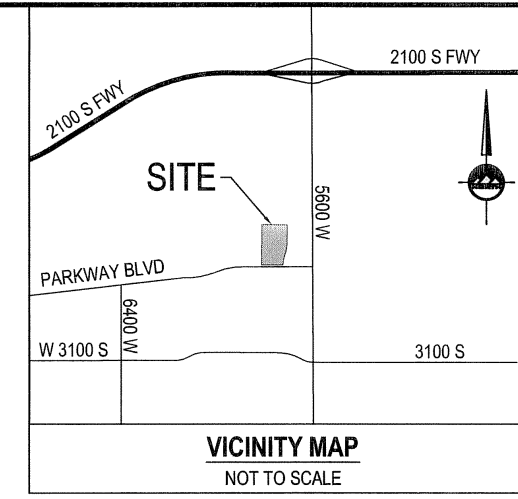
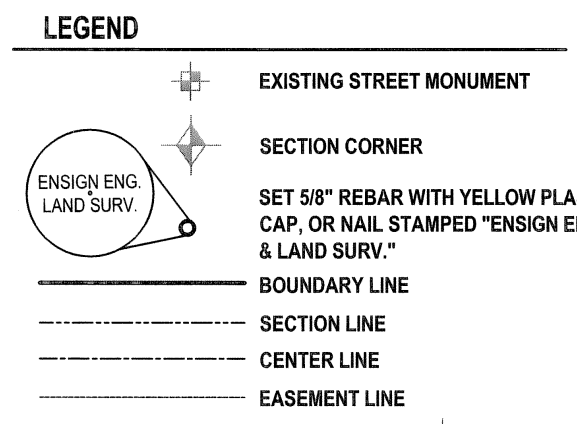


**This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.**

# SAGE GATE AT HAYNES LANDING

(AMENDING PARCEL A OF WEST VALLEY PAVILION SUBDIVISION & VACATING AND AMENDING LOTS 101 - 106 AND PORTIONS OF LIMITED COMMON AND COMMON AREA OF HARKERS LANDING P.U.D. PHASE 1)

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN WEST VALLEY CITY, SALT LAKE COUNTY, UTAH



**SURVEYOR'S CERTIFICATE**  
 I, PATRICK M. HARRIS, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 28682, 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 together with easements, hereinafter to be known as SAGE GATE AT HAYNES LANDING, 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 DESCRIPTION**  
 A parcel of land lying within the Southeast Quarter of Section 23, Township 1 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah.

Beginning at the Southeast Corner of Parcel A of West Valley Pavilion Subdivision, said point being on the west right-of-way line of Anna Caroline Drive, said point also being North 89°50'22" West 792.00 feet along the section line and along the southerly boundary of said West Valley Pavilion Subdivision and North 00°19'38" East 338.00 feet along the westerly boundary of said subdivision and along the west line of Anna Caroline Drive from the Southeast Corner of Section 23, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running

thence North 89°50'22" West 527.96 feet along the boundary of Parcel A of said West Valley Pavilion Subdivision; thence North 00°19'38" East 338.00 feet along the boundary of Parcel A of said West Valley Pavilion Subdivision; thence South 89°44'16" East 625.61 feet along the boundary of Parcel A of said West Valley Pavilion Subdivision to the west right-of-way line of Anna Caroline Drive;

thence South 00°28'08" West 463.30 feet along the west right-of-way line of said Anna Caroline Drive;

thence Southwesterly 218.01 feet along the arc of a 782.00 foot radius curve to the right (center bears North 80°31'52" West and the chord bears South 08°27'20" West with a central angle of 08°32'16") along the west right-of-way line of said Anna Caroline Drive;

thence South 16°26'32" West 135.04 feet along the west right-of-way line of said Anna Caroline Drive;

thence Southwesterly 97.90 feet along the arc of a 858.00 foot radius curve to the left (center bears South 73°32'28" East and the chord bears South 13°10'24" West with a central angle of 08°32'16") along the west right-of-way line of said Anna Caroline Drive;

thence South 80°05'44" East 3.24 feet along the west right-of-way line of said Anna Caroline Drive;

thence Southwesterly 60.53 feet along the arc of a non-tangent 654.76 foot radius curve to the left (center bears South 80°05'44" East and the chord bears South 08°52'14" West 90.48 feet with a central angle of 08°04'05") along the west right-of-way line of said Anna Caroline Drive to the point of beginning.

