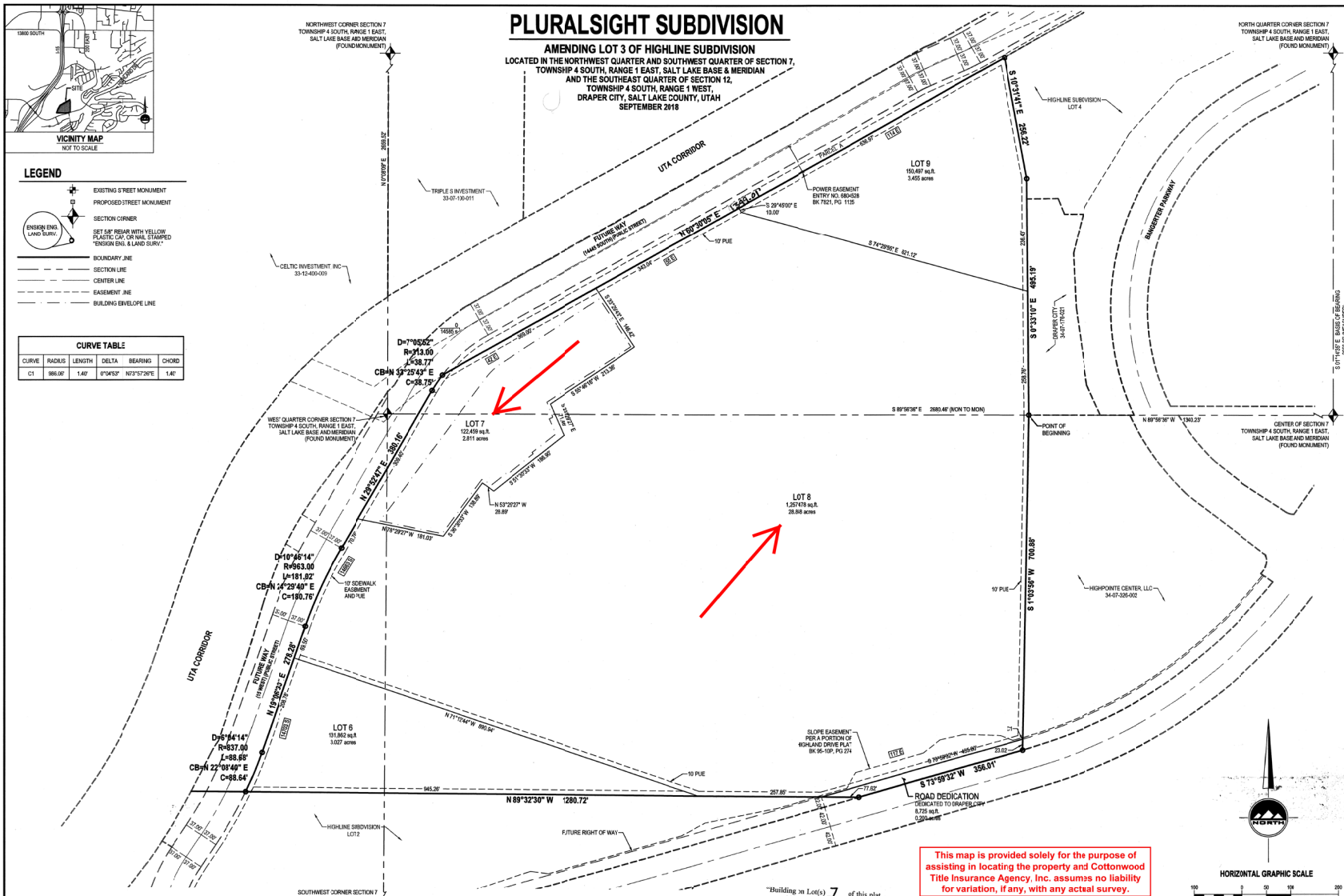
PLURALSIGHT SUBDIVISION

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 SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 1 WEST, DRAPER CITY, SALT LAKE COUNTY, UTAH
SEPTEMBER 2018



NOTES:
1. A GEOTECHNICAL EVALUATION REPORT HAS BEEN PREPARED FOR THE HIGHLINE SUBDIVISION DEVELOPMENT BY ICHAL F&L, INC. DATE APR. 5, 2018 THE RECOMMENDATION AND SPECIFIC REQUIREMENTS AS OUTLINED IN THE REPORT SHALL BE COMPLIED WITH FOR SITE, UTILITY AND BUILDING CONSTRUCTION. A COPY OF SAID REPORT IS ON FILE WITH DRAPER CITY.
2. SHALLOW SEWER DEPTHS! 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.
3. THE SIGNATURE OF SOUTH VALLEY SEWER DISTRICT ON THIS PLAT 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.

ROCKY MOUNTAIN POWER NOTES:
1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF U"UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) 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 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 HAS UNDER:
   2.1. A RECORDED EASEMENT OR RIGHT-OF WAY
   2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   2.4. 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 "O SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED B" LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET IN THE OWNERS DEDICATION AND THE NOTES ANE DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S 'RIGHT-OF-WAY DEPARTMENT AT 1-800366-8532.

