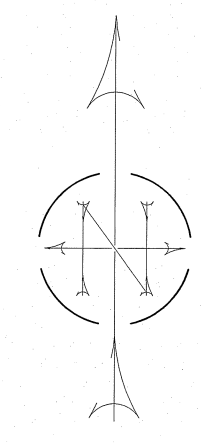
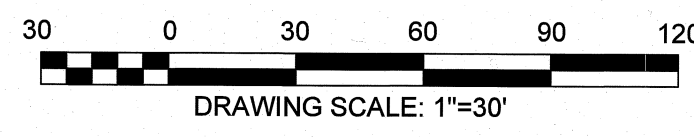


CALCULATED NORTHWEST CORNER OF SECTION 29, T3S, R1E, S38M (NOT FOUND)

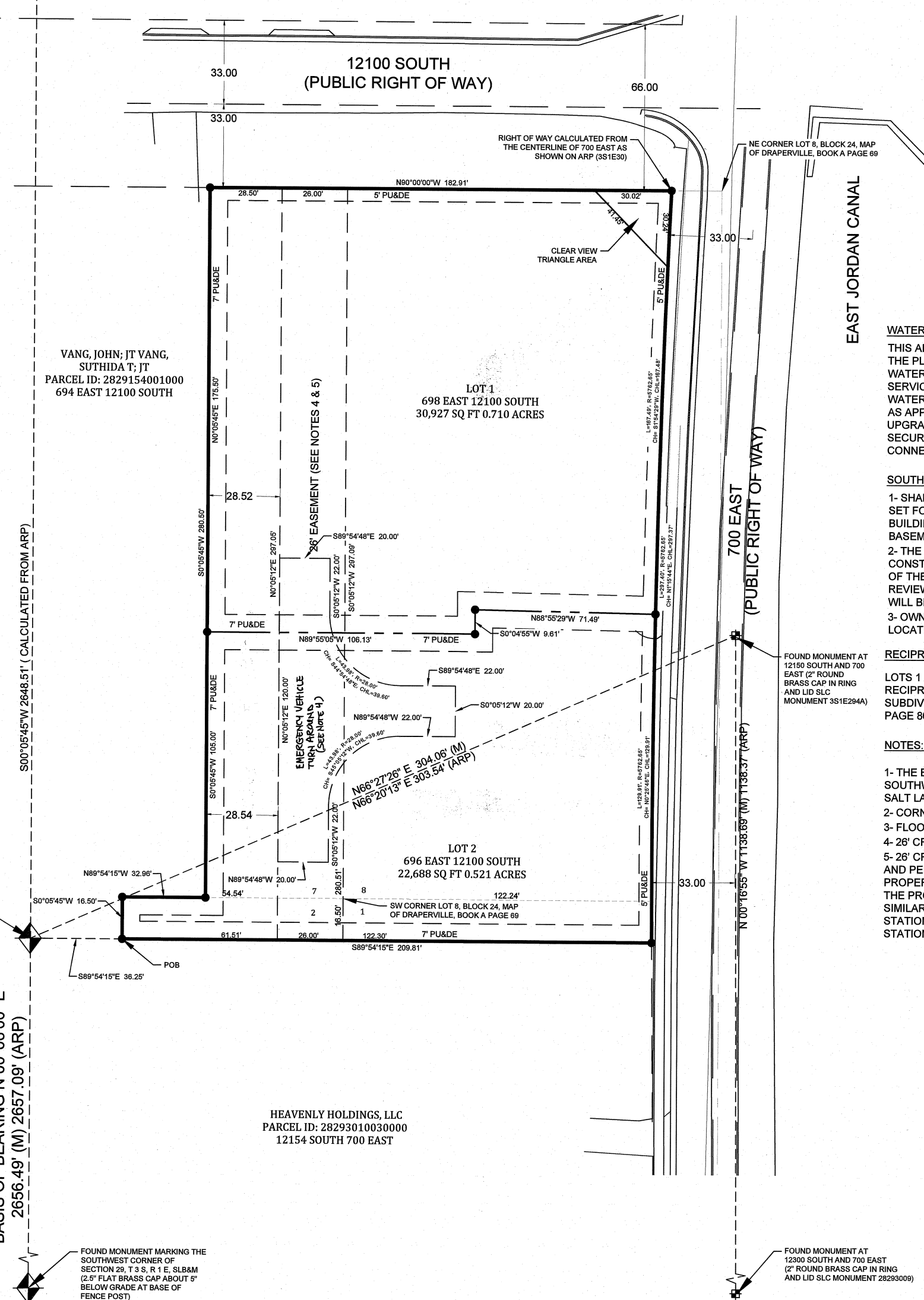
ROCKWELL STATION SUBDIVISION

AMENDING LOTS 1, 2, 7, AND 8, OF BLOCK 24, MAP OF DRAPERVILLE TOWNSITE, DRAPER CITY, SALT LAKE COUNTY, UTAH LOCATED IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, JUNE 2022

