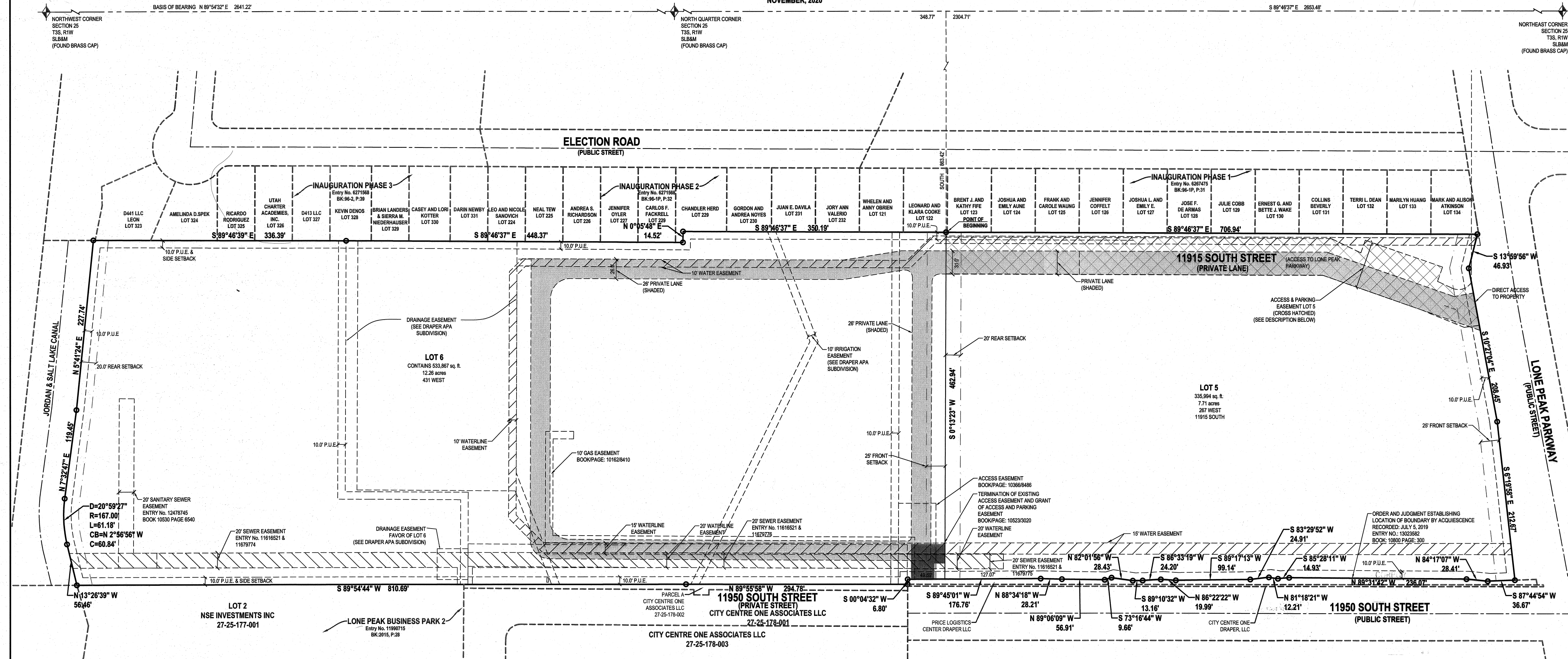


# DRAPER APA SUBDIVISION 2ND AMENDED

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  
NOVEMBER, 2020



**Access & Parking**  
Easement Draper APA 2nd Amended Subdivision Lot 5

Beginning at a point on the Westerly right-of-way of Lone Peak Parkway, said point being South 89°46'37" East 1047.82 feet along the Section Line and South 827.74 feet from the North Quarter Corner of Section 25, Township 3 South, Range 1 West, Salt Lake Base & Meridian; and running:

thence South 10°28'27" East 57.90 feet along said Westerly Right-of-Way;  
thence South 81°31'37" West 20.24 feet;  
thence North 87°38'37" East 61.27 feet;  
thence North 70°42'51" West 139.59 feet;  
thence North 89°46'37" West 501.05 feet;  
thence North 00°13'22" East 49.00 feet;  
thence South 89°46'37" East 512.49 feet;  
thence South 04°10'27" East 43.59 feet;  
thence North 19°17'09" East 17.94 feet;  
thence South 70°42'51" East 100.00 feet;  
thence South 19°17'09" West 50.29 feet;  
thence South 65°11'48" East 21.49 feet;  
thence Easterly 25.36 feet along the arc of a 20.00 foot radius curve to the left (center bears North 24°48'54" East and the chord bears North 73°02'29" East 26.75 feet with a central angle of 83°56'29") to the point of beginning.

