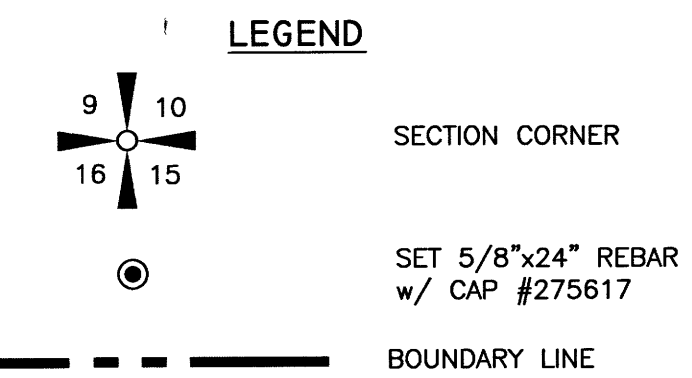
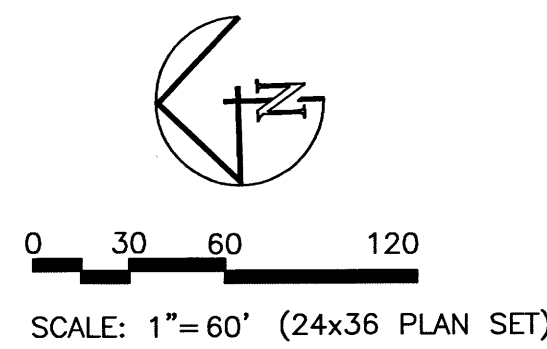


