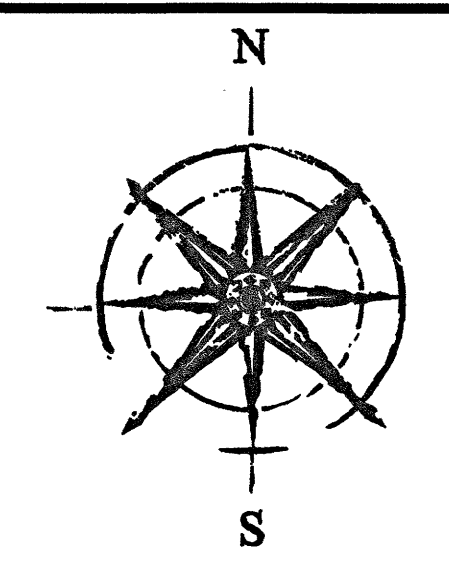


VICINITY MAP  
N.T.S.



GRAPHIC SCALE  
(IN FEET)  
1 inch = 40 ft.

**NOTES**

1. PARCEL A IS HEREBY DEDICATED TO EAGLE MOUNTAIN CITY

**SURVEYOR'S CERTIFICATE**

I, Spencer W. Llewellyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owner(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, blocks, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

ENT 190394-2020 Map # 17404  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2020 Dec 01 11:12 AM FEE 106.00 BY PA  
RECORDED FOR EAGLE MOUNTAIN CITY

*Spencer W. Llewellyn*  
Spencer W. Llewellyn  
Professional Land Surveyor  
Certificate No. 10516507

08/26/2020  
Date

**BOUNDARY DESCRIPTION**

A portion of the NW1/4 of Section 29, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Eagle Mountain City, more particularly described as follows:  
Beginning at a point located N89°02'40"W along the Section line 162.38 feet and South 106.50 feet from the North 1/4 Corner of Section 29, T5S, R1W, SLB&M; thence S34°00'01"W 62.50 feet; thence N56°52'00"W 33.05 feet; thence S34°00'01"W 374.70 feet; thence N56°29'03"W 16.89 feet; thence S33°58'00"W 186.21 feet to the North line of Ranches Parkway; thence N50°18'03"W along said street 183.43 feet to the Southeast Corner of Lot 6, PLAT "A" PARKWAY CROSSROADS, according to the Official Plat thereof recorded August 3, 2007 as Easements 112975-2007 of the Official Records of Utah County; thence N43°11'57"E along said lot 170.32 feet to the Northeast Corner of said Lot 6; thence N56°00'06"W along said lot 13.37 feet; thence N13°53'30"W along said lot 24.80 feet to the Southerly corner of Lot 2 of said plat; thence along said lot the following 4 (four) courses: 1) Northeasterly along the arc of a non-tangent curve to the left having a radius of 100.00 feet (radius bears: N13°52'22"W) a distance of 73.53 feet through a central angle of 42°07'43" Chord: N55°03'47"E 71.88 feet; 2) N33°59'54"E 117.84 feet; 3) along the arc of a curve to the left having a radius of 102.13 feet a distance of 59.10 feet through a central angle of 33°09'23" Chord: N17°25'15"E 58.28 feet; 4) N00°50'36"E 50.15 feet; thence S89°09'24"E 18.57 feet; thence N12°47'40"E 30.66 feet; thence S89°09'24"E 199.63 feet; S34°00'01"W 35.83 feet; thence S89°09'24"E 47.92 feet; thence S55°59'59"E 43.42 feet to the point of beginning.

Contains: 2.52 acres +/-

**OWNER'S DEDICATION**

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S 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.

OWNER(S):  
PRINTED NAME OF OWNER  
**THE PLACE AT PARKWAY, LLC**  
**PARKWAY CROSSROADS, LLC**

AUTHORIZED SIGNATURE(S) 9/1/2020  
*Scott Hazard*, Manager  
*Scott Hazard*, Manager 9/1/2020  
*Scott Hazard*

**LIMITED LIABILITY ACKNOWLEDGMENT**

STATE OF UTAH  
S.S.  
COUNTY OF Utah and Parkway Crossroads, LLC

ON THE 1 DAY OF September A.D. 2020 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Utah, IN SAID STATE OF UTAH, Scott Hazard WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE Owner, Manager OF The Place at Parkway, L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 9-24-2021

MY COMMISSION No. 697043

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Utah COUNTY  
*Johna R. Rose*  
PRINTED FULL NAME OF NOTARY

