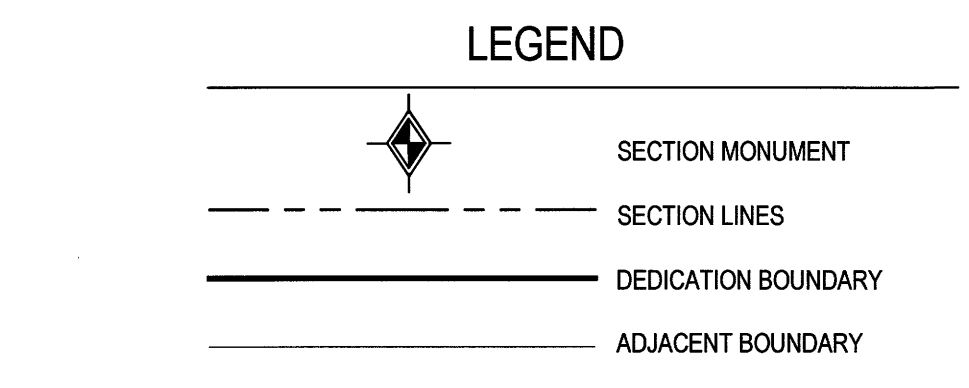
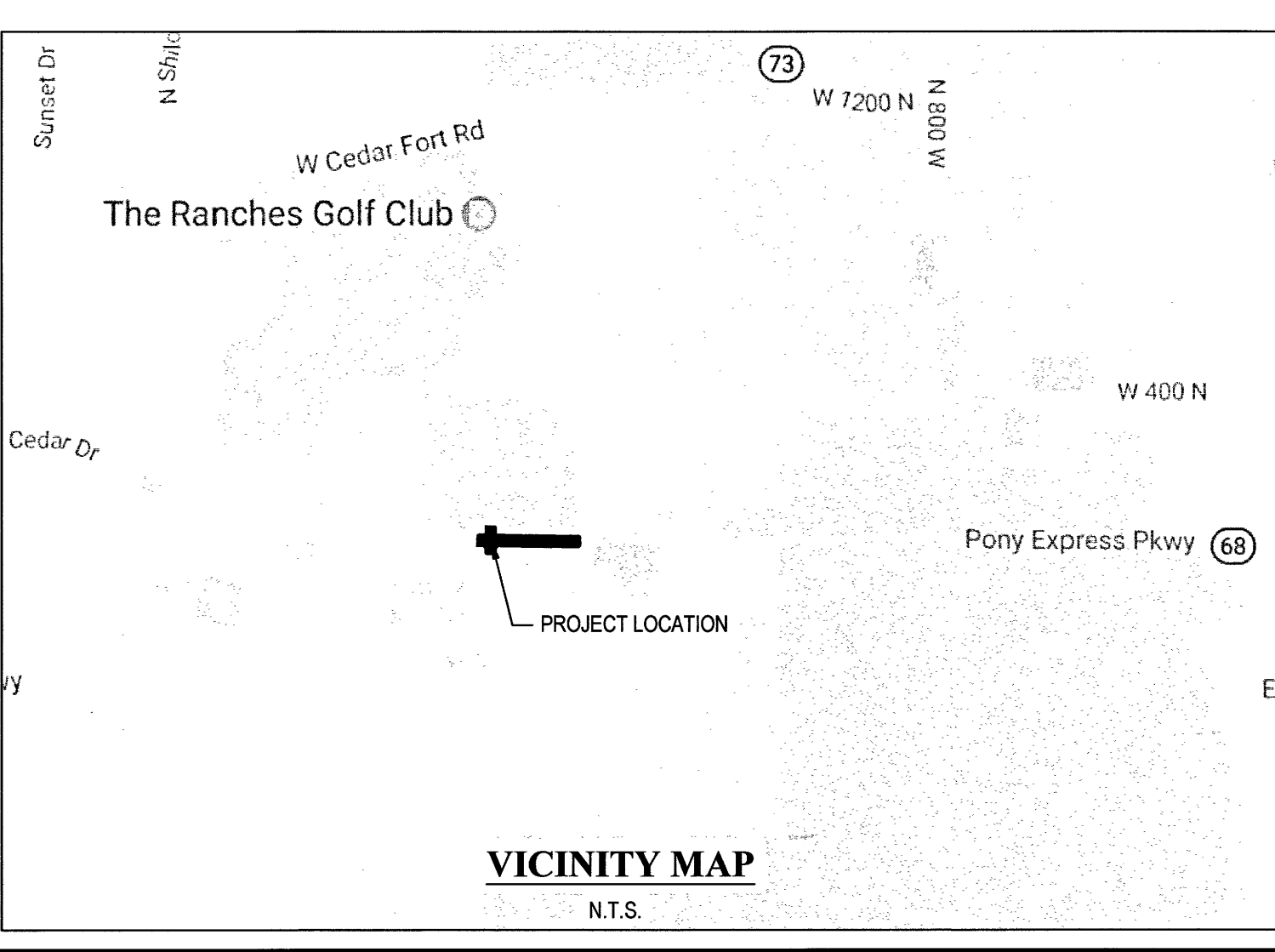
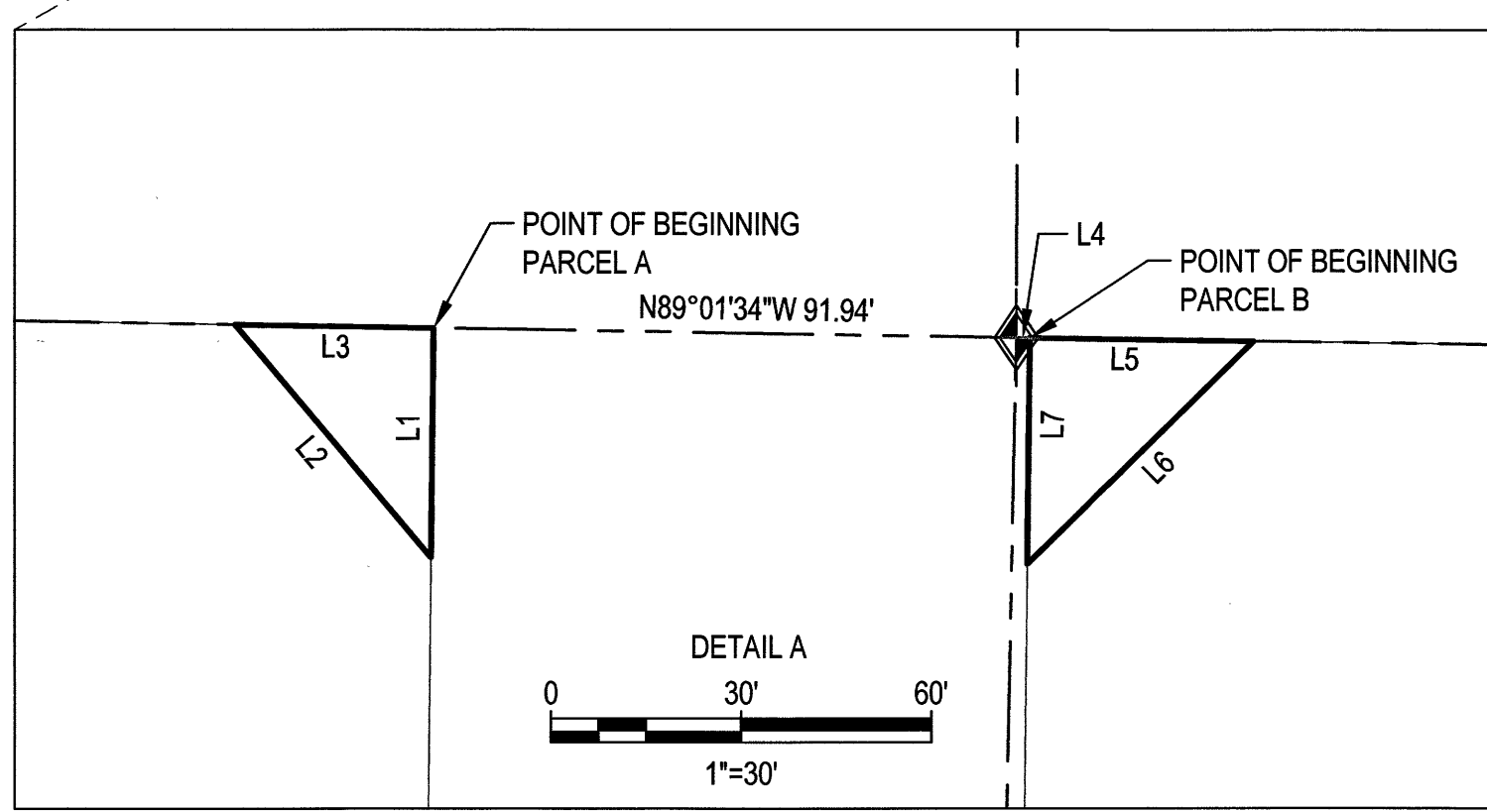