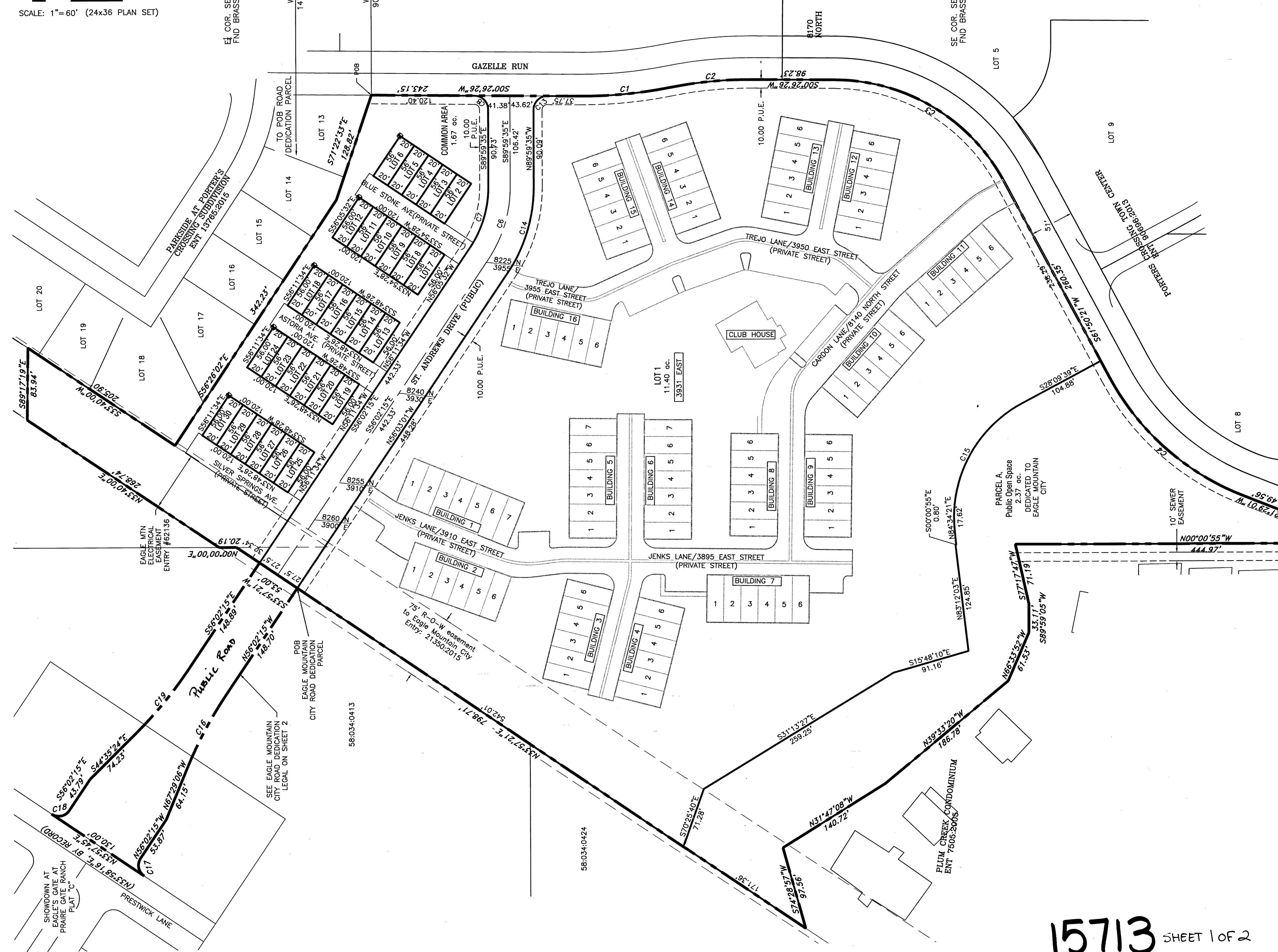
PORTER RANCH TOWNHOMES

PART OF THE SOUTHEAST QUARTER OF SECTION 20,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASELINE AND MERIDIAN
EAGLE MOUNTAIN, UTAH



TABULATIONS

- TOTAL ACREAGE: 16.97 AC.
- SMALLEST LOT SIZE: 1120 s.f.
- LARGEST LOT SIZE: 11.4 AC.
- NUMBER OF UNITS: 29
- NUMBER OF APARTMENTS: 99
- PUBLIC OPEN SPACE: 2.37 AC.



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	105.78	525.50	11°31'58"	S05°19'33"E	105.60
C2	95.51	474.50	11°31'58"	S05°19'33"E	95.35
C3	240.58	224.50	61°23'55"	N31°08'24"E	229.23
C4	211.65	300.50	40°21'19"	S41°39'42"W	207.31
C5	71.68	200.00	20°32'08"	S11°12'57"W	71.30
C6	88.90	150.00	33°57'20"	S73°00'55"E	87.60
C7	73.78	124.50	33°57'20"	S73°00'55"E	72.71
C8	25.01	16.00	89°33'59"	N45°13'25"E	22.54
C9	146.30	650.00	12°53'45"	N27°22'28"E	145.99
C10	65.37	250.00	14°58'53"	S26°19'54"W	65.18
C11	153.05	680.00	12°53'45"	N27°22'28"E	152.73
C12	126.62	220.00	32°58'39"	S17°20'01"W	124.88
C13	25.25	16.00	90°26'01"	N44°46'34"W	22.71
C14	99.23	177.50	32°01'55"	S73°58'38"E	97.95
C15	176.10	150.00	67°16'00"	N61°47'39"W	166.16
C16	98.10	491.00	11°26'51"	N61°45'41"W	97.94
C17	23.56	15.00	90°00'00"	S78°57'45"W	21.21
C18	23.56	15.00	90°00'00"	S11°02'15"E	21.21
C19	98.10	491.00	11°26'51"	S50°18'49"E	97.94

15713 SHEET 1 OF 2

PORTER RANCH TOWNHOMES

PART OF THE SOUTHEAST QUARTER OF SECTION 20,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASELINE AND MERIDIAN
EAGLE MOUNTAIN, UTAH

SHEET 1 OF 2

ACE ALLIANCE CONSULTING ENGINEERS
150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435) 755-5121
alliancecogan@yahoo.com

