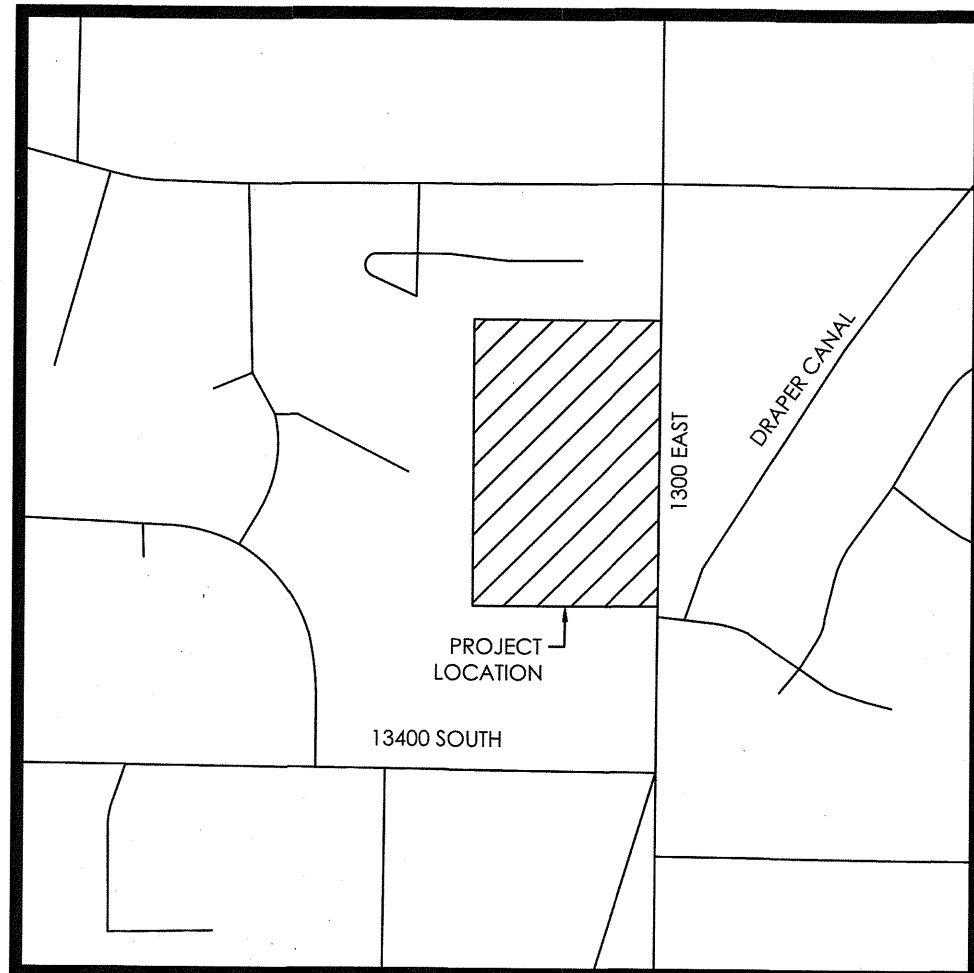


DEER FIELD MEADOWS

SUBDIVISION

LOCATED IN THE SE1/4 OF SECTION 32, T3S, R1E,
SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH

