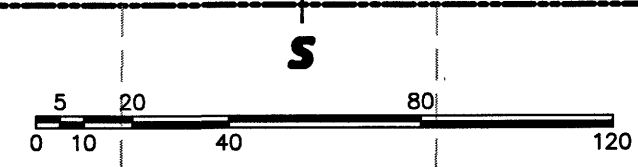
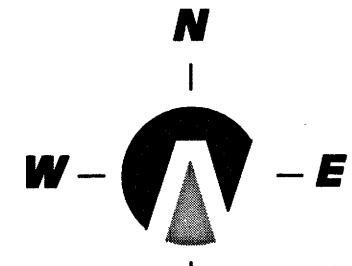


THE VILLAGE AT PORTERS CROSSING PLAT 1

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY

CORP OF PRES BISHOP OF CHURCH OF JESUS CHRIST OF LDS
49:774:0004



(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'

| LINE | LENGTH | DIRECTION |
|------|--------|-------------|
| L1 | 8.19' | S89°32'51"E |
| L2 | 18.00' | N0°27'09"E |
| L3 | 11.81' | N0°17'40"E |
| L4 | 10.75' | N0°17'40"E |
| L5 | 9.23' | S0°27'09"W |
| L6 | 22.52' | S89°37'41"E |
| L7 | 5.54' | S0°00'00"E |
| L8 | 15.12' | S0°00'00"E |
| L9 | 17.50' | N0°00'00"E |
| L10 | 15.50' | N0°00'00"E |
| L11 | 12.50' | N0°00'00"E |
| L12 | 9.00' | N0°00'00"E |
| L16 | 17.50' | S0°00'00"E |
| L18 | 17.50' | N0°00'00"E |
| L19 | 17.50' | S0°00'00"E |
| L20 | 1.25' | N90°00'00"W |
| L21 | 1.33' | N90°00'00"W |
| L22 | 13.58' | N90°00'00"W |

| LINE | LENGTH | DIRECTION |
|------|--------|-------------|
| L23 | 13.45' | N90°00'00"W |
| L24 | 12.50' | N90°00'00"E |
| L25 | 12.00' | N90°00'00"E |
| L26 | 20.61' | S0°00'00"E |
| L27 | 30.00' | N89°34'11"W |
| L28 | 20.50' | N0°00'00"E |
| L29 | 0.87' | N90°00'00"E |
| L30 | 17.00' | S90°00'00"W |
| L31 | 10.00' | N89°34'11"W |
| L32 | 0.94' | N0°00'00"E |
| L33 | 14.16' | N90°00'00"W |
| L34 | 12.37' | S89°46'07"W |
| L35 | 13.50' | N90°00'00"E |
| L36 | 13.50' | N90°00'00"E |
| L37 | 13.00' | S0°00'00"E |
| L38 | 13.00' | N0°00'00"E |
| L39 | 50.43' | N74°42'22"E |
| L40 | 28.58' | S48°54'03"E |

| LINE | LENGTH | DIRECTION |
|------|---------|-------------|
| L41 | 21.40' | N57°13'21"W |
| L42 | 42.73' | N64°17'33"E |
| L43 | 116.09' | S87°47'47"E |

PLAT CALCULATIONS

TOWNSHIP AREA: 6.13 ACRES
BUILDABLE ACREAGE: 1.67 ACRES
TOTAL UNITS: 94
TOTAL IMPROVED OPEN SPACE: 2.71 ACRES
TOTAL IMPROVED AREA: 1.61 ACRES
P.C. OVERALL DENSITY: 15.33