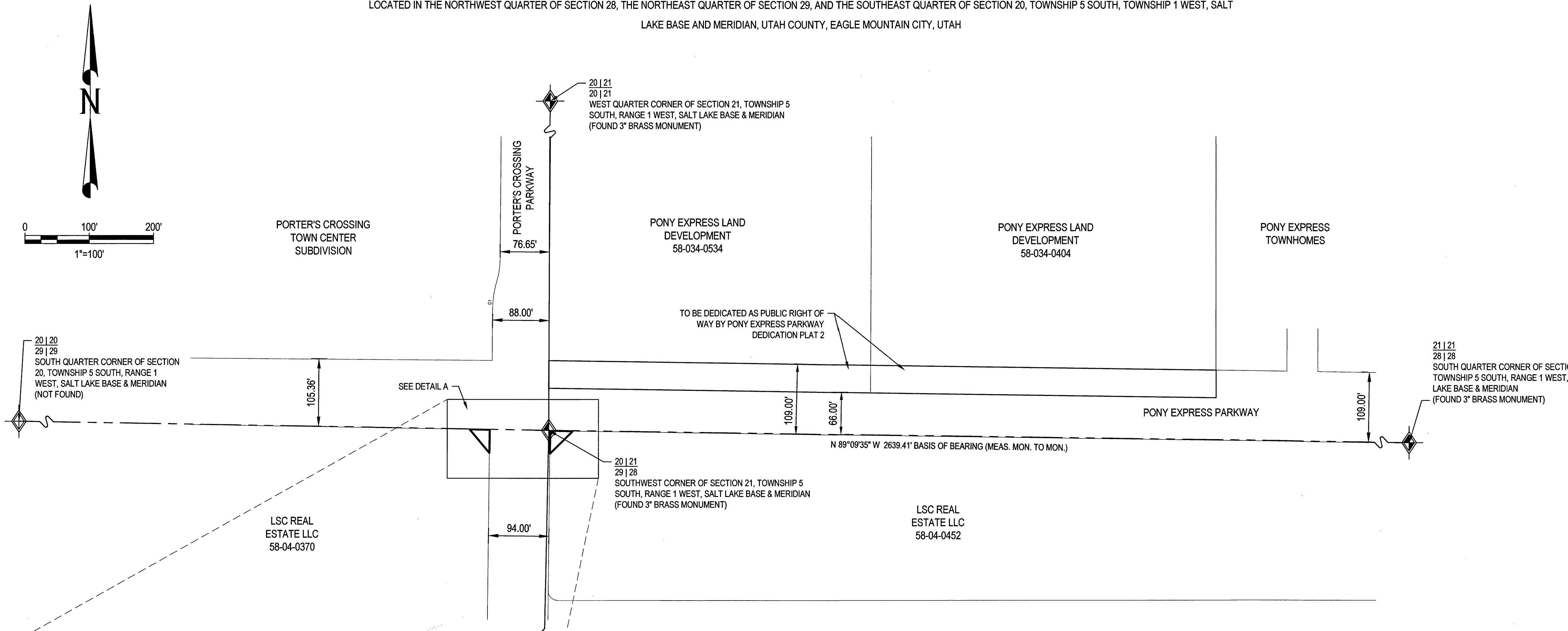


