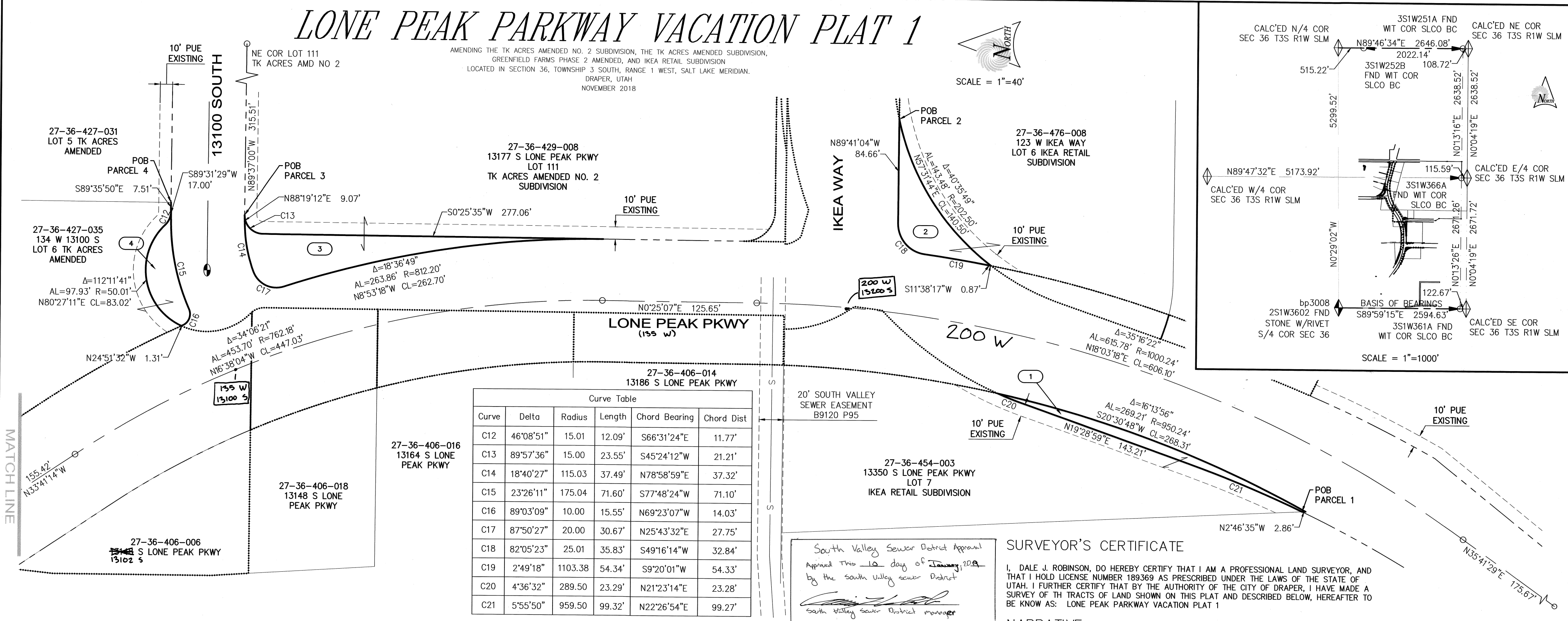
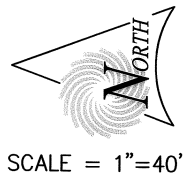


LONE PEAK PARKWAY VACATION PLAT 1

AMENDING THE TK ACRES AMENDED NO. 2 SUBDIVISION, THE TK ACRES AMENDED SUBDIVISION, GREENFIELD FARMS PHASE 2 AMENDED, AND IKEA RETAIL SUBDIVISION LOCATED IN SECTION 36, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE MERIDIAN, DRAPER, UTAH
NOVEMBER 2018



27-36-406-014
13186 S LONE PEAK PKWY

Curve	Delta	Radius	Length	Chord Bearing	Chord Dist
C12	46°08'51"	15.01	12.09'	S66°31'24"E	11.77'
C13	89°57'36"	15.00	23.55'	S45°24'12"W	21.21'
C14	18°40'27"	115.03	37.49'	N78°58'59"E	37.32'
C15	23°26'11"	175.04	71.60'	S77°48'24"W	71.10'
C16	89°03'09"	10.00	15.55'	N69°23'07"W	14.03'
C17	87°50'27"	20.00	30.67'	N25°43'32"E	27.75'
C18	82°05'23"	25.01	35.83'	S49°16'14"W	32.84'
C19	2°49'18"	1103.38	54.34'	S9°20'01"W	54.33'
C20	4°36'32"	289.50	23.29'	N21°23'14"E	23.28'
C21	5°55'50"	959.50	99.32'	N22°26'54"E	99.27'

