



# PLURALSIGHT SUBDIVISION

**AMENDING LOT 3 OF HIGHLINE SUBDIVISION**  
 LOCATED IN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 7,  
 TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN  
 AND THE SOUTHWEST QUARTER OF SECTION 12,  
 TOWNSHIP 4 SOUTH, RANGE 1 WEST,  
 DRAPER CITY, SALT LAKE COUNTY, UTAH  
 SEPTEMBER 2018

- LEGEND**
- EXISTING STREET MONUMENT
  - PROPOSED STREET MONUMENT
  - SECTION CORNER
  - ENCLAVE (ENC. LAND SURV.)
  - BOUNDARY LINE
  - SECTION LINE
  - COUNTYLINE
  - EASEMENT LINE
  - BUILDING ENVELOPE LINE

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	98.07	1.42	1°04'57"	N77°52'29"E	1.47

- ROCKY MOUNTAIN POWER NOTES:**
- PURSUANT TO UTAH CODE ANN. § 48-2-21 THIS PLAT CONVEYS TO THE OWNERS OR OPERATORS OF UTILITY FACILITIES PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
  - PURSUANT TO UTAH CODE ANN. § 17-27-10(3)(b) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROVING 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:
  - A RECORDED EASEMENT OR RIGHT OF WAY
  - THE LAW APPLICABLE TO PRECEDENT RIGHTS
  - TITLE SA CHAPTER 1A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
  - ANY OTHER PROVISION OF LAW.

**DOMINION ENERGY NOTE:**  
 DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE APPROVAL OR ENDORSEMENT OF ANY OTHER RIGHTS, OBLIGATIONS OR WARRANTIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE APPROVAL OR ENDORSEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET IN THE OWNER'S DECLARATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S REPORT OF ANY DEPARTMENT AT 1-800-866-8302.

- NOTES:**
- A GEOTECHNICAL EVALUATION REPORT HAS BEEN PREPARED FOR THE HIGHLINE SUBDIVISION DEVELOPMENT BY: AG-CLUE ENGINEERING, INC., REG. NO. 21618. THE RECOMMENDATION AND SPECIFIC REQUIREMENTS AS OUTLINED IN THE REPORT SHALL BE COMPLIED WITH FOR SAFE, UTILITY AND BUILDING CONSTRUCTION. A COPY OF SAID REPORT IS ON FILE WITH DRAPER CITY.
  - SHALLOW SEWER DEPTH CONTRACTOR SHALL VERIFY SEWER LATERAL, DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL BUILDINGS WITH A EASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR EASEMENT.
  - THE SIGNATURE OF SOUTHWEST VALLEY SEWER DISTRICT ON THIS PLAT DOES NOT CONSTITUTE ANY GUARANTEE OF AVAILABILITY OF SEWER SERVICE TO THE PROPERTY OR ANY APPROVAL OF 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.

\*Building on Lot(s) 7 of this plat are subject to a Commercial Sewer Connection Agreement(s) recorded as Entry # 125862-00.

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

**EASEMENT APPROVAL**  
 SOUTH VALLEY SEWER DISTRICT APPROVAL  
 APPROVED THIS 21 DAY OF December 2019  
 BY THE SOUTHWEST VALLEY SEWER DISTRICT.

**PLANNING COMMISSION APPROVAL**  
 APPROVED THIS 24 DAY OF January 2019  
 BY THE DRAPER CITY PLANNING COMMISSION.

**SALT LAKE COUNTY HEALTH DEPARTMENT APPROVAL**  
 APPROVED THIS 17 DAY OF January 2019  
 BY THE SALT LAKE COUNTY HEALTH DEPARTMENT.

**CITY ENGINEER APPROVAL**  
 APPROVED THIS 17 DAY OF January 2019  
 BY THE DRAPER CITY ENGINEER.

**CITY MAYOR APPROVAL**  
 PRESENTED TO THE MAYOR AND DRAPER CITY COUNCIL THE 25 DAY OF January 2019  
 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND RECORDED.

**CITY ATTORNEY'S APPROVAL**  
 APPROVED THIS 25 DAY OF January 2019  
 BY THE DRAPER CITY ATTORNEY.

**RECORDED** 12924929  
 STATE OF UTAH COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: STANLEY COMPANY  
 DATE: 01/21/2019 TIME: 2:04 PM PAGE: 038  
 FEE: \$14.00  
 DEPUTY SALT LAKE COUNTY RECORDER

**SURVEYOR'S CERTIFICATE**  
 I, PATRICK M. HARRIS, do hereby certify that I am a Licensed Surveyor, and that I hold Certificate No. 28882, as prescribed under laws of the State of Utah. I further certify that the authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and blocks, together to be known as PLURALSIGHT SUBDIVISION, and that the same has been correctly surveyed and staked on the ground as shown on this plat, further that all lots meet footage with area requirements of the applicable zoning ordinance.

