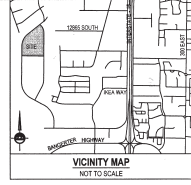


This plat is made solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with actual survey.

VISTA STATION OFFICE PARK AMENDED

AMENDING VISTA STATION OFFICE PARK
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 36,
 TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
 DRAPER CITY, SALT LAKE COUNTY, UTAH
 2016



SURVEYOR'S CERTIFICATE
 I, **KAREN WHITE**, do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. **3333**, as prescribed under laws of the State of Utah. Further, I certify that the authority of the Owners, have made a survey of the tract of land shown on this plat and described below, and have ascertained said tract of land into lots and blocks, hereinafter to be known as **VISTA STATION OFFICE PARK AMENDED**, and that the same has been correctly surveyed and staked on the ground as shown on this plat. Further, I certify that all lots hereon have width and area requirements of the applicable zoning ordinance.

BOUNDARY DESCRIPTION

All of Lots 323 through 329 of Draper City Ordinance Subdivision, as recorded January 20, 2015, as Entry No. 11990007, in Book 2015F, at Page 14 in the Office of the Salt Lake County Recorder, being more particularly described as follows:
 Beginning at a point being North 00°01'27" East 195.83 feet along the section line and East 306.01 feet from the West Quarter Corner of Section 36, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running
 Thence North 00°01'19" East 383.06 feet,
 Thence Northwest 07°28' East along the arc of a 747.00 foot radius curve to the right (center bears South 89°58'48" East and the chord bears North 20°49'20" East 650.33 feet with a central angle of 51°39'28"),
 Thence North 07°17'48" East 614.63 feet,
 Thence Southeast 45.84 feet along the arc of a 26.00 foot radius curve to the right (center bears South 38°22'18" East and the chord bears South 32°22'18" East 36.77 feet with a central angle of 90°00'00"),
 Thence South 38°22'18" East 48.34 feet,
 Thence Southeast 276.10 feet along the arc of a 418.00 foot radius curve to the right (center bears South 51°37'48" West and the chord bears South 11°11'58" East 273.42 feet with a central angle of 38°22'18"),
 Thence South 1,034.03 feet,
 Thence Southeast 40.25 feet along the arc of a 26.00 foot radius curve to the right (center bears West and the chord bears South 45°02'38" West 36.78 feet with a central angle of 90°01'19"),
 Thence North 00°01'19" East 383.06 feet,
 Thence Northwest 45.84 feet along the arc of a 26.00 foot radius curve to the right (center bears North 00°01'19" East and the chord bears North 45°02'38" West 36.77 feet with a central angle of 90°00'00") to the point of beginning.

Contains 1,094,852 Square Feet or 23,954 Acres and 7 Lots

DATE Oct 13, 2016
 KAREN WHITE
 P.L.S. 19120

OWNER'S DEDICATION

I, the undersigned owner of the above described tract of land, hereby set apart and dedicate the same into lots and street as shown on this plat and set out:
VISTA STATION OFFICE PARK 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; (2) those 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;
 In witness whereof I have hereunto set our hand this 3 day of November, A.D. 2016
Karen C. Gardner
Daniel P. Harriott

