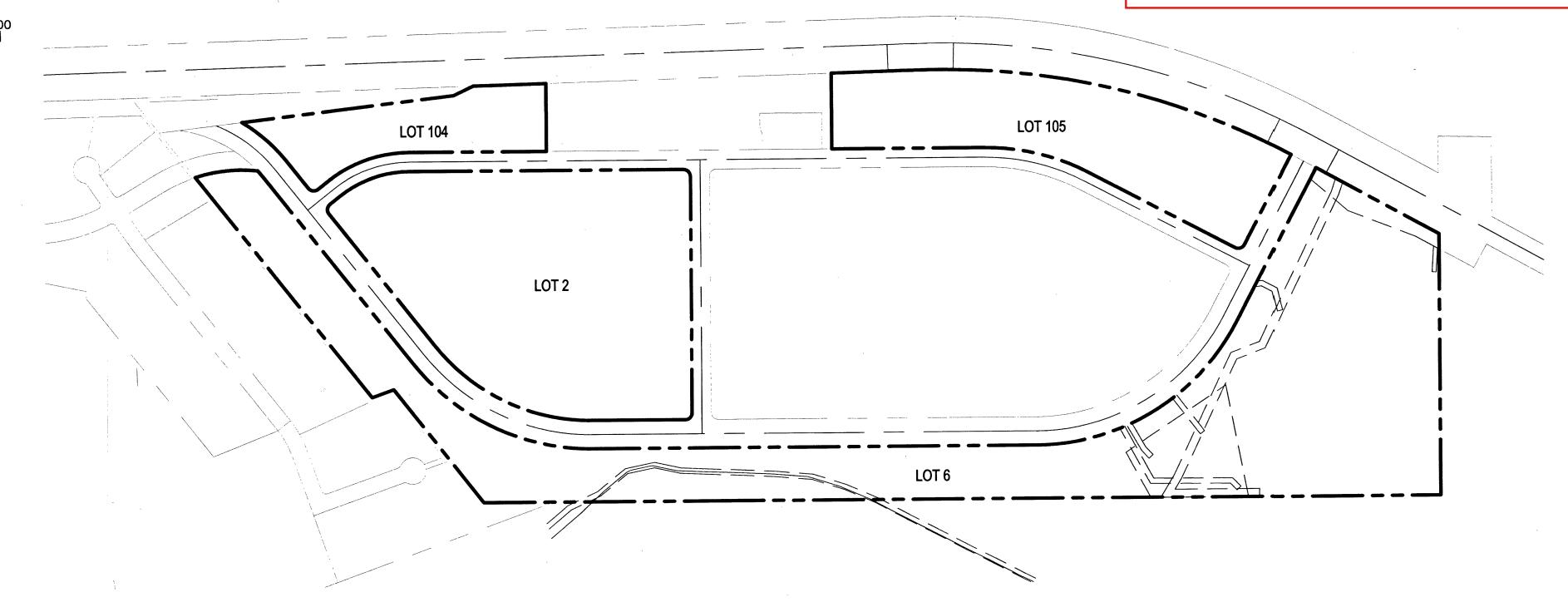
# DRAPER TOD SECOND AMENDMENT

(AMENDING LOTS 2 AND 6 DRAPER TOD SUBDIVISION ALSO AMENDING LOTS 104 AND 105 DRAPER TOD AMENDING LOTS 3, 4 AND 5) A SUBDIVISION LOCATED IN THE WEST HALF OF SECTION 36, TOWNSHIP 3 S. RANGE 1 W., SALT LAKE BASE AND MERIDIAN,

DRAPER CITY, SALT LAKE COUNTY, UTAH

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.



## OWNER'S DEDICATION

Know all men by these presents that I/we, the undersigned owner of the hereon described tract of land, hereby seta apart and subdivide the same into lots and streets as shown on this plat and name said plat DRAPER TOD SECOND AMENDMENT 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 instillation, maintenance, and operation of public utility service lines and drainage; and (3) those parcels designated as public open 

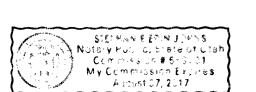
By: Draper Holding's, Associates, LLC By: Jeffrey W. Vitek, Managing Member