South Valley Sewer District Approval
Approved this 14th day of January, 2019
by the South Valley Sewer District
[Signature]
South Valley Sewer District manager

SURVEYOR'S CERTIFICATE
I, DALE J. ROBINSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 199369 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE CITY OF DRAPER, I HAVE MADE A SURVEY OF THE TRACTS OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HEREAFTER TO BE KNOWN AS: LONE PEAK PARKWAY VACATION PLAT 1

NARRATIVE
THE PURPOSE OF THIS PLAT IS TO VACATE PARCELS V1 THROUGH V8, THAT WERE DEDICATED IN THE FOLLOWING SUBDIVISIONS: TK ACRES AMENDED NO. 2 SUBDIVISION, RECORDED IN BOOK 2006P, PAGE 64; TK ACRES AMENDED SUBDIVISION, RECORDED IN BOOK 2005P, PAGE 248; GREENFIELD FARMS PHASE 2 AMENDED, RECORDED IN BOOK 79-3, PAGE 84; AND IKEA RETAIL SUBDIVISION, RECORDED IN BOOK 2006P, PAGE 64, SAID PARCELS BEING LOCATED IN REDBERRY ROAD, IKEA WAY, AND 135 WEST STREET AS SHOWN AND DESCRIBED HEREON. THIS SURVEY WAS ORDERED BY DRAPER CITY.

RECORD OF SURVEY ON FILE 52017-04-0300

THE BASIS OF BEARINGS FOR THIS PLAT AND ALL DESCRIPTIONS IS S89°59'15"E BETWEEN THE S/4 CORNER AND THE WITNESS MONUMENT TO THE SE CORNER OF SEC 36 T3S R1W SLM.

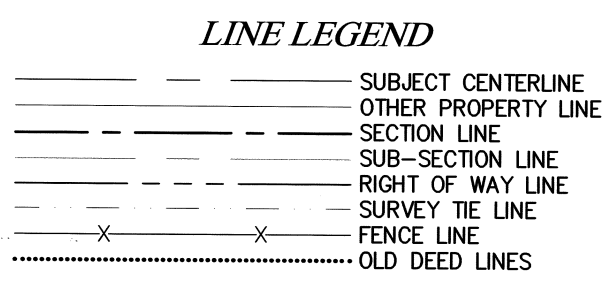
OWNERSHIP OF VACATED PARCEL REVERTS TO THE ADJOINING PARCEL AS SHOWN. PLAT DOES NOT CREATE NEW LOTS.

PARCEL 1 DESCRIPTION
Commencing at the South corner of Lot 7, IKEA RETAIL SUBDIVISION, recorded in Book 2006P Page 64 of official records;
thence North 02°46'35" West 2.86 feet to a point on a non-tangent curve to the left having a radius of 959.50 feet and a chord that bears North 22°26'54" East 99.27 feet;
thence along said curve a distance of 99.32 feet;
thence North 19°28'59" East 143.21 feet to a point on a non-tangent curve to the right having a radius of 289.50 feet and a chord that bears North 21°23'14" East 23.28 feet;
thence along said curve a distance of 23.29 feet to a point on a non-tangent curve to the right having a radius of 950.24 feet and a chord that bears South 20°30'48" West 268.31 feet;
thence along said curve a distance of 269.21 feet to the POINT OF BEGINNING.
Contains 1,441 square feet or 0.033 acres, more or less.

