

Eastgate Subdivision

Amending Lot 1, Factory Stores of America Subdivision

A Part of the Northwest 1/4 of Section 30, Township 3 South, Range 1 East
Salt Lake Base and Meridian, U.S. Survey
Draper City, Salt Lake County, Utah
May 2008

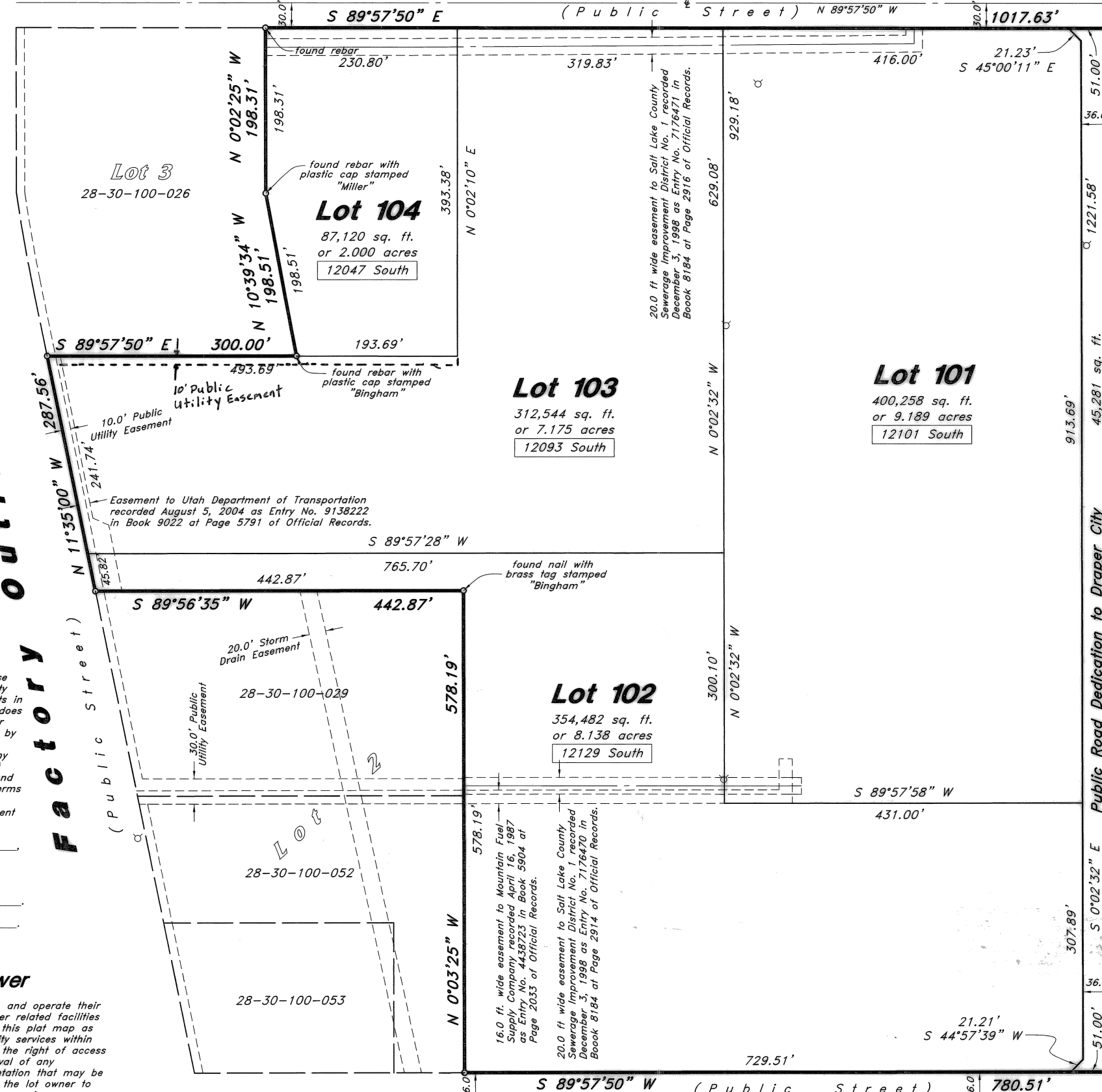
Notes

Park strip, treescape and irrigation on public right-of-way to be maintained by property owner.

Cross access agreements exist within document recorded October 11, 1995 as Entry No. 6187092 in Book 7246 at Page 1646 of Official Records and recorded November 3, 1995 as Entry No. 6205722 in Book 7263 at Page 2549 of Official Records. Parking and access is to be commonly shared between all Lots within the subdivision.