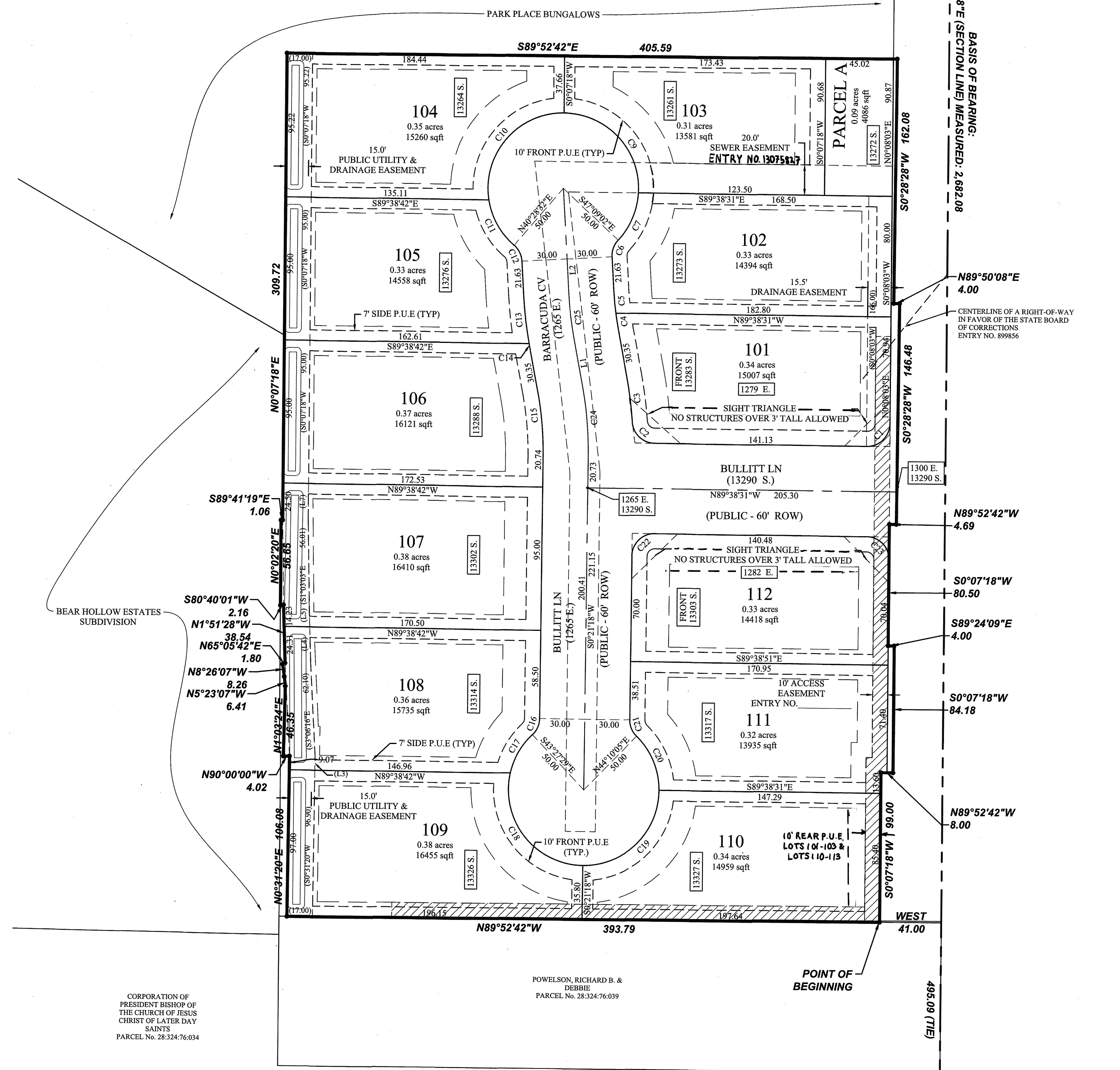
9/12/19



VICINITY MAP
N.T.S.

LEGEND

- BOUNDARY
- - - SECTION LINE
- - - EASEMENT
- - - RIGHT-OF-WAY LINE
- - - BUILDING SETBACK
- - - EXISTING PROPERTY LINE
- #5 REBAR AND CAP (FOCUS ENG.) TO BE SET
- ⊕ SECTION MONUMENT (FOUND)
- ⊕ STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS



Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	15.00	90°13'26"	23.62	N45°14'46"E	21.25
C2	15.00	85°16'44"	22.33	S47°00'09"E	20.32
C3	280.00	6°17'31"	30.75	S07°30'33"E	30.73
C4	220.00	3°10'03"	12.16	S09°04'17"E	12.16
C5	220.00	4°09'00"	15.93	N05°24'45"W	15.93
C6	15.00	46°11'13"	12.09	N19°45'21"E	11.77
C7	50.00	39°50'57"	34.77	N22°55'29"E	34.08
C8	50.00	92°52'43"	81.05	N43°26'20"W	72.46
C9	50.00	99°20'07"	86.69	S40°27'14"W	76.23
C10	50.00	40°18'39"	35.18	S29°22'09"E	34.46
C11	15.00	46°11'13"	12.09	S26°25'52"E	11.77
C12	280.00	6°48'25"	33.27	S06°44'28"E	33.25
C13	280.00	0°30'38"	2.49	S10°23'59"E	2.49
C14	220.00	11°00'36"	42.28	S05°09'00"E	42.21
C15	15.00	46°11'13"	12.09	N23°26'54"E	11.77
C16	50.00	34°10'19"	29.82	N29°27'22"E	29.38
C17	50.00	102°00'54"	89.02	N38°38'15"W	77.72
C18	50.00	90°28'17"	78.95	S45°07'10"W	71.00
C19	50.00	45°42'56"	39.89	S22°58'27"E	38.84
C20	15.00	46°11'13"	12.09	S22°44'19"E	11.77
C21	15.00	90°00'11"	23.56	S45°12'24"W	21.21
C22	15.00	90°28'29"	23.69	N45°06'07"W	21.30
C23	250.00	11°00'36"	48.04	S05°09'00"E	47.97
C24	250.00	7°19'03"	31.93	S06°59'47"E	31.91

Line Table

LINE	DIRECTION	LENGTH
L1	S10°39'18"E	30.35
L2	S03°20'15"E	68.53

EASEMENT APPROVAL

WATERPRO	DATE
Ed. Wilh.	9-17-19
CENTURYLINK	DATE
ROCKY MOUNTAIN POWER	9-17-19
DOMINION ENERGY	9-17-19
COMCAST CABLE CO.	9-17-19

SURVEYOR'S CERTIFICATE

I, SPENCER W. LLEWELYN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NUMBER 10516507 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE 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, HEREAFTER TO BE KNOWN AS:

DEER FIELD MEADOWS SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

Spencer W. Llewellyn
Professional Land Surveyor
Certificate No. 10516507

09/13/19

BOUNDARY DESCRIPTION

A portion of SE1/4 of Section 32, Township 3 South, Range 1 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the Westerly line of 1300 East Street, said point also being on the Northernly line of that Real Property described in Deed Entry No. 7757283 of the Official Records of Salt Lake County, located N00°07'18"E along the Section line 495.09 feet and West 41.00 feet from the Southeast Corner of Section 32, T3S, R1E, SLB&M; thence N89°52'42"W along said deed 393.79 feet to a fence line; thence along said fence the following 8 (eight) courses: 1) N00°31'20"E 106.08 feet; 2) West 4.02 feet; 3) N01°03'24"E 46.35 feet; 4) N05°23'07"W 6.41 feet; 5) N08°26'07"W 8.26 feet; 6) N65°05'42"E 1.80 feet; 7) N01°51'28"W 38.54 feet; 8) S80°40'01"W 2.16 feet to the Easterly line of BEAR HOLLOW ESTATES SUBDIVISION, according to the Official Plat thereof recorded August 26, 1992 as Book 92-8 Page 177 in the Office of the Salt Lake County Recorder; thence along said plat the following 3 (three) courses: 1) N00°02'20"E 56.65 feet; 2) S89°41'19"E 1.06 feet; 3) N00°07'18"E along said plat and along the Easterly line of PARK PLACE BUNGALOWS, according to the Official Plat thereof recorded March 18, 2016 as Book 2016P Page 65 in the Office of the Salt Lake County Recorder 309.72 feet to the Southwest Corner of that Real Property described in Deed Entry No. 12862013 of the Official Records of Salt Lake County, thence S89°52'42"E along said deed 405.59 feet to the Westerly line of 1300 East Street; thence along said street the following 9 (nine) courses: 1) S00°28'28"W 162.08 feet; 2) N89°50'08"E 4.00 feet; 3) S00°28'28"W 146.48 feet; 4) N89°52'42"W 4.69 feet; 5) S00°07'18"W 80.50 feet; 6) S89°24'09"E 4.00 feet; 7) S00°07'18"W 84.18 feet; 8) N89°52'42"W 8.00 feet; 9) S00°07'18"W 99.00 feet to the point of beginning.