PARCEL 2 DESCRIPTION
Commencing at the Northeast corner of Lot 6, IKEA RETAIL SUBDIVISION, recorded in Book 2006P Page 64 of official records; thence North 89°34'32" West 153.71 feet to a curve to the left having a radius of 202.50 feet, a central angle of 12°35'49" and a chord that bears South 84°07'34" West 44.43 feet; thence along said curve a distance of 44.52 feet to the POINT OF BEGINNING;
thence continuing 143.48 feet on said curve to the left having a radius of 202.50 feet and a chord that bears South 57°31'42" West 140.50 feet;
thence North 11°38'17" East 0.87 feet to a point on a non-tangent curve to the left having a radius of 1103.38 feet and a chord that bears North 09°20'01" East 54.33 feet;
thence along said curve a distance of 54.34 feet to a point on a non-tangent curve to the right having a radius of 25.01 feet and a chord that bears North 49°16'14" East 32.84 feet;
thence along said curve a distance of 35.83 feet;
thence South 89°41'04" East 84.66 feet to the POINT OF BEGINNING.
Contains 2742 square feet or 0.063 acres, more or less.

PARCEL 3 DESCRIPTION
Commencing at the Northeast corner of Lot 111, TK ACRES AMENDED NO. 2 AMENDING LOTS 10, 11, 12, & 13, TK ACRES AMENDED Subdivision recorded as Entry No. 10668982 in Book 2009P Page 49 with the office of the Salt Lake County Recorder;
thence North 89°37'00" West 315.51 feet along the northerly line of said Lot 111 to a point on a non-tangent curve to the left having a radius of 15.00 feet and a chord that bears South 45°24'12" West 21.21 feet and the POINT OF BEGINNING;
thence along the arc of said curve a distance of 23.55 feet;
thence South 00°25'35" West 277.06 feet to a point on a non-tangent curve to the left having a radius of 812.20 feet, a central angle of 18°36'49" and a chord that bears North 08°53'18" West 262.70 feet;
thence along said curve northerly on an arc distance of 263.86 feet to a reverse curve to the right having a radius of 20.00 feet, a central angle of 87°50'27" and a chord that bears North 25°43'32" East 27.75 feet;
thence along said curve northeasterly on an arc distance of 30.67 feet to a compound curve to the right having a radius of 115.03 feet, a central angle of 18°40'27" and a chord that bears North 78°58'59" East 37.32 feet;
thence along said curve easterly on an arc distance of 37.49 feet;
thence North 88°19'12" East 9.07 feet to the POINT OF BEGINNING.
Contains 4835 square feet or 0.111 acres, more or less.

PARCEL 4 DESCRIPTION
Beginning at the Southeast corner of Lot 6, TK ACRES AMENDED AMENDING LOTS 3 & 4 OF TK ACRES Subdivision recorded as Entry No. 9457020 in Book 2005P Page 248 with the office of the Salt Lake County Recorder;
thence South 89°31'29" West 17.00 feet to a curve to the left having a radius of 175.04 feet, a central angle of 23°26'11" and a chord that bears South 77°48'24" West 71.10 feet;
thence along said curve westerly on an arc distance of 71.60 feet to a reverse curve to the right having a radius of 10.00 feet, a central angle of 89°03'09" and a chord that bears North 69°23'07" West 14.03 feet;
thence along said curve westerly on an arc distance of 15.55 feet;
thence North 24°51'32" West 1.31 feet to a point on a non-tangent curve to the right having a radius of 50.01 feet, a central angle of 112°11'41" and a chord that bears North 80°27'11" East 83.02 feet;
thence along said curve easterly on an arc distance of 97.93 feet to a reverse curve to the left having a radius of 15.01 feet, a central angle of 46°08'51" and a chord that bears South 66°31'24" East 11.77 feet;
thence along said curve southeasterly on an arc distance of 12.09 feet;
thence South 89°35'50" East 7.51 feet to the POINT OF BEGINNING.
Contains 1,691 square feet or 0.039 acres, more or less.



PLANNING COMMISSION
APPROVED THIS 14 DAY OF JANUARY AD 2019 BY THE
[Signature]
CHAIR, PLANNING COMMISSION

CITY ATTORNEY
APPROVED AS TO FORM THIS 30th DAY OF JANUARY AD 2019
[Signature]
ATTORNEY FOR DRAPER CITY

DRAPER CITY COUNCIL
PRESENTED TO DRAPER CITY COUNCIL THIS 30th DAY OF JANUARY AD 2019 AT WHICH TIME THIS VACATION PLAT WAS APPROVED AND ACCEPTED.
[Signature]
ATTORNEY
[Signature]
CLERK
[Signature]
MAYOR