# CORPORATE ACKNOWLEDGMENT

COUNTY OF SALT LAKE

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_\_, 2013, PERSONALLY APPEARED BEFORE ME, STEPRAMIE ERIM JOHMS. WHO BEING BY ME DULY SWORN OR AFFIRMED, DID SAY THAT JEFFREY M. VITEK IS THE MANAGING MEMBER OF DRAPER HOLDINGS ASSOCIATES, LLC, A UTAH LIMITED LIABILITY COMPANY, WHO IS THE MANAGING MEMBER OF DRAPER HOLDINGS, LLC, A UTAH LIMITED LIABILITY COMPANY, THE HEREIN OWNER'S DEDICATION WAS SIGNED IN BEHALF OF SAID JEARRY M. VITER AND THE SAID JEARRY M. VITER EXECUTED THE

MY COMMISSION EXPIRES: \_\_\_AUGUST + 2017

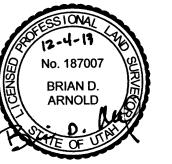


# SURVEYOR'S CERTIFICATE

I, Brian D. Arnold, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 187007 as prescribed by the Laws of the State of Utah. I further certify that by Authority of the Owners I have made a Survey of the Parcel of Land shown on this Plat and have subdivided said Parcel of Land into parcels and streets, together

### with easements hereafter known as DRAPER TOD SECOND AMENDMENT

Brian D. Arnold P.L.S. 187007



December 4, 2013

SHEET 1 OF 3

# BASIS OF BEARING

THE BASIS OF BEARING USED FOR THIS SURVEY IS BETWEEN THE SOUTHWEST CORNER OD SECTION 36 AND THE SOUTH QUARTER CORNER OF SECTION 36. TOWNSHIP 3 SOUTH RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

## SEWER DISTRICT NOTE

12/11/1

. THE SIGNATURE OF SOUTH VALLEY SEWER DISTRICT ON THIS PLAT DOES NOT CONSTITUTE ANY GAURANTEE OF AVAILABILITY OF SANITARY SEWER SERVICE TO THE PROPERTY OF ANY APPROVAL OF SEWER LINES OR FACILITIES. THE OWNER(S) OR THE PROPERTY MUST HAVE PROVIDED 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.

# ROCKY MOUNTAIN POWER COMPANY EASEMENT

REFERENCE BOOK 7Y OF DEEDS PAGE 368, BOOK 8Y OF DEEDS PAGES 242-243. A BLANKET EASEMENT ENCUMBERING LOTS 108-115 OF THIS AMENDED PLAT. SAID EASEMENT IS FOR A RIGHT OF WAY TO ERECT AND MAINTAIN A LINE OF POLES FOR ELECTRIC TRANSMISSION LINE OR CIRCUIT. ALL BUILDINGS ERECTED NEAR EXISTING POWER LINE LOCATIONS MUST MEET CURRENT OSHA AND NESC CODE OF FEDERAL REGULATIONS AND CLEARANCE REQUIREMENTS.

### DRAPER CITY WATER SALT LAKE COUNTY FLOOD CONTROL APPROVED THIS 6th DAY OF TANKARY A.D., 2015, BY DRAPER CITY WATER. A.D., 2013, SALI LAKE COUNTY FLOOD CONTROL. DRAPER CITY WATER SCOTT BAIRD, ENGINEERING AND FLOOR CONTROL DIVISION DIRECTOR

# SOUTH VALLEY SEWER DISTRICT APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2013, BY SOUTH VALLEY SEWER DISTRICT.

SOUTH VALLEY SEWER DISTRICT, DISTRICT MANAGER

# 4179 Riverboat Road Suite 200

UTILITIES EASEMENT APPROVALS

NOTE: THIS AMENDED PLAT IS SUBJECT TO ALL OF THE

MATTERS PERTAINING TO THE ORIGINAL RECORDED PLAT

THEY INCLUDE, BUT NOT LIMITED TO, EASEMENTS,

AND OTHER MATTERS OF RECORD.

OCKY MOUNTAIN POWER

OTHER THAN ANY DIFFERENCES SHOWN ON THE RECORDED AMENDED PLAT, OR SAID DRAPER TOD, AS NOTED ABOVE.

RIGHTS-OF-WAY, COVENANTS, CONDITIONS, RESTRICTIONS

SCALE OF FEET

VICINITY MAP

Salt Lake City, Utah 84123 (801) 270-5777 (801) 270-5782 (FAX) 8DHL010100 12-03-2013 1" = 200'CHECKED: DESIGNED: DRAFTED:

# PLANNING COMMISSION

APPROVED THIS QUE DAY OF JUNE
A.D., 2014 BY THE CITY OF DRAPER PLANNING COMMISSION.

