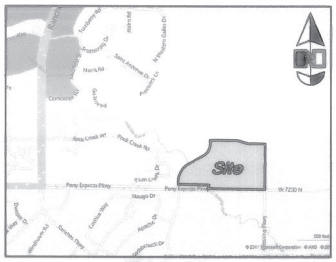
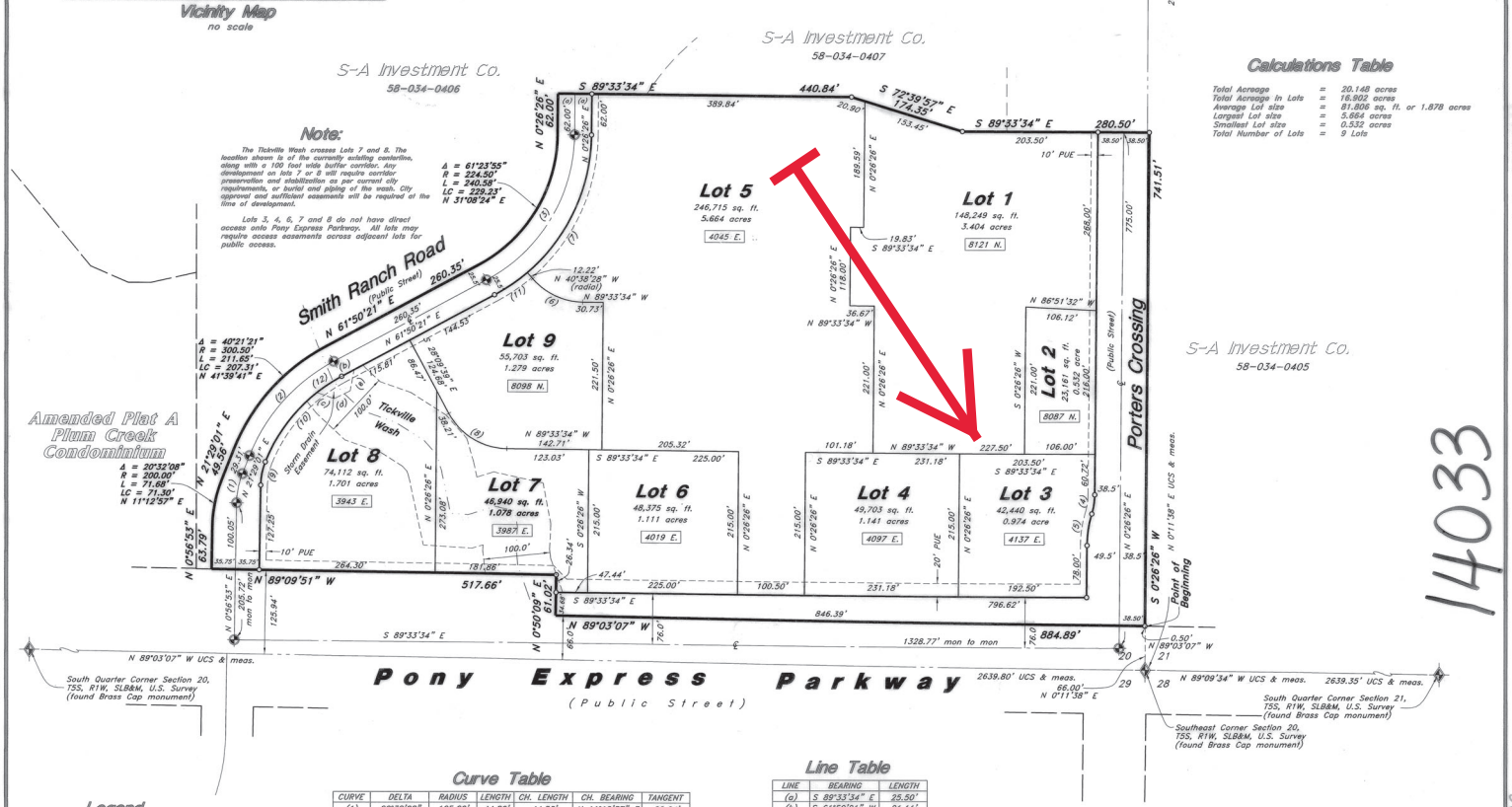
Porter's Crossing Town Center

Subdivision

A part of the Southeast Quarter of Section 20 and the Southwest Quarter of Section 21, Township 5 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, Eagle Mountain City, Utah County, Utah



Vicinity Map
no scale



Narrative

This Survey and Subdivision was requested by SK Hart to create 9 commercial lots prerequisite to development of this property.

