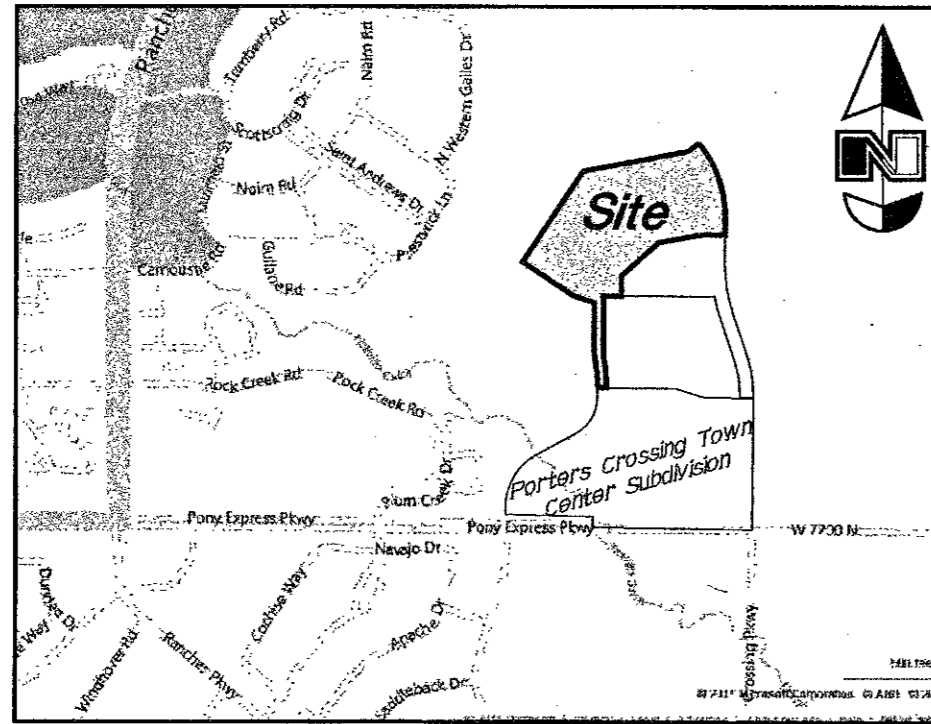


12-105-RES-SUB

Parkside Subdivision

AT PORTERS CROSSING
A part of the Southeast Quarter of Section 20, Township 5 South, Range 1 West,
Salt Lake Base and Meridian, U.S. Survey,
Eagle Mountain City, Utah County, Utah

East Quarter Corner Section 20,
T5S, R1W, SLB&M, U.S. Survey
(found Brass Cap monument)

