



Development Review Committee

1020 East Pioneer Road

Draper, UT 84020

STAFF REPORT

December 9, 2025

To: Jennifer Jastremsky, Zoning Administrator

Approved

Date

From: Todd Taylor, Planner III
801-576-6510, todd.taylor@draperutah.gov

Re: Warhorse Ranch Subdivision – Minor Subdivision Request

Application No.: 2025-0040-SUB

Applicant: Chad Evans, representing the Vern LeLand Richins and Linda Asay Richins Living Trust, and Karen Evans

Project Location: Approximately 12741 S and 12751 S Costanza Way

Current Zoning: RA2 (Residential Agricultural, 20,000 ft² lot minimum) Zone

Acreage: 5.25 Acres (Approximately 228,344 ft²)

Request: Request to create a new subdivision with four (4) lots accessed by private roads.

SUMMARY AND BACKGROUND

This application is a request for approval of a Minor Subdivision for approximately 5.25 acres located on the east side of Costanza Way, at approximately 12741 S and 12751 S Costanza Way (Exhibit B & C). The property is currently zoned RA2. The applicant is requesting that a Minor Subdivision be approved to allow for the creation of a new subdivision with four (4) lots accessed by private roads.

According to County records, the home at 12741 S Costanza Way was built in 1987 and the home at 12751 S Costanza Way was built in 1997. On February 4, 2025 a Development Agreement (D.A.) and Zoning Map Amendment were approved to allow the subject property to be developed, but restricting the development to four (4) total lots. On September 2, 2025 an amendment to the Development Agreement was approved to allow the City to convey 1.3



acres of City-owned property to adjacent property owners identified in the Development Agreement. The City-owned property has historically functioned as a private right-of-way. The City is retaining the detention basin and Draper Canal Trail portions of the property and access easements over the rest. On September 25, 2025, the Somerset Ridge Subdivision 2nd Amended Plat was approved by the Planning Commission to divide the City-owned property into five (5) parcels prior to conveyance. On October 21, 2025, quitclaim deeds were approved by the City Council to convey Parcels C, D, and E of the Somerset Ridge Subdivision 2nd Amended Plat to the property owners of this proposed subdivision. On December 2, 2025 amendments to these deeds were approved by the City Council.

As of the writing of this report, the City has not yet recorded the amended plat or quitclaim deeds, however, it is the intent of the City to record them immediately before the recordation of this proposed subdivision.

ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Residential Low-Medium Density	Exhibit D
Current Zoning	RA2	Exhibit E
Adjacent Zoning		
East	RA2	
West	RA2	
North	RA2	
South	A5 (Agricultural, 5 acre lot minimum), RA2	

The Residential Low-Medium Density land use designation is characterized as follows:

Residential Low-Medium Density

LAND USE DESCRIPTION		
CHARACTERISTICS	<ul style="list-style-type: none"> • Very large lot single-family neighborhoods or ranchettes allows for enhancement of Draper's rural character • Environmentally designed clustered housing with the Suncrest and South Mountain projects being the exceptions • Some natural features and cultivated vegetation is apparent and special care is required in order to preserve those features and areas • Equestrian uses and privileges may exist in certain areas 	
LAND USE MIX	Primary <ul style="list-style-type: none"> • Single-family detached homes 	Secondary <ul style="list-style-type: none"> • Parks • Open space • Churches • Schools
DENSITY	<ul style="list-style-type: none"> • Density range: up to 2 dwelling units per acre • Reduction for non-buildable areas 	
COMPATIBLE ZONING	<ul style="list-style-type: none"> • Residential Agricultural (RA1) • Residential Agricultural (RA2) • Single-family Residential Hillside (RH) • Master Planned Community (MPC) 	

According to Draper City Municipal Code (DCMC) Section 9-8-020 the purpose of the RA2 zone is to *"foster low density development with little impact on its surroundings and municipal services; to generally preserve the character of the city's semirural areas; and to promote and preserve conditions favorable to large lot family life, including the keeping of limited numbers of animals and fowl. The predominant use in these zones is intended to be detached single-family dwellings, protected from encroachment by commercial and industrial uses."*

Subdivision Layout. The proposed Minor Subdivision (Exhibit I) would create four (4) lots. The lots range from 0.900 to 1.653 acres in size. The lots include portions of the private roadways from which they gain access. The Development Agreement that was approved on February 4, 2025, allows Costanza Way to be built to a width of 31-ft within the project boundaries. Setbacks were measured from the existing homes on Lots 1 and 3. Setbacks for the vacant lots will be determined at the time of construction. The Minor Subdivision meets the lot development standards of DCMC Section 9-10-090 for the RA2 Zone.

Table 2 Standard	Subdivision Design Requirements		Notes
	DCMC Requirements	Proposal	
Lot/Parcel Size	20,000 ft ² min.	Lot 1: 38,719 ft ² Lot 2: 63,891 ft ² Lot 3: 72,019 ft ² Lot 4: 53,715 ft ²	
Lot Width	90 ft min.	Lot 1: 150 ft approx. Lot 2: 306 ft approx. Lot 3: 202 ft approx. Lot 4: 114 ft approx.	
Lot Depth	3.0 to 1 max. Lot 1: 450 ft max. Lot 2: 918 ft max. Lot 3: 606 ft max. Lot 4: 606 ft max.	Lot 1: 167 ft approx. Lot 2: 220 ft approx. Lot 3: 326 ft approx. Lot 4: 326 ft approx.	
Street Frontage	50 ft min.	Lot 1: 197 ft, 87 ft, approx. Lot 2: 317 ft approx. Lot 3: 197 ft approx. Lot 4: 100 ft approx.	
Street Ownership	Private	Private	
Street Width	37-ft (Costanza Way) 24-ft (Warhorse Place)	31-ft (Costanza Way) 26-ft (Warhorse Place)	The Development Agreement allows 31 ft width on Costanza Way.
Setbacks -			
Front - Interior & Corner	30 ft min.	Lot 1: 32 ft approx. to the west, 78 ft approx. to the south Lot 2: Vacant Lot 3: 37 ft approx. Lot 4: Vacant	Existing homes on Lots 1 and 3 comply.
Rear - Interior	20 ft min.	Lot 1: N/A Lot 2: Vacant Lot 3: 162 ft approx. Lot 4: Vacant	Complies. Lot 1 is a corner lot.
Rear - Corner	12 ft min.	Lot 1: 31 ft approx. to the east, 13 ft approx. to the north Lot 2: Vacant Lot 3: N/A Lot 4: Vacant	Complies. Lot 3 is an interior lot.