Contains 596,797 Square Feet or 13.700 Acres

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	100.00'	4.15'	23°46'20"	S69°32'19"E	4.12'
C2	77.00'	11.19'	8°19'38"	S65°35'19"E	11.18'
C3	57.00'	36.13'	36°19'12"	N72°09'17"E	35.53'
C4	113.50'	10.06'	5°04'34"	S87°12'50"E	10.05'
C5	93.50'	59.04'	36°10'48"	N72°09'29"E	58.07'
C6	81.50'	51.47'	36°11'01"	N72°09'35"E	50.62'
C7	110.00'	70.98'	36°57'40"	S72°24'31"W	69.74'
C8	820.00'	228.61'	15°58'24"	N8°21'20"E	227.87'
C9	820.00'	233.02'	16°16'54"	S8°16'05"W	232.24'

**Public Recreation and Public Access Easement**  
 Beginning at a point on the west right-of-way line of Anna Caroline Drive, said point also being North 89°50'22" West 691.59 feet along the section line and North 12°38'29" feet from the Southeast Corner of Section 23, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running

thence North 89°44'16" West 14.57 feet;

thence Southwesterly 51.47 feet along the arc of a 782.00 foot radius curve to the left (center bears South 00°15'08" West and the chord bears South 72°09'35" West 50.62 feet with a central angle of 36°11'01");

thence South 54°04'05" West 13.12 feet;

thence Southwesterly 59.04 feet along the arc of a 93.50 foot radius curve to the right (center bears North 35°55'35" West and the chord bears South 72°09'29" West 50.62 feet with a central angle of 36°11'01");

thence North 89°45'07" West 109.58 feet;

thence Northwesterly 10.06 feet along the arc of a 113.50 foot radius curve to the right (center bears North 00°15'08" West and the chord bears North 87°12'50" West 10.05 feet with a central angle of 05°04'34");

thence North 00°15'08" West 3.16 feet;

thence North 89°33'05" West 62.77 feet;

thence North 00°28'08" East 15.77 feet;

thence North 89°33'05" West 314.70 feet;

thence North 00°21'35" East 112.67 feet;

thence South 89°44'16" East 13.45 feet;

thence South 00°13'03" West 88.22 feet;

thence Southwesterly 4.15 feet along the arc of a 100.00 foot radius curve to the left (center bears North 32°20'51" East and the chord bears South 69°32'19" East 4.12 feet with a central angle of 23°46'20");

thence Southwesterly 11.19 feet along the arc of a 77.00 foot radius curve to the left (center bears North 08°54'38" East and the chord bears South 85°35'19" East 11.18 feet with a central angle of 08°19'38");

thence South 89°45'07" West 109.58 feet;

thence Northwesterly 36.13 feet along the arc of a 57.00 foot radius curve to the left (center bears North 00°14'53" East and the chord bears North 72°09'17" East 35.53 feet with a central angle of 36°19'12");

thence North 53°54'41" East 18.65 feet;

thence Northwesterly 70.98 feet along the arc of a 110.00 foot radius curve to the right (center bears South 36°04'19" East and the chord bears North 72°24'31" East 69.74 feet with a central angle of 36°57'40");

thence South 89°44'16" East 13.45 feet;

thence South 00°28'08" West 38.50 feet to the point of beginning.