PLANNING AND ZONING COMMISSION

# SALT LAKE VALLEY HEALTH DEPARTMENT PPROVED THIS 16TH DAY OF Dec.

### DRAPER CITY ENGINEER CERTIFICATE HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

DRAPER CLTY ENGINEER

# APPROVAL AS TO FORM

## DRAPER CITY MAYOR

PRESENTED TO THE DRAPER CITY COUNCIL THIS \_\_\_\_\_\_\_ DAY OF January A.D., 2014, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

conser

27-36-11,12 27-36-127-009, 151-020, 27-36-353-603 27-36-351.009

# LEGAL DESCRIPTIONS

LOT 2 OF DRAPER TOD PLAT AS RECORDED ENTRY NO. 11281837 NOVEMBER 18, 2011,

BEGINNING AT A POINT WHICH IS NOO"01'20"E 185.93 FEET AND BEARING N25'49'30"E A DISTANCE OF 650.33 FEET; THENCE N51'37'44"E 637.43 FEET RIGHT, CHORD BEARING S83°22'16"E A DISTANCE OF 36.77 FEET; THENCE S38°22'16"E CURVE TO THE RIGHT. CHORD BEARING S19'11'08"E A DISTANCE OF 273.42 FEET;THENCE SOUTH 1034.08 FEET; THENCE SOUTHWESTERLY 40.85 FEET ALONG THE ARC OF A 26.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S45'00'38"W A DISTANCE OF 36.78 FEET:THENCE N89'58'44"W 887.57 FEET:THENCE NORTHWESTERLY 40.84 FEET ALONG THE ARC OF A 26.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N44\*58'44"W A DISTANCE OF 36.77 FEET TO THE POINT OF BEGINNING.

CONTAINS 23.063 ACRES (1,004,652 SQUARE FEET)

LOT 6 OF DRAPER TOD PLAT AS RECORDED ENTRY NO. 11281837 NOVEMBER 18, 2011 BOOK 2011P PAGE 146, AND AS AMMENDED WITH THIS PLAT, MORE PARTICULARY

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE WEST, SALT LAKE BASE AND MERIDIAN, MARKED WITH A 3" COUNTY SURVEYOR BRASS CAP; THENCE NO0'01'13"E ALONG THE WEST LINE OF SAID SECTION 36, 2650.69 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 36, MARKED WITH A 3" COUNTY SURVEYOR BRASS CAP:THENCE NO0'01'20"E ALONG THE WEST LINE OF SAID SECTION 36, 945.85 FEET, TO THE SOUTH LINE OF GALENA HILLS PHASE II SUBDIVISION, PER RECORDED PLAT AS ENTRY NO. 6342728, IN BOOK 96-4P, AT PAGE 141; THENCE EASTERLY ALONG SAID SOUTH LINE THE FOLLOWING TWO (2) COURSES: 1) N51°49'34"E 542.97 FEET, AND 2 N19'46'28"W 86.63 FEET TO THE SOUTH LINE OF GALENA HILLS PHASE I SUBDIVISION, PER RECORDED PLAT AS ENTRY NO. 6342727, IN BOOK 96-4P, AT PAGE 140;THENCE N51°37'44"E 1061.80 FEET; THENCE SOUTHERLY 237.80 FEET ALONG THE ARC OF A 564.00 FOOT RADIUS CURVE TO THE RIGHT. CHORD BEARING S05'40'08"E A DISTANCE OF 236.04 FEET; THENCE SOUTHWESTERLY 36.92 FEET ALONG THE ARC OF A 497.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S49°30'02"W A DISTANCE OF 36.92 FEET; THENCE S51'37'44"W 895.28 FEET; THENCE SOUTHWESTERLY 768.32 FEET ALONG THE ARC OF A 853.00 FOOT RADIUS CURVE TO THE LEFT. CHORD BEARING S25'49'30"W A DISTANCE OF 742.61 FEET; THENCE SO0°01'16"W 1672.43 FEET; THENCE SOUTHEASTERLY 928.65 FEET ALONG THE ARC OF A 853.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING \$31'10'03"E A DISTANCE OF 883.46 FEET; THENCE \$62'21'22"E 649.92 FEET TO THE WEST LINE OF THE UNION PACIFIC RAILROAD AS CALLED FOR IN THE BOUNDARY LINE AGREEMENT RECORDED AS ENTRY NO. 9412169, BOOK 9148, PAGES 8632-8639, OFFICIAL RECORDS AS PER THE SALT LAKE COUNTY RECORDERS OFFICE; THENCE ALONG SAID WEST LINE THE FOLLOWING TWO (2) COURSES: 1) SOUTHERLY 42.97 FEET ALONG A 100 FOOT OFFSET SPIRAL CURVE WITH A RADIUS OF 2764.79 FEET 2) THENCE S28'45'50"W 482.03 FEET; THENCE N89°58'29"W 980.88 FEET TO THE POINT OF BEGINNING