**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 PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 30 DAY OF September, 2020

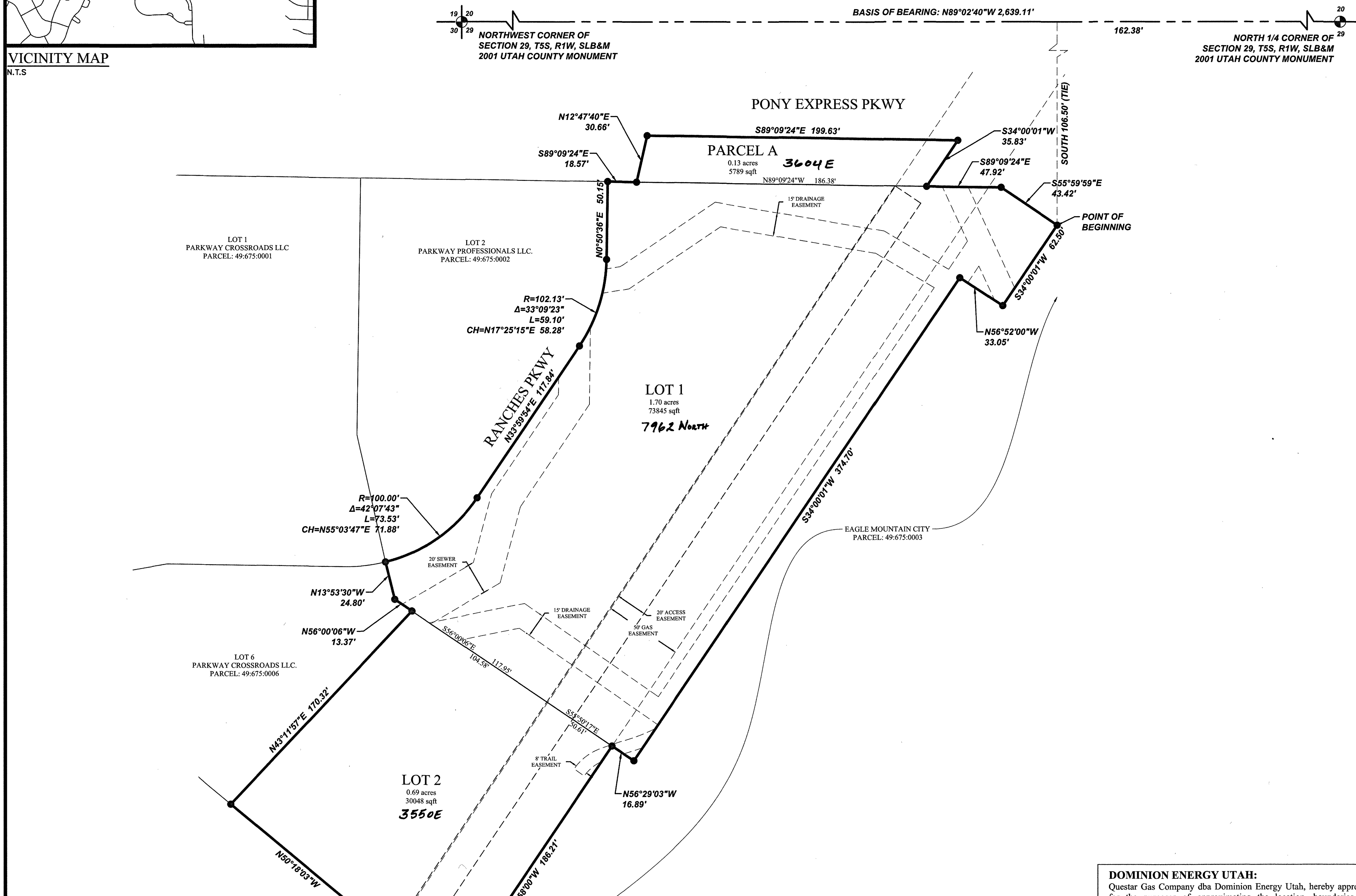
*Johna R. Rose*  
APPROVED BY MAYOR

*Johna R. Rose*  
ATTEST BY CITY RECORDER  
(SEE SEAL BELOW)