Contains 52,625 Square Feet or 1.213 Acres

**WEST VALLEY CITY PLAT NOTES**

- A SOILS REPORT IN ACCORDANCE WITH SECTION 7-18-604 OF THE WEST VALLEY CITY ORDINANCES HAS BEEN PREPARED BY T. GEOTTECHNICAL, P.C. REPORT # 08G-064, DATED: JUNE 25, 2008. GROUNDWATER WAS ENCOUNTERED DURING EXPLORATION AT DEPTHS OF APPROXIMATELY 7 1/2 TO 1/2 FEET BELOW EXISTING GROUND SURFACE.
- OFF-SET PINS TO BE PLACED IN THE BACK OF CURB AND 5/8" x 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL REAR CORNERS PRIOR TO ANY OCCUPANCY.
- BUILDING PERMITS WILL NOT BE ISSUED FOR ANY STRUCTURE UNTIL 1) ASPHALT PAVING IS INSTALLED; AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED & CHARGED.
- ELEVATION OF LOWEST FLOOR SLAB TO BE AT LEAST 3.00' ABOVE HIGH WATER TABLE.

**NOTES**

- Note regarding Public Recreation and Public Access Easement, Miller Sage Gate Associates, LLC, a Utah limited liability company, has granted West Valley City a non-exclusive Public Recreation and Public Access Easement shown on the Plat, for daylight periods commencing one-half hour before sunrise and extending to one-half hour after sunset, each day, according to the terms and conditions of that certain Public Recreation and Public Access Easement dated as of the \_\_\_\_\_ and recorded with the Plat.
- Separate reference to Declaration of Mutual Covenants. Access is provided to Harkers Landing P.U.D., Phase 1, as amended, and the Lots located therein, according to the terms and conditions of that certain Declaration of Covenants, Restriction and Easement by and between Miller Sage Gate Associates, LLC, a Utah limited liability company, Holmes-Plumb West Valley, LLC, a Utah limited liability company, and Harkers Landing P.U.D. Home Owners Association, Inc., a Utah nonprofit corporation, dated as of the \_\_\_\_\_ to be recorded with this Plat.

**OWNER'S DEDICATION**  
 Known all men by these presents that I, w/, the undersigned owner (s) of the above described tract of land, having caused same to be subdivided into lot and easements, hereafter known as the

## SAGE GATE AT HAYNES LANDING

(AMENDING PARCEL A OF WEST VALLEY PAVILION SUBDIVISION & VACATING AND AMENDING LOTS 101 - 106 AND PORTIONS OF LIMITED COMMON AND COMMON AREA OF HARKERS LANDING P.U.D. PHASE 1)

do hereby convey to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements, shown on this plat, the same to be used for installation, maintenance and operation of utility lines and facilities. The undersigned owners also hereby convey any other easements as shown on this plat to the parties identified and for the purposes shown hereon.

In witness whereof I / we have hereunto set our hand (s) this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_

By: Jay M. Minnick, CEO  
 Name: Miller Sage Gate Associates, LLC, a Utah limited liability co.  
 its: Manager

By: \_\_\_\_\_  
 Name: Holmes-Plumb West Valley, LLC, a Utah limited liability co.  
 its: \_\_\_\_\_

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH  
 County of Salt Lake  
 J.S.S.

On the \_\_\_\_\_ day of \_\_\_\_\_, 2013, personally appeared before me Jay M. Minnick, who duly acknowledged to me that he is the Chief Executive Officer of Miller Development Company, Inc., a Utah corporation, the Manager of Miller Sage Gate Associates, LLC, a Utah limited liability company (the "Company"), the signer of the foregoing instrument, and that he is authorized to execute the foregoing instrument and that he has executed the same in such capacity on behalf of the Company.

MY COMMISSION EXPIRES: March 31, 2016  
 NOTARY PUBLIC \_\_\_\_\_ RESIDING IN Salt Lake COUNTY.

### CORPORATION ACKNOWLEDGMENT

STATE OF UTAH  
 County of Salt Lake  
 J.S.S.

On the \_\_\_\_\_ day of \_\_\_\_\_, 2013, personally appeared before me \_\_\_\_\_, the signer of the foregoing instrument, who duly acknowledged to me that he is the President of Harkers Landing P.U.D. Home Owners Association, Inc., a Utah nonprofit corporation (the "Corporation"), that he is authorized to execute the foregoing instrument and that he has executed the same in such capacity on behalf of the Corporation.

