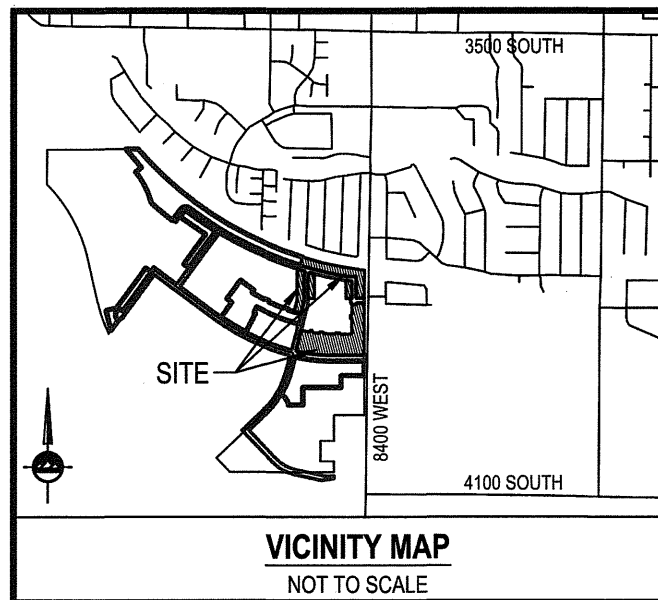


GATEWAY TO LITTLE VALLEY PHASE 1A PLAT

LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 32,
TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
MAGNA METRO TOWNSHIP, SALT LAKE COUNTY, UTAH
4100 SOUTH 8400 WEST



SURVEYOR'S CERTIFICATE

I, **PATRICK M. HARRIS**, do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. **286882**, 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 streets, hereinafter to be known as **GATEWAY TO LITTLE VALLEY PHASE 1A PLAT**, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTIONS

A parcel of land being part of an entire tract described in that Special Warranty Deed, recorded as Entry No. 13131579, in Book 10864, at Page 244, in the Office of the Salt Lake County Recorder. Said parcel of land is located in the Northwest Quarter and Southwest Quarter of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:

