

BALLARD PROFESSIONAL CENTER

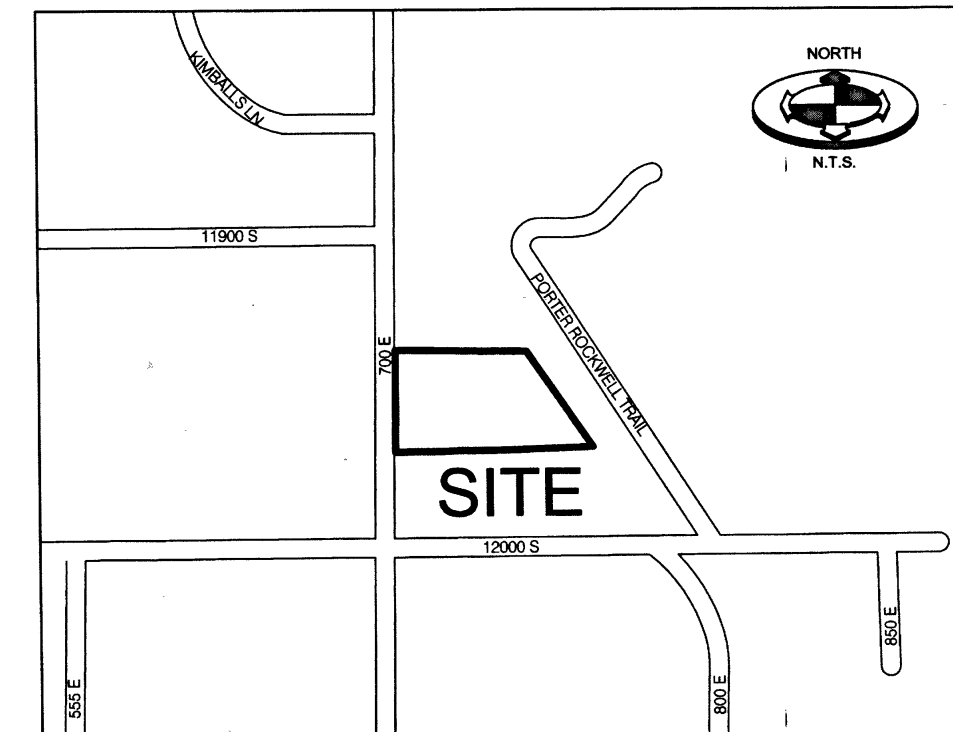
SUBDIVISION AMENDED

AMENDING LOTS 1, 2 AND 3 OF BALLARD PROFESSIONAL CENTER SUBDIVISION

LOCATED IN NORTHWEST QUARTER OF SECTION 29,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN

