

Eaglepointe Estates Phase 13, Amended

Including all of the Former Lots 1308 through 1311 and 1319 through 1322 of Eaglepointe Estates Phase 13
Being a Part of the Northwest Quarter of Section 13, T.1N., R.1W., S.L.B. & M.
North Salt Lake City, Davis County, Utah

City Council Approval

Presented to the City Council of North Salt Lake City, Utah,
this 17th day of July, 2012, at
which time this subdivision was approved and accepted.

City Recorder Attest: [Signature]

Recommended for Approval

Recommended for approval this 26 day of June, 2012
by the Planning Commission of North Salt Lake City.

Chairman: [Signature]

Recommended for Approval

Recommended for approval this 16 day of Oct, 2012.

North Salt Lake City Attorney: [Signature]

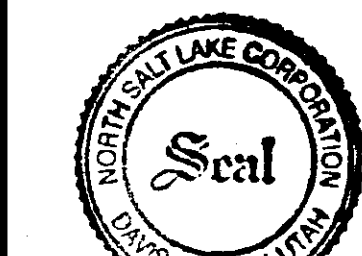
Recommended for Approval

Recommended for approval this 9th day of Oct, 2012.

North Salt Lake City Engineer: [Signature]

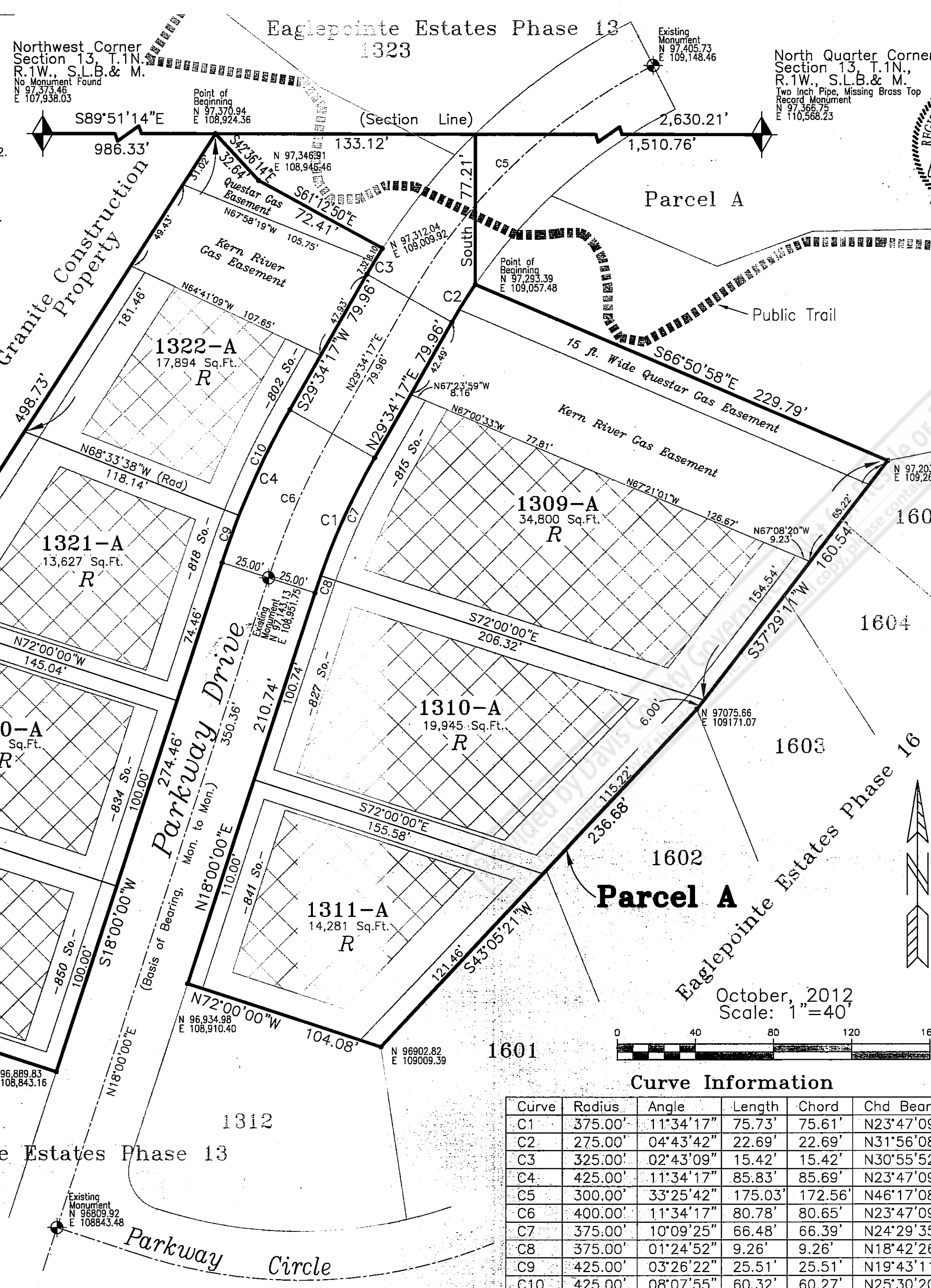
Notes:

