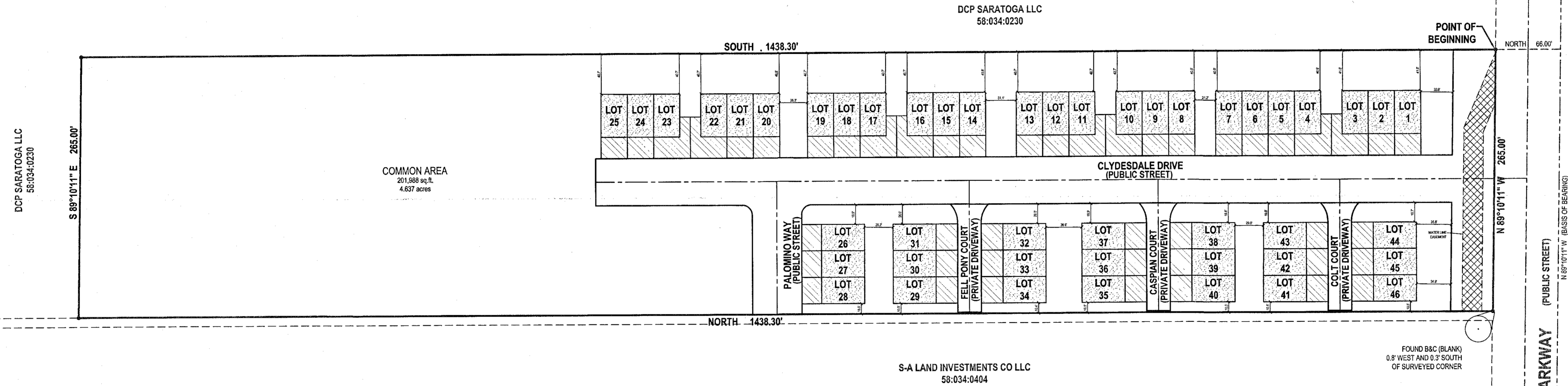


PONY EXPRESS TOWNHOMES

FINAL PLAT
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21,
 TOWNSHIP 5 SOUTH, RANGE 1 WEST,
 SALT LAKE BASE AND MERIDIAN,
 EAGLE MOUNTAIN, UTAH COUNTY, UTAH

SOUTH QUARTER CORNER SECTION 21
 TOWNSHIP 5 SOUTH, RANGE 1 WEST,
 SALT LAKE BASE AND MERIDIAN
 FOUND MONUMENT



SURVEYOR'S CERTIFICATE
 I, KAREN F. WHITE, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 191326, as prescribed under the laws of the State of Utah. I further certify that by 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:
PONY EXPRESS TOWNHOMES
 and that the same has been surveyed and staked on the ground as shown on this plat.
 Date: Sept 14, 2015
 Signature: Karen F. White
 KAREN F. WHITE
 PLS NO. 191326

BOUNDARY DESCRIPTION
 Beginning at a point on the Northernly Right-of-Way Line of Pony Express Parkway, which point is North 89°10'11" West along the Section line 1336.74 feet and North 66.00 feet from the South Quarter Corner of Section 21, Township 5 South, Range 1 West, Salt Lake Base and Meridian and running
 thence North 89°10'11" West 265.00 feet parallel to the Section Line and along the North Right-of-Way Line of said Pony Express Parkway;
 thence North 1438.30 feet;
 thence South 89°10'11" East 265.00 feet;
 thence South 1438.30 feet to the point of beginning.
 Contains 381,110 Square Feet or 8.749 Acres and 46 Townhomes

ENT 84771:2015 Map 4 14763
 JEFFERY SMITH
 UTAH COUNTY RECORDER
 2015 Sep 16 11:50 AM FEE 106.00 BY ED
 RECORDED FOR EAGLE MOUNTAIN CITY

OWNERS DEDICATION
 WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, COMMON AREAS, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9A-807, UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS 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.
 OWNERS:
 PRINTED NAME OF OWNER: Pony Express Partners LLC
 AUTHORIZED SIGNATURE(S): Dano Brown