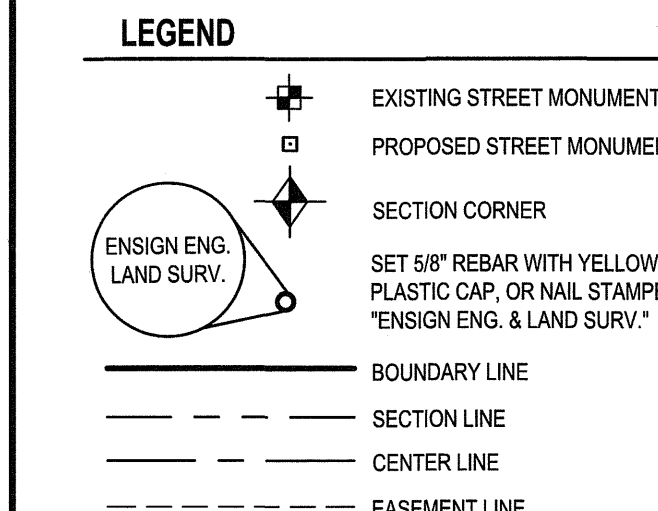
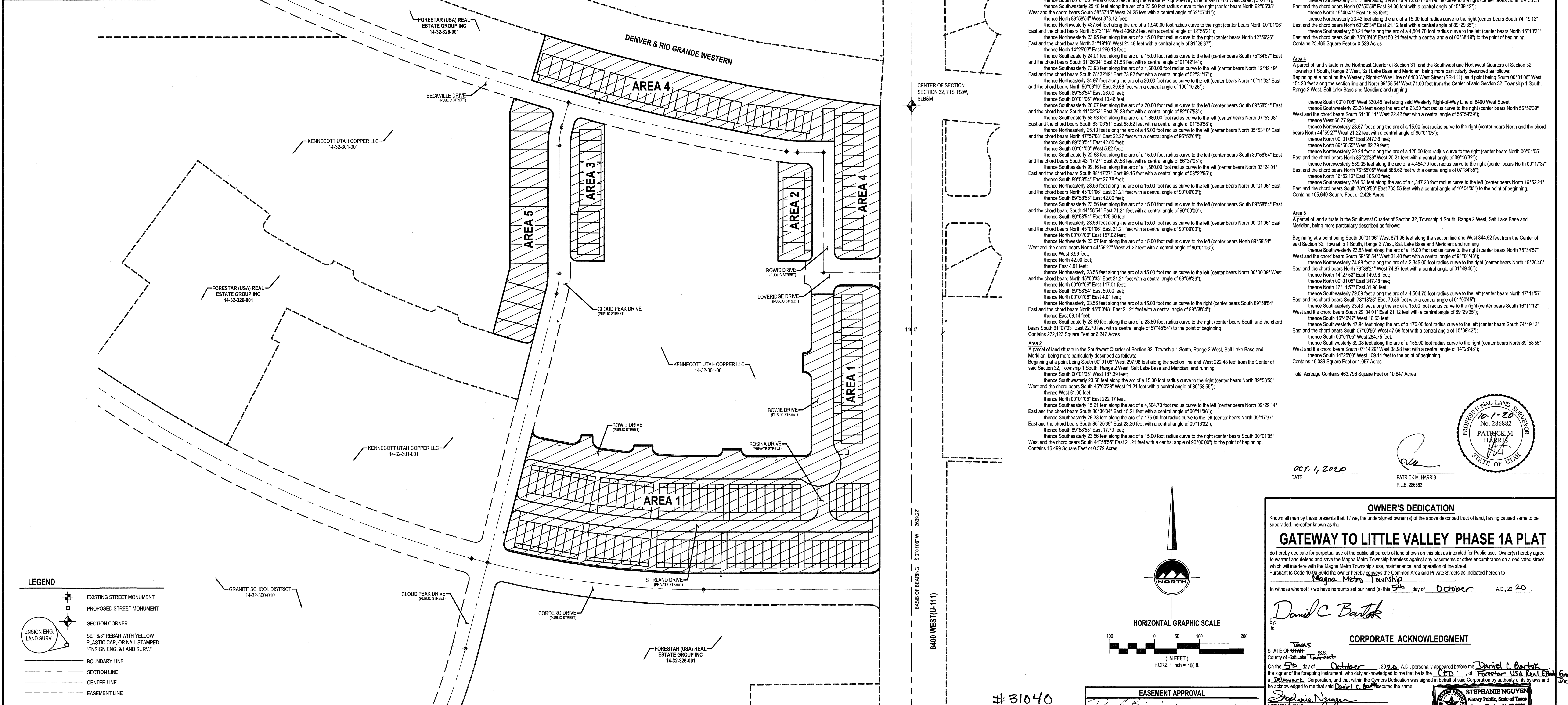
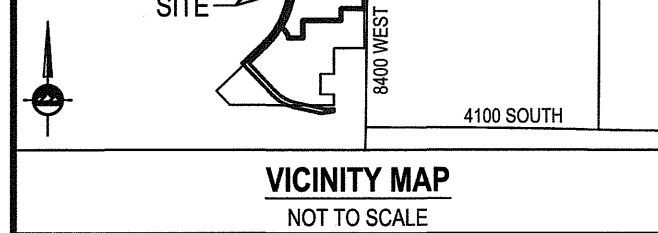
Area 1
A parcel of land situate in the Southwest Quarter of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:
Beginning at a point on the Western Right-of-Way Line of 8400 West Street (SR-111), said point being South 00°01'06" West 586.35 feet along the section line and North 89°58'54" West 71.00 feet from the Center of said Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running
thence South 00°01'06" West 61.00 feet;
thence Northwesterly 23.56 feet along the arc of a 150.00 foot radius curve to the right (center bears North and the chord bears North 44°59'27" West 21.22 feet with a central angle of 90°01'06");
thence North 89°58'54" West 373.12 feet;
thence Northwesterly 437.54 feet along the arc of a 1,940.00 foot radius curve to the right (center bears North 00°01'06" East and the chord bears North 83°11'41" West 436.82 feet with a central angle of 12°52'17");
thence Northwesterly 23.95 feet along the arc of a 150.00 foot radius curve to the right (center bears North 12°52'17" East and the chord bears North 31°19'18" West 21.48 feet with a central angle of 91°28'37");
thence North 14°23'03" East 280.13 feet;
thence Southeasterly 24.01 feet along the arc of a 150.00 foot radius curve to the left (center bears South 75°34'57" East and the chord bears South 31°26'04" East 21.53 feet with a central angle of 91°42'14");
thence Southeasterly 73.93 feet along the arc of a 1,680.00 foot radius curve to the left (center bears North 12°42'49" East and the chord bears South 78°32'49" East 73.92 feet with a central angle of 02°31'17");
thence Northwesterly 34.97 feet along the arc of a 20.00 foot radius curve to the left (center bears North 10°11'32" East and the chord bears North 50°08'19" East 30.68 feet with a central angle of 100°10'26");
thence South 89°58'54" East 28.00 feet;
thence South 00°01'06" West 10.46 feet;
thence Southeasterly 28.67 feet along the arc of a 20.00 foot radius curve to the left (center bears South 89°58'54" East and the chord bears South 41°02'54" East 26.28 feet with a central angle of 82°07'58");
thence Southeasterly 58.63 feet along the arc of a 1,680.00 foot radius curve to the left (center bears North 07°53'08" East and the chord bears South 83°05'51" East 58.62 feet with a central angle of 01°59'58");
thence Northwesterly 25.10 feet along the arc of a 150.00 foot radius curve to the left (center bears North 05°53'10" East and the chord bears North 47°57'08" East 22.27 feet with a central angle of 95°52'04");
thence South 00°01'06" West 5.82 feet;
thence Southeasterly 22.68 feet along the arc of a 150.00 foot radius curve to the left (center bears South 89°58'54" East and the chord bears South 43°17'21" East 20.58 feet with a central angle of 86°37'05");
thence Southeasterly 95.16 feet along the arc of a 1,680.00 foot radius curve to the left (center bears North 03°24'01" East and the chord bears South 88°17'27" East 95.15 feet with a central angle of 03°22'55");
thence South 89°58'54" East 27.78 feet;
thence Northwesterly 23.56 feet along the arc of a 150.00 foot radius curve to the left (center bears North 00°01'06" East and the chord bears North 45°01'08" East 21.21 feet with a central angle of 90°00'00");
thence South 89°58'55" East 42.00 feet;
thence Northwesterly 23.56 feet along the arc of a 150.00 foot radius curve to the left (center bears South 89°58'54" East and the chord bears South 44°58'54" East 21.21 feet with a central angle of 90°00'00");
thence North 00°01'06" East 157.02 feet;
thence Northwesterly 23.57 feet along the arc of a 150.00 foot radius curve to the left (center bears North 89°58'54" West and the chord bears North 44°59'27" West 21.22 feet with a central angle of 90°01'06");
thence West 3.99 feet;
thence North 42.00 feet;
thence East 4.01 feet;
thence Northwesterly 23.56 feet along the arc of a 150.00 foot radius curve to the left (center bears North 00°00'09" West and the chord bears North 45°00'33" East 21.21 feet with a central angle of 89°58'55");
thence North 00°01'06" East 117.01 feet;
thence South 89°58'54" East 50.00 feet;
thence North 00°01'06" East 4.01 feet;
thence Northwesterly 23.56 feet along the arc of a 150.00 foot radius curve to the right (center bears South 89°58'54" East and the chord bears North 45°00'48" East 21.21 feet with a central angle of 89°58'54");
thence East 68.14 feet;
thence Southeasterly 47.84 feet along the arc of a 23.50 foot radius curve to the right (center bears South and the chord bears South 61°07'03" East 22.70 feet with a central angle of 57°45'54") to the point of beginning.
Contains 272,123 Square Feet or 6,247 Acres