DEVELOPER
GARDNER COMPANY
400 WEST 800UTH, #360
SALT LAKE CITY, UTAH 84101

WATERPRO
APPROVED THIS 21 DAY OF December 20 18
BY THE WATERPRO.
WATERPRO

ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 560
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM
LAYTON Phone: 801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SHEET 1 OF 1
PROJECT NUMBER : 4065J
MANAGER : JKF
DRAWN BY : JAU
CHECKED BY : KFW
DATE : 12/5/18

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 PLURALSIGHT SUBDIVISION 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

Beginning at a point being North 89°56'36" West 1,340.23 feet along the section line feet from the Center of Section 7, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running

thence South 01°03'56" West 700.88 feet to the Northerly Right-of-Way Line of Highland Drive;
thence South 73°59'32" West 356.01 feet along the Northerly Right-of-Way Line of said Highland Drive;
thence North 89°32'30" West 1,280.72 feet to the Easterly Right-of-Way Line of Pluralsight Way;
thence Northeasterly 88.68 feet along the arc of a 837.00 foot radius curve to the left (center bears North 64°46'13" West and the chord bears North 22°08'40" East 88.64 feet with a central angle of 06°04'14") along the Easterly Right-of-Way Line of said Pluralsight Way;
thence North 19°06'33" East 278.28 feet along the Easterly Right-of-Way Line of said Pluralsight Way;
thence Northeasterly 181.02 feet along the arc of a 963.00 foot radius curve to the right (center bears South 70°53'27" East and the chord bears North 24°29'40" East 180.76 feet with a central angle of 10°46'14") along the Easterly Right-of-Way Line of said Pluralsight Way;
thence North 29°52'47" East 360.16 feet along the Easterly Right-of-Way Line of said Pluralsight Way;
thence Northeasterly 38.77 feet along the arc of a 313.00 foot radius curve to the right (center bears South 60°07'13" East and the chord bears North 33°25'43" East 38.75 feet with a central angle of 07°05'52") along the Easterly Right-of-Way Line of said Pluralsight Way;
thence North 60°37'05" East 1,349.01 feet;
thence South 10°31'41" East 256.22 feet;
thence South 00°33'10" East 495.19 feet to the point of beginning.

Contains 1,671,022 Square Feet or 38.361 Acres and 4 Lots

DEC. 11, 2018
DATE

PATRICK M. HARRIS
P.L.S. 286882

PROFESSIONAL LAND SURVEYOR 12-11-18 No. 286882 PATRICK M. HARRIS STATE OF UTAH

OWNER'S DEDICATION

Known all men by these presents that I / we, the undersigned owner (s) of the hereon 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 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; and (3) those parcels designated as public open space, parks, trails or easements, or of similar designation.
In witness whereof I / we have hereunto set our hand (s) this 2nd day o January A.D., 2019

By: S. Val Stoker
HIGHLINE OFFICE 1, L.C.

By:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

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

On the 2 day of JAN A.D., 2019, personally appeared before me S. Val Stoker the signers of the foregoing instrument, who duly acknowledged to me that they are Managing Member of HIGHLINE OFFICE 1, L.C. 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 NUMBER: 688644 MY COMMISSION EXPIRES: 4-6-19
RESIDING IN Salt Lake COUNTY.
NOTARY PUBLIC Jedd R. Austin

EASEMENT APPROVAL
CENTURYLINK — DATE 1-2-19
ROCKY MOUNTAIN POWER — DATE 12/27/18
DOMINION ENERGY — DATE 1-2-19
COMCAST — DATE 1-2-19

SOUTH VALLEY SEWER DISTRICT APPROVAL
APPROVED THIS 2nd DAY OF December 2018
BY THE SOUTH VALLEY SEWER DISTRICT.
SOUTH VALLEY SEWER DISTRICT MANAGER

PLANNING COMMISSION APPROVAL
APPROVED THIS 24 DAY OF January 20 19
BY THE DRAPER CITY PLANNING COMMISSION
CHAIR, DRAPER CITY PLANNING COMMISSION

SALT LAKE COUNTY HEALTH DEPARTMENT APPROVAL
APPROVED THIS 13 DAY OF December 20 18
BY THE SALT LAKE VALLEY HEALTH DEPARTMENT.
SALT LAKE VALLEY HEALTH DEPARTMENT

CITY ENGINEER APPROVAL
APPROVED THIS 17 DAY OF January 20 19
BY THE DRAPER CITY ENGINEER.
DRAPER CITY ENGINEER

CITY MAYOR APPROVAL
PRESENTED TO THE MAYOR AND DRAPER CITY COUNCIL THIS 22nd DAY OF January A.D. 2019 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
ATTEST: CLERK — MAYOR

CITY ATTORNEY'S APPROVAL
APPROVED THIS 25 DAY OF January 20 19
BY THE DRAPER CITY ATTORNEY
DRAPER CITY ATTORNEY

RECORDED # 12924989
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: CARDNER COMPANY
DATE: 01/28/2019 TIME: 2:04 pm BOOK: 2019 PAGE: 038
$ 34.00 FEES
DEPUTY SALT LAKE COUNTY RECORDER

34-07-301-001, 34-07-326-001 33-2-22+42, 34-07-11+31 $ 34.00 2019P-038