

AMENDED LOTS 101 AND 102 OF AMENDED LOT 1 OF 136 CENTER OFFICE PLAT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 4
SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH
AUGUST, 2021

EAST 1/4 CORNER, SECTION 1, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SLB&M (NOT FOUND)

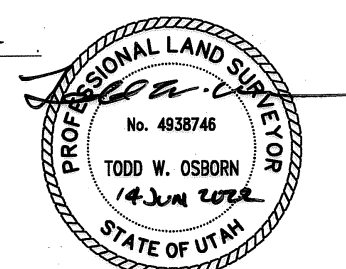
WITNESS CORNER, EAST QUARTER CORNER, SECTION 1, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SLB&M (NOT FOUND)

SURVEYOR'S CERTIFICATE

I, Todd W. Osborn, do hereby certify that I am a Professional Land Surveyor and that I hold Certificate No. 4938746 in accordance with Title 58, Chapter 22, of Utah State Code. I further certify by authority of the owner(s), that I have completed a survey of the property described in this plat in accordance with Section 17-23-17, of said Code and have subdivided said tract of land into lots, blocks, streets, and easements, hereafter to be known as **AMENDED LOTS 101 AND 102 OF AMENDED LOT 1 OF 136 CENTER OFFICE PLAT** and the same has or will be correctly surveyed, staked, and monumented on the ground as shown on this plat, and that this plat is true and correct.

Date of Plat: June 14, 2022
Signature: *Todd W. Osborn*

Registration No.: 4938746
Galloway
2015 W. Grove Parkway, Suite H
Pleasant Grove, UT 84062
(888) 248-0460



NARRATIVE

THE PURPOSE OF THIS SUBDIVISION IS AMEND LOT 101 AND LOT 102 OF THE AMENDED LOT 1 OF 136 CENTER OFFICE PLAT BY MODIFYING THE BOUNDARY LINE BETWEEN THESE TWO LOTS.
BASIS OF BEARINGS: TWO SALT LAKE CITY MONUMENTS WERE FOUND AT THE NORTHWEST CORNER AND WEST QUARTER CORNER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. A LINE BEARING NORTH 0°27'27" EAST BETWEEN THESE TWO MONUMENTS WAS USED AS THE BASIS OF BEARINGS. THE MINIMUM LINEAR CLOSURE OF THE BOUNDARY OF THIS SUBDIVISION IS WITHIN 1:15,000.

BOUNDARY DESCRIPTION

ALL OF LOTS 101 AND 102 OF THE AMENDED LOT 1 OF 136 CENTER OFFICE PLAT RECORDED AS ENTRY NO. 12759232 IN BOOK 2018P AT PAGE 176 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID LOTS 101 AND 102 ARE LOCATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN.

CONTAINS: 103,548 SQ.FT. OR 2.378 ACRES

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE HEREOF DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVISION THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID PLAT

AMENDED LOTS 101 AND 102 OF AMENDED LOT 1 OF 136 CENTER OFFICE PLAT

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, TAIL OR EASEMENTS, OR OF SIMILAR DESIGNATION.

IN WITNESS WHEREOF, WE HAVE HERETO UNTO SET OUR HANDS THIS 20 DAY OF June, 2022

BY: *Nita Mason*
PRINT NAME: Nita Mason
TITLE: JVP Site Development
KG STORE 2500, L.L.C.



NOTARY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF BELETTA

ON THIS 20 DAY OF JUNE IN THE YEAR 2022 BEFORE ME, DAV GARRON, A NOTARY PUBLIC, PERSONALLY APPEARED Nita Mason, known to me to be the person whose name is subscribed to the foregoing owners consent to record regarding the AMENDED LOTS 101 AND 102 OF AMENDED LOT 1 OF 136 CENTER OFFICE PLAT AND WAS SIGNED BY HIM/HER.