**PARKWAY CROSSROADS  
PLAT A FIRST AMENDMENT**

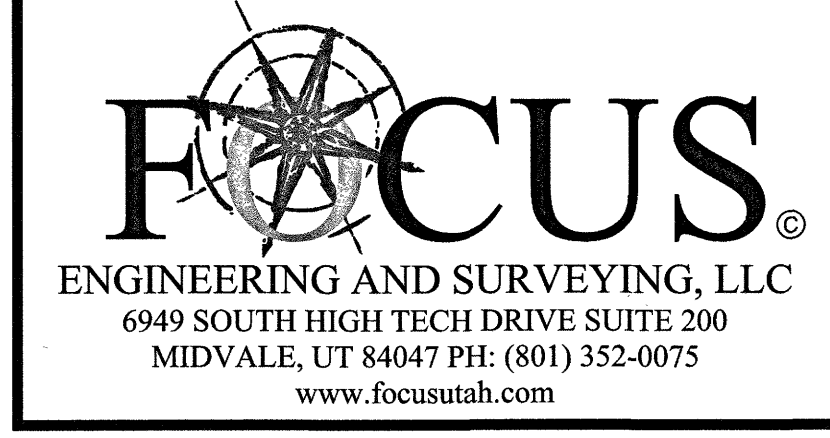
(AMENDING AND EXTENDING LOTS 3, 4 & 5 OF PLAT "A" PARKWAY CROSSROADS)  
LOCATED IN THE NW 1/4 OF SECTION 29, T5S, R1W,  
SALT LAKE BASE & MERIDIAN  
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL



PAGE: 1 OF 2      DATE: 08/05/2020

OWNER/DEVELOPER  
HHH INVESTMENT GROUP L.C.  
3688 E CAMPUS DR #100, UTAH 84005  
(801) 789-8000  
CONTACT: SCOT HAZARD  
SCOT@THERANCHES.COM



**DIRECT COMMUNICATIONS**  
Direct Communications Cedar Valley, LLC certifies that it will provide telecommunications services to this subdivision utilizing the trenches provided by the developer as per the Direct Communications Cedar Valley P.S.C. Utah No. 1 Tariff  
*Margie Coulson* 8/31/2020  
DIRECT COMMUNICATIONS      DATE

**DOMINION ENERGY UTAH:**  
Questar Gas Company dba Dominion Energy Utah, hereby approves this plat for the purposes 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 Grant(s). 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. The approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other 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 forth 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 contact Dominion Energy Utah's Right-of-Way Department at 801-366-8532.

QUESTAR GAS COMPANY  
dba DOMINION ENERGY UTAH  
Approved this 31 DAY OF August A.D. 2020  
By *Quincy Eldredge*  
Title: *Pre-Com*

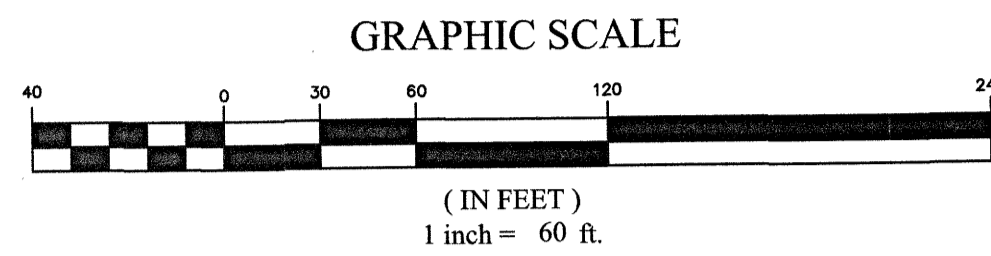
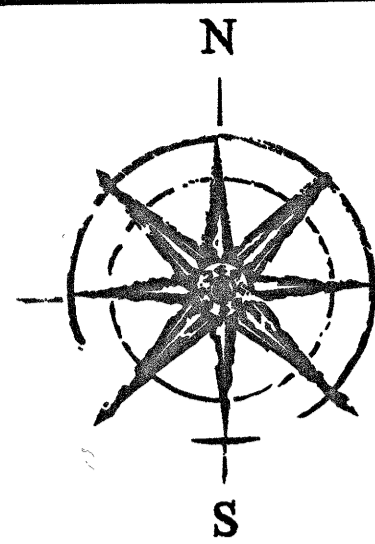
**ROCKY MOUNTAIN POWER**  
1. Pursuant to Utah Code Ann § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.  
2. Pursuant to Utah Code Ann § 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE 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  
(1) A recorded easement or right-of-way  
(2) The law applicable to prescriptive rights  
(3) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or  
(4) Any other provision of law  
*Scott Hazard* 8/28/20  
ROCKY MOUNTAIN POWER      DATE