MY COMMISSION EXPIRES: 02/23/17  
 NOTARY PUBLIC \_\_\_\_\_ RESIDING IN Salt Lake COUNTY.

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH  
 County of Salt Lake  
 J.S.S.

On the \_\_\_\_\_ day of \_\_\_\_\_, 2013, personally appeared before me \_\_\_\_\_, the signer of the foregoing instrument, who duly acknowledged to me that he is the Manager of Holmes-Plumb West Valley, LLC, a Utah limited liability company (the "Company"), that he is authorized to execute the foregoing instrument and that he has executed the same in such capacity on behalf of the Company.

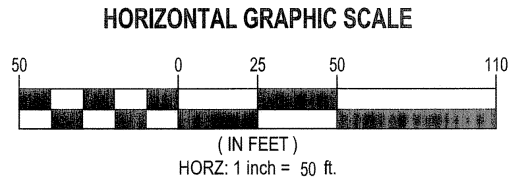
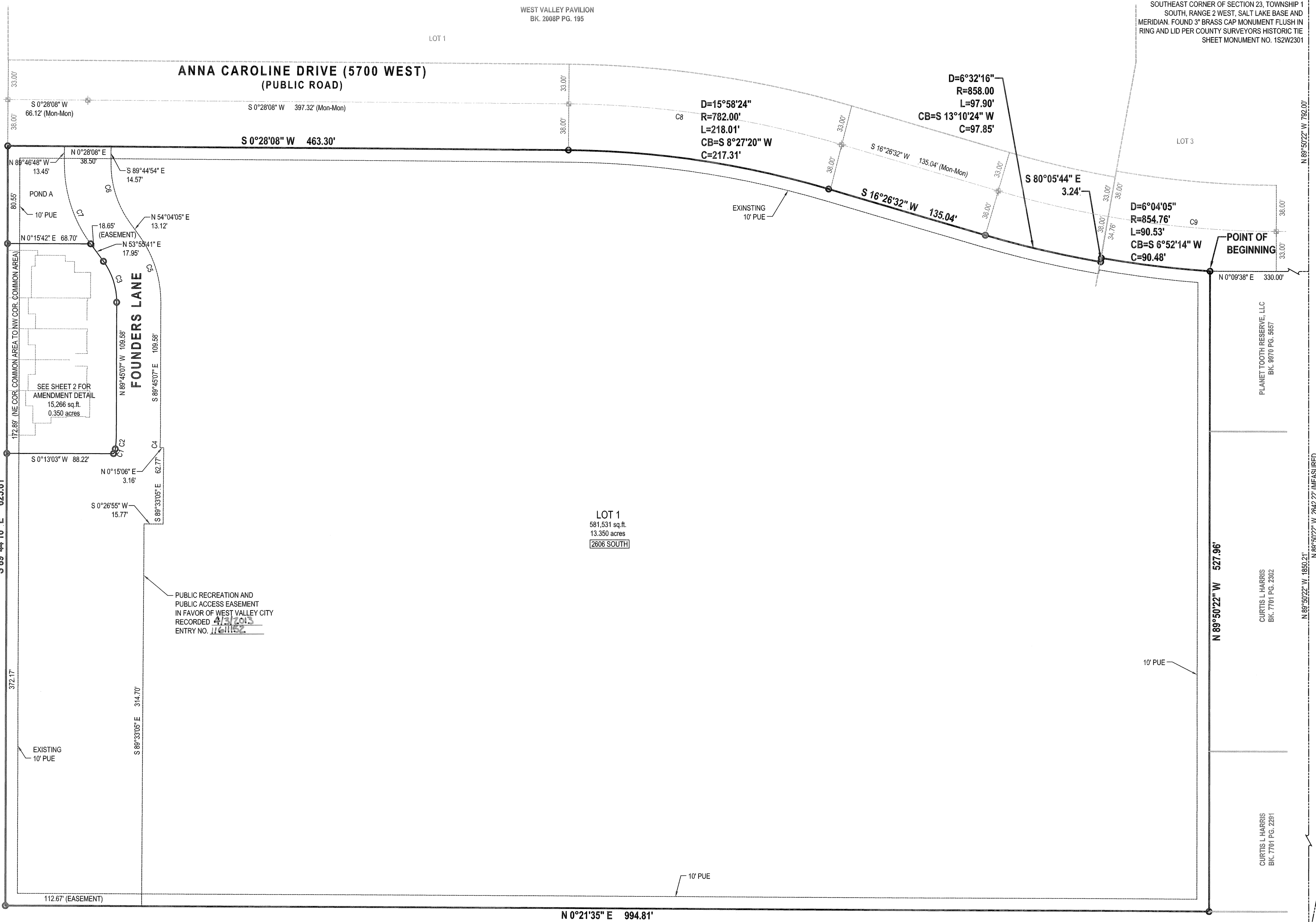
MY COMMISSION EXPIRES: 10-16-16  
 NOTARY PUBLIC \_\_\_\_\_ RESIDING IN mas COUNTY.