LEGEND:
 OVERALL BOUNDARY: ————
 LOT LINE BOUNDARY: ————
 RIGHT OF WAY LINE: ————
 EASEMENT LINE: - - - - -
 DRAPERVILLE LOT LINE: - - - - -
 SECTION LINE: - - - - -
 SECTION CORNER: PROPERTY MARKERS TO BE SET REBAR WITH CAP (YELLOW CAP MARKED STONES 7176711)
 STREET MONUMENT:



DEVELOPER: NORTHSTAR BUILDERS
 1059 EAST 900 SOUTH STE 201
 SALT LAKE CITY, UTAH 84105
 SURVEYOR: MATT STONES, PLS
 842 SOUTH 1150 WEST
 CLEARFIELD, UT. 84015
 801-201-5966
 DESIGNER: AVAIL ENGINEERS
 573 EAST 2700 SOUTH
 SALT LAKE CITY, UT. 84106



WATER PRO NOTE:
 THIS APPROVAL IS BASED SOLELY ON THE PLANS SUBMITTED TO DATE. ANY CHANGE IN THE PLANS VIOLATES THIS APPROVAL AND A NEW APPROVAL MUST BE OBTAINED. THOUGH WATER CAN BE PROVIDED TO THIS PROPERTY, THIS APPROVAL DOES NOT GUARANTEE SERVICE TO THIS PROPERTY. THIS APPROVAL IS ALSO CONDITIONED UPON PROPOSED WATER INFRASTRUCTURE BEING INSTALLED BY THE DEVELOPER OR PROPERTY OWNER AS APPROVED BY THE COMPANY. ANY EXISTING SERVICES FOUND ARE REQUIRED TO BE UPGRADED OR ABANDONED TO CURRENT COMPANY SPECIFICATIONS, REQUIRED SECURITY OF PERFORMANCE, AND ADDITIONAL REQUIREMENTS TO BE MET BEFORE CONNECTING TO WATERPRO'S INFRASTRUCTURE.

SOUTH VALLEY SEWER DISTRICT NOTE:
 1- 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.
 2- 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.
 3- OWNER/ BUILDER OF LOT 2 WILL BE REQUIRED TO CONNECT TO THE SEWER MAIN LOCATED IN 700 E. CURRENTLY NO LATERAL HAS BEEN LEFT TO THIS LOT.

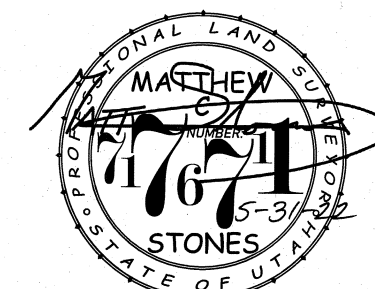
RECIPROCAL CROSS ACCESS EASEMENT FOR SUBDIVISION:
 LOTS 1 AND 2 OF THE ROCKWELL STATION SUBDIVISION ARE SUBJECT TO THAT CERTAIN RECIPROCAL EASEMENT AND MAINTENANCE AGREEMENT OF ROCKWELL STATION SUBDIVISION, RECORDED MAY 31, 2022 AS ENTRY NUMBER 13961196 IN BOOK 11343 AT PAGE 8687 IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

NOTES:
 1- THE BASIS OF BEARING FOR THIS SUBDIVISION IS N 00°00'00" E BETWEEN THE SOUTHWEST CORNER OF SECTION 29 AND THE WEST QUARTER OF SECTION 29, T3S, R1E, SALT LAKE BASE AND MERIDIAN AS SHOWN HEREON.
 2- CORNERS WERE MARKED AS SHOWN HEREON
 3- FLOOD ZONE "X" AS PER FEMA MAP 49035C ACCESSED ON SEPTEMBER 20, 2021
 4- 20' CROSS ACCESS EASEMENT OVER LOTS 1 AND 2 FOR EMERGENCY VEHICLES.
 5- 20' CROSS ACCESS EASEMENT OVER LOTS 1 AND 2 FOR THE PROVISION OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ACROSS THE MAIN ACCESS DRIVE FOR THE PROPERTY TO THE SOUTH (PARCEL ID: 28-29-301-003) TO BE EFFECTIVE AT SUCH TIME AS THE PROPERTY TO THE SOUTH CONNECTS TO THE ACCESS DRIVE AND GRANTS A SIMILAR RECIPROCAL EASEMENT TO THE OWNERS OF LOTS 1 & 2 OF THE ROCKWELL STATION SUBDIVISION (EASEMENT EXCLUDES RIGHT TO PARK WITHIN THE ROCKWELL STATION SUBDIVISION).