CORPORATE ACKNOWLEDGMENT

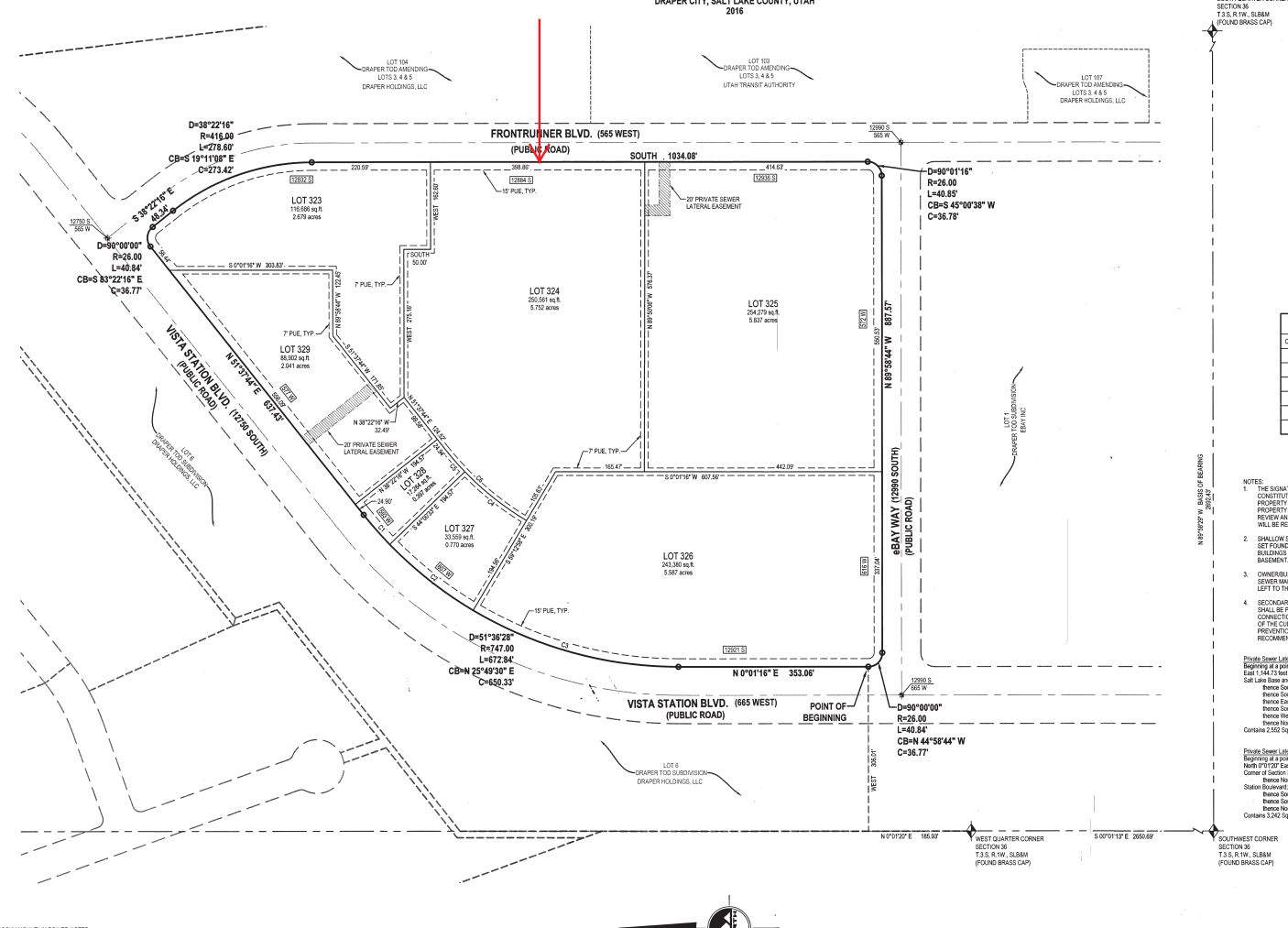
STATE OF UTAH
 County of Salt Lake
 On this 17 day of November, A.D. 2016, personally appeared before me Daniel P. Harriott, the signor of the foregoing instrument, who duly acknowledged to me that he is a MANAGER of Garner Company, a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he has executed it in such capacity.
 MY COMMISSION EXPIRES: May 24, 2017
 DATED AND SIGNED AT SALT LAKE COUNTY, UTAH
 NOTARY PUBLIC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
 County of Salt Lake
 On this 3 day of November, A.D. 2016, personally appeared before me Karen C. Gardner, the signor of the foregoing instrument, who duly acknowledged to me that she is a MANAGER of Garner Company, a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he has executed it in such capacity.
 MY COMMISSION EXPIRES: 10.16.20
 DATED AND SIGNED AT SALT LAKE COUNTY, UTAH
 NOTARY PUBLIC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT #66063