## SAGE GATE AT HAYNES LANDING

(AMENDING PARCEL A OF WEST VALLEY PAVILION SUBDIVISION & VACATING AND AMENDING LOTS 101 - 106 AND PORTIONS OF LIMITED COMMON AND COMMON AREA OF HARKERS LANDING P.U.D. PHASE 1)

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN WEST VALLEY CITY, SALT LAKE COUNTY, UTAH

RECORDED # 11611146  
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE  
 REQUEST OF: National Title Agency LLC  
 DATE: 4-3-2013 TIME: 2:27 PM BOOK: 2013P PAGE: 60  
 \$161.00  
 FEES DEPUTY SALT LAKE COUNTY RECORDER



**DEVELOPER**  
 MILLER DEVELOPMENT COMPANY  
 P.O. BOX 571218  
 SALT LAKE CITY, UTAH 84157



**SALT LAKE CITY**  
 45 West 1000 South Suite 500  
 Sandy, UT 84070  
 Phone: 801.255.0529  
 Fax: 801.255.4449  
 WWW.ENSIGNUTAH.COM

**LAYTON**  
 Phone: 354.547.1100

**TOOELE**  
 Phone: 435.843.3590

**CEGAR CITY**  
 Phone: 435.865.1453

**SHEET 1 OF 2**  
 PROJECT NUMBER: 5548  
 MANAGER: ROE  
 DRAWN BY: KFW  
 CHECKED BY: PMH  
 DATE: 3/19/13

**ROCKY MOUNTAIN POWER NOTE:**  
 UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

**QUESTAR NOTE**  
 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 ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET 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 1-800-366-8532.

**EASEMENT APPROVAL**  
 XLEO TELECOMMUNICATIONS  
 DATE: 3-19-13  
 ROCKY MOUNTAIN POWER  
 DATE: 3-20-13  
 QUESTAR GAS CO.  
 DATE: \_\_\_\_\_

**WEST VALLEY PLANNING COMMISSION APPROVAL**  
 APPROVED THIS 27 DAY OF March, 2013  
 BY THE WEST VALLEY CITY PLANNING COMMISSION.  
 CHAIR, WEST VALLEY CITY PLANNING COMMISSION

**SALT LAKE VALLEY HEALTH DEPARTMENT APPROVAL**  
 APPROVED THIS 30 DAY OF March, 2013  
 BY THE SALT LAKE VALLEY HEALTH DEPARTMENT.

**MAGNA WATER IMPROVEMENT DISTRICT**  
 APPROVED THIS 26 DAY OF March, 2013  
 BY THE MAGNA WATER IMPROVEMENT DISTRICT

**WEST VALLEY CITY ENGINEER**  
 I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.  
 WEST VALLEY CITY ENGINEER  
 DATE: 28 MAR. 13

**CITY ATTORNEY'S APPROVAL**  
 APPROVED THIS 2nd DAY OF April, 2013  
 BY THE WEST VALLEY CITY ATTORNEY.

**WEST VALLEY CITY COUNCIL**  
 APPROVED THIS 1st DAY OF April, 2013  
 BY THE WEST VALLEY CITY COUNCIL.  
 ATTEST: CITY RECORDER  
 CITY MANAGER

