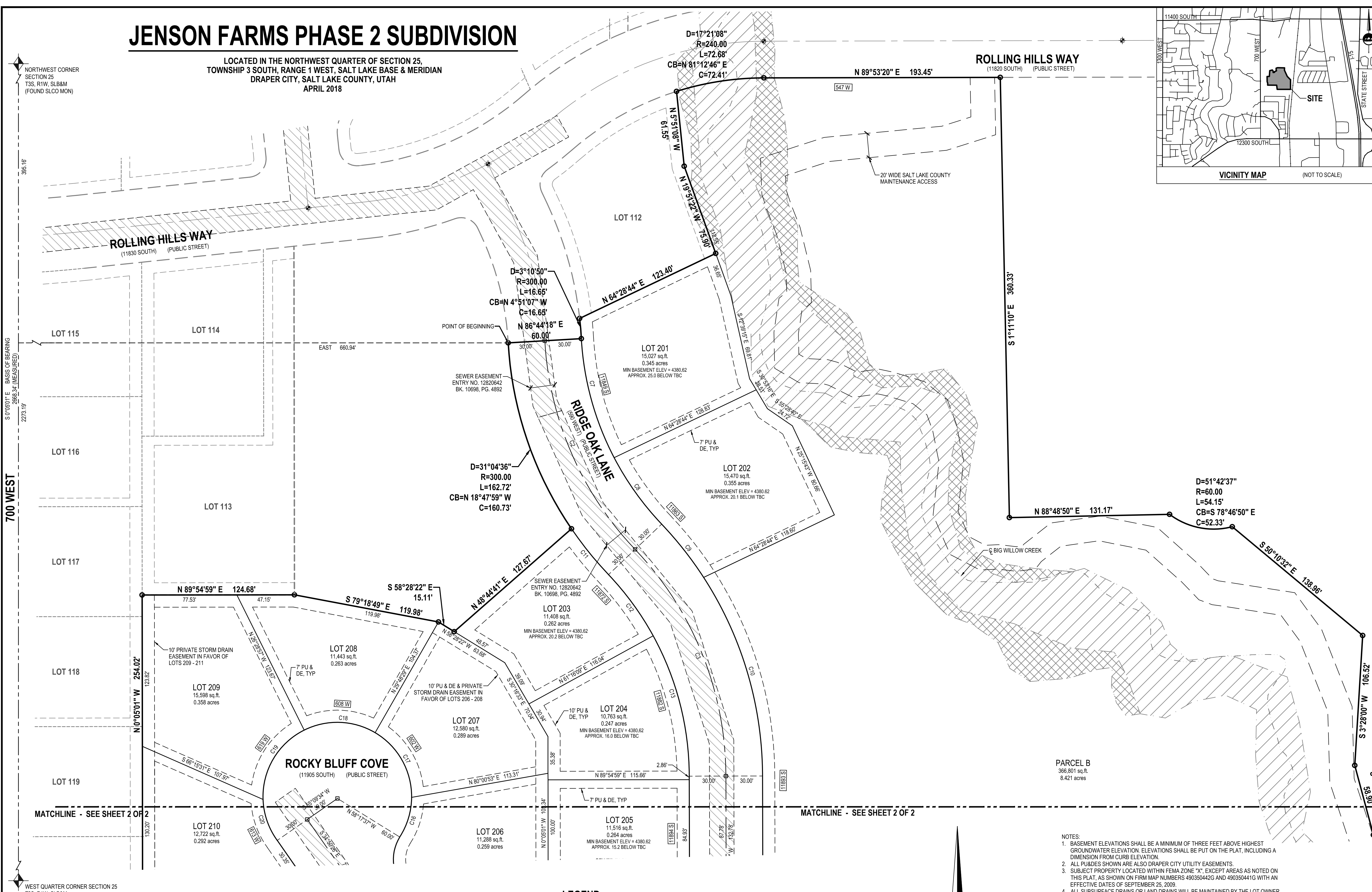


JENSON FARMS PHASE 2 SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 25,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH
APRIL 2018



