

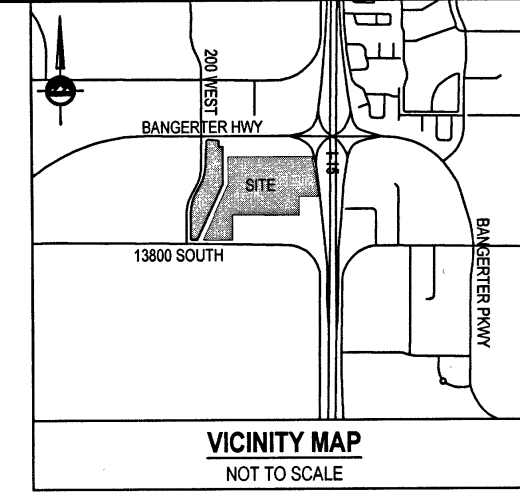
136 CENTER OFFICE PLAT

AMENDING LOT 1 OF BANGERTER 15 SUBDIVISION

LOCATED IN THE NORTH QUARTER OF SECTION 31,
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH
2017

NORTHWEST CORNER SECTION 1,
TOWNSHIP 4 SOUTH,
RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN
(FOUND BRASS CAP)

WITNESS CORNER
NORTHEAST CORNER
SECTION 1, TOWNSHIP 4 SOUTH,
RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN
(FOUND BRASS CAP)



SURVEYOR'S CERTIFICATE

KAREN F. WHITE
do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 191326 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, hereinafter to be known as **136 CENTER OFFICE PLAT**, 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

LOT 1
Beginning at a point on the North line of 13800 South Street said point also being a point on the West line of the Jordan Salt Lake Canal said point being North 89°59'54" West 1689.27 feet along the section line and North 00°00'10" East 44.84 feet from the East quarter corner of Section 1, Township 4 South, Range 1 West, Salt Lake Base and Meridian and running thence North 89°59'54" West 61.04 feet along said North line of 13800 South Street; thence North 44°53'47" West 21.42 feet along said North line of 13800 South Street to a point on the East line of 200 West Street; thence North 00°00'49" West 295.07 feet along said East line of 200 West Street; thence North 00°00'49" West 66.39 feet along said East line of 200 West Street; thence North 44°53'47" West 21.42 feet along said East line of 200 West Street to a point on the South line of the Bangerter Highway; thence South 89°59'54" West 27.40 feet along said South line of the Bangerter Highway; thence South 00°11'33" West 75.65 feet; thence South 89°48'27" East 49.21 feet to a point on the West line of the Jordan Salt Lake Canal; thence South 00°04'54" West 440.68 feet along said West line of the Jordan Salt Lake Canal; thence South 24°59'11" West 741.01 feet along said West line of the Jordan Salt Lake Canal to the point of beginning.

LOT 2 and 3
Beginning at a point on the West right of way for Interstate 15 said point being North 89°59'54" West 157.45 feet along the section line and North 00°00'08" East 567.49 feet from the East quarter corner of Section 1, Township 4 South, Range 1 West, Salt Lake Base and Meridian and running thence South 89°43'42" West 291.00 feet; thence South 00°16'01" East 221.37 feet; thence North 89°59'54" West 795.68 feet to and along the North line of Bangerter 15 Condominiums; thence South 00°08'38" East 238.35 feet along the West line of Bangerter 15 Condominiums to the North line of 13775 South Street; thence South 89°51'27" West 336.91 feet along the North line of 13775 South Street to a point on the East line of the Jordan Salt Lake Canal; thence North 24°59'11" East 330.31 feet along said East line of the Jordan Salt Lake Canal; thence North 89°56'19" West 9.50 feet along said East line of the Jordan Salt Lake Canal; thence North 24°59'11" East 332.81 feet along said East line of the Jordan Salt Lake Canal; thence North 00°04'54" East 329.82 feet along said East line of the Jordan Salt Lake Canal; thence North 89°59'54" West 998.75 feet to a point on said West right of way for Interstate 15; thence South 15°42'38" East 482.45 feet along said West right of way for Interstate 15 to the point of beginning.

LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- SET 5/8" REBAR WITH YELLOW PLASTIC OR ANAL STAMPED "ENSIGN ENG. & LAND SURV."
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- SETBACK LINE

SHALLOW SEWER DEPTHS: CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL IN 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."

Feb 15, 2017
DATE
KAREN F. WHITE
P.L.S. 191326
PROFESSIONAL LAND SURVEYOR
STATE OF UTAH

OWNER'S DEDICATION

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

136 CENTER OFFICE PLAT

and do hereby dedicate, grant and convey to Draper City, Utah, (1) all certain public 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.

In witness whereof I/we have hereunto set our hand(s) this 15th day of FEBRUARY A.D. 20 17

By: Ben Bliss
Ben Bliss, Vice President, Wells Fargo Bank, N.A.

