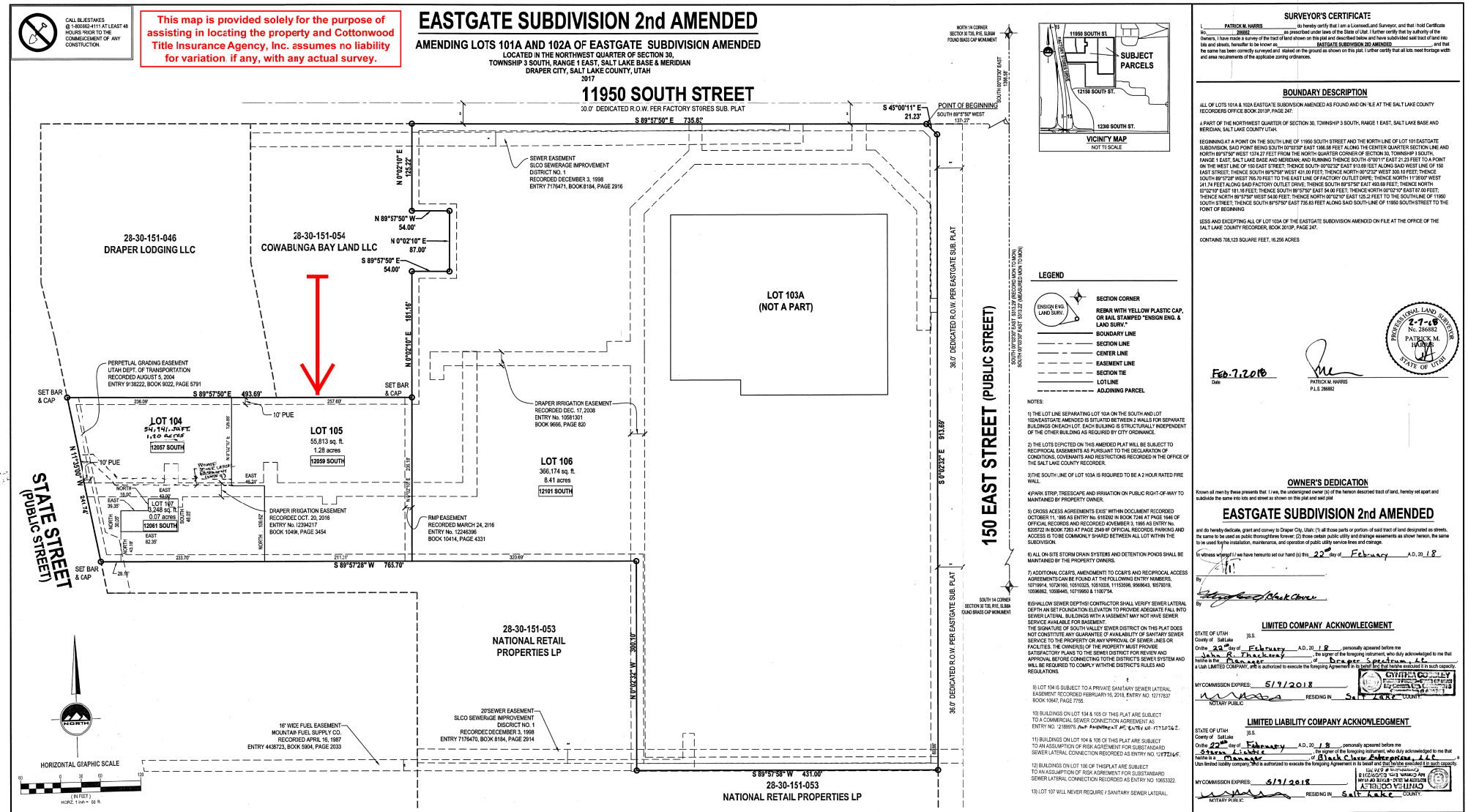
CALL BLUESTAKES @ 1-800-662-4111 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

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.

EASTGATE SUBDIVISION 2nd AMENDED

AMENDING LOTS 101A AND 102A OF EASTGATE SUBDIVISION AMENDED

LOCATED IN THE NORTHWEST QUARTER OF SECTION 30,
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH
2017



VICINITY MAP
NOT TO SCALE

LEGEND

- SECTION CORNER
- REBAR WITH YELLOW PLASTIC CAP, OR SAIL STAMPED "ENSIGN ENG. & LAND SURV."
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- SECTION TIE
- LOT LINE
- ADJOINING PARCEL

NOTES:

1) THE LOT LINE SEPARATING LOT 102A ON THE SOUTH AND LOT 102A/EASTGATE AMENDED IS SITUATED BETWEEN 2 WALLS FOR SEPARATE BUILDINGS ON EACH LOT. EACH BUILDING IS STRUCTURALLY INDEPENDENT OF THE OTHER BUILDING AS REQUIRED BY CITY ORDINANCE.

2) THE LOTS DEPICTED ON THIS AMENDED PLAT WILL BE SUBJECT TO RECIPROCAL EASEMENTS AS PURSUANT TO THE DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

3)THE SOUTH LINE OF LOT 103A IS REQUIRED TO BE A 2 HOUR RATED FIRE WALL.