SURVEYOR'S CERTIFICATE
I, PATRICK M. HARRIS, do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 286882, 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 JENSON FARMS PHASE 2 SUBDIVISION, 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
Beginning at a point being South 00°05'01" East 395.16 feet along the section line and East 660.94 feet from the Northwest Corner of Section 25, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running
thence North 86°44'18" East 60.00 feet;
thence Northwesterly 16.65 feet along the arc of a 300.00 foot radius curve to the left (center bears South 86°44'18" West and the chord bears North 04°51'07" West 16.65 feet with a central angle of 03°10'50");
thence North 64°28'44" East 123.40 feet;
thence North 19°51'22" West 75.30 feet;
thence North 05°51'08" West 61.55 feet;
thence Northeast 72.68 feet along the arc of a 240.00 foot radius curve to the right (center bears South 17°27'48" East and the chord bears North 81°12'46" East 72.41 feet with a central angle of 17°21'08");
thence North 89°53'20" East 193.45 feet;
thence South 01°11'10" East 360.33 feet;
thence Southeast 54.15 feet along the arc of a 60.00 foot radius curve to the left (center bears North 37°04'20" East and the chord bears South 78°46'50" East 52.33 feet with a central angle of 51°42'21");
thence South 50°10'32" East 138.95 feet;
thence South 03°28'00" West 106.52 feet;
thence South 15°00'56" East 58.90 feet;
thence South 82°29'41" East 107.35 feet;
thence Southeast 54.15 feet along the arc of a 60.00 foot radius curve to the left (center bears North 37°04'20" East and the chord bears South 78°46'50" East 52.33 feet with a central angle of 51°42'21");
thence South 50°10'32" East 138.95 feet;
thence South 03°28'00" West 106.52 feet;
thence South 15°00'56" East 58.90 feet;
thence South 82°29'41" East 107.35 feet;
thence Southwesterly 25.32 feet along the arc of a 25.00 foot radius curve to the right (center bears North 84°41'13" West and the chord bears South 34°19'49" West 24.25 feet with a central angle of 58°02'00");
thence Southwesterly 69.62 feet along the arc of a 60.00 foot radius curve to the left (center bears South 26°39'10" East and the chord bears South 30°06'22" West 65.78 feet with a central angle of 66°28'57");
thence South 03°08'08" East 119.24 feet;
thence South 18°29'45" East 218.44 feet;
thence South 82°50'28" East 127.37 feet;
thence South 13°45'09" West 59.37 feet to the Northern Boundary Line of Sunset at Draper Ridge Phase 2 Amended Subdivision;
thence South 89°52'47" West 753.61 feet along the Northern Boundary Line of said Sunset at Draper Ridge Phase 2 Amended Subdivision, the Northern Boundary Line of Draper Ridge Phase 2 Subdivision, and the Northern Boundary Line of Sunset at Draper Ridge Phase 1 Subdivision;
thence North 00°07'13" West 300.00 feet;
thence South 89°52'47" West 420.70 feet;
thence North 00°05'01" West 115.94 feet;
thence North 23°44'08" West 67.63 feet;
thence North 00°05'01" West 254.02 feet;
thence North 89°54'59" East 124.68 feet;
thence North 79°18'49" East 119.98 feet;
thence South 58°28'22" East 15.11 feet;
thence North 48°44'44" East 127.37 feet;
thence Northwesterly 162.72 feet along the arc of a 300.00 foot radius curve to the right (center bears North 55°39'43" East and the chord bears North 18°47'59" West 160.73 feet with a central angle of 31°04'38") to the point of beginning.

Contains 806,327 Square Feet or 18.511 Acres and 24 Lots and 1 Parcel

PROFESSIONAL LAND SURVEYOR
No. 286882
PATRICK M. HARRIS
STATE OF UTAH

DATE _____ PATRICK M. HARRIS
P.L.S. 286882

OWNER'S DEDICATION
Known all men by these presents that I / we, the undersigned owner (s) of the hereon described tract of land, hereby set apart and subdivide the same into lots and street as shown on this plat and said plat

JENSON FARMS PHASE 2 SUBDIVISION

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, trails or easements, or of similar designation.