COMMISSION NUMBER: 201748
MY COMMISSION EXPIRES: Feb 13, 2023

PRINT NAME: DAV GARRON
A NOTARY PUBLIC COMMISSIONED IN UTAH

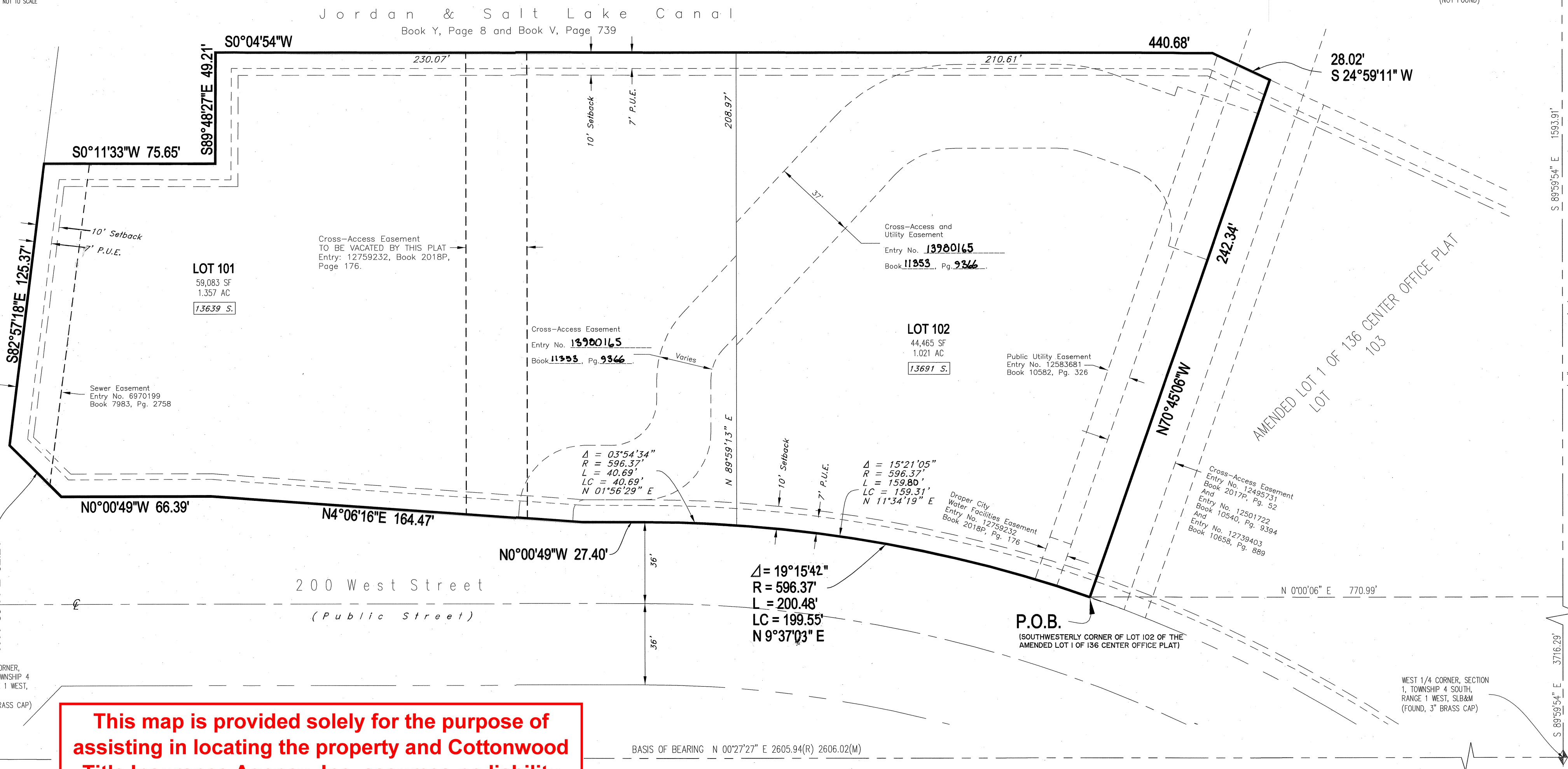
AMENDED LOTS 101 AND 102 OF AMENDED LOT 1 OF 136 CENTER OFFICE PLAT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 4
SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH

PREPARED BY



2015 West Grove Parkway, Suite H
Pleasant Grove, Utah 84062
385.248.0460
GallowayUS.com



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.

Notes:
1. Lot 101 does not have access to Bangerter Highway
2. Lot detention basin is required at the rear of lot, Volume = 5,030 c.f., maintenance by owner in accordance with current storm water maintenance agreement.