Contains: 5.30 acres +/-

OWNER'S DEDICATION

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

DEER FIELD MEADOWS SUBDIVISION

AND 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 HANDS THIS 13th DAY OF SEPTEMBER A.D. 2019

Edgar Steinfeld
Edgar Steinfeld
OWNER

John Brian Bechard
John Brian Bechard
OWNER

John Brian Bechard
John Brian Bechard
OWNER

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF Salt Lake

ON THE 13th DAY OF SEPTEMBER A.D. 2019, I, JENNIFER LARSON, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, AND FOR THE COUNTY OF Salt Lake IN SAID STATE OF UTAH, JOHN BRIAN BECHARD, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE Managing Member of Old School Development, a UTAH INC. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID COMPANY FOR THE PURPOSES THEREIN MENTIONED.

Jennifer Larson
JENNIFER LARSON
NOTARY PUBLIC - STATE OF UTAH
COMMISSION # 888163

John Brian Bechard
John Brian Bechard
MANAGING MEMBER

Questar Gas Company, dba 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 acceptance 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, 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 service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 800-366-8532

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

Approved this 17th day of September 2019
By: *Heleen Linn*
Title: Sr. GIS Account Sup Rep

CORPORATION OF PRESIDENT BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS
PARCEL No. 28-324-76-034

POWELSON, RICHARD B. & TERRIE
PARCEL No. 28-324-76-039

CORPORATION OF PRESIDENT BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS

OWNER / DEVELOPER
OLD SCHOOL DEVELOPMENT, INC.
12441 S. 900 E.
DRAPER, UTAH 84020
(385) 275-9969
CONTACT: JOHN BECHARD

COUNTY HEALTH DEPARTMENT
APPROVED THIS 29 DAY OF October A.D. 20 20
Heleen Linn
DIRECTOR, SALT LAKE COUNTY BOARD OF HEALTH

DRAPER IRRIGATION COMPANY
APPROVED THIS 26 DAY OF September A.D. 20 20
John P. Bechard
D.I.C. DEVELOPMENT MANAGER

SALT LAKE COUNTY FLOOD CONTROL
APPROVED THIS 17th DAY OF Sept A.D. 20 19
Karla Morrison
SALT LAKE COUNTY FLOOD CONTROL

PREPARED BY
FOCUS
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 209
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

SOUTH VALLEY SEWER DISTRICT
APPROVED THIS 29 DAY OF October A.D. 20 20
Heleen Linn
DIRECTOR, SOUTH VALLEY SEWER DISTRICT

PLANNING COMMISSION
APPROVED THIS 26 DAY OF September A.D. 20 19 BY THE DRAPER CITY PLANNING COMMISSION
Heleen Linn
CHAIRMAN, DRAPER CITY PLANNING COMMISSION

ENGINEER'S CERTIFICATE
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
11/17/2020
Scott Conley
DATE DRAPER CITY ENGINEER

CITY ATTORNEY
APPROVED AS TO FORM THIS 18 DAY OF November A.D. 20 20
Walt
DRAPER CITY ATTORNEY

CITY MAYOR
PRESENTED TO DRAPER CITY THIS 18 DAY OF November A.D. 20 20 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
Walt
ATTYST: DRAPER CITY CLERK

DEER FIELD MEADOWS SUBDIVISION
LOCATED IN THE SE1/4 OF SECTION 32, T3S, R1E, SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH

RECORDED # 13466788
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF:
Old School Development, Inc.
DATE: 11/18/2020 TIME: 4:18 PM BOOK: 2020P PAGE: 281
\$76.00
FEE
KE Bechard
SALT LAKE COUNTY RECORDER