Table 2 Standard	Subdivision Design Requirements		Notes
	DCMC Requirements	Proposal	
Side - Interior	12 ft min.	Lot 1: N/A Lot 2: Vacant Lot 3: 75 ft approx. to the east, 48 ft approx. to the west Lot 4: Vacant	Complies. Lot 1 is a corner lot.
Easements-			
PUE Front	7 ft min. front, rear and at least one side	7 ft front, rear, and side for all lots.	Complies.
Other	Fire turn-around, City access (per D.A.)	Access, fire turn-around, gas, irrigation, private roadway, retention pond, sewer, and sewer lateral.	Complies.

Criteria For Approval. The criteria for review and potential approval of a minor subdivision request is found in DCMC Section 17-8-020. This section depicts the standard of review for such requests as:

The Zoning Administrator shall have the authority to approve or deny a minor subdivision application in accordance with the regulations of this chapter. Alternatively, when the applicant requests deviations from standards found within this title or titles 9, 11, or 18 the Planning Commission shall have the authority to approve or deny a minor subdivision at a public hearing.

REVIEWS

Planning Division Review. The Draper City Planning Division has completed their review of the Minor Subdivision submission. Comments from this division, if any, can be found in Exhibit A.

Engineering and Public Works Divisions Review. The Draper City Engineering and Public Works Divisions have completed their reviews of the Minor Subdivision submission. Comments from these divisions, if any, can be found in Exhibit A.

Building Division Review. The Draper City Building Division has completed their review of the Minor Subdivision submission. Comments from this division, if any, can be found in Exhibit A.

Geotechnical and Geologic Hazards Review. Taylor Geo-Engineering, LLC, in working with the Draper City Building and Engineering Divisions, have completed their reviews of the geotechnical and geologic hazards report submitted as a part of the Minor Subdivision. Comments from Taylor Geo-Engineering, LLC, if any, can be found in Exhibit A.

Fire Division Review. The Draper City Fire Marshal has completed his review of the Minor Subdivision submission. Comments from this division, if any, can be found in Exhibit A.

GIS Division Review. The Draper City Geographic Information Systems Division has completed their review of the Minor Subdivision submission. Comments from this division, if any, can be found in Exhibit A

Noticing. Notice has been properly issued in the manner outlined in the City and State Codes.

STAFF RECOMMENDATION

Staff finds that the application complies with the DCMC and recommends that the Zoning Administrator review the request and approve the application based on the findings listed below and the criteria for approval, as listed within the staff report.

If the Zoning Administrator decides to approve the request, staff recommends highlighting the following additional requirements for recordation and development of the subdivision as part of the approval:

1. That all requirements of the Draper City Engineering, Public Works, Building, Planning, and Fire Divisions are satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
2. That all requirements of the geotechnical report are satisfied throughout the development of the site and the construction of all buildings on the site.
3. That the developer shall have one (1) year from the date of approval to record the plat or begin construction of the required landscaping and infrastructure, otherwise the approval shall become null and void. This time period may be extended by the Zoning Administrator for up to an additional six (6) month period for good cause shown. The subdivider must petition in writing for this extension prior to the expiration of the original six (6) month period.
4. That the sewer easement in favor of Jordan Basin Improvement District be recorded and the entry number, book and page of the recording be noted on the Final Mylar Plat prior to the final approval and signature of the Zoning Administrator on the plat.
5. A letter of street name approval for the street names must be obtained from the Salt Lake County Addressing Office and be provided to the City prior to the signature of the Zoning Administrator on the Final Plat.

6. That a title report, dated within sixty (60) days of submittal, be submitted when submitting the Final Mylar Plat to the City for signatures.
7. That no parking signs be installed along the private lane as per Fire Code requirements as directed by the Draper City Fire Marshal.
8. That the Somerset Ridge Subdivision 2nd Amended Plat be recorded by the City prior to recording this plat.
9. That the quitclaim deeds approved on December 2, 2025 be recorded by the City prior to recording this plat.

The findings for approval are as follows:

1. The proposed subdivision plat complies with DCMC Chapters 17-8, 17-3, and 17-4.

DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

We, the undersigned, as duly appointed members of the Draper City Development Review Committee, do acknowledge that the application which provides the subject for this staff report has been reviewed by the Committee and has been found to be appropriate for review by the Draper City Planning Commission and/or City Council.

Brien Maxfield

Digitally signed by Brien Maxfield
DN: C=US, E=brien.maxfield@draperutah.gov,
O=Draper, OU=Public Works - Engineering,
CN=Brien Maxfield
Date: 2025.12.16 08:09:43-07'00'

Draper City Public Works Department

Todd Draper

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O=Draper City Community
Development Department,
OU=Planning and Zoning,
CN=Todd Draper
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Draper City Planning Division

Don Buckley

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OU=Fire Marshal, CN=Don Buckley
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Draper City Fire Department

Draper City Legal Counsel

Matthew Symes

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O=Draper City Corp., CN=Matthew Symes
Date: 2025.12.12 12:50:25-07'00'

Draper City Building Division

EXHIBIT A DEPARTMENT REVIEWS

REVIEWS ARE NOT MEANT TO BE AN ALL INCLUSIVE LIST OF POSSIBLE COMMENTS OR CONDITIONS.

Planning Division Review.

1. The applicant is still working with Jordan Basin Improvement District to record a sewer easement. The easement will need to be recorded and noted on the final mylar prior to final Zoning Administrator signature.
2. Both the Somerset Ridge 2nd Amended Plat and the quitclaim deeds must be recorded prior to recording the Warhorse Ranch Subdivision plat. Once the mylars have been submitted to the City for signatures, the City will take Somerset Ridge 2nd Amended Plat and the quitclaim deeds to the County for recordation prior to releasing the Warhorse Ranch Subdivision plat to the applicant for recordation.

Engineering and Public Works Divisions Review.

1. No additional comment.

Building Division Review.

1. No additional comment.

Geotechnical and Geologic Hazards Review.