4)PARK STRIP, TREESCAPE AND IRRIGATION ON PUBLIC RIGHT-OF-WAY TO MAINTAINED BY PROPERTY OWNER.

5) CROSS ACESS AGREEMENTS EXIS' WITHIN DOCUMENT RECORDED OCTOBER 11, 1995 AS ENTRY No. 6162302 IN BOOK 7246 AT PAGE 1946 OF OFFICIAL RECORDS AND RECORDED #OVEMBER 3, 1995 AS ENTRY No. 6205722 IN BOOK 7263 AT PAGE 2549 IF OFFICIAL RECORDS. PARKING AND ACCESS IS TO BE COMMONLY SHARED BETWEEN ALL LOT WITHIN THE SUBDIVISION.

6) ALL ON-SITE STORM DRAIN SYSTERS AND DETENTION PONDS SHALL BE MAINTAINED BY THE PROPERTY OWNERS.

7) ADDITIONAL CC&RS, AMENDMENT TO CC&RS AND RECIPROCAL ACCESS AGREEMENTS CAN BE FOUND AT THE FOLLOWING ENTRY NUMBERS, 10719914, 10724160, 10510325, 10510328, 11153598, 9568643, 9579319, 10596062, 10598445, 10719950 & 11007754.

8)SHALLOW SEWER DEPTHS! CONTRUCTOR SHALL VERIFY SEWER LATERAL DEPTH AN 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 PLAT DOES NOT CONSTITUTE ANY GUARANTEE O' 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 WITHTHE DISTRICT'S RULES AND REGULATIONS.

9) LOT 104 IS SUBJECT TO A PRIVATE SANITARY SEWER LATERAL EASEMENT RECORDED FEBRUARY 16, 2018, ENTRY NO. 12717637 BOOK 10647, PAGE 7750.

10) BUILDINGS ON LOT 104 & 105 OF THIS PLAT ARE SUBJECT TO A COMMERCIAL SEWER CONNECTION AGREEMENT AS ENTRY NO. 12189976, AN AMENDMENT AS ENTRY NO. 12720462.

11) BUILDINGS ON LOT 104 & 105 OF THIS PLAT ARE SUBJECT TO AN ASSUMPTION OF RISK AGREMENT FOR SUBSTANDARD SEWER LATERAL CONNECTION RECORDED AS ENTRY NO. 12721645.

12) BUILDINGS ON LOT 106 OF THISPLAT ARE SUBJECT TO AN ASSUMPTION OF RISK AGREEMENT FOR SUBSTANDARD SEWER LATERAL CONNECTION RECORDED AS ENTRY NO. 10653322.

13) LOT 107 WILL NEVER REQUIRE / SANITARY SEWER LATERAL.

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 286882 as prescribed under laws of the State of Utah. I further certify that by 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 2ND AMENDED, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

ALL OF LOTS 101A & 102A EASTGATE SUBDIVISION AMENDED AS FOUND AND ON FILE AT THE SALT LAKE COUNTY RECORDERS OFFICE BOOK 2013P, PAGE 247.

A PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY UTAH.

BEGINNING AT A POINT ON THE SOUTH LINE OF 11950 SOUTH STREET AND THE NORTH LINE OF LOT 101 EASTGATE SUBDIVISION, SAID POINT BEING SOUTH 00°02'32" EAST 1356.58 FEET ALONG THE CENTER QUARTER SECTION LINE AND NORTH 89°57'50" WEST 1374.27 FEET FROM THE NORTH QUARTER CORNER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 45°00'11" EAST 21.23 FEET TO A POINT ON THE WEST LINE OF 150 EAST STREET; THENCE SOUTH 00°02'32" EAST 913.69 FEET ALONG SAID WEST LINE OF 150 EAST STREET; THENCE SOUTH 89°57'58" WEST 431.00 FEET; THENCE NORTH 00°02'32" WEST 300.10 FEET; THENCE SOUTH 89°57'28" WEST 765.70 FEET TO THE EAST LINE OF FACTORY OUTLET DRIVE; THENCE NORTH 11°35'00" WEST 241.74 FEET ALONG SAID FACTORY OUTLET DRIVE; THENCE SOUTH 89°57'50" EAST 493.69 FEET; THENCE NORTH 00°02'10" EAST 181.16 FEET; THENCE SOUTH 89°57'50" EAST 54.00 FEET; THENCE NORTH 00°02'10" EAST 87.00 FEET; THENCE NORTH 89°57'50" WEST 54.00 FEET; THENCE NORTH 00°02'10" EAST 125.22 FEET TO THE SOUTH LINE OF 11950 SOUTH STREET; THENCE SOUTH 89°57'50" EAST 735.82 FEET ALONG SAID SOUTH LINE OF 11950 SOUTH STREET TO THE POINT OF BEGINNING

LESS AND EXCEPTING ALL OF LOT 103A OF THE EASTGATE SUBDIVISION AMENDED ON FILE AT THE OFFICE OF THE SALT LAKE COUNTY RECORDER, BOOK 2013P, PAGE 247.