ACCEPTANCE BY LEGISLATIVE BODY
THE MAYOR OF THE CITY OF EAGLE MOUNTAIN, 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 14 DAY OF September, A.D. 2017.
MAYOR: [Signature]
ATTEST: [Signature]
CITY RECORDER (See Seal Below)

EAGLE MOUNTAIN CITY ENGINEER
APPROVED THIS 14 DAY OF Sept, A.D. 2017, BY THE CITY ENGINEER.
[Signature]
EAGLE MOUNTAIN CITY ENGINEER

EAGLE MOUNTAIN CITY COUNCIL
APPROVED THIS 13 DAY OF September, A.D. 2017, BY THE EAGLE MOUNTAIN CITY COUNCIL.
[Signature]
EAGLE MOUNTAIN, MAYOR

EAGLE MOUNTAIN CITY ATTORNEY
APPROVED THIS 13 DAY OF September, A.D. 2017, BY THE CITY ATTORNEY.
[Signature]
EAGLE MOUNTAIN CITY ATTORNEY

SURVEYORS SEAL
[Seal]
BRIAN G. LYON
275617
8/31/17
STATE OF UTAH

NOTARY PUBLIC SEAL
[Signature]
ANTHONY R. ROBERTSON - 828008
NOTARY PUBLIC - STATE OF UTAH
COMMISSION EXPIRES MAY 5, 2020

CITY ENGINEERS SEAL
[Seal]
CHRISTOPHER TODD
TRUSTY
STATE OF UTAH

CLERK-RECORDER SEAL
[Seal]
EAGLE MOUNTAIN
EST. 1995
STATE OF UTAH

SEC 20-5-1W 70-037

- NOTES**
1. THE PURPOSE OF THIS SURVEY WAS TO CREATE A SUBDIVISION ON THE SUBJECT PROPERTY. THE SURVEY WAS REQUESTED BY TRAVIS TAYLOR
 2. THE BASIS OF BEARING IS N 00°11'38" E BETWEEN THE SOUTHEAST CORNER AND EAST QUARTER CORNER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 EAST OF THE SALT LAKE BASELINE AND MERIDIAN.
 3. PROPOSED BUILDINGS ON LOT 1 ARE SHOWN FOR ADDRESSING PURPOSES ONLY AND DOESN'T CONSTITUTE A SUBDIVISION OF LOT 1.
 4. SILVER SPRINGS AVE, ASTORIA AVE AND BLUE STONE ARE COMMON AREA AND PUBLIC UTILITY EASEMENTS.

LOTS POINT OF BEGINNING LOCATED FROM POB PORTER RANCH TOWNHOMES	
LOT	DISTANCE/BEARING
LOT 2-6	58.11 / S55°04'55" W
LOT 7-12	119.93 / N 82°57'12" W
LOT 13-18	209.17 / N 71°14'25" W
LOT 19-24	293.14 / N 66°56'21" W
LOT 25-30	386.94 / N 64°22'25" W

ADDRESS/LOT AREA TABLE		
LOT	ADDRESS	LOT AREA
1	SEE LOT 1 ADDRESSES TABLE	11.40 ac.
2	8228 N BLUE STONE AVE.	1120 s.f.
3	8232 N BLUE STONE AVE.	1120 s.f.
4	8234 N BLUE STONE AVE.	1120 s.f.
5	8238 N BLUE STONE AVE.	1120 s.f.
6	8242 N BLUE STONE AVE.	1120 s.f.
7	8235 N BLUE STONE AVE.	1120 s.f.
8	8237 N BLUE STONE AVE.	1120 s.f.
9	8241 N BLUE STONE AVE.	1120 s.f.
10	8243 N BLUE STONE AVE.	1120 s.f.
11	8247 N BLUE STONE AVE.	1120 s.f.
12	8249 N BLUE STONE AVE.	1120 s.f.
13	8244 N ASTORIA AVE.	1120 s.f.
14	8248 N ASTORIA AVE.	1120 s.f.
15	8250 N ASTORIA AVE.	1120 s.f.
16	8254 N ASTORIA AVE.	1120 s.f.
17	8256 N ASTORIA AVE.	1120 s.f.
18	8260 N ASTORIA AVE.	1120 s.f.
19	8253 N ASTORIA AVE.	1120 s.f.
20	8255 N ASTORIA AVE.	1120 s.f.
21	8259 N ASTORIA AVE.	1120 s.f.
22	8263 N ASTORIA AVE.	1120 s.f.
23	8265 N ASTORIA AVE.	1120 s.f.
24	8269 N ASTORIA AVE.	1120 s.f.
25	8262 N SILVER SPRINGS AVE.	1120 s.f.
26	8266 N SILVER SPRINGS AVE.	1120 s.f.
27	8270 N SILVER SPRINGS AVE.	1120 s.f.
28	8272 N SILVER SPRINGS AVE.	1120 s.f.
29	8274 N SILVER SPRINGS AVE.	1120 s.f.
30	8278 N SILVER SPRINGS AVE.	1120 s.f.

