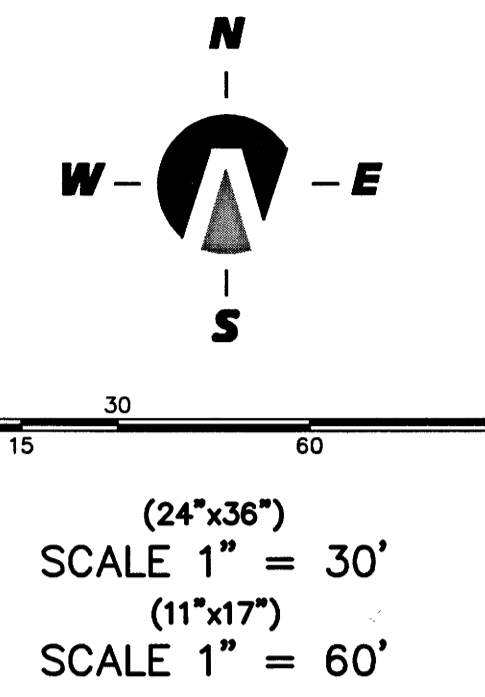
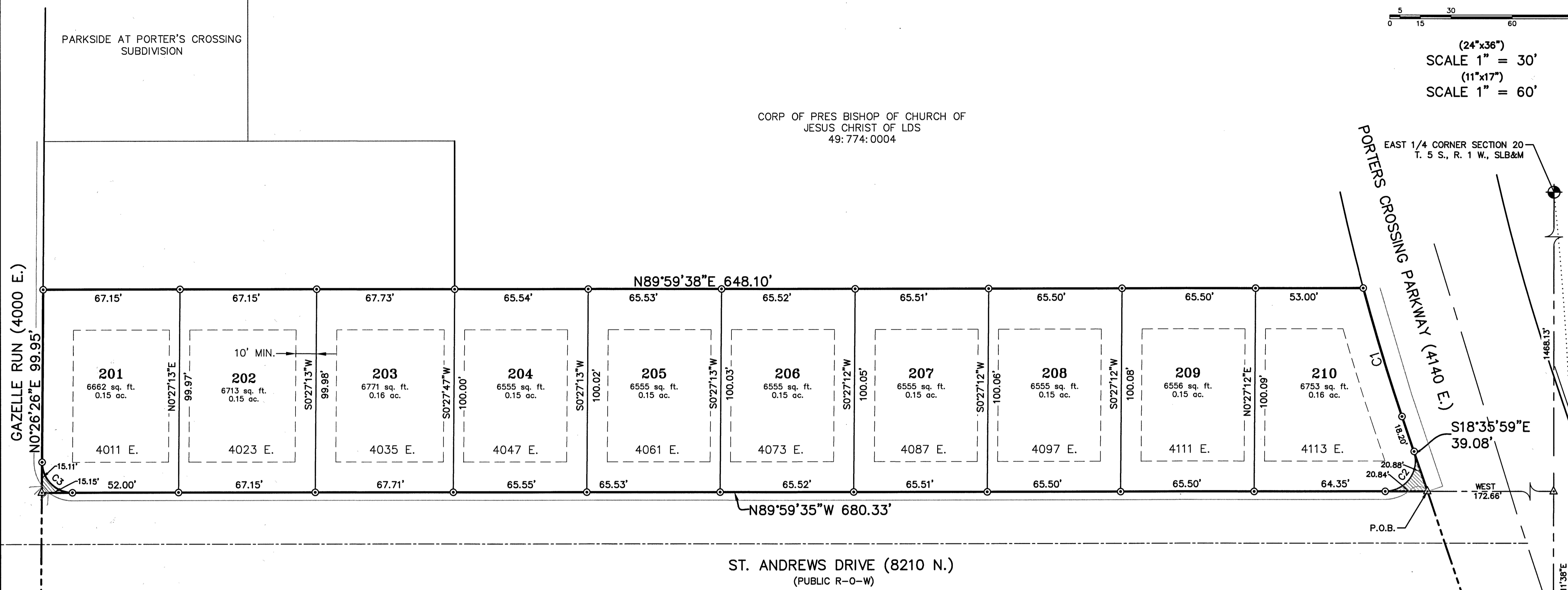


**THE VILLAGE AT
PORTERS CROSSING PLAT 2**
A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 20,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,
UTAH COUNTY



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



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 COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, 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 54-8a-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.