Contains 36,455 square feet or 0.837 acres.

NOTE: ALL WATERLINES WITHIN THIS SUBDIVISION ARE PRIVATE AND MAINTAINED BY APA.

**20' FIRE LANE EASEMENT**

Beginning at a point North 89°46'47" West 2304.71 feet along the Section Line and South 863.38 feet and South 0°13'23" West 24.91 feet from the North Quarter Corner of Section 25, Township 3 South, Range 1 West, Salt Lake Base & Meridian and running:

thence South 00°13'23" West 31.00 feet;  
thence North 89°47'14" West 8.52 feet;  
thence Southwesterly 15.70 feet along the arc of a 10.00 foot radius curve to the left (center bears South 00°12'46" West and the chord bears South 45°10'00" West 14.13 feet with a central angle of 89°55'37");  
thence South 00°17'10" West 387.50 feet;  
thence Southwesterly 7.85 feet along the arc of a 5.00 foot radius curve to the right (center bears North 89°42'48" West and the chord bears South 45°17'14" West 7.07 feet with a central angle of 90°10'00");  
thence North 89°42'48" West 502.25 feet;  
thence Northwesterly 40.91 feet along the arc of a 26.00 foot radius curve to the right (center bears North 00°17'14" East and the chord bears North 44°44'42" West 36.75 feet with a central angle of 89°56'00");  
thence North 00°13'23" East 374.24 feet;  
thence South 89°46'37" East 415.44 feet;  
thence North 80°58'11" East 76.47 feet;  
thence South 89°47'14" East 69.07 feet to the point of beginning.

**LESS & EXCEPTING**

Beginning at a point North 89°46'47" West 2348.47 feet along the Section Line and South 923.94 feet from the North Quarter Corner of Section 25, Township 3 South, Range 1 West, Salt Lake Base & Meridian and running:

thence South 00°17'14" West 346.80 feet;  
thence Southwesterly 7.85 feet along the arc of a 5.00 foot radius curve to the right (center bears North 89°42'48" West and the chord bears South 45°17'14" West 7.07 feet with a central angle of 90°10'00");  
thence North 89°42'48" West 490.25 feet;  
thence Northwesterly 40.91 feet along the arc of a 26.00 foot radius curve to the right (center bears North 00°17'14" East and the chord bears North 44°44'42" West 36.75 feet with a central angle of 89°56'00");  
thence North 00°13'23" East 296.27 feet;  
thence North 40°13'22" East 38.77 feet with a central angle of 89°10'00");  
thence South 89°46'37" East 363.44 feet;  
thence North 81°07'45" East 81.84 feet;  
thence Southwesterly 17.31 feet along the arc of a 10.00 foot radius curve to the right (center bears South 08°52'19" East and the chord bears South 49°17'13" East 15.23 feet with a central angle of 89°09'22") to the point of beginning.

CONTAINS 46,960 sq. ft. or 1.078 acres.

- LEGEND**
- SECTION CORNER-BRASS CAP
  - MONUMENT
  - SET-BACK REBAR AND CAP
  - ADJACENT RIGHT OF WAY
  - RIGHT OF WAY
  - CENTERLINE OF ROAD AND CANAL
  - PROPERTY LINE
  - ADJACENT PROPERTY LINE
  - SET-BACK LINE
  - EASEMENT LINE
  - SECTION LINE

