DRAPER TOD AMENDING LOTS 3, 4 & 5

A PART OF THE WEST HALF OF SECTION 36,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO AMEND THE LOT LINES OF LOT 3 OF THE DRAPER TOD SUBDIVISION PLAT AS RECORDED NOVEMBER 18, 2011 AS ENTRY NUMBER 11281837. THIS AMENDMENT ADJUSTS THE P.U.E. FROM 15 FEET TO 5 FEET ON LOT 3 AND ADJUSTS THE NORTH AND SOUTH LOT LINE TO FACILITATE THE LOCATION OF THE NEW PARKING STRUCTURE AND BUS DROP OFF AREA.

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

LEGEND

- BOUNDARY LINE
- SECTION LINE
- PUE
- ROW
- BUILDING ENVELOPE
- FIRE HYDRANT
- SECTION CORNER

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	16.24	35.70	25°21'31"	16.11	S77°18'14"W
C2	25.10	55.79	25°19'02"	24.89	N77°19'14"E
C3	326.81	468.00	38°22'16"	320.74	N19°11'08"W
C4	40.84	25.00	90°00'00"	36.77	N26°37'44"E
C5	221.10	653.00	21°00'31"	219.86	N41°07'28"E
C7	1223.48	2764.79	25°21'16"	1213.52	S12°35'12"W
C8	40.84	25.00	90°00'00"	36.77	N17°21'22"W
C9	402.87	835.00	27°38'38"	398.97	N13°49'19"E

SPIRAL TABLE				
SPIRAL	LENGTH	RADIUS	A	OFFSET
SP1	245.64	2764.79	------	-100.00'
SP2	96.65	2764.79	------	-100.00'
SP3	250.00	2864.79	846.28	------
SP4	250.00	2864.79	846.28	------

LINE TABLE		
LINE	LENGTH	BEARING
L1	48.34	N38°22'16"W
L2	133.84	N51°37'44"E

SURVEYOR'S CERTIFICATE

I, Todd M. Whittaker, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 4939194 as prescribed under the 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

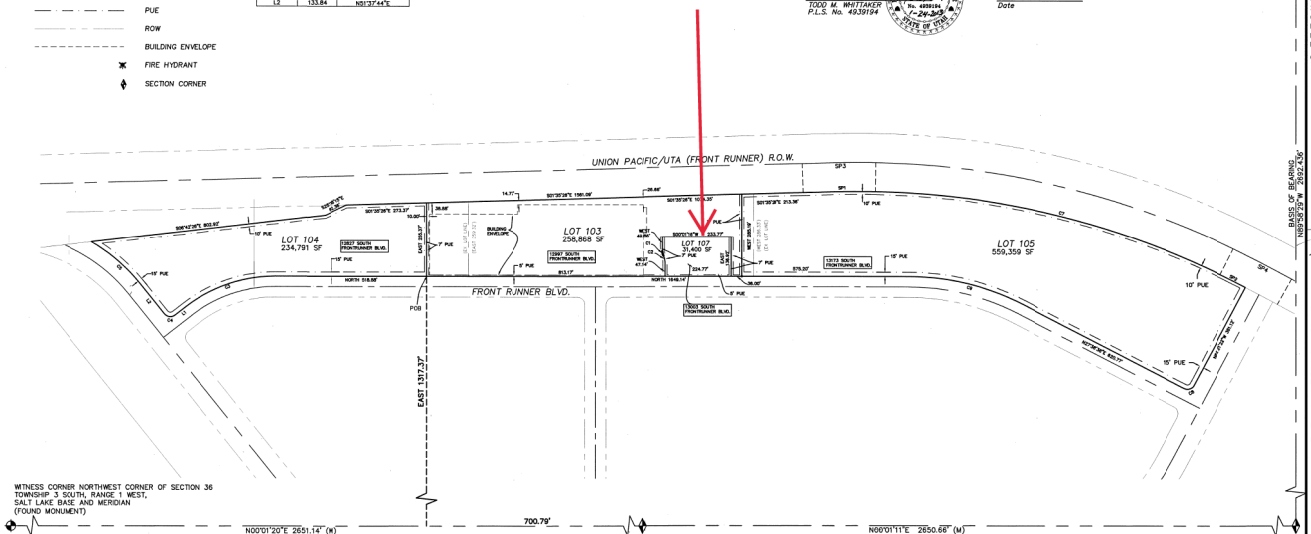
DRAPER TOD AMENDING LOTS 3, 4 & 5

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

TODD M. WHITTAKER
P.L.S. No. 4939194

1-24-2013
Date

SOUTH QUARTER CORNER OF SECTION 36
TOWNSHIP 3 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
SALT LAKE COUNTY METRIC COORDINATES
NORTH 2241496.555
EAST 466052.625
US SURVEY FEET–NAVD88 ELEV 4413.945
(FOUND MONUMENT)



