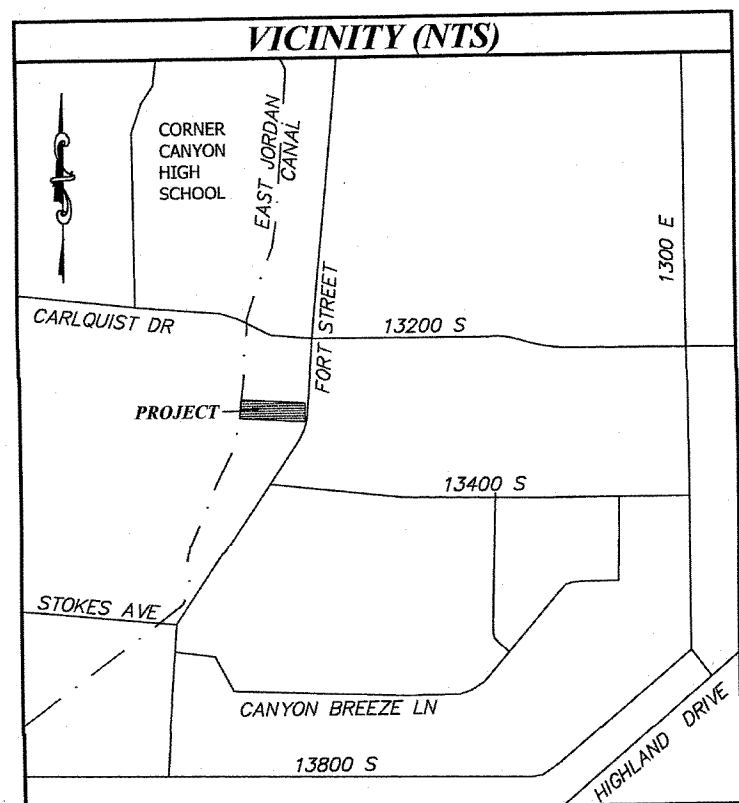


FORT CREEK SUBDIVISION
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 1 EAST,
 SALT LAKE BASE AND MERIDIAN, DRAPER CITY, SALT LAKE COUNTY, UTAH
 MAY 2020



LEGEND

PROPERTY LINE	---
ADJACENT PROPERTY	---
ROAD CENTERLINE	---
LOT LINE	---
TIE TO MONUMENT	---
EASEMENT LINE	---

RECORD CALLS ()

SET 5/8" REBAR WITH H&A ENTELLUS CAP, LS #166385, AT CORNER (UNLESS OTHERWISE NOTED)

FOUND PROPERTY MARKER (AS NOTED)