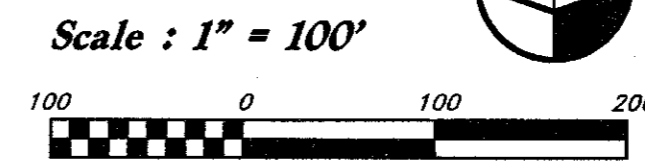
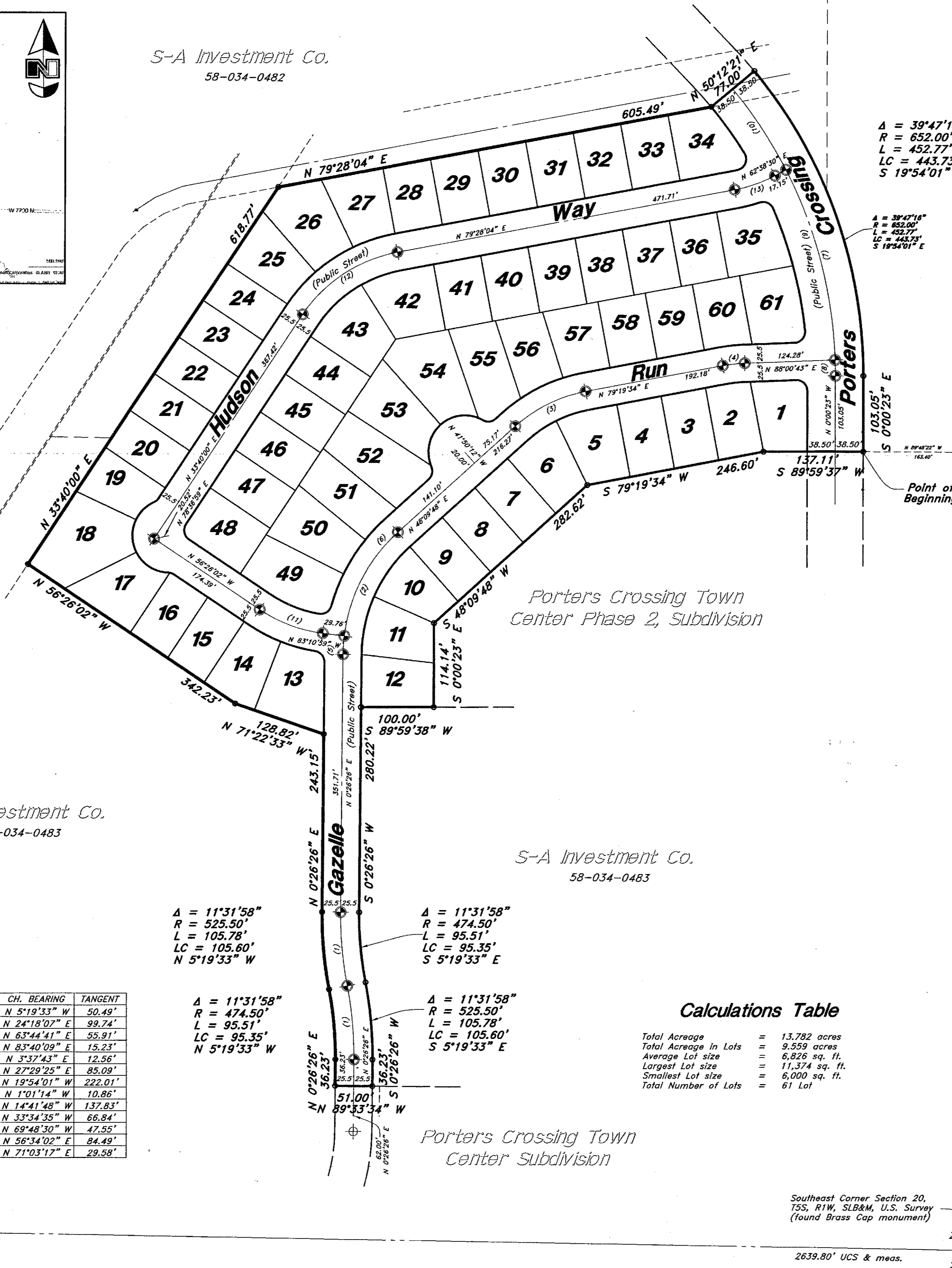


Vicinity Map
no scale

S-A Investment Co.
58-034-0482

S-A Investment Co.
58-034-0483

S-A Investment Co.
58-034-0483



Scale: 1" = 100'

S-A Investment Co.
58-034-0484

Narrative

This Survey and Subdivision was requested to create 61 residential lots.
This Survey honors previous 2011 Survey by Great Basing Engineering - South.
A line between monuments found along the South Line of Sections 20 and 21 was assigned the Utah County bearings to honor and retrace the Dependent Re-Survey.

14514 sheet 1 of 2

Curve Table

CURVE	DELTA	RADIUS	LENGTH	CH. LENGTH	CH. BEARING	TANGENT
(1)	11°31'58"	300.00'	100.84'	100.47'	N 5°19'33" W	50.49'
(2)	4°43'22"	225.50'	167.82'	182.44'	N 24°18'07" E	93.74'
(3)	31°09'46"	200.50'	108.05'	107.71'	N 65°44'41" E	55.91'
(4)	8°41'08"	200.50'	30.39'	30.37'	N 83°40'09" E	15.23'
(5)	6°22'35"	225.50'	25.10'	25.08'	N 3°37'43" E	12.56'
(6)	41°20'47"	225.50'	162.73'	159.22'	N 27°29'25" E	85.09'
(7)	39°47'16"	613.50'	426.03'	417.52'	N 19°54'01" W	222.01'
(8)	2°01'43"	613.50'	21.72'	21.72'	N 1°01'14" W	10.86'
(9)	25°19'25"	613.50'	271.15'	266.95'	N 14°41'48" W	137.83'
(10)	12°26'08"	613.50'	133.18'	132.90'	N 33°34'35" W	66.84'
(11)	26°44'57"	200.00'	93.37'	92.53'	N 69°48'30" W	47.55'
(12)	45°48'04"	200.00'	159.88'	155.65'	N 56°34'02" E	84.49'
(13)	16°42'34"	200.00'	58.73'	58.52'	N 71°03'17" E	29.58'