1. All organics, topsoil, existing fill, and other deleterious materials should be removed from below the proposed building areas.
2. The backfill for AGEC exploratory test pits TP-1 through TP-4, shown in Figure 1 of the March 28, 2025, revised AGEC report, should be removed and compacted in lifts at locations overlain by footings, concrete flatwork or pavement.
3. Footings for the structures may be supported on undisturbed natural soils and or on compacted structural fill extending to undisturbed natural soils.
4. Footings may be designed using a maximum allowable bearing pressure of 1,500 pounds per square foot (psf) if placed on undisturbed natural soils or 2,500 psf if placed on 2 feet of properly compacted structural fill extending down to undisturbed natural soils.
5. Footings should have a minimum width of 18 inches.

6. Footings susceptible to frost should be located at a minimum depth of 30 inches. Footings not susceptible to frost should have a minimum embedment of 12 inches.
7. Basement foundation walls should be designed using an at-rest equivalent fluid weight of 65 pounds per cubic foot (pcf) for static conditions. If the floor system supported by the top of the foundation wall is designated by a structural engineer as a flexible diaphragm, then foundation walls less than 8 feet in height may be designed using an active equivalent fluid weight of 50 pcf under static conditions.
8. Seismic analysis of the proposed structure at the site should use short period spectral design acceleration, $SDS = 1.0g$ and the spectral response acceleration factored based on Site Class = D.
9. Perimeter foundation drains are recommended for below grade habitable space.
10. Floor slabs are to be underlain by at least 4 inches of coarse aggregate base supported on suitable natural soils or compacted structural fill extending down to suitable natural soils.
11. Sulfate resistant cement is not needed for concrete placed in contact with the natural soil.
12. AGEC should observe the placement of structural fill/backfill and conduct in-place field density tests on the structural fill/backfill to confirm moisture content and relative compaction are in accordance with the recommendations provided in the March 28, 2025, revised AGEC report.
13. Before the placement of concrete, a letter from an AGEC geotechnical engineer should be obtained indicating the subgrade for footing and floor slab support was prepared in accordance with the March 28, 2025, revised AGEC report and is ready for the placement of concrete.

GIS Division Review.

1. Prior to final approval, the plat will need to label a coordinate of "12760 S" for Warhorse Place.
2. A letter of street name approval for said street will also need to be obtained from the Salt Lake County Addressing Office.

Fire Division Review.

1. **Fire Department Access is required.** An unobstructed minimum road width of twenty-six (26) feet exclusive of the shoulders and a minimum height of thirteen (13) feet six (6) inches shall be required. The road must be designed and maintained to support the imposed loads of emergency apparatus. The surface shall be able to provide all weather driving capabilities. The road shall have an inside turning radius of

twenty – eight (28) feet. There shall be a maximum grade of 10%. Grades may be checked prior to building permits being issued.

D103.6.1 Roads 20 to 26 feet in width. Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6096 to 7925 mm).

- This section requires that parking be prohibited on both sides of narrower fire apparatus access roads. Twenty feet (6096 mm) is the appropriate width needed for two average-size fire trucks to pass one another. If that width is reduced by parking even on one side, it will be potentially difficult for a fire department to undertake emergency operations in that area.

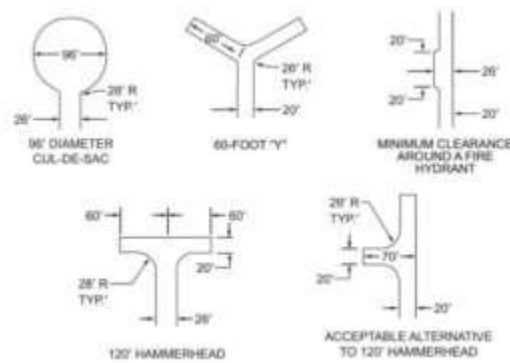
D103.6.2 Roads more than 26 feet in width. Fire lane signs as specified in Section D103.6 shall be posted on one side of fire apparatus access roads more than 26 feet wide (7925 mm) and less than 32 feet wide (9754 mm).

- Because this width is more than sufficient for maneuvering at least two fire department vehicles by one another, parking would be allowed on one side.

D103.6 Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent **NO PARKING—FIRE LANE** signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305mm) wide by 18 inches (457mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2. **Signs shall be spaced at 150 feet. Please show on plat.**



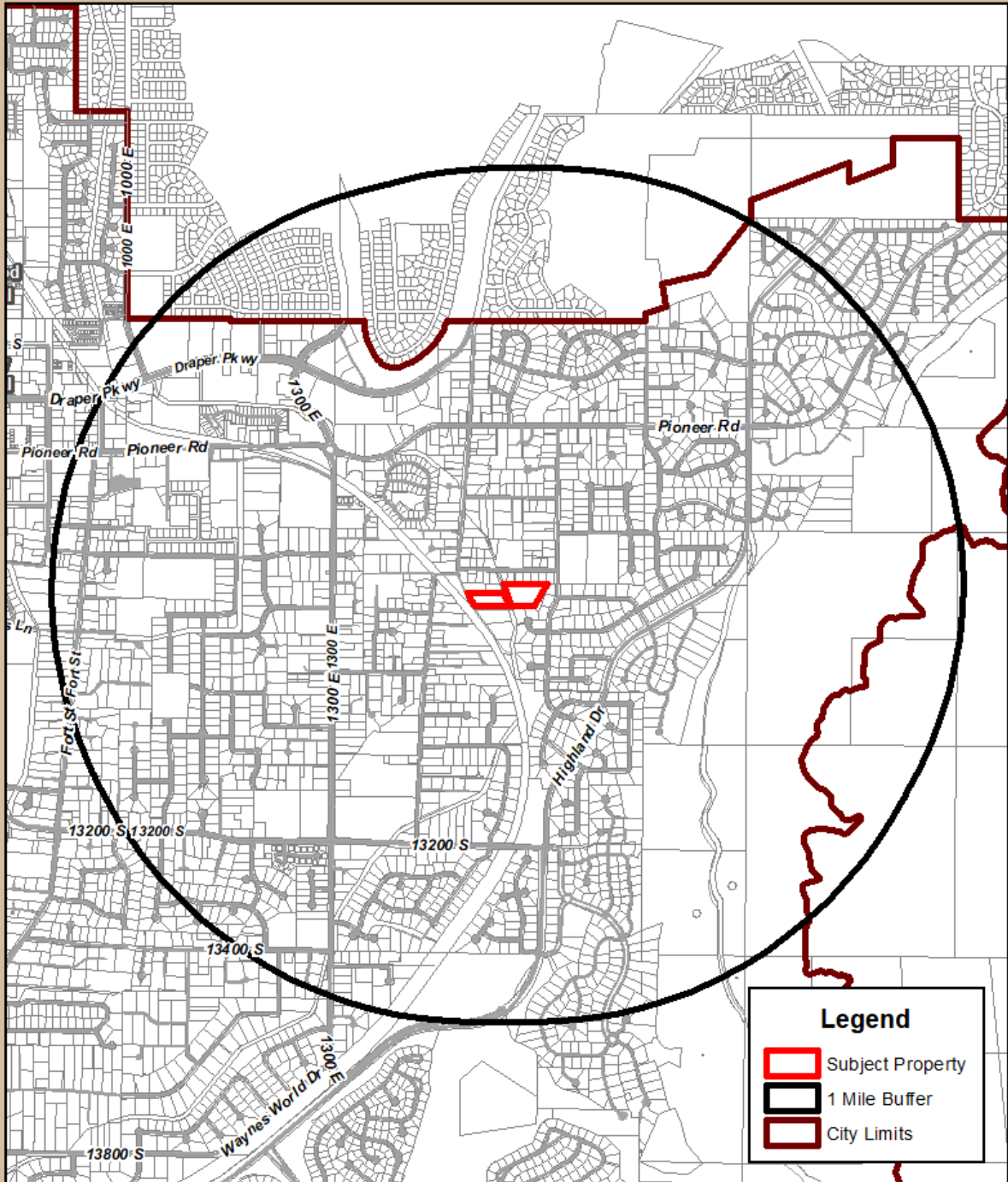
2. **Fire Department Approved Turn Around Required.** Access roads over 150 feet long shall require an approved turn around. Below is a diagram of approved fire department turn arounds.



