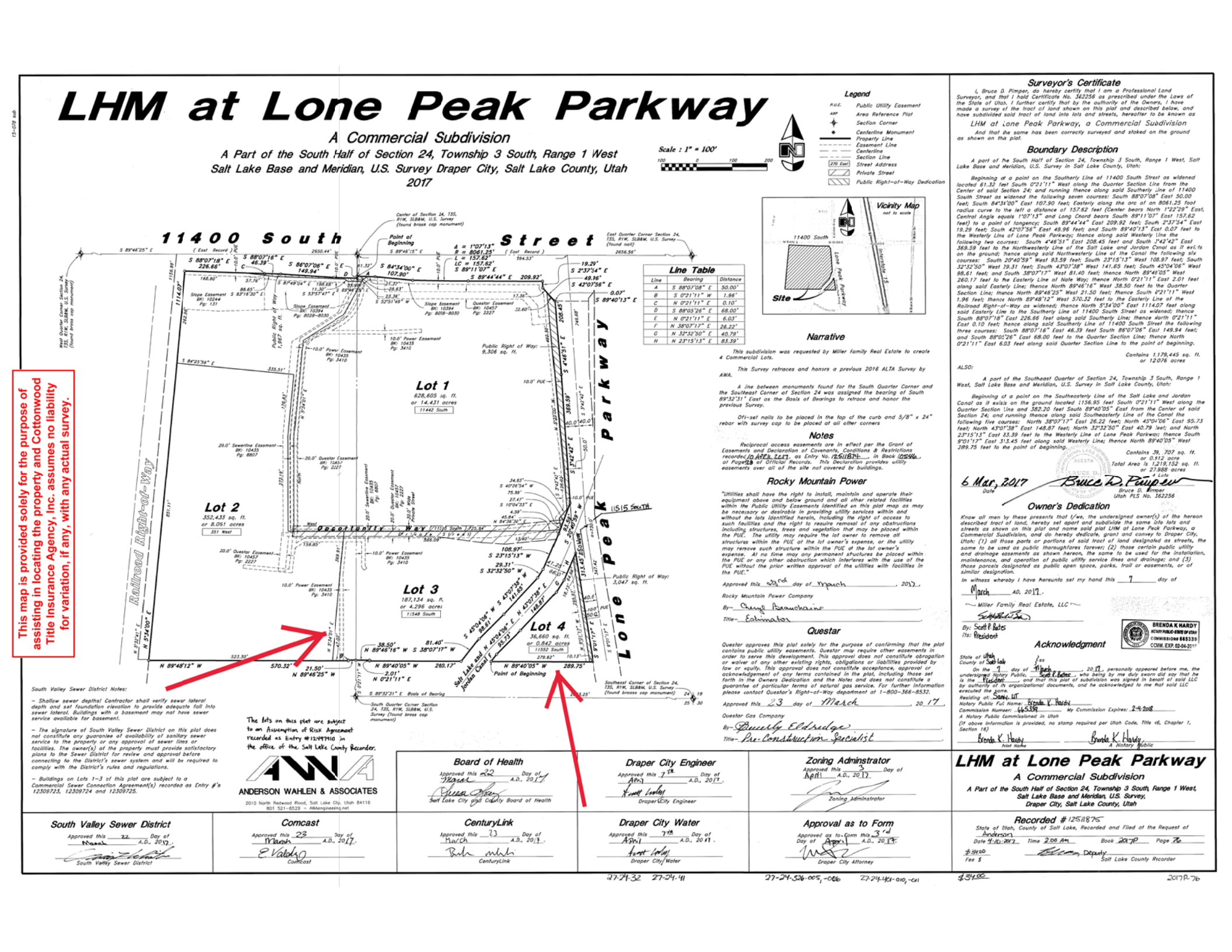
LHM at Lone Peak Parkway

A Commercial Subdivision

A Part of the South Half of Section 24, Township 3 South, Range 1 West
Salt Lake Base and Meridian, U.S. Survey Draper City, Salt Lake County, Utah
2017

Scale : 1" = 100'