| CURVE | LENGTH | RADIUS | CHORD DIST. | CHORD BRG. | DELTA |
|-------|---------|---------|-------------|-------------|------------|
| C1 | 105.78' | 525.50' | 105.60' | N5°19'33"W | 11°31'59" |
| C2 | 95.51' | 474.50' | 95.35' | N5°19'33"W | 11°31'59" |
| C3 | 186.60' | 561.50' | 185.74' | S9°04'46"E | 19°02'26" |
| C4 | 17.63' | 15.00' | 16.64' | N56°18'51"W | 67°21'29" |
| C5 | 23.44' | 15.00' | 21.13' | S45°13'37"W | 89°32'49" |
| C15 | 3.14' | 1.50' | 2.60' | S59°55'31"E | 119°51'02" |
| C16 | 15.22' | 14.50' | 14.53' | N30°04'29"E | 60°08'58" |
| C17 | 19.11' | 14.50' | 17.76' | N37°45'41"W | 75°31'21" |
| C18 | 4.56' | 2.50' | 3.95' | S52°14'20"W | 104°28'39" |
| C19 | 3.86' | 2.50' | 3.49' | N44°13'57"W | 88°27'55" |
| C20 | 5.40' | 3.50' | 4.88' | N44°13'57"W | 88°27'55" |
| C21 | 13.62' | 14.78' | 13.14' | N63°18'12"E | 52°47'14" |
| C22 | 7.82' | 3.55' | 6.33' | N26°53'28"W | 126°13'04" |
| C23 | 3.14' | 2.00' | 2.83' | N45°00'00"E | 90°00'00" |
| C24 | 4.05' | 15.00' | 4.03' | N7°43'46"W | 15°27'33" |
| C25 | 4.05' | 15.00' | 4.04' | S7°44'11"W | 15°28'23" |
| C26 | 3.14' | 2.00' | 2.83' | S45°00'00"E | 90°00'00" |

| CURVE | LENGTH | RADIUS | CHORD DIST. | CHORD BRG. | DELTA |
|-------|--------|--------|-------------|-------------|------------|
| C27 | 5.12' | 2.50' | 4.27' | S31°21'10"W | 117°17'40" |
| C28 | 15.87' | 14.50' | 15.09' | S58°38'50"E | 62°42'20" |
| C29 | 22.78' | 14.50' | 20.51' | N44°59'59"E | 89°59'57" |
| C30 | 52.46' | 28.00' | 45.11' | N53°40'08"E | 107°20'17" |
| C31 | 35.51' | 28.00' | 33.18' | S36°19'52"E | 72°39'43" |
| C32 | 3.93' | 2.50' | 3.54' | N45°00'00"W | 90°00'00" |
| C33 | 22.78' | 14.50' | 20.51' | N45°00'00"W | 90°00'00" |
| C34 | 3.93' | 2.50' | 3.54' | S45°00'00"W | 90°00'00" |
| C36 | 22.78' | 14.50' | 20.51' | S45°00'00"W | 90°00'00" |
| C37 | 22.37' | 14.50' | 20.21' | N44°11'26"W | 88°22'47" |
| C38 | 4.00' | 2.50' | 3.59' | S45°48'36"W | 91°37'13" |
| C39 | 7.85' | 5.00' | 7.07' | N45°00'00"W | 90°00'00" |
| C40 | 7.85' | 5.00' | 7.07' | S44°59'59"W | 90°00'00" |
| C41 | 4.00' | 2.50' | 3.59' | N45°48'36"W | 91°37'13" |
| C42 | 22.44' | 14.55' | 20.28' | S44°21'26"W | 88°22'47" |
| C43 | 39.27' | 25.00' | 35.36' | N45°00'00"E | 90°00'00" |

SURVEYOR'S CERTIFICATE

I, KIM WAYNE LUNDEBERG, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 354377. 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, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE CONDUCTED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-53-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-6a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

05-02-17 DATE
Kim Wayne Lundeberg, P.L.S.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 20; THENCE N.00°11'36"E. 808.07 FEET ALONG THE SECTION LINE; THENCE N90°00'00"W 74.33 FEET TO THE REAL POINT OF BEGINNING, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF PORTER CROSSING PARKWAY
THENCE N.89°33'34"W. A DISTANCE OF 203.50 FEET; THENCE N.72°39'57"W. A DISTANCE OF 174.35 FEET; THENCE N.89°33'34"W. A DISTANCE OF 389.83 FEET TO THE EAST RIGHT OF WAY LINE OF GAZELLE RUN; THENCE ALONG SAID RIGHT OF WAY N.00°26'26"E. A DISTANCE OF 36.24 FEET TO THE POINT OF CURVATURE OF A 525.50-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 105.78 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 11°31'59" AND A CHORD THAT BEARS N.05°19'33"W. A DISTANCE OF 105.60 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF CURVATURE OF A 474.50-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 95.51 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 11°31'59" AND A CHORD THAT BEARS N.05°19'33"W. A DISTANCE OF 95.35 FEET ALONG SAID RIGHT OF WAY; THENCE N.00°26'26"E. A DISTANCE OF 107.25 FEET ALONG SAID RIGHT OF WAY; THENCE S.89°59'35"E. A DISTANCE OF 680.33 FEET TO THE WEST RIGHT OF WAY OF PORTERS CROSSING PARKWAY; THENCE ALONG SAID RIGHT OF WAY S.18°35'59"E. A DISTANCE OF 212.48 FEET TO THE POINT OF CURVATURE OF A 561.50-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 186.60 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 19°02'26" AND A CHORD THAT BEARS S.09°04'46"E. A DISTANCE OF 185.74 FEET ALONG SAID RIGHT OF WAY; THENCE S.00°26'26"W. A DISTANCE OF 15.20 FEET ALONG SAID RIGHT OF WAY TO THE REAL POINT OF BEGINNING.
CONTAINING 267,023 SQ.FT. (6.13 ACRES)