3. **There shall be no parking within the Fire Department turn-around.** There shall be no parking on the turn-around it must be kept clear at all times. 503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Sections 503.2.1 and 503.2.2 shall be maintained at all times.
4. **Fire Hydrants Are Required** Hydrants are required to be spaced at 450ft as the hose lays not as the crow flies for this project. Fire Flow of 2,000 GPM @ 20 p.s.i. residual pressure.
5. **Hydrants and Site Access.** All hydrants and a form of acceptable temporary Fire Department Access to the site shall be installed and APPROVED by the Fire Department prior to the issuance of any Building Permits. If at any time during the building phase any of the hydrants or temporary Fire Department Access becomes non-compliant any and all permits could be revoked.
6. **No combustible construction** shall be allowed prior to hydrant installation and testing by water purveyor. All hydrants must be operational prior to any combustible elements being received or delivered on building site.
7. **IFC CHAPTER 33 FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION.** This section of fire will be enforced. Please make sure the project is maintaining all aspects of this chapter during construction. This includes maintaining fire access at all times we will require construction vehicles to be parked on the non-hydrant side of the road.
8. **Street Signs required** and are to be posted and legible prior to building permits being, issued. All lots to have lot number or address posted and legible.

9. **Visible Addressing Required.** New and existing buildings shall have approved address numbers plainly legible and visible from the street fronting the property. These numbers shall contrast with their background. All addresses for the above listed buildings will all need to be on the garage side as well as the front side.