14-23-42 14-23-476-014

\$61.00

# SAGE GATE AT HAYNES LANDING

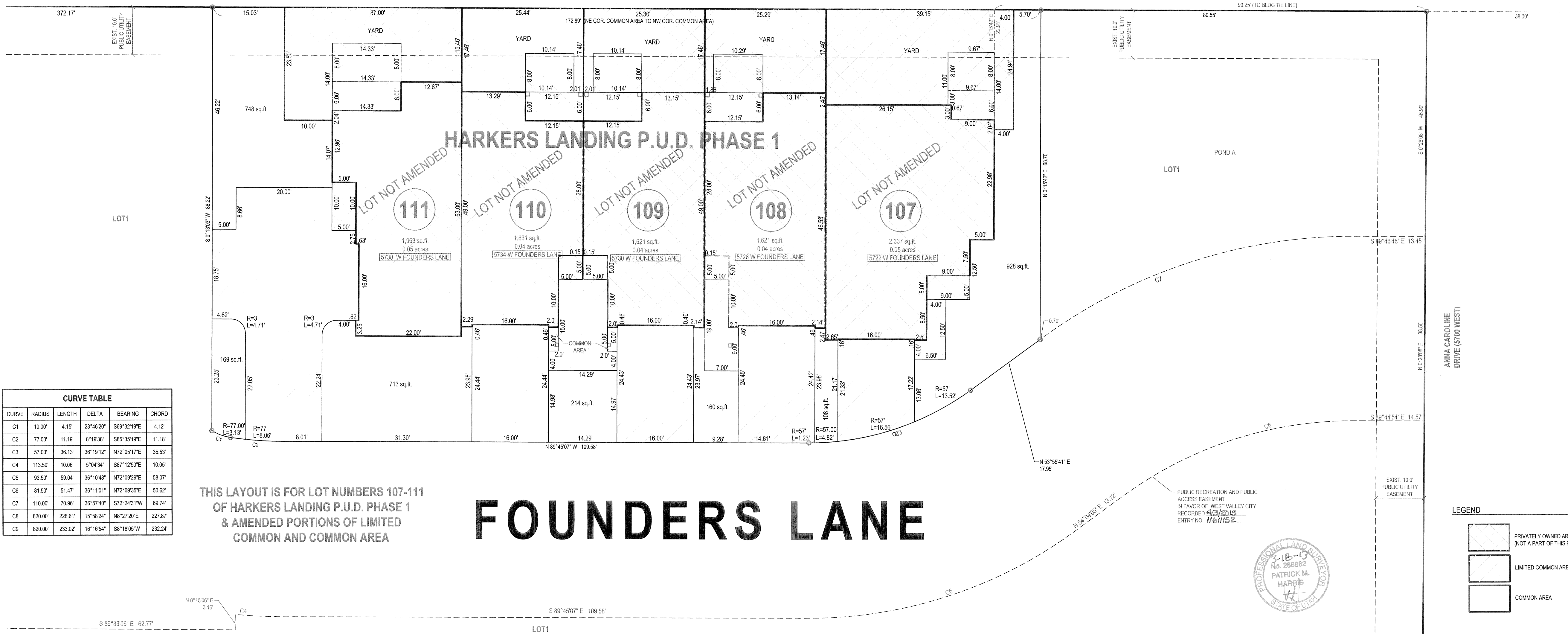
## (AMENDING PARCEL A OF WEST VALLEY PAVILION SUBDIVISION & VACATING AND AMENDING LOTS 101 - 106 AND PORTIONS OF LIMITED COMMON AND COMMON AREA OF HARKERS LANDING P.U.D. PHASE 1)

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23,  
TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN  
WEST VALLEY CITY, SALT LAKE COUNTY, UTAH

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.