By: Ben Bliss
Ben Bliss, Vice President, Wells Fargo Bank, N.A.

CORPORATE ACKNOWLEDGMENT

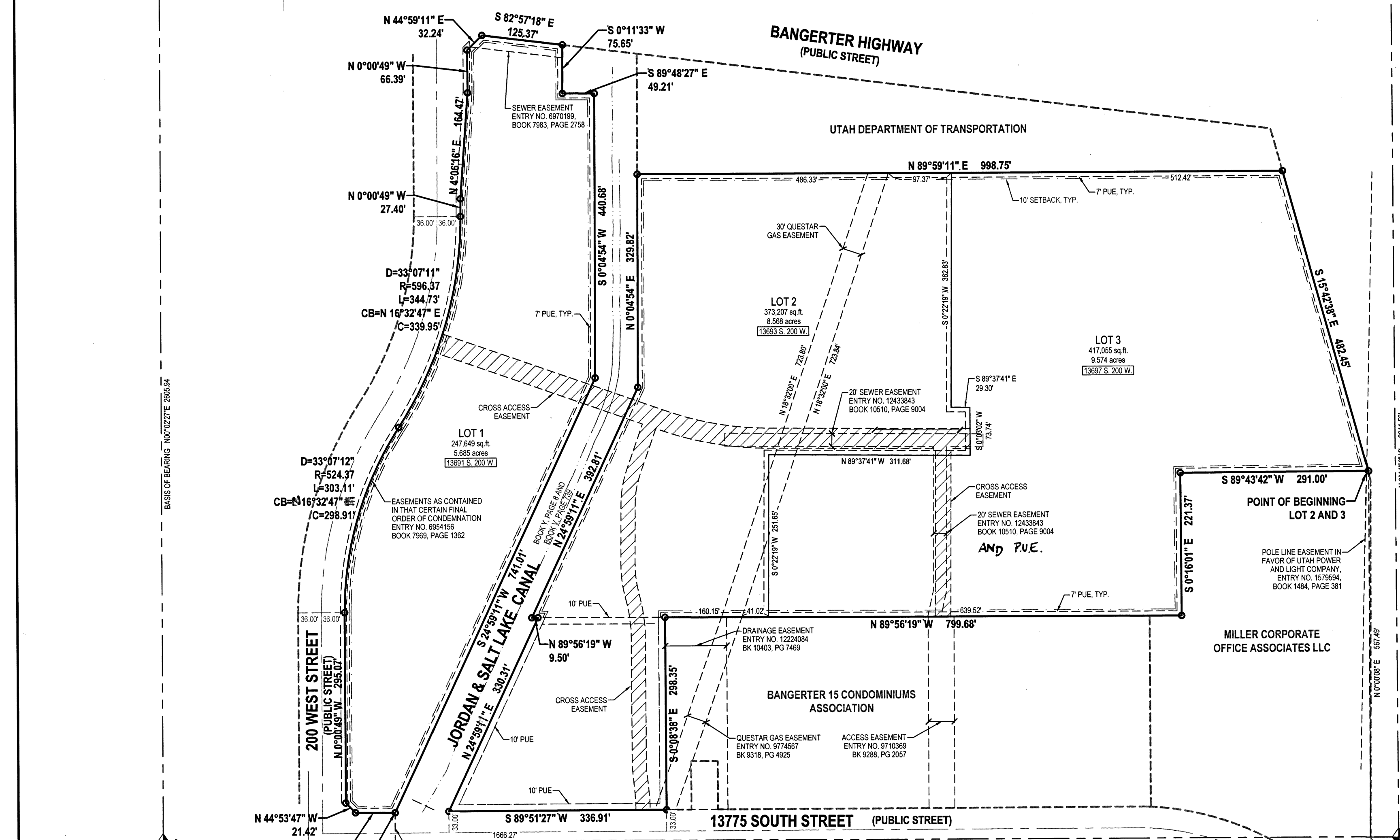
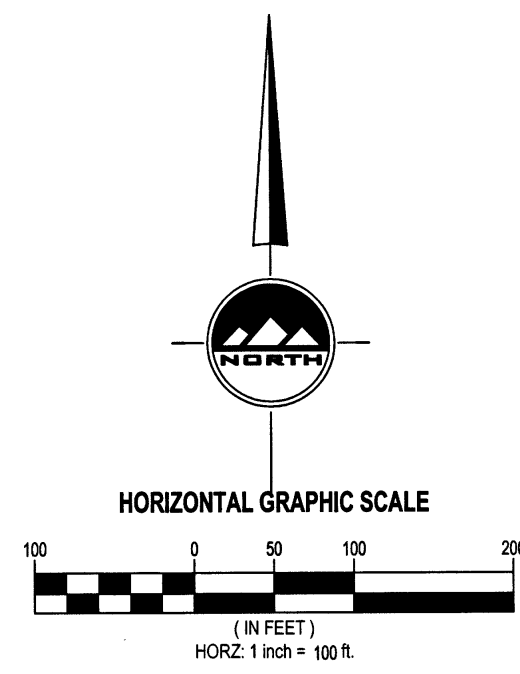
STATE OF UTAH J.S.S.
County of Salt Lake
On the 15th day of February A.D. 20 17, personally appeared before me Ben Bliss, the signer of the foregoing instrument, who duly acknowledged to me that he/she is a Vice President of Wells Fargo Bank, N.A., a Utah Corporation, and is authorized to execute the foregoing Agreement in its behalf and that he/she excluded in such capacity.