LINE TABLE

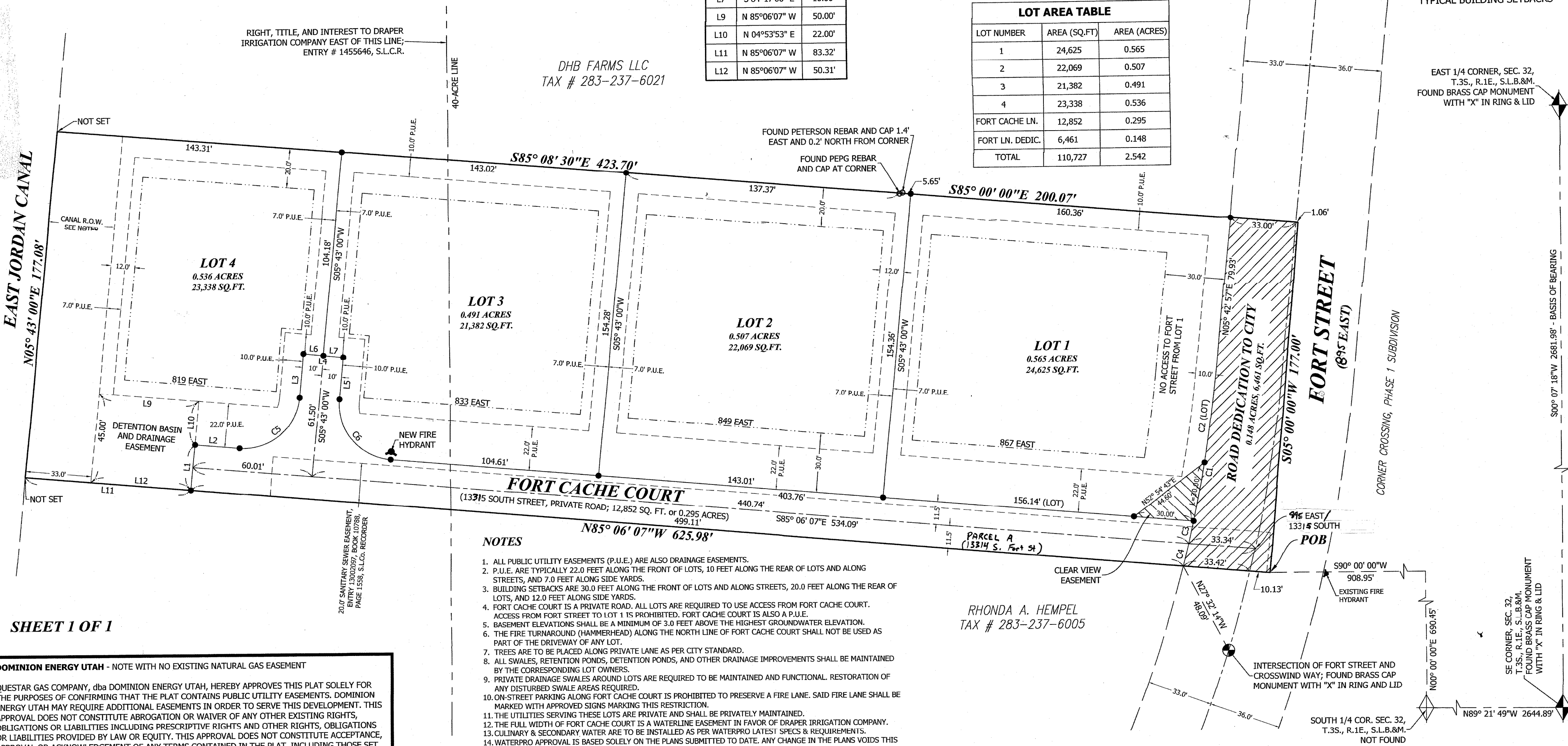
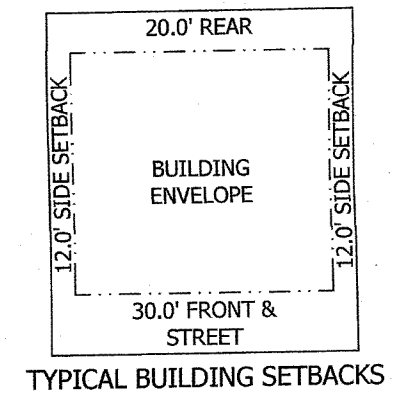
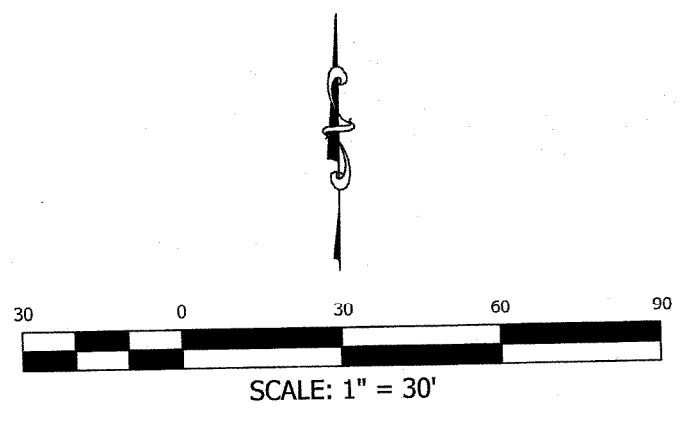
LINE	BEARING	LENGTH
L1	N 05°43'00" E	23.00'
L2	S 85°06'07" E	22.40'
L3	N 05°43'00" E	22.54'
L4	N 84°17'00" W	20.00'
L5	N 05°43'00" E	21.45'
L6	S 84°17'00" E	10.00'
L7	S 84°17'00" E	10.00'
L9	N 85°06'07" W	50.00'
L10	N 04°53'53" E	22.00'
L11	N 85°06'07" W	83.32'
L12	N 85°06'07" W	50.31'