$\Delta = 11°31'58"$
 $R = 525.50'$
 $L = 105.78'$
 $LC = 105.60'$
 $S 5°19'33" W$

$\Delta = 11°31'58"$
 $R = 474.50'$
 $L = 95.51'$
 $LC = 95.35'$
 $S 5°19'33" E$

$\Delta = 11°31'58"$
 $R = 525.50'$
 $L = 105.78'$
 $LC = 105.60'$
 $S 5°19'33" E$

Calculations Table

Total Acreage	=	13.782 acres
Total Acreage in Lots	=	9.559 acres
Average Lot size	=	6,826 sq. ft.
Largest Lot size	=	11,374 sq. ft.
Smallest Lot size	=	8,000 sq. ft.
Total Number of Lots	=	61 Lot

Legend

- Lot Line
- Boundary Line
- Right of Way Line
- Easement Line
- Centerline
- Street Monument
- Section Corner (As Noted)
- Street Address
- PUE (R)
- (N/R)
- Public Utility Easement
- Radial Line
- Non-Radial Line

South Quarter Corner Section 20,
T5S, R1W, SLB&M, U.S. Survey
(found Brass Cap monument)

Southeast Corner Section 20,
T5S, R1W, SLB&M, U.S. Survey
(found Brass Cap monument)

Surveyor's Certificate

I, Bruce D. Pimper do hereby certify that I am a Registered Land Surveyor, and that I hold certificate No. 362256 as prescribed by the State of Utah. I further certify that the survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots, streets and easements and that the same is shown on this plat. I further certify that all lots have been correctly surveyed and staked on the ground, meet frontage width and area requirements of the applicable zoning ordinances.

Boundary Description

A part of the Southeast Quarter of Section 20, Township 5 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Eagle Mountain City, Utah County, Utah:

Beginning at a point on the Easterly Line of Porters Crossing as it will be dedicated to a 38.50 foot half-width located 1728.93 feet North 0°11'38" East along the Section Line and 163.40 feet North 89°48'22" West from the Southeast Corner of said Section 20; and running thence South 89°59'37" West 137.11 feet; thence South 79°19'34" West 246.60 feet; thence South 48°09'48" West 282.62 feet; thence South 0°00'23" East 114.14 feet; thence South 89°59'38" West 100.00 feet to the Easterly Line of future Smith Ranch Road; thence along said Easterly Line the following four courses: South 0°26'26" West 280.22 feet to a point of curvature; Southeastery along the arc of a 474.50 radius curve to the left a distance of 95.51 feet (Central Angle equals 11°31'58" and Long Chord bears South 5°19'33" East 95.35 feet) to a point of reverse curvature; Southeastery along the arc of a 525.50 foot radius curve to the right a distance of 105.78 feet (Central Angle equals 11°31'58" and Long Chord bears South 5°19'33" East 105.60 feet) to a point of tangency; and South 0°26'26" West 36.23 feet; thence North 89°33'54" West 51.00 feet to the Westerly Line of the future Smith Ranch Road; thence along said Westerly Line the following four courses: North 0°26'26" East 36.23 feet to a point of curvature; Northwestery along the arc of a 474.50 foot radius curve to the left a distance of 95.51 feet (Central Angle equals 11°31'58" and Long Chord bears North 5°19'33" West 95.35 feet) to a point of reverse curvature; Northwestery along the arc of a 525.50 foot radius curve to the right a distance of 105.78 feet (Central Angle equals 11°31'58" and Long Chord bears North 5°19'33" West 105.60 feet) to a point of tangency; and North 0°26'26" East 243.15 feet; thence North 71°22'33" West 128.82 feet; thence North 56°26'02" West 342.23 feet; thence North 33°40'00" East 618.77 feet; thence North 79°28'04" East 605.49 feet to the Westerly Line of future Porters Crossing; thence North 50°12'21" East 77.00 feet to the Easterly Line of future Porters Crossing; thence along said Easterly Line the following two courses: Southeastery along the arc of a 652.00 foot radius curve to the right a distance of 452.77 feet (Center bears South 50°12'21" West, Central Angle equals 39°47'16" and Long Chord bears South 19°54'01" East 443.73 feet) to a point of tangency; and South 0°00'23" 103.05 feet to the point of beginning.