**EXHIBIT B
VICINITY MAP**



Date Printed: 10/7/2025

Warhorse Ranch Subdivision
12741 and 12751 Costanza Way



EXHIBIT C
AERIAL MAP



Date Printed: 10/7/2025

Warhorse Ranch Subdivision
12741 and 12751 Costanza Way



**EXHIBIT D
LAND USE MAP**

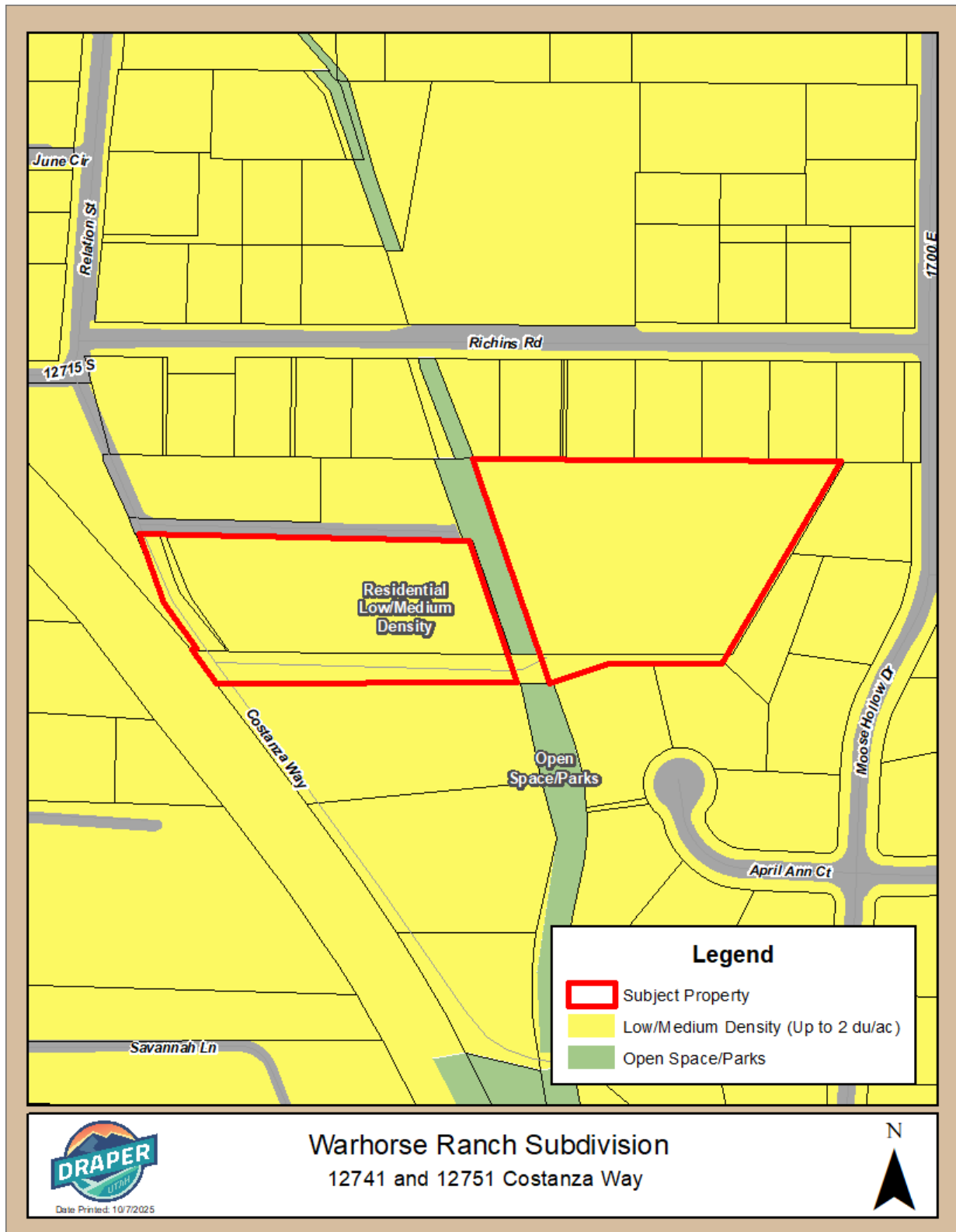


EXHIBIT E
ZONING MAP

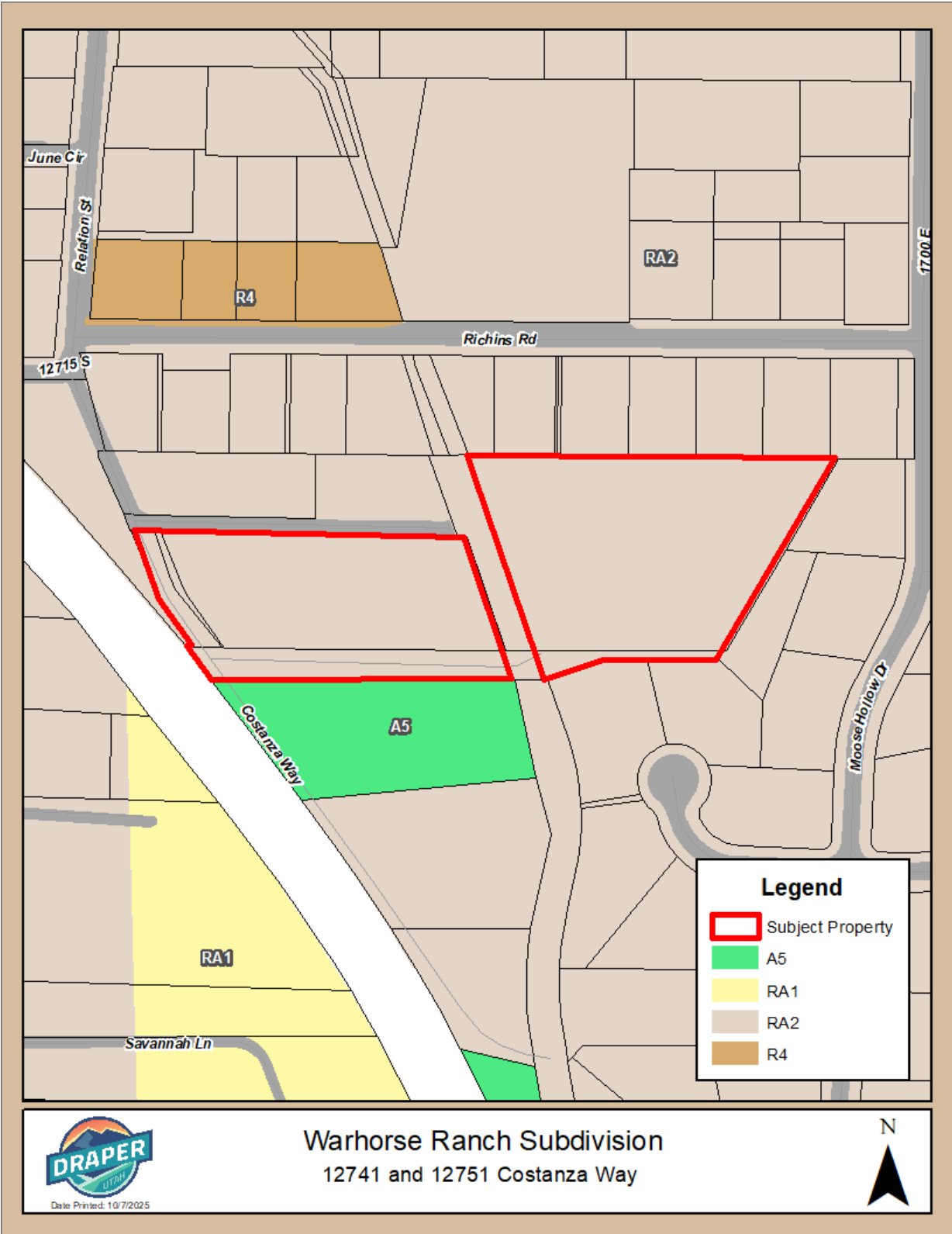


EXHIBIT F
PROPOSED PLAT

WARHORSE RANCH SUBDIVISION

AMENDING SOMERSET RIDGE SUBDIVISION, 2ND AMENDED

LOCATED IN THE NORTHWEST QUARTER OF SECTION 33,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
APRIL 2025

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S 89°29'08" W	17.49'
L2	N 00°30'52" W	10.00'
L3	N 89°29'08" E	14.13'
L4	S 19°04'56" E	10.55'
L5	N 19°04'56" W	29.99'
L6	S 89°52'39" W	25.77'