Domination Energy Utah - Note with NO existing natural gas easement
 Questar Gas Company, dba Domination Energy Utah, hereby approves this plat solely for the purpose of confirming that the plat contains public utility easements. Domination Energy Utah may require additional easements in order to serve the 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, 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 Domination Energy Utah's Right-of-Way Department at 800-366-8532
 QUESTAR GAS COMPANY
 dba DOMINATION ENERGY UTAH
 Approved this 14th day of May 2022
 By: *Anna Smith*
 Title: Sr gas account support rep.

SURVEYOR'S CERTIFICATE

I, MATTHEW C. STONES DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 7176711 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER(S), I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, THAT THE REFERENCE MONUMENTS SHOWN ON THIS PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS PLAT, AND IT SHALL HEREAFTER TO BE KNOWN AS:



ROCKWELL STATION SUBDIVISION
 AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED,
 FILED AS 2022-05-0241 IN THE SALT LAKE COUNTY SURVEYOR
 OFFICE, AND TAKEN ON THE GROUND AS SHOWN HEREON.
 MATT STONES
 UT PLS #7176711

SUBDIVISION DESCRIPTION:

AN ENTIRE TRACT OF LAND CONTAINING 3 PARCELS OF LAND DISCLOSED BY QUIT CLAIM DEED RECORDED JANUARY 7 2006 AS ENTRY NO. 9289152; WARRANTY DEED RECORDED OCTOBER 5, 1992 AS ENTRY NO. 5345546 AS FOUND IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER. SAID ENTIRE TRACT IS LOCATED IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND INCLUDES ALL OF LOT 8 AND PORTIONS OF LOTS 1, 2 AND 7 OF BLOCK 24, MAP OF DRAPERVILLE AS RECORDED IN BOOK A AT PAGE 89 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER AND DESCRIBED AS FOLLOWS: AMENDING LOTS 1, 2, 7 AND 8 OF BLOCK 24, MAP OF DRAPERVILLE, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 36.25 FEET SOUTH 89°54'15" EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 29; RUNNING THENCE SOUTH 89°54'15" EAST 208.81 FEET, MORE OR LESS, TO THE WESTERLY RIGHT OF WAY LINE OF 700 EAST STREET; THENCE NORTHERLY ALONG SAID RIGHT OF WAY LINE AND A 57.00 FOOT RADIUS CURVE TO THE RIGHT, A DISTANCE OF 297.40 FEET (CHORD BEARS N 01°15'44" E A DISTANCE OF 297.37 FEET), MORE OR LESS TO THE SOUTHERLY RIGHT OF WAY LINE OF 12100 SOUTH STREET ESTABLISHED BY PLAT RECORDED AS ENTRY NO. 5039495 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE WEST 182.91 FEET; THENCE SOUTH 00°05'45" WEST 280.50 FEET, MORE OR LESS TO THE NORTH LINE OF SAID LOT 1 OF BLOCK 24, DRAPERVILLE; THENCE ALONG SAID LOT LINE NORTH 89°54'15" WEST 32.96 FEET; THENCE SOUTH 00°05'45" WEST 16.50 FEET TO THE POINT OF BEGINNING.

CONTAINING: 53.615 SQ FT OR 1.231 ACRES, MORE OR LESS, IN TWO (2) COMMERCIAL LOTS.

OWNERS DEDICATION AND CONSENT TO RECORD:

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/UNITS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID PLAT:
ROCKWELL STATION SUBDIVISION
 A COMMERCIAL SUBDIVISION AMENDING LOTS 1, 2, 7, AND 8, OF BLOCK 24, MAP OF DRAPERVILLE

AND DO HEREBY DEDICATE, GRANT AND CONVEY TO DRAPER CITY, UTAH: ALL THOSE PARTS OF SAID TRACT OF LAND DESIGNATED AS PUBLIC STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES; THOSE CERTAIN PUBLIC UTILITY EASEMENTS AS SHOWN HEREON, THE SAME TO BE USED IN THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE; AND THOSE PARCELS DESIGNATED AS PUBLIC OPEN SPACE, PARKS, OR EASEMENTS OR SIMILAR DESIGNATION.

IN WITNESS WHEREOF I/WE HAVE HEREUNTO SET OUR HAND(S) THIS 23rd DAY OF JUNE AD, 2022

OWNER(S)
 PRINT NAME: *Thilo Mulcock* SIGNED: _____
 MANAGER, DRAPER ROCKWELL STATION, LLC.