All on-site storm drain systems and detention ponds shall be maintained by the property owners.

11950 South Street
(Public Street)



Factory Outlet Drive
(Public Street)

150 East Street
(Public Street)

12150 South Street
(Public Street)

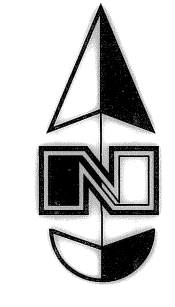
South Valley Sewer District Notes

Shallow Sewer Depth 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. The signature of South Valley Sewer District on this plot does not constitute any guarantee of availability of sanitary sewer service to the property or any approval of 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.

Questar
Questar approves this plot solely for the purpose of confirming that the plot contains public utility easements. Questar may require other 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 plot, including those set forth in the Owners Dedication and the Notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Questar's Right-of-Way department at 1-800-366-9532.
Approved this 2nd day of October, 2008.
Questar Gas Company
By: Diana H. Hapner
Title: Pres. Const. Spec.

Rocky Mountain Power
"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 plot 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. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense, or the utility may remove such structure within the PUE of the lot owner's expense. At no time may any permanent structure be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utility with facilities in the PUE."
Approved this 22nd day of Oct, 2008.
Rocky Mountain Power Company
By: John W. Warner
Title: Estimator

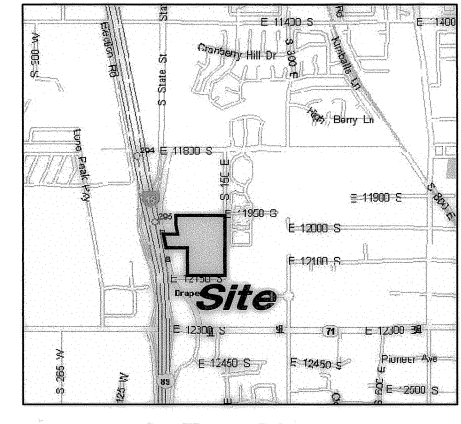
Scale: 1" = 100'



North Quarter Corner Section 30, T3S, R1E, S188M, U.S. Survey (found monument)

Legend

- Section Corner
- Centerline Monument
- Property Line
- Easement Line
- Centerline
- Section Line
- Street Address
- Fire Hydrant
- Property Corner set



Narrative

This amended subdivision plat and survey were ordered by Robert Schmidt of PEG Development to provide four (4) commercial lots within Lot 1 of the Factory Stores of America Subdivision.
A line between monuments recovered for North Quarter Corner and the South Quarter Corner of Section 30 was assigned the bearing of S 0°03'30" E as the Basis of Bearings to honor the original subdivision plat.
Survey Markers were placed at the corners as noted on the drawing.

Corporate Acknowledgment

State of UTAH County of KAUAI
On the 20th day of Nov, 2008, personally appeared before me, the undersigned Notary Public, Jason M. Pugh, who being by me duly sworn did say that he/she is the MANAGING MEMBER of Strategic Assets, LTD, LLC, and that the foregoing instrument was signed in behalf of said corporation by authority of its Board of Directors, and he/she acknowledged to me that said corporation executed the same.
Residing at: PO Box 16
Commission Expires: 01-11-12
Jason M. Pugh
Print Name
A Notary Public

Surveyor's Certificate

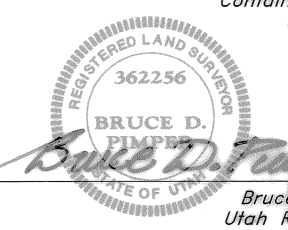
I, Bruce D. Pimper, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 362256 as prescribed under the Laws of the State of Utah. I further certify that by the authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as
Eastgate Subdivision
Amending Lot 1, Factory Stores of America Subdivision
And that the same has been correctly surveyed and staked on the ground as shown on this plat.

Boundary Description

All of Lot 1 of the Factory Stores of America Subdivision being described metes and bounds as follows:
A part of the Northwest Quarter of Section 30, Township 3 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey in Salt Lake County, Utah;
Beginning at a point located 1366.58 feet South 0°03'30" East along the Quarter Section Line; and 1323.27 feet North 89°57'50" West from the North Quarter Corner of said Section 30; and running thence South 0°02'32" East 1251.53 feet; thence South 89°57'50" West 780.51 feet; thence North 0°03'25" West 578.19 feet; thence South 89°56'35" West 442.87 feet; thence North 1°15'00" West 287.56 feet; thence South 89°57'50" East 300.00 feet; thence North 10°39'34" West 198.51 feet; thence North 0°02'25" West 198.31 feet; thence South 89°57'50" East 1017.63 feet to the point of beginning.

