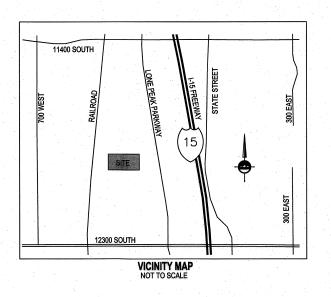


## DRAPER APA SUBDIVISION 2ND AMENDED

AMENDING LOT 4 DRAPER APA SUBDIVISION AMENDED AND LOT 3 DRAPER APA SUBDIVISION LOCATED IN THE NORTH HALF OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN DRAPER CITY, SALT LAKE COUNTY, UTAH



Shallow Sewer Depths! Contractor shall verify sewer lateral depth and set "The signature of South Valley Sewer District on this Plat does not constitute approval of the owner(s) 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."

onnection Agreement(s) recorded as Entry #11679778 and 13210549. The westerly building on Lot 6 is subject to a Substandard Lateral Agreement recorded as Entry #12478755 Book 10530 Page 6808.

ROCKY MOUNTAIN POWER NOTE: ROCKY MOUNTAIN POWER NOTE:

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 PLUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL
STRUCTURES WITHIN THE DILE AT THE LOT COMBETS. OR THE UTILITY MAY SEMOUS SHOULD S STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNERS EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

Dominion Energy Utah - Note with an existing natural gas easement

Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the

QUESTAR GAS COMPANY

Approved this 18 day of Nove MSEC 20 20 By GinaB Smith

Title- Sr gas account support rep

Seqinion Energy Utah - Note:

Questar Ses\_Company, dae Dominion Energy Utah, hereby approves this plat\_selety for the purposes of confirming that the plat contains public utility easements. Dominion-Energy Utah may require additional easements in Ordes\_to serve this development\_This approval does not constitute abrogation or waiver of any other existing rights\_obligations or liabilities provided by Tarves\_equity. This approval does not constitute acceptance, approval or acknowledgment-of any terms contained in the plat\_including those set forth in the Owner Dedication or in the Notes, and does not constitute a guarantee of particular-terms\_or conditions of natural gas\_setFvice. For further information please contact Dominion Energy Utah's Right-of-Way Department at 800-366-8532.

<u>DEVELOPER</u>
AMERICAN PREPARATORY ACADEMY 12892 SOUTH PONY EXPRESS ROAD DRAPER, UTAH 84020 801-661-0714

OWNER
UTAH CHARTER ACADEMIES

FOREST CORPORATION

SALT LAKE COUNTY SURVEYOR ROS# S-2017-01-0166 LOUNTY SURVEY REVIEWER 12-29-2020

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

LAYTON
Phone: 405.643.3930
CEDAR CITY
Phone: 435.843.3930
RICHFIELD

RICHFIELD Phone: 435.896.2983

PROJECT NUMBER: 5770N MANAGER : P. HARRIS DRAWN BY: B. HANEL CHECKED BY: DATE: 11/5/2020

SHEET 1 OF 2

DRAPER APA SUBDIVISION 2ND AMENDED AMENDING LOT 4 DRAPER APA SUBDIVISION AMENDED AND

> **LOT 3 DRAPER APA SUBDIVISION** LOCATED IN THE NORTH HALF OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN

DRAPER CITY, SALT LAKE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

In PATRICK M HARRIS , do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold Certificate No. 286882 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act; further certify that by authority of the Owners, I have completed a survey of the property described on this subdivision plat, hereby known as DRAPER APA SUBDIVISION AMENDED , in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurate examples and that the came have subdivided eath expensive time late examples and that the came have been property and that the came have been

herein described tract of real property; and have subdivided said property into lots, streets, and easements; 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

A parcel of land being a part of Lot 3, Draper APA Subdivision recorded April 25, 2013 as Entry No. 11626413 in Book 2013 of plats, at Page 73 and a part of Lot 4, Draper APA Subdivision Amended recorded December 9, 2019 as Entry No. 13142588 in Book 2019 of Plats, at Page 336 in the Office of the Salt Lake County Recorder. Said parcel of land situate in the North Half of Section 25, Township 3 South, Range 1 West, Salt Lake

Beginning at a point on the South line of Inauguration Phase 1 Subdivision recorded January 30, 1996 as Entry No. 6267475 in Book 96-1 of Plats, at Page 31 in the office of said Recorder, which is North 89'46'37" West 2304.71 feet along the Section line and South 863.42 feet from the Northeast Corner of said Section 25, and running:

thence South 89°46'37" East 706.94 feet along said South line of inauguration Phase 1 Subdivision to the West right of way line of Lone
Peak Parkway described in that Deed of Dedication and Acceptance recorded November 3, 2016 as Entry No: 12404693 in Book 10496, at Page
232 in the office of said Recorder and that Deed of Dedication and Acceptance recorded November 22, 2019 as Entry No: 13131661 in Book 1086

3) South 6°19'58" East (Record = South 06°05'59" East) 212.67 feet to the boundary line described in that Order and Judgment Establish ation of boundary by Acquiescence recorded July 5, 2019 as Entry No. 13023582 in Book 10800, at Page 300 in the office of said Recorder;

15) South 89°45'01" West (South 89°59'02" West 180.21 feet, Court Order) 176.76 feet to the Northerly extension of the West line of 119

South Street;
thence South 0°04'32" West 6.80 feet along said extension of the West line of said 11950 South Street to the Northeast Comer of LONE
PEAK BUSINESS PARK 2 recorded February 11, 2015 as Entry No. 11990715 in Book 2015 of Plats, at Page 28 in the Office of said Recorder and South line of said Lot 4, Draper APA Subdivision Amended;