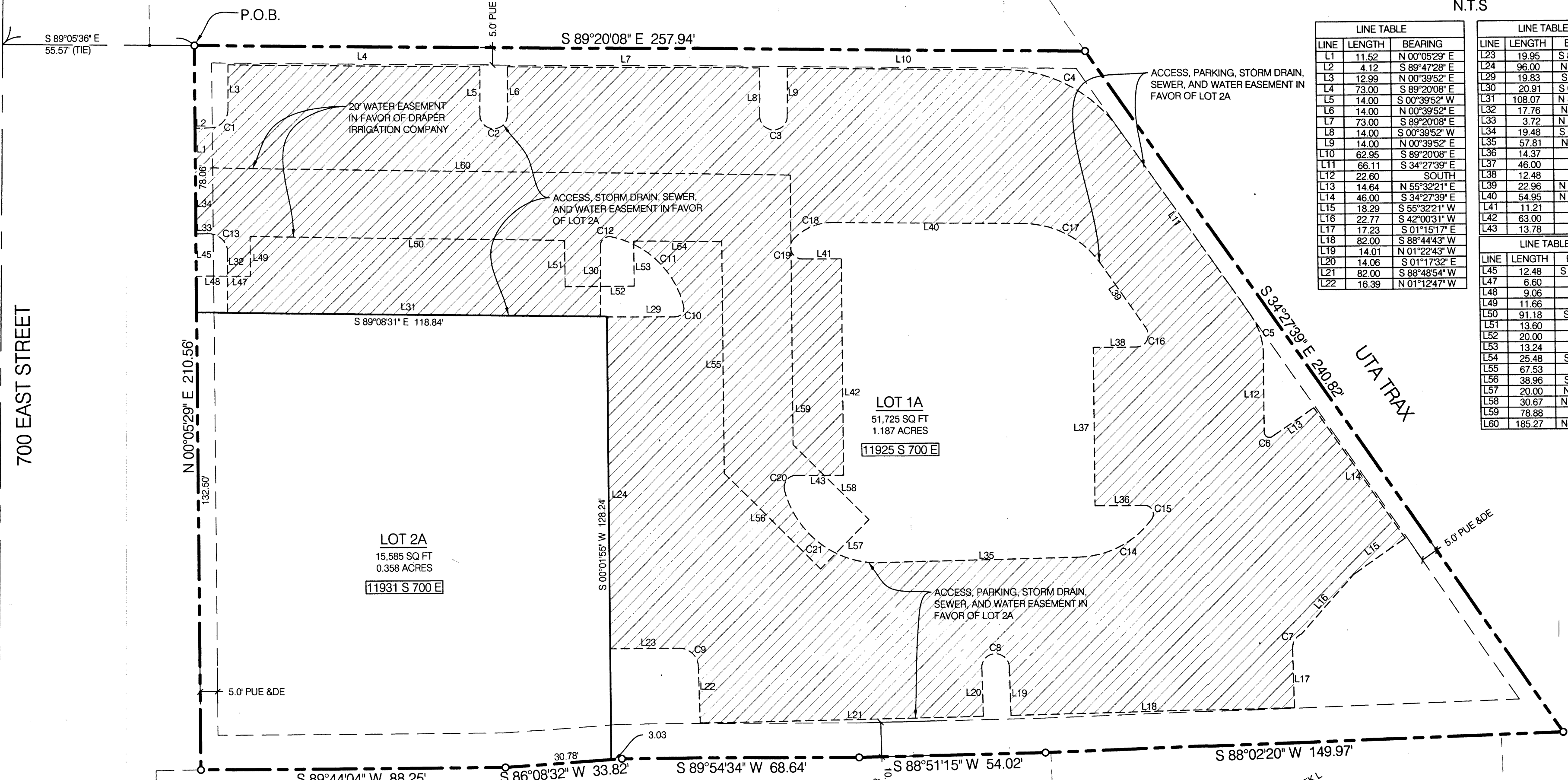
JUNE 2016

COLLINSWORTH, ORIAN W &
MCKENNA, MAJORY
PARCEL ID #28-29-151-016



VICINITY MAP
N.T.S.

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	DELTA
C1	8.47	5.42	N 45°26'12" E	89°32'40"
C2	12.57	4.00	S 89°20'08" E	180°00'00"
C3	12.57	4.00	S 89°20'08" E	180°00'00"
C4	38.79	40.50	N 61°53'53" W	54°52'29"
C5	12.33	20.50	N 17°13'49" W	34°27'39"
C6	3.26	1.50	S 62°13'50" E	124°27'39"
C7	5.25	4.50	S 32°09'07" W	66°48'48"
C8	12.47	3.99	S 89°05'42" W	179°01'59"
C9	8.52	3.50	N 45°26'59" W	88°47'13"
C10	4.53	2.50	N 38°45'17" E	103°50'25"
C11	30.88	27.50	N 45°20'16" W	64°20'42"
C12	4.44	2.50	S 51°34'37" W	101°49'31"
C13	8.55	5.42	N 44°33'48" W	90°27'20"
C14	24.52	27.50	N 63°13'31" E	51°05'11"
C15	5.57	2.50	N 26°03'32" W	127°40'56"
C16	7.60	3.50	N 27°46'11" E	124°27'39"
C17	26.43	27.50	N 61°59'50" W	55°04'22"
C18	12.77	15.52	S 67°03'26" W	47°08'49"
C19	8.15	3.50	S 23°16'30" E	133°31'03"
C20	6.36	3.50	S 37°58'04" W	104°03'51"
C21	38.37	27.54	S 53°58'33" E	79°49'22"



LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	11.52	N 00°05'29" E	L23	19.95	S 89°58'48" W
L2	4.12	S 89°47'28" E	L24	96.00	N 00°01'55" E
L3	12.99	N 00°39'52" E	L29	19.83	S 89°30'27" E
L4	73.00	S 89°20'08" E	L30	20.91	S 00°39'52" W
L5	14.00	S 00°39'52" W	L31	108.07	N 89°19'30" W
L6	14.00	N 00°39'52" E	L32	17.76	N 00°39'52" E
L7	73.00	S 89°20'08" E	L33	3.72	N 89°47'28" W
L8	14.00	S 00°39'52" W	L34	19.48	S 00°05'29" W
L9	14.00	N 00°39'52" E	L35	57.81	N 88°46'07" E
L10	62.95	S 89°20'08" E	L36	14.37	WEST
L11	66.11	S 34°27'39" E	L37	46.00	NORTH
L12	22.60	SOUTH	L38	12.48	EAST
L13	14.64	N 55°32'21" E	L39	22.96	N 34°27'39" W
L14	46.00	S 34°27'39" E	L40	54.95	N 89°22'09" W
L15	18.29	S 55°32'21" W	L41	11.21	EAST
L16	22.77	S 42°00'31" W	L42	63.00	SOUTH
L17	17.23	S 01°15'17" E	L43	13.78	WEST
L18	82.00	S 89°44'43" W	LINE TABLE		
L19	14.01	N 01°22'43" W	L45	12.48	S 00°05'29" W
L20	14.06	S 01°17'32" E	L47	6.50	EAST
L21	82.00	S 88°48'54" W	L48	9.06	EAST
L22	16.39	N 01°12'47" W	L49	11.66	NORTH
			L50	91.18	S 88°56'42" E
			L51	13.60	SOUTH
			L52	20.00	EAST
			L53	13.24	NORTH
			L54	25.48	S 88°56'42" E
			L55	67.53	SOUTH
			L56	38.96	S 45°00'00" E
			L57	20.00	N 45°00'00" E
			L58	30.67	N 45°00'00" W
			L59	78.88	NORTH
			L60	165.27	N 88°56'42" W