100 0 100 200



Line Table

Line	Bearing	Distance
A	S 88°07'08" E	50.00'
B	S 0°21'11" W	1.96'
C	N 0°21'11" E	0.10'
D	S 88°05'26" E	68.00'
E	N 0°21'11" E	6.03'
F	N 38°07'17" E	26.22'
G	N 32°32'50" E	40.79'
H	N 23°15'13" E	83.39'

Legend

- P.U.E. — Public Utility Easement
- ARP — Area Reference Plat
- Section Corner
- Centerline Monument
- Property Line
- Easement Line
- Centerline
- Section Line
- 270 East — Street Address
- Private Street
- Public Right-of-Way Dedication

Vicinity Map

not to scale

Narrative

This subdivision was requested by Miller Family Real Estate to create 4 Commercial Lots.

This Survey retraces and honors a previous 2016 ALTA Survey by AWA.

A line between monuments found for the South Quarter Corner and the Southeast Corner of Section 24 was assigned the bearing of South 89°32'31" East as the Basis of Bearings to retrace and honor the previous Survey.

Ofi-set nails to be placed in the top of the curb and 5/8" x 24" rebar with survey cap to be placed at all other corners

Notes

Reciprocal access easements are in effect per the Grant of Easements and Declaration of Covenants, Conditions & Restrictions recorded 10 APRIL 2017, as Entry No. 12511874, in Book 10546 at Page 128 of Official Records. This Declaration provides utility easements over all of the site not covered by buildings.

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 plat 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 at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE."

Approved this 22nd day of March, 2017.

Rocky Mountain Power Company

By- Chase Branchaine

Title- Estimator

Questar

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 acknowledgement of any terms contained in the plat, 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 1-800-366-8532.

Approved this 23 day of March, 20 17

Questar Gas Company

By- Beverly Eldredge

Title- Pre-Construction Specialist

Surveyor's Certificate

I, Bruce D. Pimper, do hereby certify that I am a Professional 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

LHM at Lone Peak Parkway, a Commercial Subdivision

And that the same has been correctly surveyed and staked on the ground as shown on the plat.

Boundary Description

A part of the South Half of Section 24, Township 3 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Salt Lake County, Utah:

Beginning at a point on the Southerly Line of 11400 South Street as widened located 61.32 feet South 0°21'11" West along the Quarter Section Line from the Center of said Section 24; and running thence along said Southerly Line of 11400 South Street as widened the following seven courses: South 88°07'08" East 50.00 feet; South 84°34'00" East 107.90 feet; Easterly along the arc of an 8061.25 foot radius curve to the left a distance of 157.62 feet (Center bears North 1°22'29" East, Central Angle equals 1°07'13" and Long Chord bears South 89°11'07" East 157.62 feet) to a point of tangency; South 89°44'44" East 209.92 feet; South 2°37'54" East 19.29 feet; South 42°07'56" East 49.96 feet; and South 89°40'13" East 0.07 feet to the Westerly Line of Lone Peak Parkway; thence along said Westerly Line the following two courses: South 4°46'51" East 208.45 feet and South 1°42'42" East 369.59 feet to the Northwesterly Line of the Salt Lake and Jordan Canal as it exi.ts on the ground; thence along said Northwesterly Line of the Canal the following six courses: South 20°40'59" West 83.59 feet; South 23°15'13" West 108.97 feet; South 32°32'50" West 19.31 feet; South 43°07'38" West 141.65 feet; South 45°04'06" West 98.61 feet; and South 38°07'17" West 81.40 feet; thence North 89°40'05" West 260.17 feet to the Easterly Line of Nate Way; thence North 0°21'11" East 2.01 feet along said Easterly Line; thence North 89°46'16" West 38.50 feet to the Quarter Section Line; thence North 89°46'25" West 21.50 feet; thence South 0°21'11" West 1.96 feet; thence North 89°48'12" West 570.32 feet to the Easterly Line of the Railroad Right-of-Way as widened; thence North 5°34'00" East 1114.07 feet along said Easterly Line to the Southerly Line of 11400 South Street as widened; thence South 88°07'18" East 226.66 feet along said Southerly Line; thence North 0°21'11" East 0.10 feet; thence along said Southerly Line of 11400 South Street the following three courses: South 88°07'16" East 46.39 feet South 86°07'06" East 149.94 feet; and South 88°05'26" East 68.00 feet to the Quarter Section Line; thence North 0°21'11" East 6.03 feet along said Quarter Section Line to the point of beginning.