Area 2
A parcel of land situate in the Southwest Quarter of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:
Beginning at a point being South 00°01'06" West 297.98 feet along the section line and West 222.48 feet from the Center of said Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running
thence South 00°01'06" West 187.39 feet;
thence Southeasterly 23.56 feet along the arc of a 150.00 foot radius curve to the right (center bears North 89°58'55" West and the chord bears South 45°00'53" West 21.21 feet with a central angle of 89°58'55");
thence West 61.00 feet;
thence North 00°01'06" East 222.17 feet;
thence Southeasterly 15.21 feet along the arc of a 4,504.70 foot radius curve to the left (center bears North 09°29'14" East and the chord bears South 80°38'34" East 15.21 feet with a central angle of 00°11'36");
thence Southeasterly 28.33 feet along the arc of a 175.00 foot radius curve to the left (center bears North 09°17'37" East and the chord bears South 85°20'23" East 28.30 feet with a central angle of 09°16'32");
thence South 89°58'55" East 17.78 feet;
thence Southeasterly 23.56 feet along the arc of a 150.00 foot radius curve to the right (center bears South 00°01'06" West and the chord bears South 44°58'55" East 21.21 feet with a central angle of 90°00'00") to the point of beginning.
Contains 16,499 Square Feet or 0.379 Acres