LOT 1 ADDRESS TABLE		
BUILDING	ADDRESS	UNITS
CLUBHOUSE	3931 EAST CARDON LANE	
1	8232 NORTH JENKS LANE	1 THROUGH 7
2	8229 NORTH JENKS LANE	1 THROUGH 6
3	8203 NORTH JENKS LANE	1 THROUGH 6
4	8185 NORTH JENKS LANE	1 THROUGH 6
5	8202 NORTH JENKS LANE	1 THROUGH 7
6	8184 NORTH JENKS LANE	1 THROUGH 7
7	8165 NORTH JENKS LANE	1 THROUGH 6
8	3909 EAST CARDON LANE	1 THROUGH 6
9	3908 EAST CARDON LANE	1 THROUGH 6
10	3938 EAST CARDON LANE	1 THROUGH 6
11	3958 EAST CARDON LANE	1 THROUGH 6
12	8144 NORTH TREJO LANE	1 THROUGH 6
13	8160 NORTH TREJO LANE	1 THROUGH 6
14	8178 NORTH TREJO LANE	1 THROUGH 6
15	8192 NORTH TREJO LANE	1 THROUGH 6
16	8207 NORTH TREJO LANE	1 THROUGH 6

QUESTAR GAS COMPANY

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 1-800-366-8532.

Approved this 1 day of September, 2017 Questar Gas Company
 By Cy-Hub Title Pres-Const

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 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:
 - (1) A recorded easement or right-of-way
 - (2) The law applicable to prescriptive rights
 - (3) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
 - (4) Any other provision of law

Mike Conder 9/1/17
 ROCKY MOUNTAIN POWER DATE

DIRECT COMMUNICATIONS

Direct Communications Cedar Valley, LLC certifies that it will provide telecommunications services to this subdivision utilizing the trenches provided by the developer as per the Direct Communications Cedar Valley P.S.C. Utah No. 1 Tariff.

Wagner Cuffey 9/1/17
 DIRECT COMMUNICATIONS DATE

PUBLIC UTILITY EASEMENTS

Lots 1 and Common Area, excluding all areas contained within the footprints of all existing and proposed buildings, are non-exclusive public utility easements in favor of Dominion Energy, Rocky Mountain Power, Direct Communications and Eagle Mountain City.

EAGLE MOUNTAIN CITY ST. ANDREWS DRIVE ROAD DEDICATION LEGAL DESCRIPTION

Part of the Southeast Quarter of Section 20, Township 5 South, Range 1 West of the Salt Lake Base and Meridian described as follows:

Commencing at the Southeast Corner of Section 20, Township 5 South, Range 1 West of the Salt Lake Base and Meridian monumented with a Brass Cap; thence N00°11'38"E 1432.58 feet along the east line of the Southeast Quarter of said Section 20; thence West 1477.36 feet to the POINT OF BEGINNING and running

thence N 56°02'15" W 148.70 feet;
 thence N 56°02'15" W 53.87 feet;
 thence 98.10 feet along a curve to the left with a radius of 491.00 feet, a central angle of 11°26'51" and a chord that bears N61°45'41" W 97.94 feet;
 thence N 67°29'06" W 64.15 feet;
 thence N 56°02'15" W 15.00 feet;
 thence 23.56 feet along a curve to the left with a radius of 15.00 feet, a central angle of 90°00'00" and a chord that bears S78°57'45" W 21.21 feet to the southeast right of way line of Prestwick Lane;
 thence N 33°57'45" E 130.00 feet (N33°58'16"E, By Record) along said right of way line;
 thence 23.56 feet along a curve to the left with a radius of 15.00 feet, a central angle of 90°00'00" and a chord that bears S11°02'15" E 21.21 feet;
 thence S 56°02'15" E 43.79 feet;
 thence S 44°35'24" E 74.23 feet;
 thence 98.10 feet along a curve to the left with a radius 491.00 feet, a central angle of 11°26'51" and a chord that bears S50°18'49" E 97.94 feet;
 thence S 56°02'15" E 148.89 feet;
 thence S 33°57'21" W 53.00 feet to the point of beginning, containing 0.60 acres.

EAGLE MOUNTAIN CITY ST. ANDREWS DRIVE ROAD DEDICATION

KNOW ALL BY THESE PRESENTS THAT EAGLE MOUNTAIN CITY THE OWNERS OF THE PARCEL DESCRIBED ABOVE AS THE EAGLE MOUNTAIN CITY ANDREWS DRIVE ROAD LEGAL DESCRIPTION, HAVING CAUSED THE SAME TO BE SET APART AND DESIGNATED AS A PUBLIC STREET. THE SAME TO BE USED AS A PUBLIC THROUGHFARE FOREVER, AND ALSO TO BE USED FOR PUBLIC UTILITY AND DRAINAGE PURPOSES. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE PURPOSES AS INTENDED FOR PUBLIC USE.

IN WITNESS WE HAVE HEREAFTER SET OUR SIGNATURES THIS 19 DAY OF September, 2017.

John B. Kops
 JOHN B. KOPS
 EAGLE MOUNTAIN CITY MAYOR RECORDED

FINNVALD B. KOFOED ACKNOWLEDGED
BEFORE ME, SANDY HOFFMANN

Sandy Hoffmann
 SANDY HOFFMANN
 NOTARY PUBLIC
 STATE OF UTAH
 COMMISSION EXPIRES 11/1/17

SURVEYOR'S CERTIFICATE

I, BRIAN G. LYON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 275617, 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, BLOCKS, STREETS, AND EASEMENTS AND THAT THE SAME AS 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

Part of the Southeast Quarter of Section 20, Township 5 South, Range 1 West of the Salt Lake Base and Meridian described as follows:

Commencing at the Southeast Corner of Section 20, Township 5 South, Range 1 West of the Salt Lake Base and Meridian monumented with a Brass Cap; thence N00°11'38"E 1344.45 feet along the east line of the Southeast Quarter of said Section 20; thence West 903.39 feet to the Southeast Corner of Lot 13, Parkside at Porter's Crossing Subdivision recorded on February 23, 2015 under Entry No. 13765:2015 and the POINT OF BEGINNING and running along the west right of way line of a point on the west right of way line of the POINT OF BEGINNING on the west right of way of Gazelle Run and Smith Ranch Road the next ten courses:

- 1) thence S 00°26'26" W 243.15 feet;
- 2) thence Southerly, 105.78 feet along a curve to the left having a radius of 525.50 feet and a central angle of 11°31'58" and a chord that bears S 05°19'33" E 105.60 feet;
- 3) thence Southerly, a distance of 95.51 feet along a reverse curve to the right having a radius of 474.50 feet and a central angle of 11°31'58" and a chord that bears S 05°19'33" E 95.35 feet;
- 4) thence S 00°26'26" W 98.23 feet;
- 5) thence Southwesterly, 240.58 feet along a curve to the right having a radius of 224.50 feet and a central angle of 61°23'55" and a chord that bears S 31°08'24" W 229.23 feet;
- 6) thence S 61°50'21" W 260.35 feet;
- 7) thence Southwesterly, 211.65 feet along a curve to the left having a radius of 300.50 feet and a central angle of 40°21'20" and a chord that bears S 41°39'42" W 207.31 feet;
- 8) thence S 21°29'01" W 49.56 feet;
- 9) thence Southerly, 71.68 feet along a curve to the left having a radius of 200.00 feet and a central angle of 20°32'08" and a chord that bears S 11°12'57" W 71.30 feet;
- 10) thence S 00°56'53" W 63.79 feet to the north right of way line of Pony Express Parkway;