Contains 1,199,697 sq. ft. or 27.541 acres
4 Lots

16 Oct, 2008
Date



Owner's Dedication

Know all men by these presents that we the undersigned owners of the above described tract of land, having caused the same to be subdivided into lots to be hereafter known as

Eastgate Subdivision
Amending Lot 1, Factory Stores of America Subdivision
do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use.
In witness whereof we have hereunto set our hands this 16th day of October, 2008.
By: Draper LTD, LLC an Arizona limited liability company
By: Sanchez Utah II, LLC a Utah limited liability company
By: Strategic Assets, LTD, LLC an Arizona limited liability company
By: managing member
By: managing member

Corporate Acknowledgment

State of UTAH County of KAUAI
On the 16th day of Oct, 2008, personally appeared before me, the undersigned Notary Public, Jason M. Pugh, who being by me duly sworn did say that he/she is the MANAGING MEMBER of Draper LTD, LLC, and that the foregoing instrument was signed in behalf of said corporation by authority of its Board of Directors, and he/she acknowledged to me that said corporation executed the same.
Residing at: PO Box 16
Commission Expires: 01-11-12
Jason M. Pugh
Print Name
A Notary Public

Corporate Acknowledgment

State of UTAH County of KAUAI
On the 16th day of October, 2008, personally appeared before me, the undersigned Notary Public, Jason M. Pugh, who being by me duly sworn did say that he/she is the MANAGING MEMBER of Sanchez Utah II, LLC, and that the foregoing instrument was signed in behalf of said corporation by authority of its Board of Directors, and he/she acknowledged to me that said corporation executed the same.
Residing at: 2701 W. 10th St. Salt Lake UT 84119
Commission Expires: Nov 2, 2011
Jason M. Pugh
Print Name
A Notary Public

<p>GREAT BASIN ENGINEERING - SOUTH CONSULTING ENGINEERS and LAND SURVEYORS 2010 North Redwood Road, P.O. Box 16747 Salt Lake City, Utah 84116 Salt Lake City (801)521-8029 Ogden (801)394-7288 Fax (801)521-9521</p>	<p>Board of Health Approved this <u>4</u> Day of <u>November</u>, A.D., 20<u>08</u>. <u>Cheryl Jones</u> Salt Lake City and County Board of Health</p>	<p>Qwest Approved this <u>4</u> Day of <u>Dec</u>, A.D., 20<u>08</u>. <u>Marie Richards</u> Qwest</p>	<p>WaterPro Approved this <u>14th</u> Day of <u>December</u>, A.D., 20<u>08</u>. <u>Danese</u> WaterPro</p>	<p>Comcast Approved this <u>20th</u> Day of <u>Dec</u>, A.D., 20<u>08</u>. <u>Denise Beathwaite</u> Comcast</p>	<p>Eastgate Subdivision Amending Lot 1, Factory Stores of America Subdivision A Part of the Northwest 1/4 of Section 30, Township 3 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, Draper City, Salt Lake County, Utah</p>
<p>South Valley Sewer District Approved this <u>23rd</u> Day of <u>October</u>, A.D., 20<u>08</u>. <u>Scott Smith</u> South Valley Sewer District</p>	<p>Planning Commission Approved this <u>11th</u> Day of <u>December</u>, A.D., 20<u>08</u>, by the Draper City Zoning Administrator. <u>Scott Smith</u> Chairman - Draper City Planning Commission</p>	<p>Draper City Engineer Approved this <u>11th</u> Day of <u>December</u>, A.D., 20<u>08</u>. <u>Jim Wilkerson</u> Draper City Engineer</p>	<p>Approval as to Form Approved as to Form this <u>11th</u> Day of <u>December</u>, A.D., 20<u>08</u>. <u>David A. Johnson</u> Draper City Attorney</p>	<p>Draper City Mayor Presented to the Draper City Mayor this <u>16th</u> Day of <u>October</u>, A.D., 20<u>08</u>. At which time this subdivision was approved and accepted. <u>Ronald Smith</u> Attest: City Recorder <u>Ronald Smith</u> Draper City Mayor</p>	<p>Recorded # 10579318 State of Utah, County of Salt Lake, Recorded and Filed at the Request of <u>Jason M. Pugh</u> Date <u>10-15-08</u> Time <u>1:57 PM</u> Book <u>20089</u> Page <u>303</u> Fee \$ <u>34.00</u> <u>Jason M. Pugh</u> Salt Lake County Recorder</p>