ACKNOWLEDGMENT
 ON THE 14th DAY OF September, 2015, I PERSONALLY APPEARED BEFORE ME THE PERSON SIGNING THE FOREGOING OWNERS DEDICATION KNOWN TO ME TO BE AUTHORIZED TO EXECUTE THE FOREGOING OWNERS DEDICATION FOR AND ON BEHALF OF THE OWNERS WHO DAILY ACKNOWLEDGE TO ME THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.
 MY COMMISSION EXPIRES: 12/14/2018
 Signature: Amelia Ekstein
 AMELIA EKSTEIN
 NOTARY PUBLIC
 My Commission Expires December 4, 2018

ACCEPTANCE BY LEGISLATIVE BODY
 THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.
 THIS 15th DAY OF September, 2015.
 APPROVED BY MAYOR: [Signature]
 APPROVED BY CITY ATTORNEY: [Signature]
 CITY ENGINEER: [Signature]
 ATTEST BY CITY RECORDER: [Signature]
 (SEE SEAL BELOW) (SEE SEAL BELOW)

PONY EXPRESS TOWNHOMES
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21,
 TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,
 EAGLE MOUNTAIN, UTAH COUNTY, UTAH

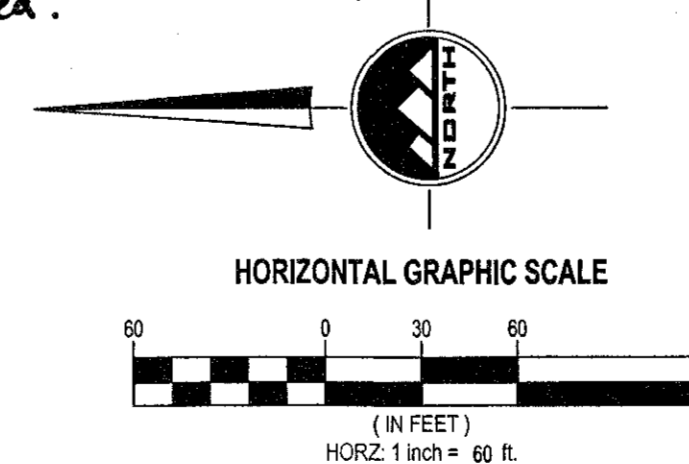
SURVEYOR'S SEAL: [Seal]
 CITY ENGINEER'S SEAL: [Seal]
 CLERK-RECORDER SEAL: [Seal]
 APPROVAL AS TO FORM: _____
 APPROVED THIS _____ DAY OF _____, A.D.,
 BY THE CITY ATTORNEY: _____
 CITY ATTORNEY: _____

QUESTAR GAS COMPANY PLAT LANGUAGE
 Questar approves this plat solely for the purposes of confirming that the plat contains public utility easements. Questar 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 Questar's Right-of-way department at 1-800-396-8532.
 Approved this 17th day of September, 2015
 Questar Gas Company
 By: [Signature]
 Title: Contract

ROCKY MOUNTAIN POWER PLAT LANGUAGE
 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.
 Pursuant to Utah Code Ann § 17-27a-6(3)(4)(c)(i) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under
 2.1. A recorded easement or right-of-way
 2.2. The law applicable to prescriptive rights
 2.3. Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
 2.4. Any other provision of law

DIRECT COMMUNICATIONS PLAT LANGUAGE
 Direct Communications Cedar Valley, LLC certifies that it will provide telecommunications services to this subdivision utilizing the trenches provided by the developer under the Direct Communications Cedar Valley P.S.C. Utah No. 1 Tariff.
 Signature: [Signature]
 DATE: 9/14/15