CITY ENGINEER
APPROVED AS TO FORM THIS 28 DAY OF JANUARY AD 2019
[Signature]
DIRECTOR FOR DRAPER CITY ENGINEER

SALT LAKE COUNTY HEALTH
APPROVED THIS 17 DAY OF JANUARY AD 2019
[Signature]
DIRECTOR

PROFESSIONAL LAND SURVEYOR
No. 189369
DALE J. ROBINSON
CITY OF UTAH

SUNRISE ENGINEERING
6875 SOUTH 900 EAST
SALT LAKE CITY, UTAH 84047
TEL 801.523.0100 • FAX 801.523.0990
www.sunrise-eng.com

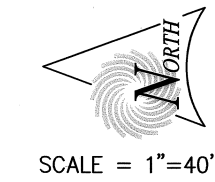
RECORDED # 19932050
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF Draper City
DATE: 2-11-2019 TIME: 1:10pm BOOK 2019 PAGE 059
FEE 119.00
COUNTY RECORDER

27-36-406-006
27-36-454-003
27-36-427-031
27-36-427-035
27-36-429-008
27-36-476-008
27-36-411-006
27-36-151-019
27-36-451-003
27-36-003
27-36-003
27-36-003
27-36-003
27-36-411
27-36-42
27-36-21
27-36-059 # 68.00

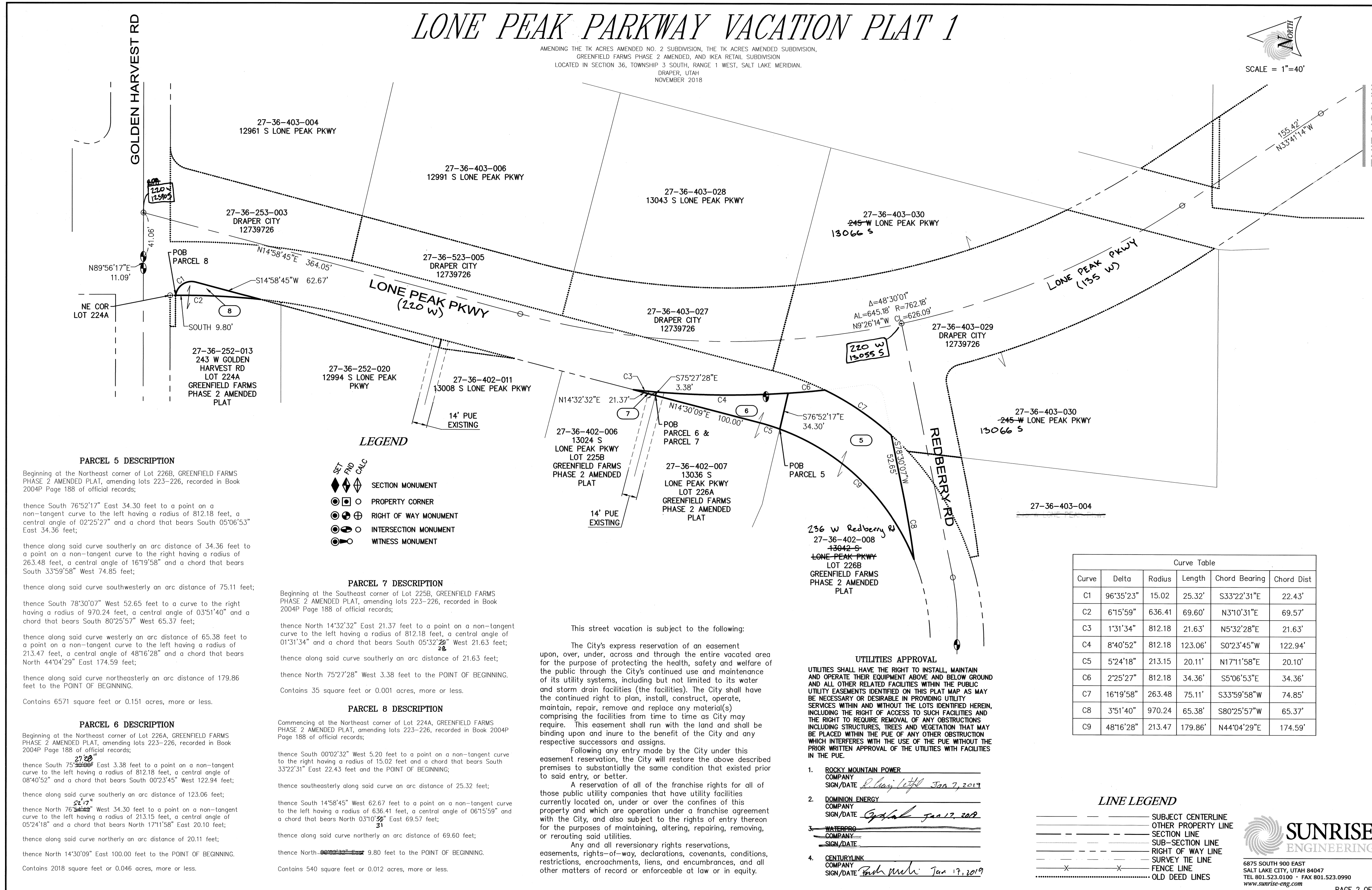
U:\Users\jca\OneDrive\Documents\Projects\2018\0007 - Plat\CHDR to Ikea\Eng\ComPacket-R-W-Vacation-Plat-Eng Jan 04, 2019 10:15am.dwg