Area 3
A parcel of land situate in the Southwest Quarter of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:
Beginning at a point being South 00°01'06" West 195.65 feet along the section line and West 686.48 feet from the Center of said Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running
thence South 00°01'06" West 304.71 feet;
thence South 89°58'57" West 61.00 feet;
thence Northwesterly 23.57 feet along the arc of a 150.00 foot radius curve to the right (center bears North and the chord bears North 44°59'27" West 21.22 feet with a central angle of 90°01'06");
thence North 00°01'06" East 242.50 feet;
thence Northwesterly 34.17 feet along the arc of a 125.00 foot radius curve to the right (center bears South 89°58'55" East and the chord bears North 07°50'58" East 34.08 feet with a central angle of 15°39'42");
thence North 15°40'47" East 16.53 feet;
thence Northwesterly 23.43 feet along the arc of a 150.00 foot radius curve to the right (center bears South 74°19'13" East and the chord bears North 60°25'34" East 21.12 feet with a central angle of 89°28'35");
thence Southeasterly 50.21 feet along the arc of a 4,504.70 foot radius curve to the left (center bears North 15°10'21" East and the chord bears South 75°08'48" East 50.21 feet with a central angle of 00°38'19") to the point of beginning.
Contains 23,486 Square Feet or 0.539 Acres

Area 4
A parcel of land situate in the Northwest Quarter of Section 31, and the Southwest and Northwest Quarters of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:
Beginning at a point on the Western Right-of-Way Line of 8400 West Street (SR-111), said point being South 00°01'06" West 154.23 feet along the section line and North 89°58'54" West 71.00 feet from the Center of said Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running
thence South 00°01'06" West 330.45 feet along said Western Right-of-Way Line of 8400 West Street;
thence Southwesterly 23.38 feet along the arc of a 23.50 foot radius curve to the right (center bears North 56°59'39" West and the chord bears South 61°30'11" West 22.42 feet with a central angle of 56°59'39");
thence West 66.77 feet;
thence Northwesterly 23.57 feet along the arc of a 150.00 foot radius curve to the right (center bears North and the chord bears North 44°59'27" West 21.22 feet with a central angle of 90°01'06");
thence North 00°01'06" East 247.36 feet;
thence North 89°58'55" West 82.79 feet;
thence Northwesterly 23.24 feet along the arc of a 125.00 foot radius curve to the right (center bears North 00°01'06" East and the chord bears North 85°20'35" West 20.21 feet with a central angle of 09°16'32");
thence Northwesterly 58.05 feet along the arc of a 4,454.70 foot radius curve to the right (center bears North 09°17'37" East and the chord bears North 76°50'09" West 58.82 feet with a central angle of 07°34'52");
thence North 18°52'12" East 105.00 feet;
thence Southeasterly 76.53 feet along the arc of a 4,347.28 foot radius curve to the left (center bears North 16°52'21" East and the chord bears South 78°09'58" East 76.53 feet with a central angle of 10°04'39") to the point of beginning.
Contains 105,649 Square Feet or 2.425 Acres