- All easements shown are typical 8 ft. wide Public Utility Easements (P.U.E.) unless otherwise noted.
- All coordinates are based on Davis County Surveyor's Office Datum.
- Sidewalk bearings followed by (Rad) indicate that the extension of these property lines would run radially to the radius point of the road fronting these properties.
- Lots designated with "R" are restricted and governed according to Section 10-1-43 of the North Salt Lake City Code.
- Approval of this development plat by North Salt Lake City does not constitute any representation as to the adequacy of sub-surface soil conditions nor the location or depth of groundwater tables.
- Represents the estimated buildable area. All construction must comply with setback distances according to the North Salt Lake City Ordinance and the requirements of the Geotechnical report prepared by Applied Geotechnical Engineering Consultants, Order No. 1020320, Dated April 29, 2003.
- The Existing Questar Gas Line Easement as recorded in Book 127, Page 273 is to be perpetuated unchanged throughout this subdivision. Exact Location is based on Pothole Information.
- The Existing Kern River Gas Easement as recorded in 1577, Pages 53 and 54 is to be perpetuated unchanged throughout this subdivision. Exact Location is based on pothole information.



Parcel B

Balling Engineering



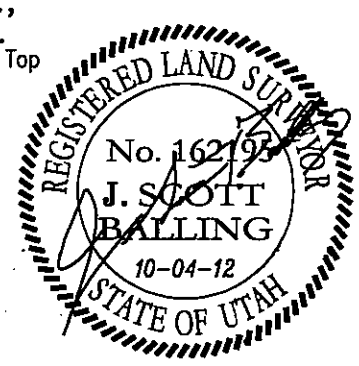
Curve Information

Curve	Radius	Angle	Length	Chord	Chd Bearing
C1	375.00'	11°34'17"	75.73'	75.61'	N23°47'09"E
C2	275.00'	04°43'42"	22.69'	22.69'	N31°56'08"E
C3	325.00'	02°43'09"	15.42'	15.42'	N30°55'52"E
C4	425.00'	11°34'17"	85.83'	85.69'	N23°47'09"E
C5	300.00'	33°25'42"	175.03'	172.56'	N46°17'08"E
C6	400.00'	11°34'17"	80.78'	80.65'	N23°47'09"E
C7	375.00'	10°09'25"	66.48'	66.39'	N24°29'35"E
C8	375.00'	01°24'52"	9.26'	9.26'	N18°42'26"E
C9	425.00'	03°26'22"	25.51'	25.51'	N19°43'11"E
C10	425.00'	08°07'55"	60.32'	60.27'	N25°30'20"E

Boundary Descriptions

Parcel A
Beginning at the Northern most corner of the former Lot 1308 of Eaglepointe Estates Phase 13 Subdivision in North Salt Lake City, Davis County, Utah which point is S89°51'14"E 1,119.45 ft. along the Section Line and South 77.21 ft. from the Northwest Corner of Section 13, T.1N., R.1W., S.L.B. & M. and running along the boundary of said Eaglepointe Estates Phase 13 in the following three courses: (i) S66°50'58"E 229.79 ft., (ii) S37°29'11"W 160.54 ft. and (iii) S43°05'21"W 236.68 ft.; thence N72°00'00"W 104.08 ft. along the north boundary of Lot 1312 of said Eaglepointe Estates Phase 13; thence along the Southeast Boundary of Parkway Drive, a 50 ft. wide Road in the following four courses to the point of beginning: (i) N18°00'00"E 210.74 ft., (ii) Northeastly 75.73 ft. along the arc of a 375.00 ft. radius curve to the right through a central angle of 11°34'17" (chord bears N23°47'09"E 75.61 ft.), (iii) N29°34'17"E 79.96 ft., (iv) Northeastly 22.69 ft. along the arc of a 275.00 ft. radius curve to the right through a central angle of 4°43'42" (chord bears N31°56'08"E 22.69 ft.).
Containing 1.5846 Acres.