LONE PEAK PARKWAY VACATION PLAT 1

AMENDING THE TK ACRES AMENDED NO. 2 SUBDIVISION, THE TK ACRES AMENDED SUBDIVISION,
GREENFIELD FARMS PHASE 2 AMENDED, AND IKEA RETAIL SUBDIVISION
LOCATED IN SECTION 36, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE MERIDIAN,
DRAPER, UTAH
NOVEMBER 2018



SCALE = 1"=40'



PARCEL 5 DESCRIPTION

Beginning at the Northeast corner of Lot 226B, GREENFIELD FARMS PHASE 2 AMENDED PLAT, amending lots 223-226, recorded in Book 2004P Page 188 of official records;

thence South 76°52'17" East 34.30 feet to a point on a non-tangent curve to the left having a radius of 812.18 feet, a central angle of 02°25'27" and a chord that bears South 05°06'53" East 34.36 feet;

thence along said curve southerly on an arc distance of 34.36 feet to a point on a non-tangent curve to the right having a radius of 263.48 feet, a central angle of 16°19'58" and a chord that bears South 33°59'58" West 74.85 feet;

thence along said curve westerly on an arc distance of 75.11 feet;

thence South 78°30'07" West 52.65 feet to a curve to the right having a radius of 970.24 feet, a central angle of 03°51'40" and a chord that bears South 80°25'57" West 65.37 feet;

thence along said curve westerly on an arc distance of 65.38 feet to a point on a non-tangent curve to the left having a radius of 213.47 feet, a central angle of 48°16'28" and a chord that bears North 44°04'29" East 174.59 feet;

thence along said curve northeasterly on an arc distance of 179.86 feet to the POINT OF BEGINNING.

Contains 6571 square feet or 0.151 acres, more or less.

PARCEL 6 DESCRIPTION

Beginning at the Northeast corner of Lot 226A, GREENFIELD FARMS PHASE 2 AMENDED PLAT, amending lots 223-226, recorded in Book 2004P Page 188 of official records;

thence South 75°50'00" East 3.38 feet to a point on a non-tangent curve to the left having a radius of 812.18 feet, a central angle of 08°40'52" and a chord that bears South 00°23'45" West 122.94 feet;

thence along said curve southerly on an arc distance of 123.06 feet;

thence North 70°54'52" West 34.30 feet to a point on a non-tangent curve to the left having a radius of 213.15 feet, a central angle of 05°24'18" and a chord that bears North 17°11'58" East 20.10 feet;

thence along said curve northerly on an arc distance of 20.11 feet;

thence North 14°30'09" East 100.00 feet to the POINT OF BEGINNING.

Contains 2018 square feet or 0.046 acres, more or less.

LEGEND

- ◆ SECTION MONUMENT
- ⊙ PROPERTY CORNER
- ⊕ RIGHT OF WAY MONUMENT
- ⊗ INTERSECTION MONUMENT
- ⊙ WITNESS MONUMENT

PARCEL 7 DESCRIPTION

Beginning at the Southeast corner of Lot 225B, GREENFIELD FARMS PHASE 2 AMENDED PLAT, amending lots 223-226, recorded in Book 2004P Page 188 of official records;

thence North 14°32'32" East 21.37 feet to a point on a non-tangent curve to the left having a radius of 812.18 feet, a central angle of 01°31'34" and a chord that bears South 05°32'28" West 21.63 feet;

thence along said curve southerly on an arc distance of 21.63 feet;

thence North 75°27'28" West 3.38 feet to the POINT OF BEGINNING.