LEGAL DESCRIPTION

LOTS 3, 4 AND 5 OF DRAPER TOD PLAT AS RECORDED ENTRY NO. 11281837 ON NOVEMBER 11, 2011, BOOK 2011P PAGE 145, AND AS AMMENDED WITH THIS PLAT, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS N0°01'20"E 709.79 FEET AND EAST 1317.37 FEET FROM THE WEST QUARTER CORNER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 518.88 FEET; THENCE NORTHWESTERLY 326.81 FEET ALONG THE ARC OF A 468.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N19°11'08"W A DISTANCE OF 320.74 FEET; THENCE N 38°22'16"W 48.34 FEET; THENCE NORTHEASTERLY 40.84 FEET ALONG THE ARC OF A 26.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N26°37'44"E A DISTANCE OF 36.77 FEET; THENCE N51°37'44"E 133.84 FEET; THENCE NORTHEASTERLY 221.10 FEET ALONG THE ARC OF A 603.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N41°07'28"E A DISTANCE OF 219.86 FEET, TO THE WEST LINE OF THE REAL PROPERTY OWNED BY UDOT PER WARRANTY DEED ENTRY NO. 8623456, IN BOOK 8783, AT PAGE 4274; THENCE ALONG SAID WEST LINE THE FOLLOWING TWO (2) COURSES: 1) S06°42'26"E 802.92 FEET, AND 2) S25°38'15"E 82.36 FEET, TO THE WEST LINE OF THE UNION PACIFIC RAILROAD AS CALLED FOR IN THE BOUNDARY LINE AGREEMENT RECORDED AS ENTRY NO. 8412169, BOOK 9148, PAGES 8632–8636, OFFICIAL RECORDS AS PER THE SALT LAKE COUNTY RECORDERS OFFICE; THENCE ALONG SAID WEST LINE THE FOLLOWING FOUR (4) COURSES: 1) S01°35'26"E 1561.09 FEET TO THE BEGINNING OF A 100 FOOT OFFSET SPIRAL CURVE WITH A RADIUS OF 2764.79 FEET, 2) SOUTHERLY ALONG SAID SPIRAL 245.64 FEET, TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 2764.79 FEET, 3) SOUTHERLY ALONG SAID CURVE 1223.48 FEET THROUGH A CENTRAL ANGLE OF 25°21'16" TO THE BEGINNING OF A 100 FOOT OFFSET SPIRAL CURVE WITH A RADIUS OF 2764.79 FEET, 4) SOUTHERLY ALONG SAID SPIRAL 96.65 FEET; THENCE N62°21'20"W 381.12 FEET; THENCE NORTHWESTERLY 40.84 FEET ALONG THE ARC OF A 26.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N17°21'22"W A DISTANCE OF 36.77 FEET; THENCE N27°38'38"E 620.77 FEET; THENCE NORTHEASTERLY 402.87 FEET ALONG AN ARC OF A 835.00 FOOT RADIUS TO THE LEFT, CHORD BEARING N13°49'19"E A DISTANCE OF 398.97 FEET; THENCE NORTH 1849.14 FEET, TO THE POINT OF BEGINNING.

CONTAINS 24.89 ACRES (1,084,413 SQUARE FEET), MORE OR LESS

BASIS OF BEARING

THE BASIS OF BEARING USED FOR THIS SURVEY IS BETWEEN THE SOUTHWEST CORNER OF SECTION 36 AND THE SOUTH QUARTER CORNER OF SECTION 36, TOWNSHIP 3 SOUTH RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

OWNER'S DEDICATION

Know all men by these presents that I/we, the undersigned owner 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 DRAPER TOD AMENDING LOTS 3,4&5, 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 whereof, we have here unto set our hands this 21 day of February, 2013

Mary Dekeratis City Manager of Capital Development

Jeffrey M. Vitek

CORPORATE ACKNOWLEDGMENT

STATE OF Utah
Salt Lake S.S.
COUNTY OF

ON THE 21 DAY OF February A.D., 2013 PERSONALLY APPEARED BEFORE ME, Adam Vanwagenen WHO BEING BY ME DULY SWORN OR AFFIRMED, DID SAY THAT Mary Dekeratis IS THE AUTHORIZED REPRESENTATIVE OF UTAH TRANSIT AUTHORITY AND THAT THE HEREIN OWNER'S DEDICATION WAS SIGNED IN BEHALF OF SAID AND THE SAID EXECUTED THE SAME.

Adam Vanwagenen
NOTARY PUBLIC

RESIDING IN Tooele COUNTY,
MY COMMISSION EXPIRES: 4/2013

CORPORATE ACKNOWLEDGMENT

STATE OF Utah
Salt Lake S.S.
COUNTY OF

ON THE 21 DAY OF February A.D., 2013 PERSONALLY APPEARED BEFORE ME, Adam Vanwagenen WHO BEING BY ME DULY SWORN OR AFFIRMED, DID SAY THAT Jeffrey M. Vitek IS THE General Manager OF Draper Holdings, LLC AND THAT THE HEREIN OWNER'S DEDICATION WAS SIGNED IN BEHALF OF SAID AND THE SAID EXECUTED THE SAME.