Contains 600,365 sq. ft. or 13.782 acres 61 Lots

25 June 2014
Bruce D. Pimper
Utah RLS No. 362256

Owner's Dedication

We, the undersigned owners of all the real property depicted on this plat described in the surveyors certificate on this plat, have caused the land described on this plat to be divided into lots, streets, easements and other public uses as designated on the plat and now do hereby dedicate under the provisions of 10-9a-607, Utah Code, without condition, restriction or reservation to Eagle Mountain City, Utah, all streets, water, sewer and other utility easements and improvements, open spaces shown as public open spaces, parks and all other places of public use and enjoyment to Eagle Mountain City, Utah together with all improvements required by the Development Agreement between the undersigned and Eagle Mountain City for the benefit of the City and the inhabitants thereof.

In witness whereof we have hereunto set our hands this 25th day of July, A.D. 2014.

By: Larry Shelton, President

ENT 13765-2015 Reg # 14514
JEFFERY SMITH
UTAH COUNTY RECORDER
2015 Feb 23 4:16 pm FEE 121.00 BY SM
RECORDED FOR EAGLE MOUNTAIN CITY

Acknowledgment

State of Utah County of Utah

On the 25 day of July, 2014 personally appeared before me, the undersigned Notary Public, Larry Shelton who being by me duly sworn did say that he is the President of Porters Crossing Town Center Phase 2, Subdivision and that said instrument was signed in behalf of said Porters Crossing Town Center Phase 2, Subdivision and acknowledged to me that said LC executed the same.

Residing at: Eagle Mountain
Commission Expires: 9-24-2017
Johna R Rose
Print Name
A Notary Public

JOHNA R ROSE
NOTARY PUBLIC-STATE OF UTAH
COMMISSION # 670625
COMM. EXP. 09-24-2017

Acceptance by Legislative Body

The Mayor of Eagle Mountain City, County of Utah, approves this subdivision subject to the conditions and restrictions stated hereon, and hereby accepts the Dedication of all streets, easements, and other parcels of land intended for the public purpose of the perpetual use of the public. This 25 day of February, A.D. 2012.

Mayor: [Signature] Attest: [Signature]
City Recorder (See Seal Below)

Parkside Subdivision

AT PORTERS CROSSING
A part of the Southeast Quarter of Section 20, Township 5 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, Eagle Mountain City, Utah County, Utah

SURVEYORS SEAL: BRUCE D. PIMPER, 362256, REGISTERED LAND SURVEYOR, STATE OF UTAH

NOTARY PUBLIC SEAL: JOHNA R ROSE, NOTARY PUBLIC-STATE OF UTAH, COMMISSION # 670625, COMM. EXP. 09-24-2017

CITY ENGINEER SEAL: CHRISTOPHER J. SMITH, PROFESSIONAL ENGINEER, STATE OF UTAH, 11614, 11614, 11614

CLERK-RECORDER SEAL: EAGLE MOUNTAIN CITY, UTAH

GREAT BASIN ENGINEERING - SOUTH
CONSULTING ENGINEERS and LAND SURVEYORS
2010 North Redwood Road, P.O. Box 16747
Salt Lake City, Utah 84116
Salt Lake City (801)521-8529 Ogden (801)394-7288 Fax (801)521-8551

Planning Commission Approval
Approved this _____ day of _____ A.D. 20____
by the Planning Commission.
Secretary, Planning Commission
Chairman, Planning Commission

Eagle Mountain City Engineer Approval
Approved this 10th day of July, A.D. 2014
by the City Engineer.
[Signature]
City Engineer

Eagle Mountain City Attorney
Approved as to form this 10 day of July, A.D. 2014
by the Eagle Mountain City Attorney.
[Signature]
Eagle Mountain City Attorney