This Survey honors previous 2011 Survey by Great Basing Engineering – South.

A line between monuments found along the South Line of Sections 20 and 21 was assigned the Utah County bearings to honor and retrace the Dependent Re-Survey.

The centerline shown for Pony Express Parkway has been carefully aligned with the existing improvements of the roadway as it is constructed on the ground.

Note:

The Tickville Wash crosses Lots 7 and 8. The location shown is of the currently existing centerline, along with a 100 foot wide buffer corridor. Any development on lots 7 or 8 will require corridor preservation and stabilization as per current city requirements, or burial and piping of the wash. City approval and sufficient easements will be required at the time of development.

Lots 3, 4, 6, 7 and 8 do not have direct access onto Pony Express Parkway. All lots may require access easements across adjacent lots for public access.

Calculations Table

Total Acreage	=	20.148 acres
Total Acreage in Lots	=	16.902 acres
Average Lot size	=	81.806 sq. ft. or 1.878 acres
Largest Lot size	=	5.664 acres
Smallest Lot size	=	0.532 acres
Total Number of Lots	=	9 Lots

Legend

- Lot Line
- Boundary Line
- Right of Way Line
- Easement Line
- Centerline
- Street Monument
- Section Corner (As Noted)
- 5438 W — Street Address
- PUE — Public Utility Easement
- o — Set Rebar with GBES Plastic Cap

Curve Table

CURVE	DELTA	RADIUS	LENGTH	CH. LENGTH	CH. BEARING	TANGENT
(1)	20°32'08"	125.00'	44.80'	44.56'	N 11°12'57" E	22.64'
(2)	40°21'21"	275.00'	193.69'	189.71'	N 41°39'41" E	101.06'
(3)	61°23'55"	250.00'	267.90'	255.27'	N 31°08'24" E	148.43'
(4)	16°24'40"	101.50'	29.07'	28.97'	S 8°38'46" W	
(5)	16°24'40"	168.50'	48.26'	48.10'	S 8°38'46" W	
(6)	48°55'06"	100.00'	85.38'	82.81'	N 65°06'01" W	
(7)	48°55'06"	275.50'	235.22'	228.14'	N 24°53'59" E	
(8)	61°23'55"	100.00'	107.16'	102.11'	S 58°51'36" E	
(9)	20°32'08"	100.00'	35.84'	35.65'	N 11°12'57" E	
(10)	40°21'21"	249.50'	175.73'	172.12'	N 41°39'41" E	
(11)	12°28'50"	275.50'	60.01'	59.89'	N 55°35'57" E	
(12)	10°10'29"	249.50'	44.31'	44.25'	S 56°45'07" W	

Line Table

LINE	BEARING	LENGTH
(a)	S 89°33'34" E	25.50'
(b)	S 61°50'21" W	21.11'
(c)	S 70°14'42" E	27.12'
(d)	N 64°10'42" E	27.09'
(e)	N 10°14'17" E	32.10'

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

Surveyor's Certificate

I, Bruce D. Pimper do hereby certify that I am a Registered Land Surveyor, and that I hold certificate No. 362256 as prescribed under 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 easements and that the same is 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

A part of the Southeast Quarter of Section 20 and the Southwest Quarter of Section 21, Township 5 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Eagle Mountain City, Utah County, Utah:

Beginning at a point on the North Line of Pony Express Parkway located 66.00 feet North 0°11'38" East along the Section Line; and 0.50 feet North 89°03'07" West along said North Line from the Southeast Corner of said Section 20; and running thence along said North Line of Pony Express Parkway the following three courses: North 89°03'07" West 884.89 feet along a line parallel to the Section Line; North 0°50'09" East 61.02 feet; and North 89°09'51" West 517.66 feet; thence North 0°56'53" East 63.79 feet to a point of curvature; thence Northeasterly along the arc of a 200.00 foot radius curve to the right a distance of 71.68 feet (Central Angle equals 20°32'08" and Long Chord bears North 11°12'57" East 71.30 feet) to a point of tangency; thence North 21°29'01" East 49.56 feet to a point of curvature; thence Northeasterly along the arc of a 300.50 foot radius curve to the right a distance of 211.65 feet (Central Angle equals 40°21'21" and Long Chord bears North 41°39'41" East 207.31 feet) to a point of tangency; thence North 61°50'21" East 260.35 feet to a point of curvature; thence Northeasterly along the arc of a 224.50 foot radius curve to the left a distance of 240.58 feet (Central Angle equals 61°23'55" and Long Chord bears North 31°08'24" East 229.23 feet) to a point of tangency; thence North 0°26'26" East 62.00 feet; thence South 89°33'34" East 440.84 feet; thence South 72°39'57" East 174.35 feet; thence South 89°33'34" East 280.50 feet; thence South 0°26'26" West 741.51 feet to the point of beginning.

Contains 876,070 sq. ft.
or 20.112 acres
9 Lots

BRUCE D. PIMPER 362256 PROFESSIONAL LAND SURVEYOR STATE OF UTAH

25 July, 2013
Date

Bruce D. Pimper
Bruce D. Pimper
Utah PLS No. 362256

Owner's Dedication

We, the undersigned owners of all the real property depicted on this plat 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 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.

In witness whereof we have hereunto set our hands this 2nd day of August A.D. 2013.

CJM Limited Partnership
By: Mark Ridley
Its: President

Pony Express Land Development, Inc
By: Larry Shelton
Its:

Partnership Acknowledgment

State of Utah
County of Utah } ss

On the 2nd day of August, 2013, personally appeared before me, the undersigned Notary Public, Mark Ridley, who being by me duly sworn did say that he is the President of CJM Limited Partnership, and that the foregoing instrument was duly authorized by the partnership at a lawful meeting or by authority of its bylaws and signed in behalf of said partnership.

Residing at: Eagle Mountain
Commission Expires: 4-25-2016
Commission Number: 668215
Melanie A. Lahman — Melanie A Lahman
Print Name — A Notary Public

Corporate Acknowledgment

State of
County of } ss

On the 5th day of August, 2013, personally appeared before me, the undersigned Notary Public, Larry Shelton, who being by me duly sworn did say that he is the PRESIDENT of Pony Express Land Development, Inc. and that the foregoing instrument was signed in behalf of said corporation by authority of its Board of Directors, and he acknowledged to me that said corporation executed the same.

Residing at: Murray Utah
Commission Expires: 03-03-2016
Commission Number: 652597
HEATHER BOWEN — A Notary Public
Print Name

ENT 90696:2013 Map # 14033
JEFFERY SMITH
UTAH COUNTY RECORDER
2013 Sep 24 8:59 am FEE 39.00 BY EO
RECORDED FOR EAGLE MOUNTAIN CITY

Acceptance by Legislative Body

The Mayor of Eagle Mountain City, 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 27, day of August, A.D. 2013.

Mayor — Attest — City Recorder (See Seal Below)

Porter's Crossing Town Center Subdivision

A part of the Southeast Quarter of Section 20 and the Southwest Quarter of Section 21, Township 5 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, Eagle Mountain City, Utah County, Utah

GREAT BASIN ENGINEERING - SOUTH
CONSULTING ENGINEERS and LAND SURVEYORS
2010 North Redwood Road, P.O. Box 16747
Salt Lake City, Utah 84116
Salt Lake City (801)521-8529 Ogden (801)394-7288 Fax (801)521-9551

Eagle Mountain City Engineer Approval

Approved this 6 day of August A.D. 2013 by the City Engineer.

City Engineer

Eagle Mountain City Attorney

Approval as to form this 6 day of August A.D. 2013 by the Eagle Mountain City Attorney.

Eagle Mountain City Attorney

SURVEYORS SEAL — REGISTERED LAND SURVEYOR 362256 BRUCE D. PIMPER STATE OF UTAH

NOTARY PUBLIC SEAL — MELANIE A. LAHMAN NOTARY PUBLIC-STATE OF UTAH COMMISSION # 668215 COMM. EXP. 04-25-2016

CITY ENGINEER SEAL — LICENSED PROFESSIONAL ENGINEER Christopher Tom Trusty No. 284062 STATE OF UTAH

CLERK-RECORDER SEAL — CORPORATE SEAL EAGLE STATE OF UTAH

14033

Sec. 24-5-1W TO-039