Contains 35 square feet or 0.001 acres, more or less.

PARCEL 8 DESCRIPTION

Commencing at the Northeast corner of Lot 224A, GREENFIELD FARMS PHASE 2 AMENDED PLAT, amending lots 223-226, recorded in Book 2004P Page 188 of official records;

thence South 00°02'32" West 5.20 feet to a point on a non-tangent curve to the right having a radius of 15.02 feet and a chord that bears South 33°22'31" East 22.43 feet and the POINT OF BEGINNING;

thence southeasterly along said curve on an arc distance of 25.32 feet;

thence South 14°58'45" West 62.67 feet to a point on a non-tangent curve to the left having a radius of 636.41 feet, a central angle of 06°15'59" and a chord that bears North 03°10'52" East 69.57 feet;

thence along said curve northerly on an arc distance of 69.60 feet;

thence North 98°03'08" East 9.80 feet to the POINT OF BEGINNING.

Contains 540 square feet or 0.012 acres, more or less.

This street vacation is subject to the following:

The City's express reservation of an easement upon, over, under, across and through the entire vacated area for the purpose of protecting the health, safety and welfare of the public through the City's continued use and maintenance of its utility systems, including but not limited to its water and storm drain facilities (the facilities). The City shall have the continued right to plan, install, construct, operate, maintain, repair, remove and replace any material(s) comprising the facilities from time to time as City may require. This easement shall run with the land and shall be binding upon and inure to the benefit of the City and any respective successors and assigns.

Following any entry made by the City under this easement reservation, the City will restore the above described premises to substantially the same condition that existed prior to said entry, or better.

A reservation of all of the franchise rights for all of those public utility companies that have utility facilities currently located on, under or over the confines of this property and which are operation under a franchise agreement with the City, and also subject to the rights of entry thereon for the purposes of maintaining, altering, repairing, removing, or rerouting said utilities.

Any and all reversionary rights reservations, easements, rights-of-way, declarations, covenants, conditions, restrictions, encroachments, liens, and encumbrances, and all other matters of record or enforceable at law or in equity.

UTILITIES APPROVAL
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 OF ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

1. **ROCKY MOUNTAIN POWER**
COMPANY
SIGN/DATE *R. Cary 1/27/19 Jan 7, 2019*
2. **DOMINION ENERGY**
COMPANY
SIGN/DATE *C. Gal 1/27/19 Jan 17, 2019*
3. **WATERPRO**
COMPANY
SIGN/DATE
4. **CENTURYLINK**
COMPANY
SIGN/DATE *Bob M... Jan 17, 2019*

Curve Table					
Curve	Delta	Radius	Length	Chord Bearing	Chord Dist
C1	96°35'23"	15.02	25.32'	S33°22'31"E	22.43'
C2	61°5'59"	636.41	69.60'	N31°0'31"E	69.57'
C3	1°31'34"	812.18	21.63'	N5°32'28"E	21.63'
C4	8°40'52"	812.18	123.06'	S0°23'45"W	122.94'
C5	5°24'18"	213.15	20.11'	N17°11'58"E	20.10'
C6	2°25'27"	812.18	34.36'	S5°06'53"E	34.36'
C7	16°19'58"	263.48	75.11'	S33°59'58"W	74.85'
C8	3°51'40"	970.24	65.38'	S80°25'57"W	65.37'
C9	48°16'28"	213.47	179.86'	N44°04'29"E	174.59'

LINE LEGEND

- SUBJECT CENTERLINE
- - - OTHER PROPERTY LINE
- SECTION LINE
- - - SUB-SECTION LINE
- - - RIGHT OF WAY LINE
- - - SURVEY TIE LINE
- X - FENCE LINE
- OLD DEED LINES

SUNRISE ENGINEERING
6875 SOUTH 900 EAST
SALT LAKE CITY, UTAH 84047
TEL 801.523.0100 • FAX 801.523.0990
www.sunrise-eng.com