DATE: 05-02-17
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°11'38"E, 1208.07 FEET ALONG THE SECTION LINE; THENCE WEST 172.66 FEET TO THE REAL POINT OF BEGINNING, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF PORTER CROSSING PARKWAY;
THENCE N.89°59'35"W, A DISTANCE OF 880.33 FEET TO THE EAST RIGHT OF WAY LINE OF GAZELLE RUN; THENCE N.00°26'26"E, A DISTANCE OF 99.95 FEET ALONG SAID RIGHT OF WAY TO THE SOUTH BOUNDARY OF PARKSIDE AT PORTER'S CROSSING SUBDIVISION; THENCE N.89°59'38"E, A DISTANCE OF 648.10 FEET TO THE WEST RIGHT OF WAY OF PORTERS CROSSING PARKWAY TO THE POINT OF CURVATURE OF A 1025.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 65.87 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 3°40'56" AND A CHORD THAT BEARS S.16°45'31"E, A DISTANCE OF 65.86 FEET ALONG SAID RIGHT OF WAY; THENCE ALONG SAID RIGHT OF WAY S.18°35'59"E, A DISTANCE OF 39.08 FEET TO THE REAL POINT OF BEGINNING.

CONTAINING 10 LOTS 66,373 SQ.FT. (1.52 ACRES)

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND THIS DESCRIBED IN THE SURVEYOR'S 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 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.

BY: *Michael C. Miller, Manager*
BY: *Ronald Kadic, of First Western Capital Company, LLC*

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

NOTARY PUBLIC: *Karen Weeks*
NOTARY FULL NAME: *Karen Weeks*
COMMISSION NUMBER: *684011* MY COMMISSION EXPIRES: *8-1-2019*

ACKNOWLEDGMENT

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

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NOTARY PUBLIC: *Rachel Pike*
NOTARY FULL NAME: *RACHEL PIKE*
COMMISSION NUMBER: *682637* MY COMMISSION EXPIRES: *04/13/2019*

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*
NOTARY FULL NAME: *Karen Weeks*
COMMISSION NUMBER: *684011* MY COMMISSION EXPIRES: *8-1-2019*

**THE VILLAGE AT
PORTERS CROSSING PLAT 2**
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" = 30 FEET

LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- SET 1/2" IRON PIN
- △ CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- - - CENTERLINE
- - - RIGHT-OF-WAY LINE
- - - LOT LINE
- - - SECTION LINE
- - - EASEMENT
- - - EXISTING DEED LINE
- - - LOT ADDRESS
- ▨ ROADWAY DEDICATION TO EAGLE MOUNTAIN CITY

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.

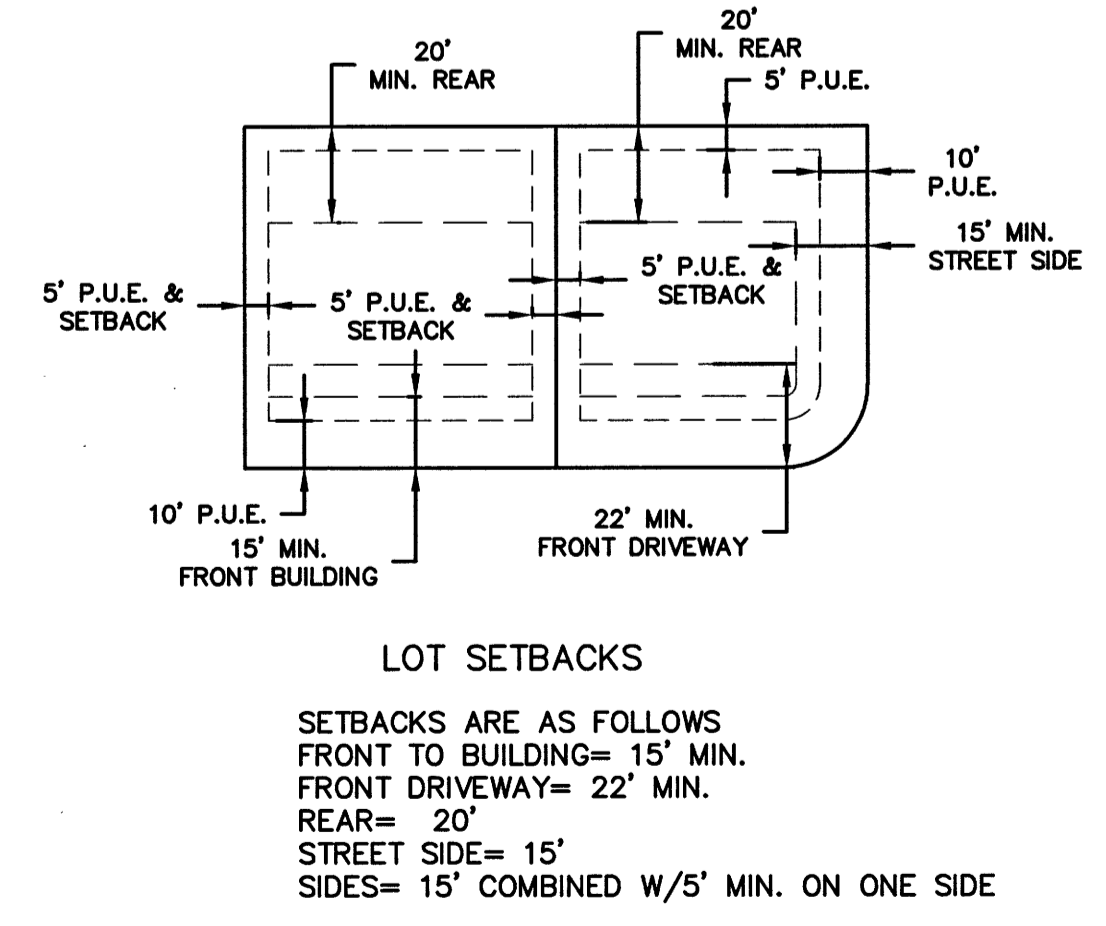
2. PURSUANT AS DESCRIBED TO UTAH CODE ANN § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, 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