- NOTES**
1. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO THE CITY OF EAGLE MOUNTAIN ORDINANCES, REQUIREMENTS, CONSTRUCTION STANDARDS, POLICIES AND ANY OTHER RULES PERTAINING TO THE DEVELOPMENT OF THIS PROPERTY.
 2. ALL COMMON AREAS ARE UTILITY EASEMENT FOR ALL PUBLIC UTILITIES INCLUDING SEWER, STORM DRAIN AND WATER FACILITIES TO THE CITY OF EAGLE MOUNTAIN. Including Restricted Common Area.
 3. PUE TO BE AVAILABLE FOR THE MAINTENANCE AND INSTALLATION OF ALL PUBLICLY USED UTILITIES INCLUDING STORM DRAIN, SEWER, WATER, GAS AND POWER.
 4. WATER LINES UP TO AND INCLUDING THE METER UP TO AND INCLUDING THE METER ARE DEDICATED TO EAGLE MOUNTAIN.
 5. PROPERTY IS CURRENTLY ZONED AS RESIDENTIAL.
 6. ALL COMMON AREAS TO BE MAINTAINED BY THE HOA.
 7. ALL RESTRICTED COMMON USE AREAS TO BE MAINTAINED BY THE HOMEOWNER AND THE HOA AS DESCRIBED IN THE CC&RS.



LAND USE TABLE

PRIVATE BUILDING AREA	= 55,141 SF	1.266 AC	14.47%
RESTRICTED USE COMMON AREA	= 39,250 SF	0.901 AC	10.30%
AREA DEDICATED TO EAGLE MOUNTAIN	= 58,761 SF	1.349 AC	15.42%
COMMON AREA	= 227,958 SF	5.233 AC	59.81%
TOTAL AREA	= 381,110 SF	8.749 AC	100.00%

TOTAL NUMBER OF UNITS = 46
 DENSITY = 5.25 UNITS / ACRE

- LEGEND**
- EXISTING STREET MONUMENT
 - PROPOSED STREET MONUMENT
 - SECTION CORNER SET 5/8"
 - REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED 'ENSGN ENG. & LAND SURV.'
 - PUE = PUBLIC UTILITY EASEMENT
 - BOUNDARY LINE
 - SECTION LINE
 - CENTER LINE
 - EASEMENT LINE
 - PRIVATE OWNERSHIP
 - RESTRICTED USE COMMON AREA
 - COMMON AREA

SEE SHEET 2 FOR LOT AND ROAD DIMENSIONS

DEVELOPER
 LAKE CITY CUSTOM HOMES
 65 NORTH 300 EAST
 AMERICAN FORK, UTAH 84003
 PHONE: (801) 347-6712
 FAX: (801) 618-4052

SHEET 1 OF 2
 PROJECT NUMBER: 5497
 MANAGER: RQE
 DRAWN BY: KFW
 CHECKED BY: PMH
 DATE: 9/10/15



SALT LAKE CITY
 45 W. 10000 S., Suite 500
 Sandy, UT, 84070
 Phone: 801.256.0629
 Fax: 801.256.4449
 WWW.ENSGNENG.COM

LAYTON
 Phone: 801.541.7100
TOOLE
 Phone: 435.943.3000
CEGAR CITY
 Phone: 435.865.1433
RICHFIELD
 Phone: 435.896.2963