SURVEYOR'S CERTIFICATE

I, KAGAN M. DIXON, SALT LAKE CITY, UTAH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 9061091 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. THAT I HAVE MADE A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY AND THAT RECORD OF SURVEY HAS BEEN FILED IN THE OFFICE OF THE SALT LAKE COUNTY SURVEYOR. THAT THIS PLAT CORRECTLY SHOWS THE TRUE DIMENSIONS OF THE BOUNDARIES SURVEYED AND OF THE VISIBLE IMPROVEMENTS AFFECTING THE BOUNDARIES AND THEIR POSITION IN RELATIONSHIP TO SAID BOUNDARIES.

BALLARD PROFESSIONAL CENTER SUBDIVISION AMENDED

AMENDING LOTS 1, 2 AND 3 OF BALLARD PROFESSIONAL CENTER SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF 700 EAST STREET, SAID POINT BEING NORTH 73°58'34" EAST 328.39 FEET TO A FOUND BRASS CAP MONUMENT AND SOUTH 00°54'24" WEST 1310.09 FEET AND SOUTH 89°05'36" EAST 55.57 FEET FROM THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE; SOUTH 89°20'08" EAST 257.94 FEET TO THE WEST LINE OF UTA RAILROAD RIGHT OF WAY; THENCE SOUTH 34°27'39" EAST, ALONG SAID RIGHT OF WAY; 240.82 FEET TO THE EAST END OF AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE THE FOLLOWING FIVE (5) CALLS: (1) SOUTH 88°02'20" WEST 149.87 FEET; (2) SOUTH 88°51'15" WEST 54.02 FEET; (3) SOUTH 89°54'34" WEST 68.64 FEET; (4) SOUTH 88°08'32" WEST 33.82 FEET; (5) SOUTH 89°44'04" WEST 88.25 FEET TO THE EAST LINE OF 700 EAST STREET; THENCE, NORTH 00°05'29" EAST, ALONG SAID RIGHT OF WAY, 210.56 FEET TO THE POINT OF BEGINNING.

CONTAINS 2 LOTS
1.545 ACRES, MORE OR LESS
67,310 SQUARE FEET

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, 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 NAME SAID PLAT

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AND DO HEREBY DEDICATE, GRANT AND CONVEY TO UDOT: (1) ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THROUGHFARES FOREVER; AND TO DRAPER CITY, UTAH, (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, IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS 1ST DAY OF November, 2016.

John L. Legge *Rhett Edmonds*
John L. Legge **Rhett Edmonds**
 Manager - Light House Ranch Manager - Red Sky Solutions, LLC

ACKNOWLEDGMENT

State of Utah } S.S.
 County of Salt Lake }
 ON THE 1ST DAY OF November, A.D. 2016, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, THE SIGNER(S) OF THE ABOVE OWNERS DEDICATION, One IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT John Legge THAT Rhett Edmonds SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION NUMBER: 677565 *Robert Fetzal*
 NOTARY PUBLIC (PRINT NAME)
Phil A
 NOTARY PUBLIC
 RESIDING IN SALT LAKE COUNTY

State of Utah } S.S.
 County of Salt Lake }
 ON THE 2ND DAY OF November, A.D. 2016, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, Rhett Edmonds WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT Rhett Edmonds SIGN THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION NUMBER: 689980 *Heather Gyrett*
 NOTARY PUBLIC (PRINT NAME)
Heather Gyrett
 NOTARY PUBLIC
 RESIDING IN SALT LAKE COUNTY

MY COMMISSION EXPIRES: Aug. 19, 2020

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LOCATED IN NORTHWEST QUARTER OF SECTION 29,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN

SHEET 1 OF 1

LEGEND

- ◆ FOUND SECTION CORNER
- ▲ FOUND WITNESS CORNER
- BOUNDARY CORNER (SET % REBAR AND CAP)
- FOUND (SET REBAR AND CAP)
- SECTION LINE
- EASEMENT IN FAVOR OF LOT 2 AS INDICATED ON BALLARD PROFESSIONAL CENTER SUBDIVISION
- BOUNDARY LINE
- ADJACENT PROPERTY
- STREET CENTERLINE EXISTING
- EASEMENT LINE
- ☒ FIRE HYDRANT
- PUE & DE
- PUBLIC UTILITY EASEMENT & DRAINAGE EASEMENT

DEVELOPER/OWNER:
 NAME: REDSKY SOLUTIONS
 RHETT EDMONDS
 EMAIL: REDMONDS@REDSKYSOL.COM
 TELEPHONE: (801) 639-0529

COMCAST APPROVED THIS <u>14</u> DAY OF <u>Sept</u> , A.D. 20 <u>16</u> BY COMCAST. <i>Elvardo</i>	WATER PRO APPROVED THIS <u>11th</u> DAY OF <u>10</u> , A.D. 20 <u>16</u> BY WATER PRO. <i>David Anderson</i>	ROCKY MOUNTAIN POWER APPROVED THIS <u>21st</u> DAY OF <u>10</u> , A.D. 20 <u>16</u> BY UTAH POWER & LIGHT CO. <i>Aubrey Rasmussen</i>	CENTURY LINK APPROVED THIS <u>14</u> DAY OF <u>21</u> , A.D. 20 <u>16</u> BY CENTURY LINK. <i>Bob G...</i>
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WEST QUARTER CORNER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN FOUND BRASS CAP MONUMENT.

FOUND STREET MONUMENT 12150 SOUTH 700 EAST (RING & LID)

ACKNOWLEDGMENT

State of Utah } S.S.
 County of Salt Lake }
 ON THE ___ DAY OF ___ A.D. 20___ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, THE SIGNER(S) OF THE ABOVE OWNERS DEDICATION, ___ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT ___ SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: ___

NOTARY PUBLIC
 RESIDING IN SALT LAKE COUNTY

NOTE: 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.

SHALLOW WATER 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. BUILDINGS ON LOT 1A OF THIS PLAT ARE SUBJECT TO A COMMERCIAL SEWER CONNECTION AGREEMENT RECORDED AS ENTRY # 11591524.

PAGE: DRAWN A & CHRISTOPHER B
 PARCEL ID #28-29-151-020

BENCHMARK ENGINEERING & LAND SURVEYING 9130 SOUTH STATE STREET SUITE # 100 SANDY, UTAH 84070 (801) 542-7192 www.benchmarkcivil.com	SOUTH VALLEY SEWER DISTRICT APPROVED THIS <u>14</u> DAY OF <u>Oct</u> , A.D. 20 <u>16</u> BY THE IMPROVEMENT DISTRICT. <i>[Signature]</i> SOUTH VALLEY SEWER DISTRICT: DIRECTOR	QUESTAR GAS APPROVED THIS <u>18th</u> DAY OF <u>Oct</u> , A.D. 20 <u>16</u> BY MOUNTAIN FUEL SUPPLY CO. <i>Steve Imber</i>	PLANNING COMMISSION APPROVED THIS <u>15th</u> DAY OF <u>Nov</u> , A.D. 20 <u>16</u> BY THE DRAPER PLANNING COMMISSION. <i>Carol W. Hillebo</i> CHAIRMAN, DRAPER CITY PLANNING COMM.	SALT LAKE VALLEY HEALTH DEPT. APPROVED THIS <u>14th</u> DAY OF <u>Oct</u> , A.D. 20 <u>16</u> BY SALT LAKE VALLEY HEALTH DEPARTMENT. <i>Jeremy Roberts</i>	CITY ENGINEER'S CERTIFICATE I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. <i>Scott Gentry</i> DRAPER CITY ENGINEER DATE: <u>11/22/2016</u>	APPROVAL AS TO FORM APPROVED AS TO FORM THIS <u>23rd</u> DAY OF <u>November</u> , A.D. 20 <u>16</u> . <i>[Signature]</i> DRAPER CITY ATTORNEY	DRAPER CITY MAYOR'S APPROVAL PRESENTED TO THE DRAPER CITY MAYOR THIS <u>25th</u> DAY OF <u>Nov</u> , A.D. 20 <u>16</u> AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. <i>[Signature]</i> ATTEST: RECORDER MAYOR	RECORDED # 12422899 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF <u>Red Sky LLC</u> DATE <u>11-29-16</u> TIME <u>9:23</u> AM BOOK <u>2016</u> PAGE <u>302</u> \$32.00 FEE \$ <i>Anna-Lou Deputy</i> SALT LAKE COUNTY RECORDER 28-29-11 28-29-151-021, 022, 023 1602036SP
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