SURVEYORS SEAL: BRUCE D. PIMPER, 362256, REGISTERED LAND SURVEYOR, STATE OF UTAH

NOTARY PUBLIC SEAL: JOHNA R ROSE, NOTARY PUBLIC-STATE OF UTAH, COMMISSION # 670625, COMM. EXP. 09-24-2017

CITY ENGINEER SEAL: CHRISTOPHER J. SMITH, PROFESSIONAL ENGINEER, STATE OF UTAH, 11614, 11614, 11614

CLERK-RECORDER SEAL: EAGLE MOUNTAIN CITY, UTAH

USE 20-5-14 70-037

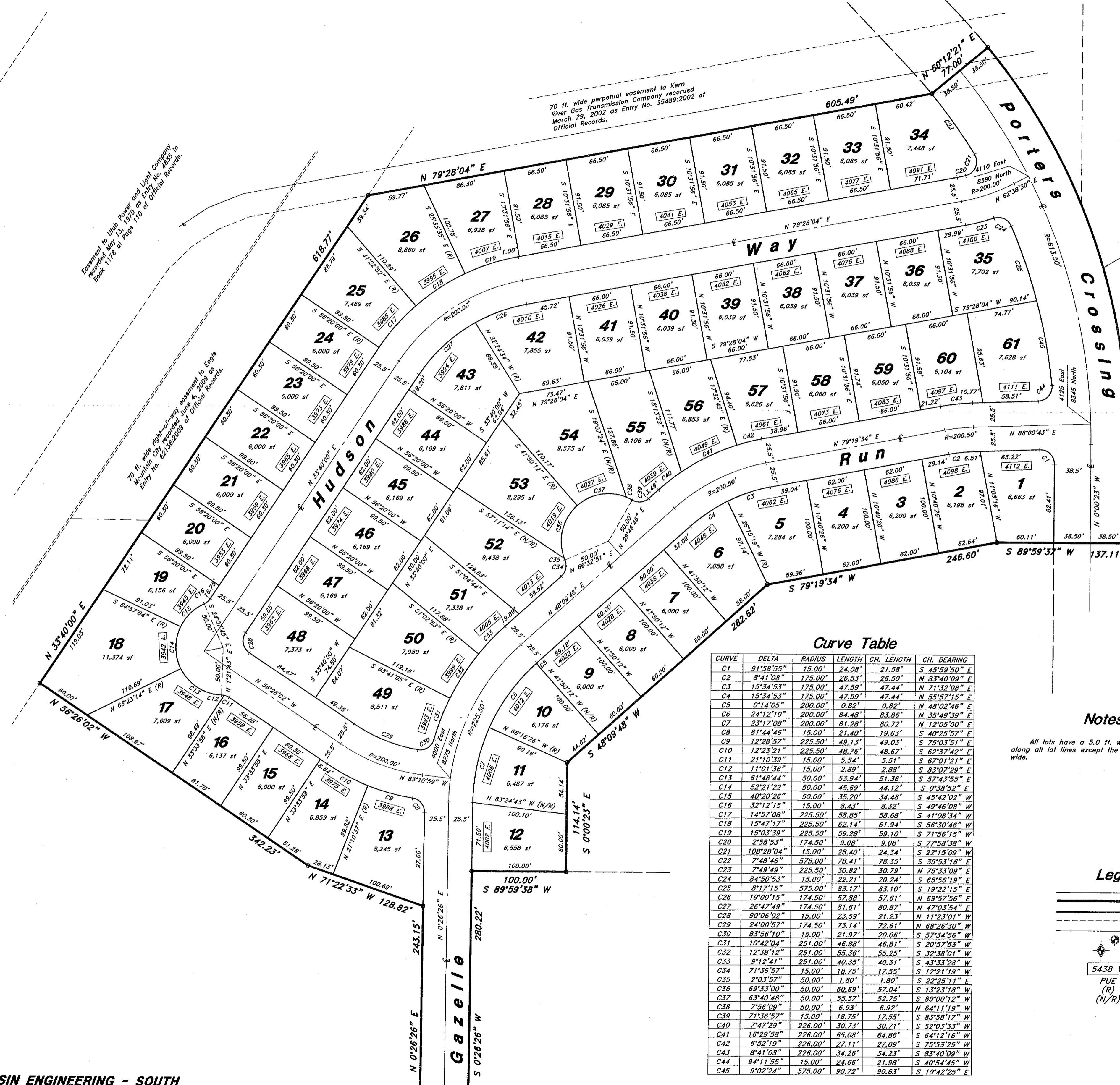
Parkside Subdivision

AT PORTER'S CROSSING
 A part of the Southeast Quarter of Section 20, Township 5 South, Range 1 West,
 Salt Lake Base and Meridian, U.S. Survey,
 Eagle Mountain City, Utah County, Utah