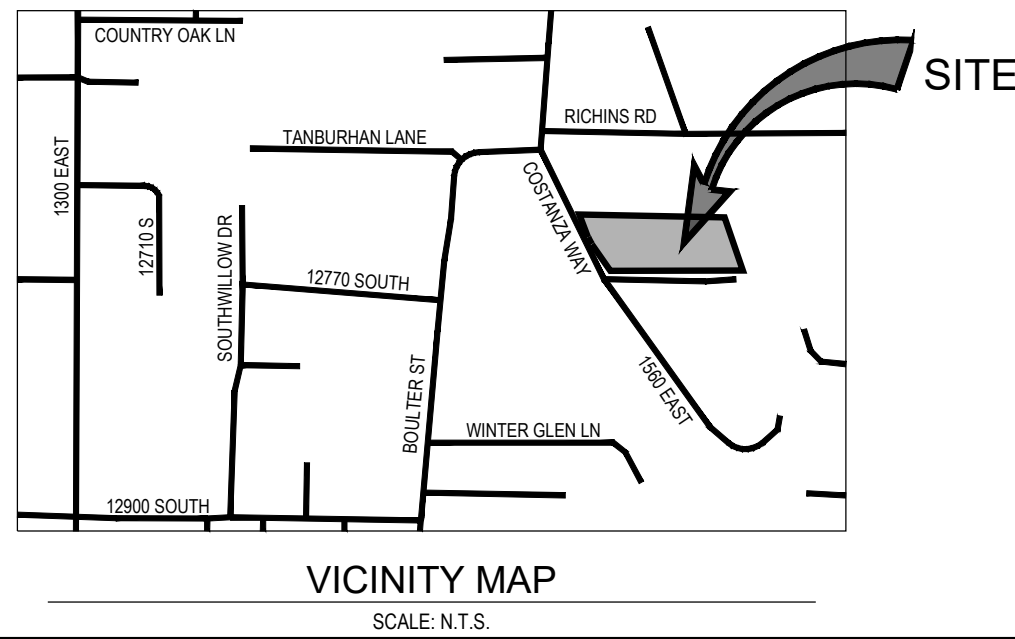
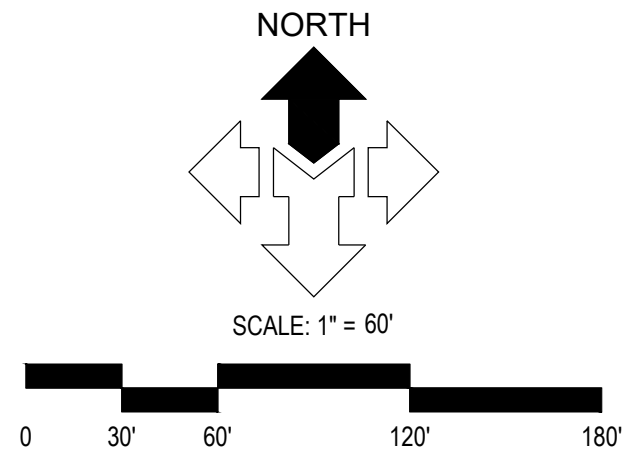
LINE TABLE		
LINE #	DIRECTION	LENGTH
L7	N 01°28'52" E	32.99'
L8	S 88°32'36" E	24.00'
L9	S 01°28'29" W	33.00'
L10	N 89°52'39" E	49.61'
L11	N 00°59'46" W	39.79'
L12	S 89°58'39" E	24.00'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L13	S 00°59'37" E	39.87'
L14	S 22°21'12" W	7.30'
L15	N 89°44'50" W	109.71'
L16	S 00°01'49" W	5.91'
L17	N 89°58'11" W	10.00'
L18	N 00°01'49" E	15.95'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L19	S 89°44'50" E	113.02'
L20	N 22°21'12" E	22.48'
L21	S 02°10'19" E	24.09'
L22	N 02°10'19" W	6.88'
L23	N 33°47'42" W	30.00'
L24	S 61°53'51" E	52.93'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L25	N 90°00'00" W	30.00'
L26	N 19°07'19" E	47.23'
L27	S 89°44'41" W	22.15'
L28	N 00°46'38" W	162.99'
L29	S 39°44'20" E	12.66'
L30	N 89°42'50" E	69.16'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L31	S 02°44'05" E	24.67'
L32	N 88°56'38" W	48.87'
L33	S 01°11'27" E	139.52'



SURVEYOR'S CERTIFICATE

I, DAVID B. DRAPER DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6861599 IN ACCORDANCE WITH TITLE 56, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT. HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENT AS REPRESENTED ON THIS PLAT, 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 HEREON, AND HAVE SUBDIVIDED SAID TRACT INTO LOTS, AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS:

WARHORSE RANCH SUBDIVISION AMENDING SOMERSET RIDGE SUBDIVISION, 2ND AMENDED

AND THAT AT THE SAME HAS BEEN CORRECTLY SURVEYED AND MARKED ON THE GROUND AS SHOWN ON THIS PLAT.
BOUNDARY DESCRIPTION

LOTS 1 & 2

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, SAID PARCEL BEING A PORTION OF THAT CERTAIN PARCEL CONVEYED BY QUIT CLAIM DEED RECORDED FEBRUARY 27, 1995, AS ENTRY NO. 6029215, IN BOOK 7107 AT PAGE 943, ALSO BEING ALL OF THE DRAPER CITY PARCEL CONVEYED BY WARRANTY DEED RECORDED SEPTEMBER 09, 1991, AS ENTRY NO. 5123414, IN BOOK 6584 AT PAGE 873, ALSO BEING ALL OF THE PARCEL CONVEYED BY THAT CERTAIN WARRANTY DEED RECORDED APRIL 07, 1987, AS ENTRY NUMBER 4422273, IN BOOK 5900, AT PAGE 398, ALSO A PORTION OF LOT A, SOMERSET RIDGE SUBDIVISION, IN BOOK 2001P, AT PAGE 145, ALL ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

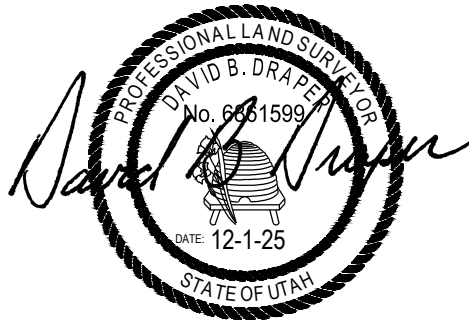
BEGINNING AT A POINT ON THE SOUTH LINE OF NOORDA SUBDIVISION, ON FILE AND OF RECORD IN BOOK 2016P AT PAGE 133, IN THE OFFICE OF SAID COUNTY RECORDER, SAID POINT BEING SOUTH 0°21'12" WEST 812.69 FEET (SOUTH 0°02'20" WEST 803.93 FEET BY DEED) ALONG THE SECTION LINE AND EAST 1669.55 FEET (1666.45 FEET BY DEED); TO SAID SOUTH LINE AND SOUTH 88°48'58" EAST 1.77 FEET (SOUTH 89°02'41" EAST BY DEED) ALONG SAID SOUTH LINE FROM THE NORTHWEST CORNER OF SAID SECTION 33, AND RUNNING THENCE SOUTHERLY 88°48'58" EAST 488.66 FEET (SOUTH 89°02'41" EAST BY DEED) ALONG SAID SOUTH LINE OF SAID NOORDA SUBDIVISION TO THE WESTERLY LINE OF WHAT WAS HISTORICALLY THE UTAH LAKE IRRIGATION CANAL, CURRENTLY OWNED BY DRAPER CITY, THENCE SOUTH 19°04'56" WEST ALONG SAID WESTERLY LINE 224.41 FEET TO THE SOUTH LINE OF LOT A, SOMERSET RIDGE SUBDIVISION, ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 2001P, AT PAGE 145; THENCE ALONG SAID LOT A THE FOLLOWING THREE (3) COURSES: 1) SOUTH 89°52'39" WEST ALONG SAID SOUTH LINE 443.00 FEET, 2) NORTH 38°49'51" WEST 63.94 FEET, 3) NORTH 89°52'39" EAST 10.67 FEET TO THE SOUTHWEST CORNER OF THE SAID DRAPER CITY PARCEL, THENCE ALONG THE WESTERLY LINE OF SAID DRAPER CITY PARCEL THE FOLLOWING TWO (2) COURSES: 1) NORTH 34°56'12" WEST 88.25 FEET, 2) NORTH 21°11'18" WEST 108.14 FEET TO THE POINT OF BEGINNING.