STATE OF UTAH
 County of Salt Lake
 On this 3 day of November, A.D. 2016, personally appeared before me Karen C. Gardner, the signor of the foregoing instrument, who duly acknowledged to me that she is a MANAGER of Garner Company, a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he has executed it in such capacity.
 MY COMMISSION EXPIRES: 10.16.20
 DATED AND SIGNED AT SALT LAKE COUNTY, UTAH
 NOTARY PUBLIC



LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- SET 3" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "SECTION CORNER & LAND SURVEY"
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	747.00	75.51	57°58'17"	54°48'30" W	74.61
C2	747.00	59.32	45°12'28"	53°23'20" W	197.72
C3	747.00	451.07	32°49'30"	51°54'04" W	396.24
C4	362.43	146.62	15°19'42"	53°23'27" W	146.23
C5	362.43	64.32	7°39'51"	54°48'43" W	64.32
C6	362.43	200.96	32°59'41"	54°12'22" W	199.87

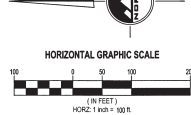
NOTES:

- THE SIGNATURE OF SOUTH VALLEY SURVEY DISTRICT ON THIS PLAT DOES NOT CONSTITUTE ANY GUARANTEE OF AVAILABILITY OF SANITARY SEWER SERVICE TO THE PROPERTY OR ANY GUARANTEE OF EASEMENTS OR RIGHTS OF THE OWNERS OF THE PROPERTY. 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.
- SHALLOW SEWER DEPTHS: CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTHS AND SET FOUNDATION DEPTHS TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL. BUILDINGS WITH A BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.
- OWNER/OWNER OF LOTS 323-329 SHALL BE REQUIRED TO CONNECT TO THE SEWER MAIN LOCATED IN VISTA STATION BLVD. CURRENTLY NO LATERALS HAVE BEEN LEFT TO THESE LOTS.
- SEWER MAIN IS NOT AVAILABLE TO THE PROPOSED LOTS. OUTDOOR WATERING SHALL BE PROVIDED THROUGH CULINARY WATER USE. ALL OUTDOOR WATERING CONNECTIONS TO THE CULINARY SEWER LATERAL SHALL BE ON THE PRIVATE SIDE OF THE CULINARY METER WITH REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTION DEVICES INSTALLED PER DRAPER CITY AND THE MANUFACTURER'S RECOMMENDATIONS, TYPICALLY ABOVE GROUND.

326
 Private Sewer Lateral Easement Access Line 326
 Beginning at a point being North 07°01'27" East 80.01 feet along the section line and East 144.23 feet from the West Quarter Corner of Section 36, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running
 Thence South 87°20'28" East 20.00 feet,
 Thence South 01°01'19" East 383.06 feet along the Westerly Right of Way Line of FrontRunner Boulevard,
 Thence East 82.88 feet to the Westerly Right of Way Line of Vista Station Boulevard,
 Thence West 100.08 feet,
 Thence North 89°58'48" East 650.33 feet to the point of beginning.
 Contains 2,550 Square Feet

329
 Private Sewer Lateral Easement Access Line 329
 Beginning at a point on the Southern Right of Way Line of Vista Station Boulevard, said point being North 07°01'27" East 127.01 feet along the section line and East 144.23 feet from the West Quarter Corner of Section 36, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running
 Thence North 51°37'48" East 36.77 feet along the Southern Right of Way Line of Vista Station Boulevard,
 Thence South 38°22'18" East 162.08 feet,
 Thence South 51°37'48" West 20.00 feet,
 Thence North 07°01'27" West 162.08 feet to the point of beginning.
 Contains 3,242 Square Feet

ROCKY MOUNTAIN POWER NOTES:
 1. PURSUANT TO UTAH CODE ANR 1543-27 THIS PLAT CONVEYS TO THE OWNERS OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
 2. PURSUANT TO UTAH CODE ANR 1707A-403(4)(C) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE GAS 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 MAY HAVE UNDER:
 1. A RECORDED EASEMENT OR RIGHT OF WAY
 2. THE LAW APPLICABLE TO PREDECEASED RIGHTS
 3. TITLE 54, CHAPTER 9A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 4. ANY OTHER PROVISION OF LAW.