**PROFESSIONAL LAND SURVEYOR**  
PATRICK M. HANDEL  
STATE OF UTAH

**SHEET 2 OF 2**  
PROJECT NUMBER: 5570  
MANAGER: P. HARRIS  
DRAWN BY: S. HANDEL  
CHECKED BY:  
DATE: 11/20/20

**ENSIGN**  
SALT LAKE CITY  
45 W. 1000 S., Suite 500  
Sandys, UT 84070  
Phone: 801.255.0529  
Fax: 801.255.4449  
WWW.ENSIGNCIVIL.COM

**LAYTON**  
Phone: 801.467.1100  
TOOLE  
Phone: 435.338.3300  
CERRAS CITY  
Phone: 435.352.4600  
RICHFIELD  
Phone: 435.356.2500

**HORIZONTAL GRAPHIC SCALE**

0 30 60 90 120  
(IN FEET)  
HORIZ: 1 inch = 60 ft.

**OWNER**  
UTAH CHARTER ACADEMIES  
FOREST CORPORATION

**DEVELOPER**  
AMERICAN PREPARATORY ACADEMY  
12882 SOUTH PONY EXPRESS ROAD  
DRAPER, UTAH 84020  
801-661-0714

**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

RECORDED # 1351900

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: *Tim Fawcett*

DATE: 10/31/2020 TIME: 9:14 AM BOOK: 2020 PAGE: 322

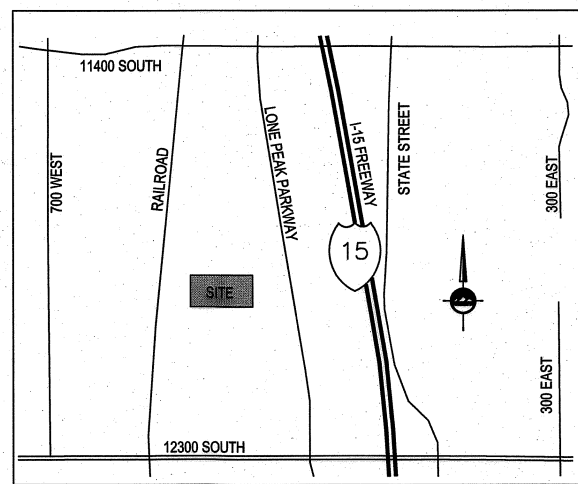
BY: *[Signature]* DEPUTY COUNTY RECORDER

27-25-12-21 @ 104 27-25-127-041 27-25-27-028

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 NOVEMBER, 2020



VICINITY MAP NOT TO SCALE

Shallow Sewer Depth 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.

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 PLAN.

Dominion Energy Utah - Note with an existing natural gas easement

Qualified Gas Contractors shall Dominion Energy Utah, hereby approves this plat solely for the purposes of approving the location, boundaries, course and dimensions of the right-of-way and easements.

QUESTAR GAS COMPANY
GUY DOMINION ENERGY UTAH
Approved this 18 day of November 2020

Qualified Gas Contractors shall Dominion Energy Utah, hereby approves this plat solely for the purposes of approving the location, boundaries, course and dimensions of the right-of-way and easements.

SALT LAKE COUNTY SURVEYOR
PROJECT NUMBER: 577M
MANAGER: P. HARRIS

ENSIGN SALT LAKE CITY
LAYTON
TOWN
Cedar City

DRAPER APA SUBDIVISION 2ND AMENDED
AMENDING LOT 4 DRAPER APA SUBDIVISION AMENDED AND LOT 3 DRAPER APA SUBDIVISION

RECORDED # 1351801
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE OFFICE OF THE COUNTY CLERK

EASEMENT APPROVAL
APPROVED THIS 12-9-20
DATE

SOUTH VALLEY SEWER DISTRICT APPROVAL
APPROVED THIS 1 DAY OF December, 2020

PLANNING COMMISSION APPROVAL
APPROVED THIS 9 DAY OF December, 2020

SALT LAKE COUNTY HEALTH DEPARTMENT APPROVAL
APPROVED THIS 2 DAY OF December, 2020

CITY ENGINEER APPROVAL
APPROVED THIS 15th DAY OF December, 2020

CITY MAYOR APPROVAL
PRESENTED TO THE MAYOR AND DRAPER CITY COUNCIL FOR APPROVAL AND ACCEPTED

CITY ATTORNEY'S APPROVAL
APPROVED THIS 16 DAY OF December, 2020