Contains 1,179,445 sq. ft.
or 12.076 acres

ALSO:

A part of the Southeast Quarter of Section 24, Township 3 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Salt Lake County, Utah:

Beginning at a point on the Southeasterly Line of the Salt Lake and Jordan Canal as it exists on the ground located 1156.95 feet South 0°21'11" West along the Quarter Section Line and 382.20 feet South 89°40'05" East from the Center of said Section 24; and running thence along said Southeasterly Line of the Canal the following five courses: North 38°07'17" East 26.22 feet; North 45°04'06" East 95.73 feet; North 43°07'38" East 148.87 feet; North 32°32'50" East 40.79 feet; and North 23°15'13" East 83.39 feet to the Westerly Line of Lone Peak Parkway; thence South 9°01'17" East 313.45 feet along said Westerly Line; thence North 89°40'05" West 289.75 feet to the point of beginning.

Contains 39, 707 sq. ft.
or 0.912 acre
Total Area is 1,219,152 sq. ft.
or 27.988 acres
4 Lots

6 Mar, 2017
Date

Bruce D. Pimper
Bruce D. Pimper
Utah PLS No. 362256

Owner's Dedication

Know 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 name said plat LHM at Lone Peak Parkway, a Commercial 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, trail or easements, or of similar designation.

In witness whereby I have hereunto set my hand this 7 day of March A0, 2017.

Miller Family Real Estate, LLC

By: Scott P. Bates
Its: President

Acknowledgment

State of Utah
County of Salt Lake ss

On the 7 day of March, 20 17, personally appeared before me, the undersigned Notary Public, Scott P. Bates, who being by me duly sworn did say that he is the President, and that this plat of subdivision was signed in behalf of said LLC by authority of its organizational documents, and he acknowledged to me that said LLC executed the same.

Residing at: Sandy, UT
Notary Public Full Name: Brenda K. Hardy
Commission Number: 665339 My Commission Expires: 2-4-2018
A Notary Public Commissioned in Utah
(If above information is provided, no stamp required per Utah Code, Title 46, Chapter 1, Section 16)

Brenda K. Hardy
Print Name

Brenda K. Hardy
A Notary Public

BRENDA K HARDY
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 665339
COMM. EXP. 02-04-2018

South Valley Sewer District Notes:

- 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.
- 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.
- Buildings on Lots 1-3 of this plat are subject to a Commercial Sewer Connection Agreement(s) recordea as Entry #'s 12309723, 12309724 and 12309725.

The lots on this plat are subject to an Assumption of Risk Agreement recorded as Entry #12497910 in the office of the Salt Lake County Recorder.

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 – AWAengineering.net

Board of Health
Approved this 22 Day of March A.D., 2017
Salt Lake City and County Board of Health

Draper City Engineer
Approved this 7th Day of April A.D., 2017
Draper City Engineer

Zoning Administrator
Approved this 3 Day of April A.D., 2017
Zoning Administrator

South Valley Sewer District
Approved this 22 Day of March A.D., 2017
South Valley Sewer District

Comcast
Approved this 23 Day of March A.D., 2017
Comcast

CenturyLink
Approved this 23 Day of March A.D., 2017
CenturyLink

Draper City Water
Approved this 7th Day of April A.D., 2017
Draper City Water

Approval as to Form
Approved as to Form this 3rd Day of April A.D., 2017
Draper City Attorney

LHM at Lone Peak Parkway
A Commercial Subdivision
A Part of the South Half of Section 24, Township 3 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, Draper City, Salt Lake County, Utah

Recorded # 12511875
State of Utah, County of Salt Lake, Recorded and Filed at the Request of Anderson
Date 4-10-2017 Time 2:00 PM Book 2017P Page 76
$34.00
Fee $
Deputy
Salt Lake County Recorder

27-24-32 27-24-41 27-24-526-005, -006 27-24-401-010, -011 $34.00 2017P-76

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.