SHEET 1 OF 2  
17404

SEC 29, S. 1 W. T. U. 036 JT (Lots 3, 4, 5 Parkway Crossroads A)

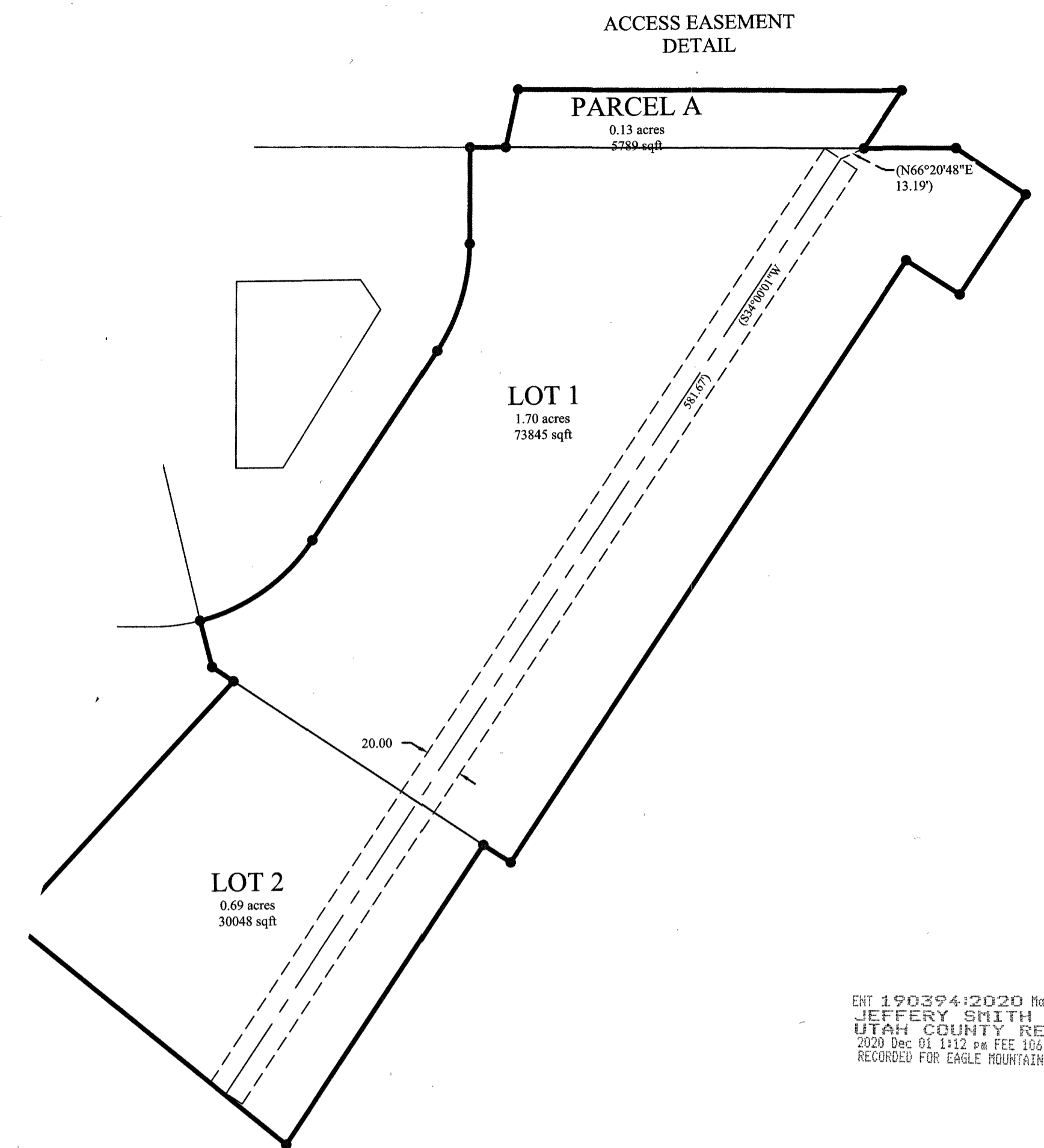
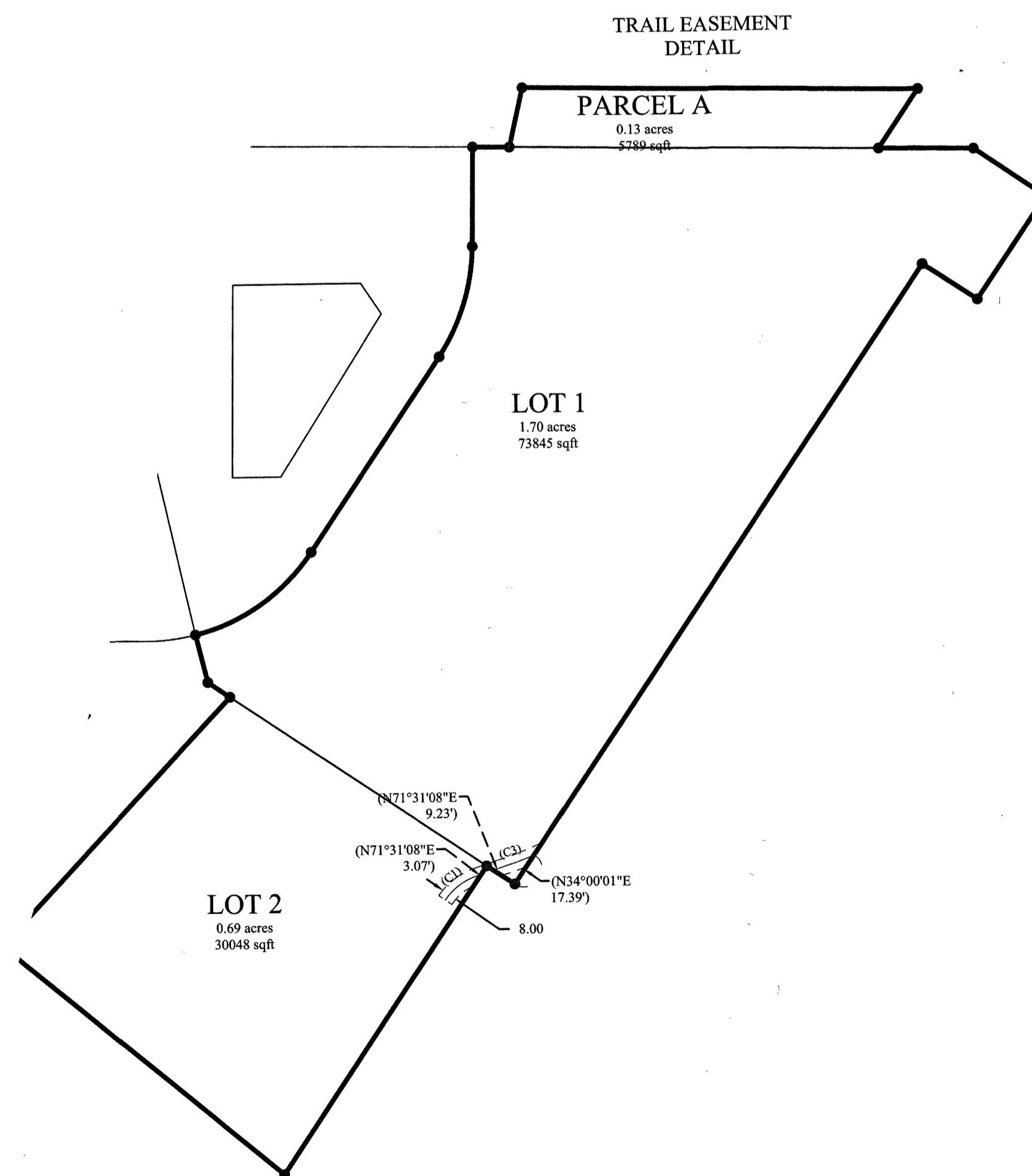