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

By: _____
By: _____

MUNICIPAL ACKNOWLEDGMENT

STATE OF UTAH
County of _____

On the _____ day of _____ A.D. 20 _____, personally appeared before me, the undersigned Notary Public Commissioned in Utah, who after being duly sworn, acknowledged to me that he is the _____ of _____, and is authorized to execute the foregoing Agreement in its behalf and that he executed the same.

MY COMMISSION EXPIRES: _____ COMMISSION NO. _____

NOTARY PUBLIC
RESIDING IN _____ COUNTY.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF _____ } s.s.

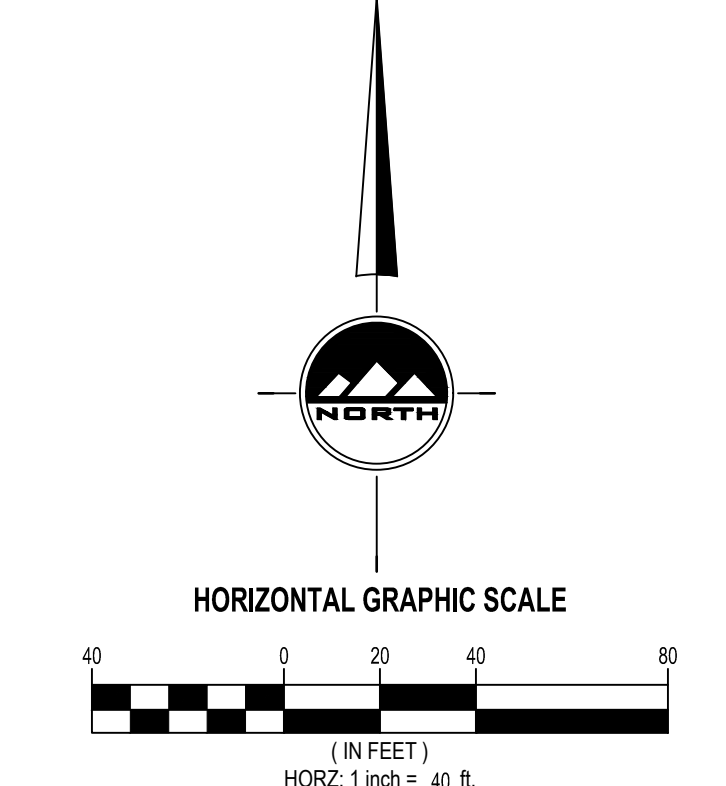
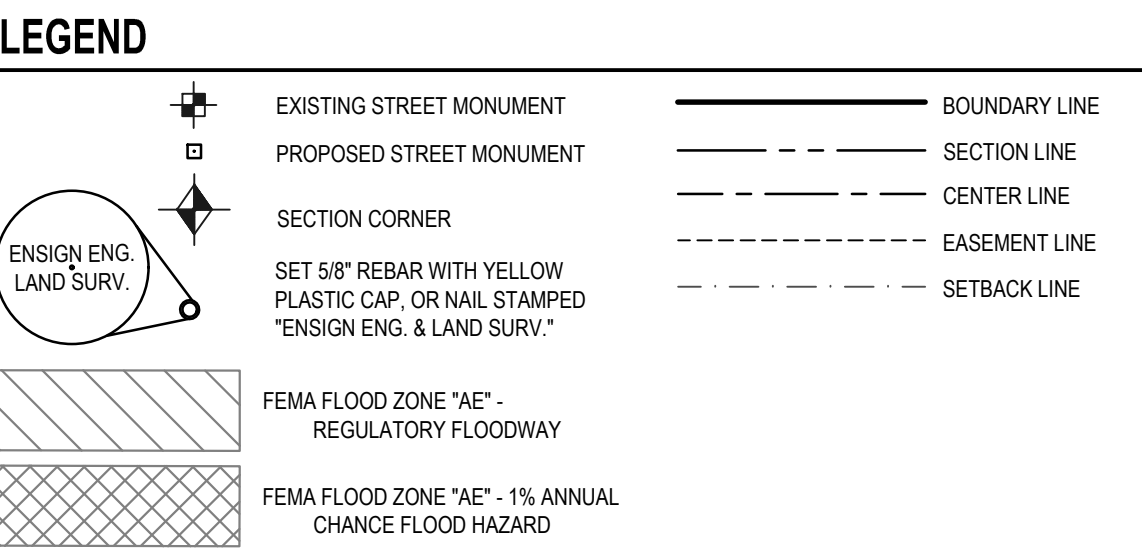
ON THE _____ DAY OF _____ A.D. 20 _____, I, _____, IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____, A LIMITED LIABILITY COMPANY AND THAT _____ SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____
NAME: _____ NOTARY PUBLIC COMMISSION IN UTAH
NO. _____ NOTARY PUBLIC RESIDING IN _____ COUNTY