DIRECT COMMUNICATIONS
 Signature: [Signature]
 DATE: 9-14-15
 14763 sheet 1 of 2

SEC. 21-5-14 7U-03B

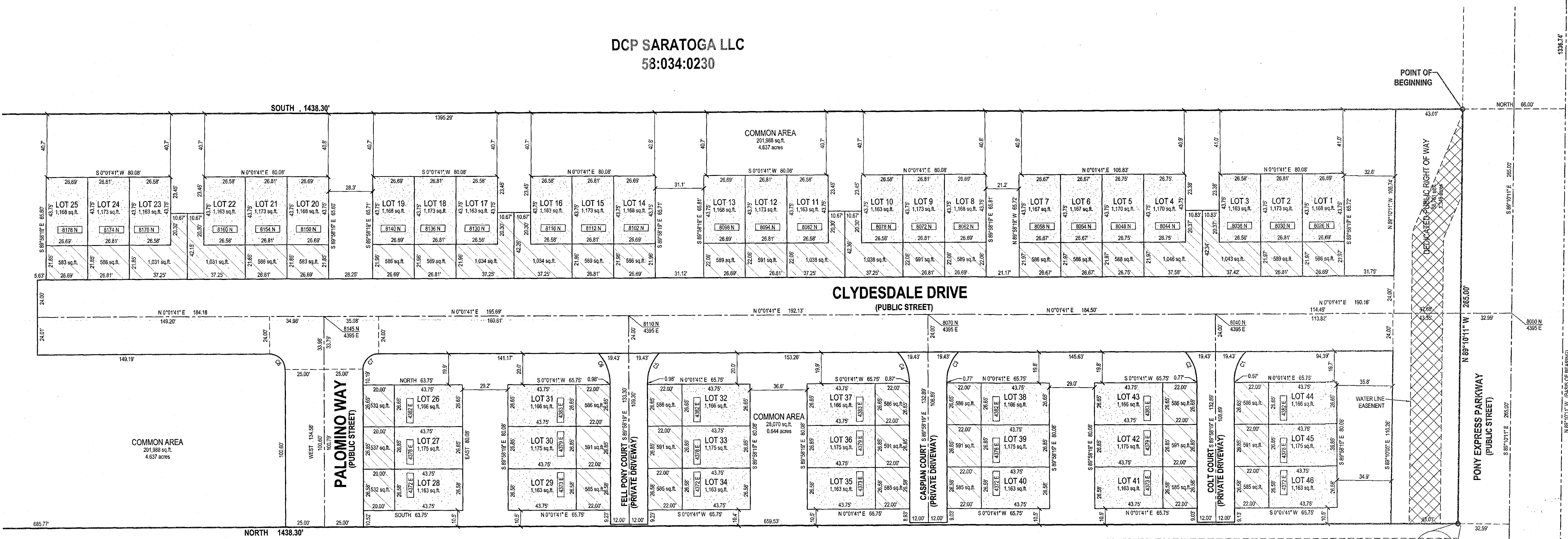
PONY EXPRESS TOWNHOMES

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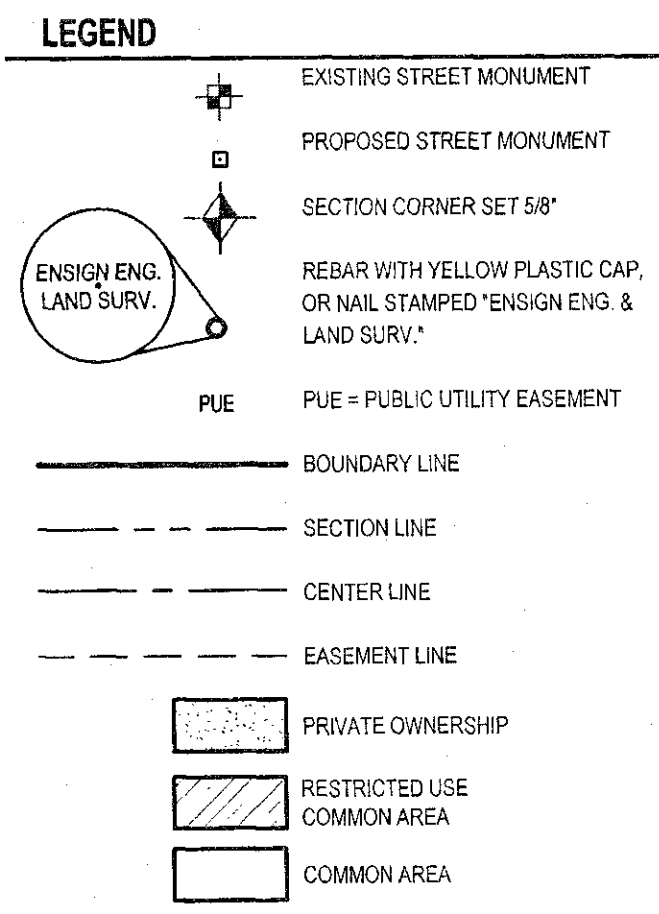
DCP SARATOGA LLC
58:034:0230