CONTAINS 40.085 ACRES (1,746,098 SQUARE FEET)

LOT 104 OF DRAPER TOD AMENDING LOTS 3, 4 & 5 AS RECORDED ENTRY NO. 11591484 MARCH 7, 2013, BOOK 2013P PAGE 37, AND AS AMMENDED WITH THIS PLAT, MORE PARTICULARY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NOO°01'20"E 700.79 FEET AND EAST 1317.37 FEET FROM THE WEST QUARTER CORNER OF SECTION 36. TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 518.88 FEET; THENCE NORTHWESTERLY 326.81 FEET ALONG THE ARC OF A 488.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N19'11'08"W A DISTANCE OF 320.74 FEET;THENCE N38'22'16"W 48.34 FEET;THENCE NORTHEASTERLY 40.84 FEET ALONG THE ARC OF A 26.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING NO6"37'44"E A DISTANCE OF 36.77 FEET; THENCE N51"37'44"E 133.84 FEET; THENCE NORTHEASTERLY 221.10 FEET ALONG THE ARC OF A 603.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N41°07'28"E A DISTANCE OF 219.86 FEET TO THE WEST LINE OF THE REAL PROPERTY OWNED BY UDOT PER WARRANTY DEED ENTRY NO. 8623456, IN BOOK 8783, AT PAGE 4274; THENCE ALONG SAID WEST LINE THE FOLLOWING TWO (2) COURSES:1) S06'42'26"E 802.92 FEET, AND 2) S25'38'15"E 82.36 FEET, TO THE WEST LINE OF THE UNION PACIFIC RAILROAD AS CALLED FOR IN THE BOUNDARY LINE AGREEMENT RECORDED AS ENTRY NO. 9412169, BOOK 9148, PAGES 8632-8639, OFFICIAL RECORDS AS PER THE SALT LAKE COUNTY RECORDERS OFFICE; THENCE S01°35'26"E 273.37 FEET ALONG SAID WEST LINE; THENCE WEST 255.37 TO THE POINT OF BEGINNING.

CONTAINS 5.390 ACRES (234,791 SQUARE FEET)

LOT 105 OF DRAPER TOD AMENDING LOTS 3, 4 & 5 AS RECORDED ENTRY NO. 11591484 MARCH 7, 2013, BOOK 2013P PAGE 37, AND AS AMMENDED WITH THIS PLAT, MORE PARTICULARY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NOO'01'20"E 700.79 FEET, EAST 1317.37 FEET AND SOUTH 1073.94 FROM THE WEST QUARTER CORNER OF SECTION 36, TOWNSHIP 3 SOUTH. RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE EAST 285.19 FEET TO THE WEST LINE OF THE UNION PACIFIC RAILROAD AS CALLED FOR IN THE BOUNDARY LINE AGREEMENT RECORDED AS ENTRY NO. 9412169, BOOK 9148, PAGES 8632-8639, OFFICIAL RECORDS AS PER THE SALT LAKE COUNTY RECORDERS OFFICE; THENCE ALONG SAID WEST LINE THE FOLLOWING FOUR (4) COURSES:1) S01°35'26"E 213.36 FEET TO THE BEGINNING OF A 100 FOOT OFFSET SPIRAL CURVE WITH A RADIUS OF 2764.79 FEET 2) SOUTHERLY ALONG SAID SPIRAL 245.64 FEET, TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 2764.79 FEET 3) SOUTHERLY ALONG SAID CURVE 1223.48 FEET THROUGH A CENTRAL ANGLE OF 25°21'16" TO THE BEGINNING OF A 100 FOOT OFFSET SPIRAL CURVE WITH A RADIUS OF 2764.79 FEET 4) SOUTHERLY ALONG SAID SPIRAL 96.65 FEET, THENCE N62°21'22"W 381.12 FEET; THENCE NORTHWESTERLY 40.84 FEET ALONG THE ARC OF A 26.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N17'21'22"W A DISTANCE OF 36.77 FEET; THENCE N27'38'38"E 620.77 FEET; THENCE NORTHEASTERLY 402.87 FEET ALONG THE ARC OF A 835.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N13'49'19"E A DISTANCE OF 398.97 FEET; THENCE NORTH 575.20 TO THE POINT OF BEGINNING.