Area 5
A parcel of land situate in the Southwest Quarter of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:
Beginning at a point being South 00°01'06" West 671.96 feet along the section line and West 844.52 feet from the Center of said Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running
thence Southwesterly 23.83 feet along the arc of a 150.00 foot radius curve to the right (center bears North 75°34'57" West and the chord bears South 59°55'54" West 21.40 feet with a central angle of 91°01'43");
thence Northwesterly 74.88 feet along the arc of a 2,345.00 foot radius curve to the right (center bears North 15°26'46" East and the chord bears North 73°38'21" West 74.87 feet with a central angle of 01°49'46");
thence North 14°27'53" East 149.96 feet;
thence North 00°01'06" East 347.48 feet;
thence North 17°11'57" East 31.98 feet;
thence Southeasterly 75.89 feet along the arc of a 4,504.70 foot radius curve to the left (center bears North 17°11'57" East and the chord bears South 73°18'28" East 75.89 feet with a central angle of 01°00'45");
thence Southeasterly 23.43 feet along the arc of a 150.00 foot radius curve to the right (center bears South 16°11'12" West and the chord bears South 29°04'11" East 21.12 feet with a central angle of 89°29'35");
thence South 15°40'47" West 16.53 feet;
thence Southeasterly 47.84 feet along the arc of a 175.00 foot radius curve to the left (center bears South 74°19'13" East and the chord bears South 07°50'58" West 47.84 feet with a central angle of 15°39'42");
thence North 00°01'06" West 294.75 feet;
thence Southwesterly 39.08 feet along the arc of a 155.00 foot radius curve to the right (center bears North 89°58'55" West and the chord bears South 07°14'29" West 39.08 feet with a central angle of 14°26'48");
thence South 14°25'03" West 109.14 feet to the point of beginning.
Contains 45,038 Square Feet or 1.037 Acres



ROCKY MOUNTAIN POWER NOTES:
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 TO UTAH CODE ANN. § 17-27-6(3)(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PLATE 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:
2.1. A RECORDED EASEMENT OR RIGHT-OF-WAY
2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
2.3. TITLE 54, CHAPTER 6A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
2.4. ANY OTHER PROVISION OF LAW.

Dominion Energy Utah - Note:
Questar Gas Company dba Dominion Energy Utah, approves this plat for the purpose of approximating the location, boundaries, course and dimensions of the Rights-of-Way and Easement Grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The Rights-of-Way and easements are subject to numerous restrictions appearing on the recorded right-of-way and easement grants. Dominion Energy Utah also approves this plat for the purpose of confirming that the plat contains public utility easements; however, Dominion Energy Utah may require additional 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 acknowledgment of any terms contained in the plat, including those set in the Owners Dedication or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 800-368-8532.

DEVELOPER
FORESTAR
2221 E. LAMAR BLVD, STE 790
ARLINGTON, TX 76006
817.769.1860

SHEET 1 OF 4
PROJECT NUMBER: 8106
MANAGER: ROE
DRAWN BY: KFW
CHECKED BY: PMH
DATE: 9/29/20

SURVEY RECORDING DATA
DATE: APRIL 2, 2018
DRAWING No. S2018-04-0297
DATE: 12-29-20
SIGNATURE: Kenf Setlabaq

CHECKED FOR ZONING COMPLIANCE
ZONE: PUD
LOT AREA: varies
FRONT YARD: varies
SIDE YARD: varies
REAR YARD: varies
DATE: 11/13/2021
SIGNATURE: Patricia M. Kinslow

PLANNING COMMISSION
APPROVED THIS 23RD DAY OF December 20 20 20 BY THE MAGNA METRO TOWNSHIP PLANNING COMMISSION.
DATE: 01-13-2022
SIGNATURE: Daniel R. Cuff