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND THIS 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 THE PROVISIONS OF 10-9A-607, UTAH CODE, WITHOUT CONDITION, RESTRICTION AND 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 AND THE INHABITANTS THEREOF.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 12th DAY OF May, A.D. 2017.
Michael C. Miller, Manager
Ronald Kadziel, Manager
ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }

ON THE 12th DAY OF May, 2017, PERSONALLY APPEARED BEFORE ME THE PERSONS 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 DULY ACKNOWLEDGE TO ME THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.
NOTARY PUBLIC: Karen Weeks
COMMISSION NUMBER: 684011
MY COMMISSION EXPIRES: 8-1-2019

STATE OF UTAH } S.S.
COUNTY OF UTAH }

ON THE 12th DAY OF May, 2017, PERSONALLY APPEARED BEFORE ME THE PERSONS 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 DULY ACKNOWLEDGE TO ME THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.
NOTARY PUBLIC: Rachel Pike
COMMISSION NUMBER: 682637
MY COMMISSION EXPIRES: 04/18/2019

STATE OF UTAH } S.S.
COUNTY OF UTAH }

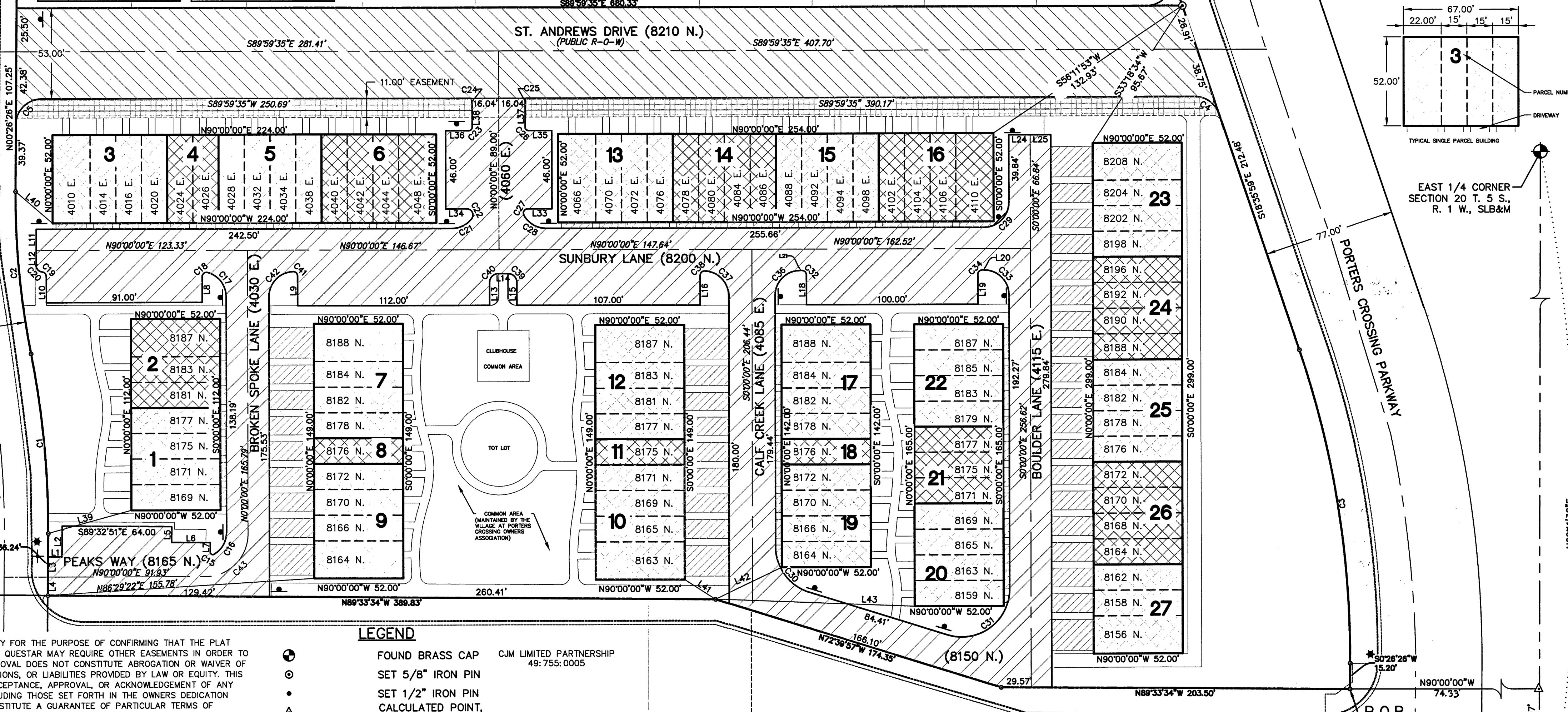
ON THE 12th DAY OF May, 2017, PERSONALLY APPEARED BEFORE ME THE PERSONS SIGNING THE FOREGOING OWNERS DEDICATION KNOWN TO ME TO BE AUTHORIZED TO EXECUTE THE FOREGOING OWNERS DEDICATION FOR AND ON BEHALF OF THE OWNERS WHO DULY ACKNOWLEDGE TO ME THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.
NOTARY PUBLIC: Karen Weeks
COMMISSION NUMBER: 684011
MY COMMISSION EXPIRES: 8-1-2019