CURVE TABLE

CURVE	LENGTH	RADIUS	Δ	CH BEARING	CH LENGTH
C1	97.62'	653.27'	008°33'41"	N 09°59'48" E	97.52'
C2	74.37'	653.27'	006°31'21"	N 08°58'38" E	74.33'
C3	11.61'	653.27'	001°01'05"	N 12°44'51" E	11.61'
C4	11.64'	653.27'	001°01'15"	N 13°46'01" E	11.64'
C5	43.58'	28.00'	089°10'53"	N 50°18'26" E	39.31'
C6	44.38'	28.00'	090°49'07"	S 39°41'34" E	39.88'

LOT AREA TABLE

LOT NUMBER	AREA (SQ.FT.)	AREA (ACRES)
1	24,625	0.565
2	22,069	0.507
3	21,382	0.491
4	23,338	0.536
FORT CACHE LN.	12,852	0.295
FORT LN. DEDIC.	6,461	0.148
TOTAL	110,727	2.542



- NOTES**
- ALL PUBLIC UTILITY EASEMENTS (P.U.E.) ARE ALSO DRAINAGE EASEMENTS.
 - P.U.E. ARE TYPICALLY 22.0 FEET ALONG THE FRONT OF LOTS, 10 FEET ALONG THE REAR OF LOTS AND ALONG STREETS, AND 7.0 FEET ALONG SIDE YARDS.
 - BUILDING SETBACKS ARE 30.0 FEET ALONG THE FRONT OF LOTS AND ALONG STREETS, 20.0 FEET ALONG THE REAR OF LOTS, AND 12.0 FEET ALONG SIDE YARDS.
 - FORT CACHE COURT IS A PRIVATE ROAD. ALL LOTS ARE REQUIRED TO USE ACCESS FROM FORT CACHE COURT. ACCESS FROM FORT STREET TO LOT 1 IS PROHIBITED. FORT CACHE COURT IS ALSO A P.U.E.
 - BASEMENT ELEVATIONS SHALL BE A MINIMUM OF 3.0 FEET ABOVE THE HIGHEST GROUNDWATER ELEVATION.
 - THE FIRE TURNAROUND (HAMMERHEAD) ALONG THE NORTH LINE OF FORT CACHE COURT SHALL NOT BE USED AS PART OF THE DRIVEWAY OF ANY LOT.
 - TREES ARE TO BE PLACED ALONG PRIVATE LANE AS PER CITY STANDARD.
 - ALL SWALES, RETENTION PONDS, DETENTION PONDS, AND OTHER DRAINAGE IMPROVEMENTS SHALL BE MAINTAINED BY THE CORRESPONDING LOT OWNERS.
 - PRIVATE DRAINAGE SWALES AROUND LOTS ARE REQUIRED TO BE MAINTAINED AND FUNCTIONAL. RESTORATION OF ANY DISTURBED SWALE AREAS REQUIRED.
 - ON-STREET PARKING ALONG FORT CACHE COURT IS PROHIBITED TO PRESERVE A FIRE LANE. SAID FIRE LANE SHALL BE MARKED WITH APPROVED SIGNS MARKING THIS RESTRICTION.
 - THE UTILITIES SERVING THESE LOTS ARE PRIVATE AND SHALL BE PRIVATELY MAINTAINED.
 - THE FULL WIDTH OF FORT CACHE COURT IS A WATERLINE EASEMENT IN FAVOR OF DRAPER IRRIGATION COMPANY.
 - CULINARY & SECONDARY WATER ARE TO BE INSTALLED AS PER WATERPRO LATEST SPECS & REQUIREMENTS.
 - WATERPRO APPROVAL IS BASED SOLELY ON THE PLANS SUBMITTED TO DATE. ANY CHANGE IN THE PLANS VOIDS THIS APPROVAL AND A NEW APPROVAL MUST BE OBTAINED. THIS APPROVAL IS ALSO CONDITIONED UPON THE PROPOSED WATER INFRASTRUCTURE BEING INSTALLED BY THE DEVELOPER OR PROPERTY OWNER AS SHOWN ON SAID PLANS. REQUIRED SECURITY OF PERFORMANCE SHALL BE POSTED WITH WATERPRO EITHER AT THE TIME OF PLAT APPROVAL BY WATERPRO OR PRIOR TO ANY SITE IMPROVEMENTS.
 - EXISTING BUILDINGS ON LOTS ARE TO BE DEMOLISHED.
 - A CANAL AND TRAIL EASEMENT IN FAVOR OF THE EAST JORDAN CANAL COMPANY AND DRAPER CITY IS 33.0' FROM BOUNDARY OR 15.0' FROM THE BANK OF CANAL, WHICHEVER IS GREATER.
 - ANY TREES OR SHRUBS WITHIN 15.0' FEET OF THE BANK OF THE EAST JORDAN CANAL SHALL BE REMOVED AND SPRAYED WITH RETARDANT TO PREVENT GROWTH OF NEW FOLIAGE WITHIN THE CANAL RIGHT OF WAY. A FENCE SHALL BE PLACED ALONG SAID CANAL RIGHT OF WAY. NO FENCING IS ALLOWED WITHIN THE EASEMENT.
 - 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.