MY COMMISSION EXPIRES: 1/22/18
Everly Burt
NOTARY PUBLIC RESIDING IN SALT LAKE COUNTY

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH J.S.S.
County of Salt Lake
On the 15th day of February A.D. 20 17, personally appeared before me Brian Cochran, the signer of the foregoing instrument, who duly acknowledged to me that he/she is a Manager/General Partner of Boyer Company, L.C. (a Utah limited liability company), and is authorized to execute the foregoing Agreement in its behalf and that he/she excluded in such capacity.

MY COMMISSION EXPIRES: 1/22/18
Everly Burt
NOTARY PUBLIC RESIDING IN SALT LAKE COUNTY



WEST QUARTER CORNER SECTION 1
TOWNSHIP 4 SOUTH,
RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP)

WITNESS CORNER
EAST QUARTER CORNER SECTION 1
TOWNSHIP 4 SOUTH,
RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
(NOT FOUND)

ROCKY MOUNTAIN POWER NOTES:
1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-37a-603(A)(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.

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 ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET IN THE OWNER'S 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.

Lots 2 and 3 of this plat are subject to a Commercial Sewer Connection Agreement dated Nov. 9, 2016 recorded as entry #12484033 in the office of the Salt Lake County Recorder

PLANNING COMMISSION APPROVAL APPROVED THIS <u>8th</u> DAY OF <u>March</u> 20 <u>17</u> BY THE PLANNING COMMISSION	DRAPER CITY COUNCIL APPROVED THIS <u>8th</u> DAY OF <u>March</u> 20 <u>17</u> BY THE DRAPER CITY.
PLANNING COMMISSION CHAIR	ATTEST RECORDER MAYOR

SHEET 1 OF 1
PROJECT NUMBER: 88048
MANAGER: JKF
DRAWN BY: JNW
CHECKED BY: JKF
DATE: 2/14/17

136 CENTER OFFICE PLAT

AMENDING LOT 1 OF BANGERTER 15 SUBDIVISION

LOCATED IN THE NORTH QUARTER OF SECTION 31,
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH

RECORDED # 12495731
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: Nate Boyer
DATE: 3-15-17 TIME: 2:17pm BOOK: 2017P PAGE: 52
33-
DEPUTY SALT LAKE COUNTY RECORDER

ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

EASEMENT APPROVAL

CEQUITYLINK DATE: <u>2-22-17</u>	SOUTH VALLEY SEWER DISTRICT APPROVAL APPROVED THIS <u>22</u> DAY OF <u>February</u> 20 <u>17</u> BY THE SOUTH VALLEY SEWER DISTRICT.
ROCKY MOUNTAIN POWER DATE: <u>2-23-17</u>	ZONING ADMINISTRATOR APPROVAL APPROVED THIS <u>15th</u> DAY OF <u>March</u> 20 <u>17</u> BY THE DRAPER CITY ZONING ADMINISTRATOR
QUESTAR GAS CO. DATE: <u>2-23-17</u>	SALT LAKE COUNTY HEALTH DEPARTMENT APPROVAL APPROVED THIS <u>1</u> DAY OF <u>March</u> 20 <u>17</u> BY THE SALT LAKE VALLEY HEALTH DEPARTMENT.

CITY ENGINEER APPROVAL
APPROVED THIS 14 DAY OF March 20 17
BY THE DRAPER CITY ENGINEER.

CITY ATTORNEY'S APPROVAL
APPROVED THIS 9th DAY OF March 20 17
BY THE DRAPER CITY ATTORNEY.

DEVELOPER
THE BOYER COMPANY
101 SOUTH 200 EAST STE 200
SALT LAKE CITY, UTAH 84111
801-521-4781

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: Nate Boyer
DATE: 3-15-17 TIME: 2:17pm BOOK: 2017P PAGE: 52
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DEPUTY SALT LAKE COUNTY RECORDER

33-01-21, 33-01-22, 33-01-252-005, 33-01-276-020 \$53.00 2017P-52 -253-001