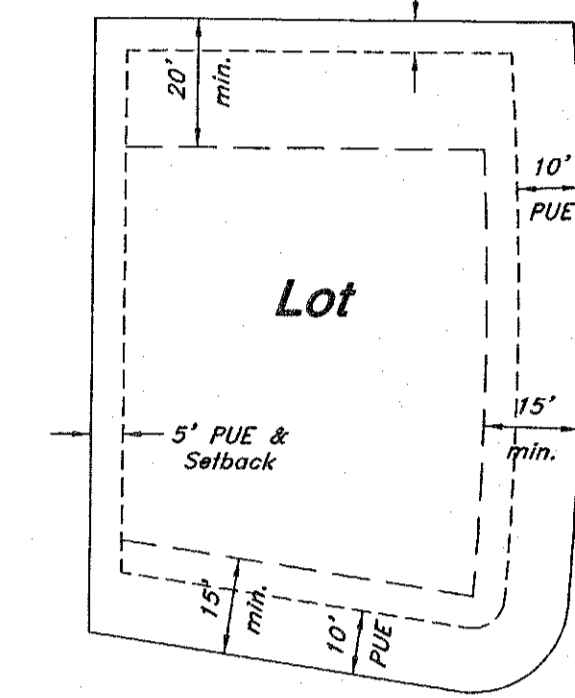
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Scale: 1" = 60'

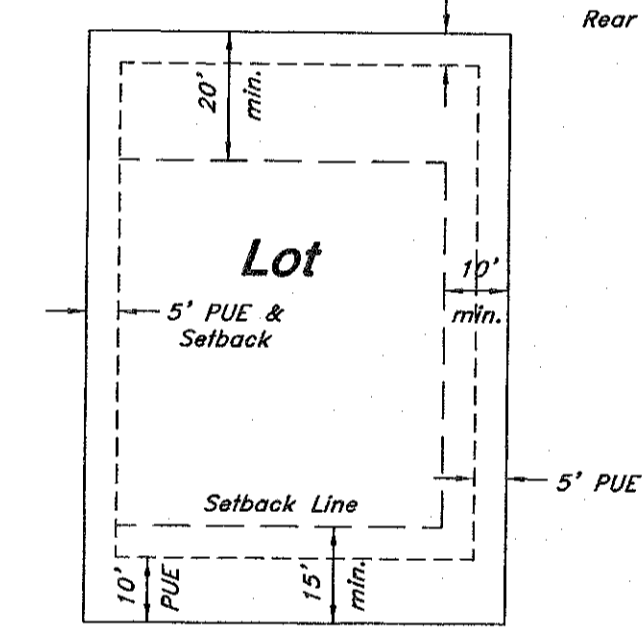


$A = 39^{\circ}47'16''$
 $R = 652.00'$
 $L = 452.77'$
 $LC = 443.73'$
 $S 19^{\circ}54'01'' E$



Typical Corner Lot Setback Diagram
 not to scale

Minimum Setbacks:
 Front Driveway = 15 ft.
 Side = 22 ft.
 Interior = 5 ft.
 Combined = 15 ft.
 Corner = 15 ft.
 Rear = 20 ft.