(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

Del Edwards 5/12/17
ROCKY MOUNTAIN POWER DATE

CURVE TABLE

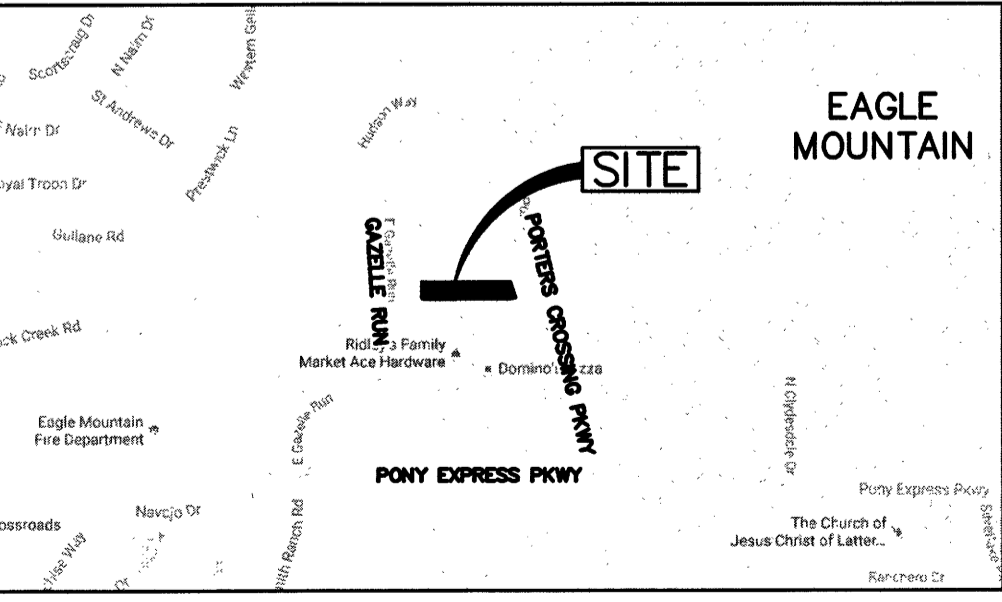
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	65.87'	1025.00'	65.86'	S16°45'31"E	3°40'56"
C2	28.43'	15.00'	24.36'	S35°42'13"W	108°36'24"
C3	23.88'	15.00'	21.29'	S44°46'34"E	90°26'48"



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.

Ch. McIlroy 5-15-17
DIRECT COMMUNICATIONS DATE



QUESTAR GAS COMPANY

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE 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 1-800-368-8532.

APPROVED THIS 15 DAY OF May, 2017, QUESTAR GAS COMPANY
BY: *Ch. McIlroy*
TITLE: *Director*

PLAT CALCULATIONS

LOT AREA	1.86 ACRES
TOTAL ACREAGE IN LOTS:	11692 sq.ft. - 0.27 AC.
LARGEST LOT SIZE:	6555 sq.ft. - 0.15 AC.
AVERAGE LOT SIZE:	8110 sq.ft. - 0.19 AC.
TOTAL # OF LOTS:	10

Northern ENGINEERING INC
ENGINEERING-LAND PLANNING CONSTRUCTION MANAGEMENT
1040 E. 800 N. OREM, UTAH 84097
(801) 802-8992

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: *Christopher T. ...*
APPROVED BY CITY ENGINEER: *...*
ATTEST BY CITY RECORDER: *...*

SURVEYOR'S SEAL: KIM WAYNE LUNDEBERG
NOTARY PUBLIC SEAL: KAREN WEEKS
CITY-COUNTY ENGINEER SEAL: CHRISTOPHER TUBBS
CLERK-RECORDER SEAL: JEFFERY SMITH

DEC 20-5-14 70-038