SOUTH QUARTER CORNER SECTION 21
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
FOUND MONUMENT

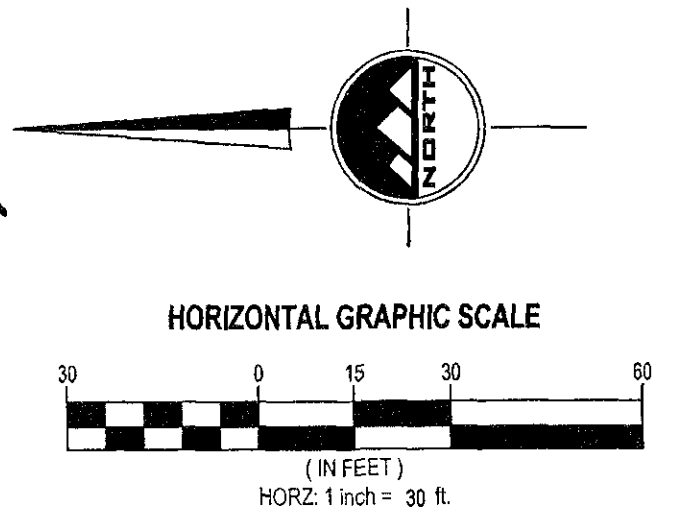


S-A LAND INVESTMENTS CO LLC
58:034:0404

FOUND B&C (BLANK)
0.8' WEST AND 0.3' SOUTH
OF SURVEYED CORNER



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CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	28.00'	20.88'	42°43'56"	N68°39'22"W	20.40'
C2	28.00'	20.88'	42°43'56"	N68°39'43"E	20.40'
C3	28.00'	20.88'	42°43'56"	N68°39'22"W	20.40'
C4	28.00'	20.88'	42°43'56"	N68°39'43"E	20.40'
C5	28.00'	20.88'	42°43'56"	N68°39'22"W	20.40'
C6	28.00'	20.88'	42°43'56"	N68°39'43"E	20.40'
C7	10.00'	15.50'	89°58'19"	N44°02'23"W	14.63'
C8	10.00'	15.50'	89°58'19"	N44°02'50"E	14.14'

SOUTHWEST CORNER SECTION 21
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
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EAGLE MOUNTAIN, UTAH COUNTY, UTAH

<p>DEVELOPER LAKE CITY CUSTOM HOMES 65 NORTH 300 EAST AMERICAN FORK, UTAH 84003 PHONE: (801) 347-6112 FAX: (801) 618-4052</p>	<p>SHEET 2 OF 2 PROJECT NUMBER: 5407 MANAGER: ROE DRAWN BY: KFW CHECKED BY: PMH DATE: 9/10/15</p>	<p>SALT LAKE CITY 45 W. 10000 S., Suite 500 Sandy, UT 84070 Phone: 801.255.0529 CERAM CITY Phone: 801.255.4449 FAX: 801.255.4449 WWW.ENSGN.COM</p>	<p>LAYTON PHONE: 801.241.1100 TODDLE PHONE: 435.633.1200 CERAM CITY PHONE: 435.633.1433 RICHFIELD PHONE: 435.633.2501</p>	<p>SURVEYOR'S SEAL</p>	<p>NOTARY PUBLIC SEAL</p>	<p>CITY ENGINEER'S SEAL</p>	<p>CLERK-RECORDER SEAL</p>
				<p>ENR 847212015 Map # 14763 JEFFREY SMITH UTAH COUNTY RECORDER 2015 Sep 16 11:50 am FEE 104.00 BY ED RECORDED FOR EAGLE MOUNTAIN CITY</p>			

14763 sheet 2 of 2