CONTAINS 12.841 ACRES (559,359 SQUARE FEET)

### DRAPER TOD SECOND AMENDMENT (AMENDING LOTS 2 AND 6 DRAPER TOD SUBDIVISION

ALSO AMENDING LOTS 104 AND 105 DRAPER TOD AMENDING LOTS 3, 4 AND 5) A SUBDIVISION LOCATED IN THE WEST HALF OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN DRAPER CITY, SALT LAKE COUNTY, UTAH

# SALT LAKE COUNTY RECORDER

RECORDED 11982207

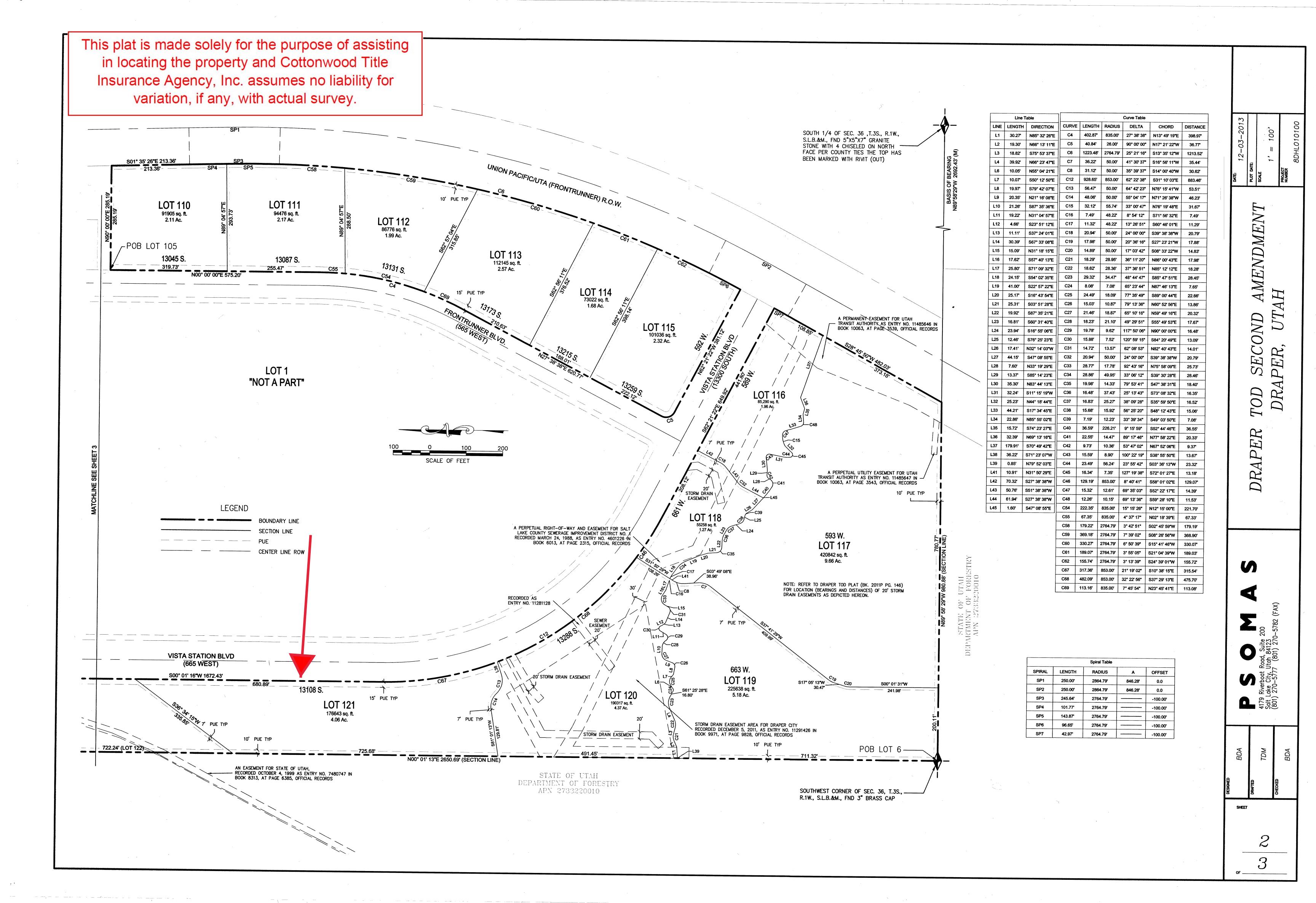
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE

REQUEST OF Draper Holdings LLC

DATE 1-26-2015 TIME 2:29 PMBOOK 2015 P PAGE 14

Wendy Parker deputy
SALT LOKE COUNTY RECORDER FEE \$ 112.00

\$112.00



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. UNION PACIFIC/UTA (FRONTRUNNER) R.O.W. UTAH DEPARTMENT OF TRANSPORTATION LOT 103 LOT 109 105564 sq. ft. 2.42 Ac. AMENDMENT"NOT A PART" UTAH TRANSIT AUTHORITY LOT 108 129227 sq. ft. 2.97 Ac. LOT 107 "NOT A PART" 12863 S. 441.50° →POB LOT 104 POB LOT 105 N00° 00' 00"E 518.88 FRONTRUNNER BLVD. S00° 00' 00"E 1034.08' 325.00'\_ 12846 S. 298.99' 12942 S. 12894 S. LOT 123 130377 sq. ft. 2.99 Ac. LOT 124 152585 sq. ft. 3.50 Ac. LOT 125 152624 sq. ft. 3.50 Ac. LOT 126 152518 sq. ft. 3.50 Ac. MUNICIPAL BUILDING AUTHORI OF DRAPER APN 2725376006 7' PUE TYP 15' DRAINAGE EASEMENT LOT 1 "NOT A PART" 10' PUE TYP GALENA HILLS PHASE I LOT 127 152534 sq. ft. 3.50 Ac. 148150 sq. ft, 3.40 Ac. LEGEND POB LOT 27 12943 S. N00° 01' 16"E 353.06' VISTA STATION BLVD (665 WEST) GALENA HILLS PHASE II LOT 122 15' PUE TYP 592111 sq. ft. Curve Table CURVE LENGTH RADIUS DELTA CHORD DISTANCE AN EASEMENT FOR STATE OF UTAH,
RECORDED OCTOBER 4, 1999 AS ENTRY NO.
7480747 IN BOOK 8313, AT PAGE 6385, C1 221.10' 603.00' 21° 00' 31" N41° 07' 28"E 219.86' C2 40.84' 26.00' 90° 00' 00" N06° 37' 44"E 36.77' - 722.24' (LOT 122) C3 | 326.81' | 488.00' | 38° 22' 16" | N19° 11' 08"W | 320.74' \$00° 01' 20"W 945.85' (SECTION LINE) C9 | 237.80' | 564.00' | 24° 09' 29" | S05° 40' 08"E MUNICIPAL BUILDING AUTHORITY C10 36.92' 497.00' 4° 15' 24" \$49° 30' 02"W OF DRAPER APN 2725376006 C11 | 768.32' | 853.00' | 51° 36' 28" | \$25° 49' 30"W | STATE OF UTAH C51 40.84' 26.00' 90° 00' 00" S83° 22' 16"E 36.77' DEPARTMENT OF FORESTRY WEST 1/4 CORNER OF SEC. 36, T.3S., R.1W., S.L.B.&M., FND 3" BRASS CAP C52 278.60' 416.00' 38° 22' 16" S19° 11' 08"E 273.42' APN 2733220010 C53 40.85' 26.00' 90° 01' 16" S45° 00' 38"W 36.78' C63 40.84' 26.00' 90° 00' 00" N44° 58' 44"W 36.77' C64 672.84' 747.00' 51° 36' 28" N25° 49' 30"E 650.33' C65 277.27' 747.00' 21° 16' 00" N10° 39' 16"E 275.68' C66 395.57 747.00 30° 20′ 28° N36° 27′ 30°E 390.97°