CORPORATE ACKNOWLEDGEMENT:

I, TAYLOR MULCOCK, BEING DULY SWORN, DEPOSE AND SAY THAT I AM THE MANAGER OF DRAPER ROCKWELL STATION, LLC, AND AM HEREBY AUTHORIZED TO EXECUTE THE SAME. SIGN THE ATTACHED APPLICATION AND THAT THE STATEMENTS HEREIN CONTAINED AND THE INFORMATION PROVIDED IN THE ATTACHED PLANS AND OTHER EXHIBITS ARE IN ALL RESPECTS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE. WE ALSO ACKNOWLEDGE THAT WE HAVE RECEIVED WRITTEN INSTRUCTIONS REGARDING THE PROCESS FOR WHICH WE ARE APPLYING. WE FURTHER DECLARE:
 • WHILE CITY STAFF MAY OFFER SUGGESTIONS REGARDING MY APPLICATION, I (WE) UNDERSTAND I (WE) AM (ARE) RESPONSIBLE TO ENSURE THE APPLICATION COMPLIES WITH THE DRAPER CITY MUNICIPAL CODE AND ALL OTHER APPLICABLE STATE AND FEDERAL LAWS.
 • I (WE) ACKNOWLEDGE CITY STAFF CANNOT BIND THE CITY AND THE DECISION-MAKING BODY WITH JURISDICTION HAS THE SOLE AUTHORITY TO REVIEW AND APPROVE MY (OUR) APPLICATION; AND
 • I (WE) AM (ARE) FREE TO RETAIN ADVISORS OF MY (OUR) OWN CHOOSING TO ASSIST ME (US) WITH ALL ASPECTS OF MY (OUR) APPLICATION.

STATE OF UTAH } S.S
 COUNTY OF SALT LAKE }
 ON THIS 23 DAY of June 2022, PERSONALLY APPEARED BEFORE ME TAYLOR MULCOCK, SIGNER OF THE HEREON OWNER'S DEDICATION AND CONSENT TO RECORD, WHO BEING DULY SWORN DID SAY THAT HE/SHE IS THE MANAGER OF DRAPER ROCKWELL STATION, LLC, AND THAT THEY SIGNED THIS PLAT ENTITLED "ROCKWELL STATION SUBDIVISION" ON BEHALF OF SAID DRAPER ROCKWELL STATION, LLC AND HAVE ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.
Taylor Mulcock
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 12/23/23
 RESIDING IN: Salt Lake City, Utah

ROCKWELL STATION SUBDIVISION

AMENDING LOTS 1, 2, 7, AND 8, OF BLOCK 24, DRAPERVILLE TOWNSITE, DRAPER CITY, SALT LAKE COUNTY, UTAH LOCATED THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

SALT LAKE COUNTY RECORDER

RECORD # 13980775
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: Draper Rockwell Station LLC
 DATE: 07/06/2022 TIME: 10:57 AM
 BOOK: 2072 P PAGE: 163
 FEE \$: 54.00
Shirley Ann Deputy
 DEPUTY SALT LAKE COUNTY RECORDER

WATERPRO APPROVAL SIGNED: _____ DATE: <u>6-22-2022</u>	CENTURY LINK APPROVAL SIGNED: _____ DATE: <u>6-22-2022</u>	DOMINION ENERGY APPROVAL SIGNED: _____ DATE: _____	SALT LAKE COUNTY SURVEYOR: RECORD OF SURVEY NUMBER: <u>S 2022-05-0241</u> COUNTY SURVEYOR REVIEWER DATE: <u>6/23/2022</u>	DRAPER CITY ENGINEERING: APPROVED AS TO COMPLIANCE WITH DRAPER CITY ORDINANCE: DRAPER CITY ENGINEER DATE: <u>6/29/2022</u>	DRAPER CITY MAYOR: PRESENTED TO THE DRAPER CITY MAYOR THIS 20TH DAY OF _____ AD, 2022 AT WHICH TIME THIS PLAT WAS APPROVED AND MAYOR ATTEST: CITY RECORDER
COMCAST APPROVAL SIGNED: _____ DATE: <u>6-22-22</u>	ROCKY MOUNTAIN POWER APPROVAL SIGNED: _____ DATE: <u>6-22-2022</u>	PLANNING COMMISSION: APPROVED THIS 13 DAY OF June A.D. 2022 BY DRAPER CITY PLANNING COMMISSION. PLANNING COMMISSION	SALT LAKE COUNTY HEALTH DEPARTMENT: APPROVED THIS 23 DAY OF June A.D. 2022 SIGNED: _____ DATE: _____	SOUTH VALLEY SEWER DISTRICT: APPROVED THIS 22 DAY OF June 2022 BY SOUTH VALLEY SEWER DISTRICT. SIGNED: _____ DATE: _____	APPROVAL AS TO FORM: DRAPER CITY ATTORNEY

\$54.00 28-29-11 28-29-454-002.003 28-29-301-002