PONY EXPRESS PARKWAY DEDICATION PLAT 1 AT PORTERS CROSSING

LOCATED IN THE NORTHWEST QUARTER OF SECTION 28, THE NORTHEAST QUARTER OF SECTION 29, AND THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, TOWNSHIP 1 WEST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, EAGLE MOUNTAIN CITY, UTAH



LINE NAME	BEARING	DISTANCE (FEET)
L1	S00°38'04"W	36.14'
L2	N40°03'21"W	47.91'
L3	S89°01'34"E	31.24'
L4	S89°09'35"E	2.06'
L5	S89°09'35"E	35.27'
L6	S45°27'47"W	50.03'
L7	N00°38'04"E	35.61'

NARRATIVE
 THIS PLAT WAS PREPARED AT THE REQUEST OF EAGLE MOUNTAIN CITY TO DEDICATE PARCELS A AND B, AS SHOWN HEREON, TO EAGLE MOUNTAIN CITY AS PUBLIC RIGHT OF WAY BEING A PART OF THE PONY EXPRESS PARKWAY DESIGN.

BOUNDARY DESCRIPTION FOR PARCELS TO BE DEDICATED TO EAGLE MOUNTAIN CITY AS PUBLIC RIGHT OF WAY

PARCEL A:
 A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF LAND, SITUATE IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, INCIDENT TO THE CONSTRUCTION OF PONY EXPRESS PKWY. UTAH COUNTY, STATE OF UTAH. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:
 BEGINNING AT THE INTERSECTION OF THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF PONY EXPRESS PKWY., ALSO BEING CONTIGUOUS WITH THE NORTH LINE OF SAID SECTION 29, AND THE EXISTING WESTERLY RIGHT OF WAY LINE OF PORTER'S CROSSING, ALSO KNOWN AS 6400 WEST STREET, WHICH POINT IS 91.94 FEET NORTH 89°01'34" WEST ALONG THE NORTH LINE OF SAID SECTION 29 FROM THE NORTHEAST CORNER OF SAID SECTION 29; AND RUNNING THENCE SOUTH 00°38'04" WEST 36.14 FEET ALONG SAID EXISTING WESTERLY RIGHT OF WAY LINE; THENCE NORTH 40°03'21" WEST 47.91 FEET TO A POINT ON SAID EXISTING SOUTHERLY RIGHT OF WAY LINE AND THE NORTH LINE OF SAID SECTION 29; THENCE SOUTH 89°01'34" EAST 31.24 FEET ALONG SAID EXISTING SOUTHERLY RIGHT OF WAY LINE AND SAID SECTION LINE TO THE POINT OF BEGINNING.
 CONTAINS 564 SQUARE FEET, OR 0.013 ACRES.

PARCEL B:
 A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF LAND, SITUATE IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, INCIDENT TO THE CONSTRUCTION OF PONY EXPRESS PKWY. UTAH COUNTY, STATE OF UTAH. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:
 BEGINNING AT THE INTERSECTION OF THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF PONY EXPRESS PKWY., WHICH IS CONTIGUOUS WITH THE NORTH LINE OF SAID SECTION 28, AND THE EXISTING EASTERLY RIGHT OF WAY LINE OF PORTER'S CROSSING, ALSO KNOWN AS 6400 WEST STREET, WHICH POINT IS 2.06 FEET SOUTH 89°09'35" EAST ALONG THE NORTH LINE OF SAID SECTION 28 FROM THE NORTHWEST CORNER OF SAID SECTION 28; AND RUNNING THENCE SOUTH 89°09'35" EAST 35.27 FEET ALONG SAID EXISTING SOUTHERLY RIGHT OF WAY LINE AND SAID SECTION LINE; THENCE SOUTH 45°27'47" WEST 50.03 FEET TO A POINT ON THE EASTERLY LINE OF SAID EXISTING EASTERLY RIGHT OF WAY LINE; THENCE NORTH 00°38'04" EAST 35.61 FEET ALONG SAID EXISTING EASTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING.
 CONTAINS 628 SQUARE FEET, OR 0.014 ACRES.

15681

CALDWELL RICHARDS SORENSEN
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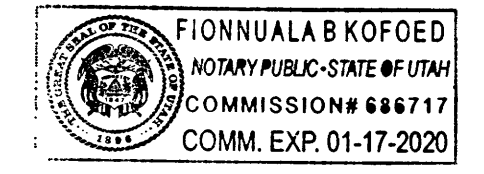
OWNER'S DEDICATION

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 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.

OWNER(S):
 PRINTED NAME OF OWNER: LSC REAL ESTATE LLC
 AUTHORIZED SIGNATURE(S): [Signature]
 LARRY CARSON President

ACKNOWLEDGMENT

ON THE 27 DAY OF July, 2017 PERSONALLY APPEARED BEFORE ME THE PERSONS SIGNING 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.
 MY COMMISSION EXPIRES: 1/17/2020
 COMMISSION NUMBER: 686717
 NOTARY PUBLIC SIGNATURE: [Signature]
 PRINTED FULL NAME OF NOTARY: FIONNULA B. KOFOED



SURVEYOR'S CERTIFICATE

I, STEPHEN COLLIER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 9453850 AS PRESCRIBED BY 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 AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

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 THE PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 14th DAY OF August 2017.
 APPROVED BY MAYOR: [Signature]
 APPROVED BY CITY ATTORNEY: [Signature]
 APPROVED BY CITY ENGINEER: [Signature]
 ATTEST BY CITY RECORDER: [Signature]

PONY EXPRESS PARKWAY DEDICATION PLAT 1 AT PORTERS CROSSING

LOCATED IN THE NORTHWEST QUARTER OF SECTION 28, THE NORTHEAST QUARTER OF SECTION 29, AND THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, TOWNSHIP 1 WEST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, EAGLE MOUNTAIN CITY, UTAH

SURVEYORS SEAL: [Seal]
 CITY ENGINEER: [Seal]
 CLERK-RECORDER: [Seal]

84113
 JEFFREY SMITH
 COUNTY RECORDER
 2017 REG. 10:11 AM FEE 0.00 BY NA
 FOR EAGLE MOUNTAIN CITY

SEC. 28 429-5-1/N 70-038