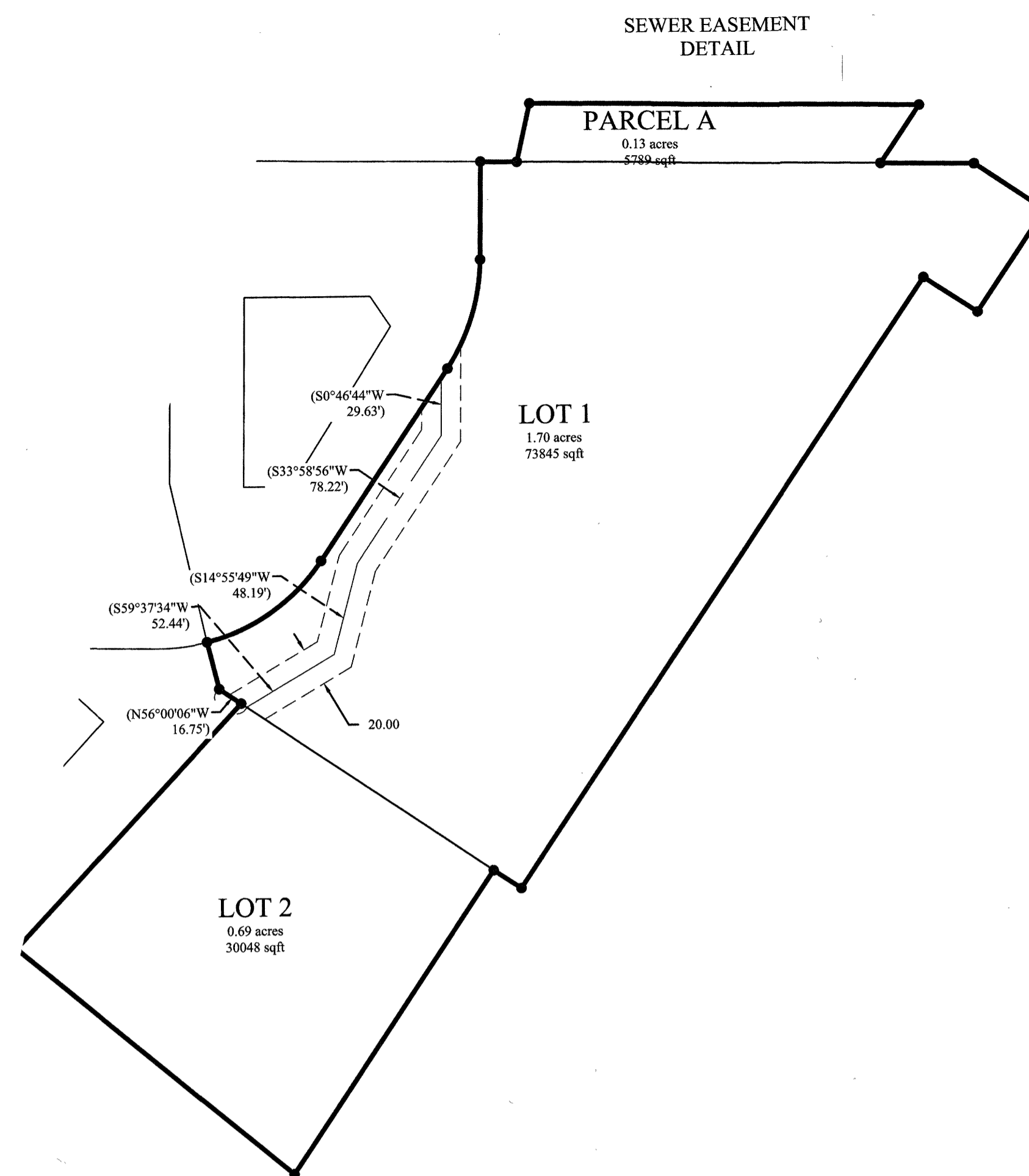