Parcel B
Beginning at the Northern most corner of the Former Lot 1322 of Eaglepointe Estates Phase 13 Subdivision in North Salt Lake City, Davis County, Utah which point is S89°51'14"E 986.33 ft. along the Section Line from the Northwest Corner of Section 13, T.1N., R.1W., S.L.B. & M. and running along the boundary of said Eaglepointe Estates Phase 13 in the following two courses: (i) S42°36'14"E 32.64 ft. and (ii) S61°12'50"E 72.41 ft.; thence along the Northwest boundary of Parkway Drive (a 50 ft. wide road) in the following four courses: (i) southwesterly 15.42 ft. along the arc of a 325.00 ft. radius curve to the left through a central angle of 2°43'09" (chord bears S30°55'52"W 15.42 ft.), (ii) S29°34'17"W 79.96 ft., (iii) Southwesterly 85.83 ft. along the arc of a 425.00 ft. radius curve to the left through a central angle of 11°34'17" (chord bears S23°47'09"W 85.69 ft.); (iv) S18°00'00"W 274.46 ft.; thence N72°00'00"W 197.10 ft. along the northern boundary of Lot 1318 of said Eaglepointe Estates Phase 13; thence N32°35'35"E 498.73 along the Northwest boundary of said Eaglepointe Estates Phase 13 to the point of beginning.
Containing 1.5091 Acres.



Surveyor's Certificate

I, J. Scott Balling, a Registered Land Surveyor holding Certificate No 162195 as prescribed under the laws of the State of Utah, do hereby certify that by the authority of the owners I have made a survey of the tract of land shown on this plat and described herewith and have subdivided said tract of land into lots hereafter to be known as "Eaglepointe Estates Phase 13, Amended" and that the same has been correctly surveyed and staked on the ground as shown.

October 4th, 2012
Date

Owner's Dedication

Know all men by these presents that we the undersigned owners of the above described tract of land having caused the same to be subdivided into lots to hereafter be known as "Eaglepointe Estates Phase 13, Amended" and do hereby dedicate for perpetual use of the public all parcels of land shown on this plat for public use and do warrant and defend and save the city harmless against any easement or other encumbrances on which will interfere with the city's use, maintenance and operation of the streets.
In witness whereof we have hereunto set our hand this 4th day of October, 2012.

W. Scott Kjar W. SCOTT KJAR, Vice President
Rand Earl Pace RAND EARL PACE, Manager
Douglas L. Eskelson DOUGLAS L. ESKELSON
 EXCEL INVESTMENT CORPORATION B & E Pace Investment, L.L.C.

Acknowledgement

On this 8th day of October, 2012, personally appeared before me, W. SCOTT KJAR, and who being by me duly sworn, did say that he the Vice President of EXCEL INVESTMENT CORPORATION, which corporation is the manager of EAGLEPOINTE DEVELOPMENT, L.L.C., the limited liability company that executed the above foregoing instrument and that said instrument was signed by him by authority of its by-laws. (or by authority of a resolution of its board of directors, as the case may be) in behalf of said corporation in its capacity of manager of said limited liability company.

Notary Public: [Signature]
Residence: Bountiful, UT My Commission Expires: 11/1/2012

Acknowledgement

On the 4th day of October, 2012, there personally appeared before me, the undersigned Notary Public, RAND EARL PACE, signer of the Owner's Dedication who duly acknowledged to me that he is the Manager of B & E PACE INVESTMENT, L.L.C., LTD., a Utah Limited Liability Company and that he signed it freely and voluntarily on behalf of said entity for the uses and purposes therein mentioned.

Notary Public: [Signature]
Residence: 291 E 4500 St. SLK UT My Commission Expires: 9th September 2014

Acknowledgement

On the 5th day of October, 2012, there personally appeared before me, the undersigned Notary Public, DOUGLAS L. ESKELSON, signer of the Owner's Dedication who duly acknowledged to me that he signed it freely and voluntarily for the uses and purposes therein mentioned.

Notary Public: [Signature]
Residence: SALT LAKE COUNTY, UT My Commission Expires: 03/09/2016

Consent to Record

We the undersigned Beneficiary for a certain Trust Deed dated July 2nd, 2008 and recorded at Davis County on July 18th, 2008 as entry No. 2380260 in Book 4576 Page 51. do hereby consent to the recording of this plat.
W. Scott Kjar
W. Scott Kjar, Manager, Eagle Holding, L.L.C., Eagle Holding, L.L.C.

Acknowledgement

On the 8th day of October, 2012, there personally appeared before me, the undersigned Notary Public, W. SCOTT KJAR, signer of the Consent to Record, who duly acknowledged to me that he a manager of EAGLE HOLDING, L.L.C., a Utah Limited Liability Company, and that he signed it freely and voluntarily on behalf of said entity for the uses and purposes therein mentioned.

Notary Public: [Signature]
Residence: Bountiful, UT My Commission Expires: 11/7/2012

Davis County Recorder
 Entry No. 2695680 Fee Paid \$37.00 Filed for Record
 and Recorded this 23rd day of OCTOBER, 2012, at
4:11 PM in Book 5633 Page 1619 of Official Records.
[Signature]
 Davis County Recorder
 Deputy Recorder

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