Typical Lot Setback Diagram
 not to scale

CURVE	DELTA	RADIUS	LENGTH	CH. LENGTH	CH. BEARING
C1	91°58'55"	15.00'	24.08'	21.58'	S 45°59'50" E
C2	8°41'08"	175.00'	26.53'	26.50'	N 83°40'08" E
C3	15°34'53"	175.00'	47.59'	47.44'	N 71°32'08" E
C4	15°34'53"	175.00'	47.59'	47.44'	N 55°57'15" E
C5	0°14'05"	200.00'	0.82'	0.82'	N 48°02'38" E
C6	24°12'10"	200.00'	84.48'	83.86'	N 35°49'38" E
C7	23°12'08"	200.00'	81.28'	80.72'	N 12°05'00" E
C8	81°44'46"	15.00'	21.40'	19.63'	S 40°25'57" E
C9	12°28'57"	225.50'	49.13'	49.03'	S 75°03'51" E
C10	12°23'21"	225.50'	48.76'	48.67'	S 62°37'42" E
C11	21°10'39"	15.00'	5.54'	5.51'	S 67°01'21" E
C12	11°01'38"	15.00'	2.89'	2.89'	S 83°07'29" E
C13	61°48'44"	50.00'	53.94'	51.36'	S 57°43'55" E
C14	52°21'22"	50.00'	45.69'	44.12'	S 0°38'52" E
C15	40°20'26"	50.00'	35.20'	34.48'	S 45°42'02" W
C16	32°12'15"	15.00'	8.43'	8.32'	S 49°46'08" W
C17	14°57'08"	225.50'	58.85'	58.68'	S 41°08'34" W
C18	15°47'17"	225.50'	62.14'	61.94'	S 36°30'46" W
C19	15°03'39"	225.50'	59.28'	59.10'	S 71°56'15" W
C20	2°58'53"	174.50'	9.09'	9.08'	S 77°58'38" W
C21	108°28'04"	15.00'	28.40'	24.34'	S 27°15'09" W
C22	7°48'46"	575.00'	78.41'	78.35'	S 35°53'16" E
C23	7°49'49"	225.50'	30.82'	30.79'	N 75°33'09" E
C24	84°50'53"	15.00'	22.21'	20.24'	S 65°36'19" E
C25	8°17'15"	575.00'	83.17'	83.10'	S 19°22'15" E
C26	19°00'15"	174.50'	57.88'	57.61'	N 69°57'56" E
C27	26°47'49"	174.50'	81.61'	80.87'	N 47°03'54" E
C28	90°06'09"	15.00'	23.91'	21.33'	N 11°23'01" W
C29	24°00'57"	174.50'	73.14'	72.61'	N 68°26'30" W
C30	83°56'10"	15.00'	21.97'	20.06'	S 57°34'56" W
C31	10°42'04"	251.00'	46.88'	46.81'	S 20°57'53" W
C32	12°38'12"	251.00'	55.36'	55.25'	S 32°38'01" W
C33	8°12'41"	251.00'	40.35'	40.31'	S 43°33'28" W
C34	71°36'57"	15.00'	18.75'	17.55'	S 12°21'19" W
C35	2°03'57"	50.00'	1.80'	1.80'	S 25°23'25" E
C36	69°33'00"	50.00'	60.69'	57.04'	S 12°31'18" W
C37	63°40'48"	50.00'	55.57'	52.75'	S 80°00'12" W
C38	7°56'09"	50.00'	6.93'	6.92'	N 64°11'19" W
C39	71°36'57"	15.00'	18.75'	17.55'	S 83°58'17" W
C40	7°47'29"	226.00'	30.73'	30.71'	S 52°03'33" W
C41	16°29'58"	226.00'	65.08'	64.86'	S 64°12'16" W
C42	8°52'19"	226.00'	27.16'	27.09'	S 75°53'25" W
C43	8°41'08"	226.00'	34.28'	34.23'	S 87°40'09" W
C44	94°11'55"	15.00'	24.66'	21.98'	S 40°54'45" W
C45	9°02'24"	575.00'	90.72'	90.63'	S 10°42'25" E

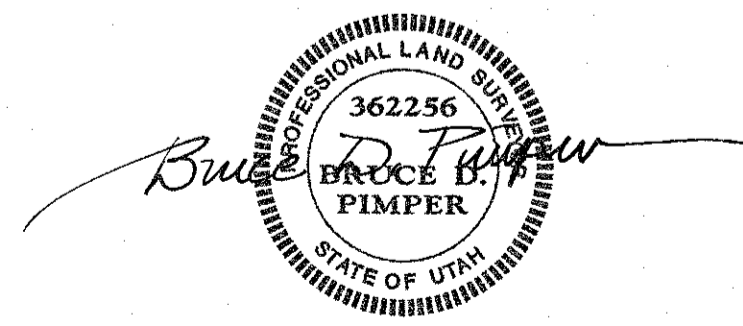
Notes

All lots have a 5.0 ft. wide Public Utility Easement along all lot lines except the front which is 10.0 ft. wide.

Legend

- Lot Line
- Boundary Line
- Right of Way Line
- Easement Line
- Centerline
- Street Monument
- Section Corner (As Noted)
- Street Address
- Public Utility Easement
- Radial Line
- Non-Radial Line

BLT 1376512015 Map # 14514
 JEFFERY SHITH
 UTAH COUNTY RECORDER
 2015 Feb 23 4:16 pm FEE 121.00 BY SW
 RECORDED FOR EAGLE MOUNTAIN CITY



GREAT BASIN ENGINEERING - SOUTH
 CONSULTING ENGINEERS and LAND SURVEYORS
 2010 North Redwood Road, P.O. Box 16747
 Salt Lake City, Utah 84116
 Salt Lake City (801)521-8529 Ogden (801)394-7288 Fax (801)521-9551

14514 sheet 2 of 2