Adam Vanwagenen
NOTARY PUBLIC

RESIDING IN Tooele COUNTY,
MY COMMISSION EXPIRES: 4/2013

DRAPER TOD AMENDING LOTS 3, 4 & 5

A PART OF THE WEST HALF OF SECTION 36,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH

UTILITIES EASEMENT APPROVALS

NOTE: THIS AMENDED PLAT IS SUBJECT TO ALL OF THE MATTERS PERTAINING TO THE ORIGINAL RECORDED PLAT, OTHER THAN ANY DIFFERENCES SHOWN ON THE RECORDED AMENDED PLAT, OR SAID DRAPER TOD, AS NOTED ABOVE. THEY INCLUDE, BUT NOT LIMITED TO, EASEMENTS, RIGHTS-OF-WAY, COVENANTS, CONDITIONS, RESTRICTIONS, AND OTHER MATTERS OF RECORD.

M. Brown — 1/28/13 — DATE
CENTURY LINK

ROCKY MOUNTAIN POWER — 2/12/13 — DATE

1-24-13 — DATE
QUESTAR GAS CO.

1-28-13 — DATE
COMCAST

SEWER DISTRICT NOTE

1. THE SIGNATURE OF SOUTH VALLEY SEWER DISTRICT ON THIS PLAT DOES NOT CONSTITUTE ANY GUARANTEE OF AVAILABILITY OF SANITARY SEWER SERVICE TO THE PROPERTY OF ANY APPROVAL OF SEWER LINES OR FACILITIES. THE OWNER(S) OR 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 COMPANY EASEMENT

REFERENCE BOOK 79 OF DEEDS PAGE 368, BOOK 89 OF DEEDS PAGES 242-243,A BLANKET EASEMENT ENCUMBERING LOTS 103, 104 AND 105 OF THIS AMENDED PLAT. SAID EASEMENT IS FOR A RIGHT OF WAY TO ERECT AND MAINTAIN A LINE OF POLES FOR ELECTRIC TRANSMISSION LINE OR CIRCUIT. ALL BUILDINGS ERECTED NEAR EXISTING POWER LINE LOCATIONS MUST MEET CURRENT OSHA AND NESC CODE OF FEDERAL REGULATIONS FOR CLEARANCE REQUIREMENTS.

On the 21st day of February 2013, personally appeared before me, Adam Reed who being by me duly sworn or affirmed, did say that Jeffrey M. Vitek is the Manager of Draper Holdings, LLC and that the herein owners dedication was created by the same

Notary Public
Residing in Salt Lake County
My commission expires May 15, 2013

Stantec Consulting Services Inc.
3995 S 700 E Ste. 300
Salt Lake City UT
84107-2540
Tel. 801.261.0090
Fax. 801.266.1671
www.stantec.com

Project Number	PM
1868351606	TMW
Filename	
351607-fb-lot3	
Designed By	Drawn By
JWJ	JWJ
Checked By	Date
TMW	11/15/12

No.	Revisions	By	Date

SALT LAKE COUNTY FLOOD CONTROL

APPROVED THIS _____ DAY OF _____ A.D., 20 _____.

SCOTT BAIRD, ENGINEERING AND FLOOD CONTROL DIVISION DIRECTOR

PLANNING COMMISSION

APPROVED THIS 21st DAY OF February A.D., 2013 BY THE DRAPER CITY PLANNING AND ZONING COMMISSION

CHAIRMAN, DRAPER CITY PLANNING AND ZONING COMM.

SALT LAKE VALLEY HEALTH DEPT.

APPROVED THIS 14 DAY OF February A.D., 2013

DIRECTOR

DRAPER CITY WATER

APPROVED THIS 5th DAY OF March A.D., 2013

DRAPER CITY WATER

SOUTH VALLEY SEWER DISTRICT

APPROVED THIS 12 DAY OF February A.D., 2013 BY THE SEWER DISTRICT.

SOUTH VALLEY SEWER DISTRICT DISTRICT MANAGER

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.

5 March 2013 — DATE
DRAPER CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 6th DAY OF March A.D., 2013

DRAPER CITY ATTORNEY

DRAPER CITY MAYOR

PRESENTED TO THE DRAPER CITY COUNCIL THIS 6th DAY OF March A.D., 2013 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTEST: CITY RECORDER — MAYOR

RECORDED # 11391484

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: DRAPER CITY

DATE: 3-7-13 TIME: 10:59 AM BOOK: 2013P PAGE: 37

$34.00 FEE — DEPUTY — DEPUTY, SALT LAKE COUNTY RECORDER

$34.00

V:\52868\active\1868351607\Plat Amend\1607v_103_fb-lot3.dwg Jan24,2013 - 8:58am

27-36-11,12,3/32 27-36-127-003,004 27-36-353-001

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.