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 PUEDE 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.

SHALLOW SEWER DEPTHS 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.

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 ABRIGATION 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 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'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.



NOTES:
1. BASEMENT ELEVATIONS SHALL BE A MINIMUM OF THREE FEET ABOVE HIGHEST GROUNDWATER ELEVATION. ELEVATIONS SHALL BE PUT ON THE PLAT, INCLUDING A DIMENSION FROM CURB ELEVATION.
2. ALL PUEDES SHOWN ARE ALSO DRAPER CITY UTILITY EASEMENTS.
3. SUBJECT PROPERTY LOCATED WITHIN FEMA ZONE "X", EXCEPT AREAS AS NOTED ON THIS PLAT, AS SHOWN ON FIRM MAP NUMBERS 490350442G AND 490350441G WITH AN EFFECTIVE DATES OF SEPTEMBER 25, 2009.
4. ALL SUBSURFACE DRAINS OR LAND DRAINS WILL BE MAINTAINED BY THE LOT OWNER.
5. SOUTH VALLEY SEWER EASEMENTS WITHIN THIS PUBLIC RIGHT OF WAY WILL BE VACATED IN THE FUTURE BY SEPARATE DOCUMENT.
6. 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.

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

LAYTON
Phone: 801.641.1100
TODDLE
Phone: 438.443.3990
CEDAR CITY
Phone: 438.983.1453
RICHFIELD
Phone: 438.986.2263

SHEET 1 OF 2

PROJECT NUMBER: 7074A
MANAGER: ROE
DRAWN BY: JJJ
CHECKED BY: KFW
DATE: 2/7/19

JENSON FARMS PHASE 2 SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 25,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH

EASEMENT APPROVAL

| | |
|----------------------|------|
| CENTURYLINK | DATE |
| ROCKY MOUNTAIN POWER | DATE |
| DOMINION ENERGY | DATE |
| COMCAST | DATE |

SOUTH VALLEY SEWER DISTRICT APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY THE SOUTH VALLEY SEWER DISTRICT.

SOUTH VALLEY SEWER DISTRICT MANAGER

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY THE DRAPER CITY PLANNING COMMISSION

CHAIR, DRAPER CITY PLANNING COMMISSION

SALT LAKE COUNTY HEALTH DEPARTMENT APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY THE SALT LAKE VALLEY HEALTH DEPARTMENT.

SALT LAKE VALLEY HEALTH DEPARTMENT

CITY ENGINEER APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY THE DRAPER CITY ENGINEER.

DRAPER CITY ENGINEER

CITY MAYOR APPROVAL

PRESENTED TO THE MAYOR AND DRAPER CITY COUNCIL THIS _____ DAY OF _____ A.D. 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTEST: CLERK _____ MAYOR _____

CITY ATTORNEY'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY THE DRAPER CITY ATTORNEY

DRAPER CITY ATTORNEY

RECORDED #

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

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEES _____ DEPUTY SALT LAKE COUNTY RECORDER _____