LOTS 3 & 4

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, SAID PARCEL BEING A PORTION OF THAT CERTAIN PARCEL CONVEYED BY WARRANTY DEED RECORDED AUGUST 7, 2017 AS ENTRY NO. 12591451, IN BOOK 10885 AT PAGE 8872-8873, ALSO A PORTION OF LOT A, SOMERSET RIDGE SUBDIVISION, IN BOOK 2001P, AT PAGE 145, ALL ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SOUTHERLY CORNER OF SAID LOT A, SAID POINT BEING NORTH 89°35'22" WEST 86.59 FEET AND SOUTH 0°24'38" WEST 986.48 FEET FROM THE NORTH QUARTER CORNER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG SAID LOT A THE FOLLOWING FOUR (4) COURSES: 1) NORTH 48°55'55" WEST 1.44 FEET, 2) NORTH 89°58'32" WEST 168.98 FEET, 3) SOUTH 70°03'19" WEST 91.18 FEET, 4) SOUTH 88°52'39" WEST 5.10 FEET TO THE EASTERLY LINE OF WHAT WAS HISTORICALLY THE UTAH LAKE IRRIGATION CANAL, CURRENTLY OWNED BY DRAPER CITY, THENCE NORTH 19°04'56" WEST ALONG SAID EASTERLY LINE 351.83 FEET (NORTH 19°15'42" WEST 300.82 FEET, MORE OR LESS, RECORD); THENCE NORTH 89°58'39" EAST 552.23 FEET (SOUTH 89°58'31" EAST 553.30 FEET, RECORD) TO A POINT ON A VINYL FENCE AND A WESTERLY LINE OF SAID SOMERSET RIDGE SUBDIVISION, THENCE SOUTH 30°28'20" WEST ALONG SAID EXISTING FENCE AND WESTERLY LINE 351.72 FEET (SOUTH 30°10'10" WEST, RECORD) TO THE POINT OF BEGINNING.

SUBDIVISION CONTAINS 228,344 SQ. FT. OR 5.253 ACRES (4 LOTS)



DAVID B. DRAPER,
L.S. LICENSE NO. 6861599

OWNER'S DEDICATION

KNOW 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 STREETS AS SHOWN ON THIS PLAT AND NAME SAID PLAT WARHORSE RANCH 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 THROUGHFARES 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 _____ DAY OF _____, 20____.

YVON LELAND RICHINS AND LINDA ASAY RICHINS LIVING
TRUST DATED 25 FEBRUARY 1995

KAREN EVANS

BY: LINDA A. RICHINS
ITS: TRUSTEE

BY: KAREN EVANS
AN INDIVIDUAL

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SALT LAKE

} S.S.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

WARHORSE RANCH SUBDIVISION

AMENDING SOMERSET RIDGE SUBDIVISION, 2ND AMENDED

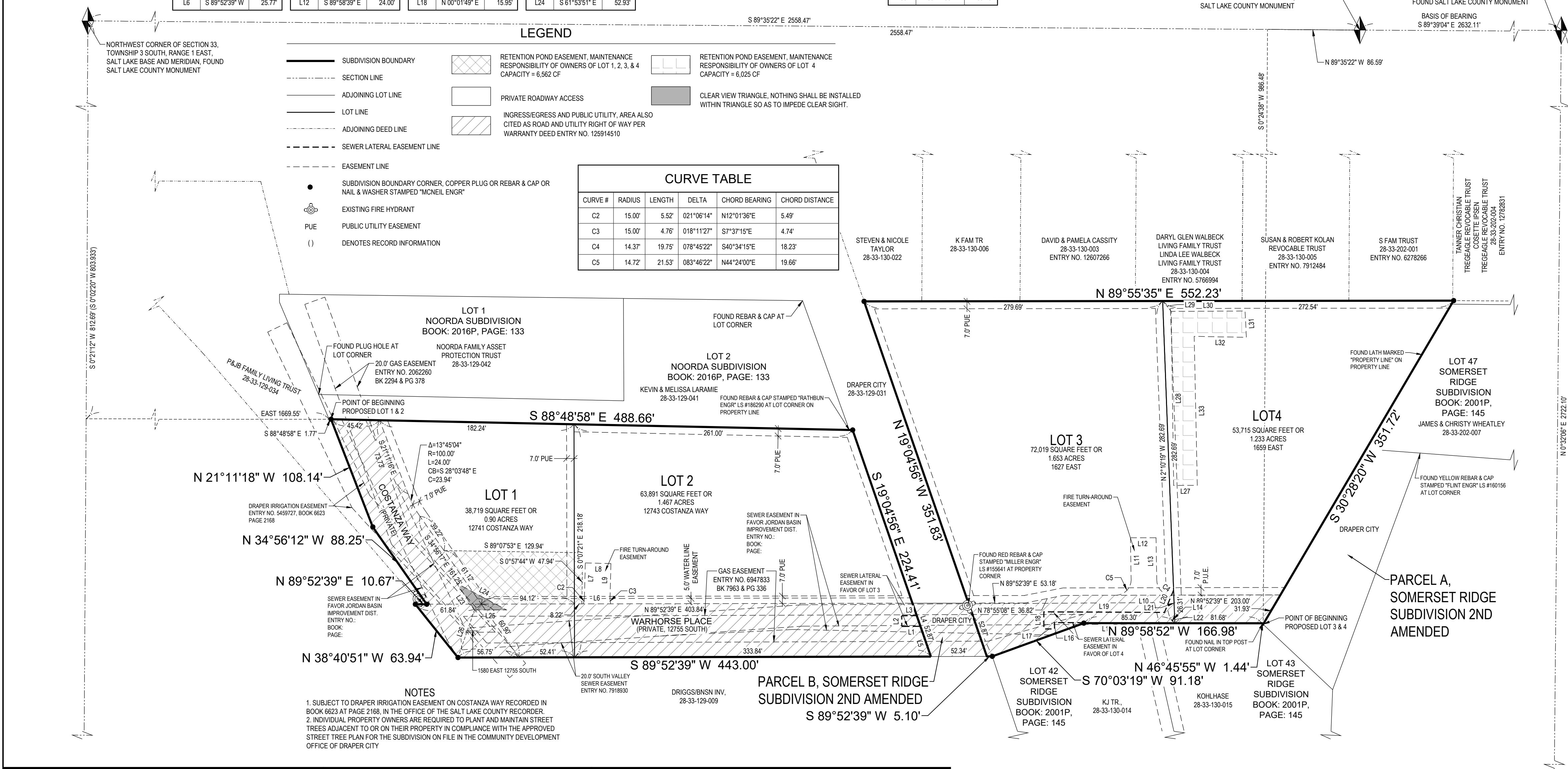
LOCATED IN THE NORTHWEST QUARTER OF SECTION 33,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
DRAPER, UTAH