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. § 17-27A-603(4)(C)(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 PROVISIONS OF LAW.

DOMINION ENERGY NOTE:
DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY 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 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 DOMINION ENERGY RIGHT-OF-WAY DEPARTMENT AT 1-800-368-8532

SOUTH VALLEY SEWER DISTRICT NOTES:
1. 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.
2. OWNER/BUILDER OF LOTS 101 AND 102 WILL BE REQUIRED TO CONNECT TO THE SEWER MAIN LOCATED IN 200 WEST. CURRENTLY NO LATERALS HAVE BEEN LEFT TO THESE LOTS.

ZONING INFORMATION

- ZONING: CSD-136C (COMMERCIAL SPECIAL DISTRICT 136 CENTER)
- MAX LOT AREA = NO REQUIREMENT
 - MAX AREA FOR DISTRICT = 10 ACRES
 - MIN LOT WIDTH (FRONT) = NO REQUIREMENT
 - MIN FRONT BUILDING SETBACK = 10 FEET
 - OFFICE BUILDING HEIGHT = 422 FEET OR 30 FLOORS
 - RETAIL BUILDING HEIGHT = SINGLE STORY
 - HOTEL BUILDING HEIGHT = 12 STORES
 - WAREHOUSE BUILDINGS = 4 STORES
 - LANDSCAPE = 10 FEET ALONG 200 WEST
 - MIN LANDSCAPE = 20FT
 - PARKING:
 - OFFICE = 3.5 MIN / 8 MAX PER 1,000 S.F.
 - RETAIL = 3.5 MIN / 10 MAX PER 1,000 S.F.
 - HOTEL = ONE STALL PER ROOM
 - WAREHOUSE = 1 PER 1,000 S.F.

LEGEND

- FOUND MONUMENT (AS DESCRIBED)
- SET MONUMENT NO. 5 REBAR WITH ORANGE PLASTIC CAP "PLS 38069" UNLESS OTHERWISE NOTED
- ◆ STREET MONUMENT
- BOUNDARY LINE
- - - SECTION LINE
- - - CENTER LINE
- - - EASEMENT LINE
- - - SETBACK LINE

EASEMENT APPROVAL	
<i>David Soren</i> CENTURY LINK	DATE: 6-23-22
<i>Rocky Mountain Power</i> ROCKY MOUNTAIN POWER	DATE: 6-30-22
<i>Domestic Energy</i> DOMINION ENERGY	DATE: 6-29-22
<i>Comcast</i> COMCAST	DATE: 6-28-22

SOUTH VALLEY SEWER DISTRICT APPROVAL
APPROVED THIS 16 DAY OF June, 2022
BY THE SOUTH VALLEY SEWER DISTRICT.
Ark P. J. Stuy
SOUTH VALLEY SEWER DISTRICT MANAGER

SALT LAKE COUNTY HEALTH DEPARTMENT
APPROVED THIS 16 DAY OF June, 2022.
Rickie Sedberry
S. L. COUNTY HEALTH DEPARTMENT

DRAPER CITY ENGINEER APPROVAL
I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE.
Ernst Jorgensen
DRAPER CITY ENGINEER
DATE: 7/5/22

PLANNING COMMISSION
APPROVED THIS 6 DAY OF July, 2022 BY THE DRAPER CITY PLANNING COMMISSION.
[Signature]
PLANNING COMMISSION CHAIR
DATE

CITY ATTORNEY
APPROVED AS TO FORM THIS 6th DAY OF July, 2022.
[Signature]
DRAPER CITY ATTORNEY

CITY APPROVAL
PRESENTED TO DRAPER CITY THIS 8th DAY OF July, 2022 AND IT IS HEREBY APPROVED.
[Signature]
DRAPER CITY MAYOR
ATTEST: *[Signature]* DRAPER CITY RECORDER

SALT LAKE COUNTY RECORDER 13992948
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF KG Store 2500, L.L.C.
DATE: 07/11/2022 TIME: 11:29AM BOOK: 2022 PAGE: 166
FEE: 154.00
[Signature]
SALT LAKE COUNTY RECORDER

NUMBER _____
ACCOUNT _____
SHEET _____
OF _____ SHEETS

\$54.00 33-01-22 33-01-252-007-008