THE VILLAGE AT PORTERS CROSSING PLAT 1
A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY
EAGLE MOUNTAIN UTAH COUNTY, UTAH
SCALE: 1" = 40 FEET

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 31st DAY OF May, 2017.
APPROVED BY MAYOR: [Signature]
APPROVED BY CITY ENGINEER: [Signature]

PARADE AT PORTER'S CROSSING SUBDIVISION
PONY EXPRESS LAND DEVELOPMENT INC. 58:034:0535
QUESTAR GAS COMPANY
ROCKY MOUNTAIN POWER
NORTHERN ENGINEERING INC
15563
SOUTHEAST CORNER SECTION 20 T. 5 S. R. 1 W. SLB&M

GAZELLE RUN (4000 E.)
BROKEN SPOKE LAKE (4030 E.)
SUNBURY LANE (8200 N.)
CALF CREEK LAKE (4085 E.)
BOULDER LAKE (4115 E.)



LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- SET 1/2" IRON PIN
- CALCULATED POINT, NOT SET
- NO PARKING EXCEPT IN DESIGNATED AREA SIGN PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- ADDRESS
- PRIVATE AREA
- LIMITED COMMON AREA
- PRIVATE STREET-PUE AND EAGLE MOUNTAIN EASEMENT
- COMMON AREA AND P.U.E.
- ROADWAY DEDICATION TO EAGLE MOUNTAIN CITY (PUBLIC R.O.W.)
- PUBLIC/PEDESTRIAN ACCESS PARKING EASEMENT

- 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 AS DESCRIBED 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
 - A RECORDED EASEMENT OR RIGHT-OF-WAY
 - THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 - TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR
 - ANY OTHER PROVISION OF LAW

Northern ENGINEERING INC
ENGINEERING-LAND PLANNING CONSTRUCTION MANAGEMENT
1040 E. 800 N. OREM, UTAH 84097 (801) 802-8992
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. 111817
DIRECT COMMUNICATIONS DATE: 5-15-17
All fees for city services will be billed to the HOA. Failure to pay may result in water or sewage being discontinued for an entire building/lot.

VICINITY MAP
Shows location of the site within Eagle Mountain, Utah, near Pony Express Parkway and other landmarks.