SALT LAKE COUNTY RECORDER

RECORD NO. _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE \$ _____

SALT LAKE COUNTY RECORDER



JORDAN BASIN IMPROVEMENT DISTRICT APPROVED THIS _____ DAY OF _____, A.D., 20____. BY: _____ JORDAN BASIN IMPROVEMENT DISTRICT DISTRICT MANAGER	JORDAN BASIN IMPROVEMENT DISTRICT 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. OWNER/BUILDER OF LOTS 2 AND 4 WILL BE REQUIRED TO CONNECT TO THE SEWER MAIN LOCATED. CURRENTLY NO LATERALS HAVE BEEN LEFT TO THESE LOTS.	COMCAST APPROVED THIS _____ DAY OF _____, A.D., 20____.
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ROCKY MOUNTAIN POWER 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 THE PLAT AND APPROVES THIS PLAT SOLELY FOR THIS PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENT AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENT, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENT IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT ROCKY MOUNTAIN POWER HAS UNDER: a. A RECORDED EASEMENT OR RIGHT-OF-WAY b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS c. TITLE 54, CHAPTER 26, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR d. ANY OTHER PROVISION OF LAW APPROVED THIS _____ DAY OF _____, 20____. ROCKY MOUNTAIN POWER	ENBRIDGE GAS QUESTAR GAS COMPANY dba ENBRIDGE ENERGY UTAH HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ENBRIDGE GAS UTAH 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 FORTH 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 ENBRIDGE GAS UTAH RIGHT OF WAY DEPARTMENT AT 1-800-366-8532 APPROVED THIS _____ DAY OF _____, A.D., 20____. QUESTAR GAS COMPANY dba ENBRIDGE GAS UTAH COMPANY BY: _____ TITLE: _____	DRAPER IRRIGATION COMPANY THOUGH THE COMPANY HAS THE CAPACITY TO PROVIDE WATER TO THIS PROPERTY, THIS APPROVAL DOES NOT GUARANTEE SERVICE TO THESE PARCELS UNTIL ADDITIONAL REQUIREMENTS ARE MET. THIS APPROVAL IS CONDITIONED UPON THE DEVELOPER OR PROPERTY OWNER INSTALLING THE NEEDED WATER INFRASTRUCTURE AS APPROVED BY THE COMPANY. ANY EXISTING SERVICES ARE REQUIRED TO BE UPGRADED, ABANDONED, AND/OR MOVED IF NEEDED TO CURRENT COMPANY SPECIFICATIONS. AN APPROVED UTILITY PLAN, A REQUIRED SECURITY OF PERFORMANCE, AND ADDITIONAL COMPANY DEVELOPMENT REQUIREMENTS MUST BE MET BEFORE CONNECTING TO DIC'S INFRASTRUCTURE. PER R317-3-11 D.3, OUTSIDE HOSE BIBS (THOSE CONNECTED TO DIC'S SECONDARY WATER) NEED TO BE PAINTED PURPLE AND BE EQUIPPED WITH REMOVABLE OPERATING HANDLES. APPROVED THIS _____ DAY OF _____, A.D., 20____.
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LUMEN APPROVED THIS _____ DAY OF _____, A.D., 20____.	ACKNOWLEDGMENT STATE OF UTAH COUNTY OF SALT LAKE } S.S. ON THE _____ DAY OF _____, A.D., 20____, KAREN EVANS PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, THE SIGNER OF THE ABOVE OWNERS DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT SHE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED. MY COMMISSION EXPIRES: _____ NOTARY PUBLIC RESIDING IN SALT LAKE COUNTY
CITY ENGINEER'S CERTIFICATE I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE AND IS HEREBY APPROVED. DATE: _____ DRAPER ENGINEER	PREPARED BY: McNEIL ENGINEERING™ Economic and Sustainable Designs, Professionals You Know and Trust 8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcnellengineering.com Civil Engineering • Consulting & Landscape Architecture Structural Engineering • Land Surveying & HDS

ZONING ADMINISTRATOR APPROVED THIS _____ DAY OF _____, A.D., 20____. BY: _____ ZONING ADMINISTRATOR	DRAPER IRRIGATION COMPANY APPROVED THIS _____ DAY OF _____, A.D., 20____.	MAYOR PRESENTED TO DRAPER CITY THIS _____ DAY OF _____, A.D., 20____. DRAPER CITY MAYOR DRAPER CITY RECORDER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 20____. CITY ATTORNEY	SALT LAKE COUNTY HEALTH DEPARTMENT APPROVED THIS _____ DAY OF _____, A.D., 20____. SALT LAKE COUNTY HEALTH DEPARTMENT
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