SURVEYOR'S CERTIFICATE

I, JEREMIAH R. CUNNINGHAM, A REGISTERED LAND SURVEYOR HOLDING CERTIFICATE NO. 9182497 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, AND EMPLOYED BY ENTELLUS, INC., DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE AN ACCURATE SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HERewith AND PURSUANT TO SAID TRACT OF LAND HEREAFTER TO BE KNOWN AS FORT CREEK SUBDIVISION, AND THAT THE SAME HAS BEEN SURVEYED AS SHOWN ON THIS PLAT AND THAT RECORD OF SURVEY 143-09-0201 HAS BEEN FILLED IN THE OFFICE OF THE COUNTY SURVEYOR.



Jeremiah R. Cunningham
 JEREMIAH R. CUNNINGHAM

BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT IS SOUTH 00°07'18" WEST 2661.98 FEET ALONG THE SECTION LINE TO THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH, AND NORTH 89°21'49" WEST 2644.89 FEET ALONG THE SECTION LINE TO THE SOUTH QUARTER CORNER OF SAID SECTION 32, AND NORTH 690.45 FEET AND WEST 908.95 FEET FROM THE QUARTER CORNER OF SAID SECTION 32 (SAID POINT BEING AT THE CENTER LINE OF FORT STREET, BY RECORD) AND RUNNING THENCE NORTH 85°06'07" WEST 625.98 FEET TO THE CENTER OF A CANAL; THENCE (BY RECORD) NORTH 05°43'00" EAST 177.08 ALONG THE SAID CENTER OF CANAL; THENCE SOUTH 85°08'30" EAST 423.70 FEET ALONG AN EXISTING FENCE; THENCE SOUTH 85°08'30" EAST 200.07 FEET ALONG SAID FENCE AND ITS EXTENSION (SAID COURSE RUNNING TO THE CENTER LINE OF FORT STREET, BY RECORD); THENCE SOUTH 05°00'00" WEST 177.00 FEET (SAID COURSE RUNNING ALONG SAID CENTER LINE, BY RECORD) TO THE POINT OF BEGINNING.

CONTAINS 2.542 ACRES

OWNER'S DEDICATION AND CONSENT TO RECORD

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

FORT CREEK 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, TRAIL OR EASEMENTS, OR OF SIMILAR DESIGNATION.

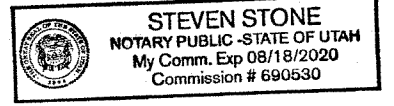
IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND THIS 21 DAY OF JUNE, 20 20.

Matthew Riber
 NAME: ACADEMY CONSTRUCTION LENDING LLC

L.L.C. ACKNOWLEDGMENT

ON THE 24 DAY OF JUNE, 2020 THERE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, Matthew Riber, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS A MEMBER OF ACADEMY CONSTRUCTION LENDING LLC, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID L.L.C. BY A RESOLUTION OF ITS MEMBERS AND ACKNOWLEDGED TO ME THAT SAID L.L.C. EXECUTED THE SAME.