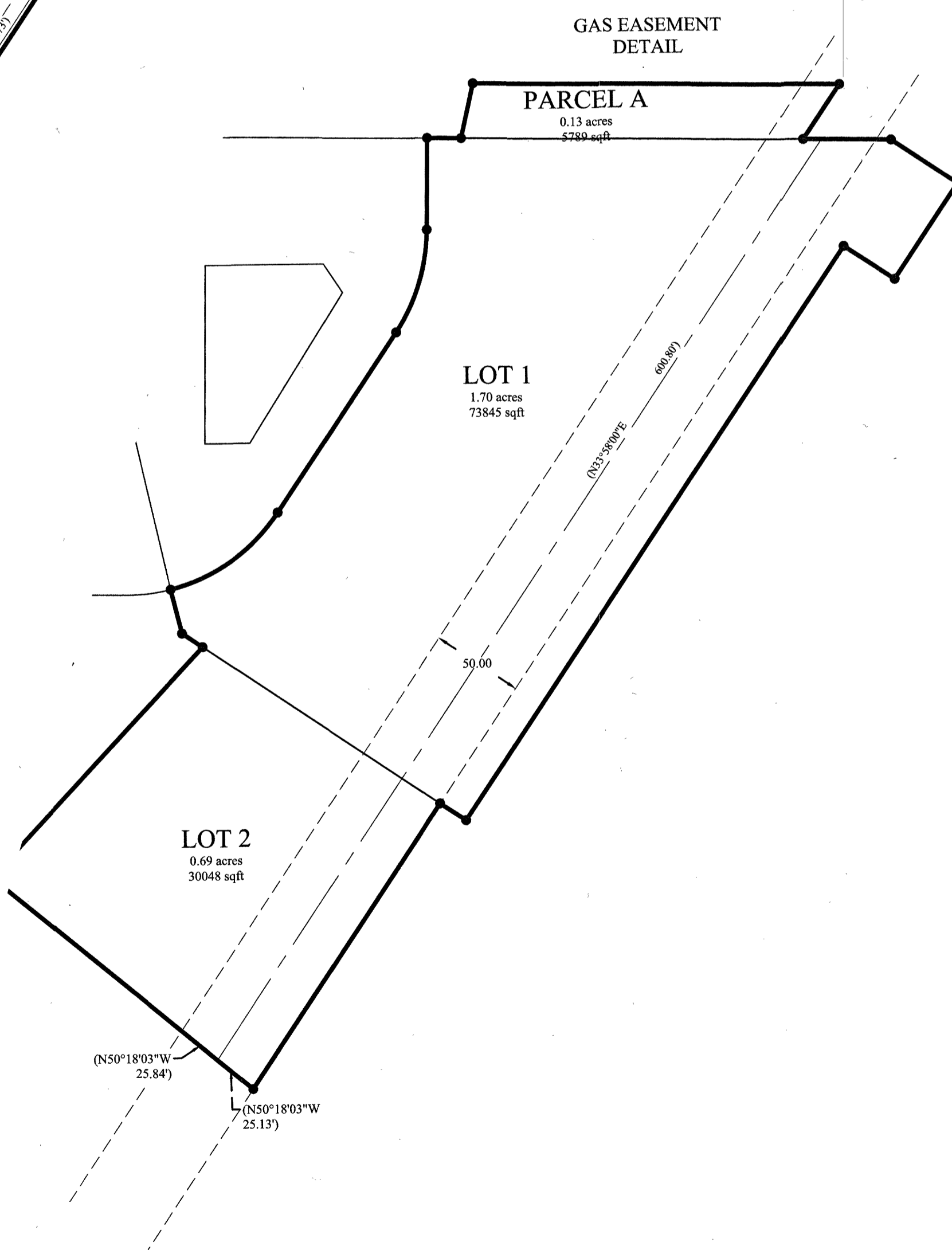
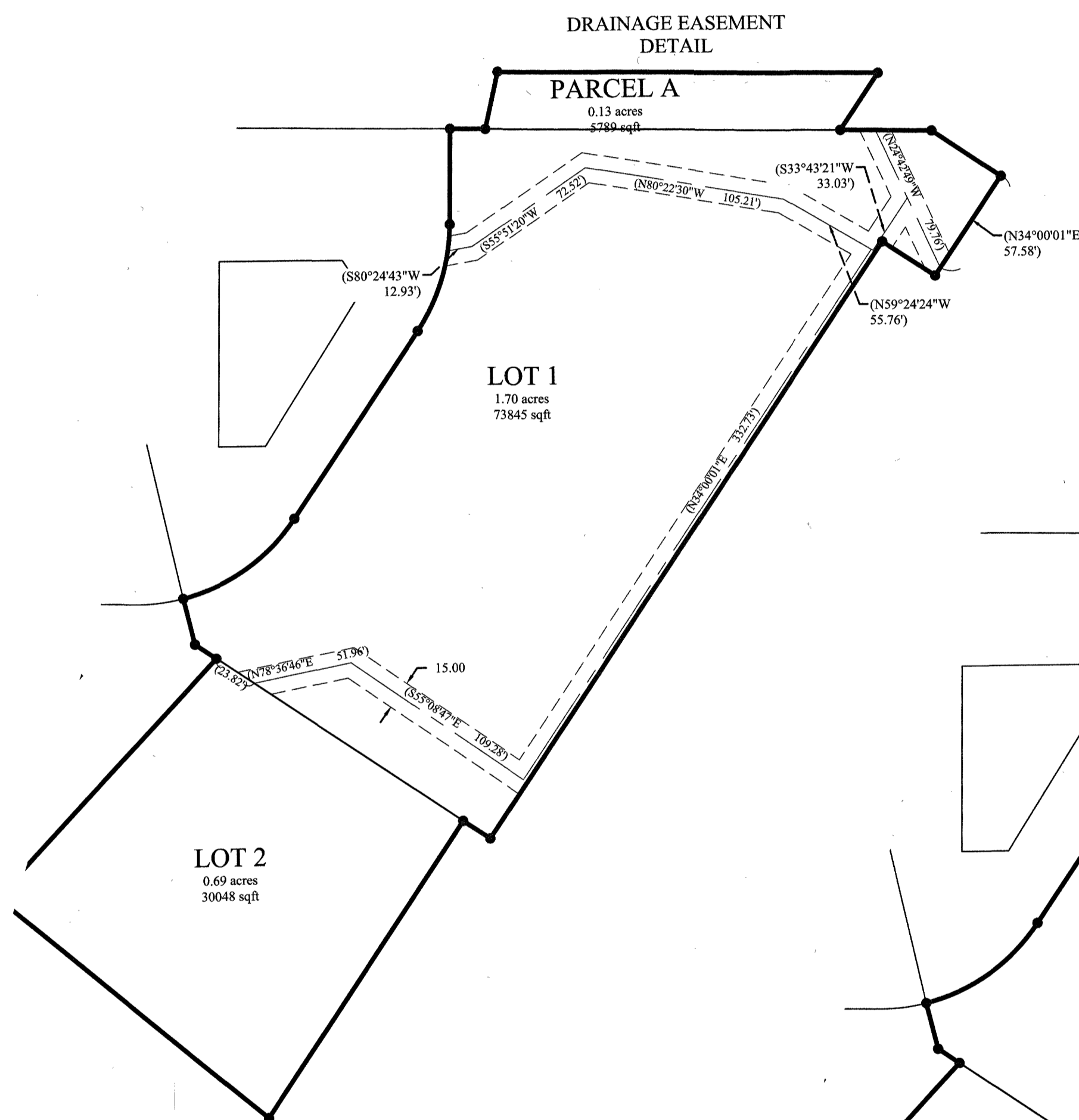
**LEGEND**