UTAH DEPARTMENT  
OF TRANSPORTATION  
ENTRY# 11276737

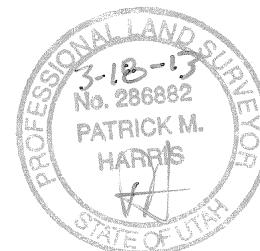
RITER CANAL



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
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C2	77.00'	11.19'	8°19'38"	S85°35'19"E	11.18'
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C4	113.50'	10.06'	5°04'34"	S87°12'50"E	10.05'
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C7	110.00'	70.96'	36°57'40"	S72°24'31"W	69.74'
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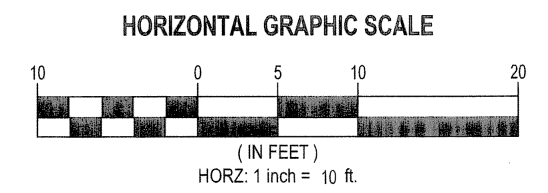
THIS LAYOUT IS FOR LOT NUMBERS 107-111  
OF HARKERS LANDING P.U.D. PHASE 1  
& AMENDED PORTIONS OF LIMITED  
COMMON AND COMMON AREA

PUBLIC RECREATION AND PUBLIC ACCESS EASEMENT IN FAVOR OF WEST VALLEY CITY RECORDED 4/3/2013 ENTRY NO. 1161152



LEGEND	
	PRIVATELY OWNED AREAS (NOT A PART OF THIS PLAT)
	LIMITED COMMON AREA
	COMMON AREA

**NOTES**  
Maintenance Obligations for Harkers Landing P.U.D. Phase 1, as amended, are divided between Harkers Landing PUD Home Owners Association, Inc., a Utah nonprofit corporation (the "Association"), Owners of Lots located within Harkers Landing P.U.D., Phase 1, as amended, and Miller Sage Gate Associates, LLC, a Utah limited liability company, and their respective successors and assigns, as set forth in the following documents: (i) Declaration of Covenants, Conditions and Restrictions and Reservation of Easement (with Owners Association Bylaws) for Harkers Landing P.U.D. (herein the "Declaration") which Declaration was recorded in the office of the County Recorder of Salt Lake County, State of Utah, on the 14th day of October, 2010, as Entry No. 11052937, in Book 866, beginning at page 6232; (ii) First Amendment to Declaration of Harkers Landing P.U.D., dated as of the 22nd day of April, 2012, to be recorded with this Plat and (iii) Declaration of Covenants, Restrictions and Easement by and between Miller Sage Gate Associates, LLC, a Utah limited liability company, Holmes-Plumb West Valley, LLC, a Utah limited liability company, and Harkers Landing PUD Home Owners Association, Inc., a Utah nonprofit corporation, dated as of the 22nd day of April, 2012, to be recorded with this Plat.



**DEVELOPER**  
MILLER DEVELOPMENT COMPANY  
P.O. BOX 571218  
SALT LAKE CITY, UTAH 84157

**SALT LAKE CITY**  
45 West 10000 South Suite 500  
Sandy, UT 84070  
Phone: 801.255.0529  
Fax: 801.255.4449  
www.ensgnutah.com

**LAYTON**  
Phone: 801.547.1100

**TOOLE**  
Phone: 435.843.3590

**CEDAR CITY**  
Phone: 435.865.1453

**SHEET 2 OF 2**  
PROJECT NUMBER: 5648  
MANAGER: ROE  
DRAWN BY: KFW  
CHECKED BY: PMH  
DATE: 3/18/13

SAGE GATE AT HAYNES LANDING  
(AMENDING PARCEL A OF WEST VALLEY PAVILION SUBDIVISION & VACATING AND AMENDING LOTS 101 - 106 AND PORTIONS OF LIMITED COMMON AND COMMON AREA OF HARKERS LANDING P.U.D. PHASE 1)

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23,  
TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN  
WEST VALLEY CITY, SALT LAKE COUNTY, UTAH

RECORDED # 1161146

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE  
REQUEST OF: National Title Agency LLC  
DATE: 4-3-2013 TIME: 2:27 PM BOOK: 2013P PAGE: 60  
FEE: \$101.00  
Ann Westover Deputy  
DEPUTY SALT LAKE COUNTY RECORDER