NOTARY PUBLIC: *Steven Stone*
 RESIDENCE: Salt Lake
 MY COMMISSION EXPIRES: 8/18/2020



SHEET 1 OF 1

DOMINION ENERGY UTAH - NOTE WITH NO EXISTING NATURAL GAS EASEMENT

QUESTAR GAS COMPANY, d/b/a DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, FORTH IN THE OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

QUESTAR GAS COMPANY
 d/b/a DOMINION ENERGY UTAH

APPROVED THIS 17 DAY OF July, 20 20
 BY: *Paul Riber*
 TITLE: *Paul Riber*

<p>CITY COUNCIL'S APPROVAL</p> <p>PRESENTED TO THE CITY COUNCIL OF DRAPER CITY, UTAH, ON THIS 23rd DAY OF October, 20 20.</p> <p>CITY RECORDER ATTEST: <i>Paul Riber</i></p> <p>MAYOR: <i>Tim Bull</i></p>	<p>EAST JORDAN CANAL</p> <p>APPROVED THIS 31st DAY OF July, 20 20.</p> <p><i>Bill Winkler</i> EAST JORDAN CANAL</p>	<p>ROCKY MOUNTAIN POWER</p> <p>APPROVED THIS 15 DAY OF July, 20 20.</p> <p><i>Paul Riber</i> ROCKY MOUNTAIN POWER REP.</p>	<p>CENTURYLINK</p> <p>APPROVED THIS 20th DAY OF July, 20 20.</p> <p><i>Paul Riber</i> CENTURYLINK REP.</p>
<p>WATERPRO</p> <p>APPROVED THIS 17 DAY OF July, 20 20.</p> <p><i>John</i> SUPERINTENDANT</p>	<p>SOUTH VALLEY SEWER DISTRICT</p> <p>APPROVED THIS 1 DAY OF October, 20 20.</p> <p><i>John</i> DIRECTOR</p>	<p>SALT LAKE COUNTY RECORDER</p> <p>ENTRY No. 13443438 FEE PAID: \$58.00</p> <p>FILED FOR RECORD AND RECORDED Oct 29, 2020 AT 10:26 AM</p> <p>IN BOOK 2020P OF THE OFFICIAL RECORDS, PAGE 267</p> <p>RECORDED FOR: Silverhawk Enterprises Inc</p> <p>SALT LAKE COUNTY RECORDER: <i>Paul Riber</i> (DEPUTY)</p>	

ZONING ADMINISTRATOR

APPROVED AS THIS 16 DAY OF October, 20 20.

Paul Riber
 ZONING ADMINISTRATOR

ENGINEER'S CERTIFICATE

APPROVED AS TO COMPLIANCE WITH DRAPER CITY ORDINANCES ON THIS 15th DAY OF October, 20 20.

Jeremiah R. Cunningham
 DRAPER CITY ENGINEER

CITY ATTORNEY

APPROVED THIS 21st DAY OF October, 20 20.

John
 DRAPER CITY ATTORNEY

SALT LAKE COUNTY HEALTH DEPT.

APPROVED THIS 2 DAY OF October, 20 20.

John
 DIRECTOR

WATERPRO

APPROVED THIS 17 DAY OF July, 20 20.

John
 SUPERINTENDANT

SOUTH VALLEY SEWER DISTRICT

APPROVED THIS 1 DAY OF October, 20 20.

John
 DIRECTOR

SALT LAKE COUNTY RECORDER

ENTRY No. 13443438 FEE PAID: \$58.00

FILED FOR RECORD AND RECORDED Oct 29, 2020 AT 10:26 AM

IN BOOK 2020P OF THE OFFICIAL RECORDS, PAGE 267

RECORDED FOR: Silverhawk Enterprises Inc

SALT LAKE COUNTY RECORDER: *Paul Riber* (DEPUTY)

ENTELLUS

1470 South 600 West
 Woods Cross, UT 84010
 Phone 801.298.2236
 www.Entellus.com

12/20/2018 JH
 02/06/2019 JH
 04/17/2019 CF
 10/01/2019 VRS
 05/13/2020 JH

58-00 24-32-52 28-32-37-01-01-01-02-0