BUILDINGS ON LOTS 323, 324, AND 325 OF THIS PLAT ARE SUBJECT TO A COMMERCIAL EMBLEM CONNECTION AGREEMENTS RECORDED AS ENTRY # 12107919, # 12107973 AND # 121059
Respectively.

ENSIGN
 SALT LAKE COUNTY
 40 W. 1000 E., Suite 300
 Sandy, UT 84070
 CHAMBERLAIN, JORIE
 Phone: 801.255.6520
 Fax: 801.255.4449
 www.ensignco.com

SHEET 1 OF 1
 PROJECT NUMBER: 654
 DRAWN BY: JORIE CHAMBERLAIN
 CHECKED BY: JRM
 DATE: 10/13/16

SURVEY RECORDING DATA
 DATE: _____
 DRAWING NO. _____

VISTA STATION OFFICE PARK AMENDED
 AMENDING VISTA STATION OFFICE PARK
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 36,
 TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
 DRAPER CITY, SALT LAKE COUNTY, UTAH

<p>EASEMENT APPROVAL</p> <p>10/13/16 DATE 10/13/16 DATE 10/13/16 DATE 10/20/2016 DATE</p>	<p>SOUTH VALLEY SEWER DISTRICT APPROVAL</p> <p>APPROVED THIS <u>2</u> DAY OF <u>11</u>, 20<u>16</u> BY THE SOUTH VALLEY SEWER DISTRICT</p> <p><i>Walter C. Buehler</i> SOUTH VALLEY SEWER DISTRICT MANAGER</p>	<p>PLANNING COMMISSION APPROVAL</p> <p>APPROVED THIS <u>15</u> DAY OF <u>November</u>, 20<u>16</u> BY THE DRAPER CITY PLANNING COMMISSION</p> <p><i>Carol A. Hill</i> CHAIR DRAPER CITY PLANNING COMMISSION</p>	<p>SALT LAKE COUNTY HEALTH DEPARTMENT APPROVAL</p> <p>APPROVED THIS <u>4</u> DAY OF <u>November</u>, 20<u>16</u> BY THE SALT LAKE COUNTY HEALTH DEPARTMENT</p> <p><i>Pick Goodwater</i> SALT LAKE COUNTY HEALTH DEPARTMENT</p>	<p>CITY ENGINEER APPROVAL</p> <p>APPROVED THIS <u>22</u> DAY OF <u>November</u>, 20<u>16</u> BY THE DRAPER CITY ENGINEER</p> <p><i>Scott Goodley</i> DRAPER CITY ENGINEER</p>	<p>CITY MAYOR APPROVAL</p> <p>PRESENTED TO THE MAYOR AND DRAPER CITY COUNCIL THE <u>20</u> DAY OF <u>November</u>, A.D. <u>2016</u>, AT WHICH TIME THE SUBDIVISION WAS APPROVED AND ACCEPTED.</p> <p><i>Donna Goodley</i> ATTNEY-CLERK</p>	<p>CITY ATTORNEY'S APPROVAL</p> <p>APPROVED THIS <u>25</u> DAY OF <u>November</u>, 20<u>16</u> BY THE DRAPER CITY ATTORNEY</p> <p><i>Donna Goodley</i> DRAPER CITY ATTORNEY</p>	<p>RECORDED 12425165</p> <p>STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE OFFICE OF THE CLERK OF THE DISTRICT COURT, SALT LAKE COUNTY, UTAH, ON THIS <u>12</u> DAY OF <u>12</u>, 20<u>16</u>, AT <u>2:31 PM</u>. BOOK <u>2016-2017</u>, PAGE <u>305</u> <u>\$37.00</u> FEE DEPUTY SALT LAKE COUNTY RECORDER</p>
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\$37.00 27-36-11 21-36-151-030 -031 -034 THRU -038 2016P-305