SALT LAKE COUNTY HEALTH DEPARTMENT
APPROVED THIS 2ND DAY OF October 20 20
DATE: 10/2/2022
SIGNATURE: [Signature]

PLAN CHECK
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
DATE: 01-13-2022
SIGNATURE: [Signature]

APPROVAL AS TO FORM
APPROVED THIS 25TH DAY OF Dec 20 20
DATE: 12/14/20
SIGNATURE: [Signature]

MAGNA METRO TOWNSHIP MAYOR APPROVAL
PRESENTED TO THE MAGNA METRO TOWNSHIP MAYOR THIS 23RD DAY OF Dec A.D. 20 20, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
DATE: 01/15/2021
SIGNATURE: [Signature]

ENSIGN
SALT LAKE CITY
45 W. 10000 S, Suite 500
Sandv, UT 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON
Phone: 801.541.1100
TOOLE
Phone: 435.843.3590
CEGAR CITY
Phone: 435.843.1453
RICHFIELD
Phone: 435.898.2920

APPROVED THIS 23RD DAY OF December 20 20 BY THE MAGNA METRO TOWNSHIP PLANNING COMMISSION.

APPROVED THIS 2ND DAY OF October 20 20

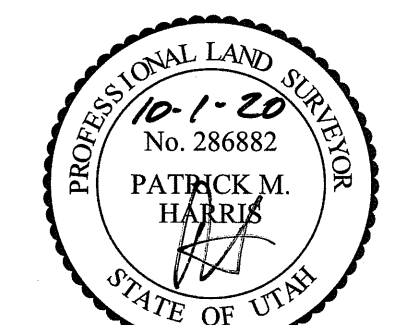
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

APPROVED THIS 25TH DAY OF Dec 20 20

PRESENTED TO THE MAGNA METRO TOWNSHIP MAYOR THIS 23RD DAY OF Dec A.D. 20 20, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: Forestar USA Real Estate Group Inc

RECORDED # 13535292
DATE: 01/15/2021 TIME: 2:05PM BOOK: 2021P PAGE: 021
FEE: \$522.00
DEPUTY SALT LAKE COUNTY RECORDER



DATE: Oct 1, 2020
PATRICK M. HARRIS
P.L.S. 286882

OWNER'S DEDICATION

Know all men by these presents that I/we, the undersigned owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as the:

GATEWAY TO LITTLE VALLEY PHASE 1A PLAT

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public Use. Owner(s) hereby agree to warrant and defend and save the Magna Metro Township harmless against any easements or other encumbrance on a dedicated street which will interfere with the Magna Metro Township's use, maintenance and operation of the street.

Pursuant to Code 10-9a-604d the owner hereby grants the Common Area and Private Streets as indicated hereon to Magna Metro Township.

In witness whereof I/we have hereunto set our hand (s) this 5th day of October A.D. 20 20.

By: David C. Bartok
Its: Forestar USA Real Estate Group Inc.

CORPORATE ACKNOWLEDGMENT

STATE OF Texas COUNTY OF Dallas
On the 5th day of October, 2020 A.D., personally appeared before me Daniel C. Bartok the signer of the foregoing instrument, who duly acknowledged to me that he is the CEO of Forestar USA Real Estate Group Inc. a Delaware Corporation, and that within the Owners Dedication was signed in behalf of said Corporation by authority of its bylaws and he acknowledged to me that said Daniel C. Bartok executed the same.

Stephanie Nguyen
Notary Public, State of Texas
My Commission Expires: 11-07-2021
MY COMMISSION NUMBER: 131543214
RESIDING IN Dallas COUNTY: Texas
Notary ID 13134214

GATEWAY TO LITTLE VALLEY PHASE 1A PLAT

LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN MAGNA METRO TOWNSHIP, SALT LAKE COUNTY, UTAH

RECORDED # 13535292
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: Forestar USA Real Estate Group Inc
DATE: 01/15/2021 TIME: 2:05PM BOOK: 2021P PAGE: 021
FEE: \$522.00
DEPUTY SALT LAKE COUNTY RECORDER