**BOUNDARY DESCRIPTION**  
 Beginning at a point being North 87°52'27" West 1,362.25 feet along the section line from the Center of Section 7, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and then following:  
 Thence South 52°18'51" West 788.88 feet to the Northern Right-of-Way Line of Highland Drive;  
 Thence South 72°29'27" West 258.01 feet along the Northern Right-of-Way Line of said Highland Drive;  
 Thence North 22°28'27" East 232.72 feet to the Eastern Right-of-Way Line of Pluralsight Way;  
 Thence Northwesterly 88.01 feet along the arc of a 232.72 foot radius curve to the left (center bears North 54°49'17" West and the chord bears North 22°28'27" East 88.01 feet with a central angle of 107°14'14" along the Eastern Right-of-Way Line of said Pluralsight Way;  
 Thence North 19°36'37" East 278.28 feet along the Eastern Right-of-Way line of said Pluralsight Way;  
 Thence Northwesterly 181.22 feet along the arc of a 382.22 foot radius curve to the right (center bears South 70°12'27" East and the chord bears North 24°29'27" East 180.75 feet with a central angle of 107°48'14" along the Eastern Right-of-Way Line of said Pluralsight Way;  
 Thence North 29°32'47" East 382.18 feet along the Eastern Right-of-Way line of said Pluralsight Way;  
 Thence Northwesterly 387.77 feet along the arc of a 373.03 foot radius curve to the right (center bears South 60°17'17" East and the chord bears North 37°24'47" East 387.75 feet with a central angle of 107°05'27" along the Eastern Right-of-Way Line of said Pluralsight Way;  
 Thence South 10°12'14" East 252.22 feet;  
 Thence South 87°10'17" East 485.13 feet to the point of beginning.

Contains 1,671,822 Square Feet or 38.361 Acres and 4 Lots

DATE: Dec. 11, 2018  
 PATRICK M. HARRIS  
 P.L.S. 28882

**OWNER'S DEDICATION**  
 Known all men by these presents that I, Ives, the undersigned owner (S) of the herein described tract of land, hereby set apart and subdivide the same into lots and streets as shown on this plat and said plat.

**PLURALSIGHT SUBDIVISION**  
 AMENDING LOT 3 OF HIGHLINE SUBDIVISION

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 safety 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 or conservators, or of similar character, and (4) that I shall remain liable company, and is authorized to execute the foregoing Agreement in its behalf and that neither executed in its sole capacity.

DATE: AD 2019  
 HIGHLINE OFFICE S. L. C.

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**  
 STATE OF UTAH  
 County of Salt Lake  
 On the 21 day of JAN, A.D. 2019, personally appeared before me, S. Val Stokar, the signature of Patrick M. Harris, who duly acknowledged to me that they are Managing Member of PLURALSIGHT SUBDIVISION, L.L.C., a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that neither executed in its sole capacity.

MY COMMISSION NUMBER: 6849544 MY COMMISSION EXPIRES: 4-6-19  
 Jedd R. Avstirn RESIDING IN Salt Lake COUNTY, UTAH  
 JEDD R. AVSTIRN PUBLIC

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 AND THE SOUTHWEST QUARTER OF SECTION 12,  
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 DRAPER CITY, SALT LAKE COUNTY, UTAH

**WATERPRO**  
 APPROVED THIS 21 DAY OF December 2019  
 BY THE WATERPRO

**ENSGN**  
 APPROVED THIS 21 DAY OF December 2019  
 BY THE ENGINEER

**SALT LAKE CITY**  
 APPROVED THIS 21 DAY OF December 2019  
 BY THE CITY CLERK

**DEVELOPER**  
 GARDNER COMPANY  
 400 WEST 8800TH AVENUE  
 SALT LAKE CITY, UTAH 84101

**PROJECT NUMBER:** 4060  
**MANAGER:** JPH  
**DRAWN BY:** JPH  
**CHECKED BY:** JPH  
**DATE:** 03/18

38-07-30-001, 34-07-30-001  
 38-07-22-42, 34-07-11-131  
 # 340° 20AP-038