2) Northerly 61.18 feet along the arc of a 167.00 foot radius curve to the right (center bears North 76°33'21" East and the chord bears No 02°56'56" West 60.84 feet with a central angle of 20°59'27");

3) Norm 0/\* 32.47 East 119.45 leet;
4) North 05\*41'24" East 119.45 leet;
4) North 05\*41'24" East 227.74 feet to the South line of inauguration Phase 3 recorded February 2, 1996 as Entry No. 6271568 in Book 96-2 of Plats, at Page 39 and inauguration Phase 2 recorded January 30, 1996 as Entry No. 6271568 in Book 96-1 of Plats, at Page 32 and said Inauguration Phase 1 in the office of said Recorder the following four (4) courses;
1) South 89\*46'39" East 336.39 feet;

PATRICK HARRIS **OWNER'S DEDICATION** 

DRAPER APA SUBDIVISION 2ND AMENDED

nis 77% day of December A.D., 20 ZO

RESIDING IN SO 14 COUNTY.

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

CORPORATE ACKNOWLEDGMENT

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

County of Salt Lake

On the day of December A.D., 20 2 personally appeared before me the he/she is a Vice Personal day of December of the signer of the foregoing instrument, who duly acknowledged to me the he/she is a Vice Personal day of December of the signer of the foregoing instrument, who duly acknowledged to me the he/she is a Vice Personal day of December of the signer of the foregoing Agreement in this behalf and that he/she executed it in such cap RICHEL OLSEN HOTARY PUBLIC STATE OF UTAY OF THE PROPERTY OF THE PROPERTY PUBLIC STATE OF UTAY OF THE PUBLIC STATE

MOTARY PUBLIC RESIDING IN UT A MOTARY PUBLIC

NOTE: Parenthetical bearings are for information

No. 286882 PATRICK M. HARVIS

2) South 89°54'44" West 810.69 feet to a point on the East line of the Jordan and Salt Lake Canal; thence northerly along said East right of way line of the Jordan & Salt Lake Canal the following four (4) courses:

ce southerly along said West right of way line of Lone Peak Parkway the following three (3) courses: 
1) South 13°59'56" West (Record = South 14°00'00" East) 46.93 feet;

thence along said Order and Judgment the following fifteen (15) courses:

1) South 87°44'54" West (South 87°58'54" West, Court Order) 36.67 feet; 2) North 84°17'07" West (North 84°03'07" West, Court Order) 28.41 feet; 3) North 89°31'42" West (North 89°17'42" West, Court Order) 236.07 feet; 4) South 85°28'11" West (South 85°42'11" West, Court Order)14.93 feet 6) South 83°29'52" West (South 83°43'52" West, Court Order) 24.91 feet 8) North 86°22'22" West (North 86°08'22" West, Court Order) 19.99 feet; 9) South 86°33'19" West (South 86°47'19" West, Court Order)24.20 feet; 10) South 89°10'32" West (South 89°24'32" West, Court Order) 13.16 feet; 11) North 82°01'56" West (North 81°47'56" West, Court Order)28.43 feet; 12) South 73°16'44" West (South 73°30'44" West, Court Order) 9.66 feet; 13) North 89°06'09" West (North 88°52'09" West, Court Order) 56.91 feet

of the applicable zoning ordinances.

at Page 796 in the office of said Recorder;

2) South 10°27'04" East 208.45 feet:

thence along said lines the following two (2) courses:
1) North 89°55'58" West 294.78 feet;

1) North 13°26'39" West 56.46 feet;

3) North 07°32'47" East 119.45 feet:

2) South 89°46'37" East 448.37 feet 3) North 00°05'48" East 14.52 feet;

ontains 869,861 sq.ft. or 19,969 acres.

NOV. 23,2020

STATE OF UTAH County of Salt Lake

STATE OF UTAH

County of Salt Lake

Ommission # 703948

Known all men by these presents that 1/we, the unde

4) South 89°46'37" East 350.19 feet to the point of beginning

SALT LAKE COUNTY RECORDED# 13518001 CITY MAYOR APPROVAL CITY ATTORNEY'S APPROVAL SOUTH VALLEY SEWER DISTRICT APPROVAL PLANNING COMMISSION APPROVAL CITY ENGINEER APPROVAL **HEALTH DEPARTMENT APPROVAL** allowardent 12-7-20 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: APPROVED THIS 9 DAY OF December, 20 28 BY THE DRAPER CITY PLANNING COMMISSION APPROVED THIS 15th DAY OF December , 20 20 BY THE DRAPER CITY ENGINEER. PPROVED THIS 2 DAY OF DECENS, 20 30 PRESENTED TO THE MAYOR AND DRAPER CITY COUNCIL THIS COTH. DAY-OFFIAT DESCRIPTION AND ACCEPTED. AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. APPROVED THIS 6 DAY OF December, 20 20 12-2-20 BY THE SOUTH VALLEY SEWER DISTRICT Y THE SALT LAKE VALLEY HEALTH DEPARTME DATE: 12/31/2020 TIME: 9:49AM BOOK 20207 PAGE: 322TE:

# 104 W DEPUTY SALT LAKE COUNTY RECORDER DRAPER CITY ATTORNEY CHAIR, DRAPER CITY PLANNING COMMISSION DRAPER CITY ENGINEER ATTEST: CLERK SALT LAKE VALLEY HEALTH DEPARTMENT SOUTH VALLEY SEWER DISTRICT MANAGER 2.3.20