CONTAINS 708,123 SQUARE FEET, 16.256 ACRES

Feb. 7, 2018
Date

PATRICK M. HARRIS
P.L.S. 286882

PROFESSIONAL LAND SURVEYOR 2-7-18 No. 286882 PATRICK M. HARRIS STATE OF UTAH

OWNER'S DEDICATION

Known all men by these presents that I I we, the undersigned owner (s) of the hereon described tract of land, hereby set apart and subdivide the same into lots and street as shown on this plat and said plat

EASTGATE SUBDIVISION 2nd AMENDED

and do hereby dedicate, grant and convey to Draper City, Utah: (1) all those parts or portion 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 show hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and cainage.

In witness whereof I / we have hereunto set our hand (s) this 22nd day of February A.D., 20 18

By

By

LIMITED COMPANY ACKNOWLEGMENT

STATE OF UTAH)
County of Salt Lake) S.S.

On the 22nd day of February A.D., 20 18 personally appeared before me John R. Thackeray, the signer of the foregoing instrument, who duly acknowledged to me that he/she is the Manager of Draper Spectrum, LC a Utah LIMITED COMPANY, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: 5/9/2018

NOTARY PUBLIC

RESIDING IN Salt Lake COUNTY

CYNTHIA COOLEY NOTARY PUBLIC STATE OF UTAH COMMISSION NO. 693113 MY COMMISSION EXPIRES MAY 9, 2018

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
County of Salt Lake) S.S.

On the 22nd day of February A.D., 20 18 personally appeared before me Steven Lindley, the signer of the foregoing instrument, who duly acknowledged to me that he/she is a Manager of Black Cherry Enterprises, LLC, a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: 5/9/2018

NOTARY PUBLIC

RESIDING IN Salt Lake COUNTY

NOTARY PUBLIC ANDREA MARIE ADAMS 6162405 STATE OF UTAH COMM. EXP. 05/09/2018

ROCKY MOUNTAIN POWER NOTE:
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 THISPLAT MAP AS MAY BE ACCESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHINAND 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 P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BEPLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTENAPPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

QUESTAR NOTE:
QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT 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 ACKOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET 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 1-800-366-8532.

DEVELOPER
THE THACKERAY COMPANY
1165 EAST WILMINGTON AVE.
SALT LAKE CITY, UTAH 84106
801-487-6670
ATTN: CINDY COBBLEY

DRAPER IRRIGATION CO.
APPROVED THIS 1 DAY OF Feb 20 18
BY THE DRAPER IRRIGATION CO.
DRAPER IRRIGATION CO.

ENSIGN
SALT LAKE CITY
45 West 10000 South Suite 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4449
LAYTON Phone: 801.547.1100
TOOELE Phone:435.843.3590
CEDAR CITY Phone:435.865.1453
WWW.ENSIGNUTAH.COM

SHEET 1 OF 1
PROJECT NUMBER: 5794A
MANAGER : P. HARRIS
DRAWN BY : C.ANDERSON
CHECKED BY : P. HARRIS
DATE : 12/20/2017

SURVEY RECORDING DATA
DATE
DRAWING No.

EASEMENT APPROVAL
Todd Stear 2-2-18
QUESTAR
Brock Ray 02/27/18
ROCKY MOUNTAIN POWER
Deanna Hopkins 2-13-18
DOMINION ENERGY
Cindi 2-7-2018
COMCAST

SOUTH /ALLEY SEWER DISTRICT APPROVAL
APPROVED THIS 22 DAY OF February 20 18
BY THE SOUTH VALLEY SEWER DISTRICT.
SOUTH VALLEY SEWER DISTRICT MANAGER

PLANNING COMMISSION APPROVAL
APPROVED THIS 8 DAY OF March 2018
BY THE DRAPER CITY PLANNING COMMISSION
CHAIR, DRAPER CITY PLANNING COMMISSION

SALT LAKE VALLEY HEALTH DEPARTMENT APPROVAL
APPROVED THIS 22 DAY OF February 20 18
BY THE SALT LAKE VALLEY HEALTH DEPARTMENT.
SALT LAKE VALLEY HEALTH DEPARTMENT

CITY ENGINEER APPROVAL
APPROVED THIS 7 DAY OF March 2018
BY THE DRAPER CITY ENGINEER.
DRAPER CITY ENGINEER

CITY MAYOR APPROVAL
PRESENTED TO THE MAYOR AND DRAPER CITY COUNCIL THIS 13th DAY OF A.D. 20 18 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
ATTEST: CLERK
MAYOR

CITY ATTORNEY'S APPROVAL
APPROVED THIS 12 DAY OF March 20 18
BY THE DRAPER CITY ATTORNEY
DRAPER CITY ATTORNEY

28-30-11

RECORDED # 12733441
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: Draper Spectrum, LC
DATE 3/14/18 TIME 11:46 am BOOK 2018P PAGE 145
FEES 834.00
DEPUTY SALT LAKE COUNTY RECORDER

28-30-151-057, -058, -060