	BOUNDARY
	SECTION LINE
	EASEMENT
	RIGHT-OF-WAY LINE
	BUILDING SETBACK
	EXISTING PROPERTY LINE
	SECTION MONUMENT (FOUND)
	BOUNDARY MARKERS



**NOTES**

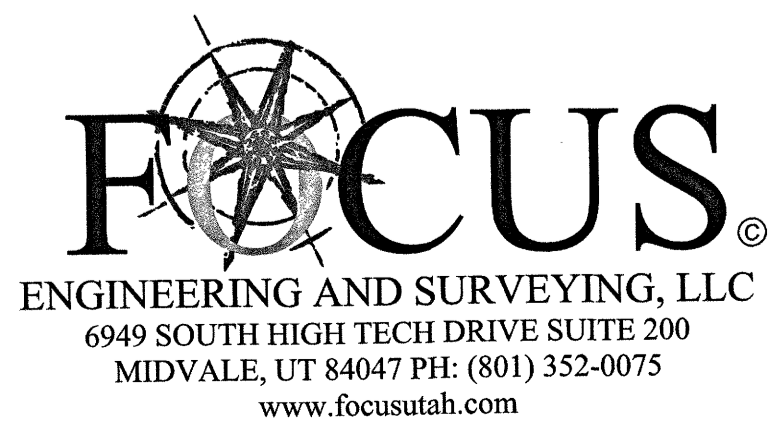
1. PARCEL A IS HEREBY DEDICATED TO EAGLE MOUNTAIN CITY



ENT 19039412020 Map & 17404  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2020 Dec 01 1:12 pm FEE 105.00 BY RA  
RECORDED FOR EAGLE MOUNTAIN CITY

PAGE: 2 OF 2      DATE: 08/05/2020

OWNER/DEVELOPER  
HHH INVESTMENT GROUP L.C.  
3688 E CAMPUS DR #100, UTAH 84005  
(801) 789-8000  
CONTACT: SCOT HAZARD  
SCOT@THERANCHES.COM



**17404** SHEET 2 of 2

**PARKWAY CROSSROADS  
PLAT A FIRST AMENDMENT**

(AMENDING AND EXTENDING LOTS 3, 4 & 5 OF PLAT "A" PARKWAY CROSSROADS)  
LOCATED IN THE NW 1/4 OF SECTION 29, T5S, R1W,  
SALT LAKE BASE & MERIDIAN  
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SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL

Z:\2018\18-497 Parkway Crossroads\Design\18-497.dwg Sheets\C2.1 - FINAL PLAT.dwg