thence N 89°09'51" W 23.00 feet along said right of way;

thence along the boundary of Amended Plat "A" Plum Creek Condominiums the next seven courses:

- 1) thence N 00°00'55" W 444.97 feet (North 444.81 feet, By Record);
- 2) thence S 77°17'47" W 71.19 feet (S77°18'42"W 71.19 feet, By Record);
- 3) thence S 89°59'05" W 33.11 feet (West, 33.11 feet, By Record);
- 4) thence N 66°33'52" W 61.53 feet (N66°32'57"W 61.53 feet, By Record);
- 5) thence N 39°33'20" W 186.78 feet (N39°32'25"W 186.78 feet, By Record);
- 6) thence N 31°47'08" W 140.72 feet (N31°46'13"W 140.72 feet, By Record);
- 7) thence S 74°28'57" W 97.56 feet (S74°29'52"W 97.56 feet, By Record);

thence N 33°57'21" E 798.71 feet;

thence North 20.19 feet;

thence S 33°40'00" E 268.74 feet;

thence S 89°17'19" E 83.94 feet to the boundary of said Parkside at Porter's Crossing Subdivision;

thence along said boundary the next three courses:

- 1) thence S 33°40'00" W 205.90 feet;
- 2) thence S 56°26'02" E 342.23 feet;
- 3) thence S 71°22'33" E 128.82 feet to the point of beginning, containing 16.97 acres, more or less.

OWNER'S CERTIFICATE, CONSENT TO RECORD, CONVEYANCE OF UTILITY EASEMENTS AND DEDICATION

We, the undersigned owners of all the real property depicted on this plat and described in the surveyors certificate on this plat, have caused the land described on this plat to be divided into lots, streets, parks, open spaces, easements and other public uses as designated on the plat and now do hereby dedicate under 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.

PORTER RANCH TOWN HOMES, LLC
 BY: WESTATES - PATH, LLC - MANAGER
 BY: WESTATES COMPANIES, LLC - MANAGER

Stan T. Rowlan
 BY: STAN T. ROWLAN - MANAGER
 TOWN HOMES LLC

LIMITED LIABILITY ACKNOWLEDGEMENT

STATE OF UTAH }
 COUNTY OF DAVIS } ss

On this 1 day of SEPTEMBER, 2017, personally appeared before me, Stan T. Rowlan, who being by me duly sworn did say, for him/herself, that he/she is the Manager/Member of WESTATES COMPANIES, LLC, a Utah Limited Liability Company and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its Articles of Organization and each duly acknowledged to me that said Limited Liability Company executed the same.

* BY WESTATES - PATH, LLC FOR PORTER RANCH TOWN HOMES LLC

MY COMMISSION EXPIRES 5/3/2020 NOTARY PUBLIC RESIDING AT SANDY, UT

ACCEPTANCE BY LEGISLATIVE BODY

THE MAYOR OF THE CITY OF EAGLE MOUNTAIN, 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 _____ DAY OF _____, A.D. 20____

 MAYOR CITY RECORDER
 (See Seal Below)

PORTER RANCH TOWNHOMES
 PART OF THE SOUTHEAST QUARTER OF SECTION 20,
 TOWNSHIP 5 SOUTH, RANGE 1 WEST,
 SALT LAKE BASELINE AND MERIDIAN
 EAGLE MOUNTAIN, UTAH

SHEET 2 OF 2

SURVEYORS SEAL 	NOTARY PUBLIC SEAL 	CITY ENGINEERS SEAL 	CLERK+RECORDER
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